

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Board of Trustees, November 4, 2019
Description:	Discussion and Possible Action on Contract with Kueny Architects, LLC, for Design and Construction Services for Municipal Facilities.
From:	Keith Donner, P.E., Administrator
Question:	Should the Village approve a Contract with Kueny Architects, LLC, for Design and Construction Services for Municipal Facilities?

Background

Kueny Architects, LLC of Pleasant Prairie, WI, was retained by the Village of Weston in December 2015 to perform evaluations of the Village's, Parks, Administration, Public Works, and Public Safety Facilities. A separate evaluation of the Village's Aquatic Center was performed by Water Technology, Inc., of Beaver Dam. Kueny's task was to evaluate the condition of existing facilities and determine whether existing buildings could, or should, be remodeled or replaced. The results of Kueny's report were summarized in a [staff presentation to the Board of Trustees](#) during the budget cycle in the fall of 2016. The recommendation for the Public Safety Building was there being adequate space but, the space could be more effectively utilized to serve the needs of EMPD and SAFER by remodeling. The recommendation for the Administration and Public Works facility was to replace it due age and inadequate mechanical, electrical, and plumbing systems; worker safety and security issues; inadequate garage space for current (and future) needs, and other reasons.

In October 2017 Public Works staff obtained proposals from five architectural and engineering firms for design of the improvements to the Public Safety Building and a new Administration and Public Works facility. The proposals for design and bidding process ranged from \$585,000 to \$1,027,000 (see attached). No further actions were taken on these proposals. Due to turnover in the Village Administrator position and uncertainty with the position for the future, the project was left on the "back burner."

In late 2018 as Village staff and the Trustees worked on capital budget needs for 2019 and beyond, the need for improvements to the existing Administration and Public Works Facility, and the Public Safety Building were discussed. The recommendations of the Kueny report were revisited and, on November 19, 2018, [Jon Wallenkamp of Kueny made a presentation](#) to the Board as part of fulfilling Kueny's obligations under their 2016 contract. Following the November meeting additional effort began to further evaluate the Administration and Public Works facility and to develop plans for the Public Safety building improvements. Through much of 2019 Kueny has worked with the Village to develop conceptual designs for a new Administration and Public Works facility and develop details for the Public Safety building remodel. These items have technically gone over and above the scope of Kueny's 2016 contract however, Kueny has not asked for further compensation for these efforts beyond their original contract amount of \$69,200.

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The conceptual designs for the new Administration and Public Works facility on the current site indicate maximum use of the land area with limited ability to expand in the future without purchasing neighboring property. Most recently the Village has elected to purchase a property with more land area than the existing site of the Administration and Public Works facility and plans to close on the purchase of the property in late February 2020.

Jon Wallenkamp, indicates it would be conceivable to complete plans and specifications for the Administration and Public Works facility in time for a late February or March bid letting. This would enable the construction of the Administration and Public Works facility to begin early in the 2020 construction season. Jon estimates a 12-month construction. Jon also indicates the Public Safety Building improvements and Administration & Public Works facility could be packaged together in a single letting for additional economy of scale. If not packaged together the Public Safety improvements could be ready for bid advertisement in January 2020.

A copy of a draft contract for the design, bid, build construction delivery model for the Administration and Public Works facility is attached. The concept of this contract is for Kueny to provide the professional services to deliver the building and building improvements they design for the Village. The total fee for the work is \$497,000. This is 3.4% to 4% of the Administration and Public Works facility construction estimate of \$12.5M to \$14.5M (see attached). If \$450,000 of improvements at the Public Safety building are packaged together in the same bid letting the Architect/Engineering (A/E) fees would be an additional \$27,675 vs. \$33,750 if bid separately. There is a modest savings of approximately \$6,000 with the single bid letting and concurrent construction. Jon Wallenkamp/Kueny is still working through cost estimates for fees as we want to make sure we have accounted for all the needed improvements at the Public Safety Building.

In the past we had discussed the concept of including a construction manager in the project. After going through the conceptual design process with Kueny and visiting some of their other projects, it is evident that elements of Kueny's designs have been repeated in other projects. Since the benefit of using a construction manager includes practical considerations of constructability, I do not feel our project would further benefit with a construction manager project delivery model. Firms who provide construction management services are also prospective bidders for these projects so, they will have the opportunity to bid on the work through the competitive bidding process.

Assuming everything is accounted for, total A/E fees would be \$524,675 to \$530,750. From the perspective that Kueny's fee will include design, bidding, and construction services, this is a substantial value in comparison to the fees obtained in 2017 for design and bidding services only.

[Here is a draft of Kueny's proposed contract.](#) There are some comments on the contract from Trustee Zeyghami and me. We are planning to meet with Jon Wallenkamp on Monday prior to the Board meeting to go over some questions. Among recommendations about the contract are to have it reviewed by the Village Attorney and by our Insurance company (for proper coverage limits).

There are several things that should be discussed on Monday.

Are we comfortable with negotiating the contract with Kueny rather than obtaining proposals again? We are not bound to obtain proposals for the professional services and based on the previous effort

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to obtain those in 2017, we are likely to be realizing A/E fees in the range of \$1.0M, or more, for our projects. I recommend negotiating with Kueny. The current estimate is \$524,675 - \$530,750.

When do we wish to construct? 2020 is doable but, we have not done any advance public relations work yet. The current estimated project cost is \$13.1M to \$15.1M excluding land. Costs would be increased by 2% – 3% for inflation each year. There is the unknown of how economic factors may change if we delay bidding until after the next presidential election. The tax impact of the project, assuming we perform all the projects in our CIP as currently envisioned, reflected in the attached table from Ehlers. The [2020-2024 CIP and related financial analysis are linked to this text](#). If the municipal facilities are included in a 2022 bond issue the tax rate for debt service would increase by approximately \$0.20 - \$0.25 per year through 2025 before beginning to decrease again for project in the current 5-year CIP.

There are still moving parts here but, it is important to discuss how we wish to proceed with this project.

Attached Docs: Summary of proposals for Municipal Facilities Architect and Engineering Services from 2017
Cost estimate for Administration and Public Works Facility, dated 10/7/2019
Ehlers table, 2020-2024 Capital Financings including Municipal Complex

Prior Review: Project has been discussed throughout 2019. Details are being clarified.

FISCAL IMPACT: Total project cost estimate, with A/E/ fees and without additional land is between \$13.1 M and \$15.1 M.

Recommendations: Proceed with negotiation of a contract with Kueny Architects, LLC, of Pleasant Prairie, WI, for design, bidding, and construction services for the Weston Public Safety building and a new Village Administration and Public Works facility. Have the form of agreement reviewed by the Village Attorney and by the Village insurance company. Adopt a Capital Improvement Plan for 2020 – 2024 by December 31, 2019.

Recommended Language for Official Action

Proposed Motion: I move to Proceed with negotiation of a contract with Kueny Architects, LLC, of Pleasant Prairie, WI, for design, bidding, and construction services for the Weston Public Safety building and a new Village Administration and Public Works facility. Have the form of agreement reviewed by the Village Attorney and by the Village insurance company. Adopt a Capital Improvement Plan for 2020 – 2024 by December 31, 2019

Additional action: TBD

VILLAGE OF WESTON
Municipal Facilities
Proposal Summary
DRAFT

Firm Name (arrange alphabetically)	Public Safety	Municipal Center	Aquatic Center
Architectural Design Consultants, Inc. (ADCI)	\$ 92,900.00	\$ 573,900.00	
GEC			
SSD			
Barrintos	\$ 190,000.00	\$ 702,000.00	\$ 177,500.00
Ayers & Associates			
Clark Dietz			
WTI			
McMahon	\$ 38,500.00	\$ 547,000.00	
Mead and Hunt	\$ 62,580.00	\$ 874,300.00	\$ 145,780.00
Kueny Architects			
Rettler			
WTI			
MSA			\$ 123,900.00
WTI			
Oertel Architects, LTD.	\$ 56,000.00	\$ 971,000.00	\$ 99,000.00
Mudrovich			
Aquatic Design Solutions			
Paulson & Clark			
REI			
Zimmerman¹	\$1,010,000 for A, B and C including library cost		
WTI			

1. Zimmerman provided a lump sum fee for all three project with a \$75, 000 subconsultant fee included for the Aquatic Park

Village of Weston
Village Hall
Program Estimate
October 7, 2019

Description	QTY	Unit Price	Estimated Cost 10/7/19	
			Low	High
Office Interior Build-out	25,800	\$125	\$3,225,000	\$4,257,000
Vehicle Storage	52,660	\$85	\$4,476,100	\$5,002,700
Maintenance Shop	11,600	\$95	\$1,102,000	\$1,218,000
Wash Bay	4,200	\$75	\$315,000	\$315,000
Mezzanine and shops	6,960 13,920	\$75	\$1,044,000	\$1,044,000
	108,180		Sub Total	\$10,162,100 \$11,836,700
Special Items - See below			\$1,157,800	\$1,157,800
Site improvements			\$475,000	\$675,000
Gas and electric services fee			\$25,000	\$35,000
			\$1,657,800	\$1,867,800
	Estimate		\$11,819,900	\$13,704,500
Contingency	6%		\$709,194	\$822,270
Project Estimate			\$12,529,094	\$14,526,770
A/E Fee			\$500,000	\$500,000
State plan fee and printing			\$12,500	\$12,500
Asbestos Removal / testing			\$35,000	\$55,000
Geotechnical Fees			\$45,000	\$55,000
Land			\$592,500	\$622,500
Special Items				
Lifts	4	\$25,000		\$100,000
Crane	1	\$75,000		\$75,000
Fuel Island	1	\$285,000		\$285,000
Wash Bay Equipment	1	\$210,000		\$210,000
Salt Storage	1	\$350,000		\$350,000
Overhead Fluid Delivery System	16	\$3,800		\$60,800
Misc. Items - Furnishings	1	\$65,000		\$65,000
Pressure Washer	1	\$12,000		\$12,000
				\$1,157,800
Facility Cost related to cost per sq/ft	108,180	\$12,511,700		\$115.66

Village of Weston

2020-2024 Capital Financings including Municipal Complex

Existing Debt																									Proposed Debt Issues												Levy and Tax Rate				
Year	Equalized Value Net Tax Levy (TID OUT) Tax Rate			\$865,000		\$4,720,000		\$1,015,000		\$7,890,000		\$725,000		\$20,860,000		\$1,190,000		\$5,575,000		\$4,535,000		Less: Water	Less: Sanitary Sewer	Less: Storm Water	Total Net Debt Service Levy	Total Tax Rate for debt service	Levy Change from prior year	Annual Taxes \$200,000 home	Year												
				G.O. Notes, Series 2020 Dated Date: 05/01/20		G.O. Bonds Dated Date: 05/01/20		G.O. Notes, Series 2021 Dated Date: 05/01/22		G.O. Bonds, Series 2021 Dated Date: 05/01/21		G.O. Notes, Series 2022 Dated Date: 05/01/22		G.O. Bonds, Series 2022 Dated Date: 05/01/22		G.O. Notes, Series 2023 Dated Date: 05/01/23		G.O. Bonds, Series 2023 Dated Date: 05/01/23		G.O. Bonds, Series 2024 Dated Date: 05/01/24																					
			Principal (3/1)	Interest	Principal (3/1)	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal (3/1)	Interest	Principal (3/1)	Interest	Principal (3/1)	Interest																					
2020	1,277,889	1,000,519,500	\$1.28																			0	0	0	1,277,889	\$1.28		\$255	2020												
2021	584,528	1,025,532,488	\$0.57	70,000	19,630	920,000	121,101															(53,338)	(52,892)	(28,882)	1,580,147	\$1.54	302,258	\$308	2021												
2022	424,230	1,051,170,800	\$0.40	80,000	13,416	185,000	80,461	85,000	26,260	1,120,000	236,036										(170,789)	(121,556)	(79,496)	1,878,562	\$1.79	298,415	\$357	2022													
2023	381,793	1,077,450,070	\$0.35	80,000	12,152	185,000	77,538	90,000	17,920	230,000	162,334	50,000	37,667								(169,166)	(189,528)	(115,162)	2,178,681	\$2.02	300,119	\$404	2023													
2024	372,050	1,104,386,321	\$0.34	80,000	10,868	185,000	74,569	90,000	16,273	255,000	157,895	60,000	25,800	220,000	1,108,133						(254,219)	(261,977)	(156,359)	2,478,300	\$2.24	299,619	\$449	2024													
2025	364,550	1,131,995,979		85,000	9,519	185,000	71,544	100,000	14,510	295,000	152,791	65,000	23,300	390,000	804,000	100,000	42,400	195,000	210,100	180,000	238,267	(259,729)	(263,870)	(220,701)	2,781,680	\$2.46	303,380	\$491	2025												
2026	356,850	1,160,295,879		85,000	8,095	185,000	68,445	105,000	12,578	345,000	146,755	65,000	20,700	430,000	787,600	105,000	38,300	200,000	202,200	160,000	171,000	(252,035)	(261,188)	(212,255)	2,767,045	\$2.38	(14,635)	\$477	2026												
2027	355,500	1,189,303,276		95,000	6,541	190,000	65,210	105,000	10,556	345,000	140,114	75,000	17,900	450,000	770,000	110,000	34,000	210,000	194,000	160,000	164,600	(258,148)	(261,721)	(213,554)	2,764,999	\$2.32	(2,046)	\$465	2027												
2028	350,525	1,219,035,858		95,000	4,831	195,000	61,744	105,000	8,483	350,000	133,250	75,000	14,900	480,000	751,400	120,000	29,400	215,000	185,500	170,000	158,000	(258,998)	(262,058)	(219,514)	2,762,464	\$2.27	(2,535)	\$453	2028												
2029	355,250	1,249,511,754		95,000	3,026	195,000	58,039	110,000	6,278	350,000	126,075	80,000	11,800	490,000	732,000	125,000	24,500	225,000	176,700	175,000	151,100	(254,695)	(262,173)	(215,219)	2,757,681	\$2.21	(4,783)	\$441	2029												
2030	0	1,280,749,548		100,000	1,050	200,000	54,038	110,000	3,913	355,000	118,495	80,000	8,600	880,000	704,600	130,000	19,400	235,000	167,500	180,000	144,000	(260,103)	(257,088)	(220,700)	2,753,705	\$2.15	(3,976)	\$430	2030												
2031	0	1,312,768,287				200,000	49,688	115,000	1,351	360,000	110,360	85,000	5,300	1,015,000	666,700	135,000	14,100	240,000	158,000	190,000	136,600	(260,085)	(261,721)	(210,994)	2,749,299	\$2.09	(4,406)	\$419	2031												
2032		1,345,587,494				200,000	45,138			360,000	101,630	90,000	1,800	1,160,000	623,200	140,000	8,600	260,000	148,000	195,000	128,900	(254,793)	(260,978)	(206,218)	2,740,280	\$2.04	(9,019)	\$407	2032												
2033		1,379,227,181				205,000	40,429			370,000	92,413			1,270,000	574,600	145,000	2,900	265,000	137,500	210,000	120,800	(259,268)	(255,059)	(206,289)	2,713,026	\$1.97	(27,254)	\$393	2033												
2034		1,413,707,861				210,000	35,500			375,000	82,820			1,465,000	519,900			275,000	126,700	215,000	112,300	(258,453)	(263,868)	(196,365)	2,698,535	\$1.91	(14,491)	\$382	2034												
2035		1,449,050,557				210,000	30,408			380,000	72,910			1,470,000	461,200			285,000	115,500	225,000	103,500	(257,401)	(267,201)	(191,509)	2,637,406	\$1.82	(61,129)	\$364	2035												
2036		1,485,276,821				210,000	25,210			380,000	62,745			1,485,000	402,100			300,000	103,800	235,000	94,300	(256,113)	(260,283)	(191,520)	2,590,240	\$1.74	(47,166)	\$349	2036												
2037		1,522,408,742				210,000	19,908			385,000	52,321			1,495,000	342,500			310,000	91,600	245,000	84,700	(254,583)	(253,311)	(196,199)	2,531,936	\$1.66	(58,304)	\$333	2037												
2038		1,560,468,960				210,000	14,500			400,000	41,428			1,515,000	282,300			320,000	79,000	250,000	74,800	(257,775)	(261,018)	(195,575)	2,472,660	\$1.58	(59,276)	\$317	2038												
2039		1,599,480,684				220,000	8,855			400,000	30,128			1,525,000	221,500			335,000	65,900	265,000	64,500	(260,555)	(258,334)	(199,681)	2,417,313	\$1.51	(55,348)	\$302	2039												
2040		1,639,467,702				220,000	2,970			410,000	18,483			1,530,000	160,400			345,000	52,300	275,000	53,700	(257,983)	(260,355)	(193,585)	2,355,930	\$1.44	(61,383)	\$287	2040												
2041		1,680,454,394								425,000	6,269			1,615,000	97,500			365,000	38,100	285,000	42,500	(210,770)	(207,733)	(162,764)	2,293,103	\$1.36	(62,828)	\$273	2041												
2042		1,722,465,754												1,630,000	32,600			380,000	23,200	295,000	30,900	(85,800)	(136,600)	(122,700)	2,046,600	\$1.19	(246,503)	\$238	2042												
2043		1,765,527,398																390,000	7,800	305,000	18,900	(87,500)	(82,400)	(88,700)	463,100	\$0.26	(1,583,500)	\$52	2043												
2044		1,809,665,583																		320,000	6,400	(20,400)	(20,400)	(51,000)	234,600	\$0.13	(228,500)	\$26	2044												
2045		1,854,907,222																							0	\$0.00	(234,600)	\$0	2045												
Total	4,823,165			865,000	89,128	4,720,000	1,005,290	1,015,000	118,121	7,890,000	2,045,250	725,000	167,767	20,860,000	10,860,933	1,190,000	275,467	5,575,000	2,576,233	4,535,000	2,099,767	(5,172,695)	(5,243,307)	(4,094,939)	56,925,179				Total												

Notes: 1. EV growth projected at 2.5% per year.



Village of Weston

G.O. Debt Capacity Projection With Municipal Complex

Year Ending	Existing & Proposed Debt																
	Projected Equalized Value (TID IN)	Debt Limit	Existing Principal Outstanding	% of Limit	Proposed 2020 GO Notes	Proposed 2020 GO Bonds	Proposed 2021 GO Notes	Proposed 2021 GO Bonds	Proposed 2022 GO Notes	Proposed 2022 GO Bonds	Proposed 2023 GO Notes	Proposed 2023 GO Bonds	Proposed 2024 GO Bonds	Combined Principal existing & proposed	% of Limit	Residual Capacity	Year
2019	1,276,454,100	63,822,705	9,655,650	15.13%										\$9,655,650	15.1%	\$54,167,055	2019
2020	1,308,365,453	65,418,273	5,985,586	9.15%	865,000	4,720,000								\$11,570,586	17.7%	\$53,847,687	2020
2021	1,341,074,589	67,053,729	3,939,000	5.87%	795,000	3,800,000	1,015,000	7,890,000						\$17,439,000	26.0%	\$49,614,729	2021
2022	1,374,601,454	68,730,073	3,407,000	4.96%	715,000	3,615,000	930,000	6,770,000	725,000	20,860,000				\$37,022,000	53.9%	\$31,708,073	2022
2023	1,408,966,490	70,448,324	2,950,000	4.19%	635,000	3,430,000	840,000	6,540,000	675,000	20,640,000	1,190,000	5,575,000		\$42,475,000	60.3%	\$27,973,324	2023
2024	1,444,190,652	72,209,533	2,485,000	3.44%	555,000	3,245,000	750,000	6,285,000	615,000	20,295,000	1,110,000	5,350,000	4,535,000	\$45,225,000	62.6%	\$26,984,533	2024
2025	1,480,295,418	74,014,771	2,010,000	2.72%	470,000	3,060,000	650,000	5,990,000	550,000	19,905,000	1,010,000	5,155,000	4,355,000	\$43,155,000	58.3%	\$30,859,771	2025
2026	1,517,302,804	75,865,140	1,525,000	2.01%	385,000	2,875,000	545,000	5,645,000	485,000	19,475,000	905,000	4,955,000	4,195,000	\$40,990,000	54.0%	\$34,875,140	2026
2027	1,555,235,374	77,761,769	1,025,000	1.32%	290,000	2,685,000	440,000	5,300,000	410,000	19,025,000	795,000	4,745,000	4,035,000	\$38,750,000	49.8%	\$39,011,769	2027
2028	1,594,116,258	79,705,813	515,000	0.65%	195,000	2,490,000	335,000	4,950,000	335,000	18,545,000	675,000	4,530,000	3,865,000	\$36,435,000	45.7%	\$43,270,813	2028
2029	1,633,969,165	81,698,458	0	0.00%	100,000	2,295,000	225,000	4,600,000	255,000	18,055,000	550,000	4,305,000	3,690,000	\$34,075,000	41.7%	\$47,623,458	2029
2030	1,674,818,394	83,740,920			0	2,095,000	115,000	4,245,000	175,000	17,175,000	420,000	4,070,000	3,510,000	\$31,805,000	38.0%	\$51,935,920	2030
2031	1,716,688,854	85,834,443				1,895,000		3,885,000	90,000	16,160,000	285,000	3,830,000	3,320,000	\$29,465,000	34.3%	\$56,369,443	2031
2032	1,759,606,075	87,980,304				1,695,000		3,525,000		15,000,000	145,000	3,570,000	3,125,000	\$27,060,000	30.8%	\$60,920,304	2032
2033	1,803,596,227	90,179,811				1,490,000		3,155,000		13,730,000		3,305,000	2,915,000	\$24,595,000	27.3%	\$65,584,811	2033
2034	1,848,686,133	92,434,307				1,280,000		2,780,000		12,265,000		3,030,000	2,700,000	\$22,055,000	23.9%	\$70,379,307	2034
2035	1,894,903,286	94,745,164				1,070,000		2,400,000		10,795,000		2,745,000	2,475,000	\$19,485,000	20.6%	\$75,260,164	2035
2036	1,942,275,868	97,113,793				860,000		2,020,000		9,310,000		2,445,000	2,240,000	\$16,875,000	17.4%	\$80,238,793	2036
2037	1,990,832,765	99,541,638				650,000		1,635,000		7,815,000		2,135,000	1,995,000	\$14,230,000	14.3%	\$85,311,638	2037
2038	2,040,603,584	102,030,179				440,000		1,235,000		6,300,000		1,815,000	1,745,000	\$11,535,000	11.3%	\$90,495,179	2038
2039	2,091,618,674	104,580,934				220,000		835,000		4,775,000		1,480,000	1,480,000	\$8,790,000	8.4%	\$95,790,934	2039
2040	2,143,909,140	107,195,457						425,000		3,245,000		1,135,000	1,205,000	\$6,010,000	5.6%	\$101,185,457	2040
2041	2,197,506,869	109,875,343								1,630,000		770,000	920,000	\$3,320,000	3.0%	\$106,555,343	2041
2042	2,252,444,541	112,622,227										390,000	625,000	\$1,015,000	0.9%	\$111,607,227	2042
2043	2,308,755,654	115,437,783										0	320,000	\$320,000	0.3%	\$115,117,783	2043
2044	2,366,474,545	118,323,727											0	\$0	0.0%	\$118,323,727	2044
TOTAL	45,967,292,364	2,298,364,618	33,497,236		5,005,000	43,910,000	5,845,000	80,110,000	4,315,000	275,000,000	7,085,000	65,335,000	53,250,000	573,352,236		1,725,012,383	

Notes: Change in EV is 2.5% per year