



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- www.cityoflakegeneva.com

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL
MONDAY, SEPTEMBER 27, 2021 6:00 P.M.
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members:

Mayor Charlene Klein, Council President, Rich Hedlund, Council Vice President, John Halverson,
Alderspersons: Tim Dunn, Mary Jo Fesenmaier, Cindy Flower, Ken Howell, Shari Straube, and Joan Yunker

CITY HALL WILL BE OPEN TO THE PUBLIC DURING ALL MEETINGS. THE CITY OF LAKE GENEVA IS HOLDING ALL MEETINGS VIRTUALLY AS WELL AS IN PERSON. IF YOU WISH TO LISTEN OR WATCH THE MEETING YOU MAY DO SO BY USING THE FOLLOWING:

1. Links to the City of Lake Geneva's live video stream can be found at www.cityoflakegeneva.com/video
2. Television: Watch live broadcast of the meeting on Spectrum Cable Channel 25
3. Listen to audio via phone: (602) 333-2017 (Long distance rates may apply) (888) 204-5987 (Toll Free) **Access Code:** 9746153

AGENDA

1. Mayor Klein call the meeting to order
2. Pledge of Allegiance – Alderperson Fesenmaier
3. Roll Call
4. Awards, Presentations, Proclamations, and Announcements
5. Re-consider business from previous meeting
6. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes
7. Acknowledgement of Correspondence
8. Approve the Regular Council Minutes of September 13, 2021 and Special Council Minutes of September 21, 2021 as prepared and distributed
9. **CONSENT AGENDA**– *Recommended by Finance, Licensing and Regulation on September 21, 2021.*
Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.
 - a. Tier I Event Permit Application filed by the Badger High School for the event of Annual Homecoming Parade to be held Friday, October 15, 2021 from 4:00 p.m. to 5:30 p.m.
 - b. Agent Change for Samson Enterprises LLC to Tai Starr Serna
 - c. Annual City Wide Trick or Treating to be held Sunday, October 31, 2021 from Noon to 4:00 p.m.

10. Items removed from the Consent Agenda

- 11.** First Reading of **Ordinance 21-05** An ordinance amending Chapter 98, Zoning Ordinance, Section 98-407, Substandard Lot Regulations, Section 98-409, Lakeshore Lots, Section 98-505, Lakeshore Overlay Zoning District, Section 98-506(3), Drainageway Overlay Zoning District, Section 98-507(3), Woodland Overlay Zoning District, and Section 98-508(3), Steep Slope Overlay Zoning District; as it relates to the applied requirements for the use of SR-4 Zoning District standards in the ER-1 Zoning District
- 12.** First Reading of **Ordinance 21-08** an ordinance amending Chapter 26, Elections, Section 26-3, Election Officials; adding section 26-3(c) as it relates to scheduling of Election Inspectors and Section 26-6, Polling Locations; as it relates to designation of a polling location for the City of Lake Geneva
- 13. Recommendation of the Finance, Licensing, and Regulation Committee of September 7, 2021 and September 21, 2021- Ald. Howell**
 - a.** Discussion/Action regarding the Original Regular “Class B” Intoxicating Liquor license and Class “B” Fermented Malt Beverage license application filed by Ovalle-Perez LLC d/b/a Taqueria el Gallo de Oro, Agent, Cynthia Perez, located at 820 Williams St, Lake Geneva
 - b.** Discussion/Action regarding an Original “Class A” Intoxicating Liquor License and Class “A” Fermented Malt Beverage License Application filed by Fontana Petro Inc d/b/a Fontana Petro, Agent, Prabh Thind, located at 501 Interchange North, Lake Geneva
 - c.** Discussion/Action regarding approval of \$75 ticket price for the New Year’s Eve Gala at the Riviera Ballroom to fund the Never Say Never Playground
 - d.** Discussion/Action regarding City of Lake Geneva Insurance Renewal for 2021-2022
 - e.** Discussion/Action regarding awarding the contract for 2021-2023 Auditing Services for the City of Lake Geneva, Lake Geneva Utility Commission, and the Lake Geneva Downtown Business Improvement District to WIPFLI LLP
 - f.** Discussion/Action regarding awarding the contract for 2022-2024 Piers and Buoys Maintenance to Gage Marine
 - g.** Discussion/Action regarding Change Order #9 filed by MSI General Corp for Phase I of the Riviera Restoration Project in an amount not to exceed \$2,768.00
 - h.** Discussion/Action regarding final pay request filed by MSI General Corp for Phase I of the Riviera Restoration Project in an amount not to exceed \$40,938.00
 - i.** Discussion/Action regarding Change Order #8 filed by MSI General Corp for Phase II of the Riviera Restoration Project in an amount not to exceed \$206,020.00
 - j.** Discussion/Action regarding final pay request file by MSI General Corp for Phase II of the Riviera Restoration Project in an amount not to exceed \$290,682.00
 - k.** Discussion/Acceptance of September 21, 2021 Finance, Licensing, and Regulation Committee Payment Approval Reports

14. Recommendation of the Planning Commission of September 20, 2021- Ald. Dunn

- a. Discussion/Action regarding **Resolution 21-R62** a resolution authorizing to amend a Precise Implementation Plan (PIP) filed by Badger High School, for a request to amend the existing Precise Implementation Plan PIP, this proposal for the property located at 220 E. South St. that would allow for a building addition within the Planned Development (PD) zoning district, Tax Key No. ZYUP00149G
- b. Discussion/Action regarding **Resolution 21-R63** a resolution authorizing the issuance of a Conditional Use Permit for Meghan Zukowski, 355 Oakwood Ln., Lake Geneva, for a proposed land use for Professional Services involving Tattoos and Permanent Cosmetics Above the Clavicle at 101 Broad St., Unit 201, in the Central Business zoning district, Tax Key Nos. ZCNG00001 through ZCNG00041 & ZCNG200001 through ZCNG200030
- c. Discussion/Action regarding **Resolution 21-R64** a resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by Lara L. Delheimer Trust, 3928 Johnson Ave., Western Spring, IL, 60558., to allow allowing for the utilization of the Single Family-4 (SR-4) zoning in the Estate Residential-1 (ER-1) land use, Tax Key No. ZGB00010

15. Discussion/Action regarding entering into an engineering services contract with Nielsen Madsen and Barber for a construction plan review of Symphony Bay Phase 5 by Fairwyn Homes; Approximate cost of \$4,000 to be billed to the developer

16. Mayoral Appointments

- a. Appointment of Sonja Akright to the Historic Preservation Commission with a term to expire May 1, 2023

17. Adjournment

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the City Clerk's office in advance so the appropriate accommodations can be made.

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL MINUTES
MONDAY, SEPTEMBER 13, 2021 6:00 P.M.
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members: Mayor Charlene Klein, Council President, Rich Hedlund, Council Vice President, John Halverson, Alderpersons: Tim Dunn, Mary Jo Fesenmaier, Cindy Flower, Ken Howell, Shari Straube, and Joan Yunker

Mayor Klein called the meeting to order at 6:00 p.m.

Alderpersion Yunker led the Council in the Pledge of Allegiance.

Roll Call

Present: Dunn, Fesenmaier, Flower, Halverson, Hedlund, Howell, Straube, and Yunker

Absent:

Awards, Presentations, Proclamations, and Announcements

Learning to Soar Program partner St. Francis de Sales Proclamation

Mayor Klein presented the St Francis de Sales Catholic School and teach, Jill Lorenzi with a proclamation for their work in the Learn to Soar Program with the Avian Committee.

Re-consider business from previous meeting

None

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes

Jim Strauss; 1517 Meadow Ridge Cir; Spoke in favor of the Business Improvement District Financial Audit being conducted. He also spoke in opposition of the speed bumps on Center Street.

Ben Lemke; 480 S Boulder Ridge; Spoke in opposition of the speed bumps on Center Street.

Stacy Smith; 1486 Rock Ridge Ln; Spoke in opposition of the speed bumps on Center Street.

Bill Huntress; 1015 Pleasant St; Spoke in favor of an Impact Fee Study being completed and Impact Fees being charged to new developments.

Edward Misick; 582 S Stone Ridge Dr; Spoke in opposition of the speed bumps on Center Street.

Spyro Condos; 1760 Hillcrest Dr; Spoke in favor of the Business Improvement District Financial Audit being conducted.

Jim Crethers; 310 Stone Ridge Dr; Spoke in opposition of the speed bumps on Center Street.

Kathy Brown; 307 N Stone Ridge Dr; Spoke in opposition of the speed bumps on Center Street.

Steve Bartessa; 520 Ridge View Rd; Spoke in opposition of the speed bumps on Center Street.

Karen Rachow; 600 Settler Ridge; Spoke in opposition of the speed bumps on Center Street.

Acknowledgement of Correspondence

Tonia Ward; 340 S Stone Ridge Dr; Spoke in opposition of the speed bumps on Center Street.

Approve the Regular Council Minutes of August 23, 2021 as prepared and distributed
Motion by Howell to approve, second by Yunker. No discussion. Motion carried 8-0.

CONSENT AGENDA– Recommended by Finance, Licensing and Regulation on September 7, 2021. Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.

-Tier I Event Permit Application filed by the Badger High School for the event of Annual Homecoming Game to be held Friday, October 15, 2021 from 7:00 p.m. to 10:00 p.m. *(portion of Wells Street to be closed from post-game to approximately 9:00 p.m.)*

-Fireworks Permit filed by Badger High School for the Annual Homecoming Fireworks to be held Friday, October 15, 2021 from post-game to approximately 9:00 p.m., located near Lake Geneva Middle School

-Temporary Operator License filed by Dana Erickson to be used at the FalzFest Event held on September 17, 2021, located at 965 Wells St

Motion by Howell to approve, second by Straube. No discussion. Motion carried 8-0.

Items removed from the Consent Agenda

None

Discussion/Action regarding speed bumps on Center Street

Motion by Fesenmaier to petition to the Town of Geneva to immediately remove the speed bumps on Center Street, second by Halverson. Fesenmaier noted that the City should convince the Town to remove the speed bumps without delay and it they should be removed before the first snowfall. Howell noted a letter may not be enough and that the City may need to think about adding another road to that development or a light at the intersection of Center Street/Interchange North. Hedlund added the Town had placed those particular speed bumps as they were the ones available in their inventory. Motion carried 8-0.

Motion by Fesenmaier to schedule a discussion for the September 21, 2021 Finance, Licensing, and Regulation Committee concerning the annexation of half of Center Street, adjacent to City of Lake Geneva property, second by Halverson. Dunn stated the City should really consider annexing all property from Center Street to Oakhill Cemetery, south to Interchange North.

Motion to amend by Dunn, to discuss to annex the entire stretch of property from Center Street to Oakhill Cemetery and down to Interchange North, second by Hedlund. Amendment carried 8-0.

The amended motion was restated to read: “to schedule a discussion for the September 21, 2021 Finance, Licensing, and Regulation Committee concerning the annexation of half of Center Street, adjacent to City of Lake Geneva property and to include the annexation of the entire stretch of property from Center Street to Oakhill Cemetery and down to Interchange North, second by Halverson. Attorney Draper stated that this amendment would include roadways and properties located within the township. He explained he would research the annexation process further and prepare a memo for review. Motion carried 8-0.

Fesenmaier would like the issue of the second access brought to the Plan Commission for discussion. Dunn added that the developer’s may have paid impact fees for that second access and wondered why that wasn’t followed through or implemented. No action was taken, but that this issue should be directed to the Plan Commission for discussion.

Discussion/Action regarding Downtown Business Improvement District Financial Audits (Agenda item request by Alderperson Fesenmaier and Alderperson Dunn)

Motion by Fesenmaier to complete a forensic audit for the Downtown Business Improvement District and to send out a request for a proposal for such, second by Straube, Straube stated the Board had approved this to be completed at the last meeting and for transparency, this needs to be completed. Finance Director Hall added the BID has had an audit completed for the last fourteen years, from what she can identify. She added that the City writes the checks for their invoices but does not vet their invoices prior to approval. Hedlund stated the City should not be responsible for paying for this audit. Motion carried 8-0.

Recommendation of the Finance, Licensing, and Regulation Committee of September 7, 2021- Ald. Howell

Discussion/Action regarding obtaining proposals for an Impact Fee Study

Motion by Howell to approve, second by Hedlund. No discussion. Motion carried 8-0.

Discussion/Acceptance of September 7, 2021 Finance, Licensing, and Regulation Committee Payment Approval Reports

Motion by Howell to accept, second by Yunker. No discussion. Motion carried 8-0.

Mayoral Appointments

Appointment of Kyle Cary to the City of Lake Geneva Planning Commission with a term to expire May 1, 2022

Motion by Yunker to approve, second by Fesenmaier. Mayor Klein added this is to replace William Catlin. Motion carried 8-0.

Motion to go into Closed Session pursuant to Wisconsin Statutes 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved regarding: 1) Lake Geneva Animal Hospital Properties LLC

Motion by Howell to convene the Council into Closed Session to include City Staff, second by Hedlund. Motion carried on a roll call vote 8-0. The Council convened into Closed Session at 7:12 p.m.

Motion to return to open session pursuant to Wisconsin Statutes 19.85 (2) and take action on any items discussed in closed session

Motion by Howell to reconvene the Council into Open Session, second by Hedlund. Motion carried 8-0. The Council reconvened at 7:20 p.m.

Adjournment

Motion by Hedlund to adjourn, second by Straube. Motion carried 8-0. The meeting adjourned at 7:21 p.m.

CITY OF LAKE GENEVA SPECIAL COMMON COUNCIL MINUTES
TUESDAY, SEPTEMBER 21, 2021 6:00 P.M.
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members: Mayor Charlene Klein, Council President, Rich Hedlund, Council Vice President, John Halverson, Alderpersons: Tim Dunn, Mary Jo Fesenmaier, Cindy Flower, Ken Howell, Shari Straube, and Joan Yunker

Council President Hedlund called the meeting to order at 6:00 p.m.

Roll Call

Present: Hedlund, Halverson, Dunn, Fesenmaier, Flower, Howell, Straube, and Yunker

Absent:

Hedlund announced that he would presiding over this meeting in the absence of the Mayor as a voting member of the Common Council.

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes

None

Discussion/Action regarding change order #1 filed by Hogan Environmental Cleaning for the Library Asbestos Abatement Project in an amount no to exceed \$3,995.00

Motion by Howell to approve, second by Halverson. Hedlund added the Library does have the funds to cover this change order. Motion carried 8-0.

Adjournment

Motion by Halverson to adjourn, second by Dunn. Motion carried 8-0. The meeting adjourned at 6:03 p.m.



CITY OF LAKE GENEVA EVENT PERMIT APPLICATION

Please fill in all blanks completely, as incomplete applications will be rejected.
Applications must be submitted
AT LEAST 4 WEEKS prior to the proposed event date for approval.

Section I- APPLICANT INFORMATION

Name of Applicant: Shannon Previte (advisor) + Jennifer Straus (principal)

Name of Event Organizer/Producer: Shannon Previte PARADE

Production Company/Organization: Badger High School Homecoming FEIN #: 39-6025357

Street Address: 220 E. South Street

City: Lake Geneva State: WI Zip code: 53147

E-mail Address: _____

Daytime Phone: _____

Are you a ☐ For-Profit OR ☐ Non-Profit Organization 501(c) _____

EIN # (Tax Exempt Number): 39-6025357

*All non-profits must present a copy of their current Tax ID- EIN#

Section II- EVENT INFORMATION- Check the proper category

☐ **Public Assembly Permit- *Non-Profit: No Charge; Otherwise: \$60.00 per day Fee**

(Meet one or more criteria) Single day event use of City of Lake Geneva facilities with NO street, parking or intersection closures, attendance under 500, NO serving of alcohol in public space.

☐ **Block Parties or use of Gazebo for 1 Hour Photo Ops: * Non-profit: No Charge; Otherwise: \$75.00 Fee**

Small event limited to one street with 4 barricades in a neighborhood or gazebo in Flat Iron Park.

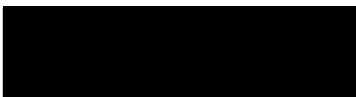
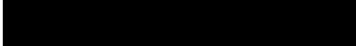
☒ **Tier 1 Events: *Non-Profit: No Charge; Otherwise: \$250.00 Fee for an event up to seven days; additional \$50.00 per day thereafter**

(Meet one or more criteria) Rolling closure of streets, public walkway, limited parking stalls or intersection closures that do not impact public use, attendance of 501 to 3,000, four (4) hours or less of alcohol sales or serving, majority use of a city park(s), or other municipal facility.

☐ **Tier 2 Events: *Non-Profit: No Charge; Otherwise: \$500.00 Fee for an event up to seven days; additional \$100.00 per day thereafter**

(Meets one or more criteria) Non-profit or not-for-profit organization offering multiple-day events, attendance of more than 3,000+, more than four (4) hours of alcohol sales or serving, and/or exclusive use of City park(s), street(s), limited parking stalls, or other municipal facility.

Note: Seminary (includes the use of the Shelter) and Flat Iron Park (includes the use of Brunk Pavilion) have 3 available picnic tables and 10 benches which you can select as part of your event permit. Any additional picnic tables, benches, or barricades needed should be directed to a rental company.

1. Title of Event: Badger HS Homecoming Parade
2. Date(s) of Event: 10-15-21
3. Location(s) of Event: - See MAP attached -
4. Hours: 4pm - 5:30pm
Note: Start Time & End Time
5. Event Chair/Contact Person: Jennifer Straus Phone: 
6. Day of Event Contact Name: Shannon Previte Phone: 
7. Is the event open to the public? ☒ Yes ☐ No
8. Will you charge an admission fee? ☐ Yes ☒ No
9. Estimated Attendance Number: 500+
10. Basis for estimate: last years attendance
11. Will you be setting up a tent? ☐ Yes ☒ No

If yes, list the location, size, Rental Company, and proof of completion of locates.

12. Will there be any animals? ☐ Yes ☒ No

If yes, what type and how many: _____

13. Attach a detailed description of proposed event with map of the exact location of the event and/or route.

14. Description of plan for handling refuse collection and after-event clean-up:

Groups to hand candy only (no throwing)

15. Description of plan for providing event security (if applicable):

Lake Geneva Police Department

16. Will there be fireworks or pyrotechnics at your event?

☐ Yes ☒ No

If yes, please attach a fireworks display permit or application.

17. Will your event include the sale of beer and/or wine?

☐ Yes ☒ No

If yes, please attach a completed Temporary Alcohol License & Temporary Operator License Application.

18. Will you or any other vendors be selling food or merchandise?

☐ Yes ☒ No

If yes, please attach list of proposed vendors, including business name and type of food/merchandise sold.

19. Do you intend to use the available picnic tables and benches in the location?

☐ Yes ☒ No

Continue to next page...

Section III- STREET USE

☐ Check if this section does not apply

Required for any event using a public street. Per Sec. 62-243 of the municipal code, this application must include the following attachments:

☒ Certificate of Comprehensive General Liability Insurance with the City, its employees and agents as additional insured with coverage for contractual liability with minimum limits of \$500,000 per occurrence for bodily injury and property damage limits of \$250,000 per occurrence.

☐ Petition signed by more than half of the residential dwelling units and/or commercial units residing along that portion of the street designated for the proposed use or whose property is denied access by virtue of the granting of the permit.

1. Description of portion(s) of road(s) to be used:

Road closures must include rental of barricades; must be coordinated with the City of Lake Geneva Department of Public Works

- See Map -

2. Will any parking stalls be used or blocked during the event?

☐ Yes ☐ No

Parking Stall daily fees or bagging of Parking Stall fees are not included with the event permit fee; arrangements must be made with the City of Lake Geneva Parking Manager

Dates of Use: _____

Total Number of Parking Stalls being Requested: _____

Parking Stall Number(s) and Location: _____

3. Description of Signage to be used during event:

**The use of City Street Banner poles will require a separate, complete Street Banner Display Application*

4. Anticipated Services

Please indicate below any additional services you are requesting for your event. Estimated Fees or Deposits for these services may be required prior to issuance of permit(s)

☐ Electricity; Explain: _____

☐ Water; Explain: _____

☐ Traffic Control; Explain: _____

☒ Police Services; Explain: Closed Streets

☒ Fire/EMS Services; Explain: In parade

☐ Other; Explain: _____

***Please note:** The City of Lake Geneva, the Police Department and/or Fire Department have the right to cancel an event due to inclement weather or any safety risk.

***All Parks and Public Spaces must be left the way they were originally found. A credit card is required to be placed on file with the City Clerk's office should the park or public space incur any damage or has not been cleaned up. Any charges will be communicated to the card holder prior to credit card processing.**

Name on Card: _____

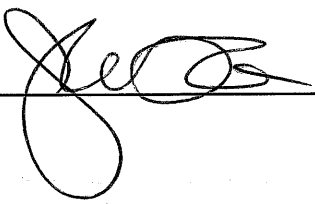
Credit Card #: _____

Expiration Date: ____/____/____ CVV#: _____

Billing Address: _____

City, State, Zip Code: _____

The applicant for her/himself and for other persons, organizations, firms and corporations, if any listed in this application, being of sound mind and body, do hereby freely, voluntarily and knowingly, now and for all times, fully save and hold harmless and defend, the CITY OF LAKE GENEVA, a Wisconsin Municipal Corporation located in the Walworth County, and each and every of its elected and appointed officials, employees, representatives, agents, heirs, and assigns, jointly and severally from and against any and all claims, causes of action, actions, liabilities, demands, losses, damages, and/or expenses of whatsoever kind and nature including counsel or attorneys' fees, which I have or may, at any time, incur or sustain arising from, resulting from, incurred in consequence of, or pertaining to, any and all intentional and negligent acts, omissions, incidents, activities and transactions, of whatever kind and nature, direct or indirect, of mine own and those of or by the CITY OF LAKE GENEVA, and each and every of its elected and appointed officials, employees, representatives, and agents, regardless of when or where, occurring or arising from this event.

Applicant Signature:  _____ Date: 8/17/21

For Office Use Only

Date Filed with Clerk: _____ Payment Amount: \$ _____

Receipt #: _____

City Clerk/Administrator Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

Police Chief Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

Fire Chief Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

DPW Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

Parking Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

Harbormaster Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

Tier I & Tier II Events Only:

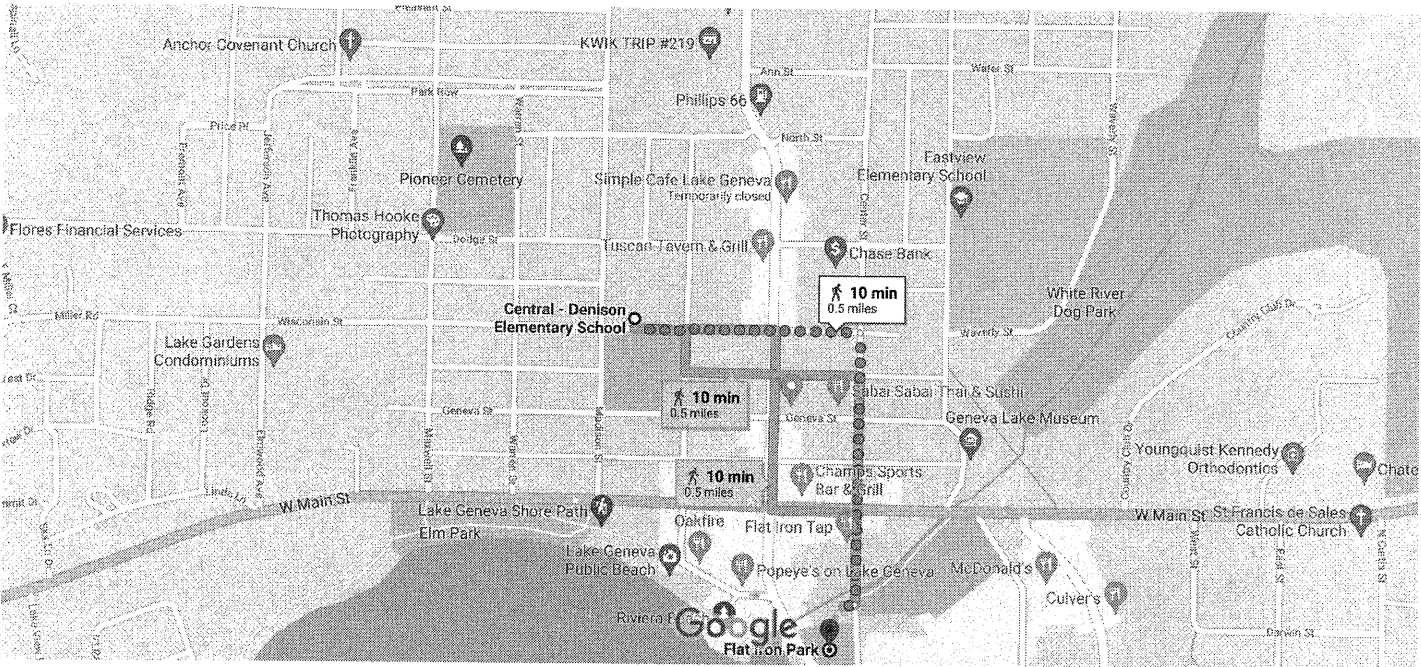
FLR Meeting Date: _____

Council Meeting Date: _____

Google Maps

Central - Denison Elementary School to Flat Iron Park

Walk 0.5 mile, 10 min



Map data ©2021 500 ft

- via Wisconsin St and Center St

10 min
0.5 mile
- via Wisconsin St and Broad St

10 min
0.5 mile
- via Center St

10 min
0.5 mile
- All routes are mostly flat



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/23/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
M3 Insurance Solutions, Inc.
1425 Discovery Parkway
Wauwatosa WI 53226

CONTACT
NAME: Brianna Schwanke
PHONE (A/C, No. Ext): 262-524-6026 FAX (A/C, No): 608-273-1725
E-MAIL: brianna.schwanke@m3ins.com
PRODUCER
CUSTOMER ID #: LAKEGEN-01

INSURED
Lake Geneva Union High School
208 South Street
Lake Geneva WI 53147

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: EMCASCO Insurance Company	21407
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 620495717

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC		5D14931	7/1/2020	7/1/2021	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DEDUCTIBLE RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below					WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

Town of Bloomfield
PO Box 704
Pell Lake WI 53157

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2009 ACORD CORPORATION. All rights reserved.

Appointment of Successor Agent – Retail Licenses

Submit this form to your licensing authority with a \$10 processing fee.

pd 9/10/2021

If there is a change in agent, each club, corporation, or limited liability company that holds a retail license to sell fermented malt beverages and/or intoxicating liquor must appoint a successor agent and have the appointment approved by the licensing authority pursuant to sec. 125.04(6), Wis. Stats. The following questions must be answered by the agent, and the appointment must be signed by an officer of the corporation/organization or one member of the limited liability company (only one signature is required).

Section 1: Licensee Information and Acknowledgement

Licensee Name

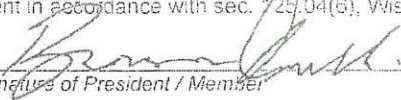
Samson Enterprises, LLC

Reason for Cancellation of Appointed Agent

Sale of Business

The undersigned appoints Tai Starr Serna

agent in accordance with sec. 125.04(6), Wis. Stats.



Signature of President / Member

Date

9-9-21

Section 2: Agent Information and Acknowledgement

Agent Name

Tai Starr Serna

Mailing Address

City or Post Office

State

Zip Code

Agent Questions

Yes No

- | | | |
|---|-------------------------------------|-------------------------------------|
| 1. Are you of legal drinking age? | ☒ | ☐ |
| 2. Have you been a resident of Wisconsin for at least 90 continuous days prior to the date of appointment as agent? | ☒ | ☐ |
| 3. Have you ever been convicted of a federal law violation? | ☐ | ☒ |
| 4. Have you ever been convicted of a state law violation? | ☐ | ☒ |
| 5. Have you ever been convicted of a local ordinance violation? | ☐ | ☒ |
| 6. Have you completed the required responsible beverage server training course per sec. 125.04(5)(a)5, Wis. Stats.? | ☒ | ☐ |

UNDER PENALTY OF LAW, I declare that my answers above are true and correct to the best of my knowledge and belief.

I hereby accept appointment as agent for SAMSON ENTERPRISES LLC and assume full responsibility of the conduct of the business relative to fermented malt beverages and intoxicating liquors.



Signature of Agent

9-9-21

Date

Section 3: Licensing Authority Approval

Municipality Name

Signature of Official

Date

Title of Official

ORDINANCE OF THE COMMON COUNCIL

An ordinance amending Chapter 98, Zoning Ordinance, Section 98-407, Substandard Lot Regulations, Section 98-409, Lakeshore Lots, Section 98-505, Lakeshore Overlay Zoning District, Section 98-506(3), Drainageway Overlay Zoning District, Section 98-507(3), Woodland Overlay Zoning District, and Section 98-508(3), Steep Slope Overlay Zoning District; as it relates to the applied requirements for the use of SR-4 Zoning District standards in the ER-1 Zoning District

Committee	N/A		
Fiscal Impact:	N/A		
File Number:	21-05	First Reading :	September 27, 2021
		Second Reading :	October 11, 2021

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain as follows:

Section 98-407 Substandard Lot Regulations

- (1) Upon and after the effective date of this Chapter, no lot shall be created which does not meet the Minimum Zoning District Area requirements of Section 98-304 or the Minimum Lot Area requirements of Section 98-305 or which does not meet the lot dimension requirements of Sections 98-402 or 98-403.
- (2) A legal lot of record existing upon the effective date of this Chapter in a Residential District (see Section 98-102), which does not meet the Minimum Zoning District Area of Section 98- 304 or the Minimum Lot Area (MLA) requirements of Section 98-305, or which does not meet the lot dimension requirements of Sections 98-402 or 98-403 may be utilized for a detached single-family dwelling unit, provided the measurements of such ~~area and~~ dimensions are equal to or greater than 70% of the requirements of this Chapter. Said lot shall not be more intensively developed (with multi-family or nonresidential uses) unless combined with one or more abutting lots (or portions thereof) so as to create a lot which meets the requirements of this Chapter.
- (3) Use of SR-4 Zoning Standards in the ER-1 Zoning District:
 - (a) Existing legal lots of record that are now substandard in any way, and that are zoned ER-1 shall be considered as legal substandard lots. For new dwellings, ~~or building additions,~~ structures, or paved areas on such lots, a Conditional Use Permit may be sought to enable the granting of permission to use the ~~lot width, lot frontage, lot area and setback~~ following requirements of the SR-4 District: Maximum Building Coverage, Minimum Lot Width, Minimum Lot Frontage, Minimum Front or Street Setback Lot Line to House, Minimum Front or Street Setback Lot Line to Garage, Minimum Side Setback Lot Line to House, Minimum Total of Both Side Setbacks to House/Garage, Minimum Rear Setback Lot Line to House or Garage, Minimum Side Setback Lot Line to Accessory Structure, Minimum Rear Setback Lot Line to Accessory Structure, Minimum Paved Surface Setback, and Minimum Building Separation. The requirements for Minimum Lot Area in the SR-4 District may not be used to create a greater number of lots, but may be used to reconfigure lot lines to preserve or reduce the current number of lots so long as all other applicable requirements, listed above, are met. (See also Section 98-409 for lots abutting Geneva Lake.) (Section 98-905 for Conditional Use procedures). For this particular type of Conditional Use Permit request, a fee of \$100.00 shall be imposed. (Ord. No. 98-1 2/9/98)
 - (b) For any development proposing to reduce the existing Landscape Surface Ratio, all of the

following additional requirements shall apply:

1. The project shall submit a complete Stormwater Management Plan and calculations for City Engineer review and comment which shall be submitted to the Plan Commission as part of the Commission's conditional use review, including a Grading and Erosion Control Plan and on-site stormwater management improvements that ensure full compliance with the City's stormwater quality and quantity standards.
2. The use of pervious materials, rain gardens, bio-swales and other on-site features as determined by the City Engineer to actively improve the quality and reduce the quantity of the stormwater leaving the site compared to current conditions.
3. The City may apply specific stormwater management requirements in addition to the requirements of Section 78-247 of the Municipal Code, for development in the ER-1 Zoning District that proposes less than a 60% Landscape Surface Ratio, as enabled by Subsection 78-247(h)(7)- Additional Requirements

(4) For Lots Abutting Geneva Lake:

See also, Section 98-409 Lakeshore Lots and Section 98-505 Lakeshore Overlay Zoning District.

Section 98-409 Lakeshore Lots

- (1) New development, including buildings, building additions, structures, and pavement on lakeshore lots shall comply with the requirements of the Lakeshore Overlay Zoning District, Section 98-505.
- (2) With the exception of fences, which are permitted per the requirements of Section 98-720, any new accessory structure proposed to be located, in whole or in part, closer to the lakeshore than the principal structure on the lot may only be approved through the Conditional Use process, Section 98-905.
- (3) With the exception of fences, which are permitted per the requirements of Section 98-720, no new accessory structure may be located, in whole or in part, within the required front yard or street yard setback for the principal structure on the lot, as required in Section 98-402 for residential uses, or Section 98-403 for non-residential uses, except as approved through the Conditional Use process, Section 98-905.
- (4) Accessory structures existing prior to the adoption date of this Section, may be maintain in their original location and configuration, as legal, nonconforming structures, but shall not be enlarged or replaced except by new accessory structures that comply with all requirements of the Zoning Ordinance.
- (5) In the area within 100 feet of the Ordinary High Water Mark (OHWM), or if a greater distance, between the Biagi Line and the OHWM and/or between the OHWM and the tangent connecting the closest lakeside corner of the principal building and on the adjacent lot on each side of the subject property, the following provisions shall apply to any new development activity including buildings, structures, and paved areas:
 - (a) The setback of any new development, including buildings, structures, and paved areas shall not be closer to the OHWM than the current setback of the same or similar buildings, structures, and paved areas.
 - (b) The area of building coverage shall not be increased.
 - (c) The area of structure coverage shall not be increased.

- (d) The area of impervious surface shall not be increased.
 - (e) The area devoted to landscaping and other pervious surfaces shall not be decreased, and the requirements of Section 98-505 shall be met.
 - (f) Vertical expansion of any legal conforming principal building existing prior to adoption date of the 1998 Zoning Code is permitted up to the maximum height limits of the zoning district.
- (6) A requirement for the vesting of every Land Division, Site Plan, Conditional Use Permit, and Planned Development issued on every parcel adjacent to the OHWM shall be the dedication of a pedestrian easement for the Geneva Lake Shore Path for every portion of the Shore Path corridor located on the subject property, per the review and approval of the City Attorney. Upon the proof of recording the City-approved easement by the property owner, the Zoning Administrator may issue the applicable development permit(s).
 - (7) In all other parts of the lot not within the areas described in (5) through (7) above, development may occur up to the maximums permitted by the Zoning Ordinance.
 - (8) The City may apply specific stormwater management requirements in addition to the requirements of Section 78-247 of the Municipal Code, for additional development on a lakefront lot, as enabled by Subsection 78-247(h)(7)- Additional Requirements.

Section 98-505 Lakeshore Overlay Zoning District

- (1) Definition: Lakeshores are the land margins of navigable waters which are identified as "lakes and other water bodies" as shown on Environmental Corridors Composite Maps for the City of Lake Geneva and its environs, prepared by the SEWRPC. Lakeshores are all areas within 100 feet of the ordinary high water mark of such features. Decorative water features shall not be considered "navigable waters" for the purposes of this Section. This meaning of "lakeshores" shall remain distinct from the meaning of the term as employed by the State of Wisconsin Statutes and the DNR.
- (2) Purpose of Lakeshore Protection Requirements: Lakeshores serve to protect land/water margins from erosion due to site disruption. Because of regular contact with wave action, currents, and runoff, such areas are highly susceptible to continuous, and in some cases, rapid erosion. Lakeshore protection also provides a natural vegetation buffer which serves to reduce water velocities and wave energy, and filters significant amounts of water-borne pollutants and sediments. Lakeshores also promote infiltration and groundwater recharging, and provide a unique habitat at the land/water margin.
- (3) Determination of Lakeshore Boundaries: General lakeshore boundaries are depicted on the Official Zoning Map. Upon the proposal of development activity on any property which contains a lakeshore depicted on the Official Zoning Map, the petitioner shall prepare ~~a detailed site analysis~~ the required Natural Resources Site Evaluation per the requirements of Section 98-~~510~~303. This analysis shall depict the location of all lakeshore areas on the subject property as related to the provisions of Subsection (1), above.
- (4) Mandatory Lakeshore Protection Requirements: With the exception of the activities permitted below, lakeshores shall remain in an undisturbed state, except for the land uses permitted in Section 98-204 per the requirements of Subsection 98-206(10).

(a) Tree Removal:

1. Purpose: The intent and purpose of this subsection is to preserve the City's character as a natural wooded community, maintain property values by improving and preserving the aesthetic appeal of the City through tree regulations, preserve the natural resources of the City and State, reduce the amount of erosion in the City due to tree removal, protect the quality of the waters of the State and the City, and protect and promote the health, safety and welfare of the people by minimizing the amount of sediment and other pollutants carried by runoff to surface waters due to the erosion of land not protected by a naturally wooded environment.
2. Scope: The provisions of this subsection shall not apply to SR-3 and SR-4 Zoning Districts, except planned developments on those districts.
3. Shore Buffer Requirement and Clear-Cutting Prohibition:
 - a. Shoreland Areas: With the exception of the Geneva Lake Shore Path Corridor, in a strip of land 35' wide inland from the bulkhead line, no more than 30' in any 100' shall be clear-cut. Where the lot is less than 100', no more than 30% of this strip shall be clear-cut. Natural shrubbery shall be preserved as far as practicable and, where removed, it shall be replaced with other vegetation that is equally effective in retarding runoff, preventing erosion and preserving natural beauty. Refer to Planted species shall be consistent with the Walworth County publication: A Homeowner's Guide to Native Shoreland Gardens:
<https://www.co.walworth.wi.us/DocumentCenter/View/575/Homeowner-Guide-to-Native--Shoreline-Gardens-PDF>.
 - b. Tree Preservation Area: Except for circumstances identified under subsection 4.b., it is prohibited to remove any tree or cause any trees to be removed from the tree preservation area of each lot. During construction, no equipment movement, construction or placement of equipment or material storage shall be permitted in the tree preservation area.
4. Cutting Exceptions:
 - a. Trees may be removed from the building activities area. This area shall be as small as possible, including the entire area affected by building, grading and temporary material storage areas. In no case shall the amount of trees with a 6" tree diameter removed within the building activities area exceed the following
 - i. 80% of the total such trees on lots of 1/4 acre or less.
 - ii. 60% of the total such trees on lots of 1/4 acre to one acre, except in the CR5ac and the ER-1 Districts.
 - iii. 40% of the total such trees on lots of one acre, except in the CR-5ac and ER-1 Districts.

- iv. 20% of the total such trees on lots of 2.5 acres or more, except in the CR-5ac and ER-1 Districts.
 - v. 10% of the total such trees on all lots in the CR-5ac and ER-1 Districts.
- b. Trees removed in excess of the above reasons will require a tree removal permit. Conditions under which a permit may be issued include, but will not be limited to, the following:
- i. The tree is dead, dying or diseased.
 - ii. The tree is damaged or injured to the extent that it is likely to die or become diseased.
 - iii. The removal of the tree will enhance the tree preservation area and the health of the remaining trees.
 - iv. The removal of the tree will avoid or alleviate an economic hardship or hardship of another nature to the property or residences.
 - v. The removal of the tree is consistent with good arboriculture practices.
5. Replacement Trees: When in keeping with good arboriculture practices, replacement trees shall be planted for all removed trees. They may be planted in the tree preservation area or in the building activities area after the initial construction activities are completed. All replacement trees shall be planted within 30 days of final grading. The determination of good arboriculture shall be based on tree density and spacing of the table on the following page.
6. Penalties: Any person violating any provision of this subsection shall be subject to a penalty per tree illegally cut or removed, which shall be determined by the assessed value of the trees removed. The assessed value shall be determined in accordance with the "Manual for Plant Appraisers," published by the County of Tree and Landscape Appraisers, most recent edition. In addition, a replacement tree shall be planted to replace all trees cut illegally.
- (5) Vertical expansion of any legal conforming principal building existing prior to adoption date of the 1998 Zoning Code is permitted up to the maximum height limits of the zoning district.
- (6) The City may apply specific stormwater management requirements in addition to the requirements of Section 78-247 of the Municipal Code, for additional development in the Lakeshore Overlay Zoning District, as enabled by Subsection 78-247(h)(7)- Additional Requirements

Section 98-506(3): Drainageway Overlay Zoning District

- (3) Determination of Drainageway Boundaries: General drainageway boundaries are depicted on the

Official Zoning Map. Upon the proposal of development activity on any property which contains a drainageway depicted on the Official Zoning Map, the petitioner shall prepare ~~a detailed site analysis~~ the required Natural Resources Site Evaluation per the requirements of Section 98-510303. This analysis shall depict the location of all drainageway areas on the subject property as related to the provisions of Subsection (1), above.

- (4) Vertical expansion of any legal conforming principal building existing prior to adoption date of the 1998 Zoning Code is permitted up to the maximum height limits of the zoning district.

Section 98-507(3): Woodland Overlay Zoning District

- (3) Determination of Woodland Boundaries: General woodland boundaries are depicted on the Official Zoning Map. Upon the proposal of development activity on any property which contains a woodland depicted on the Official Zoning Map, the petitioner shall prepare ~~a detailed site analysis~~ the required Natural Resources Site Evaluation per the requirements of Section 98-908(3)(h)303 and areas subject to the following mitigation requirements in subsection (4), below. This analysis shall depict the location of all woodland areas on the subject property as related to the provisions of Subsection (1), above, and shall also clearly depict all areas subject to proposed Selective Cutting and Clear Cutting. Selective cutting operations are permitted by right in all woodland areas (per the requirements of Section 98-206(2)(f)). Clear cutting is permitted as a conditional use in all woodland areas (per the requirements of Section 98-206(2)(g)).
- (4) Vertical expansion of any legal conforming principal building existing prior to adoption date of the 1998 Zoning Code is permitted up to the maximum height limits of the zoning district.

Section 98-508(3): Steep Slope Overlay Zoning District

- (3) Determination of Woodland Boundaries: General steep slope boundaries are depicted on the Official Zoning Map. Upon the proposal of development activity on any property which contains a steep slope depicted on the Official Zoning Map, the petitioner shall prepare ~~a detailed site analysis~~ the required Natural Resources Site Evaluation per the requirements of Section 98-908(3)(h)303. This analysis shall depict the location of all steep slope areas on the subject property as related to the provisions of Subsection (1), above and shall also clearly depict all areas subject to the proposed removal and stabilization of steep slopes through site grading, retaining walls, and other methods approved by the City Engineer.
- (4) Mandatory Steep Slope Protection Requirements: Except for steep slopes approved for removal and stabilization by the City Engineer per the provisions of Subsection (3) immediately above, steep slopes shall remain in an undisturbed state except for the land uses permitted in Section 98-204 per the requirements of Subsection 98-206(10).
- (5) Vertical expansion of any legal conforming principal building existing prior to adoption date of the 1998 Zoning Code is permitted up to the maximum height limits of the zoning district.

That this ordinance shall take effect upon passage and publication, as provided by law.

Approved by the City of Lake Geneva Common Council on this 11th day of October, 2021.

Mayoral Action: ☐ **Accept** ☐ **Veto**

Attest:

Lana Kropf, City Clerk Date

ORDINANCE OF THE COMMON COUNCIL

An ordinance amending Chapter 26, Elections, Section 26-3, Election Officials; adding section 26-3(c) as it relates to scheduling of Election Inspectors and Section 26-6, Polling Locations; as it relates to designation of a polling location for the City of Lake Geneva

Committee			
Fiscal Impact:	N/A		
File Number:	21-08	First Reading :	September 27, 2021
		Second Reading :	October 11, 2021

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain as follows:

Sec. 26-3 Election officials.

- (a) Number. Unless otherwise provided under W.S.A. § 7.30, the number of election officials in the several aldermanic districts of the City shall be five inspectors. The City Clerk can reduce the number of inspectors by resolution.
- (b) Chairman and Chief Inspector; duties. The City Clerk shall be the Chairman of the Election Board. On election day, the Chairman shall select an inspector to act as Chief Inspector whose duty it shall be to supervise the other election officials in his aldermanic district pursuant to the directions of the Chairman. The inspectors so selected shall perform such duties in addition to their other duties or be subject to removal from office.

(c) Scheduling of Election Inspectors. The City Clerk or Assistant City Clerk shall have the discretion to schedule Election Inspectors based on availability of Inspectors or anticipated need of any given election. Inspectors may be scheduled for the whole Election Day or partial Election Day.

Sec. 26-4 Voting machines.

- (a) The City hereby adopts the use of an electronic voting system authorized by the state statutes and approved under W.S.A. § 5.91, for use in the state.
- (b) The City authorizes the purchase of all necessary materials and equipment for such system for use in Aldermanic Districts I, II, III and IV.

Sec. 26-5 Primary election.

The City shall hold a primary election on the third Tuesday of February if more than two candidates have filed nomination papers for the same municipal office.

Sec. 26-6 Polling places.

There shall be ~~two-one~~ polling places for the City. Residents of Aldermanic Districts I, ~~and II, III, and IV~~ shall vote at the City Hall building, 626 Geneva Street. ~~Residents of Aldermanic Districts III and IV shall vote at the fire station, 730 Marshall Street. The City Council may by resolution designate the City Hall building, 626 Geneva Street, as the sole polling place for Aldermanic Districts I, II, III and IV when only statewide primaries and referendums are on the ballot, and when low voter turnout is anticipated.~~

That this ordinance shall take effect upon passage and publication, as provided by law.

Approved by the City of Lake Geneva Common Council on this 11th day of October, 2021.

Mayoral Action: ☐ **Accept** ☐ **Veto**

Lana Kropf, City Clerk Date

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: _____ ending: 06/30/2022
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: ☐ Town of ☐ Village of ☒ City of Lake Geneva

County of Walworth Aldermanic Dist. No. _____
(if required by ordinance)

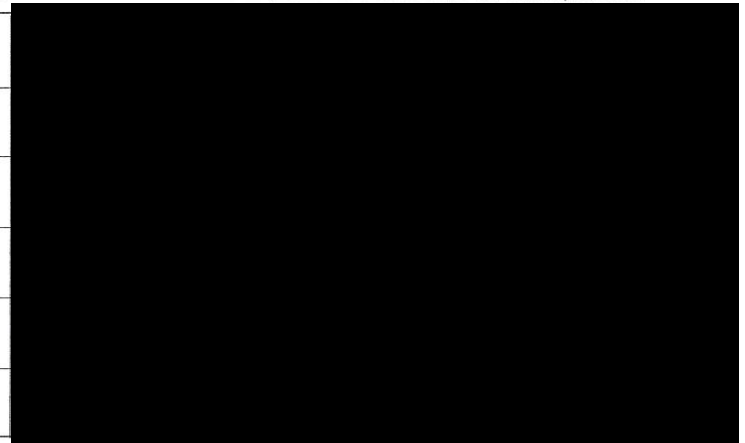
Check one: ☐ Individual ☒ Limited Liability Company
☐ Partnership ☐ Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number <u>456-1030363273-02</u>	
FEIN Number <u>83-1709277</u>	
TYPE OF LICENSE REQUESTED	FEE
☐ Class A beer	\$
☒ Class B beer	\$ <u>100-</u>
☐ Class C wine	\$
☐ Class A liquor	\$
☐ Class A liquor (cider only)	\$ N/A
☒ Class B liquor	\$ <u>500-</u>
☐ Reserve Class B liquor	\$
☐ Class B (wine only) winery	\$
Publication fee	\$ <u>25</u> <i>pd 8/19/21</i>
TOTAL FEE	\$ <u>625-</u>

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)
Ovalle - Perez, LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

President / Member Last Name <u>Perez</u>	(First) <u>Cynthia</u>	(Middle Name) <u>E</u>
Vice President / Member Last Name <u>Ovalle</u>	(First) <u>Efren</u>	(Middle Name)
Secretary / Member Last Name	(First)	(Middle Name)
Treasurer / Member Last Name	(First)	(Middle Name)
Agent Last Name <u>Perez</u>	(First) <u>Cynthia</u>	(Middle Name) <u>E</u>
Directors / Managers Last Name	(First)	(Middle Name)



1. Trade Name Taqueria el Gallo de Oro Business Phone Number (262) 729 4055
2. Address of Premises 820 Williams St Post Office & Zip Code 53147

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)

Our building has a back room by the customers bathroom where we would store our cases of liquor. alcohol would be sold in our dining room and outdoor fenced patio. we are also planning on adding/remodeling our dining room to make a better bar that will comply with all codes and regulations.

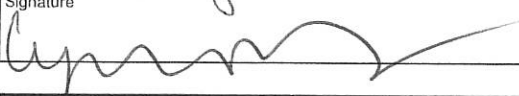
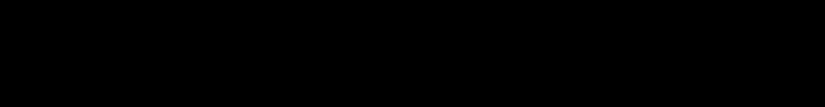
4. Legal description (omit if street address is given above): _____

5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? ☒ Yes ☐ No

(b) If yes, under what name was license issued? Cynthia Ovalle

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? **If yes, explain** ☐ Yes ☒ No
7. Is the applicant an employee or agent of, or acting on behalf of anyone except the named applicant? ☐ Yes ☒ No
If yes, explain.
8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? **If yes, explain** ☐ Yes ☒ No
9. (a) **Corporate/limited liability company applicants only:** Insert state WI and date _____ of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? **If yes, explain** ☐ Yes ☒ No
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? **If yes, explain.** ☐ Yes ☒ No
10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] ☒ Yes ☐ No
11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ☒ Yes ☐ No
12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) <u>Perez, Cynthia</u>	Title/Member <u>Manager / Agent</u>	Date <u>08/19/2021</u>
Signature 		

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>Aug 19, 2021</u>	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print)	(last name)	(first name)	(middle name)
Ovalle		Efren	

The above named individual provides the following information as a person who is (check one):

☐ Applying for an alcohol beverage license as an **individual**.

☐ A member of a **partnership** which is making application for an alcohol beverage license.

☒ member of Ovalle - Perez, LLC
(Officer / Director / Member / Manager / Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? _____
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? ☐ Yes ☒ No
If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)

3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? ☐ Yes ☒ No
If yes, describe status of charges pending. _____

4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? ☐ Yes ☒ No
If yes, identify. _____
(Name, Location and Type of License/Permit)

5. Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? ☐ Yes ☒ No
If yes, identify. _____
(Name of Wholesale Licensee or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From	To
French Country Inn	W4190 West End Road	1999	2017
Stephanas	W4190 West End Rd	2017	2018

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

Efren Ovalle
(Signature of Named Individual)

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print) (last name)	(first name)	(middle name)
Perez	Cynthia	E

The above named individual provides the following information as a person who is (check one).

- ☐ Applying for an alcohol beverage license as an **individual**.
- ☐ A member of a **partnership** which is making application for an alcohol beverage license.
- ☐ Agent of Ovalle - Perez LLC
(Office Director / Member / Manager / Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? 7-8 years
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? ☐ Yes ☒ No
If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? ☐ Yes ☒ No
If yes, describe status of charges pending.
4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? ☐ Yes ☒ No
If yes, identify.
5. Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? ☐ Yes ☒ No
If yes, identify.

(Name of Wholesale Licensee or Permittee)

(Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name <u>Jayne</u>	Employer's Address <u>771 W Main St Lake Geneva</u>	Employed From <u>2017</u>	To <u>2018</u>
Employer's Name <u>Stephanas</u>	Employer's Address <u>W4190 West End Rd</u>	Employed From <u>2016</u>	To <u>2018</u>

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

[Signature]
(Signature of Named Individual)

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: ☐ Town ☐ Village ☒ City of Lake Geneva County of Walworth

The undersigned duly authorized officer/member/manager of Owale-Perez LLC
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as Taqueria El Gallo de Oro
(Trade Name)

located at 820 William St

appoints Cynthia E Perez

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

☐ Yes ☒ No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? ☒ Yes ☐ No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 6-7 years

Place of residence last year [Redacted]

For: Owale-Perez LLC
(Name of Corporation / Organization / Limited Liability Company)

By: [Signature]
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, Cynthia Perez, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

[Signature] 08/19/2021

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on 8-22-2021 by [Signature] Title Police Chief
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)



WISCONSIN DEPARTMENT OF REVENUE
PO BOX 8902
MADISON, WI 53708-8902

Contact Information:

2135 RIMROCK RD PO BOX 8902
MADISON, WI 53708-8902
ph: 608-266-2776 fax: 608-264-6884
email: DORBusinessTax@wisconsin.gov
website: revenue.wi.gov

Letter ID

L0485253264

OVALLE-PEREZ LLC D.B.A TAQUERIA EL GALLO DE
ORO
820 WILLIAMS ST
LAKE GENEVA WI 53147-1445

Wisconsin Department of Revenue Seller's Permit

Legal/real name:	OVALLE-PEREZ LLC D.B.A TAQUERIA EL GALLO DE ORO
Business name:	TAQUERIA EL GALLO DE ORO 820 WILLIAMS ST LAKE GENEVA WI 53147-1445

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

Tax Type	Account Type	Account Number
Sales & Use Tax	Seller's Permit	456-1030363273-02

Emergency door

Storage Room
for Soda, Beer,
Ect...

Door

Bathroom

Beer and Soda
Fridge

Bar
area

Kitchen

Door

Patio

Dining
Room

Door

Front door

3
+
2
=



CITY OF LAKE GENEVA

ALCOHOL LICENSE CHECKLIST

Checklist must be submitted by each applicant seeking a new Alcohol License. Incomplete applications will be rejected.

Applicant/Agent Name: PRABH S THIND
 Business Name and Address: FONTANA PETRO INC.
 Type of Alcohol License(s) Sought: LIQUOR, WINE, BEER

Applicant	Office Use	Item
☐	☐	Discuss with City Clerk (or Assistant City Clerk) the desired alcohol license and proposed use.
☐	☐	Original Alcohol Beverage Retail License Application (AT-106) Thoroughly complete questions 1-14 and complete the box in the upper right corner. Application can be notarized by the Clerk's Office.
☐	☐	Auxiliary Questionnaire (AT-103). Thoroughly complete the top sections and questions 1-6. A copy must be submitted for each officer, director, member, manager and agent of the corporation, LLC, or non-profit organization. Application(s) can be notarized by the Clerk's Office.
☐	☐	Agent Schedule (AT-104). Thoroughly complete the top section and the "Acceptance by Agent" section.
☐	☐	\$25 publication fee payable to the City of Lake Geneva and due upon application.
☐	☐	Proof of Completing Responsible Beverage Server Training Course. Individuals, partners and agents of corporations and LLC's must have successfully completed an approved responsible beverage server training course within the past two years. <i>Does not apply to individuals who held, or were an agent of a corporation or LLC that held a liquor license within the past two years.</i>
☐	☐	Proof of Residency. Applicants must have resided 90 days continuously in this state prior to the date of application. Proof of residency could include voter registration, motor vehicle registration, driver's license, residential lease or purchase agreement, or income tax records. <i>Officers, directors, members or managers of corporations or LLCs are not required to meet the State residency requirement.</i>
☐	☐	Proof of Wisconsin Seller's Permit. Can be a copy of a letter, e-mail or website from the State of Wisconsin proving that the applicant is in good standing for sales tax purposes and holds a valid seller's permit.
☐	☐	Map of premises. Applicant must submit a map of the premises, identifying the building(s), room(s), and/or land area under his/her control where alcohol beverages will be sold, served, consumed, or stored. Map does not need to be drawn to scale but should include a small compass arrow showing which direction is north.

Applications (AT-106, AT-103, AT-104) may be obtained at City Hall or from the Wisconsin Department of Revenue website, <http://www.revenue.wi.gov/forms/alcohol>

For Office Use Only

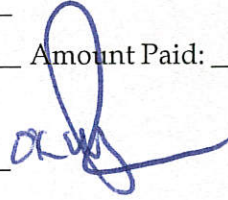
Date Filed with Clerk: 8/27/21

Publication Fee Receipt: 15.002804 Amount Paid: 25.00

Date Published in Newspaper: _____

License Fee Receipt: _____ Amount Paid: _____

Date forwarded to Police Chief: _____



FLR/Council Approval: _____

License Issued Date: _____ License Number: _____

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: Sept. 15, 2021 ending: June 30th, 2022
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: ☐ Town of ☐ Village of ☒ City of LAKE GENEVA

County of WALWORTH Aldermanic Dist. No. _____
(if required by ordinance)

Check one: ☐ Individual ☒ Limited Liability Company
☐ Partnership ☒ Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number <u>456-1029471128-02</u>	
FEIN Number <u>82-1558004</u>	
TYPE OF LICENSE REQUESTED	FEE
☒ Class A beer	\$ <u>100</u>
☐ Class B beer	\$
☐ Class C wine	\$
☒ Class A liquor	\$ <u>500</u>
☐ Class A liquor (cider only)	\$ N/A
☐ Class B liquor	\$
☐ Reserve Class B liquor	\$
☐ Class B (wine only) winery	\$
Publication fee	\$ <u>25</u>
TOTAL FEE	\$ <u>625</u>

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)

FONTANA PETRO INC.

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

President / Member Last Name <u>NAVKIRANTHIND</u>	(First) <u>NAVKIRAN</u>	(Middle Name) <u>N.A.</u>
Vice President / Member Last Name <u>PRABH THIND</u>	(First) <u>PRABH</u>	(Middle Name)
Secretary / Member Last Name	(First)	(Middle Name)
Treasurer / Member Last Name	(First)	(Middle Name)
Agent Last Name <u>Thind</u>	(First) <u>Prabm</u>	(Middle Name)
Directors / Managers Last Name	(First)	(Middle Name)

1. Trade Name FONTANA PETRO Business Phone Number 262 215 1711
2. Address of Premises 501 Interchange North Post Office & Zip Code Lake Geneva 53147

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)

Walk-in Cooler, Liquor displayed next to Cash Counter.
Wine displayed by the Beer Cooler.

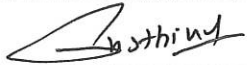
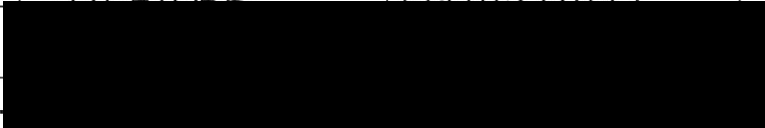
4. Legal description (omit if street address is given above): _____

5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? ☒ Yes ☐ No

(b) If yes, under what name was license issued? NORTH SIDE MOBIL

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? **If yes, explain** ☐ Yes ☒ No
7. Is the applicant an employee or agent of, or acting on behalf of anyone except the named applicant? ☐ Yes ☒ No
If yes, explain.
8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? **If yes, explain** ☐ Yes ☒ No
9. (a) **Corporate/limited liability company applicants only:** Insert state WI and date 5/17/2017 of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? **If yes, explain** ☐ Yes ☒ No
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? **If yes, explain.** ☐ Yes ☒ No
10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] ☒ Yes ☐ No
11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ☒ Yes ☐ No
12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) <u>THIND PRABH S</u>	Title/Member <u>OFFICER</u>	Date <u>09/07/2021</u>
Signature 		

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>Sept 7, 2021</u>	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

**SCHEDULE FOR APPOINTMENT OF AGENT BY CORPORATION/NONPROFIT
ORGANIZATION OR LIMITED LIABILITY COMPANY**

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by the officer(s) of the corporation/organization or members/managers of a limited liability company and the recommendation made by the proper local official.

To the governing body of: ☐ Town
☐ Village of LAKE GENEVA County of WALLWORTH
☒ City

The undersigned duly authorized officer(s)/members/managers of FONTANA PETRO INC.
(registered name of corporation/organization or limited liability company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as
FONTANA PETRO INC.
(trade name)

located at 501, Interchange Road, Lake Geneva, WI 53147

appoints PRABH THIND

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

☒ Yes ☒ No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? ☐ Yes ☒ No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 11 yrs.

Place of residence last year [REDACTED]

For: FONTANA PETRO INC.
(name of corporation/organization/limited liability company)

By: [Signature]
(signature of Officer/Member/Manager)

And: [Signature]
(signature of Officer/Member/Manager)

ACCEPTANCE BY AGENT

I, PRABH S THIND, hereby accept this appointment as agent for the
(print/type agent's name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

**APPROVAL OF AGENT BY MUNICIPAL AUTHORITY
(Clerk cannot sign on behalf of Municipal Official)**

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on 9/8/21 by [Signature] Title Police Chief
(date) (signature of proper local official) (town chair, village president, police chief)

No. 2021/2022-01

\$100.00

CLASS "A" RETAILERS' LICENSE

For the sale of

FERMENTED MALT BEVERAGES

ONLY FOR CONSUMPTION AWAY FROM THE PREMISES WHERE SOLD

WHEREAS, the local governing body of the VILLAGE of FONTANA ON GENEVA LAKE, County of Walworth, Wisconsin, has, upon application duly made, granted and authorized the issuance of a Retail Class "A" Beer License to FONTANA PETRO, INC., d/b/a FONTANA SHELL, INC. AGENT: PRABHSIMRAN SINGH THIND to sell Fermented Malt Beverages as defined by law, pursuant to Section 125.25(1), (2), (3), and (4) of the Statutes of the State of Wisconsin and local ordinances.

AND WHEREAS, the said applicant has paid to the treasurer the sum of \$100.00 for such Class "A" Beer Retailer's Licenses as provided by local ordinances, and has complied with all the requirements necessary for obtaining such licenses;

LICENSE IS HEREBY ~~ASSIGNED~~ to said applicant to sell, deal and traffic in, at retail, Fermented Malt Beverages at the following described premises: Gas Station Convenience Store Building and Coolers at 286 Valley View Drive (diagram or file at Village Hall).

FOR THE PERIOD from July 1, 2021 to June 30, 2022.

Given under my hand and the corporate seal of the
VILLAGE of FONTANA, County of WALWORTH,
State of Wisconsin, this 30th day of June, 2021.

This License must be FRAMED and POSTED in a conspicuous place
where Fermented Malt Beverages are sold.

Theresa Loomer
Theresa Loomer, Village Clerk

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print) (last name) THIND	(first name) PRABH	(middle name) S
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The above named individual provides the following information as a person who is (check one):

☐ Applying for an alcohol beverage license as an **individual**.

☒ member of a **partnership** which is making application for an alcohol beverage license.

☒ Agent & Officer of FONTANA PETRO, Inc.
(Officer / Director / Member / Manager / Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? 11 YEARS
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? ☐ Yes ☒ No
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? ☐ Yes ☒ No
 If yes, describe status of charges pending.
4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? ☐ Yes ☒ No
 If yes, identify.
5. Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? ☐ Yes ☒ No
 If yes, identify.

(Name of Wholesale Licensee or Permittee)

(Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name <u>FONTANA SHELINC</u>	Employer's Address <u>286 Valleyview Dr. Fontana WI</u>	Employed From <u>NOVEMBER 2011</u>	To <u>JULY 2017</u>
Employer's Name <u>FONTANA PETRO</u>	Employer's Address <u>286 Valleyview Dr. Fontana WI</u>	Employed From <u>AUG 2017</u>	To <u>JUNE 2021</u>

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

(Signature of Named Individual)

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print) (last name) THIND	(first name) NAVKIRAN	(middle name)
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The above named individual provides the following information as a person who is (check one):

☐ Applying for an alcohol beverage license as an **individual**.

☒ member of a **partnership** which is making application for an alcohol beverage license.

☒ OFFICER of FONTANA PETRO INC.
(Officer / Director / Member / Manager / Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? Seven yrs.
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? ☐ Yes ☒ No
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)

3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? ☐ Yes ☒ No
 If yes, describe status of charges pending.

4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? ☐ Yes ☒ No
 If yes, identify.

(Name, Location and Type of License/Permit)

5. Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? ☐ Yes ☒ No
 If yes, identify.

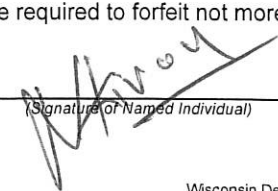
(Name of Wholesale Licensee or Permittee)

(Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name <u>FONTANA PETRO INC.</u>	Employer's Address <u>286, Valley View Drive, Fontana</u>	Employed From <u>August 1, 2017</u>	To <u>June 30, 2021</u>
Employer's Name <u>FONTANA SHELL INC.</u>	Employer's Address <u>286, Valley View Drive Fontana</u>	Employed From <u>Jan, 1, 2017</u>	To <u>July 31, 2017</u>

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.


(Signature of Named Individual)

Help Us Build a Playground for All!



Never Say Never Playland is the dream and passion of Dusti Grenus and an army of like minded friends behind her. Dusti's only daughter, 21-year-old Kameron, was born with Cerebral Palsy, and has limited mobility and communication ability. For all of these years, Dusti has searched for opportunities to give Kam the life of a "normal" kid, and has pursued tireless research and campaigning to develop Never Say Never, inc.

This amazing playground will be located in Veteran's Park in Lake Geneva, and will offer an innovative, safe, accessible and fun experience for kids (and adults) of all ages and mobility levels. We are one of only two counties in the state with a special needs school, and Walworth County is also the home of The Wisconsin School For the Deaf, yet we have no appropriate outdoor recreation area for the less-abled members of our community.

"Most playgrounds are inaccessible to many children, and are therefore telling them, 'no, you cannot play here.' The title for the Playland was born out of this. We as a community can never say never to a child's desire to play, and we need to encourage and emphasize that all children, regardless of their abilities, can play on our playground".

-Diane K., Occupational Therapist

Never Say Never will be a 13,000 sq ft, fully inclusive playground, compliant with the ADA. Some of the key features that make it fully accessible to all, are swings with high backs and safety belts, a wheelchair friendly merry-go-round, wheelchair swing, no stairs and lastly, the entire playground will have a poured-in-place rubber foundation. There are too many unique features to list them all, but the playground will be the first of it's kind in the Walworth County area.

Join us. Help us. Learn more about us. The land has been donated, and initial funding is underway, but we need your help to reach our goal of \$520,000 to bring the playground to life for Walworth County.



Sponsorship

We are looking for a Sponsorship, not a handout! We will work with you to fully maximize all the community goodwill such a project can generate. Your contribution will be immortalized on our donor wall, giving your organization a lifetime of recognition for your generosity.

Sponsorship Levels



Components Sale

✓ = This Component is Already Funded!

Tot Lot (ages 2-5)			
Marimbas Musical Component	\$4,900	Turquoise Teepee	\$2,500
Low Ladder	\$1,100	Double slide	\$1,700
✓ Mermaid Dive Tunnel	\$1,800	Bench (x2)	\$500 ✓
✓ Mushroom Steppers	\$1,700	Bucket Seat (x2)	\$2,250
Wavy Bridge	\$1,300	Tot Therapeutic Swing (x2)	\$2,300
Expression Swing	\$4,200	Canoe Climber	\$1,600
Mermaid Lagoon with Swinging Deck	\$3,000	Turtle Drum	\$3,100
✓ Coral Cave	\$500	Trellised Seating	\$1,500
✓ Clock/Sign Language Panel	\$1,200	Ramp (x2)	\$1,000
✓ Clover Climber	\$900	Mermaid Coral Reef Wreck	\$500 ✓
✓ Wheelchair Wavy Bridge	\$2,500		
Older Kid's Area			
We-Saw	\$8,500	Accessible Zip Krooz	\$9,500 ✓
Metallophone Musical Component	\$5,100	Zip Krooz	\$9,500
Music Station	\$6,000	Dragonfly Stepping Beam	\$600 ✓
Magical Clock Tower	\$4,800	Fairy Dust Forest Tree Cottage	\$800 ✓
Walk the Plank climber	\$1,600	Pirate's Escape Cable	\$650 ✓
Gear Panel	\$1,200	Mushroom Entry	\$1,000
✓ Braille Panel	\$1,100	Hook's Harbor Ship with swinging platform	\$3,000
Jumbo Roller Slide	\$8,000	Land of Puppets Theatre	\$900 ✓
32" Deck Slide	\$2,500	Pixie Playhouse	\$1,500 ✓
✓ Seedpod Hollow Art Station	\$800	Strap Seat (x2)	\$2,150
Incline Tunnel	\$2,500	Therapeutic Swing (x2)	\$2,400
✓ Vertical Net	\$1,200	Team Swing	\$5,000 ✓
✓ Step Ladder	\$500	Sunflower Seat	\$600 ✓
Clock Climb	\$1,600	Bench (x5)	\$500
✓ Cable Bridge	\$575	Ramp (x3)	\$1,000
High Ring Bridge	\$2,400	Accessible Surfacing	\$240,000
Low Ring Bridge	\$2,400	Liberty Swing	\$12,500
Accessible Merry-Go-Round	\$20,000	Trellised Seating (x2)	\$1,500
Vertical Ladder	\$950	Ramp Climber	\$850
Short Ramp (x2)	\$500		

Personalize a Fence Picket!

The 13,000 sq ft playground will be surrounded by a fence, for additional safety and peace of mind. Engrave a picket with your company name! Or how about the names of your children, your grandchildren, or even your pet? Each engraved picket has room for up to 22 characters, and at \$50 each, the pickets represent a fun, easy way to be included in this community project.

For more information, or to download a sponsorship form, please visit our website at neversayneverplayland.com.

You can also reach out to Dusti at neversayneverplayground@gmail.com

NEVER SAY NEVER INC.
PO Box 824
Lake Geneva, WI. 53147

All donations are tax deductible, as Never Say Never Inc. is a registered non-profit 501(c)3 organization.

Follow us!

[f @neversayneverplayland](https://www.facebook.com/neversayneverplayland)
[@nsnplayland](https://www.instagram.com/nsnplayland)

May 2019



NeverSayNever

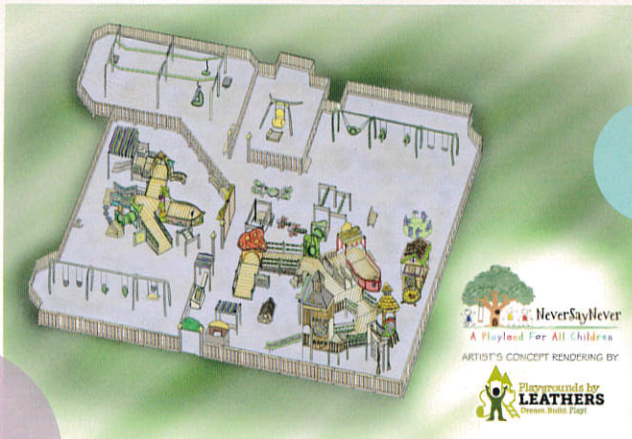
A Playland For All

Never Say Never Playland will be a community playground where children of all abilities can play together.

ADA COMPLIANT

- Poured rubber foundation
 - Adaptive swings
- Accessible merry-go-round
 - Cochlear-friendly slides
- No stairs – ramps on 1% incline
- And many more unique features for kids to explore and enjoy!

Help Us Build A



You Can Help!

Never Say Never Playland is going to be an amazing structure, but the biggest part of this project is the community volunteerism that will make it happen.

Here are some ways you can help:

- Be part of the playland committee
 - Help with a fundraiser
- Be a spokesperson for the project
 - Recruit volunteers
- Personalize a fence picket (\$50 donation)

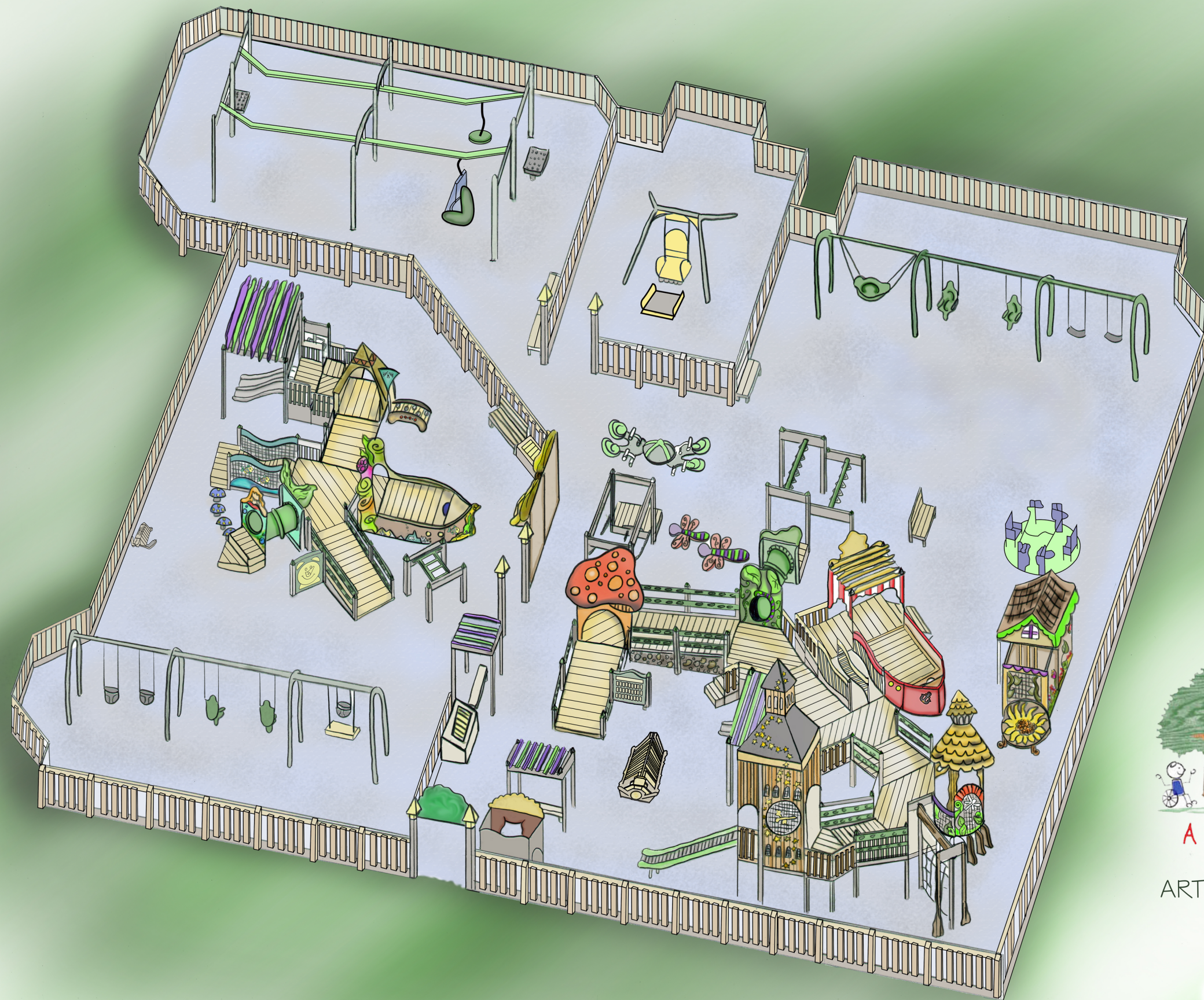
neversayneverplayland.com

Visit our website to donate and learn more about volunteer and sponsorship opportunities!

Follow us!

f @neversayneverplayland **@nsnplayland**

Never Say Never, Inc.
P.O. Box 824, Lake Geneva, WI 53147
(262) 206-6991




NeverSayNever
 A Playland For All Children

ARTIST'S CONCEPT RENDERING BY



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A proposal for Professional Auditing Services

City of Lake Geneva

Lake Geneva, Wisconsin

August 20, 2021

This proposal is a firm and irrevocable offer for 90 days.

WIPFLI

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August 20, 2021

City of Lake Geneva
Lana Kropf, City Clerk
cityclerk@cityoflakegeneva.com

Wipfli LLP ("Wipfli") is pleased to present this proposal to provide audit services to the City of Lake Geneva ("City") and to have the opportunity to contribute to the success and growth of your organization. Wipfli understands that the City is seeking a firm that matches their price and value expectations, brings advisory services as a primary focus of the engagement, and supports the City in making sound business decisions.

Wipfli is committed to working with governmental organizations, and our experience clearly indicates this commitment. Our philosophy is to provide our clients with quality services while maintaining an open working relationship. Like other quality auditing firms, we analyze records and disclose weaknesses. More importantly, we emphasize correcting the weakness and working with management to strengthen internal controls, improve operating efficiency, and take advantage of opportunities that will benefit your organization. We have found that the extra time and effort it takes to provide special, personalized service to each of our clients is beneficial to our clients and to our firm.

We assure you that we are prepared to provide the highest level of quality service to the City. We have selected an engagement team of highly competent, experienced professionals who are committed to serving you. You may also be assured that we will allocate the resources necessary to serve your interests and objectives and are committed to perform the work within the time-period indicated. We believe we meet and exceed the minimum eligibility requirements specified in your RFP.

Below are just a few of the benefits you will receive working with Wipfli, a firm that:



- Is large enough to have the resources to meet the ever-changing needs of your organization and assist you with the issues facing your industry.
- Has personnel dedicated to the governmental industry, with the expertise that comes with serving these types of clients full-time.
- Will be proactive in monitoring industry developments, identifying key issues, and communicating those key items to you as they develop.
- Has a proven history and established record of leadership within the governmental and federally funded industries in the areas of education and attestation.

Key ways we will demonstrate our commitment to you include:

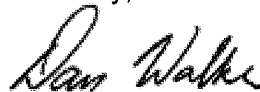
- Training our people and utilizing resources throughout our firm to offer the expertise and experience to meet the ongoing and special needs of the City.
- Using a proven audit approach for planning and executing the engagement. Our approach ensures you a high-quality audit at reasonable fees and minimal disruption to your staff.
- Coordinating with your management team. This will avoid unnecessary disruption, eliminate duplication of work, and maximize the return from our combined efforts.
- Offering a full range of services related to the governmental and federally funded industries, including attestation, compliance, information technology, human resource, employee benefit plan, and other services to handle the diverse needs of your organization.
- Providing your staff and board members with opportunities to attend training courses and receive literature specifically geared to the latest developments in the governmental and federally funded industries.
- Staying in touch with you throughout the year in person, by phone calls, and by e-mail. This means your management team will always be kept informed of current developments, and last-minute surprises will be avoided.

Your "Request for Audit Proposal" includes the preparation of the City's yearly audited financial statements for the year ending December 31, 2021 through December 31, 2023. The fee section of our proposal has a quotation for professional services for this period. If there are changes in these assumptions or unexpected circumstances arise, we will discuss revisions in the scope of the engagement and obtain your approval before proceeding. Any additional work outside of these estimates would be discussed with management before it is performed and billed.

The person entitled to represent the firm, empowered to submit the proposal and authorized to sign a contract with the City is Dan Walker, Partner. The primary contact for this project is Brian Anderson, Senior Manager.

We appreciate the opportunity to propose on your audit services. If you have any questions as you review the enclosed proposal, please do not hesitate to call Brian Anderson, Senior Manager, at 608.661.2692, or e-mail at BAAnderson@wipfli.com or Dan Walker, Partner, at 715.858.6632, or e-mail at DWalker@wipfli.com. Thank you again for this opportunity.

Sincerely,



Dan Walker, Partner

PROFILE OF THE INDEPENDENT AUDITOR

License to Practice in Wisconsin

Wipfli is a certified public accounting firm licensed to practice in the State of Wisconsin. Wipfli and key professional staff are properly licensed to practice in Wisconsin and have active licenses in good standing. Evidence of licensure is available upon request.

Independence

Wipfli is independent of the City and all its component units as defined by auditing standards generally accepted in the United States and the U.S. General Accounting Office's Government Auditing Standards. Our firm annually obtains certifications from the professional staff regarding independence concerns with any clients. We have not had any relationship with the City or its component units in the last five years. If an independence issue would surface during the contract period, it would be promptly discussed with you.

Disciplinary Action

No disciplinary action has been taken against Wipfli LLP, or any member of our firm by the State Board of the AICPA or any other regulatory agency during the last five years.

Quality Control Procedures

You can also rest assured that your engagement team will be experts in your most critical opportunities. We provide at least 120 hours of continuing professional education every three years to all our professional staff. Wipfli provides associates with industry-leading in-house professional education through Wipfli-U, and online learning center where associates can register for continuing education on technical and non-technical content.

Wipfli is not involved in any pending litigation or federal or state desk reviews and has not been named in any litigation over the past five years which dealt with the quality of audit work or of pricing of auditing services rendered with any state regulatory body or professional organization. Our latest Peer Review is included as Appendix A.

Governmental Specialty

Wipfli currently has approximately 100 individuals with governmental auditing experience. Your engagement will be staffed by professional staff from the Madison and Eau Claire, Wisconsin offices. The proposed staffing for the engagement includes five individuals on a full-time basis (partner, senior manager, manager and two staff accountants) as well as one individual on a part-time basis (a partner).

Wipfli is proud to have governmental clients that range from the smallest governmental entity to entities that are both sizeable and complex. Our firm's diverse industry experience has put us on the cutting edge of the accounting field as we continuously expand our in-house knowledge base and tap into an extensive network of industry resources to address our clients' specific needs. Our firm has been in existence for over 85 years and has been performing audits of local governments for over 50 years.

Challenges Facing Governmental Organizations

Wipfli's governmental practice members understand the challenges facing governmental organizations today, such as diversification of funding, management overseeing many functional areas within an organization, effective communication strategies to staff and the Board, and a consistently changing Information Technology environment. We take these factors into consideration when developing audit procedures and providing audit recommendations.

New Regulations and Standards

Wipfli is an industry leader on knowing the new regulations and standards that will impact your organization. As the City is well aware, the Governmental Accounting Standards Board (GASB) and Office of Management and Budget (OMB) consistently issue new standards and implementation guides that may or may not affect your organization. Our firm has a Governmental Technical Issues Committee that works together to research new guidance and how it will impact governmental organizations. Our team will then communicate those changes to you so that you will not be surprised as to the impact of any new regulations or standards.

Wipfli fast facts



19th

Largest CPA firm
in the U.S.

(Source: Accounting Today)

2,200+

Number of associates



270+

Number of partners

47

Number of locations
in the U.S. and India



5,000+

Hours volunteered on
Community Day 2018

81

Organizations served
on Community Day
2018



30+

Communities
benefitted on
Community Day 2018

Public Utility Experience

Below is a small sample of our experience auditing public utilities. We have experience auditing customer billings, compliance with authorized rate tariffs, testing PCAC, inventory, job costing, fixed asset accounting and other items unique to public utilities. We have also prepared and assisted in preparing annual reports to the PSCW, assisted clients in operating under a regulated basis of accounting, and worked with the PSCW and other state and federal agencies regarding rate setting, compliance, among other matters.

- City of Beaver Dam, Wisconsin
- Village of Merrimac, Wisconsin
- Village of Black Earth, Wisconsin
- Village of Sussex, Wisconsin
- City of Sturgeon Bay, Wisconsin
- City of Menomonie, Wisconsin
- Town of Florence, Wisconsin
- City of Eagle River, Wisconsin
- Town of Beloit, Wisconsin
- Village of Fairchild, Wisconsin
- Village of Lake Hallie, Wisconsin
- City of Mondovi, Wisconsin
- Village of Boyd, Wisconsin
- Village of Ellsworth, Wisconsin

Professional Organizations

The professionals at Wipfli are actively involved in numerous professional and business associations related to the governmental practice including:

- Government Finance Officers Association (GFOA)
- Wisconsin GFOA
- American Institute of Certified Public Accountants
- Wisconsin Institute of Certified Public Accountants
- AICPA Government Audit Quality Center

Client Satisfaction

It's one thing to say client satisfaction is important; it's quite another to measure it. Wipfli continually strives to be the firm of choice by earning clients' confidence and measuring their satisfaction. Each year we survey our business clients to establish a client satisfaction index (CSI). The CSI calculates how successful we are in meeting expectations according to what's important to our clients. As our client you also will have the opportunity to complete the survey and provide feedback on our experience with Wipfli. In addition, we perform an engagement survey and conduct a wrap-up meeting to explore opportunities for improvement. Best of all, expect each member of your service team to regularly ask you, "Are you satisfied with our performance? What else can we do to improve?" We won't be satisfied until you're 100% satisfied.

Positioned to better serve you

You're looking for the ideal firm — one that provides the close, personal touch and communication of a regional firm along with the extensive resources and specialized knowledge of a large, national firm. At Wipfli, we pride ourselves on delivering that close level of attention and responsiveness, alongside a wide breadth of capabilities. Whether it's navigating new regulations or implementing technology that can make a true difference to your organization — this means we can grow with you.

Local CPA firm	Top 15 global CPA firm	WIPFLI
Provides mostly compliance services to small organizations.	Attempts to be the provider of all services to all organizations.	Specializes and is extremely experienced in serving specific industries with specific services.
Growth is limited by resource constraints and capacity.	Grows primarily via mergers and acquisitions.	Grows both organically and through strategic acquisitions to strengthen capabilities in existing markets and grow into new markets.
Client base is concentrated on local businesses.	Targets large, publicly held companies.	Concentrates on small- to mid-sized organizations, both regionally and nationally.
Resources are concentrated locally and limited in scope. Small offices are restricted to a single region.	Has many resources and offices spread throughout the U.S. and the world.	Has nearly 50 locations across the U.S., with two specialized offices in India. Is centrally located, with easy access to regional markets and clients.
Partners are autonomous and actively involved in the hands-on work, but they lack the time and resources to perform a larger variety of work outside of tax.	Partners don't have much autonomy, and control is centralized in order to manage the firm's scale.	Maintains an entrepreneurial environment where partners have the flexibility to meet client needs.
Focused on providing historical analysis of financial information.	Thought leaders drive conversations but are not involved in the actual work and implementation.	Focuses on helping clients with compliance and enabling improved decision-making.

SUMMARY OF PROPOSER'S QUALIFICATIONS

To provide the City with outstanding service, Wipfli will provide access to business experts in your industry who can offer extensive audit and advisory services.

You will find our associates think logically, independently, and creatively on all our client engagements. The following is a list of the project leaders who will be working with you.



Dan Walker, CPA, Partner

Dan is a Certified Public Accountant and has been serving Wipfli LLP clients in the governmental and not-for-profit sectors since 1986. Dan has a Bachelor of Business Administration degree in accounting from the University of Wisconsin-Eau Claire. Dan graduated in May of 1986. Dan specializes in local governmental audits which includes counties, cities, villages, technical colleges, school districts, and other governmental entities. He has served as the partner on the audits of the City of Beaver Dam, Village of Sussex, City of Sturgeon Bay, Village of Black Earth, the City of Superior, as well as many other governmental audits. Dan will

oversee the performance of the audit, perform limited reviews, be available for consultation on any issues that may arise, and ensure that the City receives the highest level of professional services.

Dan is licensed in the state of Wisconsin and is a member of the American and Wisconsin Institutes of Certified Public Accountants (AICPA and WICPA), and the Wisconsin Government Finance Officers Association (WGFOA).

Dan's continuing professional education for the past five years has mainly been focused on the emerging issues in governmental accounting and auditing as well as attendance at the AICPA Governmental and Not-for-Profit Training Program and the Government Finance Officers Association's Annual Governmental GAAP Update. Much of his training has also been focused on the Uniform Guidance issued by the Office of Management and Budget (OMB).



Rob Ganschow, CPA, CFE, Partner

Rob is a partner in Wipfli LLP's Eau Claire office. Rob has been providing high-quality auditing and consulting services to governmental and nonprofit organizations since 1991. Rob has a Bachelor of Business Administration degree from the University of Wisconsin-Eau Claire. Rob graduated in December of 1991. Rob specializes in local governmental audits which includes technical colleges, school districts, counties and other municipalities. Rob is currently the audit partner on Wipfli's audit of the City of Menomonie, Village of Merrimac and Douglas, Buffalo and Pepin Counties as well as many other governmental audits. Rob will perform independent concurring review procedures on the audit as well as consultations to the audit team.

Rob is licensed in the state of Wisconsin and is a member of the American and Wisconsin Institutes of Certified Public Accountants (AICPA and WICPA), the Association of Certified Fraud Examiners (ACFE), and the Government and Wisconsin Government Finance Officers Association (GFOA and WGFOA).

Rob's continuing professional education for the past five years has mainly been focused on the emerging issues in governmental accounting and auditing as well as attendance at the AICPA Governmental and Not-for-Profit Training Program and the Government Finance Officers Association's Annual Governmental GAAP Update. Much of his training has also been focused on the Uniform Guidance issued by the Office of Management and Budget (OMB).



Brian Anderson, CPA, Senior Manager

Brian has been serving governmental clients including counties, school districts, cities, towns, and villages since 2002. Brian received a Master's and Bachelor's Degrees in Accounting from the University of Illinois in 2002 and 2001, respectively. He has served as the senior manager on the City of Beaver Dam, Village of Black Earth, Village of Merrimac, Village of Sussex, City of Sturgeon Bay, along with many other governmental clients. Brian will manage the audit and be your main contact if any issues should arise. He will be onsite for fieldwork, perform detailed reviews, be available for consultation on any issues that may arise, and ensure that the City receives the highest level of professional

services.

Brian is licensed in the state of Wisconsin and is a member of the AICPA, Wisconsin Institute of Certified Public Accountants, and currently serves on the Special Review Committee of the GFOA's CAFR review program. He has provided training on the Uniform Guidance and the new GASB pension and OPEB standards in recent years.

Brian's continuing professional education for the past five years has mainly been focused on the emerging issues in governmental accounting and auditing as well as attendance at the AICPA Governmental and Not-for-Profit Training Program and the Government Finance Officers Association's Annual Governmental GAAP Update. Much of his training has also been focused on the Uniform Guidance issued by the Office of Management and Budget (OMB).



Brian Kahl, CPA, Manager

Brian is an audit manager in Wipfli's non-profit and governmental practice. He has experience in government auditing and consulting since 1993. Working exclusively in the government and non-profit sectors has provided Brian with extensive knowledge and background in governmental audit requirements. He has always strived to provide exceptional service to clients. Brian is licensed in the state of Wisconsin.

Additional Engagement Members/Continuity of Your Service Team

Upon the award of the engagement, your service team will be supplemented with other appropriate auditors and accountants who work within our Nonprofit and Government Practice Group. You can be assured that any staff member assigned to work with you will be experienced with government organizations. Before assigning anyone other than those listed in this proposal to your audit engagement, we will submit a profile to the City for specific approval. Our goal is to provide continuity of staff on your service team. Our clients appreciate the experience and dedication of our people who work hard to build long-term relationships with them.

Similar Engagements

Agency: City of Beaver Dam
Scope: Financial Statement Audit, Single Audit
Engagement Partner: Dan Walker
Hours: 400
Contact Person: Zak Bloom, CPA, Director of Administration
Telephone: (920) 887-4600
E-mail Address: zbloom@cityofbeaverdam.com

Agency: City of Superior
Scope: Financial Statement Audit, Single Audit
Engagement Partner: Dan Walker
Hours: 400
Contact Person: Ashley Puetz, Assistant Finance Director
Telephone: (715) 395-7452
E-mail Address: PuetzAshley@ci.superior.wi.us

Agency: City of Menomonie
Scope: Financial Statement Audit, Single Audit
Engagement Partner: Rob Ganschow
Hours: 300
Contact Person: Lowell Prange, City Administrator
Telephone: (715) 232-2187
E-mail Address: lprange@menomonie-wi.gov

Agency: City of Sturgeon Bay
Scope: Financial Statement Audit
Engagement Partner: Dan Walker
Hours: 250
Contact Person: Valerie Clarizio, Finance Director
Telephone: (920) 746-2901
E-mail Address: vclarizio@sturgeonbaywi.org

Agency: Village of Sussex
Scope: Financial Statement Audit
Engagement Partner: Dan Walker
Hours: 200
Contact Person: Nancy Whalen, Finance Director
Telephone: (262) 246-5225
E-mail Address: nwhalen@villagesussex.org

SPECIFIC AUDIT APPROACH

We will audit and express an opinion on the fair presentation of the financial statements of the City of Lake Geneva, Lake Geneva Utility Commission, and the Downtown Lake Geneva Business Improvement District. We will also prepare financial statements for the financial statements above in conformity with generally accepted accounting principles. In addition to the reports noted above, we will complete the City's Municipal Financial Report Form (Form C) and the Water Utility's PSC report.

The City is unique; therefore, no cookie-cutter audit would be appropriate for the results you expect. That's why Wipfli has developed state-of-the-art audit tools and methodologies that identify your risk areas and focus your audit accordingly. We further encourage our staff to exercise professional judgment to conduct an audit that's specific to your organization rather than simply completing an audit "checklist." Our staff is trained to develop practical suggestions for improvements or recommend alternatives where opportunities exist. This value-added advice is communicated formally in the management report.

Transitioning to a new auditor

For many organizations, the transition to a new auditor can be stressful. But your transition can be a smooth one — and that's our main goal. The Wipfli team meets with you in advance to develop our audit strategy and choose an approach that tackles the risks we discover. We also work with your previous auditors to examine prior year working papers so that we can understand their audit approach and the timing of their procedures. This helps us determine if any additional procedures are performed on opening balances of your financial statements.

Overall, by aligning our organizations and setting expectations, we can move forward with an approach that meets your needs with minimal disruption.

Transition management

- 1 **Align both organizations**
 - Procedures
 - Personalities
 - Strategy
- 2 **Set expectations**
 - Specific needs and special circumstances
 - Timing and communication
 - Deliverables
- 3 **Move ahead**
 - Holistic approach
 - Collaboration and trust
 - Day-to-day relationships

Engagement timetable and approach

Below you'll find the estimated timetable for each step of the engagement. The schedule is planned around your specific requirements and to meet your deadlines, but it can be adjusted based on input from the audit committee or finance team. We will have discussions with your team to determine which procedures can be done onsite and which can be done virtually to make it more efficient for you and communicate the status of the audit frequently to stay on schedule and avoid surprises.

Engagement steps	October/ November	November/ December	February/ March	March/ April
Audit strategy				
Planning				
Interim				
Year-end fieldwork				
Reporting and wrap-up				

Step 1: Audit Strategy

We will develop a comprehensive audit strategy for the City. Our audit strategy will encompass the following:

Comprehensive understanding of the entity and its environment

Our knowledge of the government industry and federally funded programs gives us an excellent background to efficiently update our understanding after discussions with management. Our discussions will include areas of concern that management has as well as changes in operations and funding.

Assessment of risk of misstatement

We will review the nature of prior audit adjustments, management letter recommendations, and our initial assessment of the effectiveness of controls to assess financial statement and other risks.

Step 2: Planning

During the preliminary phase of the audit, we will request a meeting with the management team to ensure we have a clear understanding of their preferred style of communication and their expectations of Wipfli as the City's independent auditors. The Wipfli audit team will also discuss with management recent activities that will impact financial accounting and reporting. We want to identify early any significant accounting issues and develop with management an approach to resolve them. We want to work closely with management to ensure the year-end financial close process proceeds smoothly and on time. During the planning phase, we will discuss the timing for the interim work, audit fieldwork, and the schedules, as well as the records to be provided by the City staff. We will also perform initial risk assessments. We will obtain the City's budget and related material, organization charts, manuals and programs and documentation of financial and other management information systems to aid in our planning and understanding of internal control. Based on our review and experience with other governments, we may suggest improvements to optimize your internal control system.

Step 3: Interim Work

As an integral part of our services to the City, Wipfli will perform a review of your internal controls to assist us in planning the appropriate audit procedures. We develop our plan to address these areas and reduce time spent in non-critical areas. We typically obtain or prepare documentation of your internal control procedures and identify the key controls over significant transaction cycles. We then walkthrough those controls to make sure they are operating as documented.

If there are opportunities that we see for improvement, we will discuss and document those areas to help the City become more efficient and effective in their internal control procedures.

After our walkthroughs and documentation of internal and computer controls, we will further customize our audit programs and determine the audit procedures to be applied to your City's individual environment.

Step 4: Year-End Fieldwork

Year-end fieldwork will encompass numerous procedures including testing of account balances, review of minutes, grant analysis, and review of financial statement supporting documents. Certain audit procedures we perform each year will vary, and some will be unpredictable. Our departmental visits will be determined by the amount of transactions and level of risk over material misstatement at each department. The typical assistance that we expect from City personnel include the initial preparation of schedules to reconcile all significant balances that we will use to start our testing. Then as we review those schedules, we may ask questions to clarify those items or request further detail as appropriate. Below is an example of procedures that we typically perform in each audit area.

1. Cash and Investments
 - a. Confirm year end account balances.
 - b. Obtain bank reconciliations and substantiate reconciling items over scope.
2. Property Taxes Receivable
 - a. Review property tax settlements to other municipalities and the final reimbursement received from the City.
 - b. Review allocation of property tax levy by fund to the approved budget.
3. Capital Assets
 - a. Obtain schedules of capital assets including additions, retirements and accumulated depreciation.
 - b. Test additions and deletions for proper accounting and classification for the financial statements.
 - c. Review bidding procedures for compliance to the Wisconsin statutes and Uniform Guidance, if applicable.
4. Accounts Payable and Other Liabilities
 - a. Review accounts payable as of December 31 and determine proper cutoffs and review for unrecorded liabilities.
 - b. Determine the appropriateness of other liability accounts including accrued payroll and related withholdings.
 - c. Review GASB 68 disclosures from City records and compare to WRS reports.
 - d. Review OPEB disclosures in accordance with GASB standards.

5. Long-Term Debt
 - a. Verify and confirm balances owed and agree scheduled repayments to the general ledger.
 - b. Test the City's compliance with debt limitations per the Wisconsin Statutes.
6. Fund Balance/Net Position
 - a. Verify the appropriateness of fund balance and net position classifications.

The sample sizes that will be used during the engagement will typically be in the range of 25 to 60 items. The actual sample size used will be determined by taking a number of variables into consideration. These variables typically include the size of the population, results of internal control testing, and the attribute(s) being tested. We typically use non-statistical sampling rather than statistical sampling.

We will determine all laws and regulations that apply to the City and test any compliance with those laws as applicable. We will utilize analytical procedures in the planning phase, during audit fieldwork as well as in the wrap-up phases of the audit. These procedures will be used to identify balances or relationships that fall outside of our expectations that we will develop based on the specific circumstances at the City during the year being audited.

Step 5: Reporting and Wrap-Up

Our approach to meeting deadlines relies heavily on planning and communication. We will meet in advance to make sure that everyone understands the work required of all parties including required deadlines. We will then follow up with those individuals to make sure there are no issues or help needed to complete the required reports and come up with a new plan if needed to accommodate our deadlines. After the completion of fieldwork, we will conduct an exit conference with appropriate personnel to discuss all significant issues.

Workpapers

Upon request, Wipfli will provide a copy of the workpapers pertaining to any questioned costs determined in the audit. The workpapers must be concise and provide the basis for the questioned costs as well as an analysis of the problem. The workpapers will be retained for at least three years from the end of the audit period. The workpapers will be available for examination by authorized representatives of the cognizant federal or state audit agency, the GAO, and the City.

Use of Technology

We make significant use of technology as part of our audit process. We prefer workpapers in an electronic format whenever possible. Our audit engagement will utilize several different computer software packages. The specific software that will be utilized during the performance of your engagement is as follows:

- Sharefile Portal – Website portal to exchange workpapers and information securely between our audit team and your employees.
- CaseWare Working Papers – Paperless audit document management system.
- CaseView for Windows – Software that allows us to tailor audit programs based on the specific client situation.
- Microsoft Excel and Word – Used to generate spreadsheets and memos, etc., for electronic storage.
- Adobe Acrobat – Used to scan client documentation into CaseWare for electronic storage.

Proposed Audit Time Schedule

Time Frame	Project or Task to be Completed	Level of Staff
October/ November/ December	Pre-planning meeting with executive management.	Partner – 4 hours
		Senior Manager – 8 hours
	Preliminary visit to perform pre-planning and discuss staff participation.	Manager – 16 hours
		Staff Accountants – 20 hours
	Prepare confirmation letters and perform preliminary analytical review procedures; perform documentation of internal control structure and related.	
	Mail confirmation letters prepared at interim visit and complete confirmation letters on those sampling applications.	
February/ March	Begin fieldwork of the audit; conclude with open items list for management; schedule final follow-up date with management and staff.	Partner – 12 hours
		Senior Manager – 22 hours
		Manager – 24 hours
		Staff Accountants – 154 hours
	Final follow-up date; conclusion of the audit fieldwork, concluded with exit discussion of critical findings as well as any accounting adjustments with the City.	
	Review preliminary draft of financial report and prepare management letter; submit preliminary drafts to executive management; schedule formal exit conference with management.	
	Formal exit conference with management; make appropriate revisions in financial report and management letter.	
	Circulate revised financial report and management letter; finalize each thereafter submitting final bound copies to executive management.	
April/ May	Present audit to Board.	Senior Manager – 2 hours

COST PROPOSAL

1. (All-inclusive fee per year. We will not charge any additional fees for travel expenses, other consumables, etc.)

	2021	2022	2023
City of Lake Geneva	\$22,300	\$22,700	\$23,200
Utility Commission	\$11,500	\$11,700	\$11,900
Business Improvement District	\$1,500	\$1,500	\$1,600
Form C	\$1,000	\$1,000	\$1,100
PSC Utility Report	\$1,900	\$1,900	\$2,000
Total	\$38,200	\$38,800	\$39,800

2. Schedule of professional fees and expenses for the audit of the 2021 financial statements.

	Hours	Standard Hourly Rates	Quoted Hourly Rates	Total Base Proposal
Partner	16	\$425	\$300	\$4,800
Senior Manager	32	\$300	\$250	\$8,000
Manager	40	\$250	\$200	\$8,000
Staff	174	\$125	\$100	\$17,400
Total	262			\$38,200

3. Our rates for additional professional services will be at the standard hourly rates above.

4. Manner of Payment

Progress payments will be made on the basis of hours of work completed during the course of the agreement and out-of-pocket expenses incurred in accordance with the firm's dollar cost bid proposal. Interim billings shall cover a period of not less than a calendar month. Ten percent (10%) will be withheld pending delivery of the firm's final reports. Payment shall be due 45 days from receipt of the invoice.

5. Circumstances for increase in fees shown above/services outside the scope

We do not charge any additional fees for routine consultation during the year. The above fee estimates are based upon conducting a "normal" audit of the City. Should we encounter problems which would affect these fees materially, such as fraud or incomplete records, or should new auditing standards be placed upon us that were not in existence at the time this proposal was written, we would fully discuss the circumstances and potential fee increase with management before proceeding.

Appendix A

Peer Review

Report on the Firm's System of Quality Control

To the Partners of Wipfli, LLP and the
National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of Wipfli LLP (the Firm), applicable to engagements not subject to PCAOB permanent inspection, in effect for the year ended June 30, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The Firm is responsible for designing a system of quality control and complying with it to provide the Firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The Firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the Firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under Government Auditing Standards, including compliance audits under the Single Audit Act; audits of employee benefit plans, audits performed under FDICIA, an audit of a broker-dealer, and examinations of service organizations [SOC 1 engagements].

Opinion

In our opinion, the system of quality control for the accounting and auditing practice applicable to engagements not subject to PCAOB permanent inspection of Wipfli LLP in effect for the year ended June 30, 2019, has been suitably designed and complied with to provide the Firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies) or fail. Wipfli LLP has received a peer review rating of pass.

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

June 2, 2020
San Antonio, Texas

Weaver and Tidwell, L.L.P.
9311 San Pedro Avenue, Suite 1400 | San Antonio, Texas 78216
Main: 210.737.1042

CPAs AND ADVISORS | WEAVER.COM



Peer Review Program

Administered by the National Peer Review Committee

American Institute of CPAs
220 Leigh Farm Road
Durham, NC 27707-8110

July 17, 2020

Kurt Gresens
Wipfli LLP
469 Security Blvd
Green Bay, WI 54313-9707

Dear Kurt Gresens:

It is my pleasure to notify you that on July 16, 2020, the National Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

Michael Fawley
Chair, National PRC
nprc@aicpa.org
+1.919.402.4502

cc: Brett Siegfried, Daniel Szidon

Firm Number: 900010077210

Review Number: 570754

Appendix B

Professional Profiles



Dan Walker

Audit Partner, CPA

Eau Claire office
715 858 6632
dwalker@wipfli.com

wipfli.com

Dan Walker is an audit partner in Wipfli LLP's nonprofit and government practice. He has been providing high-quality audit and consulting services to local governments, higher education institutions, and other nonprofit organizations since 1987. Dan has extensive audit and consulting experience with a wide variety of governmental and nonprofit organizations. In addition to his audit experience, he has been instrumental in organizing Wipfli's approach to single audits in relation to OMB Uniform Guidance requirements. Dan's goal is to serve his clients in a way that makes him their first choice for business information and advisement.

Specializations

- Audits of local governments including counties, cities, villages, townships, sanitary districts, school districts, and technical/private colleges
- OMB Uniform Guidance
- Preparation of large and small nonprofit audits
- Preparation of regulatory reports

Professional memberships and activities

- American Institute of Certified Public Accountants (AICPA) - Member
- Wisconsin Institute of Certified Public Accountants (WICPA) - Member
- Wisconsin Government Finance Officers Association (WGFOA) - Member
- Wisconsin Counties Association (WCA) - Member

Education

University of Wisconsin-Eau Claire

- Bachelor of business administration degree in accounting



Robert Ganschow

*Audit Partner,
CPA, CFE*

Eau Claire office
715 858 6642
rganschow@wipfli.com

wipfli.com

Robert Ganschow is an audit partner in Wipfli LLP's nonprofit and government practice in the Western Region. He has been providing high-quality auditing and consulting services to local governments, higher education institutions, and other nonprofit organizations for over 20 years. Rob has extensive audit and consulting experience with a wide variety of governmental and nonprofit organizations. In addition to his auditing experience, Rob has performed a number of forensic accounting engagements. Rob prides himself in "going the extra mile" to ensure that his clients receive exceptional service.

Specializations

- Audits of local governments including counties, cities, villages, townships, sanitary districts, school districts, and technical colleges
- A-133 single audits
- Preparation of regulatory reports
- Preparation of water rate increase applications
- Forensic investigations

Professional memberships and activities

- American Institute of Certified Public Accountants (AICPA) - Member
- Wisconsin Institute of Certified Public Accountants (WICPA) - Member
- Government Finance Officers Association (GFOA) - Member
- Wisconsin Government Finance Officers Association (WGFOA) - Member
- Wisconsin Association of School Business Officials (WASBO) - Member
- Association of Certified Fraud Examiners (ACFE) - Member

Education

University of Wisconsin-Eau Claire

- Bachelor of business administration degree in accounting

WIPFLI



Brian Anderson

Senior Manager, CPA

Madison office
608 661 2692
banderson@wipfli.com

wipfli.com

Brian Anderson is in Wipfli's nonprofit and government practice. His primary focus is on auditing tribal organizations and local municipalities. Bringing more than 16 years of experience in the government and nonprofit arena, Brian effectively and efficiently helps clients comply with all of the applicable laws they are required to follow. He presents at various internal and external conferences to keep his clients and others up to date on the latest GASB pronouncements. Brian is also a member of Wipfli's Governmental Technical Issues Committee.

Specializations

- Tribal Governments and Casinos
- 2 CFR Part 200, OMB's Uniform Guidance audits
- Community/technical colleges
- Counties
- Municipalities
- School districts

Past experience

- Lindgren, Callihan, VanOsdol & Co. Ltd. (LCV), which merged with Wipfli LLP in 2010
- Member of LCV's Government Niche Services Committee

Professional memberships and activities

- American Institute of Certified Public Accountants (AICPA) - Member
- Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting (CAFR) Program Special Revenue Committee - Member
- Wisconsin GFOA - Member
- Wisconsin Institute of Certified Public Accountants (WICPA) School District Update Committee - Member

Education

University of Illinois at Chicago

- Bachelor of science degree in accounting
- Master of science degree in accounting

WIPFLI



Brian Kahl

Manager

Minneapolis office
952 548 3347
brian.kahl@wipfli.com

wipfli.com

Brian Kahl is an audit manager in Wipfli's nonprofit and governmental practice. He has over 26 years of experience in government auditing and consulting. Working exclusively in the government and nonprofit sectors has provided Brian with extensive knowledge and background in governmental audit requirements. He has always strived to provide exceptional service to clients.

Specializations

- Audits of local governments including cities, counties, villages and school districts
- OMB Uniform Guidance for Grants
- Wisconsin State Single Audit Guidelines
- Government Auditing Standards
- Preparation of regulatory reports

Past experience

- Wisconsin Department of Public Instruction for over eight years, primarily assisting school districts and auditors with financial reporting and audit guidelines
- Speaker at school district business managers and certified public accountants conferences

Professional memberships and activities

- Minnesota Society of Certified Public Accountants (MNCPA) – Member
- Association of International Certified Public Accountants – Member

Education

University of Wisconsin-Eau Claire

- Bachelor of business administration degree in accounting



Paul Lessila

N14 W23900 Stone Ridge Drive

Waukesha, WI 53188

414.218.7285

Paul.Lessila@rrins.com

Insurance Proposal Presented To:

**City of Lake
Geneva**

Policy Term:

October 1, 2021 to October 1, 2022

An **Assurex** Global Partner

City of Lake Geneva

10/1/2021 to 10/1/2022

Table of Contents

- Premium Comparison
- Proposal
- Auto Schedule
- Statement of values

Insured Name: City of Lake Geneva		Premium Comparison		
Paul Lessila / Karlie Davis Effective: 10/1/2021-10/1/2022				
Company	Prior Year LWMMI	Current Year - By Companies Quoting LWMMI		
Year	2020	2021	Difference	
Coverages				
General Liability	\$33,338.00	\$33,338.00	\$0.00	0.0%
Police Prof Liability	\$20,670.00	\$20,670.00	\$0.00	0.0%
Public Officials Liability	\$17,498.00	\$17,498.00	\$0.00	0.0%
No Fault Sewer	\$14,198.00	\$14,408.00	\$210.00	1.5%
Auto Liability	\$19,722.00	\$19,981.00	\$259.00	1.3%
Auto Physical Damage	\$26,570.00	\$29,082.00	\$2,512.00	9.5%
Package Total	\$131,996.00	\$134,977.00	\$2,981.00	2.3%
Property	\$55,224.00 <i>MPIC</i>	\$63,520.00 <i>MPIC</i>	\$8,296.00	15.0%
Equipment Breakdown	\$4,580.00 <i>MPIC</i>	\$4,562.00 <i>MPIC</i>	-\$18.00	-0.4%
Crime	\$1,496.00 <i>Hanover</i>	\$1,496.00 <i>Hanover</i>	\$0.00	0.0%
Other Coverages Subtotal	\$61,300.00	\$69,578.00	\$8,278.00	13.5%
Workers Compensation	\$116,942.00	\$138,494.00	\$21,552.00	18.4%
Estimated Premium	\$310,238.00	\$343,049.00	\$32,811.00	10.6%
Exposure changes				
	<u>2020</u>	<u>2021</u>	<u>Difference</u>	
<u>Package Changes</u>				
Number of Vehicle	76	77	1	1.3%
Total Vehicle Values	\$6,034,367	\$6,562,305	527,938	8.7%
# of Full Time Police Officers	26	26	-	0.0%
<u>Property (See Additional Page)</u>				
<u>Work Comp (See additional page)</u>				

Insured Name: City of Lake Geneva		Workers' Compensation Comparison									
Effective: 10/1/2021-10/1/2022											
Code	Classification	2020 Payroll Exposure	2020 Rate	2020 Premium	2021 Payroll Exposure	2021 Rate	2021 Premium	Exposure Difference	Rate Difference	% Rate Difference	Premium Difference
7520	Waterworks Operation	514,243	3.74	19,233	534,812	3.45	18,451	20,569	-0.29	-7.8%	(782)
7709	Fire Department - Volunteer <i>Flat Charge based on Population</i>	9,806		5,274	9,806		5,208				(66)
7720	Police Officers	2,330,572	3.17	73,879	2,484,389	2.89	71,799	153,817	-0.28	-8.8%	(2,080)
8810	Clerical Office	1,877,077	0.19	3,566	1,962,560	0.19	3,729	85,483	0.00	0.0%	163
9412	Municipal Operations-Cty/Town	1,232,460	3.61	44,492	1,281,758	3.49	44,733	49,298	-0.12	-3.3%	241
Totals		5,964,158		146,444	6,273,325		143,920	309,167			(2,524)
Experience Mod			0.87	(19,038)		1.05	7,196		0.18		26,234
Premium Discount			8.40%	(10,684)		8.50%	(12,842)		0.10%		(2,158)
Expense Constant				220			220				0
Terrorism Coverage			0.00	0		0.00	0				0
Total Premium				\$116,942			\$138,494				\$21,552

Experience Mod was originally at 1.10 at this premium \$145,036

Insured Name: City of Lake Geneva		Property Comparison			
Effective: 10/1/2021-10/1/2022					
	Prior Year MPIC 2020	Current Year MPIC 2021	Difference		
Building, BPP, PITO					
Premium	\$50,524.00	\$57,017.00	\$6,493.00	13%	
Coverage Limit	73,864,760	81,459,522	\$7,594,762.00	10%	
Rate	\$0.0684	\$0.07	\$0.00	2%	
Deductible	\$5,000.00	\$5,000.00	\$0.00	0%	
Contractor's Equipment					
Premium	\$5,300.00	\$6,227.00	\$927.00	17%	
Coverage Limit	2,657,920	2,965,175	\$307,255.00	12%	
Rate	\$0.1994	\$0.21	\$0.01	5%	
Deductible	\$2,500.00	\$1,000.00	-\$1,500.00	-60%	
Fine Arts					
Premium		\$578.00			
Coverage Limit		709,283			
Rate		\$0.0815			
Deductible		\$5,000.00			
Equipment Breakdown					
Premium	\$4,580.00	\$4,562.00	-\$18.00	0%	
Coverage Limit	73,864,760	81,459,522	\$7,594,762.00	10%	
Rate	\$0.0062	\$0.0056	\$0.00	-10%	
Deductible	\$5,000.00	\$5,000.00	\$0.00	0%	
Deductible Credit - Concrete in Wasterwater Treatment Value: \$7,823,850					
Premium	-\$600.00	-\$302.00	\$298.00	-50%	
Deductible	\$10,000.00	\$10,000.00	\$0.00	0%	
Property Total	\$59,804.00	\$68,082.00	\$8,278.00	14%	
Optional Quote: Inland Marine & Rivers Pier & Wharf - Replacement cost					
Limit: \$1,618,469					
Deductible: \$5,000/1%					
Annual premium \$10,991					

Proposal Contents

SECTION 1 Proposal

- A. Coverage/Limits Summary
- B. Cost Comparison

SECTION 2 Coverage Summary

- A. Coverage Enhancements
- B. Coverage Summary

SECTION 3 Local Plan Representation

- A. Local Plan Representatives

SECTION 4 New Services

- A. Human Resources

SECTION 4 Program Participation

- A. Current LWMMI Plan Participants

This proposal is intended to be only a summary of coverages and services. For specific details on coverage terms and conditions, please refer to the insurance coverage documents or talk to an authorized LWMMI Agent .

Section 1: Proposal

Coverage / Limits Summary

Coverage Provided by League of Wisconsin Municipalities Mutual Insurance	Limit of Liability
General Liability (No Terrorism, Mold or Fungi Exclusions)	\$5,000,000
Law Enforcement Liability	\$5,000,000
Premises Medical Payments	\$10,000
Public Officials Liability	\$5,000,000
Sewer & Water Systems Backup Extended Coverage	\$100,000 \$300,000
Automobile Liability	\$5,000,000
Automobile: Comprehensive deductible Various Collision deductible Various	
Automobile Medical Payments	\$10,000
Uninsured/Underinsured Motorist	Statutory
Damage to Premises Rented to You	\$250,000
Workers Compensation Part A Benefits (Including "Terrorism") Part B Employers Liability	Statutory \$2,000,000

The LWMMI Program offers a single limit of liability, combining General Liability, Law Enforcement, Public Officials Liability, and Auto Liability in one policy:

- No Aggregates
- No Claims Made Triggers
- No Deductibles

Section 1: Proposal

Coverage / Limits Summary, continued

Coverage	Limit	Deductible	(company name)
Property			MPIC
Buildings, Personal Property & Property in the open	\$81,459,522	\$5,000	
Contractor's Equipment	\$2,965,175	\$1,000	
Equipment Breakdown	\$81,459,522	\$5,000	
Fine Arts	\$709,283	\$5,000	
Comprehensive Crime Coverage			
Employee Theft – Per Loss <i>(Includes Faithful Performance)</i>	\$250,000	\$2,500	Hanover Insurance
Forgery or Alteration	\$2,000	\$500	
Inside the Premises – Theft of Money & Securities	\$100,000	\$1,000	
Outside the premises	\$100,000	\$1,000	
Computer Fraud	\$250,000	\$2,500	
Funds Transfer Fraud	\$250,000	\$2,500	
Funds Transfer – False Pretense	\$75,000	\$10,000	

Section 1: Proposal

Coverage / Limits Summary, continued

Workers Compensation

Employers Liability

Each Accident	100,000
Disease – Policy Limit	500,000
Disease – Each Employee	100,000

Rating Information

Class Code	Classifications	Estimated Remuneration	Rate	Estimated Premium
7520	Waterworks Operation	\$534,812	\$3.45	\$18,451
7709	Fire Department	9,806		\$5,208
7720	Police Officers	\$2,484,389	\$2.89	\$71,799
8810	Clerical Office	\$1,962,560	\$0.19	\$3,729
9412	Municipal Operations	\$1,281,758	\$3.49	\$44,733

Factors & Premiums

Coverage	Rate	Premium
Classifications Total		\$ 143,920
Experience Modification	1.05	\$ 7,196
Premium Discount	8.5%	\$-12,842
Expense Constant		\$ 220
Terrorism		\$ 0 (no charge)
Total Estimated Annual Premium		\$ 138,494

Section 1: Proposal

Cost Comparison

	EXPIRING	VS	LWMMI AND OTHERS
General Liability	\$ 33,338		\$ 33,338
Law Enforcement Liability	\$ 20,670		\$ 20,670
Public Officials E&O Liability	\$ 17,498		\$ 17,498
No Fault Sewer	\$ 14,198		\$ 14,408
Automobile Liability	\$ 19,722		\$ 19,981
Auto Physical Damage	\$ 26,570		\$ 29,082
Property / Inland Marine	\$ 55,224 MPIC		\$ 63,520 MPIC
Equipment Breakdown	\$ 4,580 MPIC		\$ 4,562 MPIC
Crime	\$ 1,496 Hanover		\$ 1,496 Hanover
Subtotal	\$ 193,296		\$ 204,555
Workers Compensation	\$ 116,942		\$ 138,494
TOTAL ANNUAL ESTIMATE	\$ 310,238		\$ 343,049

Section 1: Proposal

Coverages for Discussion

Coverage	Quote Desired	Quote Declined	Coverage in Effect
Increased Crime limits	☐	☐	☐
Social Engineering – False Pretense Coverage	☐	☐	☐
Computer Fraud	☐	☐	☐
Funds Transfer Fraud	☐	☐	☐
Forgery or Alteration	☐	☐	☐
Monies & Securities	☐	☐	☐
Monies & Securities <i>Peak Season Endorsement</i>	☐	☐	☐
Money orders & Counterfeit Money	☐	☐	☐
Property in the Open coverage limited to \$10K	☐	☐	☐
1 st party Cyber – Increased limits for property	☐	☐	☐
Dam Liability	☐	☐	☐
Pollution Liability for above ground or underground tanks	☐	☐	☐

I understand that R&R Insurance Services has offered me an opportunity to receive information and/or quotations on the above coverages.

Signature

Date

Client Name: City of Lake Geneva

Section 2: Coverage

League of Wisconsin Municipalities Mutual Insurance Coverage Enhancements

LWMMI is pleased to offer major coverage enhancements many commercial issuers exclude, including:

1. A single policy combining General Liability, Law Enforcement, Public Officials Errors & Liability, and Auto Liability, reducing the chance for gaps between policies
2. No "Aggregate Limits." The "Per Occurrence" policy limit applies to all liability claims
3. All coverage is on an "Occurrence" basis, including Public Officials and Employee Benefits Liability
4. Prior Act coverage provided for former "Claims-Made" Policies
5. Defense costs in addition to the policy limit for all liability coverage, including Law Enforcement Liability
6. Police and public official claims will not be settled without your approval
7. Limited defense cost reimbursement for alleged criminal acts
8. Non-Monetary Claims Coverage up to \$50,000 Per Wrongful Act; subject to a \$250,000 Aggregate Limit
9. Sudden and Accidental Above Ground Pollution – \$250,000
10. Back and Future Wages and Benefits Covered
11. Automobile and Premise Medical No Fault Payments
12. \$2,000,000 Added to Limits for Workers Compensation Part B - Employers Liability of the League's Policy
13. Expanded Contractual Liability for Mutual Aid Agreements
14. Optional No-Fault Sewer Back-Ups (subject to underwriting acceptability) – \$100,000 per occurrence, \$300,000 annual aggregate.
15. Tax Assessment Disputes – up to \$50,000 for Defense

Section 3: Local Plan Representation

Representatives

Our LWMMI Professionals are
Protecting the Communities We Live In

LEAGUE
OF WISCONSIN
MUNICIPALITIES
MUTUAL INSURANCE

402 Gammon Place
Suite 225
Madison, WI 53719

p: 608.833.9595
f: 608.833.8088

insurance@lwmmi.org
www.LWMMI.org

A Mutual Company Owned by
Member Cities and Villages.

Baer Insurance Services, LLC Mike Zagrodnik 9701 Brader Way, Suite 100 P. O. Box 46490 Madison, WI 53744 p: 888-729-2237 f: 608-664-2233 mikez@baerinsurance.com	R&R Insurance Services, Inc. Rick Kalscheuer 1581 E Racine Avenue P. O. Box 1610 Waukesha, WI 53187 p: 262-953-7215 f: 262-953-1343 rick.kalscheuer@rrins.com	Business Insurance Group Bill Barnes 1856 N Stevens Street P. O. Box 784 Rhinelander, WI 54501 p: 715-362-5557 f: 715-362-5572 bill@businsgroup.com
McCrone Agency, Inc. Sherri Rusch-Regenwether 1807 Erie Avenue P. O. Box 1320 Sheboygan, WI 53082 p: 800-989-6174 f: 920-458-1363 sherri.regenwether@mcclone.com	Spectrum Insurance Group, LLC Darrel Zaleski 4233 Southtowne Drive Eau Claire, WI 54701 p: 877-858-9874 f: 715-858-9866 darrelzaleski@spectruminsgroup.com	LWMMI Dennis Tweedale, CEO 402 Gammon Place Suite 225 Madison, WI 53719 p: 608.833.9595 f: 608.833.8088 dennis@lwmmi.org



+



Nurse Triage & Telehealth

League of Wisconsin Municipalities Mutual Insurance is proud to partner with CorVel as our nurse triage and telehealth partner. CorVel's proactive healthcare solution connects injured workers to medical services ensuring they feel cared for in the event of a workplace injury.

Nurse Triage

At the time of a workplace injury, employees can call and speak with a registered nurse through CorVel's 24/7 nurse hotline who will evaluate the injury to determine immediate medical needs. By addressing the injury when it first occurs, CorVel can provide quick and timely care for your employees.

Telehealth

CorVel's nurses are trained to provide an initial assessment and will provide immediate referral to medical care when needed. Nurses may also refer to telehealth as appropriate at the option of the employee. This feature connects the injured worker to a physician immediately via a computer, tablet, or phone. The CorVel nurse will email a link with instructions directly to the injured worker. The CorVel nurse will stay on the telephone with the injured worker until they are connected to the online visit.

Advantages of Telehealth

For many workplace injuries, immediate treatment can be received through a virtual visit with a doctor eliminating the need for scheduling and attending an in-person appointment. No driving to a doctor's office, missed appointments, or delays in waiting rooms. With the advent of new technologies, many welcome the convenience of a virtual visit with a doctor and the added expediency of prescriptions and physical therapy scheduling. By connecting our employees with appropriate, quality care, it can help prevent a minor injury from becoming a complicated injury and focus on your employee's wellness.

About Telehealth Physicians

CorVel has contracted with dedicated physicians who average 15 years in primary and urgent care experience, and are US Board Certified, licensed, and credentialed.

Rebound

For our members that currently utilize our Rebound injury management program, you can continue to contact Rebound directly as you have been doing for any musculoskeletal injuries (knee, shoulder, back, hip, etc.). Also, the nurses at CorVel can provide a referral to Rebound for those injuries as appropriate. The services are designed to work together to achieve the best outcome.

Reporting a Claim

For any work related injury that goes through the 24/7 nurse hotline, CorVel will automatically send the first notice of injury to United Heartland for claim handling. If you chose not to use CorVel, you will need to submit your claim to United Heartland as previously done.

Better injury management helps your employees and your bottom line.



Every day, public safety workers get hurt on and off the job.

When that happens, Rebound is here to help.

We guide workers through a complex healthcare system to heal more quickly, which saves time and money for all stakeholders.



Your employees get better. Faster.

Benefits to you

-  We seamlessly integrate into your workers compensation process without adding work or eliminating jobs. It's truly a no-hassle process.
-  Rebound's medical providers understand the physical challenges of your workforce, and the vast majority are sports medicine trained.
-  Rebound's Orthopedic Patient Navigators help your injured employee select the best provider in our network based on location, history and needs.
-  Our advocates guide your employees through the entire process, from the moment we take their injury call until their ready-for-duty orders are signed.

"Rebound has literally done everything they said they would do, as well as go above and beyond. Budgets are getting hit hard, and injuries are a big part of that. When you have Rebound in your corner, helping you get people back to the job faster, that is huge for us from a daily staffing perspective and a budgetary standpoint."

**Battalion Chief
Robbie Franks
Memphis Fire Department**



Contact us

hello@justrebound.com
justrebound.com



LWMMI UNIVERSITY ADMINISTRATOR FEATURE OVERVIEW

The Benefits of the LWMMI University

The League of Wisconsin Municipalities (LWMMI) has partnered with LocalGovU to deliver online training to our members at no cost. Online training improves the safety and effectiveness of your organization and personnel, while contributing to successful professional development.

Employees can conveniently access hundreds of e-learning courses 24/7, allowing them to balance their work schedules while completing practical and informative self-directed training at their own pace.

Members can choose to train by topic or can select more specific courses by profession.

Fulfill Training Requirements

For law enforcement, the LWMMI Police University can fulfill 8 of the 24 hours of annual training requirements with department-level approval.

For Water and Wastewater, LWMMI University courses can be used to fulfill the required hours of annual training requirements. Wastewater professionals will need to submit their certificate of course completion directly to the Department of Natural Resources for training approval.

COURSE LIBRARY

- Compliance (HR/Safety)
- EEOC and Employment Law
- Emergency Medical Services
- Equipment Safety
- Financial Management
- General Safety
- Health and Wellness
- HR Development
- Information Technology
- Law Enforcement
- Leadership Development
- Professional Development
- Risk Management
- Roadway and Highway
- Schools and Educational
- Transit and Fleet Operations
- Water and Wastewater

Learning Management System Admin Features

Assignments

Schedule online training to align with internal training calendars, control access to online courses and material and document offline training.

Groups

Build and manage custom groups for personnel, dividing them by certification level, rank, shift or other tailored options.

Notification Manager

Activate action-based, pre-scheduled, recurring and other notifications targeted to specific groups, organizations and job titles.

Reports

Create recurring or on-demand reports for tracking compliance of personnel assignments and credentials. Pull reports for members, groups and courses, and export training records based on rank, division, shift, course or assignment.

Individual User Access

Using the dashboard, members can easily see which courses they are assigned, and download certificates of completion.

Custom Roles

Manage personnel access seamlessly with five user roles, letting members see and access only what they need.

Custom Homepage

Customize your homepage with your logo, important information and featured courses.

Training Calendar

Visually manage several features by date, including assignments, credentials, training events and more through a centralized training calendar with both member and administrator views.

Admin Features and Users Personal Dashboard

Admin Features

- Add members and organize into groups
- Assign group admins or user-specific roles
- Create quick assignments or bundle courses into learning plans
- Track training and compliance through ad hoc or recurring reports
- Manage and customize training and assignment notifications
- Assign and manage course credits from online and in person training
- Highlight featured courses or hide select courses from view

Individual User Dashboard

- Track assignments and training activity
- Download certificates and personal training reports
- Access virtual training calendar
- Receive and manage personal notifications

Dedicated Customer Support

Support from LocalGovU is available from Monday through Friday, 8:00 a.m. – 5:00 p.m. CST. If you have questions or need assistance, you can contact customer support directly at 866.845.8887 or LLWMI@localgovu.com.



PROTECT YOUR AGENCY, MINIMIZE YOUR RISK

Special Public Safety Savings Program for
League of Wisconsin Municipalities Mutual
Insurance (LWMMI) Members

Lexipol, the most trusted name in policy management and integrated policy training, is offering our LWMMI partners a special opportunity. For a limited time, LWMMI members are eligible to receive:

- 10% discount on current market rate subscription when agencies subscribe to either Lexipol's Wisconsin Law Enforcement or Fire policies and training
- Up to \$2,500 funding per municipality for the Lexipol policy solutions platform
- Customized implementation options to fit your agency to help you get your manual up-and-running faster (Please inquire to find out which implementation options are best for your agency.)

Protect your community with policies that are continuously updated as state and federal laws, and best practices change – and training to ensure your policies are known and understood.

For more information, to request sample policies, or to schedule a demo of the Lexipol Policy Solutions, please contact Brandi Galloway at 469-553-0639 or bgalloway@lexipol.com.



"In every tragedy there is always a proximate cause: the event that instantly preceded the tragedy. But if you go back in time and look for the root cause, all too often it comes down to a lack of good policy and a lack of good training."

Gordon Graham
Co-founder, Lexipol

"The average agency takes 2 to 5 years to complete the accreditation process. We did it in about 18 months, and one of the big reasons was because we had many of the policies in place."

- Chief Tim Styka, Menasha Police Department

"There is no way we could have built what we have on our own, and there is no way we could have continued to maintain it."

- Chief Jon Cohn, Greenfield Fire



League of Wisconsin Municipalities Mutual Insurance

Plan Participants

Adams County Drainage Board
Adell, Village of
Albany, Village of
Albany Housing Authority
Algoma, City of
Algoma Utilities Commission
Allouez, Village of
Almena, Village of
Alma, City of
Altoona Housing Authority
Amherst, Village of
Aniwa, Village of
Arcadia, City of
Arena, Village of
Argyle, Village of
Arlington, Village of
Arpin, Village of
Ashland County Housing Authority
Ashwaubenon, Village of
Athens, Village of
Auburndale, Village of
Augusta, City of
Avoca, Village of
Bagley, Village of
Balsam Lake, Village of
Balsam Lake Centuria Joint Police Department
Balsam Lake Protection and Rehabilitation District
Barneveld, Village of
Barron County Housing Authority
Barron Housing Authority
Bay City, Village of
Bayfield, City of
Beaver Dam, City of
Belleville, Village of
Bellevue, Village of
Belmont, Village of

Benton, Village of
Big Bend, Village of
Birchwood Four Corners EMD
Biron, Village of
Black Creek, Village of
Black Earth, Village of
Black River Falls, City of
Blair, City of
Blanchardville, Village of
Blenker Sherry Sanitary District
Bloomer, City of
Blue Mounds, Village of
Blue River, Village of
Bonduel, Village of
Boscobel, City of
Boyceville, Village of
Boyceville Community Ambulance District
Boyceville Community Fire District
Boyd, Village of
Brillion, City of
Brooklyn, Village of
Bruce, Village of
Buffalo City, City of
Butler, Village of
Butternut, Village of
Cadott, Village of
Calumet Sanitary District #1, Town Of
Cambria, Village of
Cambridge, Village of
Cambridge Oakland Wastewater
Camp Douglas, Village of
Campbellsport, Village of
Cascade, Village of
Casco, Village of
Cazenovia, Village of
Cecil, Village of

Chenequa, Village of
Chetek Housing Authority
Chilton, City of
Chippewa Falls, City of
Clear Lake, Village of
Cleveland, Village of
Clinton, Village of
Clintonville, City of
Clintonville Area Ambulance
Clyman, Village of
Cobb, Village of
Cochrane, Village of
Colby, City of
Colby – Abbotsford Police Department
Colfax, Village of
Coloma, Village of
Columbus, City of
Combined Locks, Village of
Community Library
Coon Valley, Village of
Cornell, City of
Cottage Grove, Village of
Crandon, City of
Crivitz, City of
Cross Plains, Village of
Cross Plains Area EMS
Cumberland, City of
Cumberland Municipal Utility
Curtiss, Village of
Dane, Village of
Dane Iowa Sanitary District
Darien, Village of
Deer Grove EMS
Deer Park, Village of
Deerfield, Village of
Delafield, City of
Delafield – Hartland Water Pollution Control Commission
Delavan Lake Sanitary District
Dodgeville, City of

Door County Tourism
Zone Commission
Dorchester, Village of
Dousman, Village of
Downing, Village of
Doylestown, Village of
Dresser, Village of
Durand, City of
Eagle, Village of
Eagle River, City of
Eau Claire Housing
Authority, City of
Edgerton, City of
Egg Harbor, Village of
Eland, Village of
Eleva, Village of
Elk Mound, Village of
Elkhart Lake, Village of
Ellsworth, Village of
Elm Grove, Village of
Elmwood, Village of
Elmwood Park, Village of
Embarrass, Village of
Endeavor, Village of
Ephraim, Village of
Everest Metropolitan Police
Department
Fairchild, Village of
Fairchild Fire Protection
District
Fairwater, Village of
Fall Creek, Village of
Ferryville, Village of
Fond du Lac, City of
**Fontana on Geneva Lake,
Village of**
**Fontana – Walworth
Water Pollution Control
Commission**
Footville, Village of
Fort Atkinson, City of
Fountain City, City of
Fox Lake, City of
**Fox Lake Community
Fire Association**
Fox Point, Village of
Fox West Regional Sewerage
Commission

Francis Creek, Village of
**Frank L. Weyenberg
Library, Mequon –
Thiensville**
Franklin, City of
Frederic, Village of
Fremont, Village of
Fremont Orihula Wolf
River
Friesland, Village of
**Geneva Lake Law
Enforcement**
Gillett, City of
Gilman, Village of
Glen Flora, Village of
Glenbeulah, Village of
Goose Lake Watershed
District
Grantsburg, Village of
Gratiot, Village of
Greater Bayfield
Wastewater Treatment
Green Lake, City of
Green Lake Sanitary
District
Greenwood, City of
Gresham, Village of
**Hales Corners, Village
of**
Hammond, Village of
Harrison, Village of
Hartland, Village of
Haugen, Village of
Hawkins, Village of
Hayward, City of
Hewitt, Village of
Highland, Village of
Hilbert, Village of
Hixton, Village of
Hobart, Village of
Hollandale, Village of
Holmen, Village of
Hortonville, Village of
Howards Grove,
Village of
Howards Grove Volunteer
Fire Department
Hudson, City of

Hudson Area
Hudson Area Joint Library
Hudson Housing Authority
Hurley, City of
Hustisford, Village of
Hustler, Village of
Independence, City of
Ingram, Village of
Iola, Village of
Iron Ridge, Village of
Jefferson, City of
**Jefferson Housing Authority,
City of**
Johnson Creek, Village of
Junction City, Village of
Kaukauna, City of
Kaukauna Utilities
Kegonsa Sanitary District #2
Kekoskee, Village of
Kennan, Village of
Kewaskum, Village of
Kewaunee, City of
Kiel, City of
Kingston, Village of
Kohler, Village of
Kronenwetter, Village of
La Farge, Village of
La Valle, Village of
Lac La Belle, Village of
Ladysmith, City of
**Lake Country Fire and
Rescue Department**
Lake Delton, Village of
Lake Geneva, City of
Lake Hallie, Village of
Lake Iola Lake Protection
Lake Mills, City of
Lake Nebagamom,
Village of
**Lake Pewaukee Sanitary
District**
Landfill Venture Group
Lannon, Village of
League of Wisconsin
Municipalities
League of Wisconsin
Municipalities Mutual Insurance
Linden, Village of

Little Chute, Village of
Little Elkhart Lake
Rehabilitation District
Livingston, Village of
Loganville, Village of
Lohrville, Village of
Lomira, Village of
Lone Rock, Village of
Lowell, Village of
Luck, Village of
Luxemburg, Village of
Lyndon Station,
Village of
Lynxville, Village of
Madison Metropolitan
Sewerage District
Maiden Rock, Village of
Maine, Village of
Manawa, City of
Maribel, Village of
Marion, City of
Marquette, Village of
Marquette Communities
Joint Municipal Court
Marquette Fire District
Marshall, Village of
Marshfield, City of
Marshfield Utilities Electric
and Water Department
Mary Lane Sanitary District
Mauston, City of
Mauston New Lisbon Union
Airport
Mazomanie, Village of
McFarland, Village of
Medford, City of
Mellen, City of
Merrill, City of
Merrillan, Village of
Merrimac, Village of
Merton, Village of
Merton Community Fire
Department
Milltown, Village of
Milwaukee Area Domestic
Animal Control
Mineral Point, City of
Mishicot, Village of

Mondovi, City of
Montello, City of
Montello Joint Fire District
Montfort, Village of
Monticello, Village of
Mosinee, City of
Mosinee Fire District
Mount Calvary, Village of
Mount Horeb, Village of
Mukwonago, Village of
Municipal Court for
Western Waukesha
County
Muscodia, Village of
Muskego, City of
Nashotah, Village of
Necedah, Village of
Neillsville, City of
Nelsonville, Village of
Neosho, Village of
Neshkoro, Village of
New Holstein, City of
New Lisbon, City of
New Richmond, City of
Newburg, Village of
Niagara, City of
North Bay, Village of
North Fond du Lac,
Village of
North Hudson, Village of
North Prairie, Village
of
North Shore Fire
Department
North Shore Water
Commission
Northern Moraine
Utility Commission
Northern Waupaca
County Joint
Municipal Court
Norwalk, Village of
Oakfield, Village of
Oconomowoc, City of
Oconomowoc Lake,
Village of
Oconto, City of
Oconto Falls, City of

Oconto Falls Water and Light
Commission, City of
O'Dells Bay Sanitary District
Onion River Waste Water
Commission
Oregon, Village of
Orfordville, Village of
Orihula Sanitary District
Oshkosh, City of
Osseo, City of
Owen, City of
Oxford, Village of
Pabst Farms Joint
Stormwater Utility District
Paddock Lake, Village of
Palmyra, Village of
Pardeeville, Village of
Park Falls, City of
Park Ridge, Village of
Pepin, Village of
Peppermill Lake Management
District
Pewaukee, City of
Pewaukee, Village of
Phillips, City of
Pikes Bay Sanitary District
Plain, Village of
Pleasant Prairie, Village of
Pleasant Springs Sanitary District
Polk County Housing Authority
Port Edwards, Village of
Portage, City of
Potter, Village of
Poynette, Village of
Prairie du Chien, City of
Prairie du Sac, Village of
Prairie Farm, Village of
Prairie Village Water Trust
Prentice, Village of
Prescott, City of
Princeton, City of
Randolph, Village of
Random Lake, Village of
Readstown, Village of
Redevelopment Authority of the
City of Oshkosh
Redgranite, Village of
Reedsville, Village of

Reeseville, Village of
 Rewey, Village of
 Rhinelander, City of
 Rib Lake, Village of
 Rib Mountain Sanitary
 District
 Rice Lake, City of
 Rice Lake – Lake
 Protection &
 Rehabilitation
 Rice Lake Housing
 Authority
Richfield, Village of
 Ridgeland, Village of
 Ridgeway, Village of
 Rio, Village of
 Roberts, Village of
Rochester, Village of
 Rock – Koshkonong Lake
 District
 Rock Springs, Village of
 Rockdale, Village of
 Rockland, Village of
 Rosendale, Village of
 Rothschild, Village of
 Rudolph, Village of
 Sauk City, Village of
 Sauk Prairie Community
 Recreation
 Sauk Prairie Court
 Commission
 Sauk Prairie Police
 Commission
 Sauk Prairie Sewerage
 Commission
 Scandinavia, Village of
 Seymour, City of
Sharon, Village of
 Shawano, City of
 Shell Lake, City of
 Shell Lake Housing
 Authority, City of
 Sherry Volunteer Fire
 Department
Shorewood, Village of
 Shorewood Hills, Village of
 Siren, Village of
 Sister Bay, Village of

Soldiers Grove, Village of
 Somerset, Village of
 South Area Fire and
 Emergency Response
 District
 Spencer, Village of
 Spencer Area Fire and
 Ambulance
 Commission
 Spring Green, Village of
 St. Cloud, Village of
 St. Croix Falls, City of
 Stanley Housing
 Authority, City of
 Stevens Point Airport,
 City of
 Stevens Point Housing
 Authority
 Stevens Point Water,
 Sewer and Stormwater
 Stockholm, Village of
 Stratford, Village of
 Strum, Village of
 Sturgeon Bay, City of
 Sturgeon Bay Utilities
Sturtevant, Village of
 Suamico, Village of
Sullivan, Village of
Summit, Village of
 Superior, Village of
 Suring, Village of
Sussex, Village of and
Pauline Haass Public
Library
 Tennyson, Village of
Theresa, Village of
Thiensville, Village of
 Thorp, City of
 Tomahawk, City of
 Trempealeau, Village of
 Turtle Lake, Village of
Twin Lakes, Village of
 Union Center, Village of
Union Grove, Village
of
 Unity, Village of
 Upper St. Croix Lake
 Sanitary District

Valders, Village of
 Vanguard Electric Commission
 Vesper, Village of
 Viola, Village of
 Waldo, Village of
Wales, Village of
Walworth, Village of
 Washburn, City of
Waterford, Village of
Waterloo, City of
Watertown, City of
Watertown Housing
Authority
Waukesha, City of
Waukesha Water Utility
 Waunakee, Village of
 Waupaca, City of
 Wausaukee, Village of
 Wautoma, City of
 Wauzeka, Village of
 Webster, Village of
 Webster Rural Fire Association
 West Central Wisconsin Bio Solids
West Milwaukee, Village of
 West Salem, Village of
Western Lakes Fire District
 Westfield, Village of
 Weston, Village of
 Weyauwega, City of
 Wheeler, Village of
 Whitehall, City of
 Whitelaw, Village of
Williams Bay, Village of
 Wilton, Village of
Wind Point, Village of
 Windsor, Village of
 Winneconne, Village of
 Wisconsin Dells – Lake Delton
 Sewerage Commission
 Wisconsin Rapids, City of
 Wisconsin Rapids Water Works
 and Lighting Commission
 Withee, Village of
 Wolf River Sanitary District
 Wonewoc, Village of
 Wonewoc Area Fire and
 Ambulance
 Wrightstown, Village of

Wyocena, Village of
Yorkville, Village of
Yuba, Village of

DIRECTORS

David Benforado
Village President
Village of Shorewood Hills

David De Angelis
Village Manager
Village of Elm Grove

Rebecca Glewen
Mayor
City of Beaver Dam

Joseph Laux
Administrator
City of Eagle River

Kathleen Morse
Clerk/Treasurer
City of Rice Lake

Mark Rohloff
City Manager
City of Oshkosh

Jerry Deschane
Executive Director
League of Wisconsin
Municipalities

OFFICER

Matt Becker
Chief Executive Officer
League of Wisconsin
Municipalities Mutual
Insurance

TO: LWMMI Policyholders

DATE: September 2020

SUBJECT: Coverage Changes and Additions to LWMMI Insurance Policy

In an effort to continue to provide the best coverage possible to our members and provide a stable and long term insurance company, we have made the following changes to coverage under our policy effective January 1st, 2021.

Auto Physical Damage

We have identified that in many cases, older vehicles covered on a replacement cost basis are not able to take advantage of the coverage based on current policy wording. We are introducing new policy language to make the coverage easier to administer and be more cost effective for our members. Our new auto physical damage coverage will be applied as follows:

- A. LWMMI will pay the cost of replacing the damaged or stolen property but only for a “covered auto” that, based on model year at the time of loss is deemed a “total loss” and is either;
 1. Five years old or newer and has a replacement cost of \$100,000 or less;
or
 2. Ten years old or newer and has a replacement cost in excess of \$100,000.
- B. If the above does not apply then we will pay the least of:
 1. The cost of repairing the damaged property with parts of like kind and quality;
or
 2. The actual cash value of the damaged or stolen property as of the time of the “loss”;
or
 3. The limit stated on the schedule of “covered autos.”

As a result of the challenging times we are in, the reinsurance marketplace has reacted to emerging trends regarding cyber liability and pandemic/pathogen incidents by restricting coverage. LWMMI has been able to create solutions to continue to provide coverage to our members, but with some changes.

LWMMI

League of Wisconsin Municipalities Mutual Insurance

131 West Wilson Street
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Madison, Wisconsin 53703

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DIRECTORS

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Insurance

Cyber Liability

The current LWMMI insurance policy does not address the issue of cyber liability thus providing third party liability up to the policy limit. The current policy does not cover first party costs or expenses. LWMMI is introducing a new cyber insurance product that provides both first and third party coverage with an automatic \$25,000 limit for all members. The first party coverage is new and the third party liability is a reduction from the full policy limit. However, options exist to purchase higher limits of insurance. Please contact your agent for more information.

Pandemic/Organic Pathogens

Most reinsurance companies are requiring an exclusion for pandemic/organic pathogens as a result of the unknown exposure related to the COVID-19 pandemic. Fortunately, one of LWMMI's reinsurance partners has agreed to offer a limited amount of coverage and we are passing that down to our members. The current LWMMI policy provides coverage for any claims related to these issues that a member would be legally liable for, up to the policy limit. The revised policy will limit the coverage to \$50,000 each occurrence and \$100,000 aggregate.

In accordance with Wis, Stat 21.01, Section 631.36 (5), LWMMI is providing notice of these changes in coverage prior to your insurance renewal date. The new 2021 LWMMI policies will also have a different format and more clarity to some wording to make it easier to read and interpret.

At LWMMI we strive to provide Wisconsin municipalities with the best coverage and pricing available. Thank you for your support and please contact us or your agent with any questions.

Thanks.

Matt Becker
CEO, LWMMI
608-833-9595
matt@lwmmi.org

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Madison, Wisconsin 53703

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LWMMI

League of Wisconsin Municipalities Mutual Insurance

League Insurance – Auto Physical Damage Schedule

Municipality: Lake Geneva, City of

Effective Date: 10/1/2021

Expiration Date: 10/1/2022

Year	Make	Model	Vehicle Type	VIN #	Dept. (optional)	Zip Code (Garaged at Night)	Parked Inside (i) or Outside (o)	Is Garage Location in a Flood Zone?	Deductible	Original Cost New	Coverage Type (Replacement Cost or Actual Cash Value)
1917	Republic	Fire Truck	Antique	38498N	FD - NO LIAB CHARGE	53147	Inside	No	\$500	\$14,000	Stated Value - Antique
1980	Ford	Van	Pickup	E37GHHD2644	PD	53147	Inside	No	\$1,000	\$30,000	Actual Cash Value
1990	International	Truck	Dump Truck	1HTSDTVR2LH256199	ST	53147	Inside	No	\$2,500	\$4,000	Actual Cash Value
1996	International	Dump	Dump Truck	1HTSDAAR0TH353444	ST	53147	Inside	No	\$2,500	\$65,497	Actual Cash Value
1996	IHC	Truck	Dump Truck	1HTGBAAR1TH221921	ST	53147	Inside	No	\$2,500	\$63,143	Actual Cash Value
1996	Pierce	Fire Truck	Fire Other	4P1CT02G8TA000204		53147	Outside	No	\$2,500	\$262,076	Actual Cash Value
1996	Chevrolet	Van	Pickup	1GCEG15W6T1041784	ST	53147	Inside	No	\$1,000	\$20,000	Actual Cash Value
1996	Chevrolet	Truck	Pickup	1GCEC14W9T2116329	UTL/ST	53147	Inside	No	\$1,000	\$11,967	Actual Cash Value
1996	Chevrolet	K1500 Pickup	Pickup	1GCEK14W2T2130706	ST	53147	Inside	No	\$1,000	\$18,331	Actual Cash Value
1999	Chevrolet	Silverado	Pickup	1GCEC14W4XE253885	ST	53147	Inside	No	\$1,000	\$18,441	Actual Cash Value
1999	International	4900 Truck	Dump Truck	1HTSHADT9XH614684	ST	53147	Inside	No	\$2,500	\$138,000	Actual Cash Value
1999	International	Garbage Truck	Garbage Truck	1HTSHADRXXH656592	ST	53147	Inside	No	\$2,500	\$46,900	Actual Cash Value
1999	Ford	Ranger	Passenger	1FTZR11V6XPA71492	ST	53147	Inside	No	\$1,000	\$10,000	Actual Cash Value
2000	International	4900 Truck	Dump Truck	1HTSDAAR2YH213046	ST	53147	Inside	No	\$2,500	\$75,000	Actual Cash Value
2001	Pierce	Fire Truck	Fire Other	4PICT02521A001432		53147	Outside	No	\$2,500	\$372,692	Actual Cash Value
2001	Ford	350	Fire Other	1FTSF31L41EC74744	FD	53147	Inside	No	\$2,500	\$24,259	Actual Cash Value
2002	Global Electric	GEM Car	Passenger	5ASAJ27432F022561	DPW	53147	Inside	No	\$1,000	\$5,000	Actual Cash Value
2002	Ford	Excursion	Police	1FMNU40S92EC08530	PD	53147	Inside	No	\$1,000	\$50,000	Actual Cash Value
2003	Suzuki	Motorcycle	Police	JS1SK43A932101975	PD	53147	Inside	No	\$1,000	\$5,000	Actual Cash Value
2003	Chevrolet	Silverado	Pickup	1GCEK14X23Z113817	ST	53147	Inside	No	\$1,000	\$20,630	Actual Cash Value
2003	Suzuki	Motorcycle	Police	JS1SK43A032100147	PD	53147	Inside	No	\$1,000	\$5,000	Actual Cash Value
2004	International	5 YRD Truck 7400	Dump Truck	1HTWDADR44J016007	ST	53147	Inside	No	\$2,500	\$70,000	Actual Cash Value
2005	Ford	F250	Pickup	1FTNF21505EC28486	DPW	53147	Inside	No	\$1,000	\$30,000	Actual Cash Value
2005	Ford	E450 Ambulance	Rescue	1FDXE45P55HB24282	FD	53147	Outside	No	\$1,000	\$280,000	Actual Cash Value
2006	Western Star	Chassis & Cab Truck	Dump Truck	5KKHALCV46PV23884	UTL	53147	Outside	No	\$2,500	\$99,000	Actual Cash Value
2007	International	4300 Truck	Dump Truck	1HTMMAARX7H433977	ST	53147	Inside	No	\$2,500	\$65,000	Actual Cash Value
2007	Chevrolet	Silverado	Pickup	1GBJK34U57E103803	CEM	53147	Inside	No	\$1,000	\$25,000	Actual Cash Value
2007	Chevrolet	Trailblazer	Pickup	1GNET13M172125256	UTL	53147	Outside	No	\$1,000	\$18,000	Actual Cash Value

Proposed coverages, no coverage has been bound.

2007	Pierce	Rescue Pumper	Fire Other	4P1CL01H77A007824	FD	53147	Outside	No	\$2,500	\$478,461	Actual Cash Value
2008	Ford	350	Pickup	1FTWF31R48EE59067	FD	53147	Outside	No	\$1,000	\$32,000	Actual Cash Value
2008	Ford	Explorer	Police	1FMEU738X8UB07335	PD	53147	Outside	No	\$1,000	\$29,345	Actual Cash Value
2009	Ford	Explorer	Police	1FMEU73E19UA21418	PD	53147	Outside	No	\$1,000	\$33,000	Actual Cash Value
2009	Ford	F550 S-Dty Truck	Pickup	1FDAF57Y59EA62064	ST	53147	Outside	No	\$1,000	\$40,000	Actual Cash Value
2009	Ford	Ranger	Pickup	1FTZR45E99PA35780	PK	53147	Outside	No	\$1,000	\$20,042	Actual Cash Value
2009	Ford	F550 Truck	Pickup	1FDAF57Y79EA62065	ST	53147	Outside	No	\$1,000	\$40,000	Actual Cash Value
2010	Chevrolet	Silverado	Pickup	1GCPKPEA6AZ142028	UTL	53147	Outside	No	\$1,000	\$20,744	Actual Cash Value
2011	Chevrolet	Silverado	Pickup	1GC3KZCG7BZ384653	UTL	53147	Inside	No	\$1,000	\$31,450	Actual Cash Value
2011	Ford	F550 Bucket Truck	Pickup	1FDUF5GT9BEB33404	ST	53147	Outside	No	\$1,000	\$39,000	Actual Cash Value
2011	Pierce	Tower Ladder Truck	Fire Other	4P1CA01H0BA011521	FD	53147	Inside	No	\$2,500	\$864,708	Replacement Cost
2011	Ford	Crown Victoria	Fire Other	2FABP7BVXB159463	FD	53147	Inside	No	\$1,000	\$22,336	Actual Cash Value
2011	Ford	Crown Victoria	Police	2FABP7BV1BX159464	PD	53147	Inside	No	\$1,000	\$22,336	Actual Cash Value
2012	Freightliner	M280V	Dump Truck	1FVAC3BS2CHBU4447	ST	53147	Inside	No	\$2,500	\$128,489	Replacement Cost
2013	Ford	Taurus	Police	1FAHP2M80DG198222	PD	53147	Inside	No	\$500	\$27,000	Actual Cash Value
2013	Dodge	Ram 3500	Pickup	3C7WRTCT6DG554946	CEM	53147	Inside	No	\$1,000	\$49,357	Actual Cash Value
2013	Ford	F550	Pickup	1FDUF5HT0DEA75975	ST	53147	Inside	No	\$1,000	\$63,392	Actual Cash Value
2013	Chevrolet	Silverado	Pickup	1GCNCPEX9DZ259552	UTL	53147	Inside	No	\$1,000	\$18,133	Actual Cash Value
2014	Ford	F150	Pickup	1FTFW1ET8EFB11062	Street	53147	Inside	No	\$1,000	\$24,000	Actual Cash Value
2014	Ford	F350	Pickup	1FTRF3B65EEA26936	ST	53147	Inside	No	\$1,000	\$33,615	Actual Cash Value
2014	Chevrolet	Silverado	Pickup	1GCNKPEH3EZ183100	WW	53147	Inside	No	\$1,000	\$26,728	Actual Cash Value
2014	Ford	F150	Police	1FTFW1EF3EFB11061	PD	53147	Inside	No	\$1,000	\$33,000	Actual Cash Value
2015	Ford	Expedition	Police	1FMJU1GTXFEF22429	Police	53147	Inside	No	\$1,000	\$44,000	Actual Cash Value
2015	Ford	Explorer	Police	1FM5K8AR7FGB61341	ST	53147	Inside	No	\$1,000	\$44,000	Actual Cash Value
2015	Ford	Transit Connect XL Van	Pickup	NM0LS7EX3F1195288	UTL	53147	Outside	No	\$1,000	\$24,979	Actual Cash Value
2016	Chevrolet	3500 Truck	Pickup	1GB3KYCG3GZ327744	ST	53147	Outside	No	\$1,000	\$58,900	Replacement Cost
2016	Ford	Explorer	Police	1FM5K8ARXGGC08329	PD	53147	Outside	No	\$1,000	\$45,000	Replacement Cost
2016	Ford	Explorer	Rescue	1FM5K8AR6GGC08330	FD	53147	Outside	No	\$1,000	\$65,000	Replacement Cost
2017	Ford	Explorer	Police	1FM5K8AR4HGC25970	PD	53147	Outside	No	\$1,000	\$45,000	Replacement Cost
2017	International	7400	Dump Truck	3HAWDSTRXHL504098		53147	Outside	No	\$2,500	\$157,067	Replacement Cost
2017	International	7400	Dump Truck	3HAWDSTR1HL504099		53147	Outside	No	\$2,500	\$157,067	Replacement Cost
2018	Ford	Explorer	Police	1FM5K8AR5JGA21023	PD	53147	Outside	No	\$1,000	\$50,000	Replacement Cost
2018	Horton	Ambulance	Rescue	1FDUF5HT0JDA02655	FD	53147	Inside	No	\$2,500	\$277,911	Replacement Cost
2018	Ford	Explorer	Police	1FM5K8BHJGA73042	PD	53147	Inside	No	\$1,000	\$50,000	Replacement Cost
2019	Ford	Explorer	Police	1FM5K8AR2KGB45381	PD	53147	Outside	No	\$1,000	\$70,000	Replacement Cost
2019	Ford	Interceptor	Police	1FAHP2MK4KG113780	Police	53147	Outside	No	\$1,000	\$28,682	Replacement Cost

Proposed coverages, no coverage has been bound.

2019	Chevrolet	Silverado 2500	Pickup	2GC2KREG8K1237176	Utilities	53147	Outside	No	\$1,000	\$28,998	Replacement Cost
2019	Chevrolet	Silverado 2500	Pickup	2GC2KREG0K1236779	Utilities	53147	Outside	No	\$1,000	\$28,998	Replacement Cost
2019	International	7300	Dump Truck	1HTEDTAR3KH290895	DPW	53147	Inside	No	\$2,500	\$166,065	Replacement Cost
2019	Horton	Ambulance	Rescue	1FDUF5HT5KEE60073	FD	53147	Outside	No	\$2,500	\$280,587	Replacement Cost
2019	International	Sweeper Truck	Dump Truck	1HTMMMMNXXKH408693		53147	Outside	No	\$2,500	\$253,045	Replacement Cost
2019	Ford	Expedition	Fire Other	1FMJK1GT7KEA21126		53147	Outside	No	\$1,000	\$38,984	Replacement Cost
2020	Ford	Van	Pickup	1FTBW1XG3LKA00177		53147	Inside	No	\$1,000	\$39,458	Replacement Cost
2020	International	HV507	Dump Truck	3HAEDTARXL424300	DPW	53147	Inside	No	\$2,500	\$174,112	Replacement Cost
2020	Ford	Explorer	Pickup	1FM5K8AB2LGB86341		53147	Outside	No	\$1,000	\$47,288	Replacement Cost
2020	Ford	Utility Interceptor	Police	1FM5K8AB9LGC92723		53147	Outside	No	\$2,500	\$50,000	Replacement Cost
2020	Ford	Utility Interceptor	Police	1FM5K8AB7LGC92722		53147	Outside	No	\$2,500	\$75,000	Replacement Cost
2021	International	Plow Truck	Dump Truck	3HAEDTAR7ML686857	ST	53147	Inside	No	\$2,500	\$178,092	Replacement Cost
2021	Ford	119 Explorer Police AWD	Police	1FM5K8AB7MGB04816	Police	53147	Inside	No	\$2,500	\$90,000	Replacement Cost
2021	Ford	119 Explorer Police AWD	Police	1FM5K8AB9MGB04817	Police	53147	Inside	No	\$2,500	\$70,000	Replacement Cost

Total Vehicle Count: 78 **Policy Totals:** \$ 6,562,305

(1) Original Cost New (OCN) is the retail cost the original purchaser paid for the vehicle. This includes the value before any credit for a trade-in.

(2) Coverage Type is determined by underwriting and is based on the vehicle age and value.



Municipal Property Insurance Company
9701 Brader Way, Suite 301
Middleton, WI 53562
Telephone: (608) 821-6303
www.mpicwi.com

MPIC Coverage Highlights

As of September 1, 2020 Policy Filing

MPIC has included numerous coverages in our manuscript coverage form that are designed specifically help address coverage concerns that are unique to Wisconsin public entities.

- Blanket Plus coverage - Coverage up to **125%** of your Total Insured Value for any loss
- A single deductible applies to a covered loss that might impact more than one property type
- Contactor's Equipment coverage included for all items up to \$25,000 - Additional coverage in excess of \$25,000 is provided if scheduled and endorsed to the policy.
- Valuable Records coverage with full coverage limits, once deductible is met
- \$10,000,000 extra expense coverage; Additional coverage available
- \$5,000,000 for Asbestos Cleanup, Abatement and Removal from a covered loss
- \$5,000,000 Ordinance and Law Coverage
- \$1,000,000 Coverage for Unscheduled Buildings and Property in the Open
- Newly Acquired Property – Included at no charge during the current policy period. Property must be scheduled before the next renewal for continued coverage in future policy periods
- Coverage for Police Dogs and Horses up to \$25,000; a \$1,000 deductible applies to this coverage
- Automatic Builder's Risk coverage for projects up to \$2,500,000 in value
- \$2,000,000 coverage for Pollutants from a covered peril
- \$5,000,000 Flood Coverage of for property not located in an "A" zoned flood plain per policy period
- \$5,000,000 Earthquake Coverage per policy period
- \$50,000 coverage per Fine Art item or collection included. Additional coverage available
- \$2,500,000 in Builders Risk Coverage; Coverage up to \$30,000,000 available by endorsement
- \$50,000 coverage for Excavation, Grading and Filling
- \$100,000 coverage Building Foundations and Footings
- Coverage for Trees and Shrubs damaged by any covered peril within 100' of a building
- \$25,000 coverage for Fire Department Service Charges
- \$50,000 coverage for Documentation of Loss Coverage
- \$100,000 coverage for Architectural and Engineering Design
- Include \$25,000 coverage for Computer Service Interruption
- Direct Damage from Utilities is a covered peril for Buildings, Personal Property and PITO
- \$50,000 limited coverage for Fungus related to a covered peril, per policy period
- A single deductible applies to a covered loss that might impact more than one property type
- Emergency support equipment contained in/on emergency response vehicles subject to a \$1,000 deductible.
- Coverage available for scheduled Pedestrian Bridges and piers and wharfs
- Terrorism Coverage Included

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - 81,459,522

Site	Bldg	Description	Year Built	Floors	Square Footage	Building CRN	Content CRN
1 City Hall							
	1	City Hall 626 GENEVA STREET LAKE GENEVA WI 53147	1998	2	41,209	\$7,630,674	\$1,092,836
		Property in the open					\$309,530
		City Hall (1) Total				\$7,630,674	\$1,402,366
2 Fire Station							
	1	Fire Station 730 MARSHALL STREET LAKE GENEVA WI 53147	1975	1	9,728	\$1,520,113	\$550,473
		Property in the open					\$30,107
		Fire Station (2) Total				\$1,520,113	\$580,580
3 Riviera Beach							
	1	Library Park Beach House 830 WRIGLEY DRIVE LAKE GENEVA WI 53147	1998	1	2,103	\$509,668	\$15,912
	2	Riviera Building 812 WRIGLEY DRIVE LAKE GENEVA WI 53147	1933	2	17,025	\$9,849,461	\$199,036
	3	Riviera Co-op Pier 810 WRIGLEY DRIVE LAKE GENEVA WI 53147	1932	1	10,155	\$570,846	\$0
		Property in the open					\$408,885
		Riviera Beach (3) Total				\$10,929,975	\$623,833
4 Public Library							
	1	Public Library 918 MAIN STREET LAKE GENEVA WI 53147	1954	1	15,814	\$2,138,958	\$3,581,260
		Property in the open					\$333,102
		Public Library (4) Total				\$2,138,958	\$3,914,362
5 History Museum							
	1	History Museum 255 MILL STREET LAKE GENEVA WI 53147	1984	1	16,936	\$3,096,047	\$291,720
		Property in the open					\$36,535
		History Museum (5) Total				\$3,096,047	\$328,255
6 Seminary Park Restroom							
	1	1Open Shelter, Hexagon1,000 sf WI	0	0	0	\$26,785	\$0
	2	Seminary Park Restroom Baker St & S Lakeshore Dr	1960	1	740	\$110,997	\$0

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - 81,459,522

Site	Bldg	Description	Year Built	Floors	Square Footage	Building CRN	Content CRN
		Lake Geneva WI 53147					
		Property in the open					\$46,178
		Seminary Park Restroom (6) Total				\$137,782	\$46,178
7		<i>Cobb Park Restroom & Shelter</i>					
	1	Cobb Park Restroom & Shelter 2101 McDonald Rd Lake Geneva WI 53147	1978	1	320	\$85,712	\$5,304
		Property in the open					\$8,250
		Cobb Park Restroom & Shelter (7) Total				\$85,712	\$13,554
8		<i>Dunn Field</i>					
	1	Dunn Field Restroom 535 SAGE STREET LAKE GENEVA WI 53147	2013	1	1,024	\$270,637	\$0
		Property in the open					\$748,593
		Dunn Field (8) Total				\$270,637	\$748,593
9		<i>Flat Iron Park</i>					
	1	1Gazebo, Masonry & Clay Tile Roof WI	0	0	0	\$53,570	\$0
	2	1New Pavilion WI	0	0	0	\$1,034	\$0
	3	Brunk Pavilion 201 WRIGLEY DRIVE LAKE GENEVA WI 53147	2015	1	1,350	\$460,705	\$0
	4	Flat Iron Park Restroom 201 Block Wrigley Dr Lake Geneva WI 53147	1993	1	1,564	\$234,638	\$0
		Property in the open					\$609,134
		Flat Iron Park (9) Total				\$749,947	\$609,134
10		<i>Water Treatment Plant</i>					
	1	Concrete Reservoir 361 MAIN STREET LAKE GENEVA WI 53147	1976	1	3,632	\$963,195	\$0
	2	Concrete Reservoir 361 MAIN STREET LAKE GENEVA WI 53147	1976	1	1,963	\$589,595	\$0
	3	Concrete Reservoir 361 MAIN STREET LAKE GENEVA WI 53147	1976	1	962	\$365,350	\$0

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - 81,459,522

Site	Bldg	Description	Year Built	Floors	Square Footage	Building CRN	Content CRN
	4	Garage 361 MAIN STREET LAKE GENEVA WI 53147	1890	1	800	\$47,677	\$0
	5	Storage Building 361 MAIN STREET LAKE GENEVA WI 53147	1985	1	1,680	\$95,033	\$26,520
	6	Water Treatment Plant 361 MAIN STREET LAKE GENEVA WI 53147	1890	2	14,848	\$6,650,658	\$266,260
		Property in the open					\$735,950
		Water Treatment Plant (10) Total				\$8,711,508	\$1,028,730
11		<i>Wastewater Treatment Facility</i>					
	1	AEROBIC DIGESTER #3 191 HASKIN STREET LAKE GENEVA WI 53147	1985	1	881	\$261,852	\$0
	2	AEROBIC DIGESTER #4 191 HASKIN STREET LAKE GENEVA WI 53147	1985	1	881	\$261,852	\$0
	3	Belt Press Building 191 HASKIN STREET LAKE GENEVA WI 53147	2005	1	10,800	\$2,642,627	\$0
	4	Blower Shed 191 HASKIN STREET LAKE GENEVA WI 53147	2016	1	200	\$159,532	\$0
	5	Car Garage 191 HASKIN STREET LAKE GENEVA WI 53147	1999	1	576	\$32,463	\$0
	6	Digester 1,2 & Was bldg 191 HASKIN STREET LAKE GENEVA WI 53147	1941	1	2,896	\$1,238,333	\$0
	7	Effluent Pump Building 191 HASKIN STREET LAKE GENEVA WI 53147	1985	1	378	\$448,384	\$0
	8	FINAL CLARIFIER 1 (East) 191 HASKIN STREET LAKE GENEVA WI 53147	1985	1	3,632	\$1,265,225	\$0
	9	FINAL CLARIFIER 2 (West) 191 HASKIN STREET LAKE GENEVA WI 53147	1985	1	3,632	\$1,265,225	\$0
	10	Headworks/Lab Building (Service) 191 HASKIN STREET LAKE GENEVA WI 53147	1941	1	5,168	\$2,470,238	\$53,040
	11	Large Garage - Metal 191 HASKIN STREET LAKE GENEVA WI 53147	1992	1	864	\$51,534	\$22,913

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - 81,459,522

Site	Bldg	Description	Year Built	Floors	Square Footage	Building CRN	Content CRN
	12	OXIDATION DITCH 191 HASKIN STREET LAKE GENEVA WI 53147	1985	1	18,053	\$4,071,457	\$0
	13	Process Dewatering Vault 191 HASKIN STREET LAKE GENEVA WI 53147	1985	1	28	\$82,605	\$0
	14	Processing Building (RAS/WAS) 191 HASKIN STREET LAKE GENEVA WI 53147	1985	1	3,074	\$1,233,404	\$0
	15	Shop/Lunch Building. 191 HASKIN STREET LAKE GENEVA WI 53147	1965	1	1,620	\$84,105	\$37,340
	16	Storage Building (West) 191 HASKIN STREET LAKE GENEVA WI 53147	1965	1	4,800	\$277,173	\$50,918
		Property in the open					\$62,142
		Wastewater Treatment Facility (11)				\$15,846,009	\$226,353
		Total					
12		Lagrange Drive Lift Station					
	1	Lift Station 855 LA GRANGE DRIVE LAKE GENEVA WI 53147	1965	1	0	\$136,711	\$0
		Lagrange Drive Lift Station (12)				\$136,711	\$0
		Total					
13		Edgewood Lift and Sanitary Station					
	1	Lift Station 1350 EDGEWOOD DRIVE LAKE GENEVA WI 53147	1993	1	208	\$152,354	\$0
		Property in the open					\$21,428
		Edgewood Lift and Sanitary Station (13) Total				\$152,354	\$21,428
14		Dodge Street Booster Station					
	1	Booster Station 1403 DODGE STREET LAKE GENEVA WI 53147	1971	1	120	\$287,887	\$0
		Property in the open					\$71,570
		Dodge Street Booster Station (14) Total				\$287,887	\$71,570
15		Well #5					
	1	Well #5 12 HASKIN STREET LAKE GENEVA WI 53147	1992	1	580	\$424,706	\$0
		Well #5 (15) Total				\$424,706	\$0

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - 81,459,522

Site	Bldg	Description	Year Built	Floors	Square Footage	Building CRN	Content CRN
16		830 Wrigley Drive - Riviera Beach					
	1	1Shelter576 WI	0	0	0	\$18,535	\$0
		Property in the open					\$442,384
		830 Wrigley Drive - Riviera Beach				\$18,535	\$442,384
		(16) Total					
17		1065 CAREY STREET					
	1	Building #1 1065 CAREY STREET LAKE GENEVA WI 53147	1988	1	6,120	\$356,243	\$162,302
	2	Building #2 1065 CAREY STREET LAKE GENEVA WI 53147	1988	1	18,000	\$1,436,115	\$286,416
	3	Building #3 1070 CAREY STREET LAKE GENEVA WI 53147	1986	1	17,554	\$1,244,976	\$109,262
	4	Salt Shed 1065 CAREY STREET LAKE GENEVA WI 53147	1991	1	1,200	\$60,963	\$0
		Property in the open					\$125,933
		1065 CAREY STREET (17) Total				\$3,098,297	\$683,913
18		1070 Carey Street - Street Dept Buildings					
	1	Police Impound Shed 1070 Carey St Lake Geneva WI 53147	0	1	2,400	\$77,141	\$0
		Property in the open					\$16,071
		1070 Carey Street - Street Dept Buildings (18) Total				\$77,141	\$16,071
19		1101 Cemetery Road - Oak Hill Cemetery					
	1	Columbaium 1101 Cemetery Rd Lake Geneva WI 53147	2001	1	210	\$33,749	\$0
	2	Maint. Bldg 1101 Cemetery Rd Lake Geneva WI 53147	1990	1	875	\$37,499	\$19,094
	3	North Bldg 1101 Cemetery Rd Lake Geneva WI 53147	1995	1	600	\$38,570	\$13,047

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - 81,459,522

Site	Bldg	Description	Year Built	Floors	Square Footage	Building CRN	Content CRN
	4	Oak Hill Cem. Office 1101 Cemetery Rd Lake Geneva WI 53147	1930	1	800	\$128,568	\$18,988
	5	Shed 1101 Cemetery Rd Lake Geneva WI 53147	1950	1	350	\$13,178	\$7,637
		Property in the open					\$416,242
		1101 Cemetery Road - Oak Hill Cemetery (19) Total				\$251,564	\$475,008
20	Veterans Park						
	1	2Shelter, Open, 35' Hexagonal WI	0	0	0	\$44,999	\$0
	2	Concession Building 901 TOWNLINE ROAD LAKE GENEVA WI 53147	1999	2	1,424	\$283,173	\$10,608
	3	Restroom Building 901 TOWNLINE ROAD LAKE GENEVA WI 53147	2005	1	1,252	\$335,243	\$16,442
	4	Storage Garage 901/1001 Townline Rd Lake Geneva WI 53147	2000	1	600	\$25,713	\$33,733
		Property in the open					\$756,521
		Veterans Park (20) Total				\$689,128	\$817,304
21	Four Seasons Nature Preserve						
	1	1Overlook Tower w/Boardwalk WI	0	0	0	\$8,035	\$0
	2	Four Seasons Nature: Shelter White Pidgeon Rd & Cty Hwy H Lake Geneva WI 53147	1991	1	576	\$24,749	\$0
	3	Shed with Tools White Pidgeon Rd & Cty Hwy H Lake Geneva WI 53147	1989	1	384	\$12,428	\$0
	4	Shelter White Pidgeon Rd & Cty Hwy H Lake Geneva WI 53147	1990	1	192	\$24,749	\$0
		Property in the open					\$10,714
		Four Seasons Nature Preserve (21) Total				\$69,961	\$10,714
22	Maple Park - Tennis Courts						
	1	West End Restroom Facility 900 Block Main Street-Library Park Lake Geneva WI 53147	0	0	0	\$114,747	\$0

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - 81,459,522

Site	Bldg	Description	Year Built	Floors	Square Footage	Building CRN	Content CRN
		Property in the open					\$121,176
		Maple Park - Tennis Courts (22)				\$114,747	\$121,176
		Total					
23		<i>Water Tower - Host Drive</i>					
	1	Water Tower 1003 HOST DRIVE LAKE GENEVA WI 53147	1996	1	0	\$3,936,567	\$12,093
		Property in the open					\$84,641
		Water Tower - Host Drive (23) Total				\$3,936,567	\$96,734
24		<i>Rushwood Park</i>					
	1	1Shelter, Open 300 SF WI	0	0	0	\$12,856	\$0
		Property in the open					\$45,963
		Rushwood Park (24) Total				\$12,856	\$45,963
25		<i>Donian Park</i>					
	1	1Observation Deck w/Seating WI	0	0	0	\$28,070	\$0
		Property in the open					\$1,714
		Donian Park (25) Total				\$28,070	\$1,714
26		<i>Pioneer Cemetery</i>					
		Property in the open					\$32,464
		Pioneer Cemetery (26) Total				\$0	\$32,464
27		<i>Miller Court Tot Lot</i>					
		Property in the open					\$20,464
		Miller Court Tot Lot (27) Total				\$0	\$20,464
28		<i>Lake Geneva Boat Launch</i>					
		Property in the open					\$20,571
		Lake Geneva Boat Launch (28) Total				\$0	\$20,571
29		<i>Lake Geneva Beach</i>					
	1	1Walkway200' WI	0	0	0	\$117,854	\$0
		Property in the open					\$46,499
		Lake Geneva Beach (29) Total				\$117,854	\$46,499
30		<i>Utility Park</i>					
		Property in the open					\$1,773,473
		Utility Park (30) Total				\$0	\$1,773,473
31		<i>Wrigley Drive</i>					

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - 81,459,522

Site	Bldg	Description	Year Built	Floors	Square Footage	Building CRN	Content CRN
		Property in the open					\$2,029,139
		Wrigley Drive (31) Total				\$0	\$2,029,139
32		Well #2					
	1	Well #2 361 MAIN STREET LAKE GENEVA WI 53147	1912	1	196	\$223,709	\$0
		Well #2 (32) Total				\$223,709	\$0
33		#N/A					
		Property in the open					\$330,350
		#N/A (33) Total				\$0	\$330,350
34		Well #3					
	1	Well #3 600 WAVERLY STREET LAKE GENEVA WI 53147	1988	1	255	\$173,782	\$0
		Well #3 (34) Total				\$173,782	\$0
35		Well #4					
	1	Well #4 535 SAGE STREET LAKE GENEVA WI 53147	1988	1	255	\$198,210	\$0
		Well #4 (35) Total				\$198,210	\$0
36		Center Street Booster Station					
	1	Booster Station 1401 CENTER STREET LAKE GENEVA WI 53147	2005	1	566	\$401,563	\$0
		Center Street Booster Station (36) Total				\$401,563	\$0
37		Seepage Cells					
	1	Seepage Cell - Storage 1100 HWY 50 LAKE GENEVA WI 53147	1989	1	3,200	\$205,388	\$21,216
	2	Septic Receiving Station 1100 HWY 50 LAKE GENEVA WI 53147	1989	1	369	\$104,783	\$0
	3	Wastewater Treatment Seepage Cell 1100 HWY 50 LAKE GENEVA WI 53147	1985	1	75,000	\$327,850	\$0
		Seepage Cells (37) Total				\$638,021	\$21,216
38		Dodge Street Water Tower					
	1	Water Tower 1885 DODGE STREET LAKE GENEVA WI 53147	1970	1	0	\$1,005,623	\$0

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - 81,459,522

Site	Bldg	Description	Year Built	Floors	Square Footage	Building CRN	Content CRN
Dodge Street Water Tower (38) Total						\$1,005,623	\$0
39	<i>Water Tower</i>						
	1	Water Tower 770 WILD RIDGE DRIVE LAKE GENEVA WI 53147	2006	1	0	\$1,075,907	\$0
Water Tower (39) Total						\$1,075,907	\$0
40	<i>Country Club Lift Station</i>						
	1	Lift Station 392 COUNTRY CLUB DRIVE LAKE GENEVA WI 53147	1965	1	0	\$70,070	\$0
Country Club Lift Station (40) Total						\$70,070	\$0
41	<i>Marian Terrace Lift Station</i>						
	1	Lift Station 914 MARIAN TERRACE LAKE GENEVA WI 53147	1965	1	0	\$81,212	\$0
Marian Terrace Lift Station (41) Total						\$81,212	\$0
42	<i>Geneva Bay Estates Lift Station</i>						
	1	Lift Station 930 BAYVIEW DRIVE LAKE GENEVA WI 53147	2009	1	0	\$83,998	\$0
Geneva Bay Estates Lift Station (42) Total						\$83,998	\$0
43	<i>Covenant Harbor Lift Station</i>						
	1	Lift Station 1724 W MAIN STREET LAKE GENEVA WI 53147	2007	1	0	\$83,569	\$0
Covenant Harbor Lift Station (43) Total						\$83,569	\$0
44	<i>Maxwell Street Lift Station</i>						
	1	Lift Station 942 MAXWELL STREET LAKE GENEVA WI 53147	1966	1	0	\$50,999	\$0
Maxwell Street Lift Station (44) Total						\$50,999	\$0
45	<i>Big Foot Beach Lift Station</i>						
	1	Lift Station 2400 S LAKE SHORE DRIVE LAKE GENEVA WI 53147	1965	1	0	\$192,532	\$0
Big Foot Beach Lift Station (45) Total						\$192,532	\$0
46	<i>Manning Park</i>						

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - 81,459,522

Site	Bldg	Description	Year Built	Floors	Square Footage	Building CRN	Content CRN
		Property in the open					\$46,494
		Manning Park (46) Total				\$0	\$46,494
Building Subtotal							\$64,812,935
Contents Subtotal							\$6,904,370
Property in the Open Subtotal							\$9,742,217
Building, Contents and PITO Total							\$81,459,522

PROPERTY IN THE OPEN

MUNICIPAL PROPERTY INSURANCE COMPANY

Site	Description	Quantity	New Cost of Replacement
1	City Hall		
	1Antenna		\$10,714
	1Lake Geneva TAC3 Repeater		\$16,071
	1police repeater receiver for garage speakers		\$4,286
	1Walworth Co Law 1 Control Station		\$4,286
	911 Systems - Misc Equipment		\$150,961
	1Antenna - Fire Repeater Control Station with Termination Panel		\$4,286
	1Antenna 2 Position Police Console		\$85,713
	1Antenna local govern control station w/term panel		\$4,286
	1Antenna police repeater control station w/term pan		\$4,286
	1Antenna siren control base		\$4,286
	1Antenna walworth co sheriff control station		\$4,286
	1Country Fire Control Station		\$10,714
	1lfren /Mutual Aid Base		\$5,357
	City Hall (1) TOTAL		\$309,530
2	Fire Station		
	1Emergency Warning Siren		\$10,821
	1Flagpole		\$3,643
	1Hydrant on Site		\$1,714
	1Parking Lot Light 2 Bulbs28'		\$5,678
	2Yard Lights 2 lts ea12'		\$8,250
	Fire Station (2) TOTAL		\$30,107
3	Riviera Beach		
	(2) Life Guard Towers		\$10,000
	1Boat Launch Pier630		\$27,321
	1Riviera East Pier2544		\$110,034
	1Riviera North Pier2892		\$125,140
	1Riviera West Pier2376		\$102,748
	1Underground Irrigation System		\$10,714
	7Lawn Ornamental Lights		\$7,928
	Monument Stone - Driehaus Plaza		\$15,000
	Riviera Beach (3) TOTAL		\$408,885
4	Public Library		
	18Park BenchesIron		\$19,285
	1FenceWrought Iron, 5'1500		\$114,105
	1Fixed Dock - West Pier1400		\$91,070
	1Underground Irrigation System		\$10,714
	1Warning Siren		\$10,821
	22Street LightsOrnamental		\$42,106
	Flag Memorial and Monument		\$45,000
	Public Library (4) TOTAL		\$333,102
5	History Museum		
	1Emergency Siren		\$10,821

PROPERTY IN THE OPEN

MUNICIPAL PROPERTY INSURANCE COMPANY

Site	Description	Quantity	New Cost of Replacement
	2Mill Pond Fountain		\$25,714
	History Museum (5) TOTAL		\$36,535
6	<i>Seminary Park Restroom</i>		
	1Play EquipmentModular		\$33,749
	24Picnic Tables		\$12,428
	Seminary Park Restroom (6) TOTAL		\$46,178
7	<i>Cobb Park Restroom & Shelter</i>		
	1Play EquipmentSmall		\$5,678
	5Picnic Tables		\$2,571
	Cobb Park Restroom & Shelter (7) TOTAL		\$8,250
8	<i>Dunn Field</i>		
	1Backstop #3 32x12		\$6,643
	1Chainlink Fence2500		\$21,428
	1Disc Golf Course		\$16,071
	1Skateboard Park Surface 230' x 60'		\$517,490
	2Tennis Court		\$67,713
	7Outdoor Lights 41 LTS55'		\$119,248
	Dunn Field (8) TOTAL		\$748,593
9	<i>Flat Iron Park</i>		
	1 Monument Stone - Dam Marker		\$15,000
	10Street Lighting 12' Pole, 1 light		\$26,357
	1Dam & Structures		\$336,851
	1Fountain - 3 Sisters		\$44,999
	1Railing Steel150		\$28,071
	1Statue, Andy Gump		\$100,000
	20Bench Wood		\$10,714
	2Electrical Panels		\$32,142
	Monument Stone - Brunk Pavillion		\$15,000
	Flat Iron Park (9) TOTAL		\$609,134
10	<i>Water Treatment Plant</i>		
	13Drinking Fountains		\$55,070
	1Fencing, Chainlink1275		\$18,857
	1Flagpole & Lighting		\$5,571
	1Stone Wall		\$11,250
	1Underground Irrigation System		\$10,714
	614Fire Hydrant		\$634,488
	Water Treatment Plant (10) TOTAL		\$735,950
11	<i>Wastewater Treatment Facility</i>		
	1Fence - Sewer Fac & Seepage Cell3558		\$59,677
	4DumpsterSteel		\$2,464
	Wastewater Treatment Facility (11) TOTAL		\$62,142

PROPERTY IN THE OPEN

MUNICIPAL PROPERTY INSURANCE COMPANY

Site	Description	Quantity	New Cost of Replacement
13	<i>Edgewood Lift and Sanitary Station</i>		
	1Fence & Gate5000		\$21,428
	Edgewood Lift and Sanitary Station (13) TOTAL		\$21,428
14	<i>Dodge Street Booster Station</i>		
	1Antenna System for 2 above pieces (Dodge St Water Tower)		\$5,357
	1Antenna System for above piece(Center St Water Tower)		\$5,357
	1Back-Up Fire Repeater (Center St Water Tower)		\$12,857
	1Lake Geneva Police Voting Receiver(Dodge St Water Tower)		\$16,071
	1Main Fire Repeater (Dodge St Water Tower)		\$12,857
	3Outdoor Lights35' pole, 2 lights		\$19,071
	Dodge Street Booster Station (14) TOTAL		\$71,570
16	<i>830 Wrigley Drive - Riviera Beach</i>		
	15Benches Wood		\$8,036
	1Emergency Warning Siren - Library		\$10,821
	1Entryway Sign and Stone		\$26,785
	1Slips - 27' Walkway		\$336,851
	31Park Signs		\$6,321
	Retaining Wall		\$53,570
	830 Wrigley Drive - Riviera Beach (16) TOTAL		\$442,384
17	<i>1065 CAREY STREET</i>		
	1Emergency Warning Siren - Badger HS		\$10,821
	1Emergency Warning Siren - Edgewood Subdiv.		\$10,821
	1Emergency Warning Siren - Sheridan Springs Rd		\$10,821
	Above Ground Tanks & Fencing		\$64,284
	Fence & Gate		\$29,185
	1065 CAREY STREET (17) TOTAL		\$125,933
18	<i>1070 Carey Street - Street Dept Buildings</i>		
	1Fencing		\$16,071
	1070 Carey Street - Street Dept Buildings (18) TOTAL		\$16,071
19	<i>1101 Cemetery Road - Oak Hill Cemetery</i>		
	1FencingChainlink6'20000		\$404,992
	1Play Equipment		\$11,250
	1101 Cemetery Road - Oak Hill Cemetery (19) TOTAL		\$416,242
20	<i>Veterans Park</i>		
	1 Monument Stone - Library Park		\$15,000
	1Lighting, Softball Field #1		\$67,392
	1Lighting, Softball Field #2		\$67,392
	1Play Equipment - Site 1		\$33,749
	1Play Equipment - Site 2		\$22,500

PROPERTY IN THE OPEN

MUNICIPAL PROPERTY INSURANCE COMPANY

Site	Description	Quantity	New Cost of Replacement
	1Scoreboard, Manual		\$1,179
	1Scoreboard, W/remote controls		\$22,500
	2Batting Cages		\$8,571
	3Lighting, Outdoor, N. End		\$44,999
	4Fencing, Chainlink - Softball Field		\$112,284
	4Scoreboard, W/wire controls		\$67,392
	1Basketball Court 70x100		\$56,142
	6Backboard, Basketball Single		\$26,249
	6Picninc Tables		\$7,928
	1Fencing, Chainlink - BB Court340		\$9,000
	1Fencing, Chainlink - Field		\$44,999
	1Fencing, Chainlink 4'80		\$2,464
	1Flagpole 30'		\$2,571
	1Helicopter (on base)		\$28,071
	1Light Pole / Lamp, Ornamental		\$3,857
	1Lighting, Hardball Field		\$112,284
	Veterans Park (20) TOTAL		\$756,521
21	<i>Four Seasons Nature Preserve</i>		
	1Fencing		\$10,714
	Four Seasons Nature Preserve (21) TOTAL		\$10,714
22	<i>Maple Park - Tennis Courts</i>		
	2Tennis Court		\$67,713
	4Outdoor Lights 20'; 8 lts		\$42,213
	Flag Pole - 3		\$4,821
	Monument		\$6,428
	Maple Park - Tennis Courts (22) TOTAL		\$121,176
23	<i>Water Tower - Host Drive</i>		
	4Security Lights, Tank		\$22,500
	Antenna system for above equipment(Host St Water Tower)		\$10,714
	Lake Geneva Police Repeater(Host St Water Tower)		\$16,071
	Lake Geneva Police Voter(Host St Water Tower)		\$8,571
	Local Government repeater(Host St Water Tower)		\$16,071
	Point to Point Base(Host St Water Tower)		\$10,714
	Water Tower - Host Drive (23) TOTAL		\$84,641
24	<i>Rushwood Park</i>		
	1Backstop 10x20		\$6,643
	1Fencing Chainlink4'100'		\$1,393
	1Picnic TableWood? Metal?		\$857
	1Play Equipment Modular		\$28,071
	4Concrete Post w/Park Lights		\$9,000
	Rushwood Park (24) TOTAL		\$45,963
25	<i>Donian Park</i>		
	2Picnic TablesWood? Metal?		\$1,714

PROPERTY IN THE OPEN

MUNICIPAL PROPERTY INSURANCE COMPANY

Site	Description	Quantity	New Cost of Replacement
	Donian Park (25) TOTAL		\$1,714
26	<i>Pioneer Cemetery</i>		
	1FencingChainlink4'2400		\$32,464
	Pioneer Cemetery (26) TOTAL		\$32,464
27	<i>Miller Court Tot Lot</i>		
	1Chain Climber		\$750
	1Emergency Warning Siren		\$10,821
	1Locomotive Play Structure		\$643
	1Seesaw		\$964
	1Slide		\$2,464
	1Swing, Belt - 6		\$3,321
	2Spring Animals		\$1,500
	Miller Court Tot Lot (27) TOTAL		\$20,464
28	<i>Lake Geneva Boat Launch</i>		
	1Pier480 SF		\$20,571
	Lake Geneva Boat Launch (28) TOTAL		\$20,571
29	<i>Lake Geneva Beach</i>		
	2Lifeguard Towers		\$5,357
	2Swim Piers480 SF ea		\$41,142
	Lake Geneva Beach (29) TOTAL		\$46,499
30	<i>Utility Park</i>		
	1Concrete Seat Wall		\$5,357
	1Water Feature with Float Device		\$14,785
	1Zingle Pier		\$13,500
	2Gage Piers, Outside Piers		\$561,418
	3Pots		\$2,893
	4Benches		\$4,286
	1East Pier		\$392,992
	1Gage Pier, Walkway		\$33,749
	1Gage Piers, Maim Pier		\$308,780
	1Lagoon Pier, Slips/Walk		\$28,071
	1Riviera Fountain - Bronze Statue, Curb and Plumbing		\$350,000
	1Stonewall 25' & Sail Boat Sails		\$53,570
	1Street Light		\$3,428
	1Trash Container		\$643
	Utility Park (30) TOTAL		\$1,773,473
31	<i>Wrigley Drive</i>		
	10Trash Receptacles		\$6,107
	1Traffic Signal (Sheridan Springs/Interchange N)		\$107,141
	1Traffic Signal - Hwy 120 & Geneva Sqr		\$124,926
	1Traffic Signal - Hwy 50E/Edwr		\$78,106

PROPERTY IN THE OPEN

MUNICIPAL PROPERTY INSURANCE COMPANY

Site	Description	Quantity	New Cost of Replacement
	1Traffic Signals (Hwy 50/US 12 Ramp)		\$80,356
	20Planters		\$56,142
	24Bench Cast Iron w/ Wood		\$61,713
	24Downtown Signs		\$19,178
	24Picnic TablesAluminum		\$12,428
	280Retaining Wall - Stone & Masonry		\$12,643
	29Street Light - 30' Pole		\$127,712
	11Banner Poles		\$25,928
	300Railing, Steel		\$24,642
	30Information Signs w/Steel Poles		\$61,499
	32Street Light - 32' Pole		\$147,319
	3600Concrete Pad w/Ramp		\$34,178
	40Granite Tree Markers		\$9,000
	4Street Lights, Main & Cook		\$42,428
	4Traffic Signal - Main & Broad		\$42,428
	4Traffic Signal - Main & Cntr		\$42,428
	5000FencingChainlink		\$224,567
	60Lighting, Downtown, Ornamental		\$202,175
	1200Fence/Gate Wrought Iron		\$88,820
	6Bleacher - VeteransAluminum		\$19,285
	820Guard Rails		\$20,250
	PLAYGROUND		\$64,284
	12Traffic Signs		\$86,570
	14Traffic Signal - Main & Wells		\$148,176
	15 Drinking Fountains		\$20,892
	16Bench, Park		\$17,143
	18Bench, ParkWood		\$9,643
	18Trash Receptacles		\$11,036
	Wrigley Drive (31) TOTAL		\$2,029,139
33	#N/A		
	(50) Cale CWF Terminals - Parking System \$6,607 each		\$330,350
	#N/A (33) TOTAL		\$330,350
46	Manning Park		
	Playground Equipment		\$46,494
	Manning Park (46) TOTAL		\$46,494
PROPERTY IN THE OPEN TOTAL			\$9,742,217

CONTRACTOR'S EQUIPMENT

MUNICIPAL PROPERTY INSURANCE COMPANY

Description	RCN Subject
(2) Western 8.5' pro plow	\$3,570
(2) Wright stander mowers	\$7,956
(3) Western 9' pro plows	\$4,080
(4) Henderson 6" 1-ton stainless salters	\$2,550
(6) Monroe 8PWMB Wing plow blades	\$11,730
(9) Monroe 6" stainless salters	\$3,570
(9) Monroe MPR41 11 plow blades	\$7,650
2003 Haulmark Trailer	\$69,951
2008 Carry On Trailer, SN#4YMUL12138M004405	\$1,377
2009 John Deere 3720 with 300 CS Loader	\$15,157
2013 Extreme Vac	\$18,000
2015 Scag Tiger Cat 61 Inch Deck	\$6,878
2018 John Deere x580 48 inch Deck	\$5,669
2019 Single Axle Speed Trailer	\$10,000
2020 Gravely ProStance - 48 Inch Deck	\$7,250
2020 Gravely ProStance - 48 Inch Deck	\$7,250
2021 Diamondback Airboat; Serial # DKP13827B121	\$135,000
25 ton log splitter	\$2,550
3pt 55gal sprayer	\$765
3pt core-airator	\$510
3pt field groomer	\$867
ACS 3.5 cu/yd loader bucket with quick coupler	\$5,100
ACS quick coupler boom pole pro 2000	\$2,550
Air Compressor	\$12,137
Ambulance Cot Loader	\$25,409
Asbury 3.5 cu/yd 4-1 bucket with ACS quick coupler	\$7,140
Badger Books Voting Machines	\$16,185
Barber Beach Cleaner	\$63,826
Berlon Q/A 5' grapple	\$6,630
Berlon Q/A forks	\$1,020
Billy Goat Force-9 debris blower	\$1,530
Bobcat 30C auger with 24 and 12" augers	\$3,060
Bobcat 6' Q/A plow	\$4,080
Bobcat Q/A SB200 blower	\$7,650
Bobcat Uni-Loader	\$33,791
Bobcat V723 Serial #B4C317023	\$85,412
Buffalo Turbine 20hp debris blower	\$1,785
Cardiac Monitors	\$91,445
Case End Loader	\$166,792
Caterpillar Backhoe	\$109,395
CH2E Trash Pump Port	\$12,735
Clark Mosquito Sprayer	\$12,693
Constant Velocity Air Compressor	\$26,520
Cub cadet 30" 3X blower	\$1,020
D and K Engineering Radar Trailer	\$10,200
Diamond 17178, 5' rotary mower	\$45,900
Dinkmar Leaf Machine #1	\$40,658
Dinkmar Leaf Machine #2	\$40,658
Dive Gear	\$44,504
Drone: Autel EVO Dual Model: MDCD Serial # HV7920151067	\$10,200
Drone: Autel EVO Dual Model: MDCD Serial # HV5920261348	\$10,200

CONTRACTOR'S EQUIPMENT

MUNICIPAL PROPERTY INSURANCE COMPANY

Description	RCN Subject
Electric Gate Valve	\$15,866
Elgin Street Sweeper	\$215,369
Elgin Street Sweeper, P Series	\$173,499
Envision Ware - RFID Conversion	\$110,426
Express Steel 8' snow pusher with Cat quick coupler	\$5,100
Fimco 55gal sprayer on King Kutter 3pt dolly	\$1,530
Ford Tractor	\$26,293
Gas Boy Gas Pump System	\$55,619
Generac 20KV gen-set. 1065 Carey	\$6,630
Generac Genset, Backup - Edgewood	\$30,600
Generator	\$63,240
Generator	\$63,240
Giant Vac Leaf Machine	\$59,160
Henderson 75 gal pre-wet system	\$3,927
Honda WT30X Trash Pump 240cc	\$1,765
Hotsy Steam Cleaner	\$4,080
Huskee 21" blower	\$255
Husqvarna 8024 STE blower	\$1,530
Hyster Forklift	\$27,211
IH Low Boy Tractor	\$21,420
International Tractor #1	\$28,657
Jacobsen Riding Mower	\$64,260
Jacobsen Turf Sweeper	\$40,800
John Deer Mower	\$21,930
John Deere 540 mower	\$6,630
John Deere 606 rotary 3pt mower	\$2,550
John Deere Tractor	\$35,700
John Deere Tractor	\$75,480
John Deere WAM, 11' mower	\$56,100
John Deere Wheel Loader	\$219,208
John Deere X 530 No Deck	\$5,669
John Deere X320 mower	\$5,100
John Deere X530 mower	\$6,630
John Deere Z910a mower	\$13,260
Kifco water wheel irrigator B160	\$1,020
King Kutter 400 3pt spreader	\$1,530
Kohler Genset, Back-Up - LaGrange	\$37,735
Kubota 5' 3pt box blade	\$1,020
Kubota RTV 1100	\$26,520
Kubota Tractor	\$24,480
Landpride 3pt LR2572 rake	\$1,887
Magnum Products 3060-MHLight Tower (Trailer Mounted)	\$7,344
Magnum Products Light Tower (Trailer Mounted)	\$7,344
Mark Ind. 24LC40-4T12 scissors lift	\$25,500
Miller DC Welding Generator	\$10,842
Mitsubishi Forklift	\$16,300
Monroe MP44R12 plow with ACS quick coupler	\$25,500
Mower - GM5900	\$77,005
Onan Generator, Back-Up - Bigfoot	\$42,310
Quick-Attach Q/A broom	\$5,100
Rhino Flexwing Mower (13.5 cut)	\$12,376

CONTRACTOR'S EQUIPMENT

MUNICIPAL PROPERTY INSURANCE COMPANY

Description	RCN Subject
Scag Riding Mower	\$10,200
Scag Riding Mower	\$11,424
Sno Go Snowblower	\$106,293
Snow bully MP5012 pusher	\$20,400
Station Alert System	\$8,990
Stow CM-6 mixer	\$1,530
Thermal Imaging Camera #1	\$1,414
Thermal Imaging Camera #2	\$1,409
Toro Sand Pro Groomer	\$15,337
Toro Sweeper, Turf	\$12,060
Toro Turf Sweeper	\$6,120
Toro WAM 16'	\$87,720
Turf Sweeper	\$23,154
UTV	\$34,160
Ventrac Sidewalk Plow Machine	\$42,000
Vermeer 852 Stumper	\$44,780
Vermeer Chipper 2013	\$48,702
Wachs Hydraulic Gate Valve Operator	\$14,329
Wacker plate compactor	\$1,734
Wacker-Jack BS600 compactor	\$2,142
Waukesha Standby Portable Generator	\$42,828
Wedge walk behind saw WCS11H	\$2,550
WEN 4500w generator	\$765
WEN 5500w generator	\$1,020
Western 8.5' MVP Plus plow blade	\$4,590
Western V-box salter Tornado	\$4,590
Wright Turf Mower	\$8,100
Wright Turf Mower	\$8,208
CONTRACTOR'S EQUIPMENT TOTAL	\$2,965,175

MPIC-004	06-2016	Statement of Values
MPIC-004 CE	06-2016	Contractor's Equipment
MPIC-004 PITO	06-2016	Property in the Open
MPIC-006	04-2019	Joint Loss Agreement Endorsement
MPIC-008	04-2019	Cap Of Losses From Certified Acts Of Terrorism
MPIC-200	04-2019	Fine Arts Agreed Value Endorsement
MPIC-203	10-2020	Pier and Wharf Replacement Coverage Endorsement
MPIC-300	01-2020	Contractors Equipment New Replacement Cost Coverage Endorsement
MPIC-506	06-2016	Coverage of Computer-Related Losses Endorsement
MPIC-507	01-2017	Equipment Breakdown Protection Coverage Endorsement
MPIC-510	01-2019	Tax Lien Property Coverage
MPIC-511	04-2019	Leased Property Coverage

Item V. Loss Payees:

Item VI. Variable Coverage Schedules:

Fine Arts

Riviera Beach - Monument Stone - Driehaus Plaza	15,000
Maple Park - Monument Stone - Library Park	15,000
Utility Park - Riviera Fountain - Bronze Statue, Curb and Plumbing	350,000
Utility Park - Stonewall 25' and Sail Boat Sails	53,570
Public Library - Flag Memorial and Monument	45,000
History Museum - 2 Mill Pond Fountains	25,714
Flat Iron Park - Monument Stone - Dam Marker	15,000
Flat Iron Park - Monument Stone - Brunk Pavillion	15,000
Flat Iron Park - Fountain - 3 Sisters	44,999
Flat Iron Park - Statue - Andy Gump	100,000
Veterans Park - Monument Stone - Near Flag Pole	15,000
Veterans Park - Monument Stone - Near Helicopter	15,000
	709,283

Inland Lakes and Rivers Pier and Wharf - Replacement Coverage

Riviera Beach - 1Boat Launch Pier630	27,321
Utility Park - 1Gage Pier, Walkway	33,749
Utility Park - 1Gage Piers, Maim Pier	308,780
Utility Park - 1Lagoon Pier, Slips/Walk	28,071
Riviera Beach - 1Riviera East Pier2544	110,034
Riviera Beach - 1Riviera North Pier2892	125,140
Riviera Beach - 1Riviera West Pier2376	102,748
Public Library - 1Fixed Dock - West Pier1400	91,070
830 Wrigley Drive - Riviera Beach - 1Slips - 27' Walkway	336,851
Lake Geneva Boat Launch - 1Pier480 SF	20,571
Lake Geneva Beach - 2Swim Piers480 SF ea	41,142
Utility Park - 1East Pier	392,992
	1,618,469



REQUEST FOR PROPOSALS
FOR
2022 – 2024 CITY OF LAKE GENEVA
PIERS & BUOYS SERVICE

Notice to Bidders

The City of Lake Geneva is soliciting sealed bid proposals until Tuesday, September 7, 2021 at 10:00 a.m. to annually install, remove and maintain the City of Lake Geneva's Piers and Buoys. For additional information contact the Harbormaster, Steve Russell, at harbormaster@cityoflakegeneva.com or 262-248-3673. Bids must be sealed and submitted on the provided bid form and returned clearly marked with "**2022 – 2024 City of Lake Geneva Piers and Buoys Service**" with the date and time of opening to the City Clerk's Office, 626 Geneva Street, Lake Geneva, WI 53147 via in person delivery, US Mail, Fed Ex and comparable delivery companies or email. The City reserves the right to reject any or all bids and to accept any bid considered most advantageous to the City of Lake Geneva. Bids must be dated and signed. No faxed or emailed bids will be considered. Unsigned, undated or late bids will also not be considered. The City of Lake Geneva is not responsible for late or misdirected mail or cartage therefor encourages hand delivery of items.

The City of Lake Geneva is exempt from Federal Excise Tax and State Sales Tax' therefor, proposal should be made exclusive of these taxes. A Tax Exemption Certificate and / or Tax Exemption Registry Number will be furnished to the successful vendor.

The City of Lake Geneva is the riparian owner of certain lake shoreline properties within the City limits of the City of Lake Geneva. The City provides piers, slips and buoys to the citizenry and residents of the City. In order to provide care, maintenance and general upkeep, including the annual installation and removal of said piers, slips and buoys, the City is requesting proposals for these services.

Scope of Services

This contract for services is intended to provide for the annual installation, removal and maintenance (excluding painting) for the following City-owned lakefront piers, slips and buoys: Fishing Pier, West Pier with 50 boat slips, 56 buoys located in the waters adjacent to the Library Park shoreline, 4 buoys located at the Riviera, 4 "in and out" buoys at the launch ramp, 6 swim area buoys and 6 slow-no wake buoys from Riviera Pier to West Pier, two Swim Pier and

Designated Swimming Area floats (does not include white Shallow water marker for swim area), Launch Pier and six (6) dinghy ramps.

Specific Services Required

Fishing Pier – Contractor shall install and remove the pier and replace all rotted materials. When removed, the pier shall be placed on the beach at the west end of Library Park. The City will pay for all (previously approved) materials. The pier shall be installed by the 20th day of open water after the spring thaw and should be removed after October 15th of each year.

* Weather Permitting

West End Pier – Contractor shall install and remove the pier and replace all rotted materials. When removed, the pier shall be placed on the beach at the west end of Library Park. The City shall pay for all (previously approved) materials. The pier shall be installed by the 20th day of open water after the spring thaw and should be removed after October 15th of each year.

* Weather Permitting

Dinghy Ramps – The Contractor shall remove and reset the dinghy ramps (6 total) every year.

Buoys – Contractor shall install and remove the 78 ^{20th per Steve. 7/7} city-owned buoys and store them on City property. Installation should be completed by the 15th day of open water after the spring thaw. The Contractor is responsible for checking the chains and anchors and replacing them whenever necessary throughout the term of the service contract. Replacement of chain, buoy and anchor will be on a time and material basis and will require written approval.

* Weather Permitting

Swim Piers – Contractor shall install and remove the two swim piers and replace rotted materials. The City will pay for all (previously approved) materials. The work shall be completed at least three days prior to Memorial Day. Removal of the piers shall occur after Labor Day and no later than October 15th.

Designated Swim Area Floats – Contractors shall install and remove the Designated Swim Area Floats. Installation work shall be completed at least three days prior to Memorial Day. Removal of the floats shall occur after September 15th and no later than October 15th. The floats will be stored on City property. (Does not include white shallow water markers for swim area).

Replacement of any pier components on any of the piers or buoys for any reason will be done on a time and material basis and will require written quote approval before commencement of work.

Contract Term

The term of the Service Contract for services required within this contract shall be for three years, commencing on the 1st of January 2022, or date of the signed contract, whichever is later, and ending on the 31st day of December, 2024.

Contractual Relationship

The Contractor agrees that any services rendered on behalf of the City of Lake Geneva shall be as an independent contractor. The contractor and his employees shall not be considered agents of employees of the City of Lake Geneva. No employees of the contractor shall be entitled to any benefits, compensation, unemployment compensation, disability compensation or compensation of any kind whatsoever, except as provided by the Contractor.

Insurance and Hold Harmless

The Contractor shall provide its own insurance for liability, \$1,000,000 and \$1,000,000 personal injury and deliver to the City evidence of such coverage during the term of the Service Contract.

The Contractor shall indemnify and hold the City harmless for any damage caused by its employees' negligent or intentional acts and whether those acts cause property damage or personal injury.

The Contractor shall provide workers' compensation insurance for all employees or otherwise meet the statutory requirements for a self-insured employer. Contractor shall deliver to the City evidence of such covering during the Service Contract.

The Contractor agrees to abide by all statutory and administrative rules promulgated by the State of Wisconsin or its subdivision in carrying out the services of the Service Contract, including but not limited to the Wisconsin Department of Natural Resources. Failure to abide by any such rules will be deemed a serious breach of the contract and the City may declare the contract void upon such violation.

Method of Payment

For installation / removal; one-half of the annual payment shall be made by the 15th day after receipt of invoice for completion of Spring Installations and the balance shall be due by the 15th day after receipt of invoice for completion of Fall removals.

For maintenance services, payment shall be made thirty days (30 days) after receipt of invoice(s) for completion of maintenance work.



BID PROPOSAL

2022 – 2024 CITY OF LAKE GENEVA

PIERS & BUOYS SERVICES

Compensation for Services

Contractor Name: Gage Marine

The Contractor agrees to provide all labor, tools and equipment needed on an annual basis for the work described herein at a cost of:

I. Spring installation and Fall removal of all specified ramps and buoys

2022 \$ \$44,664.00

2023 \$ \$45,557.00

2024 \$ \$46,468.00

* The following prices are at current lumber rates

II. Maintenance cost per item with repair parts as follows:

* All pricing is subject to lumber rates at the time of repair

West Pier

2022

2023

2024

Horses

4 Horses	83' wide	96" deep	\$2,693.56	\$2,774.37	\$2,857.60
2 Horses	42' wide	84" deep	\$1,242.62	\$1,279.90	\$1,318.30
2 Horses	42' wide	96" deep	\$1,299.74	\$1,338.73	\$1,378.89
5 Horses	107' wide	96" deep	\$3,442.45	\$3,545.72	\$3,652.10
1 Horse	107' wide	84" deep	\$659.93	\$679.73	\$700.12

Stringers

3 - 6 x 6 x 26' (Special Order Length)	\$2,598.18	\$2,676.13	\$2,756.41
2 - 6 x 6 x 16'	\$793.28	\$817.08	\$841.60
1 - 6 x 6 x 14'	\$368.22	\$379.27	\$390.65
1 - 6 x 6 x 12'	\$339.79	\$349.98	\$360.48

<u>West Pier (continued)</u>		2022	2023	2024
Decking				
13 Pallets	12 boards – 2 x 6 x 23"	\$2,501.32	\$2,576.36	\$2,653.65
31 Pallets	4 boards - 2 x 6 x 88"	\$8,357.55	\$8,505.27	\$8,760.43
3 Pallets	5 boards - 2 x 6 x 64"	\$753.25	\$775.85	\$799.12
<u>Fishing Pier</u>				
Decking				
3 Pallets	3 boards – 2 x 6 x 112"	\$648.46	\$667.91	\$687.95
2 Pallets	4 boards – 2 x 6 x 88"	\$532.01	\$547.97	\$564.41
Miscellaneous				
1 Fishing Stand	(rod Holder)	\$363.42	\$374.32	\$385.55
<u>Launch Pier</u>				
Decking				
1 Pallet	5 board – 2 x 6 x 64"	\$257.75	\$265.48	\$273.45
<u>East Swim Pier</u>				
Stringers				
1 - 4 x 6 x 12"	with a 2 x 2	\$295.44	\$304.30	\$313.43
1 - 4 x 6 x 10'	with a 2 x 2	\$266.71	\$274.71	\$282.95
Decking				
2 Pallets	3 boards – 2 x 10 x 8'	\$566.84	\$583.85	\$601.36
Miscellaneous				
2 - 12' ladders		\$730.28	\$752.20	\$774.76
48' - 2 x 4 capping		\$276.15	\$284.43	\$292.97
30' - 2 x 2		\$75.06	\$77.31	\$79.63
<u>West Swim Pier</u>				
Horse				
1 Horse	107 ½" wide 96" deep	\$688.49	\$709.14	\$730.42
Stringers				
1- 4 x 6 x 14'	with a 2 x 2	\$337.07	\$347.18	\$357.60
1- 4 x 6 x 20'	with a 2 x 2	\$375.90	\$387.18	\$398.80

West Pier (continued)

	2022	2023	2024
Decking			
10 Pallets 3 boards – 2 x 10 x 8'	\$2,834.20	\$2,919.23	\$3,006.81
Miscellaneous			
48' – 2 x 4 capping	\$276.15	\$284.43	\$292.97
Total \$	\$33,576.82	\$34,478.03	\$35,512.41

Additional maintenance work for 2022, 2023 and 2024 to replace any pier components on any of the piers for any reason will be done on a time and material basis as per the labor cost bid and will require written approval by the Director of Public Works before commencement of work.

I hereby certify that all statements herein are made on behalf of
Gage Marine (Name of Corporation, partnership or person submitting bid)
and that I have examined and carefully prepared this proposal from the specifications and
that I have full authority to make such statements and submit this proposal.

Name F.J. Frazier Signature [Signature]
Title C.O.O. Email fjfrazier@gagemarine.com
Phone 262-751-5532

Name _____ Signature _____
Title _____ Email _____
Phone _____

IN WITNESS WHEREOF, the said Contractor has caused these presents to be signed by

_____ its president or authorized officer, and countersigned by

_____ its Secretary, and the City of Lake Geneva has caused
these present to be executive in its behalf by the Mayor and City Clerk of the City of Lake Geneva, the day and year
first written.

Dated: _____

Mayor of the City of Lake Geneva: _____

City Clerk _____



AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> The Riviera Phase I 812 Wrigley Drive Lake Geneva, WI 53147	CONTRACT INFORMATION: Contract For: Historic Riviera Building Improvements Project Date: 7/27/18	CHANGE ORDER INFORMATION: Change Order Number: 009 Date: 09/13/21
OWNER: <i>(Name and address)</i> City of Lake Geneva 626 Geneva Street Lake Geneva, WI 53147	ARCHITECT: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066	CONTRACTOR: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Multiple changes per attached summary

The original Contract Sum was	\$ 0.00
The net change by previously authorized Change Orders	\$ 1,906,306.00
The Contract Sum prior to this Change Order was	\$ 1,906,306.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 2,768.00
The new Contract Sum including this Change Order will be	\$ 1,909,074.00

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

MSI General Corporation

ARCHITECT *(Firm name)*

SIGNATURE

Bert Zenker, Vice President - Design
Services

PRINTED NAME AND TITLE

September 2, 2021

DATE

MSI General Corporation

CONTRACTOR *(Firm name)*

SIGNATURE

Jay Craig, Vice President - Sr. Project
Executive

PRINTED NAME AND TITLE

September 2, 2021

DATE

City of Lake Geneva

OWNER *(Firm name)*

SIGNATURE

David Nord, City Administrator

PRINTED NAME AND TITLE

September 2, 2021

DATE



Single Source Responsibility™
DESIGNBUILD

Since 1957 ▪ Architects ▪ Contractors ▪ Engineers ▪ Leaders

September 10, 2021

Mr. Dave Nord, City Administrator
cityadmin@cityoflakegeneva.com
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

**RE: Historic Riviera Building Improvements Project – PHASE I and PHASE II
812 Wrigley Drive
Lake Geneva, WI**

Dear Dave:

The purpose of this letter is to forward the Final draw requests for work associated with the PHASE I and PHASE II of the building improvements at the Historic Riviera building. Please find the following items enclosed:

- Application and Certificate for Payment, invoice #27405, Application No.: 9 PHASE I
- Application and Certificate for Payment, invoice #27409, Application No.: 8 PHASE II
- MSI General Corporation FINAL waiver of lien for each Phase
- The following FINAL subcontractor lien waivers:

Phase I

Badger Railing (metal repairs)
D&D Millwork (wood doors) & supplier waiver
Hepp's Quality Restoration (carpentry)
Ackman Glass (glass & glazing) and supplier waiver

Phase II

Badger Railing (metal fabricating, railing work)
Holian Environmental (asbestos removal)
Joe DeBelak (plumbing with demo/floor scan)
Works Plumbing (site plumbing)
USA Fire Protection (fire protection)
Giraffe Electric (fire alarm system, electrical, data/telecommunications, security/camera systems, contingency, CO#2, CO#3)
Hepp's Quality Restoration (carpentry, change order work, brick-it veneer)
Professional Audio Design (audio equipment)
RJ Wood Industries (millwork, cabinets)
Nabco Entrances (automatic entrances)
Schmidt Custom Floors (flooring)
Ackman Glass (mirrors, door lites, storefront concourse)
Best Specialties (toilet partitions & accessories, fire protection)
Pure Mechanical (HVAC)
D&D Millwork (change order work)



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J H Hassinger (site work and misc masonry)
Applewood Plastering (plastering)
Applewood Drywall (drywall patching)
Builders Insulation (insulation)
American Landscape (landscaping)
CertaPro Painting (painting)
Bauer Sign (building signage)
Nonn's Flooring (flooring)
Century Fence (fencing)
Boelter Company (misc kitchen equipment/cabinets)
Quality Ceiling (acoustical ceiling)
Renaissance Roofing (roof tile removal and replace)
Builders Hardware (hardware)
Rockford Central Tile & Terrazzo (floor repairs)
Wilde Lake Country Garage Door (counter coiling shutter doors)
Duwe Metal (metal fabrication of stainless steel counter tops/millwork phase)
Robert W. Nelson (millwork/cabinetry)
Ace Glass Tinting (glass tinting)
Frisch Weatherstrip (caulking)

We are missing the following few subcontractor waivers, and we will forward them on to you just as soon as we receive them:

Otis Elevator (elevator)
Corporate Contractors (structural glazed tile demo/re-work)
Badger Scaffold LLC (scaffold/shoring rental)
Fabricut Inc. (window treatments)

If you have any questions or require further paper work, please feel free to contact me at any time.

Sincerely,

MSI GENERAL CORPORATION

Dione

Dione M Funk
Accounting

Cc: cityclerk@cityoflakegeneva.com
Karen Hall, Comptroller@cityoflakegeneva.com
Tom Earle, DPW Director tearle@cityoflakegeneva.com
Jay Craig, MSI General Corporation, jay@msisgeneral.com
Stu LaRose, MSI General Corporation stu@msigeneral.com
Dave Luterbach, MSI General Corporation, davel@msigeneral.com

	Riviera Phase 1													
	Project Summary													
	September 13, 2021													
	Description		Orig Sched Val	Change Order 1	Change Order 2	Change Order 3	Change Order 4	Change Order 5	Change Order 6	Change Order 7	Change Order 8	Adj Sched Val	Final Cost	Add or (Ded)
	CO3 Supervision		1700	0	0	1700	0	0	0	0	0	1700	4680	2980
	CO3 Insurance		164	0	0	164	0	0	0	0	0	164	164	0
	CO3 Project Management		625	0	0	625	0	0	0	0	0	625		-625
	CO3 Marine Survey		9500	0	0	9500	0	0	0	0	0	9500	9500	0
	CO3 Asbestos Testing		4600	0	0	4600	0	0	0	0	0	4600	4600	0
	CO4 Supervision		49271	0	0	0	49271	0	0	0	0	49271	31890	-17381
	CO4 Pavers Protection - Allowance		7500	0	0	0	7500	0	0	0	0	7500		-7500
	CO4 State Permits Incl. Hist. Review		16251	0	0	0	16251	0	0	0	0	16251		-16251
	CO4 Construction Electric		6999	0	0	0	6999	0	0	0	0	6999	555	-6444
	CO4 Temp Heat - Allowance		15000	0	0	0	15000	0	0	0	0	15000	12494	-2506
	CO4 Winter Conditions - Allowance		2001	0	0	0	2001	0	0	0	0	2001		-2001
	CO4 Job Trailer		1800	0	0	0	1800	0	0	0	0	1800		-1800
	CO4 Dumpsters		6050	0	0	0	6050	0	0	0	0	6050	2133	-3917
	CO4 General Cleaning		10500	0	0	0	10500	0	0	0	0	10500	18138	7638
	CO4 Final Cleaning		8499	0	0	0	8499	0	0	0	0	8499	1366	-7133
	CO4 Temp Fence		6000	0	0	0	6000	0	0	0	0	6000	2200	-3800
	CO4 Temp Storage Trailers		2001	0	0	0	2001	0	0	0	0	2001		-2001
	CO4 Temp Railings		1500	0	0	0	1500	0	0	0	0	1500		-1500
	CO4 Temp Toilets		600	0	0	0	600	0	0	0	0	600	315	-285
	CO4 Knox Box		750	0	0	0	750	0	0	0	0	750	70	-680
	CO4 Reproduction		1002	0	0	0	1002	0	0	0	0	1002	1546	544
	CO4 UPS -Allowance		501	0	0	0	501	0	0	0	0	501	63	-438
	CO4 Barriers & Enclosures		3300	0	0	0	3300	0	0	0	0	3300	5250	1950
	CO4 Street Cleaning/Snow Removal		6000	0	0	0	6000	0	0	0	0	6000	3147	-2853
	CO4 Scaffolding/Shoring		153380	0	0	0	153380	0	0	0	0	153380	124300	-29080
	CO4 Temp Walk-off Mats		1002	0	0	0	1002	0	0	0	0	1002	3240	2238
	CO4 Finishes Protection - Allowance		4002	0	0	0	4002	0	0	0	0	4002	5113	1111
	CO4 As-Built CD's		1500	0	0	0	1500	0	0	0	0	1500	1250	-250
	CO4 Job Sign		1500	0	0	0	1500	0	0	0	0	1500		-1500
	CO4 Temp Signage		750	0	0	0	750	0	0	0	0	750	1550	800
	CO4 Insurance		16683	0	0	0	16683	0	0	0	0	16683	8858	-7825
	CO4 Structural Steel Design		7500	0	0	0	7500	0	0	0	0	7500	750	-6750
	CO4 Project Management		26000	0	0	0	26000	0	0	0	0	26000	36375	10375
	CO4 Demolition		25000	0	0	0	25000	0	0	0	0	25000	28670	3670
	CO4 Masonry Tuckpointing		309701	0	0	0	309701	0	0	0	0	309701	316624	6923
	CO4 Structural Steel - Fabrications		8000	0	0	0	8000	0	0	0	0	8000	6724	-1276
	CO4 Carpentry		8000	0	0	0	8000	0	0	0	0	8000	8000	0
	CO4 Roofing Clay Tile/Cone Tile		488855	0	0	0	488855	0	0	0	0	488855	489111	256
	CO4 Glass & Glazing		470040	0	0	0	470040	0	0	0	0	470040	514056	44016
	CO4 Painting		15000	0	0	0	15000	0	0	0	0	15000	15358	358
	CO5 Supervision Savings from Seawall/ACM Surveys		-630	0	0	0	0	-630	0	0	0	-630		630
	CO5 Builders Risk Certificate		1595	0	0	0	0	1595	0	0	0	1595		-1595
	CO5 Glass & Glazing - Net Change		-3755	0	0	0	0	-3755	0	0	0	-3755		3755
	CO6 Credit Unused Project Requirements To Date CO6 Credit Unused Roof		-18101	0	0	0	0	0	-18101	0	0	-18101		18101
	Underlayment		-1710	0	0	0	0	0	-1710	0	0	-1710	-1710	0

	CO7 Masonry Credit Not Lowering Windows		-58723	0	0	0	0	0	0	-58723	0	-58723	-58723	0
	CO7 Credit Not Lowering Windows		-15732	0	0	0	0	0	0	-15732	0	-15732	-15732	0
	CO3 Perf Bond		820	0	0	820	0	0	0	0	0	820	820	0
	CO3 Contractors Fee		1327	0	0	1327	0	0	0	0	0	1327	1196	-131
	CO4 Plumbing		5000	0	0	0	5000	0	0	0	0	5000	4317	-683
	CO4 Electrical		5000	0	0	0	5000	0	0	0	0	5000	1300	-3700
	CO4 Performance Bond		32100	0	0	0	32100	0	0	0	0	32100	32100	0
	CO4 Arch/Engineering		101546	0	0	0	101546	0	0	0	0	101546	90846	-10700
	CO4 Contingency		169244	0	0	0	169244	0	0	0	0	169244	161496	-7748
	CO4 Contractor's Fee		157058	0	0	0	157058	0	0	0	0	157058	140812	-16246
	CO6 Credit Unused Contingency		-100000	0	0	0	0	0	-100000	0	0	-100000	-100000	0
	CO6 Credit Fee Unused Contingency		-8000	0	0	0	0	0	-8000	0	0	-8000	-5738	2262
	CO8 Credit GC Savings		-59760	0	0	0	0	0	0	0	-59760	-59760		59760
	Grand Totals		1906306	0	0	18736	2152386	-2790	-127811	-74455	-59760	1906306	1909074	2768

Project Requirements
Subcontractors
Contingency
Bond
Fees

130055
1422156
69244
32920
251931

Total

1906306

141147
1446395
61496
32920
227116

1909074

FINAL WAIVER OF LIEN

September 10, 2021

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for City of Lake Geneva owner,

by MSI General Corporation contractor,

for building improvements at The Riviera – PHASE I

same being situated in Walworth county, described as

The Riviera

812 Wrigley Drive

Lake Geneva, WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full thru invoice #27405, subject to payment of same.

MSI General Corporation



Ken P. Krahe, President

FINAL WAIVER OF LIEN

DATE: Sept 2, 2011

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for City of Lake Geneva owner, by MSI General Corporation contractor, for Repairs Type of work, same being situated in Walworth County, State of Wisconsin, described as Riviera Place 1
319 Douglas Dr.
Lake Geneva, WI 53147
for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Baker Building Inc
Thomas C. Mulhoney
Signature: (Officer of company)
President
Title

WAIVER OF LIEN

May 25, 2021

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for D & D Millwork owner
by BOEHM-MADISON LUMBER contractor
for 3/4 Red Oak and 10/4 Sapele Mahogany
same being situated in Jefferson County, State of Wisconsin, described as

D & D Millwork
N8619 Ski Slide Rd
10x12, WI 53036

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, NONE

Tracey Clark
Secretary of Boehm-Madison

FINAL WAIVER OF LIEN

DATE: 8-25-21

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for City of Lake Geneva owner, by MSI General Corporation contractor, for Carpentry Type of work, same being situated in Watworth County, State of Wisconsin, described as

Riviera Phase 1
812 Wexley Dr.
Lake Geneva, WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Hepco's Quality Restoration, LLC

Monica C. Hepco
Signature: (Officer of company)

Manager
Title

FINAL WAIVER OF LIEN

DATE: August 25, 2021

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for CITY OF LAKE GENEVA owner,

by MSI General Corporation contractor,

for GLASS - GRAZING Type of work,

same being situated in WALWORTH County, State of Wisconsin, described as

THE RIVIERA - PHASE 1
812 WRIGLEY DRIVE
LAKE GENEVA, WI 53147

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: ACKMAN GLASS

[Signature]
Signature: (Officer of company)

COMPTROLLER
Title

UNCONDITIONAL WAIVER AND FINAL RELEASE
(Civil Code 3262(d)(4))

To: **ACKMAN GL & MR CO**

on the job of: **Riviera Doors**

The undersigned has been ***PAID*** for all labor, services, equipment or material furnished on the job, except for disputed claims for additional work in the amount of \$ 0.00, and does hereby waive and release any right to a mechanic's lien, stop notice or any right against a labor and material bond on the job.

Dated: **7/5/2021**

KAWNEER COMPANY, INC.



By: **Tiara Wright**
Credit Analyst

NOTICE TO PERSONS SIGNING THIS WAIVER: THIS DOCUMENT WAIVES RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID USE A CONDITIONAL RELEASE FORM.

NOTE: This form complies with the requirements of Civil Code 3262(d)(4). It is to be used when the claimant is required to execute a waiver and release in exchange for a final payment and the claimant asserts in the waiver that it has, in fact, been paid the final payment.

AIA® Document G701™ – 2017

Change Order

PROJECT: (Name and address)

The Riviera
812 Wrigley Drive
Lake Geneva, WI 53147

CONTRACT INFORMATION:

Contract For: Historic Riviera Building
Improvements Project
Date: 7/27/18

CHANGE ORDER INFORMATION:

Change Order Number: 001
Date: 2/25/19

OWNER: (Name and address)

City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

ARCHITECT: (Name and address)

MSI General Corporation
PO Box 7
Oconomowoc, WI 53066

CONTRACTOR: (Name and address)

MSI General Corporation
PO Box 7
Oconomowoc, WI 53066

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Delete Blaine Oborn, City Administrator as the Owner's Designated Representative
Add David Nord, City Administrator as the Owner's Designated Representative
Delete Jennifer L. Guslick, Project Director as the Construction Manager's Designated Representative
Add Jay Craig, Vice President - Sr. Project Executive as the Construction Manager's Designated Representative

The original Contract Sum was	\$	0.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	0.00
The Contract Sum will be increased by this Change Order in the amount of	\$	0.00
The new Contract Sum including this Change Order will be	\$	0.00

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

MSI General Corporation

ARCHITECT (Firm name)

SIGNATURE

Jim Olson, Vice President - Design &
Development

PRINTED NAME AND TITLE

February 25, 2019

DATE

MSI General Corporation

CONTRACTOR (Firm name)

SIGNATURE

Ken Krahe, President

PRINTED NAME AND TITLE

February 25, 2019

DATE

City of Lake Geneva

OWNER (Firm name)

SIGNATURE

Thomas A. Hartz, Mayor

PRINTED NAME AND TITLE

February 25, 2019

DATE

AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> The Riviera 812 Wrigley Drive Lake Geneva, WI 53147	CONTRACT INFORMATION: Contract For: Historic Riviera Building Improvements Project Date: 7/27/18	CHANGE ORDER INFORMATION: Change Order Number: 002 Date: 8/27/19
OWNER: <i>(Name and address)</i> City of Lake Geneva 626 Geneva Street Lake Geneva, WI 53147	ARCHITECT: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066	CONTRACTOR: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066

THE CONTRACT IS CHANGED AS FOLLOWS:

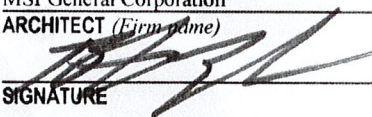
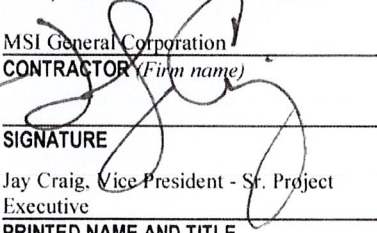
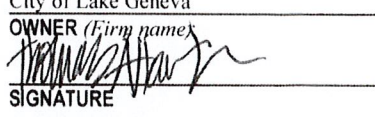
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Delete Jim Olson, Vice President - Design & Development
 Add Bert Zenker, Vice President - Design Services, Architect
 Add Anne Krogstad, Architect

The original Contract Sum was	\$	0.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	0.00
The Contract Sum will be increased by this Change Order in the amount of	\$	0.00
The new Contract Sum including this Change Order will be	\$	0.00
The Contract Time will be increased by Zero (0) days.		
The new date of Substantial Completion will be		

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

MSI General Corporation ARCHITECT <i>(Firm name)</i>  SIGNATURE Bert Zenker, Vice President - Design Services PRINTED NAME AND TITLE September 11, 2019 DATE	MSI General Corporation CONTRACTOR <i>(Firm name)</i>  SIGNATURE Jay Craig, Vice President - Sr. Project Executive PRINTED NAME AND TITLE September 11, 2019 DATE	City of Lake Geneva OWNER <i>(Firm name)</i>  SIGNATURE Thomas A. Hartz, Mayor PRINTED NAME AND TITLE September 11, 2019 DATE
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AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> The Riviera 812 Wrigley Drive Lake Geneva, WI 53147	CONTRACT INFORMATION: Contract For: Historic Riviera Building Improvements Project Date: 7/27/18	CHANGE ORDER INFORMATION: Change Order Number: 003 Date: 10/18/19
OWNER: <i>(Name and address)</i> City of Lake Geneva 626 Geneva Street Lake Geneva, WI 53147	ARCHITECT: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066	CONTRACTOR: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Provide seawall and pier survey for Riviera Building (\$11,511.00)

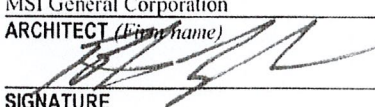
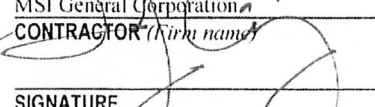
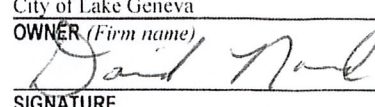
Provide asbestos containing materials (ACM) and lead paint survey for Riviera Building (\$7,225.00)

Total Items: 1 and 2: \$18,136.00

The original Contract Sum was	\$ 0.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 0.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 18,736.00
The new Contract Sum including this Change Order will be	\$ 18,736.00
The Contract Time will be increased by Zero (0) days.	
The new date of Substantial Completion will be	

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

MSI General Corporation ARCHITECT <i>(Firm name)</i>  SIGNATURE Bert Zenker, Vice President - Design Services PRINTED NAME AND TITLE October 18, 2019 DATE	MSI General Corporation CONTRACTOR <i>(Firm name)</i>  SIGNATURE Jay Craig, Vice President - Sr. Project Executive PRINTED NAME AND TITLE October 18, 2019 DATE	City of Lake Geneva OWNER <i>(Firm name)</i>  SIGNATURE David Nord, City Administrator PRINTED NAME AND TITLE October 18, 2019 DATE
--	---	---

Riviera Renovations - Marine and ACM Surveys - Partial or Full Supervision - Job #4453

Cost Code	Description		Marine Survey		ACM & Lead Paint Survey	
			Partial Supervision	Full Supervision	Partial Supervision	Full Supervision
100	Project Requirements	A	\$0	\$0	\$0	\$0
101	Survey/Topo - Historic Preservation Survey - Part of Architecture	A	\$0	\$0	\$0	\$0
102	Stake Building	A	\$0	\$0	\$0	\$0
103	Soil Test	A	\$0	\$0	\$0	\$0
104	Stake Site	A	\$0	\$0	\$0	\$0
105	Stake Curbs	A	\$0	\$0	\$0	\$0
106	Supervision (Marine - 2 days, ACM - 3 days) \$85 per hour	C	\$680	\$1,360	\$1,020	\$2,040
107	Grading	A	\$0	\$0	\$0	\$0
108	Special Assessment - Exclude	A	\$0	\$0	\$0	\$0
109	Utility Protect/Relocate - Allowance	A	\$0	\$0	\$0	\$0
110	State Permit - Exclude	C	\$0	\$0	\$0	\$0
110-01	State Permit for Historical Review - Exclude - assuming this will be with shell	C	\$0	\$0	\$0	\$0
111	Local Permit (\$10/\$1,000 val)	C	\$0	\$0	\$0	\$0
112	Construction Elect - Assume that Owner will pay monthly energy bills	C	\$0	\$0	\$0	\$0
113	Temp Heat - Allowance	C	\$0	\$0	\$0	\$0
114	Winter Conditions - Allowance for misc.	A	\$0	\$0	\$0	\$0
115	Rendering	A	\$0	\$0	\$0	\$0
116	Temporary Generator - Exclude	C	\$0	\$0	\$0	\$0
117	Job Trailer - (Allowance of \$150/month + \$150 transport); Or Room Rental Fee	C	\$0	\$0	\$0	\$0
118	Dumpsters - (Roof Allowance of 6 Exchanges)	C	\$0	\$0	\$0	\$0
119	Concrete Testing - (4 sets)	C	\$0	\$0	\$0	\$0
120	Dry Air System - Exclude - See Temp Heat	C	\$0	\$0	\$0	\$0
121	General Cleaning (1 x per month site clean)	C	\$0	\$0	\$0	\$0
122	Final Cleaning (site clean + Ball Room)	C	\$0	\$0	\$0	\$0
124	Dust Walls - Allowance	C	\$0	\$0	\$0	\$0
125	Temp Fence - (Allowance for base of scaffold or for closing access)	C	\$0	\$0	\$0	\$0
126	Temp Storage Trailers - Exclude	C	\$0	\$0	\$0	\$0
127	Temp Railings (Exterior would be part of scaffolding)	C	\$0	\$0	\$0	\$0
128	Temp Roads	C	\$0	\$0	\$0	\$0
129	Temp Toilet (3 mos + move)	C	\$0	\$0	\$0	\$0
130	Knox Box - Allowance	C	\$0	\$0	\$0	\$0
133	Reproduction (5 sets x 12 sets + Specs)	C	\$0	\$0	\$0	\$0
134	Electric/Gas/Data Fees - Exclude	A	\$0	\$0	\$0	\$0
135	UPS - Allowance	C	\$0	\$0	\$0	\$0
136	Impact Fees - Exclude	A	\$0	\$0	\$0	\$0
137	Barriers/Enclosures - (Encl - Scaffold)	C	\$0	\$0	\$0	\$0
138	Street Cleaning/Snow Removal/Snow Clearing from Roof	A	\$0	\$0	\$0	\$0
139	Shoring - (See Subcontractor Below)	A	\$0	\$0	\$0	\$0
142	Poor Soils Allowance - Exclude	A	\$0	\$0	\$0	\$0
143	Temp Walk Off Mats	A	\$0	\$0	\$0	\$0
144	Finishes Protection Allowance - Of Ball Room	A	\$0	\$0	\$0	\$0
146	As-Built CD's	C	\$0	\$0	\$0	\$0
155	Job Sign	C	\$0	\$0	\$0	\$0
156	Temp Signage	C	\$0	\$0	\$0	\$0
162	Sewer & Water fees - Exclude	A	\$0	\$0	\$0	\$0
170	Utility relocation - Exclude	A	\$0	\$0	\$0	\$0
178	Civil Engineering - Exclude	A	\$0	\$0	\$0	\$0
179	Interior Design - (Exterior by Legney)	A	\$0	\$0	\$0	\$0
190	Project Manager (PM not Proj. Direct.) - (\$125/Hr)	C	\$250	\$500	\$375	\$750
185	Insurance	1 st	\$104	\$114	\$60	\$74
187	Structural Steel Final Design - Exclude	0 th	\$0	\$0	\$0	\$0
	Project Requirements		\$1,034	\$1,974	\$1,455	\$2,838
139	Scaffolding/Shoring - (Exclude if no Guttering)					
200	Sitework - (or Demo)					
200-01	Site Consulting - Marine Survey				\$0	\$0
	JF Brennan (2 - 10 hr days - 3 Man Team) - (\$14,200)		\$0	\$0	\$0	\$0
	Includes Mobilization and Report		\$0	\$0	\$0	\$0
	Collins Engineering - Including Mobilization and Report		\$9,500	\$9,500		
243	Demolition - (Stair/Selective)					
244	Asbestos Testing					
	Allowance for Testing		\$0	\$0	\$0	\$0
	Affordable Environmental - (\$7,500)				\$0	\$0
	Balestrieri (Elkhorn) - Bid Received Late		\$0	\$0	\$0	\$0
	Giles Engineering - (\$6,000)		\$0	\$0	\$0	\$0
	Indoor Air Quality - (\$6,200)		\$0	\$0	\$0	\$0
	JD Environmental (Delavan) - No Bid Received		\$0	\$0	\$0	\$0

	PSI (Professional Services Inc)		\$0	\$0	\$4,600	\$4,600
	Sigma Environmental Services - (\$5,400)		\$0	\$0	\$0	\$0
245	Abandonment (included)		\$0	\$0	\$0	\$0
	Affordable Environmental		\$0	\$0	\$0	\$0
	Environmental Initiatives		\$0	\$0	\$0	\$0
	Integrity Environment		\$0	\$0	\$0	\$0
	PSI		\$0	\$0	\$0	\$0
600	Carpentry		\$0	\$0	\$0	\$0
	Total Cost		\$10,534	\$11,474	\$6,055	\$7,438
169	Arch/Engineering	6.00%	\$0	\$0	\$0	\$0
198	Contingency (per KHR Recommendation)	10.00%	\$0	\$0	\$0	\$0
	Total Cost		\$10,534	\$11,474	\$6,055	\$7,438
	Contractor's Fee	8.00%	\$843	\$918	\$484	\$595
	Project Total with Fees and Contingency		\$11,377	\$12,391	\$6,539	\$8,033
	Performance Bond (50% of Cost of Bond)		\$134	\$185	\$686	\$873
	Project Total with Fees, Contingency and 50% of Bond		\$11,511	\$12,576	\$7,225	\$8,906

AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> The Riviera 812 Wrigley Drive Lake Geneva, WI 53147	CONTRACT INFORMATION: Contract For: Historic Riviera Building Improvements Project Date: 7/27/18	CHANGE ORDER INFORMATION: Change Order Number: 004 Date: 10/25/19
OWNER: <i>(Name and address)</i> City of Lake Geneva 626 Geneva Street Lake Geneva, WI 53147	ARCHITECT: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066	CONTRACTOR: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Provide roof replacement per attached summary for Riviera Building (\$787,829.00)

Provide glass and glazing per attached summary for Riviera Building (\$799,864.00)

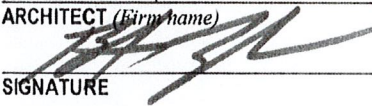
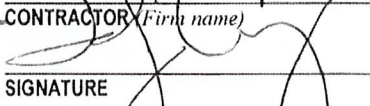
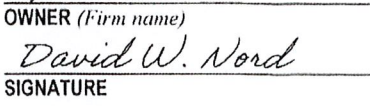
Provide tuckpointing per attached summary for Riviera Building (\$564,693.00)

Total Items: 1, 2 and 3: **\$2,152,386.00**

The original Contract Sum was	\$ 0.00
The net change by previously authorized Change Orders	\$ 18,736.00
The Contract Sum prior to this Change Order was	\$ 18,736.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 2,152,386.00
The new Contract Sum including this Change Order will be	\$ 2,171,122.00
The Contract Time will be increased by Zero (0) days.	
The new date of Substantial Completion will be	

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

MSI General Corporation ARCHITECT <i>(Firm name)</i> 	MSI General Corporation CONTRACTOR <i>(Firm name)</i> 	City of Lake Geneva OWNER <i>(Firm name)</i> 
SIGNATURE Bert Zenker, Vice President - Design Services PRINTED NAME AND TITLE	SIGNATURE Jay Craig, Vice President - Sr. Project Executive PRINTED NAME AND TITLE	SIGNATURE David Nord, City Administrator PRINTED NAME AND TITLE
October 18, 2019 DATE	October 18, 2019 DATE	October 18, 2019 DATE

Riviera – Lake Geneva

Summary of Roof Replacement and Shell Trades

October 21, 2019

Roofing

Recommended and approval of Renaissance Roofing. Option A was selected – utilizing Clay Tile. Alternate 1 was accepted to remove the guttering from the upper clerestory roof. Total Cost including Supervision, project requirements, scaffolding, allowance for incidental trades (painting, plumbing and electrical) - \$787,829.00

Glass & Glazing – Windows

Recommended and approval of Ackman Glass & Shower. Option A was selected – utilizing the historically simulated steel sash windows. Alternate 1 – Enlarge 1st Floor windows by lowering the sill and Alternate 2 – Replace 1st Floor delaminated wood doors with aluminum were accepted. Total Cost of work including supervision, project requirements, scaffolding and enclosure, allowance for removal and incidental carpentry and Incidental painting is included - \$799,864.00

Tuckpointing

Recommended and approval of Masonry Restoration, Inc. – (MRI). Option B was selected which includes mobilization, tuckpointing of up to 20% of entire building, washing of entire brick exterior, remove and replacement of membrane on balcony, underside of balcony repairs, enclosure of roof drains in brick, south wall balcony repair, broken brick replacement, clean and patch of seawall cap and replacement of front entry wall caps. Alternate 1 – modify masonry/brick openings to allow lower sill and larger windows was accepted. Total cost of work including supervision, project requirements, miscellaneous metal fabrications (for railings atop wall caps) and incidental painting is included - \$564,693.00

Summary

Roofing	\$787,829.00
Glass & Glazing	\$799,864.00
Tuckpointing	<u>\$564,693.00</u>
Total Shell Trades	\$2,152,386.00

AIA® Document G701™ – 2017

Change Order

PROJECT: (Name and address)

The Riviera
812 Wrigley Drive
Lake Geneva, WI 53147

CONTRACT INFORMATION:

Contract For: Historic Riviera Building
Improvements Project
Date: 7/27/18

CHANGE ORDER INFORMATION:

Change Order Number: 005

Date: 03/05/20

OWNER: (Name and address)

City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

ARCHITECT: (Name and address)

MSI General Corporation
PO Box 7
Oconomowoc, WI 53066

CONTRACTOR: (Name and address)

MSI General Corporation
PO Box 7
Oconomowoc, WI 53066

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Multiple changes per attached summary

The original Contract Sum was

\$ 0.00

The net change by previously authorized Change Orders

\$ 2,171,122.00

The Contract Sum prior to this Change Order was

\$ 2,171,122.00

The Contract Sum will be decreased by this Change Order in the amount of

\$ 2,790.00

The new Contract Sum including this Change Order will be

\$ 2,168,332.00

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

MSI General Corporation

ARCHITECT (Firm name)

SIGNATURE

Bert Zenker, Vice President - Design
Services

PRINTED NAME AND TITLE

March 5, 2020

DATE

MSI General Corporation

CONTRACTOR (Firm name)

SIGNATURE

Jay Craig, Vice President - Sr. Project
Executive

PRINTED NAME AND TITLE

March 5, 2020

DATE

City of Lake Geneva

OWNER (Firm name)

SIGNATURE

David Nord, City Administrator

PRINTED NAME AND TITLE

March 5, 2020

DATE

Riviera

Summary of Change Requests - Owner Change Order 5
January 15, 2020 thru February 19, 2020

Description of Change Request (OC05)	Sub Number	Cost of Change	Disposition
i. Glass & Glazing - Eliminate 1-1/2" x 3" box trim	\$ (6,402)	\$ (7,298)	
ii. Glass & Glazing - Upgrade SDL Muntins to Double Profile vs. Exterior	\$ 3,108	\$ 3,543	
iii. Credit for Savings in Supervision for Seawall and ACM Surveys	\$ (552)	\$ (629)	
iv. Provide Builder's Risk Binding thru MSI General	\$ 1,399	\$ 1,595	
v.	\$ -	\$ -	
Total (OC05)		\$ (2,790)	

Contract Summary

Original Contract Amount	\$ -
Net Change by Prev. Author. Changes (OCO #1 thru OCO #4)	\$ 2,171,122
Contract Sum Prior to this Change	\$ 2,171,122
Net Change per Above Change Request (OC05)	\$ (2,790)

Current Contract Sum	\$ 2,168,332
-----------------------------	---------------------

Future Items or Costs to Be Aware of or Pending

IF THE PROJECT WERE TO END TODAY, THE PROJECT SUMMARY FOLLOWS:

Original Contract Sum	\$ -
Changes to Date (Previous Changes + Above Changes)	\$ 2,168,332
Less Balance of Contingency (from Summary of Contingency)	\$ (150,500)
Project Total Cost	\$ 2,017,832



AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> The Riviera 812 Wrigley Drive Lake Geneva, WI 53147	CONTRACT INFORMATION: Contract For: Historic Riviera Building Improvements Project Date: 7/27/18	CHANGE ORDER INFORMATION: Change Order Number: 006 Date: 06/29/20
OWNER: <i>(Name and address)</i> City of Lake Geneva 626 Geneva Street Lake Geneva, WI 53147	ARCHITECT: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066	CONTRACTOR: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066

THE CONTRACT IS CHANGED AS FOLLOWS:

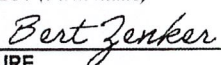
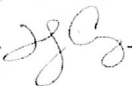
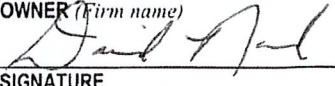
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Multiple changes per attached summary

The original Contract Sum was	\$ 0.00
The net change by previously authorized Change Orders	\$ 2,168,332.00
The Contract Sum prior to this Change Order was	\$ 2,168,332.00
The Contract Sum will be decreased by this Change Order in the amount of	\$ 127,811.00
The new Contract Sum including this Change Order will be	\$ 2,040,521.00
The Contract Time will be increased by Zero (0) days.	
The new date of Substantial Completion will be	

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

MSI General Corporation ARCHITECT <i>(Firm name)</i>  SIGNATURE	MSI General Corporation CONTRACTOR <i>(Firm name)</i>  SIGNATURE	City of Lake Geneva OWNER <i>(Firm name)</i>  SIGNATURE
Bert Zenker, Vice President - Design Services PRINTED NAME AND TITLE	Jay Craig, Vice President - Sr. Project Executive PRINTED NAME AND TITLE	David Nord, City Administrator PRINTED NAME AND TITLE
March 5, 2020 DATE	March 5, 2020 DATE	March 5, 2020 DATE

Riviera

Summary of Change Requests - Owner Change Order 6

March 19, 2020 thru June 9, 2020

Description of Change Request (OC06)	Sub Number	Cost of Change	Disposition
i. Credit for Unused Portion of Roof Underlayment Repair Allowance	\$ (1,500)	\$ (1,710)	
ii. Credit for Unused Project Requirements To Date (Thru 2020)	\$ (15,878)	\$ (18,101)	
iii. Credit for Unused Contingency To Date (Thru 2020)	\$ (100,000)	\$ (108,000)	
iv.	\$ -	\$ -	
v.	\$ -	\$ -	
Total (OC06)		\$ (127,811)	

Contract Summary

Original Contract Amount	\$ -
Net Change by Prev. Author. Changes (OCO #1 thru OCO #5)	\$ 2,168,332
Contract Sum Prior to this Change	\$ 2,168,332
Net Change per Above Change Request (OCO6)	\$ (127,811)

Current Contract Sum	\$ 2,040,521
-----------------------------	---------------------

Future Items or Costs to Be Aware of or Pending

IF THE PROJECT WERE TO END TODAY, THE PROJECT SUMMARY FOLLOWS:

Original Contract Sum	\$ -
Changes to Date (Previous Changes + Above Changes)	\$ 2,040,521
Less Balance of Contingency (from Summary of Contingency)	\$ 9,043
Project Total Cost	\$ 2,049,564

**AIA****Document G701™ – 2017****Change Order**

PROJECT: <i>(Name and address)</i> The Riviera Phase I 812 Wrigley Drive Lake Geneva, WI 53147	CONTRACT INFORMATION: Contract For: Historic Riviera Building Improvements Project Date: 7/27/18	CHANGE ORDER INFORMATION: Change Order Number: 007 Date: 11/11/20
OWNER: <i>(Name and address)</i> City of Lake Geneva 626 Geneva Street Lake Geneva, WI 53147	ARCHITECT: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066	CONTRACTOR: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Multiple changes per attached summary

The original Contract Sum was	\$ 0.00
The net change by previously authorized Change Orders	\$ 2,040,521.00
The Contract Sum prior to this Change Order was	\$ 2,040,521.00
The Contract Sum will be decreased by this Change Order in the amount of	\$ 74,455.00
The new Contract Sum including this Change Order will be	\$ 1,966,066.00
The Contract Time will be increased by Zero (0) days.	
The new date of Substantial Completion will be	

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

MSI General Corporation
ARCHITECT *(Firm name)*
Bert Zenker
SIGNATURE
Bert Zenker, Vice President - Design
Services
PRINTED NAME AND TITLE
November 11, 2020
DATE

MSI General Corporation
CONTRACTOR *(Firm name)*
Jay Craig
SIGNATURE
Jay Craig, Vice President - Sr. Project
Executive
PRINTED NAME AND TITLE
November 11, 2020
DATE

City of Lake Geneva
OWNER *(Firm name)*
David Nord
SIGNATURE
David Nord, City Administrator
David Nord - City Administrator
PRINTED NAME AND TITLE
November 11, 2020
DATE

Riviera

Summary of Change Requests - Owner Change Order 7

June 10, 2020 thru November 11, 2020

Description of Change Request (OC07)	Sub Number	Cost of Change	Disposition
i. Glass Credit for Not Lowering the Windows - (Ackman)	\$ (13,800)	\$ (15,732)	
ii. Masonry Credit for Not Lowering the Windows - (MRI)	\$ (46,320)	\$ (52,805)	
iii. Masonry Credit for Not Wrapping the Balcony Drains in Brick - (MRI)	\$ (5,480)	\$ (5,918)	
iv.	\$ -	\$ -	
v.	\$ -	\$ -	
Total (OC07)		\$ (74,455)	

Contract Summary

Original Contract Amount	\$ -
Net Change by Prev. Author. Changes (OCO #1 thru OCO #6)	\$ 2,040,521
Contract Sum Prior to this Change	\$ 2,040,521
Net Change per Above Change Request (OC07)	\$ (74,455)
Current Contract Sum	\$ 1,966,066

Future Items or Costs to Be Aware of or Pending

IF THE PROJECT WERE TO END TODAY, THE PROJECT SUMMARY FOLLOWS:

Original Contract Sum	\$ -
Changes to Date (Previous Changes + Above Changes)	\$ 1,966,066
Less Balance of Contingency (from Summary of Contingency)	\$ 9,043
Project Total Cost	\$ 1,975,109

AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> The Riviera Phase I 812 Wrigley Drive Lake Geneva, WI 53147	CONTRACT INFORMATION: Contract For: Historic Riviera Building Improvements Project Date: 7/27/18	CHANGE ORDER INFORMATION: Change Order Number: 008 Date: 03/08/21
OWNER: <i>(Name and address)</i> City of Lake Geneva 626 Geneva Street Lake Geneva, WI 53147	ARCHITECT: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066	CONTRACTOR: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066

THE CONTRACT IS CHANGED AS FOLLOWS:

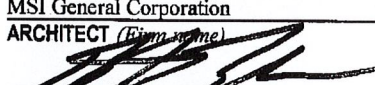
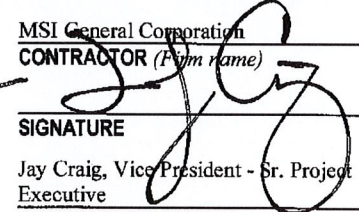
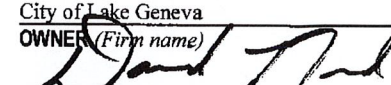
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Multiple changes per attached summary

The original Contract Sum was	\$	0.00
The net change by previously authorized Change Orders	\$	1,966,066.00
The Contract Sum prior to this Change Order was	\$	1,966,066.00
The Contract Sum will be decreased by this Change Order in the amount of	\$	59,760.00
The new Contract Sum including this Change Order will be	\$	1,906,306.00
The Contract Time will be increased by Zero (0) days.		
The new date of Substantial Completion will be		

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

MSI General Corporation ARCHITECT <i>(Firm name)</i>  SIGNATURE Bert Zenker, Vice President - Design Services PRINTED NAME AND TITLE March 8, 2021 DATE	MSI General Corporation CONTRACTOR <i>(Firm name)</i>  SIGNATURE Jay Craig, Vice President - Sr. Project Executive PRINTED NAME AND TITLE March 8, 2021 DATE	City of Lake Geneva OWNER <i>(Firm name)</i>  SIGNATURE David Nord, City Administrator PRINTED NAME AND TITLE March 8, 2021 DATE
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Riviera – Phase I

Potential Cost Savings

March 4, 2021

Potential Cost Savings on Phase I

• Some Supervision	\$5,100
• Pavers Protection Allow.	\$3,000
• State Historical Permit	\$16,000
• Construction Electric	\$3,000
• Temporary Heat	\$2,500
• Winter Conditions	\$2,000
• Dumpsters	\$1,600
• Temp Fence	\$3,800
• Temp Storage Trailers	\$2,000
• Temp Railings	\$1,500
• Temp Toilets	\$280
• Reproduction	\$100
• UPS	\$100
• Snow Removal	\$6,000
• Scaffolding	\$25,900
• Temp Walk Off Mats	\$1,000
• Finish Protection Allowance	\$2,500
• Structural Steel Design	<u>\$3,300</u>
Total	\$79,680

Crediting 75% of Projected Savings at this time $\$79,600 \times .75 = \$59,760$

Riviera

Summary of Contingency

January 15, 2020 - February 19, 2020

Description of Contingency Item	Sub Number	Cost of Change	Disposition
i. Additional ACM Testing and Consulting - Additional 79 samples, addtl. 50 point count analysis, representation at abatement Prebid walkthru	\$ (1,548)	\$ (1,548)	
ii. Abatement of ACM as Needed to Complete 2020 Work	\$ (4,390)	\$ (4,390)	
iii. Escalator to Push 1st Floor Abatement to 2021 - Net add (approved cost of \$4,940 - Revised total cost of \$5,685)	\$ (745)	\$ (745)	
iv. FWAN 11813 - 2/17/20 - Remove addtl bricks @ balcony; sealant on capstones (where ACM removed); membrane under new capstones	\$ (3,512)	\$ (3,512)	
v. Added Cost to Delay 1st Floor Windows to 2021 (\$5,973 + \$475) and to Expedite the Install of 2020 Windows (early ship of receptors)(\$2,100))	\$ (8,548)	\$ (8,548)	
vi.	\$ -	\$ -	
Total	\$	(18,743)	

Summary of Contingency

Original Contingency Amount Per Contract	\$ -
Previous Changes to Contingency (From Change Ordere #4)	\$ 169,243
Changes to Contingency Per Above Summary	\$ (18,743)
Current Contingency Amount	\$ 150,500

Future Items or Costs to Be Aware of or Pending

Riviera

Summary of Contingency

February 20, 2020 - March 18, 2020

Description of Contingency Item	Sub Number	Cost of Change	Disposition
i. Additional Brick Repair - Allowance of 700 x \$28.75			
	\$	(20,125) \$	(20,125)
ii.	\$	- \$	-
iii.	\$	- \$	-
iv.	\$	- \$	-
v.	\$	- \$	-
vi.	\$	- \$	-
Total		\$ (20,125)	

Summary of Contingency

Original Contingency Amount Per Contract

Previous Changes to Contingency (From Change Ordere #4)

Changes to Contingency Per Above Summary

Current Contingency Amount	\$	150,500	(20,125)	\$ 130,375
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Future Items or Costs to Be Aware of or Pending

Install SS Wire Atop Chimney Flues for Bird Prevention - (\$250 - \$750)

Repair of Sills at Ribbon Wall - Design Detail TBD - (220' x \$100/sf allow)

Riviera

Summary of Contingency

March 19, 2020 - April 15, 2020

Description of Contingency Item	Sub Number	Cost of Change	Disposition
i. Adjustment (Credit) to Additional Brick Repair Allowance - T&M	\$ 2,616	\$ 2,616	
ii. Stainless Steel Wire Atop Chimney	\$ (216)	\$ (216)	
iii. Repair of Sills at Ribbon Wall - Patching, Sill Repairs, Sealant	\$ (3,201)	\$ (3,201)	
iv. Painting of Northern Wings Ceilings	\$ (800)	\$ (800)	
v. Repair and Repainting of Columns and Trim	\$ (11,675)	\$ (11,675)	
vi. Additional Testing and Abatement of ACM at Roof Drain Insulation	\$ (785)	\$ (785)	
vii. Cost to Move Two (2) Conduits Within the Window Framing Lines	\$ (350)	\$ (350)	
Total	\$	(14,411)	

Summary of Contingency

Original Contingency Amount Per Contract

Previous Changes to Contingency (From Change Order #4)

Changes to Contingency Per Above Summary

Current Contingency Amount

Future Items or Costs to Be Aware of or Pending

Riviera

Summary of Contingency

April 16, 2020 - June 4, 2020

Description of Contingency Item	Sub Number	Cost of Change	Disposition
i. Additional Unforeseen Work Needed: Total Cost of Below Items Cedar Column Protection of Roof Drains from Balcony Sand/Grind Skim Coat Concrete Sills in Ballroom Demo Two Existing Windows Between Front Door Foam Enclosures at Clerestory Windows Clerestory Window Stops and Fix of Ceiling	\$ (3,497)	\$ (3,497)	
ii. Provide Additional Work At North Entry Stairs - Coating	\$ (1,431)	\$ (1,431)	
iii. Additional Work to Repair Downspouts at North Entrance	\$ (1,993)	\$ (1,993)	
Total		\$ (6,921)	

Summary of Contingency

Original Contingency Amount Per Contract

Previous Changes to Contingency (From Change Order #4)

Changes to Contingency Per Above Summary

Current Contingency Amount	\$ 109,043
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Future Items or Costs to Be Aware of or Pending

Structural Steel Repair At/Near South Balcony Stairs

Riviera

Summary of Contingency

June 10, 2020 - June 29, 2020

Description of Contingency Item	Sub Number	Cost of Change	Disposition
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i. Credit for Unused Contingency	\$	(100,000) \$	(100,000)
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Total	\$	(100,000)	
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Summary of Contingency

Original Contingency Amount Per Contract

Previous Changes to Contingency (From Change Order #4)

Changes to Contingency Per Above Summary

Current Contingency Amount	\$	9,043	
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Future Items or Costs to Be Aware of or Pending

Riviera

Summary of Contingency

January 1, 2021 - January 31, 2021

Description of Contingency Item	Sub Number	Cost of Change	Disposition
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i. Escalator for Portion of ACM Removal that Pushed Back to 2021	\$	(1,295) \$	(1,295)
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Total	\$	(1,295)	
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Summary of Contingency

Original Contingency Amount Per Contract

Previous Changes to Contingency (From Change Order #4)

Changes to Contingency Per Above Summary

Current Contingency Amount	\$	9,043	(1,295)	7,748
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Future Items or Costs to Be Aware of or Pending



Riviera – Phase I

Project Summary

September 13, 2021

Description	Original Schedule Value (CO4)	Current Schedule Value	Final Cost of Work	Savings (Added Cost)
Project Requirements	\$206,951	\$130,055	\$141,147	(\$11,092)
Subcontractors/Vendors	\$1,502,076	\$1,422,156	\$1,446,395	(\$24,239)
Contingency	\$169,244	\$69,244	\$61,496	\$7,748
Labor and Performance Bond	\$32,920	\$32,920	\$32,920	\$0
Architecture and Construction Mgmt. Fee	<u>\$259,931</u>	<u>\$251,931</u>	<u>\$227,116</u>	<u>\$24,815</u>
Totals	\$2,171,122	\$1,906,306	\$1,909,074	(\$2,768)

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 27405

To City of Lake Geneva
Owner: 626 Geneva Street

Project: 4453- The Riviera

Application No. : 9

Distribution to :

☐ Owner
☐ Architect
☐ Contractor
☐
☐

Lake Geneva, WI 53147

Period To: 9/13/2021

From Contracto MSI General Corporation
PO Box 7
Oconomowoc, WI 53066

Via Architect: Anne E. Krogstad, AIA

Project Nos: 4453

Contract For: Building Improvements

Contract

CONTRACTOR'S APPLICATION FOR PAYMENT

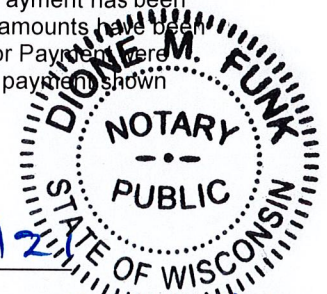
Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum	\$1,909,074.00
2. Net Change By Change Order	\$0.00
3. Contract Sum To Date	\$1,909,074.00
4. Total Completed and Stored To Date	\$1,909,074.00
5. Retainage:	
a. 0.00% of Completed Work	\$0.00
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$0.00
6. Total Earned Less Retainage	\$1,909,074.00
7. Less Previous Certificates For Payments	\$1,868,136.00
8. Current Payment Due	\$40,938.00
9. Balance To Finish, Plus Retainage	\$0.00

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
Net Changes By Change Order	\$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: MSI General Corporation

By: [Signature]Date: 9/10/21State of: Wisconsin
Subscribed and sworn to before me this 10th
Notary Public: Dionne M. Funk
My Commission expires: 08/23/21County of: Waushara
day of September, 2021

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 40,938.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: [Signature]Date: 9/10/21

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 9

Application Date : 09/13/21

To: 09/13/21

Architect's Project No.: 4453

Invoice # : 27405

Contract : 4453- The Riviera

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
1	The Riviera	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2001	Change Order #1	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2002	Change Order #2	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2003	Change Order #3	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2004	Change Order #4	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2005	Change Order #5	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2006	Change Order #6	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2007	Change Order #7	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2008	Change Order #8	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2009	Change Order #9	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2003-106	CO3 Supervision	1,700.00	1,700.00	0.00	0.00	1,700.00	100.00%	0.00	
2003-185	CO3 Insurance	164.00	164.00	0.00	0.00	164.00	100.00%	0.00	
2003-190	CO3 Project Management	625.00	625.00	0.00	0.00	625.00	100.00%	0.00	
2003-200	CO3 Marine Survey	9,500.00	9,500.00	0.00	0.00	9,500.00	100.00%	0.00	
2003-244	CO3 Asbestos Testing	4,600.00	4,600.00	0.00	0.00	4,600.00	100.00%	0.00	
2004-106	CO4 Supervision	49,271.00	49,271.00	0.00	0.00	49,271.00	100.00%	0.00	
2004-109	CO4 Pavers Protection - Allowance	7,500.00	6,750.00	750.00	0.00	7,500.00	100.00%	0.00	
2004-110	CO4 State Permits including Historical Review	16,251.00	12,000.00	4,251.00	0.00	16,251.00	100.00%	0.00	
2004-112	CO4 Construction Electric	6,999.00	6,027.00	972.00	0.00	6,999.00	100.00%	0.00	
2004-113	CO4 Temp Heat - Allowance	15,000.00	14,369.00	631.00	0.00	15,000.00	100.00%	0.00	
2004-114	CO4 Winter Conditions - Allowance	2,001.00	1,500.00	501.00	0.00	2,001.00	100.00%	0.00	
2004-117	CO4 Job Trailer	1,800.00	1,800.00	0.00	0.00	1,800.00	100.00%	0.00	
2004-118	CO4 Dumpsters	6,050.00	5,552.00	498.00	0.00	6,050.00	100.00%	0.00	
2004-121	CO4 General Cleaning	10,500.00	10,500.00	0.00	0.00	10,500.00	100.00%	0.00	
2004-122	CO4 Final Cleaning	8,499.00	8,499.00	0.00	0.00	8,499.00	100.00%	0.00	
2004-125	CO4 Temp Fence	6,000.00	5,050.00	950.00	0.00	6,000.00	100.00%	0.00	
2004-126	CO4 Temp Storage Trailers	2,001.00	1,500.00	501.00	0.00	2,001.00	100.00%	0.00	
2004-127	CO4 Temp Railings	1,500.00	1,125.00	375.00	0.00	1,500.00	100.00%	0.00	
2004-129	CO4 Temp Toilets	600.00	530.00	70.00	0.00	600.00	100.00%	0.00	
2004-130	CO4 Knox Box	750.00	750.00	0.00	0.00	750.00	100.00%	0.00	
2004-133	CO4 Reproduction	1,002.00	977.00	25.00	0.00	1,002.00	100.00%	0.00	
2004-135	CO4 UPS - Allowance	501.00	476.00	25.00	0.00	501.00	100.00%	0.00	

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 9

Application Date : 09/13/21

To: 09/13/21

Architect's Project No.: 4453

Invoice # : 27405

Contract : 4453- The Riviera

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
2004-137	CO4 Barriers & Enclosures	3,300.00	3,300.00	0.00	0.00	3,300.00	100.00%	0.00	
2004-138	CO4 Street Cleaning/Snow Removal	6,000.00	4,500.00	1,500.00	0.00	6,000.00	100.00%	0.00	
2004-139	CO4 Scaffolding/Shoring	153,380.00	146,872.00	6,508.00	0.00	153,380.00	100.00%	0.00	
2004-143	CO4 Temp Walk-off Mats	1,002.00	750.00	252.00	0.00	1,002.00	100.00%	0.00	
2004-144	CO4 Finishes Protection - Allowance	4,002.00	3,279.00	723.00	0.00	4,002.00	100.00%	0.00	
2004-146	CO4 As-Built CD's	1,500.00	750.00	750.00	0.00	1,500.00	100.00%	0.00	
2004-155	CO4 Job Sign	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00%	0.00	
2004-156	CO4 Temp Signage	750.00	50.00	700.00	0.00	750.00	100.00%	0.00	
2004-185	CO4 Insurance	16,683.00	16,683.00	0.00	0.00	16,683.00	100.00%	0.00	
2004-187	CO4 Structural Steel Design	7,500.00	6,600.00	900.00	0.00	7,500.00	100.00%	0.00	
2004-190	CO4 Project Management	26,000.00	25,740.00	260.00	0.00	26,000.00	100.00%	0.00	
2004-243	CO4 Demolition	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00%	0.00	
2004-400	CO4 Masonry Tuckpointing	309,701.00	309,701.00	0.00	0.00	309,701.00	100.00%	0.00	
2004-500	CO4 Structural Steel - Fabrications	8,000.00	6,244.00	1,756.00	0.00	8,000.00	100.00%	0.00	
2004-600	CO4 Carpentry	8,000.00	8,000.00	0.00	0.00	8,000.00	100.00%	0.00	
2004-750	CO4 Roofing Clay Tile/Conc Tile	488,855.00	488,855.00	0.00	0.00	488,855.00	100.00%	0.00	
2004-800	CO4 Glass & Glazing	470,040.00	470,040.00	0.00	0.00	470,040.00	100.00%	0.00	
2004-900	CO4 Painting	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00%	0.00	
2005-106	CO5 Supervision Savings from Seawall/ACM Surveys	-630.00	-630.00	0.00	0.00	-630.00	100.00%	0.00	
2005-145	CO5 Builders Risk Certificate	1,595.00	1,595.00	0.00	0.00	1,595.00	100.00%	0.00	
2005-800	CO5 Glass & Glazing - Net Change	-3,755.00	-3,755.00	0.00	0.00	-3,755.00	100.00%	0.00	
2006-100	CO6 Credit Unused Project Requirements To Date	-18,101.00	-18,101.00	0.00	0.00	-18,101.00	100.00%	0.00	
2006-750	CO6 Credit Unused Roof Underlayment	-1,710.00	-1,710.00	0.00	0.00	-1,710.00	100.00%	0.00	
2007-400	CO7 Masonry Credit Not Lowering Windows etc....	-58,723.00	-58,723.00	0.00	0.00	-58,723.00	100.00%	0.00	
2007-800	CO7 Credit Not Lowering Windows	-15,732.00	-15,732.00	0.00	0.00	-15,732.00	100.00%	0.00	
2009-100	CO9 Add Project Requirements	11,092.00	0.00	11,092.00	0.00	11,092.00	100.00%	0.00	
2009-200	CO9 Added Various Subcontractor Work	24,239.00	0.00	24,239.00	0.00	24,239.00	100.00%	0.00	
2003-9996	CO3 Perf Bond	820.00	820.00	0.00	0.00	820.00	100.00%	0.00	
2003-9999	CO3 Contractors Fee	1,327.00	1,327.00	0.00	0.00	1,327.00	100.00%	0.00	
2004-1520	CO4 Plumbing	5,000.00	4,317.00	683.00	0.00	5,000.00	100.00%	0.00	

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 9

Application Date : 09/13/21

To: 09/13/21

Architect's Project No.: 4453

Invoice # : 27405

Contract : 4453- The Riviera

A	B	C	D	E	F	G	H	I	
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D+E+F)	% (G / C)	Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
2004-1600	CO4 Electrical	5,000.00	1,300.00	3,700.00	0.00	5,000.00	100.00%	0.00	
2004-9996	CO4 Performance Bond	32,100.00	32,100.00	0.00	0.00	32,100.00	100.00%	0.00	
2004-9997	CO4 Arch/Engineering	101,546.00	101,546.00	0.00	0.00	101,546.00	100.00%	0.00	
2004-9998	CO4 Contingency	169,244.00	161,496.00	7,748.00	0.00	169,244.00	100.00%	0.00	
2004-9999	CO4 Contractor's Fee	157,058.00	153,917.00	3,141.00	0.00	157,058.00	100.00%	0.00	
2006-9998	CO6 Credit Unused Contingency	-108,000.00	-108,000.00	0.00	0.00	-108,000.00	100.00%	0.00	
2008-9999	CO8 Credit GC Savings	-59,760.00	-59,760.00	0.00	0.00	-59,760.00	100.00%	0.00	
2009-9997	CO9 Credit Unused Arch/Engineering	-24,815.00	0.00	-24,815.00	0.00	-24,815.00	100.00%	0.00	
2009-9998	CO9 Credit Unused Contingency	-7,748.00	0.00	-7,748.00	0.00	-7,748.00	100.00%	0.00	
Grand Totals		1,909,074.00	1,868,136.00	40,938.00	0.00	1,909,074.00	100.00%	0.00	0.00

**AIA**[®]**Document G701™ – 2017****Change Order****PROJECT:** *(Name and address)*The Riviera Phase 2
812 Wrigley Drive
Lake Geneva, WI 53147**CONTRACT INFORMATION:**Contract For: Historic Riviera Building
Improvements Project
Date: 7/27/18**CHANGE ORDER INFORMATION:**Change Order Number: 008

Date: 09/13/21**OWNER:** *(Name and address)*City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147**ARCHITECT:** *(Name and address)*MSI General Corporation
PO Box 7
Oconomowoc, WI 53066**CONTRACTOR:** *(Name and address)*MSI General Corporation
PO Box 7
Oconomowoc, WI 53066**THE CONTRACT IS CHANGED AS FOLLOWS:***(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

Riviera Phase 2 Per Attached Summary

The original Contract Sum was	\$	0.00
The net change by previously authorized Change Orders	\$	4,424,460.00
The Contract Sum prior to this Change Order was	\$	4,424,460.00
The Contract Sum will be increased by this Change Order in the amount of	\$	206,020.00
The new Contract Sum including this Change Order will be	\$	4,630,480.00

The Contract Time will be unchanged by zero (0) days.

The new date of Substantial Completion will be April 30, 2021 for the Ballroom and Site Improvements; May 14, 2021 for 1st Floor Interior Work

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

MSI General Corporation

ARCHITECT *(Firm name)***SIGNATURE**Bert Zenker, Vice President - Design
Services**PRINTED NAME AND TITLE**

September 13, 2021

DATE

MSI General Corporation

CONTRACTOR *(Firm name)***SIGNATURE**Jay Craig, Vice President - Sr. Project
Executive**PRINTED NAME AND TITLE**

September 13, 2021

DATE

City of Lake Geneva

OWNER *(Firm name)***SIGNATURE**

David Nord, City Administrator

PRINTED NAME AND TITLE

September 13, 2021

DATE



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Riviera

Phase I and Phase II Project Summary

September 13, 2021

Original Conceptual Budgets:

MSI General Conceptual Budgets (Per Executive Summary Dated October 18, 2018)

Marine Investigation	\$20,962
ACM Testing and Removal	\$118,657
Roofing and Shell Combined	\$3,370,621
Mechanicals (MEPs)	\$1,427,368
Interior Alterations (Bid Tab)	<u>\$2,098,797</u>
Subtotal	\$7,036,405
Adjust for Better Tuckpoint	<u><\$87,350></u>
Projected Complete Cost	\$6,949,055

Actual Cost

Phase I Actual Cost	\$1,909,074
Phase II Actual Cost	<u>\$4,630,480</u>
Total Actual Cost	\$6,539,554

Savings Below Orig. Budget **<\$409,501>**

Historic Riviera Building Improvements Project Preliminary Budgets

Preliminary Budgets of Preconstruction and Improvements

October 18, 2018

Introduction/Preface

Please note that all of these numbers are Preliminary Budgets. We recognize that, as we are authorized, we will assemble Bid Packages containing plans, specifications and administrative details as required to competitively bid each of these aspects of the work.

Also, these budgets have been assembled with the goal of providing open communications and flexibility. We have assembled various options for phasing the work as if it is completed individually as “stand alone” projects and/or combined with other aspects of the work.

Additionally we are providing, “Good, Better, Best” options within each aspect of the work. This includes for our Project Requirements (General Conditions) - items such as Supervision, Dumpsters, Permits, Cleaning, Safety, Temporary Heat, Job Trailer/Office, Protection, Etc.

Preliminary Budgets for Preconstruction Activities

Marine Investigations and ACM Survey and Work

Marine Investigations

The Preliminary Budget for Marine Investigations will be between \$15,078 and \$20,962. The work would include a 3-Man team and equipment as required to complete an underwater survey or investigation of how the 2013 Seawall Repairs are holding up as well as sounding and/or probing the piles/timbers that are supporting the pier system (or at least a representative sample of them). The crew has budgeted two (2) 10 hour days to complete this work. A report, along with video and records, will be provided upon completion.

Asbestos Containing Materials (ACM)/Lead Paint Survey & Work

The Preliminary Budget for the ACM Survey and Work will be between \$76,857 and \$118,657. Please note that these numbers are very preliminary and will vary greatly depending on what the survey finds and to what extent those areas will be part of the work to be remodeled. Typically common locations we will find ACMs include window caulking, vinyl floor tiles (usually 8" x 8"), adhesives and mastics for flooring, and pipe fittings and insulation. The initial survey and testing of the samples will run between \$11,000 and \$18,000 and the abatement or encapsulation of the ACM/Lead Paint would be the remainder of the budgets.

Building Improvements

To provide the greatest degree of flexibility of budget and schedule we have assembled the following Preliminary Budgets: **Roofing Only; Shell Only; Roofing and Shell Combined; Mechanical, Electrical, Plumbing (MEP); Roofing, Shell and MEP Combined.**

Roofing Only

The Preliminary Budgets for Roofing are Good Option – Metal Roofing System - \$842,960; Better Option – Concrete Tile System - \$957,262 and Best Option – Clay Tile - \$1,238,224. These numbers include the Roofing and Project Requirements. Decision making criteria will be provided in a separate summary but considerations will include: Budget, Warranty, Expected Life, Installation Considerations, Repair Considerations, Durability and Appearance and Environmental.

It should be noted that the Preliminary Budget for the Metal Roofing System is an allowance at this time. It is based on the one possible material that has subsequently been turned down by the State Historical Office. We are investigating other options that may be acceptable and could perhaps be even less expensive than the preliminary budget.

Shell Only

The Preliminary Budgets for the remaining Shell work will be between \$1,244,873 and \$2,241,221. The remaining Shell work includes: Tuckpointing, repairs and replacements; Window repairs and/or replacement; Elevator modernization or replacement; North entry stairs and railings repair or replacement, South balcony walls, railings and deck repairs and/or replacement; structural underside concrete repairs, new terrace railings; incidental painting of lintels, metal fabrications, etc.

Roofing and Shell Combined

The Preliminary Budgets for Combining the Roofing and Shell work into one phase or mobilization will be between \$1,991,436 and \$3,370,621. The totals would depend on which option of which aspect is selected. The savings to the project would be between <\$87,703> to <\$108,824>. These come from more efficient use of the Project Requirements.

Mechanical, Electrical and Plumbing (MEPs)

The Mechanical, Electrical and Plumbing (MEPs) will include plumbing, site plumbing, fire protection, heating ventilation air conditioning (HVAC) and electrical. The Preliminary Budgets for this work will be between \$854,955 and \$1,427,368. The Good Option includes minimal work to upgrade the systems for the future. The Better Option adds to that scope. The Best Option would include all recommendations.

Roofing, Shell and MEPs Combined

The Preliminary Budgets for combining the Roofing, Shell and MEPs in one phase will be between \$2,745,492 and \$4,660,106. The savings to the project would be between <\$197,296> to <\$246,707>. Again, these come from more efficient use of the Project Requirements.

Interior Alterations

It should be noted that the above Preliminary Budgets DO NOT include work for Interior Alterations at this point. This is due to not having a clearly defined scope of work – especially for the programming of the 1st Floor concourse and shops area.

Riviera Renovations - Marine and ACM Surveys - Partial or Full Supervision - Job #4453

Cost Code	Description		Marine Survey		ACM & Lead Paint Survey	
			Partial Supervision	Full Supervision	Partial Supervision	Full Supervision
100	Project Requirements	A	\$0	\$0	\$0	\$0
101	Survey/topo - Historic Preservation Survey - Part of Architecture	A	\$0	\$0	\$0	\$0
102	Stake-Building	A	\$0	\$0	\$0	\$0
103	Soil-Test	A	\$0	\$0	\$0	\$0
104	Stake-Site	A	\$0	\$0	\$0	\$0
105	Stake-Curbs	A	\$0	\$0	\$0	\$0
106	Supervision (Marine - 2 days; ACM - 3 days) \$85 per hour	C	\$680	\$1,360	\$1,020	\$2,014
107	Grading	A	\$0	\$0	\$0	\$0
108	Special Assessment - Exclude	A	\$0	\$0	\$0	\$0
109	Utility Protect/Relocate - Allowance	A	\$0	\$0	\$0	\$0
110	State Permit - Exclude	C	\$0	\$0	\$0	\$0
110-01	State Permit for Historical Review- Exclude - assuming this will be with shell	C	\$0	\$0	\$0	\$0
111	Local Permit (\$10/\$1,000 val)	C	\$0	\$0	\$0	\$0
112	Construction Elect. - Assume that Owner will pay monthly energy bills	C	\$0	\$0	\$0	\$0
113	Temp-Heat - Allowance	C	\$0	\$0	\$0	\$0
114	Winter Conditions - Allowance for misc.	A	\$0	\$0	\$0	\$0
115	Rendering		\$0	\$0	\$0	\$0
116	Temporary Generator - Exclude		\$0	\$0	\$0	\$0
117	Job Trailer - (Allowance of \$450/month + \$450 transport); Or Room Rental Fee		\$0	\$0	\$0	\$0
118	Dumpsters - (Roof Allowance of 6 Exchanges)	C	\$0	\$0	\$0	\$0
119	Concrete Testing - (4 sets)	C	\$0	\$0	\$0	\$0
120	Dry-Air System - Exclude - See Temp-Heat	C	\$0	\$0	\$0	\$0
121	General Cleaning (1 x per month site clean)	C	\$0	\$0	\$0	\$0
122	Final Cleaning (site clean + Ball Room)	C	\$0	\$0	\$0	\$0
124	Dust Walls - Allowance	C	\$0	\$0	\$0	\$0
125	Temp Fence - (Allowance for base of scaffold or for closing access)	C	\$0	\$0	\$0	\$0
126	Temp Storage Trailers - Exclude	C	\$0	\$0	\$0	\$0
127	Temp Railings (Exterior would be part of scaffolding)	C	\$0	\$0	\$0	\$0
128	Temp Roads	C	\$0	\$0	\$0	\$0
129	Temp. Toilet (3 mos + move)	C	\$0	\$0	\$0	\$0
130	Knox Box - Allowance	C	\$0	\$0	\$0	\$0
133	Reproduction (5 shts x 12 sets + Specs)	C	\$0	\$0	\$0	\$0
134	Electric/Gas/Data Fees - Exclude	A	\$0	\$0	\$0	\$0
135	UPS - Allowance	C	\$0	\$0	\$0	\$0
136	Impact Fees - Exclude	A	\$0	\$0	\$0	\$0
137	Barriers/Enclosures - (Encl- Scaffold)	C	\$0	\$0	\$0	\$0
138	Street Cleaning/Snow Removal/Snow Clearing from Roof	A	\$0	\$0	\$0	\$0
139	Shoring - (See Subcontractor Below)	A	\$0	\$0	\$0	\$0
142	Poor Soils Allowance - Exclude	A	\$0	\$0	\$0	\$0
143	Temp Walk-Off Mats	A	\$0	\$0	\$0	\$0
144	Finishes Protection Allowance - Of Ball Room	A	\$0	\$0	\$0	\$0
146	As-Built CD's	C	\$0	\$0	\$0	\$0
155	Job Sign	C	\$0	\$0	\$0	\$0
156	Temp Signage	C	\$0	\$0	\$0	\$0
162	Sewer & Water fees - Exclude	A	\$0	\$0	\$0	\$0
170	Utility relocation - Exclude	A	\$0	\$0	\$0	\$0
178	Civil Engineering - Exclude		\$0	\$0	\$0	\$0
179	Interior Design - (Exterior by Legacy)		\$0	\$0	\$0	\$0
190	Project Manager (PM not Proj. Direct.) - (\$125/Hr)	C	\$250	\$500	\$375	\$750
185	Insurance	1%	\$104	\$114	\$60	\$74
187	Structural Steel Final Design - Exclude	0%	\$0	\$0	\$0	\$0
	Project Requirements		\$1,034	\$1,974	\$1,455	\$2,838
139	Scaffolding/Shoring - (Exclude if no Guttering)					
200	Sitework - (or Demo)					
200-01	Site Consulting - Marine Survey				\$0	\$0
	JF Brennan (2 - 10 hr days - 3 Man Team) - (\$14,200)		\$0	\$0	\$0	\$0
	Includes Mobilization and Report		\$0	\$0	\$0	\$0
	<i>Collins Engineering - Including Mobilization and Report</i>		<i>\$9,500</i>	<i>\$9,500</i>		
243	Demolition - (Stair/Selective)					
244	Asbestos Testing					
	Allowance for Testing		\$0	\$0	\$0	\$0
	Affordable Environmental - (\$7,500)				\$0	\$0
	Balestrieri (Elkhorn) - Bid Received Late		\$0	\$0	\$0	\$0
	Giles Engineering - (\$6,000)		\$0	\$0	\$0	\$0
	Indoor Air Quality - (\$6,200)		\$0	\$0	\$0	\$0
	JD Environmental (Delavan) - No Bid Received		\$0	\$0	\$0	\$0

	PSI (Professional Services Inc)		\$0	\$0	\$4,600	\$4,600
	Sigma Environmental Services - (\$5,400)		\$0	\$0	\$0	\$0
245	Asbestos Removal (Excluded)					
	Affordable Environmental		\$0	\$0	\$0	\$0
	Environmental Initiatives		\$0	\$0	\$0	\$0
	Integrity Environment		\$0	\$0	\$0	\$0
	PSI		\$0	\$0	\$0	\$0
400	Contingency					
	Total Cost		\$10,534	\$11,474	\$6,055	\$7,438
169	Arch/Engineering	6.00%	\$0	\$0	\$0	\$0
198	Contingency (per KHR Recommendation)	10.00%	\$0	\$0	\$0	\$0
	Total Cost		\$10,534	\$11,474	\$6,055	\$7,438
	Contractor's Fee	8.00%	\$843	\$918	\$484	\$595
	Project Total with Fees and Contingency		\$11,377	\$12,391	\$6,539	\$8,033
	Performance Bond (50% of Cost of Bond)		\$134	\$185	\$686	\$873
	Project Total with Fees, Contingency and 50% of Bond		\$11,511	\$12,576	\$7,225	\$8,906

Riviera Renovations - Roof and Shell Preliminary Budget Options - Good - Better - Best - Job #4453						
Cost Code	Description		Good Options	Better Options	Best Options	Selected Option
	Hypothetically October - December, 2019					
100	Project Requirements (Primarily for 3 Mos)	A	\$0	\$0	\$0	\$0
101	Survey/topo - Historic Preservation Survey - Part of Architecture	A	\$0	\$0	\$0	\$0
102	Snake-Building	A	\$0	\$0	\$0	\$0
103	Soil-Test	A	\$0	\$0	\$0	\$0
104	Snake Site	A	\$0	\$0	\$0	\$0
105	Snake-Curbs	A	\$0	\$0	\$0	\$0
106	Supervision (good 50%; better 75%; best 100%) \$85 per hour	C	\$22,100	\$33,150	\$44,200	\$0
107	Grading	A	\$0	\$0	\$0	\$0
108	Special Assessment - Exclude	A	\$0	\$0	\$0	\$0
109	Utility Protect/Relocate - Allowance	A	\$7,500	\$7,500	\$7,500	\$0
110	State Permit (based on 15,346 sf)	C	\$1,250	\$1,250	\$1,250	\$0
110-01	State Permit for Historical Review	C	\$15,000	\$15,000	\$15,000	\$0
111	Local Permit (30x15346 or \$10/\$1,000 val)	C	\$40,000	\$40,000	\$40,000	\$0
112	Construction Elect. - Assume that Owner will pay monthly energy bills	C	\$7,000	\$7,000	\$7,000	\$0
113	Temp. Heat - Allowance	C	\$15,000	\$15,000	\$15,000	\$0
114	Winter Conditions - Allowance	A	\$2,000	\$2,000	\$2,000	\$0
115	Rendering		\$0	\$0	\$0	\$0
116	Temporary Generator - Exclude		\$0	\$0	\$0	\$0
117	Job Trailer - (Allowance of \$450/month + \$450 transport); Or Room Rental Fee		\$1,800	\$1,800	\$1,800	\$0
118	Dumpsters - (Allow. Of 3; Roof Allow of 6)	C	\$3,900	\$3,900	\$3,900	\$0
119	Concrete Testing - (4 sets)	C	\$1,000	\$1,000	\$1,000	\$0
120	Dry Air System - Exclude - See Temp Heat	C	\$0	\$0	\$0	\$0
121	General Cleaning	C	\$10,500	\$10,500	\$10,500	\$0
122	Final Cleaning	C	\$8,500	\$8,500	\$8,500	\$0
124	Dust Walls - Allowance	C	\$3,600	\$3,600	\$3,600	\$0
125	Temp Fence - (Allow. For Base of Scaffold)	C	\$5,500	\$5,500	\$5,500	\$0
126	Temp Storage Trailers	C	\$2,000	\$2,000	\$2,000	\$0
127	Temp Railings (Exter = Scaff.; Inter = Elev.)	C	\$1,500	\$1,500	\$1,500	\$0
128	Temp Roads	C	\$0	\$0	\$0	\$0
129	Temp. Toilet (3 mos + move)	C	\$500	\$500	\$500	\$0
130	Knox Box - Allowance	C	\$750	\$750	\$750	\$0
133	Reproduction (40 shts x 25 sets)	C	\$1,000	\$1,000	\$1,000	\$0
134	Electric/Gas/Data Fees - Exclude	A	\$0	\$0	\$0	\$0
135	UPS - Allowance	C	\$500	\$500	\$500	\$0
136	Impact Fees - Exclude	A	\$0	\$0	\$0	\$0
137	Barriers/Enclosures - (Encl. Scaffold)	C	\$3,300	\$3,300	\$3,300	\$0
138	Street Cleaning/Snow Removal	A	\$6,000	\$6,000	\$6,000	\$0
139	Shoring - (See Subcontractor Below)	A	\$0	\$0	\$0	\$0
142	Poor Soils Allowance - Exclude	A	\$0	\$0	\$0	\$0
143	Temp Walk Off Mats	A	\$1,000	\$1,000	\$1,000	\$0
144	Finishes Protection Allowance	A	\$4,000	\$4,000	\$4,000	\$0
146	As-Built CD's	C	\$1,500	\$1,500	\$1,500	\$0
155	Job Sign	C	\$1,500	\$1,500	\$1,500	\$0
156	Temp Signage	C	\$750	\$750	\$750	\$0
162	Sewer & Water fees - Exclude	A	\$0	\$0	\$0	\$0
170	Utility relocation - Exclude	A	\$0	\$0	\$0	\$0
178	Civil Engineering - Exclude		\$0	\$0	\$0	\$0
179	Interior Design - (Exterior by Legacy)		\$0	\$0	\$0	\$0
190	Project Management (good 50%; better 75%; best 100%) (PM not Proj. Direct.)	C	\$6,500	\$9,750	\$13,000	\$0
185	Insurance	1%	\$15,610	\$22,007	\$26,480	\$0
187	Structural Steel Final Design	0%	\$7,500	\$7,500	\$7,500	\$0
	Project Requirements		\$198,560	\$219,257	\$238,030	\$0
139	Scaffolding/Shoring - (Exclude if no Gutting)					
200	Sitework - (or Demo)					
243	Demolition - (Stair/Selective)					
	Monument Stairs to be Repaired vs. Replaced - See Concrete		\$0	\$0	\$0	\$0
	Monument Stair Removal		\$0	\$35,700	\$0	\$0
	Monument Stair Removal		\$0	\$0	\$35,700	\$0
300	Concrete					
	North Entry Stairs - Repair vs. Replace		\$25,000	\$0	\$0	\$0
	North Entry Stairs - Replace		\$0	\$74,550	\$0	\$0
	North Entry Stairs - Replace		\$0	\$0	\$74,550	\$0
	South Entry Balcony deck/metal Stairs - Needs to be Completed		\$22,874	\$22,874	\$22,874	\$0
			\$0	\$0	\$0	\$0
300/400	Concrete/Masonry (See Separate)					
300/400	Concrete Cutting/Coring (by trade)					
340	Precast - Architectural Sills/Band					
357	Curb & Cutter					
400	Masonry - Tuckpointing					
	Tuckpointing - (Including Scaffolding)		\$0	\$0	\$0	\$0
	Repair South Balc. Wall; Repoint and Clean; 25% Sills Caps; Downspouts		\$514,100	\$0	\$0	\$0
	Above Plus: Reconstruct South Balc.; 50% Sills; Partial Repair Banding		\$0	\$0	\$0	\$0
	Above Plus: Expanding Banding Repair Allowance; 100% Sills; Staining		\$0	\$0	\$819,250	\$0
500	Structural Steel - Fabrications					
	North Entry Stairs		\$49,613	\$49,613	\$49,613	\$0
	New railings at terrace walls		\$39,000	\$39,000	\$39,000	\$0
	South Balcony Railings		\$19,163	\$19,163	\$19,163	\$0
			\$0	\$0	\$0	\$0

510	Steel Erection - (or by Trade)					
600	Carpentry					
	Allow for Replacement of Underlayment (13,200sf x 10% = 1,320) - Conting.		\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
700	Insulation - Upgrades					
711	Waterproofing -					
750	Roofing - (Clay Tile/Conc. Tile)					
	Metal Roof Allowance - If Acceptable		\$600,000	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
	Interstate Roofing - Concrete Tile		\$0	\$675,000	\$0	\$0
			\$0	\$0	\$0	\$0
	Renaissance - (if selection from Std Options)		\$0	\$0	\$880,000	\$0
			\$0	\$0	\$0	\$0
790	Caulking - (or by trade)					
800	Glass & Glazing					
	Heritage Glass- Allowance for Repairs/Seal		\$100,000	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
	Replacement with Storefront (similar)		\$0	\$275,750	\$0	\$0
			\$0	\$0	\$0	\$0
	Replacement with Winco Simulated Steel Sash Window		\$0	\$0	\$375,000	\$0
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
806	Automatic Entrances					
810	HM/Hard./Wd Drs - Custom Doors					
836	Specialty Doors/Counter Shutters					
900	Painting					
	Allowance for Lintels, Miscellaneous Metals, Etc.		\$15,750	\$15,750	\$15,750	\$0
			\$0	\$0	\$0	\$0
1420	Elevator & Convey Systems					
	Otis Elevator - Leave as Existing		\$0	\$0	\$0	\$0
	Modernization		\$0	\$71,663	\$0	\$0
	Replacement of Elevator w/ Roomless		\$0	\$0	\$85,000	\$0
	Removal of Existing Elevator		\$0	\$0	\$28,000	\$0
			\$0	\$0	\$0	\$0
	Total Cost		\$1,584,060	\$2,230,220	\$2,681,930	\$0
169	Arch/Engineering	6.00%	\$95,044	\$133,813	\$160,916	\$0
198	Contingency (per KHR Recommendation)	10.00%	\$158,406	\$223,022	\$268,193	\$0
	Total Cost		\$1,837,509	\$2,587,055	\$3,111,038	\$0
	Contractor's Fee	8.00%	\$147,001	\$206,964	\$248,883	\$0
	Project Total with Fees and Contingency		\$1,984,510	\$2,794,020	\$3,359,921	\$0
	Performance Bond (50% of Cost of Bond)		\$6,926	\$9,285	\$10,700	
	Project Total with Fees, Contingency and 50% of Bond		\$1,991,436	\$2,803,305	\$3,370,621	\$0

Savings if Roofing and Shell are Combined

- \$96,397 - \$87,703 - \$108,824

Riviera Renovations - MEP Preliminary Budget Options - Good - Better - Best - Job #4453						
Cost Code	Description		Good Options	Better Options	Best Options	Selected Option
	Hypothetically October - December, 2019					
100	Project Requirements (Primarily for 3 Mos)	A	\$0	\$0	\$0	\$0
101	Survey/topo—Historic-Preservation-Survey	A	\$0	\$0	\$0	\$0
102	Stake-Building	A	\$0	\$0	\$0	\$0
103	Soil-Test	A	\$0	\$0	\$0	\$0
104	Stake-Site	A	\$0	\$0	\$0	\$0
105	Stake-Curbs	A	\$0	\$0	\$0	\$0
106	Supervision (good 50%; better 75%; best 100%) \$85 per hour	C	\$22,100	\$33,150	\$44,200	\$0
107	Grading	A	\$0	\$0	\$0	\$0
108	Special-Assessment—Exclude	A	\$0	\$0	\$0	\$0
109	Utility Protect/Relocate - Allowance	A	\$7,500	\$7,500	\$7,500	\$0
110	State Permit - By Each MEP Trade	C	\$0	\$0	\$0	\$0
110-01	State Permit for Historical Review - Presuming this will be part of Shell	C	\$0	\$0	\$0	\$0
111	Local Permit - By Each MEP Trade	C	\$0	\$0	\$0	\$0
112	Construction-Elect.—Assume that Owner will pay monthly energy bills	C	\$0	\$0	\$0	\$0
113	Temp. Heat - Allowance - Interior Work - Not Anticipated - Switch Over?	C	\$5,000	\$5,000	\$5,000	\$0
114	Winter Conditions - Allowance for Misc.	A	\$2,000	\$2,000	\$2,000	\$0
115	Rendering		\$0	\$0	\$0	\$0
116	Temporary-Generator—Exclude—Power-Exists-or-by-each-trade		\$0	\$0	\$0	\$0
117	Job Trailer - (Allowance of \$450/month + \$450 transport); Or Room Rental Fee		\$1,800	\$1,800	\$1,800	\$0
118	Dumpsters - (Allow. Of 3)	C	\$1,650	\$1,650	\$1,650	\$0
119	Concrete-Testing—(4-sets)	C	\$0	\$0	\$0	\$0
120	Dry-Air-System—Exclude—See-Temp-Heat	C	\$0	\$0	\$0	\$0
121	General Cleaning - Once per Month in addition to regular subs cleaning	C	\$3,600	\$3,600	\$3,600	\$0
122	Final Cleaning - For Final Cleaning of Rooms/Ballroom Upon Completion	C	\$5,000	\$5,000	\$5,000	\$0
124	Dust Walls - Allowance	C	\$3,600	\$3,600	\$3,600	\$0
125	Temp-Fence—Exclude	C	\$0	\$0	\$0	\$0
126	Temp Storage Trailers	C	\$2,000	\$2,000	\$2,000	\$0
127	Temp Railings (Exter = Scaff.; Inter = Elev.)	C	\$1,500	\$1,500	\$1,500	\$0
128	Temp-Roads	C	\$0	\$0	\$0	\$0
129	Temp. Toilet (3 mos + move)	C	\$500	\$500	\$500	\$0
130	Knox-Box—Allowance	C	\$0	\$0	\$0	\$0
133	Reproduction (20 shts x 25 sets)	C	\$500	\$500	\$500	\$0
134	Electric/Gas/Data-Fees—Exclude	A	\$0	\$0	\$0	\$0
135	UPS - Allowance	C	\$500	\$500	\$500	\$0
136	Impact-Fees—Exclude	A	\$0	\$0	\$0	\$0
137	Barriers/Enclosures—(Encl-Scaffold)	C	\$0	\$0	\$0	\$0
138	Street-Cleaning/Snow-Removal	A	\$0	\$0	\$0	\$0
139	Shoring—(See-Subcontractor-Below)	A	\$0	\$0	\$0	\$0
142	Poor-Soils-Allowance—Exclude	A	\$0	\$0	\$0	\$0
143	Temp-Walk-Off-Mats	A	\$0	\$0	\$0	\$0
144	Finishes Protection Allowance	A	\$1,000	\$1,000	\$1,000	\$0
146	As-Built CD's	C	\$1,000	\$1,000	\$1,000	\$0
155	Job Sign	C	\$750	\$750	\$750	\$0
156	Temp Signage	C	\$375	\$375	\$375	\$0
162	Sewer & Water fees - Fee for a 6" vs. a 4"	A	\$0	\$0	\$0	\$0
170	Utility-relocation—Exclude	A	\$0	\$0	\$0	\$0
178	Civil-Engineering—Exclude		\$0	\$0	\$0	\$0
179	Interior-Design—(Exterior-by-Legacy)		\$0	\$0	\$0	\$0
190	Project Manager (good 50%; better 75%; best 100%) (PM not Proj. Direct.)	C	\$6,500	\$9,750	\$13,000	\$0
185	Insurance	1%	\$6,730	\$10,026	\$11,240	\$0
187	Structural-Steel-Final-Design	0%	\$0	\$0	\$0	\$0
	Project Requirements		\$73,605	\$91,201	\$106,715	\$0
1520	Plumbing					
	Lake Geneva Plumbing		\$0	\$0	\$0	\$0
	Minimum - Replace Underfloor Piping and General Remodeling		\$30,975	\$0	\$0	\$0
	Fixture and Equipment Upgrades/Replacement		\$54,075	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
	Minimum - Replace Underfloor Piping and General Remodeling		\$0	\$32,813	\$0	\$0
	Fixture and Equipment Upgrades/Replacement - Replace all - manual		\$0	\$119,125	\$0	\$0
			\$0	\$0	\$0	\$0
	Minimum - Replace Underfloor Piping and General Remodeling		\$0	\$0	\$32,813	\$0
	Fixture and Equipment Upgrades/Replacement - Replace All with Sensored		\$0	\$0	\$139,125	\$0
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
1545	Site Plumbing					
	Trench Drain Work - Tie in Trench Drain		\$0	\$0	\$1,500	\$0
			\$0	\$0	\$0	\$0
	New 6" Service for Fire Protection		\$0	\$36,225	\$36,225	\$0
			\$0	\$0	\$0	\$0
1550	Fire Protection					
	Design Build Fire Pro		\$0	\$75,000	\$0	\$0
	Dry System(s) Attic(s)		\$0	\$15,000	\$0	\$0
	1st and 2nd Floor Areas - Wet Systems - Abv 40 Degrees		\$0	\$0	\$0	\$0
	6" Service, Stor; Connect,		\$0	\$0	\$0	\$0
	Alternate 1 - Remote FDC if required		\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
	KHR Budget (\$117,250)		\$0	\$0	\$117,250	\$0
			\$0	\$0	\$0	\$0
1554	Fire System Monitoring (With Electrical Scope)					
			\$0	\$0	\$0	\$0
1580	HV/AC					
	Vorpagel		\$0	\$0	\$0	\$0
	Variable Refrig.Flow Wtr. Source Heat Pump - Replaces AC and Condens.		\$388,500	\$0	\$0	\$0
	HDPE piping for Heat Rejection - Part of Above		\$0	\$0	\$0	\$0
	Energy Recovery Ventilation/Demand Cntrl, vent. For 8 upper level systems		\$0	\$0	\$0	\$0
	High Efficiency Boiler for Heat to Heat Panels, Radiant Ht., Domestic Wtr.		\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
	Above Plus Radiant Floor Heat and Repl. Fan Coil Units Tenants/Ballrm.		\$0	\$470,400	\$0	\$0

	Above Plus WIFI Controls, Radiant Floor Ht in 1st Floor RR, Repl. Louvers		\$0	\$0	\$0	\$0
			\$0	\$0	\$494,300	\$0
			\$0	\$0	\$0	\$0
1591	Refrigeration/Coolers/Kitchen					
	Food Service Equipment Upgrades (with Interior Alterations)		\$0	\$0	\$0	\$0
1600	Electrical					
	Giraffe Electric (KHR + 12%)		\$102,600	\$0	\$0	\$0
	Phase 1 - Emerg. Egress Lighting (1,2), Sec. Lighting/Cameras, Voice/Data		\$0	\$0	\$0	\$0
	Switchgear cleanup, Fire Alarm Upgrades, Rescue Assist Area 2nd Floor		\$0	\$0	\$0	\$0
	Transformers cleanup, Stair Lighting		\$0	\$0	\$0	\$0
	Phase 2 - Above Plus Miscellaneous Remodeling (\$40 K)		\$0	\$142,900	\$0	\$0
	Elevator wiring, GFI for Winter Fest, Heat Tape Gutters		\$0	\$0	\$0	\$0
	Phase 3 - Upgrades, WIFI Controls, Data Ports, Etc.		\$0	\$0	\$0	\$0
	Phase 4 - LED Concourse Lighting, Ballroom Cove, Ballroom Fixtures		\$0	\$0	\$177,300	\$0
	See Interior Alterations		\$0	\$0	\$0	\$0
	Additional Allowance For HVAC Equipment Wiring		\$30,000	\$30,000	\$30,000	\$0
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
1603	Security/Communication - (With Electrical Scope)					
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
	Total Cost		\$679,755	\$1,012,664	\$1,135,228	\$0
169	Arch/Engineering	6.00%	\$40,785	\$60,760	\$68,114	\$0
198	Contingency (per KHR Recommendation)	10.00%	\$67,976	\$101,266	\$113,523	\$0
	Total Cost		\$788,516	\$1,174,691	\$1,316,864	\$0
	Contractor's Fee	8.00%	\$63,081	\$93,975	\$105,349	\$0
	Project Total with Fees and Contingency		\$851,597	\$1,268,666	\$1,422,213	\$0
	Performance Bond (50% of Cost of Bond)		\$3,358	\$4,671	\$5,155	
	Project Total with Fees, Contingency and 50% of Bond		\$854,955	\$1,273,337	\$1,427,368	\$0

Riviera Renovations - Interior Alterations - Good - Better - Best Options - Job #4453						
Cost Code	Description		Good Options	Better Options	Best Options	Selected Option
	Hypothetically February - April, 2020					
100	Project Requirements (Primarily for 3 Mos)	A	\$0	\$0	\$0	\$0
101	Survey/Topo—Historic Preservation Survey	A	\$0	\$0	\$0	\$0
102	Stake Building	A	\$0	\$0	\$0	\$0
103	Soil Test	A	\$0	\$0	\$0	\$0
104	Stake Site	A	\$0	\$0	\$0	\$0
105	Stake Curbs	A	\$0	\$0	\$0	\$0
106	Supervision (good 50%; better 75%; best 100%) \$85 per hour	C	\$22,100	\$33,150	\$44,200	\$0
107	Grading	A	\$0	\$0	\$0	\$0
108	Special Assessment—Exclude	A	\$0	\$0	\$0	\$0
109	Utility Protect/Relocate—Allowance	A	\$0	\$0	\$0	\$0
110	State Permit (based on 15,346 sq ft)	C	\$1,250	\$1,250	\$1,250	\$0
110-01	State Permit for Historical Review	C	\$0	\$0	\$0	\$0
111	Local Permit (30x15346 or \$10/\$1,000 val)	C	\$10,000	\$15,000	\$20,000	\$0
112	Construction Elect.—Assume that Owner will pay monthly energy bills	C	\$7,000	\$7,000	\$7,000	\$0
113	Temp. Heat—Allowance—Will Have Permanent	C	\$0	\$0	\$0	\$0
114	Winter Conditions - Allowance	A	\$2,000	\$2,000	\$2,000	\$0
115	Rendering		\$0	\$0	\$0	\$0
116	Temporary Generator—Exclude		\$0	\$0	\$0	\$0
117	Job Trailer - (Allowance of \$450/month + \$450 transport); Or Room Rental Fee		\$1,800	\$1,800	\$1,800	\$0
118	Dumpsters - (Allowance of 6 to 8)	C	\$3,300	\$3,850	\$4,400	\$0
119	Concrete Testing—(4 sets)	C	\$0	\$0	\$0	\$0
120	Dry Air System—Exclude—See Temp Heat	C	\$0	\$0	\$0	\$0
121	General Cleaning - Include Portering Once a Week	C	\$10,500	\$10,500	\$10,500	\$0
122	Final Cleaning	C	\$8,500	\$8,500	\$8,500	\$0
124	Dust Walls - Allowance	C	\$3,600	\$3,600	\$3,600	\$0
125	Temp Fence—(Allow. For Base of Scaffold)	C	\$0	\$0	\$0	\$0
126	Temp Storage Trailers	C	\$2,000	\$2,000	\$2,000	\$0
127	Temp Railings (Exter = Scaff., Inter = Elev.)	C	\$1,500	\$1,500	\$1,500	\$0
128	Temp Roads	C	\$0	\$0	\$0	\$0
129	Temp. Toilet (3 mos + move)	C	\$500	\$500	\$500	\$0
130	Knox Box—Allowance	C	\$0	\$0	\$0	\$0
133	Reproduction (40 shts x 25 sets)	C	\$1,000	\$1,000	\$1,000	\$0
134	Electric/Gas/Data Fees—Exclude	A	\$0	\$0	\$0	\$0
135	UPS - Allowance	C	\$500	\$500	\$500	\$0
136	Impact Fees—Exclude	A	\$0	\$0	\$0	\$0
137	Barriers/Enclosures	C	\$1,650	\$1,650	\$1,650	\$0
138	Street Cleaning/Snow Removal	A	\$0	\$0	\$0	\$0
139	Shoring—(See Subcontractor Below)	A	\$0	\$0	\$0	\$0
142	Poor Soils Allowance—Exclude	A	\$0	\$0	\$0	\$0
143	Temp Walk Off Mats	A	\$1,000	\$1,000	\$1,000	\$0
144	Finishes Protection Allowance	A	\$4,000	\$4,000	\$4,000	\$0
146	As-Built CD's	C	\$1,500	\$1,500	\$1,500	\$0
155	Job Sign	C	\$1,500	\$1,500	\$1,500	\$0
156	Temp Signage	C	\$750	\$750	\$750	\$0
162	Sewer & Water fees—Exclude	A	\$0	\$0	\$0	\$0
170	Utility relocation—Exclude	A	\$0	\$0	\$0	\$0
178	Civil Engineering—Exclude		\$0	\$0	\$0	\$0
179	Interior Design—(Exterior by Legacy)		\$0	\$0	\$0	\$0
190	Project Management (good 50%; better 75%; best 100%) (PM not Proj. Direct.)	C	\$6,500	\$9,750	\$13,000	\$0
185	Insurance	1%	\$11,361	\$12,336	\$16,492	\$0
187	Structural Steel Final Design	0%	\$3,750	\$3,750	\$3,750	\$0
	Project Requirements		\$107,561	\$128,386	\$152,392	\$0
122	Cleaning - (in Project Req.)					
139	Scaffolding/Shoring - (by Trade Requiring)					
200	Sitework - (or Demo)					
205	Silt Fence - (at Stair Replace? - Prob. No - Landlocked)					
243	Demolition - (Stair/Selective)					
	Trench Drain Repair		\$8,500	\$8,500	\$8,500	\$0
244	Asbestos Testing					
245	Asbestos Removal (Incl. Above)					
260	Asphalt - ? - Patching?					
271	Fences & Gates - ? - Restor./Rep?					
280	Landscaping - ? - Restor/Repla					
281	Landscape Plan					
285	Lawn Sprinklers - ? Exist. Syst?					
300	Concrete					
	Concrete Paving for Trench Drain Repair		\$32,300	\$32,300	\$32,300	\$0
300/400	Concrete/Masonry (See Separate)					
300/400	Concrete Cutting/Coring (by trade)					
340	Precast - Architectural Sills/Band					
357	Curb & Cutter					
400	Masonry - Tuckpointing					
500	Structural Steel - Fabrications					

	Southeast Steel Stair		\$14,900	\$14,900	\$14,900	\$0
110	Stair Erection (not by Trade)					
111	Handrail/Handrail Panel Finish					
112	Steel Metal (S.S.) (not with Base)					
113	General Finish Out Allowance -		\$0	\$0	\$0	\$0
	1st Floor Concourse and Restrooms		\$180,900	\$215,100	\$249,200	\$0
	2nd Floor Restrooms		\$0	\$0	\$0	\$0
	Ballroom - Ceiling Rem/Replace, Railings, Paint, Etc.		\$51,200	\$51,200	\$51,200	\$0
	Tenant Storage Improvements		\$0	\$0	\$0	\$0
	Mechanical Room Upgrades -		\$516,400	\$516,400	\$516,400	\$0
			\$0	\$0	\$0	\$0
			\$16,000	\$24,000	\$32,000	\$0
			\$0	\$0	\$0	\$0
			\$5,000	\$9,000	\$14,200	\$0
			\$0	\$0	\$0	\$0
114	Upgrades for Countertops/Support Areas		\$16,300	\$16,300	\$16,300	\$0
115	Lighting					
116	Painting					
117	Painting (not with Base)					
118	Painting (not with Base)					
119	Painting (not with Base)					
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127	Painting (not with Base)					
128	Painting (not with Base)					
129	Painting (not with Base)					
130	Painting (not with Base)					
131	Re-Finish Floor		\$20,000	\$0	\$0	\$0
132	Replace Floor		\$0	\$51,500	\$51,500	\$0
133			\$0	\$0	\$0	\$0
134	Re-Finish Floor					
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380	Re-Finish Floor					

1520	Plumbing					
1545	Site Plumbing					
	Connect Trench Drain		\$1,500	\$1,500	\$1,500	\$0
1550	Fire Protection					
	Allowance to Adjust/Move Heads		\$17,300	\$17,300	\$17,300	\$0
1554	Fire System Monitoring - See Electrical					
1580	HV/AC					
	Additional Ductwork/Remodeling		\$38,600	\$38,600	\$38,600	\$0
1591	Refrigeration/Coolers/Kitchen					
	Food Service Equipment Upgrades		\$0	\$0	\$59,850	\$0
1600	Electrical					
	Main Concourse Lighting		\$14,000	\$14,000	\$14,000	\$0
			\$0	\$0	\$0	\$0
	Replace Ballroom Cove Lighting		\$42,600	\$42,600	\$42,600	\$0
			\$0	\$0	\$0	\$0
	Replace Ballroom Lighting		\$38,100	\$38,100	\$38,100	\$0
			\$0	\$0	\$0	\$0
	Miscellaneous Electrical		\$30,000	\$30,000	\$30,000	\$0
			\$0	\$0	\$0	\$0
1603	Security/Communication					
	Total Cost		\$1,151,161	\$1,249,686	\$1,669,487	\$0
169	Arch/Engineering	6.00%	\$69,070	\$74,981	\$100,169	\$0
198	Contingency (per KHR Recommendation)	10.00%	\$115,116	\$124,969	\$166,949	\$0
	Total Cost		\$1,335,346	\$1,449,636	\$1,936,605	\$0
	Contractor's Fee	8.00%	\$106,828	\$115,971	\$154,928	\$0
	Project Selling Price		\$1,442,174	\$1,565,607	\$2,091,534	\$0
	Performance Bond (50% of Cost of Bond)		\$5,218	\$5,607	\$7,263	\$0
	Project Total with Fees, Contingency and 50% of Bond		\$1,447,392	\$1,571,214	\$2,098,797	\$0

Riviera Phase 2
Summary of Contingency
Thru January 28, 2021

Description of Contingency Item	Sub Number	Cost of Change	Disposition
01 FWAN 10355 - Camering and Scanning of Entire Plumbing System	\$ (3,558)	\$ (3,558)	
02 FWAN 11472 - Required Demo - Exter. Soffits, Elevator Shaft, Fire and Security Grilles, Fire Hose Boxes, Additional Ceilings,	\$ (14,520)	\$ (14,520)	
03 FWAN 11473 - Jetting and Flushing Existing Piping Not Replaced	\$ (2,130)	\$ (2,130)	
04 FWAN 11474 - Sort/Review Doors and Hardware	\$ (900)	\$ (900)	
05 FWAN 11475 - City Water Main/Service Challenges - Total of 7 Items Works Plumbing (CO1) - Increase Water Main From 4" to 6" Works Plumbing (CO2) - Repair 8" Storm; Reloc. EWC; Repair 2" Snee Works Plumbing (CO3) - Wrk arnd 6 Pipes; Rep. 6" Sewer; Add Slurry Works Plumbing (CO4) - Remove Old Seawall Encountered/Backfill Works Plumbing (CO5) - Repair 2 Unmarked Irrigation Lines Works Plumbing (CO8) - Temp Patch With Concrete for Winterfest Joe DeBelak Plumbing - Refeed/Supply Building/Service From 104A	\$ (35,728) \$ (14,210) \$ (7,619) \$ (3,148) \$ (2,890) \$ (460) \$ (3,870) \$ (3,531)	\$ (35,728)	
06 FWAN 11476 - Addtl Demo of Unforeseen Plumbing - Concession Area	\$ (4,970)	\$ (4,970)	
07 Fire Alarm System - Temp Work to Maintain System	\$ (400)	\$ (400)	
08 Elevator CMU Shaft Reconstr. - Existing Elevator Shaft Not Usable	\$ (30,000)	\$ (30,000)	
09 Install New Below Slab Sanitary Sewer Throughout Building	\$ (60,777)	\$ (60,777)	
10 Backflow Preventors for Water to Pier and For Boiler	\$ (3,806)	\$ (3,806)	

Total		\$	(156,789)
Summary of Contingency			
Original Contingency Amount Per Contract		\$	-
Previous Changes to Contingency (From Change Order __)		\$	379,928
Changes to Contingency Per Above Summary		\$	(156,789)
Current Contingency Amount		\$	223,139
Future Items or Costs to be Aware of or Pending			
Works CO6 - Excessive Dewatering; Added Shoring; Winter Exc.	NTE \$15,000		
Works CO7 - Non-Oil Sump Crock with Alarm for Elevator Pit	NTE \$18,000		
Works CO9 - Work Around 4 Conduits; Deal With 2 Grade Beams	NTE \$16,000		
New Wood Doors, Frames and Hardware Throughout Riv. (18 in Contr.)	?		
Added Stud Walls/Insulation at Men's Room to Prevent Pipe Freeze	?		

Riviera Phase 2
Summary of Contingency - **Updated**
Thru March 01, 2021

Description of Contingency Item	Sub Number	Cost of Change	Disposition
1 Works Plumbing CO #6 - Excessive Dewatering, Shoring, Winter Cond. For Extra Work to dewater, shore, winter conditions (NTE \$15,000)	\$ (4,120) \$	(4,120)	
2 Works Plumbing CO #7 - Non Oil Sump Crock for Elevator Pit Non-oil Sump Crock, with Alarm, for Elevator pit (NTE \$18,000)	\$ (16,875) \$	(16,875)	
3 Adjustment to Cost for CO #8 - Patch With Concrete vs. Cold Patch \$3,870 was Approved Last Mo.; Total Cost came to \$6,960; Difference	\$ (3,090) \$	(3,090)	
4 FWAN 11477 - Works Plumbing CO #9 - (original NTE was \$16,000) For working around 6 conduits and 2 Grade Beams; hydro-exc; slurry	\$ (12,445) \$	(12,445)	
5 D & D Millwork - 100% New Doors and Hardware vs. Salvage/Refinish Doors were from different projects, styles, hardware, etc.	\$ (100,925) \$	(100,925)	
6 Added Demo per Plan Revision #1 - Demo Shaft Liner, Demo and Removal of Metals/Other Debris in Surrounding Rooms	\$ (7,750) \$	(7,750)	
7 FWAN 11479 - Wall Repair - Anchors, Chips, Jams (1,000+ locations)	\$ (21,975) \$	(21,975)	
8 FWAN 11481 - Construct Shaft Liner Cap - Framing, Drywall, Firecaulk	\$ (3,935) \$	(3,935)	
9 FWAN 11480 - Demo Duct Around Elevator for Sprinkler System	\$ (900) \$	(900)	
Total	\$	(172,015)	

Summary of Contingency

Original Contingency Amount Per Contract	\$	379,928
Previous Changes to Contingency (Summary Thru 1-28-2021)	\$	(156,789)
Changes to Contingency Per Above Summary	\$	(172,015)
Current Contingency Amount	\$	51,124

Future Items or Costs to be Aware of or Pending
FWAN 11483 - Bring water lines in from exterior wall

Riviera Phase 2

Summary of Contingency -
Thru March 22, 2021

Description of Contingency Item	Sub Number	Cost of Change	Disposition
1 FWAN 11483 - Bring water lines in from exterior wall Joe DeBelak Plumbing - Relocate 2nd Floor Kitchen Water Piping	\$ (1,708)	\$ (1,708)	
2 FWAN 11479 - Final Cost of Repairing/Patching Tile Walls Previous Contingency Use Was \$21,975. Actual \$23,640 for 394 Hours	\$ (1,665)	\$ (1,665)	
3 FWAN 11486 - Lower Sprinkler Heads Into Soffit Due to Duct Interference and Plan Changes	\$ (1,085)	\$ (1,085)	
4 FWAN 11484 - 1-4: Demo of Crown Molding, Trim and Bar; Eye Bolts This was not on scope of selective demolition plans	\$ (4,045)	\$ (4,045)	
5 FWAN 11490 - Provide Heat Tape of Plumbing Piping Below Three of Four Pavilions	\$ (6,460)	\$ (6,460)	
6 Electrical Work Associated with New Bar Work Disconnect of Power; Wiring of 4 GFI; 16' of LED Tape Light	\$ (1,875)	\$ (1,875)	
7 Toilet Partitions and Accessories: Extra Partitions; Less Access.; Mirrors	\$ (2,815)	\$ (2,815)	
Total	\$	(19,653)	

Summary of Contingency

Original Contingency Amount Per Contract	\$	379,928
Previous Changes to Contingency (Summary Thru 03-01-2021)	\$	(328,804)
Changes to Contingency Per Above Summary	\$	(19,653)
Current Contingency Amount	\$	31,471

Future Items or Costs to be Aware of or Pending
FWAN 11481.2 - Removal of Ballroom Floor - NIC of Demo or Flooring Est. \$5,000 - \$7,500

Riviera Phase 2

Summary of Contingency -
Thru April 12, 2021

Description of Contingency Item	Sub Number	Cost of Change	Disposition
1 FWAN 11481.2 - Removal of Ball Room Wood Floor - NIC Demo/Wd Flr Schmidt Custom Floors	\$ (5,568)	(5,568)	
Total		\$ (5,568)	

Summary of Contingency

Original Contingency Amount Per Contract	\$	379,928	
Previous Changes to Contingency (Summary Thru 03-01-2021)	\$	(348,457)	
Changes to Contingency Per Above Summary	\$	(5,568)	
Current Contingency Amount	\$	25,903	

Future Items or Costs to be Aware of or Pending

FWAN 11494 - Wall Repair for Paint (above ceiling repair per Fire Insp.)
FWAN 11496 - Copper Flashings to Install Brick Face Work (200')
FWAN 11497 - Create and Prime 3 Collars for Chandelier/Fans @ Plaster

Riviera Phase 2

Summary of Contingency -

Thru May 10, 2021

Description of Contingency Item	Sub Number	Cost of Change	Disposition
1 FWAN 11494 - Wall Repair for Paint (above ceiling repair per Fire Insp.)	\$ (5,800)	\$ (5,800)	
2 FWAN 11496 - Copper Flashings to Install Brick Face Work (200')	\$ (1,712)	\$ (1,712)	
3 FWAN 11497 - Create and Prime 3 Collars for Chandelier/Fans @ Plaster	\$ (2,005)	\$ (2,005)	
4 FWAN 11499 - Replace all Plumbing for New Trench Drains Replace all piping from trench drain - was back-pitched and broken Reconnected drain line from the fountain and RDL from Riviera	\$ (13,668)	\$ (13,668)	
5 FWAN 11492 - Hang Framing and Plasterboard on Soffits Below the Pavillions. This is to Support the Plaster System	\$ (1,900)	\$ (1,900)	
Total	\$	(25,085)	

Summary of Contingency

Original Contingency Amount Per Contract	\$	379,928
Previous Changes to Contingency (Summary Thru 04-12-2021)	\$	(354,025)
Changes to Contingency Per Above Summary	\$	(25,085)
Current Contingency Amount	\$	818

Future Items or Costs to be Aware of or Pending



AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> The Riviera Phase 2 812 Wrigley Drive Lake Geneva, WI 53147	CONTRACT INFORMATION: Contract For: Historic Riviera Building Improvements Project Date: 7/27/18	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: 11/11/20
OWNER: <i>(Name and address)</i> City of Lake Geneva 626 Geneva Street Lake Geneva, WI 53147	ARCHITECT: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066	CONTRACTOR: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Riviera Phase 2 Per Attached Summary

The original Contract Sum was	\$	0.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	0.00
The Contract Sum will be increased by this Change Order in the amount of	\$	4,041,799.00
The new Contract Sum including this Change Order will be	\$	4,041,799.00

The Contract Time will be increased by One Hundred Eighty Two (182) days.

The new date of Substantial Completion will be April 30, 2021 for the Ballroom and Site Improvements; May 14, 2021 for 1st Floor Interior Work

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

MSI General Corporation
ARCHITECT *(Firm name)*
Bert Zenker
SIGNATURE
 Bert Zenker, Vice President - Design Services
PRINTED NAME AND TITLE
 November 11, 2020
DATE

MSI General Corporation
CONTRACTOR *(Firm name)*
Jay Craig
SIGNATURE
 Jay Craig, Vice President - St. Project Executive
PRINTED NAME AND TITLE
 November 11, 2020
DATE

City of Lake Geneva
OWNER *(Firm name)*
David Nord
SIGNATURE
 David Nord, City Administrator
PRINTED NAME AND TITLE
 November 11, 2020
DATE

Riviera Renovations-Phase 2-Interior Remodel and MEP Work-Proposed Options-Job #4453A							
Cust Code	Description		Submitted Bid	Good Options	Better Options	Best Options	Selected Option
	Mid-November 2020 - Mid-May 2021 - 70 Weeks						
100	Project Requirements (Primarily for 6 Mos) Mid-November 20 to Mid-May 21	A		\$0	\$0	\$0	\$0
101	Survey/Topo - Historic Preservation Survey - Already completed part of Arch.	A		\$0	\$0	\$0	\$0
102	Snake Building	A		\$0	\$0	\$0	\$0
103	Soil-Test	A		\$0	\$0	\$0	\$0
104	Snake Site	A		\$0	\$0	\$0	\$0
105	Snake Curb	A		\$0	\$0	\$0	\$0
106	Supervision (Partial Preconstruction - Full Time During Const) \$95 per hour	C		\$100,700	\$100,700	\$100,700	\$100,700
107	Grading	A		\$0	\$0	\$0	\$0
108	Special Assessment - Exclude	A		\$0	\$0	\$0	\$0
109	Utility Protect/Relocate - Allowance	A		\$0	\$0	\$0	\$0
110	State Permit (based on 15,346 sf)	C		\$1,250	\$1,250	\$1,250	\$1,250
110-01	State Permit for Historical Review	C		\$7,500	\$7,500	\$7,500	\$7,500
111	720	C		\$0	\$0	\$0	\$0
112	Construction-Elect - Assume that Owner will pay monthly energy bills	C		\$0	\$0	\$0	\$0
113	Temp Heat - Allowance - Will Have Permanent - Some Equip while Switching	C		\$7,500	\$7,500	\$7,500	\$7,500
114	Winter Conditions - Allowance for Incidental (Winter heat Concrete, salt, etc)	A		\$5,000	\$5,000	\$5,000	\$5,000
115	Rendering - Part of Arch-Fees			\$0	\$0	\$0	\$0
116	Temporary Generator - Exclude			\$0	\$0	\$0	\$0
117	Job Trailer - (Allowance of \$450/month + \$450 transport), Or Room Rental Fee			\$3,600	\$3,600	\$3,600	\$3,600
118	Dumpsters - (Allowance of 16 to 24)	C		\$8,800	\$11,000	\$11,200	\$13,200
119	Concrete Testing - (4 sets)	C		\$2,000	\$2,000	\$2,000	\$2,000
120	Dry-Air System - Exclude - See Temp Heat	C		\$0	\$0	\$0	\$0
121	General Cleaning - Include Potting Once a Week	C		\$15,000	\$18,000	\$21,000	\$21,000
122	Final Cleaning	C		\$8,500	\$8,500	\$8,500	\$8,500
124	Dust Walls - Allowance - No need since all is being remodeled	C		\$0	\$0	\$0	\$0
125	Temp Fence - (Allow For North end to prevent access (after Winterfest))	C		\$3,500	\$3,500	\$3,500	\$1,500
126	Temp Storage Trailers	C		\$2,000	\$2,000	\$2,000	\$2,000
127	Temp Railings (Exter - Scaff - Inter - Elev)	C		\$3,500	\$3,500	\$3,500	\$3,500
128	Temp Roads	C		\$0	\$0	\$0	\$0
129	Temp Toilet (6 mov + move + multiple at times)	C		\$1,500	\$1,500	\$1,500	\$1,500
130	Knox Box - Allowance	C		\$850	\$850	\$850	\$850
133	Reproduction (40 slts x 25 sets)	C		\$600	\$800	\$800	\$800
134	Electro-Gas Data Fees - Exclude	A		\$0	\$0	\$0	\$0
135	UPS - Allowance	C		\$500	\$500	\$500	\$500
136	Impact Fees - Exclude	A		\$0	\$0	\$0	\$0
137	Barriers/Enclosures	C		\$3,650	\$3,650	\$3,650	\$3,650
138	Street Cleaning/Snow Removal (16 wks x 2 per wk - 32 x \$500 per event)	A		\$16,000	\$16,000	\$16,000	\$0
139	Scaffolding - (Exterior - Incidental for MEP Start - Interior - Ballroom-Ceiling)	A		\$0	\$0	\$0	\$0
142	Poor Soils Allowance - Exclude	A		\$0	\$0	\$0	\$0
143	Temp Walk Off Mats	A		\$1,000	\$1,000	\$1,000	\$1,000
144	Finishes Protection Allowance	A		\$6,000	\$6,000	\$6,000	\$6,000
146	As-Built CDs	C		\$900	\$1,200	\$1,500	\$1,500
147	Environmental Assessment - Part of Phase 4 Work	C		\$0	\$0	\$0	\$0
155	Job Sign	C		\$1,500	\$1,500	\$1,500	\$1,500
156	Temp Signage	C		\$750	\$750	\$750	\$750
162	Sewer & Water fees - Exclude	A		\$0	\$0	\$0	\$0
170	Utility relocation - Exclude	A		\$0	\$0	\$0	\$0
178	Civil Engineering - Exclude			\$0	\$0	\$0	\$0
179	Interior Design - (Exterior by Legates) - Part of Architecture Fee			\$0	\$0	\$0	\$0
190	Project Mgmt (12 hrs/wk + 82 hrs of Preconst) (PM/Int PD/PE) \$125/Hr	C		\$19,250	\$49,250	\$49,250	\$49,250
185	Insurance	1%		\$20,950	\$29,211	\$32,637	\$31,210
187	Structural Steel Final Design	0%		\$3,750	\$3,750	\$3,750	\$3,750
	Project Requirements			\$276,050	\$290,011	\$298,937	\$281,610
122	Cleaning - (in Project Req.)						
139	Scaffolding/Shoring						
	Badger Ladder & Scaffold - Shored in MEP Rooms - Ballroom Ceilings			\$0	\$15,000	\$60,000	\$60,000
	(\$25,000 for Shoring and \$35,000 for Ballroom Ceiling)			\$0			\$60,000
200	Site Concrete Removal and Replacement - PCA 7						
	No Proposals Received - Scope Creep - Send out for Proposals - Allowance			\$0	\$0	\$0	\$0
	Good Option - 1,200 sf			\$0	\$17,000	\$0	\$0
	Better Option - 2,100 sf			\$0	\$0	\$21,000	\$0
	Best Option - 3,600 sf			\$0	\$0	\$0	\$36,000
				\$0	\$0	\$0	\$0
203	Undercutting Allowance - Excl.						
205	Silt Fence - (at Stair Replace? - Prob. No - Landlocked)						
243	Selective Interior Demo - Non-Masonry - PCA 1						
	100 Property Restoration - Not Complete - no Clngs, Ball Rm Clng, Mbrk, and			\$35,400	\$0	\$0	\$0
	Hcgg's Quality Resources - Complete with all item #'s per PCA			\$68,315	\$68,315	\$68,315	\$68,315
				\$0	\$0	\$0	\$0
				\$0	\$0	\$0	\$0
243-01	Selective Interior Demo - Masonry - PCA 2						
	No Proposals Received - Will Send out for New Proposals - Allowance			\$0	\$0	\$0	\$0
	Allowance of 4 unit crew for 1 week - Plus Equipment			\$25,000	\$25,000	\$25,000	\$25,000
				\$0	\$0	\$0	\$0
				\$0	\$0	\$0	\$0
245	Asbestos Abatement - PCA 3						
	Affordable Environmental			\$0	\$0	\$0	\$0
	Environmental Initiatives			\$0	\$0	\$0	\$0
	Integrity Environment			\$0	\$0	\$0	\$0
	Holtan			\$11,450	\$11,450	\$11,450	\$11,450
				\$0	\$0	\$0	\$0
260	Site Asphalt Paving - Incidental Patching - PCA 4						
	No Proposals Received - Scope Creep - Bid out in Spring When Scope Known			\$0	\$0	\$0	\$0
	Good Option - 10 SYD x 50 syd			\$500	\$500	\$0	\$0
	Better Option - 30 SYD x 15 syd			\$0	\$0	\$1,500	\$0
	Best Option - 60 SYD x 10 syd			\$0	\$0	\$0	\$2,000

271	Site-Work For Repair/Rehab of Dumpster Enclosure-PCA 5 No Proposals Received - Scope Creep - NIC - No Cost Included	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
280	Landscaping/Plantings/Irrigation or Drip System - PCA 6 Not part of project previously - Scope Creep - Part to Restore to Original American Landscape Trees on the Move	\$0	\$0	\$0	\$0	\$0
		\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
		\$1,887	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
281	Landscape Plan					
285	Brick Pavers - Removal/Subbase Repair/Replace - PCA 8 American Landscape Trees on the Move	\$9,300	\$9,300	\$9,300	\$9,300	\$9,300
		\$11,658	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
300	Front Entry Stair Removal and Replacement - PCA 9 No Proposals Received - Will Send out for New Proposals - Allowance Good Option - Stairs Remain, Tubing Attached, Shotcrete for Cover Better Option - Remove and Replace Best Option - Remove and Replace	\$0	\$0	\$0	\$0	\$0
		\$10,000	\$10,000	\$0	\$0	\$0
		\$0	\$0	\$110,000	\$0	\$0
		\$0	\$0	\$0	\$110,000	\$110,000
		\$0	\$0	\$0	\$0	\$0
300/400	Structural Glazed Tile - PCA 10 No Proposals Received - Will Send out for New Proposals - Allowance Good Option Better Option Best Option	\$0	\$0	\$0	\$0	\$0
		\$0	\$60,000	\$0	\$0	\$0
		\$0	\$0	\$80,000	\$0	\$0
		\$0	\$0	\$0	\$100,000	\$100,000
		\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
300/400	Concrete Cutting/Coring (by trade)					
340	Precast - Architectural Sills/Band - Part of Phase 1					
400	Masonry - Tuckpointing - Part of Phase 1					
500	Metal Fabrications - Steps/Railings - PCA 11 No Proposals Received - Will Send out for New Proposals - Allowance Consulted with Badger Railing for Allowances	\$0	\$0	\$0	\$0	\$0
		\$25,000	\$25,000	\$17,500	\$10,000	\$40,000
		\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
510	Steel Erection - (or by Trade)					
600	Carpentry - Rough - PCA 12 - Blocking for Accessories/Trim Hepp's Quality Resources	\$2,564	\$2,564	\$2,564	\$2,564	\$2,564
		\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
	Add allowance for Wood Blocking for Window Treatments - Excluded by BSI	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
605	Carpentry - Finish - PCA 13 - Install Doors/Hard/Trim/Access. Hepp's Quality Resources	\$17,686	\$17,686	\$17,686	\$17,686	\$17,686
		\$0	\$0	\$0	\$0	\$0
	Add allowance for Wood Trim Crown for Window Treatments	\$12,500	\$0	\$6,250	\$12,500	\$12,500
641	Millwork/Cabinetry - PCA 14 RJ Wood - Good Option - Rebuild the Existing with new Laminates. Better is To Remove and Replace with new Lam /SS. Best is to Remove and Replace with Higher Grade of Materials	\$0	\$14,010	\$21,870	\$39,260	\$39,260
		\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
700	Insulation - Upgrades - See Drywall PCA 22					
711	Waterproofing - Stop Seeping of Water into Existing Elev. Pit No Proposals Received - Pit is Existing - Allowance for Chemstop or Thomsol	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
		\$0	\$0	\$0	\$0	\$0
750	Roofing - (Clay Tile/Conc. Tile) - See Flag Poles					
790	Caulking - Joint Sealants - PCA 15 No Proposals Received - Mostly by Respective Trade - Allowance for Incal	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
		\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
800	Glass & Glazing - PCA 16 - Base Mirrors/Lites; Storefront Ackman Glass & Mirror - Mirrors and Door Lites Jefferson Glass - Mirrors and Door Lites - Better Best - Storefront Concource Concourse Storefront for Security Shatter Resistant (scope)	\$3,465	\$3,465	\$3,465	\$3,465	\$3,465
		\$4,670	\$0	\$13,444	\$13,444	\$13,444
		\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
806	Automatic Entrances - PCA 17 Nabco	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600
		\$0	\$0	\$2,550	\$2,550	\$2,550
		\$0	\$0	\$0	\$0	\$0
810	HM/Hard/Wd Drs - Custom Doors - PCA 18 No Proposals Received - Will Send out for New Proposals - Allowance D&D Millwork - Late Proposal - Unit Price - Based on Condition Review Good Option - 4 Exterior - 25% Interior - 4 - 7 - 11 Better Option - 4 Exterior - 50% Interior Best Option - 4 Exterior - 100% Interior	\$0	\$0	\$0	\$0	\$0
		\$55,000	\$55,000	\$0	\$0	\$0
		\$0	\$0	\$20,000	\$0	\$0
		\$0	\$0	\$0	\$160,000	\$160,000

836	Specialty Doors/Roll Down Security Gates - PCA 19 No Proposals Received - Will Send out for New Proposals - Allowance Good Option - Existing to Remain, Better and Best to Replace. Concourse SF Allowance of 8 x \$4000 for Shelves - \$12,000 for Concourse - Scope Creep	\$0	\$0	\$0	\$0	\$0
836-01	Specialty Doors/Counter Shutters - PCA 20 No Proposals Received - Will Send out for New Proposals - Allowance At Shutter to Door Catering Room - Replace the Counter Shutter Good Option is Existing to Remain, Better and Best is to Replace	\$0	\$0	\$0	\$0	\$0
900	Painting - PCA 21 Cenatio Mona Lisa - Incomplete	\$0	\$86,775	\$82,625	\$84,400	\$84,400
902	Paint Touch up MSI General Estimate of Allowance	\$18,100	\$0	\$0	\$0	\$0
925	Studs, Drywall, Insulation, Plaster - PCA 22 No Proposals Received - Will Send out for New Proposals - Allowance Allowance for Drywall - Proposal Received Late from Applewood Good Option - Walls, Insulation, Drywall, 40 Hr Patch Allow. Bond Better Option - 1st Floor Ceilings Ballroom Ceilings - Drywall Tape and Finish Better Option - Drywall and Plaster Skim Coat - Drywall Plaster Best Option - 100% Plaster Ballroom Ceiling Insulation Allowance - 8168 x 1.25 done x \$3	\$17,760	\$17,760	\$17,760	\$17,760	\$17,760
930	Hard Tile - (Wall Tile Restoration) - PCA 23 No Work - Epoxy Flooring, Glazed Wall Tile	\$0	\$0	\$0	\$0	\$0
950	Acoustical Ceiling Tile - PCA 24 Quality Ceilings	\$0	\$32,100	\$33,900	\$40,900	\$0
955	Wood Flooring - (Dance Floor) - PCA 25 Schmidt Custom Floors Wood Shoe	\$0	\$17,568	\$44,409	\$51,715	\$51,715
966	Soft Flooring - PCA 46 Nolan's - Incorrectly quoted Vestibule - Using Unit Pricing for Elevator Floor and incidental base repair where needed - Allowance for Shops to patch ex	\$4,221	\$2,955	\$2,955	\$2,955	\$2,955
960	Terrazzo Restoration/Grind-Seal - PCA 26 - See I-101, I-102 Concrete Specialties Midwest, Inc. - (epoxy proposal below) Floorcare USA - (epoxy proposal below) Keyco Inc. - Grinding and Cleaning and resealing of terrazzo and sealer L&A Crystal - Grinding and Cleaning and resealing of terrazzo and sealer	\$0	\$0	\$0	\$0	\$0
965	Floor Prep MSI General Estimate	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
981	Epoxy Floors - PCA 27 - See I-101, I-102 Concrete Specialties Midwest, Inc. Floorcare USA Keyco Inc. (primarily grinding and cleaning terrazzo and sealer above) L&A Crystal (primarily grinding and cleaning terrazzo and sealer above)	\$29,400	\$29,400	\$0	\$0	\$0
1000	Toilet Partitions/Accessories - PCA 28 Best Specialties - Baked Enamel F&I with full Accessories FO (*2-US) Best Specialties - Plastic Laminate F&I with full Accessories FO (*24-US) Best Specialties - Solid Plastic (standard colors) F&I with Full Access FO (12)	\$15,675	\$15,675	\$0	\$0	\$0
1025	Fire Extinguishers - PCA 29 Best Specialties - Allowance of 3 per floor	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800
1035	Flag Poles - Including Roofing Cost - PCA - 30 Flag Center - Wauwatosa, Good Option - No Poles, Bldg/Ext 1 - 12' Poletech - New York, Good Option - No Poles, Bldg/Ext 1 - 12' Allowance for Installation and Flags Mtl Fabr. Sleeves for Stumps, Flags, etc Allowance for Roofing Work - Clay Tile - 1 Man 2 Traps Supervise Install *Note, approximate cost for roofer for 1 visit is \$1,500 - Scope Creep	\$3,960	\$0	\$3,960	\$3,960	\$3,960
1040/45	Interior/Exterior Signage - PCA 45 Banner Sign and Lighting Company - 17 Assorted Custom Routed Cedar Signs - Installation - (Portion of \$4,500 - \$6,50 with drawings) - Labor and Performance Bond - Not applicable - 6 Exterior Misc. wording, 10 Interior Misc. wording - see proposal photos Interior Concourse Tenant Signage Allowances - Good Option - 8 black bond signs vinyl text - Better Option - 8 Black bond signs with dimensional lettering - Best Option - 8 Custom non-illuminated sign cabinets with dimensional and vinyl text - Bond allowance for signage - (7% approximately)	\$10,885	\$10,885	\$10,885	\$10,885	\$10,885
1047	Awnings - PCA 31 Banner Sign and Lighting Company - Frame and Sunbrella Fabric - Scope Creep	\$23,655	\$23,655	\$23,655	\$23,655	\$23,655

	- Installation - (Portion of \$1,590 - \$0-\$0 with signs)	\$0	\$0	\$0	\$0	\$0
	- Labor and Performance Bond - not applicable	\$0	\$0	\$0	\$0	\$0
	- Add Allowances to Upgrade Allowances for Better and Best - Fabric Size	\$0	\$0	\$10,000	\$20,000	\$20,000
1104	Audio Visual Equipment - PCA 32					
	Good Option - Audio - 4 column speakers, 14 ceiling speakers, 2 subwoofers	\$82,114	\$82,114	\$0	\$0	\$0
	- Video - 1 Motorized projection screen, high output projector	\$0	\$0	\$0	\$0	\$0
	- Wireless Mics - 2 handheld wireless mics	\$0	\$0	\$0	\$0	\$0
	- System Inputs and Sources - 2 HDMI, 1 Bluetooth and 1/8"	\$0	\$0	\$0	\$0	\$0
	- Infrastructure and control - Wall mounted rack, 1 touch panel	\$0	\$0	\$0	\$0	\$0
	Better Option - Audio - 4 column speakers, 14 ceiling speakers, 2 subwoofers	\$0	\$0	\$92,365	\$0	\$0
	- Video - 1 Motorized projection screen, high output projector	\$0	\$0	\$0	\$0	\$0
	- Wireless Mics - 2 handheld wireless mics, 2 belt worn lavaliar packs	\$0	\$0	\$0	\$0	\$0
	- System Inputs and Sources - 2 HDMI, 1 Bluetooth and 1/8", Bluetooth	\$0	\$0	\$0	\$0	\$0
	- Infrastructure and control - Wall mounted rack, 1 touch panel	\$0	\$0	\$0	\$0	\$0
	Best Option - Audio - 4 clm spkrs, 14 clng spkrs, 2 shwfrs, column extensions	\$0	\$0	\$0	\$112,462	\$112,462
	- Video - 1 Motorized proj. scrn (amb light rejecting fabric), hi out. projector	\$0	\$0	\$0	\$0	\$0
	- Wireless Mics - 4 handheld wireless mics, 2 belt worn lavaliar packs	\$0	\$0	\$0	\$0	\$0
	- System Inputs and Sources - 2 HDMI, 1 Bluetooth and 1/8", Bluetooth	\$0	\$0	\$0	\$0	\$0
	- Infrastructure and control - Wall mounted rack, 2 touch panels, iPad Ltr.	\$0	\$0	\$0	\$0	\$0
	Estimated Labor and Performance Bond Costs - Addl (1.5%)	\$0	\$0	\$0	\$0	\$0
1219	Furniture/Furnishings - PCA 33					
	No Proposals Received - Scope Creep - NIC - No Cost Included	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
1220	Window Treatments - PCA 34					
	BSI (Building Service Inc.) - Motorized Mecho Roller Shades	\$45,195	\$45,195	\$45,195	\$45,195	\$45,195
	- Remove existing drapery and rods	\$0	\$0	\$0	\$0	\$0
	- FRT 34 Motorized Mecho Roller Shades w/ Prefin. metal fascia, 2 Remotes	\$0	\$0	\$0	\$0	\$0
	- Mecho Fabric series #1300 5% light openness factor (1% should be sim.)	\$0	\$0	\$0	\$0	\$0
	Allowance for Upgrade to Valence/Pocket in Carpentry - Drapery Panels	\$0	\$0	\$12,500	\$20,000	\$20,000
1300	Food Service Equipment - PCA 44					
	Boelter, LLC: Cabinet, Cart, Refrig, Beer, DW, Disp. 2 Ice, Install	\$61,020	\$61,020	\$61,020	\$61,020	\$0
	Fein Brothers: DW, Refrig, Cabinet, Cart, Beer, 2 Ice, Disp. Install	\$61,064	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
1420	Elevator & Convey Systems - PCA 35					
	Otis Elevator - holeless, machine room-less, 2100 lb, see Spec sheet	\$85,000	\$0	\$0	\$0	\$85,000
	- Removal of existing elevator	\$28,000	\$0	\$0	\$0	\$28,000
		\$0	\$0	\$0	\$0	\$0
	Schindler - holeless, machine room-less, 2100 lb, see Spec sheet	\$99,800	\$99,800	\$99,800	\$99,800	\$0
	- Removal is included in above number	\$0	\$0	\$0	\$0	\$0
1520	Plumbing - PCA 36					
	Good, Better and Best Options are all Similar Pricing	\$0	\$0	\$0	\$0	\$0
	Joe DeBekak	\$0	\$0	\$0	\$0	\$0
	(Allowance for Floor Demo and Pour \$5,820)	\$95,644	\$95,644	\$95,644	\$95,644	\$95,644
	Works Plumbing	\$0	\$0	\$0	\$0	\$0
	(Allowance for Floor Demo and Pour \$6,400)	\$114,655	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
	Additional Cost to Radar and Scan/Remove and Replace Floor (peace of mind)	\$0	\$10,000	\$10,000	\$10,000	\$10,000
1545	Site Plumbing - PCA 37 - (Watermain Optional Cost)					
	Works Plumbing	\$0	\$0	\$0	\$0	\$0
	Trench Drain	\$4,573	\$4,573	\$4,573	\$4,573	\$4,573
	6" Ductile Iron Service - At Existing Location, 1 Fire Hydrant Included	\$0	\$0	\$226,710	\$226,710	\$226,710
		\$0	\$0	\$0	\$0	\$0
1550	Fire Protection - PCA 38 - (Optional Cost - Not Required)					
	Good Option - No System - Grandfathered	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
	Better Option - NFPA 11, Attic Space, Dry System (no conc. Heads, standp.)	\$129,977	\$0	\$129,977	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
	Best Option - NFPA 11, Attic Space, Dry System, Concealed Heads, Standpipes	\$0	\$0	\$0	\$0	\$0
	Design Build Fire Protection	\$171,100	\$0	\$0	\$0	\$0
	Monona Fire Protection - THIS PROPOSAL WAS RECEIVED LATE	\$197,695	\$0	\$0	\$0	\$0
	Total Mechanical - Fire Protection	\$181,930	\$0	\$0	\$0	\$0
	USA Fire Protection	\$139,953	\$0	\$0	\$139,953	\$139,953
		\$0	\$0	\$0	\$0	\$0
1554	Fire Alarm System - PCA 43 - All options are for Code Comp.					
	Giraffe Electric	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
	Lenberg Electric	\$40,000	\$0	\$0	\$0	\$0
1580	HVAC - PCA 39					
	No Proposals Received - Will Send out for New Proposals - Allowance	\$0	\$0	\$0	\$0	\$0
	For completeness of proposal purposes, Using Orig. Budgets - 10%	\$0	\$0	\$0	\$0	\$0
Good	Variable Refrig. Flue Wtr. Source Heat Pump - Replaces AC and Condens.	\$388,500	\$427,350	\$0	\$0	\$0
	HDPE piping for Heat Rejection - Part of Above	\$0	\$0	\$0	\$0	\$0
	Energy Recovery Ventilation/Demand Ctrl. vent. For Supply level systems	\$0	\$0	\$0	\$0	\$0
	High Efficiency Boiler for Heat to Heat Panels, Radiant Hts., Domestic Wtr.	\$0	\$0	\$0	\$0	\$0
Better	Above Plus Radiant Floor Heat and Repl. Fan Coil Units Tenants/Ballrm.	\$170,100	\$0	\$517,440	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
Best	Above Plus WFT Controls, Radiant Floor Ht in 1st Floor RR, Repl. Louvers	\$191,300	\$0	\$0	\$543,730	\$543,730
		\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
1601	Data/Telecommunications - PCA 41					
	Giraffe - WiFi Access Points, Upgrade Receipt to Comb USB Raceway	\$30,300	\$30,300	\$30,300	\$30,300	\$30,300
	Lenberg - No Description of work	\$20,000	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
1600	Electrical - PCA 40					
	Giraffe Electric	\$0	\$0	\$0	\$0	\$0
	Good Option - Emerg. Egress, Service to Switchgear, HVAC Elevator, ARA	\$171,925	\$171,925	\$0	\$0	\$0
	1 Exit GFP LED Lighting Reno., Ballroom, Etc. Destrct. Dco Ext. Install	\$0	\$0	\$0	\$0	\$0
	Chandelier, Motorized Shades, Plumbing, Heat Tape, Demo Temp Food	\$0	\$0	\$0	\$0	\$0
	Better Option Adds Upgrade Emerg. Egress Upgrade Fixtures and Heat Tape	\$0	\$0	\$190,025	\$0	\$0

	Best Option Adds Higher Upgrades for Fixtures		\$0	\$0	\$0	\$207,825	\$207,825
	Lemberg Electric		\$0	\$0	\$0	\$0	\$0
	Good Option - Clean, Test, Label, Lighting (see breakout), HVAC, Plumbing, Sprinkler, Kitchen, ARA, Demo, Temp, Permit, Lih.		\$210,988	\$0	\$0	\$0	\$0
	Better Option - Add \$25,000 - would be \$265,988		\$0	\$0	\$0	\$0	\$0
	Best Option - Add \$125,000 - would be \$365,988		\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0
1603	Security/Cameras Systems - PCA 42						
	Good Option - Exterior Only		\$0	\$0	\$0	\$0	\$0
	Giraffe Electric		\$15,000	\$15,000	\$0	\$0	\$0
	Lemberg Electric		\$25,000	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0
	Better and Best - Exterior and Interior		\$0	\$0	\$0	\$0	\$0
	Giraffe Electric		\$30,000	\$0	\$30,000	\$30,000	\$30,000
	Lemberg Electric		\$50,000	\$0	\$0	\$0	\$0
	Total Cost			\$2,119,652	\$2,954,070	\$3,300,110	\$3,166,063
169	Arch/Engineering	6.00%		\$127,179	\$177,244	\$198,007	\$189,964
123	Contingency - Contingency Amount Increased to 12% vs. 10%	12.00%		\$254,358	\$354,488	\$396,013	\$379,928
	Total Cost			\$2,501,189	\$3,485,803	\$3,894,130	\$3,735,954
	Contractor's Fee	8.00%		\$200,095	\$278,864	\$311,530	\$298,876
	Project Selling Price			\$2,701,284	\$3,764,667	\$4,205,660	\$4,034,831
	Performance Bond (50% of Cost of Bond)			\$5,218	\$5,607	\$7,263	\$6,968
	Project Total with Fees, Contingency and 50% of Bond			\$2,706,502	\$3,770,274	\$4,212,923	\$4,041,799

August Estimate Forwarded

\$2,574,666 \$1,481,101 \$4,152,887

AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> The Riviera Phase 2 812 Wrigley Drive Lake Geneva, WI 53147	CONTRACT INFORMATION: Contract For: Historic Riviera Building Improvements Project Date: 7/27/18	CHANGE ORDER INFORMATION: Change Order Number: 002 Date: 02/09/2021
OWNER: <i>(Name and address)</i> City of Lake Geneva 626 Geneva Street Lake Geneva, WI 53147	ARCHITECT: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066	CONTRACTOR: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Riviera Phase 2 Per Attached Summary

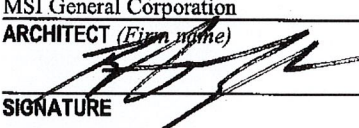
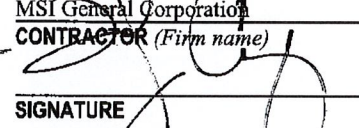
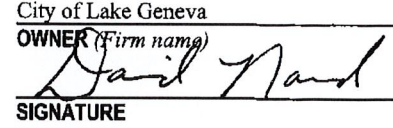
The original Contract Sum was	\$	0.00
The net change by previously authorized Change Orders	\$	4,041,799.00
The Contract Sum prior to this Change Order was	\$	4,041,799.00
The Contract Sum will be increased by this Change Order in the amount of	\$	83,586.00
The new Contract Sum including this Change Order will be	\$	4,125,385.00

The Contract Time will be unchanged by zero (0) days.

The new date of Substantial Completion will be April 30, 2021 for the Ballroom and Site Improvements; May 14, 2021 for 1st Floor Interior Work

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

MSI General Corporation ARCHITECT <i>(Firm name)</i>  SIGNATURE Bert Zenker, Vice President - Design Services PRINTED NAME AND TITLE February 9, 2021 DATE	MSI General Corporation CONTRACTOR <i>(Firm name)</i>  SIGNATURE Jay Craig, Vice President - Sr. Project Executive PRINTED NAME AND TITLE February 9, 2021 DATE	City of Lake Geneva OWNER <i>(Firm name)</i>  SIGNATURE David Nord, City Administrator PRINTED NAME AND TITLE February 9, 2021 DATE
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MSI General Corporation
PO Box 7
Oconomowoc, WI 53066

Proposed Owner Change Order #2

1/28/21

Job #4453A

Riviera Phase 2

Pricing for the proposed revisions are listed below. This information is for informational purposes only. The proposed revisions are not approved and will not be implemented in the field until an Owner Change Order has been signed.

Approved Rejected

2	Separate Minimal Services to Each Tenant Space				
	Joe DeBelak - Sanitary - 8 - 3" stubs plus sawcut/pourback	\$6,362	\$7,253		
	Joe DeBelak - Water - 7 - Valve Stubs, 1" CPVC Pipe/Fittings	\$7,700	\$8,778		
	Joe DeBelak - Vent - PVC Vent Pipe, Coring, Firestops	\$5,397	\$6,153		
	Giraffe Electric - 100 amp Panel; 125 amp - 3 ph for Concess.	\$13,560	\$15,458		
	Project Requirements	\$0	\$0		
Grand Total:			\$37,642	☒	☐
3	Two (2) Foot Wash Stations Northwest of Entrance				
	Joe DeBelak - Plumbing for Two (2) Footwash Stations	\$7,661	\$8,734		
	Hassinger - Concrete Patching Allowance - Handle with Site	\$0	\$0		
	Asphalt Patching Allowance - Handle with Site Work	\$0	\$0		
	Project Requirements	\$0	\$0		
Grand Total:			\$8,734	☒	☐
4	Plumbing - Needed Upgrades for Future Operations				
	Replace Hot Water Softener with Whole Building Softener	\$17,701	\$20,179		
	Replace and Upsize Grease Interceptor - Up to 125 Gallon	\$7,891	\$8,996		
	Repipe/Replace Kitchen Waste Piping/Redirect DW & Sinks	\$5,620	\$6,407		
	Demo/Cap/Abandon 5 Interior Hose Bibs per DPW	\$894	\$791		
	Project Requirements	\$0	\$0		
Grand Total:			\$36,373	☒	☐
5	HVAC Changes/Upgrades For Future Operations				
	Vestibule 100 - 2 Air Curtains; 2 Radiant Ceiling Panels	\$14,395	\$16,410		
	Gas Main Change - New Meter Location, New Gas Main	\$3,248	\$3,703		
	Exhaust Fans - Elevator, AV Room, Projector Enclosure	\$3,707	\$4,226		
	Ceiling Cassette Units - Add Outside Air, Add Break Metal	\$10,971	\$12,507		
	Boiler - Increase Size for Heat Below 4 Pavilions;	\$18,931	\$21,581		
	Vent Boiler Thru Chimney vs. Side Wall	\$6,198	\$7,066		
	Omit Air Conditioning in Concourse	(\$10,000)	(\$11,400)		
	Giraffe Electric - Wiring for Above and 2nd Floor Ballroom Pnl	\$34,780	\$39,626		
	Project Requirements	\$0	\$0		
Grand Total:			\$93,719	☒	☐
6	Omit the Balcony Stair Replacement				
	Badger Railing - Omit the Balcony Stair Replacement	(\$40,000)	(\$45,600)		
	CertaPro - Still Refresh the Paint on the Existing Stair	\$0	\$0		
	Project Requirements	\$0	\$0		
Grand Total:			(\$45,600)	☒	☐
7	Omit the Motorized Shades in the Ballroom				
	BSI - Cancel Contract for Motorized Shades	(\$45,195)	(\$51,522)		
	Giraffe Electric - Credit for the Wiring of the Motorized Shades	(\$14,000)	(\$15,960)		
	Project Requirements	\$0	\$0		
Grand Total:			(\$67,482)	☒	☐

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Change Order

PROJECT: <i>(Name and address)</i> The Riviera Phase 2 812 Wrigley Drive Lake Geneva, WI 53147	CONTRACT INFORMATION: Contract For: Historic Riviera Building Improvements Project Date: 7/27/18	CHANGE ORDER INFORMATION: Change Order Number: 003 Date: 03/09/2021
OWNER: <i>(Name and address)</i> City of Lake Geneva 626 Geneva Street Lake Geneva, WI 53147	ARCHITECT: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066	CONTRACTOR: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Riviera Phase 2 Per Attached Summary

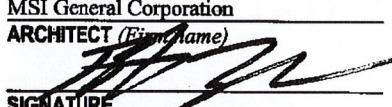
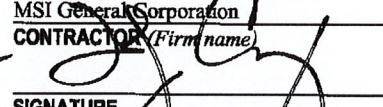
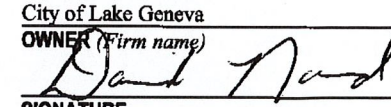
The original Contract Sum was	\$	0.00
The net change by previously authorized Change Orders	\$	4,125,385.00
The Contract Sum prior to this Change Order was	\$	4,125,385.00
The Contract Sum will be increased by this Change Order in the amount of	\$	274,816.00
The new Contract Sum including this Change Order will be	\$	4,400,201.00

The Contract Time will be unchanged by zero (0) days.

The new date of Substantial Completion will be April 30, 2021 for the Ballroom and Site Improvements; May 14, 2021 for 1st Floor Interior Work

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

MSI General Corporation ARCHITECT <i>(Firm name)</i>  SIGNATURE Bert Zenker, Vice President - Design Services PRINTED NAME AND TITLE March 9, 2021 DATE	MSI General Corporation CONTRACTOR <i>(Firm name)</i>  SIGNATURE Jay Craig, Vice President - St. Project Executive PRINTED NAME AND TITLE March 9, 2021 DATE	City of Lake Geneva OWNER <i>(Firm name)</i>  SIGNATURE David Nord, City Administrator PRINTED NAME AND TITLE March 9, 2021 DATE
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MSI General Corporation
PO Box 7
Oconomowoc, WI 53068

Proposed Owner Change Order #3B

3/8/21

Job #4453A

Riviera Phase 2

Pricing for the proposed revisions are listed below. This information is for informational purposes only. The proposed revisions are not approved and will not be implemented in the field until an Owner Change Order has been signed.

Approved Rejected

9	Re-Engineer vs. Reconstruct the Front Entry Stairs		
	Badger - Eliminate the Shoring	(\$15,140)	(\$17,260)
	JH Hassinger - Eliminate the Demo and Repour of the Stairs	(\$89,940)	(\$102,532)
	Demo Allowance for Bottom 3 Treads and Repour	\$8,000	\$9,120
	Pure Mechanical - Radiant Tubes - No Change Anticipated	\$0	\$0
	Giraffe Electric - Electrical Work - No Change Anticipated	\$0	\$0
	CMR - Allowance for 4" Shotcrete - Not to Exceed	\$53,360	\$60,830
	Builder's Insulation - R-28 - 4" Applied	\$3,259	\$3,715
	Allowance for Recoat the Top Surface and Caulk	\$10,000	\$11,400
	Project Requirements - Misc. - Refund Bond Cost to JHH	\$3,000	\$3,420
Grand Total:		(\$31,306)	
10	Walls - Salvaged & Glazed Tile, Brick - Reduced Scope		
	Added Demo - Block	\$0	\$0
	Added Demo - Brick	\$0	\$0
	Added New Glazed Block -	\$0	\$0
	Added 4" Back-up Block Walls - (for brick and block)	\$0	\$0
	Infill of Two (2) Door Openings (Suite to Suite)	\$0	\$0
	Cut-in and Tooth In New Door Openings (Hallway)	\$0	\$0
	Added New Brick Walls - new Brick Walls - Vestibule	\$0	\$0
	Total of All of Above Items	\$178,795	\$203,826
	Credit for Additional Reductions to Scope of Work - 8 +/- Areas	(\$22,500)	(\$25,650)
Grand Total:		\$178,176	
11	Millwork Changes, Upgrades and		
	First Floor Restrooms - Upgrade Quartz Tops to Cambria	\$1,140	\$1,300
	FFR - Upgrade Exterior Support Aprons from Plam to Teak	\$2,150	\$2,451
	Second Floor Restrooms - Upgrade Quartz to Cambria	\$1,320	\$1,505
	SFR - Upgrade Exterior Support Aprons	\$1,775	\$2,024
	Bar - Add (2) Radius Ends, Cambria Upgrade, Added SS, FRP	\$2,860	\$3,260
	Ice Bins, Sink(s), Trash Receptacles, 2 Draft Beer Coolers	\$8,715	\$9,935
	Security Desk - Add Radius Corners, Upgrade Tops Cambria	\$2,575	\$2,936
	Project Requirements	\$0	\$0
Grand Total:		\$23,410	
12	Omit Rolling Coiling Security Grilles at Concession Areas		
	Wilde - Omit the Four (4) Coiling Security Grilles	(\$18,618)	(\$21,225)
	Project Requirements	\$0	\$0
Grand Total:		(\$21,225)	
13	Omit the Awnings from Scope of Work		
	Bauer Sign - Omit Awnings from Scope of Work	(\$43,655)	(\$49,767)
	Project Requirements	\$0	\$0
Grand Total:		(\$49,767)	

14	Acoustical Ceiling Tile - Add Acoustical Ceilings Back to Project		
	2x2 Vinyl Covered Sheetrock in Restrooms/Wet Areas	\$0	\$0
	2x2 Ultima Healthzone in 9/16 Grid In 2nd Floor Suite 1	\$0	\$0
	Total of Acoustical Ceiling Work	\$21,250	\$24,225
	Project Requirements	\$0	\$0
Grand Total:		\$24,225	
15	Plumbing Changes as Follows		
	Relocate Mop Sink from Room 100A to Closet 111A	\$2,569	\$2,929
	PR2 Changes - Credit Concession 110; RR Change; Icemakers	\$1,268	\$1,446
	2nd Floor Lav Faucet Upgrades	\$683	\$779
	Replace 2 Damage Spigots; Upgrade Floor Drains to Sand Trap	\$2,393	\$2,728
	Upgrade EWC to HAWS Unit with Bottle Filler	\$2,235	\$2,548
	Plumbing Work for Bar Changes	\$5,592	\$6,375
	Project Requirements	\$0	\$0
Grand Total:		\$16,804	
16	Miscellaneous HVAC and Electrical Changes		
	Pure Mechanical - Replace the 4 Exhaust Fans Upper Ballroom	\$4,940	\$5,632
	Giraffe Electric - Wiring for the 4 Exhaust Fan Replacements	\$800	\$912
	Upgrade Finish of Air Curtains from SS to Powder Baked	\$1,950	\$2,223
	Project Requirements	\$0	\$0
Grand Total:		\$8,767	
17	Options for Emergency Power Backup		
	Option 1 - Inverter - Ballroom and Mail Level Emergency Fixt.	\$25,760	\$29,366
	Option 2 - Generator - Emergency Lighting Only (\$55,000)	\$0	\$0
	Option 3 - Generator - Entire Building (\$280,000)	\$0	\$0
	Project Requirements	\$0	\$0
Grand Total:		\$29,366	
18	Upper Clerestory Brick Repair to Make Watertight		
	Renaissance - Remove and Replace Tile/Flashing for Repairs	\$37,000	\$42,180
	Badger - Scaffolding - Using On-Site Scaffolding	\$21,700	\$24,738
	Brick-it Materials	\$5,009	\$5,710
	Labor and Incidentals - Allowance - Not to Exceed	\$45,000	\$51,300
	Project Requirements	\$0	\$0
Grand Total:		\$123,928	
19	Additional Miscellaneous Credits/Deducts		
	Reverse CO2, Item 5.2 - Gas Meter to Stay in Existing Loc.	(\$3,248)	(\$3,703)
	ACM Removal Savings	(\$2,450)	(\$2,793)
	Remove Elevator Sump Pit Waterproofing from Scope - Pump	(\$2,500)	(\$2,850)
	Omit 2 of the 4 Flag Poles -	(\$5,980)	(\$6,817)
	Plumbing - Credit the Extra Allowance for Added Scanning	(\$10,000)	(\$11,400)
	Project Requirements	\$0	\$0
Grand Total:		(\$27,563)	

Future Items or Costs to be Aware of or Pending

Lighting Upgrades for Ballroom - (Trending Towards Credit)
Ceiling Hooks for Florals/Draperies in Ballroom

Original Contract Amount	\$0	\$0
Change Order #1	\$0	\$4,041,799
Change Order #2	\$0	\$83,586
Change Order #3	\$0	\$274,816
Change Order #4	\$0	\$0
Change Order #5	\$0	\$0
Change Order #6	\$0	\$0
Change Order #7	\$0	\$0
New Contract Grand Total		\$4,400,201

Authorization by:

The Riviera Phase 2 D-M-H
Project Name - Owner or Owners Representative

date: 03-09-2021

MSI General Corporation - Name

date: _____

AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> The Riviera Phase 2 812 Wrigley Drive Lake Geneva, WI 53147	CONTRACT INFORMATION: Contract For: Historic Riviera Building Improvements Project Date: 7/27/18	CHANGE ORDER INFORMATION: Change Order Number: 004 Date: 04/05/2021
OWNER: <i>(Name and address)</i> City of Lake Geneva 626 Geneva Street Lake Geneva, WI 53147	ARCHITECT: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066	CONTRACTOR: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Riviera Phase 2 Per Attached Summary

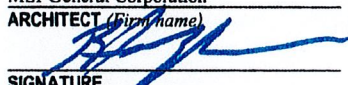
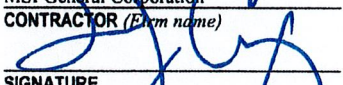
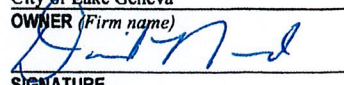
The original Contract Sum was	\$ 0.00
The net change by previously authorized Change Orders	\$ 4,400,201.00
The Contract Sum prior to this Change Order was	\$ 4,400,201.00
The Contract Sum will be decreased by this Change Order in the amount of	\$ 5,092.00
The new Contract Sum including this Change Order will be	\$ 4,395,109.00

The Contract Time will be unchanged by zero (0) days.

The new date of Substantial Completion will be April 30, 2021 for the Ballroom and Site Improvements; May 14, 2021 for 1st Floor Interior Work

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

MSI General Corporation ARCHITECT <i>(Firm name)</i>	MSI General Corporation CONTRACTOR <i>(Firm name)</i>	City of Lake Geneva OWNER <i>(Firm name)</i>
		
SIGNATURE	SIGNATURE	SIGNATURE
Bert Zenker, Vice President - Design Services	Jay Craig, Vice President - Sr. Project Executive	David Nord, City Administrator
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
April 5, 2021	April 5, 2021	April 5, 2021
DATE	DATE	DATE



MSI General Corporation
PO Box 7
Oconomowoc, WI 53066

Proposed Owner Change Order #4

3/8/21

Job #4453A Riviera Phase 2

Pricing for the proposed revisions are listed below. This information is for informational purposes only. The proposed revisions are not approved and will not be implemented in the field until an Owner Change Order has been signed.

				Approved	Rejected
20	Gage Marine Water Meter				
	Joe DeBelak Plumbing - 148' 1" Cold Hard Water to Rm 114	\$5,455	\$6,219		
	Project Requirements	\$0	\$0		
	Grand Total:		\$6,219	☒	☐
21A	Hand Dryer Half Wall - Option 1 - Quartz Panels and Tops				
	RJ Wood - Quartz Panels and Tops - Furnished and Installed	\$4,550	\$5,187		
	Project Requirements	\$0	\$0		
	Grand Total:		\$5,187	☒	☐
22	Rolling Counter Shutters vs. Bifold Doors @ Concession Spaces				
	D&D Millwork - Credit Bifold Doors	(\$20,000)	(\$22,800)		
	Wilde - Rolling Counter Shutters	\$12,508	\$14,259		
	Project Requirements	\$0	\$0		
	Grand Total:		(\$8,541)	☒	☐
23	Increase Gas Pipe Size and Pressure				
	Pure Mechanical - Increase the Gas Pipe Size to 2 Lb.	\$2,000	\$2,280		
	Project Requirements	\$0	\$0		
	Grand Total:		\$2,280	☒	☐
24	Omit the Remaining Two (2) Flag Poles				
	Deduct Total Allowance Per Contract	(\$14,960)	(\$17,054)		
	Previous Credit per Change Order 3	\$5,980	\$6,817		
	Project Requirements	\$0	\$0		
	Grand Total:		(\$10,237)	☒	☐

Future Items or Costs to be Aware of or Pending
Lighting Upgrades for Ballroom - (Trending Towards Credit)

Original Contract Amount	\$0	\$0
Change Order #1	\$0	\$4,041,799
Change Order #2	\$0	\$83,586
Change Order #3	\$0	\$274,816
Change Order #4	\$0	(\$5,092)
Change Order #5	\$0	\$0
Change Order #6	\$0	\$0
Change Order #7	\$0	\$0
New Contract Grand Total		\$4,395,109

Authorization by:

Project Name - Owner or Owners Representative

MSI General Corporation - Name

date:

date:

AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> The Riviera Phase 2 812 Wrigley Drive Lake Geneva, WI 53147	CONTRACT INFORMATION: Contract For: Historic Riviera Building Improvements Project Date: 7/27/18	CHANGE ORDER INFORMATION: Change Order Number: 005 Date: 04/05/2021
OWNER: <i>(Name and address)</i> City of Lake Geneva 626 Geneva Street Lake Geneva, WI 53147	ARCHITECT: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066	CONTRACTOR: <i>(Name and address)</i> MSI General Corporation PO Box 7 Oconomowoc, WI 53066

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Riviera Phase 2 Per Attached Summary

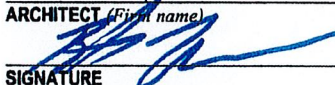
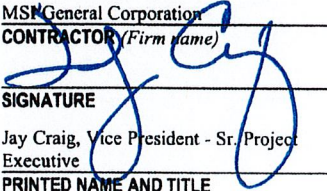
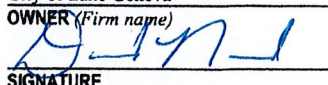
The original Contract Sum was	\$ 0.00
The net change by previously authorized Change Orders	\$ 4,395,109.00
The Contract Sum prior to this Change Order was	\$ 4,395,109.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 1,736.00
The new Contract Sum including this Change Order will be	\$ 4,396,845.00

The Contract Time will be unchanged by zero (0) days.

The new date of Substantial Completion will be April 30, 2021 for the Ballroom and Site Improvements; May 14, 2021 for 1st Floor Interior Work

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

MSI General Corporation ARCHITECT <i>(Firm name)</i>  SIGNATURE Bert Zenker, Vice President - Design Services PRINTED NAME AND TITLE April 5, 2021 DATE	MSI General Corporation CONTRACTOR <i>(Firm name)</i>  SIGNATURE Jay Craig, Vice President - Sr. Project Executive PRINTED NAME AND TITLE April 5, 2021 DATE	City of Lake Geneva OWNER <i>(Firm name)</i>  SIGNATURE David Nord, City Administrator PRINTED NAME AND TITLE April 5, 2021 DATE
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MSI General Corporation
PO Box 7
Oconomowoc, WI 53066

Proposed Owner Change Order #5

3/31/21

Job #4453A

Riviera Phase 2

Pricing for the proposed revisions are listed below. This information is for informational purposes only. The proposed revisions are not approved and will not be implemented in the field until an Owner Change Order has been signed.

			Approved	Rejected
26	Upgrades to Scope of Trench Drain			
	Works Plumbing - 60' of SS, 2 Catch Basins, 2 Cleanouts	\$25,075	\$28,586	
	Works Plumbing - 20' of Trench Drain Per Base	(\$4,573)	(\$5,213)	
	Project Requirements	\$0	\$0	
	Grand Total:		\$23,372	☒
28	Upgrade Cores for Locksets to City of Lake Geneva Stand.			
	Builders Hardware - 37 Cores and 4 Deadlocks	\$4,013	\$4,575	
	Project Requirements	\$0	\$0	
	Grand Total:		\$4,575	☒
29	Install Plaster System Below the Four Pavilions			
	Applewood Drywall and Plaster	\$14,292	\$16,293	
	Project Requirements	\$0	\$0	
	Grand Total:		\$16,293	☒
30	Plaster for Walls Where Glazed Tile Removed			
	Applewood Plastering	\$3,947	\$4,500	
	Project Requirements	\$0	\$0	
	Grand Total:		\$4,500	☒
31	Stainless Steel Countertops and Cap at Concessions			
	DUVWE Metals	\$12,878	\$14,679	
	Project Requirements	\$0	\$0	
	Grand Total:		\$14,679	☒
32	Credits and Savings			
	Shot Crete Buyout (\$53,360 - \$44,133)	(\$9,227)	(\$10,519)	
	Savings From Project Requirements Phase II	(\$24,750)	(\$28,215)	
	Savings From Project Requirements Phase I - Last 25% CO8	(\$19,920)	(\$22,709)	
	Fire Extinguisher Savings (Act. \$1,590 - Allow. \$1,800)	(\$210)	(\$239)	
	Project Requirements	\$0	\$0	
	Grand Total:		(\$61,682)	☒
	Original Contract Amount	\$0	\$0	
	Change Order #1	\$0	\$4,041,799	
	Change Order #2	\$0	\$83,586	
	Change Order #3	\$0	\$274,816	
	Change Order #4	\$0	(\$5,092)	
	Change Order #5	\$0	\$1,736	
	Change Order #6	\$0	\$0	
	Change Order #7	\$0	\$0	
	New Contract Grand Total		\$4,396,845	

Authorization by:

Project Name - Owner or Owners Representative

MSI General Corporation - Name

date:

date:

5-1-21

5.1.21

AIA® Document G701™ – 2017

Change Order

PROJECT: (Name and address) The Riviera Phase 2 812 Wrigley Drive Lake Geneva, WI 53147	CONTRACT INFORMATION: Contract For: Historic Riviera Building Improvements Project Date: 7/27/18	CHANGE ORDER INFORMATION: Change Order Number: 006 Date: 04/13/2021
OWNER: (Name and address) City of Lake Geneva 626 Geneva Street Lake Geneva, WI 53147	ARCHITECT: (Name and address) MSI General Corporation PO Box 7 Oconomowoc, WI 53066	CONTRACTOR: (Name and address) MSI General Corporation PO Box 7 Oconomowoc, WI 53066

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Riviera Phase 2 Per Attached Summary

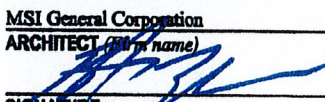
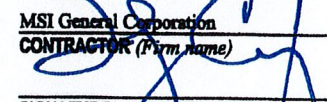
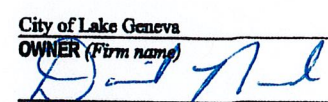
The original Contract Sum was	\$	0.00
The net change by previously authorized Change Orders	\$	4,396,845.00
The Contract Sum prior to this Change Order was	\$	4,396,845.00
The Contract Sum will be increased by this Change Order in the amount of	\$	31,100.00
The new Contract Sum including this Change Order will be	\$	4,427,945.00

The Contract Time will be unchanged by zero (0) days.

The new date of Substantial Completion will be April 30, 2021 for the Ballroom and Site Improvements; May 14, 2021 for 1st Floor Interior Work

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

MSI General Corporation ARCHITECT (Firm name)  SIGNATURE Bert Zenker, Vice President - Design Services PRINTED NAME AND TITLE April 13, 2021 DATE	MSI General Corporation CONTRACTOR (Firm name)  SIGNATURE Jay Craig, Vice President - Sr. Project Executive PRINTED NAME AND TITLE April 13, 2021 DATE	City of Lake Geneva OWNER (Firm name)  SIGNATURE David Nord, City Administrator PRINTED NAME AND TITLE April 13, 2021 DATE
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MSI General Corporation
PO Box 7
Oconomowoc, WI 53066

Proposed Owner Change Order #6

3/31/21

Job #4453A

Riviera Phase 2

Pricing for the proposed revisions are listed below. This information is for informational purposes only. The proposed revisions are not approved and will not be implemented in the field until an Owner Change Order has been signed.

Approved Rejected

33	Provide Allowance Adjustment for Draperies			
	Actual Cost of Draperies - Fabricut - As Approved by Com.	\$28,403	\$32,379	
	Less the Remaining Allowance for Draperies (as accent)	(\$20,000)	(\$22,800)	
	Sub - Description	\$0	\$0	
	Sub - Description	\$0	\$0	
	Project Requirements	\$0	\$0	
	Grand Total:		\$9,579	☒
34	Flooring			
	Keyco-Patterned Epoxy-Vest. 100, Hall 105, South Concourse	\$18,878	\$21,521	
	- See Plans/Rendering - This is being done due to the	\$0	\$0	
	Deterioration of the Terrazzo. Too Thin to Grind and Polish	\$0	\$0	
	Sub - Description	\$0	\$0	
	Project Requirements	\$0	\$0	
	Grand Total:		\$21,521	☒

Future Items or Costs to be Aware of or Pending
Ramp and Railing to Ballroom Floor

Original Contract Amount	\$0	\$0
Change Order #1	\$0	\$4,041,799
Change Order #2	\$0	\$83,586
Change Order #3	\$0	\$274,816
Change Order #4	\$0	(\$5,092)
Change Order #5	\$0	\$1,736
Change Order #6	\$0	\$31,100
Change Order #7	\$0	\$0
Change Order #8	\$0	\$0
Change Order #9	\$0	\$0
New Contract Grand Total		\$4,427,945

Authorization by:

Project Name - Owner or Owners Representative

MSI General Corporation - Name

date:

date:

5-1-21

5-1-21

AIA® Document G701™ – 2017

Change Order

PROJECT: (Name and address)
The Riviera Phase 2
812 Wrigley Drive
Lake Geneva, WI 53147

CONTRACT INFORMATION:
Contract For: Historic Riviera Building
Improvements Project
Date: 7/27/18

CHANGE ORDER INFORMATION:
Change Order Number: 007
Date: 04/27/2021

OWNER: (Name and address)
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

ARCHITECT: (Name and address)
MSI General Corporation
PO Box 7
Oconomowoc, WI 53066

CONTRACTOR: (Name and address)
MSI General Corporation
PO Box 7
Oconomowoc, WI 53066

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Riviera Phase 2 Per Attached Summary

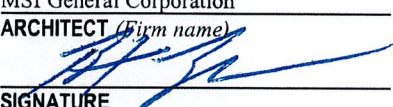
The original Contract Sum was	\$	0.00
The net change by previously authorized Change Orders	\$	4,427,945.00
The Contract Sum prior to this Change Order was	\$	4,427,945.00
The Contract Sum will be decreased by this Change Order in the amount of	\$	3,485.00
The new Contract Sum including this Change Order will be	\$	4,424,460.00

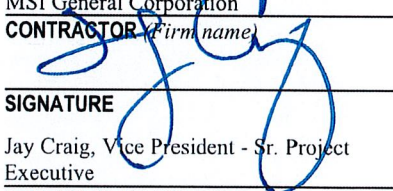
The Contract Time will be unchanged by zero (0) days.

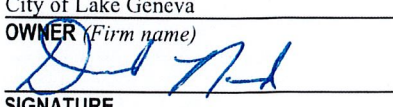
The new date of Substantial Completion will be April 30, 2021 for the Ballroom and Site Improvements; May 14, 2021 for 1st Floor Interior Work

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

MSI General Corporation
ARCHITECT (Firm name)

SIGNATURE
Bert Zenker, Vice President - Design
Services
PRINTED NAME AND TITLE
April 27, 2021
DATE

MSI General Corporation
CONTRACTOR (Firm name)

SIGNATURE
Jay Craig, Vice President - Sr. Project
Executive
PRINTED NAME AND TITLE
April 27, 2021
DATE

City of Lake Geneva
OWNER (Firm name)

SIGNATURE
David Nord, City Administrator
PRINTED NAME AND TITLE
April 27, 2021
DATE



MSI General Corporation
PO Box 7
Oconomowoc, WI 53066

Proposed Owner Change Order #7

3/31/21

Job #4453A

Riviera Phase 2

Pricing for the proposed revisions are listed below. This information is for informational purposes only. The proposed revisions are not approved and will not be implemented in the field until an Owner Change Order has been signed.

Approved Rejected

35	Wainscot and Trim at Elevator and Ductwork Shaft		
	Nelson Carpentry - Provide Wainscot on Elevator - 4 Sides	\$16,590	\$16,211
	Provide Wainscot on Mechanical Shaft - 3 Sides	\$0	\$0
	Project Requirements	\$0	\$0
	Grand Total:		\$16,211
			☒
33	Omit Cove Details For Draperies - Wall Mount Drapes		
	Credit Rough Blocking Allowance for Cove	(\$5,000)	(\$5,700)
	Credit Finish Carpentry Cove Allowance	(\$12,500)	(\$14,250)
	Fabricut Draperies - Wall Mount Hardware vs. Ceiling Mount	\$223	\$254
	Project Requirements	\$0	\$0
	Grand Total:		(\$19,696)
			☒

Future Items or Costs to be Aware of or Pending

Ramp and Railing to Ballroom Floor

Original Contract Amount	\$0	\$0
Change Order #1	\$0	\$4,041,799
Change Order #2	\$0	\$83,586
Change Order #3	\$0	\$274,816
Change Order #4	\$0	(\$5,092)
Change Order #5	\$0	\$1,736
Change Order #6	\$0	\$31,100
Change Order #7	\$0	(\$3,485)
Change Order #8	\$0	\$0
Change Order #9	\$0	\$0

New Contract Grand Total \$4,424,460

Authorization by:

Project Name - Owner or Owners Representative

MSI General Corporation - Name

date:

date:

4-28-21

4.28.21



Single Source Responsibility™
DESIGNBUILD

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Riviera – Phase II

Project Summary

September 13, 2021

Description	Current Schedule Value	Final Cost of Work	Difference Savings / (Add)
Project Requirements	\$236,940	\$3,676,602	(\$172,501)
Subcontractors/Vendors	\$3,267,161	above	above
Contingency	\$379,928	\$379,110	\$818
Labor and Performance Bond	\$6,968	\$6,968	\$0
Architecture and Construction Mgmt. Fee	<u>\$533,463</u>	<u>\$567,800</u>	<u>(\$34,337)</u>
Totals	\$4,424,460	\$4,630,480	(\$206,020)

	Riviera Phase II												
	Project Summary												
	September 13, 2021												
	Description		Orig Sched Val	Change Order 1	Change Order 2	Change Order 3	Change Order 4	Change Order 5	Change Order 6	Change Order 7	Adj Sched Val	Final Cost	Add or (Ded)
	Supervision		100700	100700	0	0	0	0	0	0	100700	96000	-4700
	State Permit (Including Historical)		8750	8750	0	0	0	0	0	0	8750	0	-8750
	Temp Heat		7500	7500	0	0	0	0	0	0	7500	8777	1277
	Winter Conditions		5000	5000	0	0	0	0	0	0	5000	0	-5000
	Job Trailer		3600	3600	0	0	0	0	0	0	3600	2994	-606
	Dumpsters		13200	13200	0	0	0	0	0	0	13200	17692	4492
	Concrete Testing		2000	2000	0	0	0	0	0	0	2000	0	-2000
	General Cleaning		21000	21000	0	0	0	0	0	0	21000	10262	-10738
	Final Cleaning		8500	8500	0	0	0	0	0	0	8500	8788	288
	Temp Fence - Allowance		3500	3500	0	0	0	0	0	0	3500	2560	-940
	Temp Storage Trailers		2000	2000	0	0	0	0	0	0	2000	980	-1020
	Temp Railings		3500	3500	0	0	0	0	0	0	3500	0	-3500
	Temp Toilets		1500	1500	0	0	0	0	0	0	1500	1151	-349
	Knox Box - Allowance		850	850	0	0	0	0	0	0	850	34	-816
	Reproduction		800	800	0	0	0	0	0	0	800	125	-675
	UPS - Allowance		500	500	0	0	0	0	0	0	500	209	-291
	Barriers/Enclosures		3650	3650	0	0	0	0	0	0	3650	2682	-968
	Scaffolding/Shoring		60000	60000	0	-15140	0	0	0	0	44860	60490	15630
	Temp Walk Off Mats		1000	1000	0	0	0	0	0	0	1000	0	-1000
	Finishes Protection Allowance		6000	6000	0	0	0	0	0	0	6000	394	-5606
	As-Built CD's		1500	1500	0	0	0	0	0	0	1500	6560	5060
	Job Sign		1500	1500	0	0	0	0	0	0	1500	0	-1500
	Temp Signage		750	750	0	0	0	0	0	0	750	50	-700
	Insurance		31310	31310	0	0	0	0	0	0	31310	15190	-16120
	Structural Steel Final Design		3750	3750	0	0	0	0	0	0	3750	0	-3750
	Project Management		49250	49250	0	0	0	0	0	0	49250	43880	-5370
	Site Concrete Removal/Demo		36000	36000	0	0	0	0	0	0	36000	31780	-4220
	Selective Masonry Demo		25000	25000	0	0	0	0	0	0	25000	73120	48120
	Selective Non-Masonry Demo		68315	68315	0	0	0	0	0	0	68315	68315	0
	Asbestos Abatement		11450	11450	0	-2450	0	0	0	0	9000	9000	0
	Asphalt Patching		2400	2400	0	0	0	0	0	0	2400	0	-2400
	Landscape Allowance		2500	2500	0	0	0	0	0	0	2500	2500	0
	Brick Pavers		9300	9300	0	0	0	0	0	0	9300	9895	595
	Remove/Replace Front Stairs		110000	110000	0	-12321	0	-9227	0	0	88452	45733	-42719
	Structural Glazed Tile		100000	100000	0	156295	0	0	0	0	256295	205581	-50714
	Upper Clerestory Brick Repair - CO3				0	108709	0	0	0	0	108709	93213	-15496
	Metal Stairs and Railings		40000	40000	-40000	0	0	0	0	0	0	25797	25797
	Carpentry - Rough		2564	2564	0	0	0	0	0	0	2564	60723	58159
	Carpentry - Finish		17686	17686	0	0	0	0	0	16590	34276	50234	15958
	Wood Blocking- Wndw Trtmnts-Allow.		5000	5000	0	0	0	0	0	-5000	0	0	0
	Wood Trim/Crown Allowance		12500	12500	0	0	0	0	0	-12500	0	0	0
	Millwork/Cabinetry		39260	39260	0	20535	4550	12876	0	0	77221	106923	29702
	Waterproofing		2500	2500	0	-2500	0	0	0	0	0	0	0
	Caulking/Jt. Sealants		6000	6000	0	0	0	0	0	0	6000	3460	-2540
	Mirrors/Door Lites		3465	3465	0	0	0	0	0	0	3465	18269	14804
	Storefront/Concourse		13444	13444	0	0	0	0	0	0	13444	15495	2051
	Automatic Entrances		7150	7150	0	0	0	0	0	0	7150	7150	0
	Hollow Metal, Hardware, Doors		160000	160000	0	0	-20000	4013	0	0	144013	186224	42211
	Roll Down Security Gates		20000	20000	0	-18618	12508	0	0	0	13890	20850	6960

	Painting		84400	84400	0	0	0	0	0	0	84400	84400	0
	Paint Touch-Up		5000	5000	0	0	0	0	0	0	5000	13278	8278
	Plaster		138400	138400	0	0	0	18239	0	0	156639	166090	9451
	Drywall Patching		17760	17760	0	0	0	0	0	0	17760	17760	0
	Ceiling Insulation Allowance		30630	30630	0	0	0	0	0	0	30630	29600	-1030
	Acoustical Ceiling Tile - Added CO3				0	21250	0	0	0	0	21250	0	-21250
	Wood Flooring/Wood Shoe		53473	53473	0	0	0	0	0	0	53473	53473	0
	Terrazzo Restoration		54400	54400	0	0	0	0	0	0	54400	54400	0
	Floor Prep		7500	7500	0	0	0	0	0	0	7500	3840	-3660
	Soft Flooring		2955	2955	0	0	0	0	0	0	2955	1353	-1602
	Epoxy Floors		3674	3674	0	0	0	0	18878	0	22552	35410	12858
	Toilet Partitions and Accessories		19225	19225	0	0	0	0	0	0	19225	22040	2815
	Fire Extinguishers		1800	1800	0	0	0	-210	0	0	1590	1870	280
	Flag Poles/Roof Work		14960	14960	0	-5980	-8980	0	0	0	0	0	0
	Interior/Exterior Signage		37695	37695	0	0	0	0	0	0	37695	41959	4264
	Awnings with Added Allowance		43655	43655	0	-43655	0	0	0	0	0	0	0
	Audio Visual Equipment		112462	112462	0	0	0	0	0	0	112462	113146	684
	Window Treatments with Allowance		65195	65195	-45195	0	0	0	8403	223	28626	27243	-1383
	Elevator Remove and Replace		113000	113000	0	0	0	0	0	0	113000	113000	0
	Plumbing with Demo/Floor Scan		105644	105644	39567	4740	5455	0	0	0	155406	174891	19485
	Site Plumbing with Trench Drain		231283	231283	19459	0	0	20502	0	0	271244	248695	-22549
	Fire Protection		139953	139953	0	0	0	0	0	0	139953	139953	0
	Fire Alarm Systems		35000	35000	0	0	0	0	0	0	35000	35000	0
	HVAC		543730	543730	47450	3642	2000	0	0	0	596822	631936	35114
	Electrical		207825	207825	52040	26560	0	0	0	0	286425	293885	7460
	Data/Telecommunications		30300	30300	0	0	0	0	0	0	30300	30300	0
	Security Camera Systems		30000	30000	0	0	0	0	0	0	30000	30000	0
	Performance Bond		6968	6968	0	0	0	0	0	0	6968	6968	0
	Architectural/Engineering Fee		189964	189964	4399	14464	-268	91	1637	-1199	209088	201982	-7106
	Contingency		379928	379928	0	0	0	0	0	0	379928	379110	-818
	Contractors Fee		298876	298876	5866	19285	-357	122	2182	-1599	324375	365818	41443
	Change Order 2 Total of Subs		0	0	0	0	0	0	0	0	0		0
	Change Order 3 Total of Subs		0	0	0	0	0	0	0	0	0		0
	Change Order 4 Total of Subs		0	0	0	0	0	0	0	0	0		0
	Change Order 5 Credit of Proj Req		0	0	0	0	0	-44670	0	0	-44670		44670
			0	0	0	0	0	0	0	0	0		0
											0		
	Grand Totals		4041799	4041799	83586	274816	-5092	1736	31100	-3485	4424460	4630480	206020

Project Requirements
Subcontractors
Contingency
Bond
Fees

236940
3267161
379928
6968
533463

Total

4424460

218328
3458274
379110
6968
567800

4630480

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 27409

To City of Lake Geneva
Owner: 626 Geneva Street

Project: 4453A- The Riviera Phase II - Interior
Remodel & MEP Work

Application No. : 8

Distribution to :

☐ Owner
☐ Architect
☐ Contractor
☐
☐

Lake Geneva, WI 53147

Period To: 9/10/2021

From Contracto MSI General Corporation
PO Box 7
Oconomowoc, WI 53066

Via Architect: Anne N Krogstad, AIA

Project Nos: 4453A

Contract For: Phase II-Interior Remodel/MEPs

Contract

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum	\$4,630,480.00
2. Net Change By Change Order	\$0.00
3. Contract Sum To Date	\$4,630,480.00
4. Total Completed and Stored To Date	\$4,630,480.00
5. Retainage:	
a. 0.00% of Completed Work	\$0.00
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$0.00
6. Total Earned Less Retainage	\$4,630,480.00
7. Less Previous Certificates For Payments	\$4,339,798.00
8. Current Payment Due	\$290,682.00
9. Balance To Finish, Plus Retainage	\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

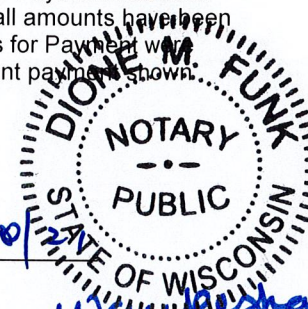
CONTRACTOR: MSI General Corporation

By: 

Date: 9/10/21

State of: Wisconsin
Subscribed and sworn to before me this 10th
Notary Public: Dion M. Funk
My Commission expires: 08/23/21

County of: Waukesha
day of September, 2021



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 290,682.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: Anne Krogstad Date: 9/10/21

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
Net Changes By Change Order	\$0.00	

CONTINUATION SHEET

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 8

Application Date : 09/10/21

To: 09/10/21

Architect's Project No.: 4453A

Invoice # : 27409

Contract : 4453A- The Riviera Phase II - Interior Remodel & MEP Work

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
1	The Riviera Phase II - Interior Remodel & MEP Work	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2001	Change Order #1	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2002	Change Order #2	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2003	Change Order #3	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2004	Change Order #4	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2005	Change Order #5	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2006	Change Order #6	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2007	Change Order #7	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2008	Change Order #8	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2001-106	CO1 Supervision	100,700.00	100,700.00	0.00	0.00	100,700.00	100.00%	0.00	
2001-110	CO1 State Permit Including Historical Review	8,750.00	0.00	8,750.00	0.00	8,750.00	100.00%	0.00	
2001-113	CO1 Temp Heat - Allowance	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00%	0.00	
2001-114	CO1 Winter Conditions - Allowance	5,000.00	1,277.00	3,723.00	0.00	5,000.00	100.00%	0.00	
2001-117	CO1 Job Trailer - Allowance	3,600.00	3,460.00	140.00	0.00	3,600.00	100.00%	0.00	
2001-118	CO1 Dumpsters	13,200.00	13,200.00	0.00	0.00	13,200.00	100.00%	0.00	
2001-119	CO1 Concrete Testing	2,000.00	0.00	2,000.00	0.00	2,000.00	100.00%	0.00	
2001-121	CO1 General Cleaning	21,000.00	15,750.00	5,250.00	0.00	21,000.00	100.00%	0.00	
2001-122	CO1 Final Cleaning	8,500.00	4,250.00	4,250.00	0.00	8,500.00	100.00%	0.00	
2001-125	CO1 Temp Fence - Allowance	3,500.00	2,560.00	940.00	0.00	3,500.00	100.00%	0.00	
2001-126	CO1 Temp Storage Trailers	2,000.00	1,935.00	65.00	0.00	2,000.00	100.00%	0.00	
2001-127	CO1 Temp Railings	3,500.00	3,500.00	0.00	0.00	3,500.00	100.00%	0.00	
2001-129	CO1 Temp Toilets	1,500.00	1,153.00	347.00	0.00	1,500.00	100.00%	0.00	
2001-130	CO1 Knox Box - Allowance	850.00	34.00	816.00	0.00	850.00	100.00%	0.00	
2001-133	CO1 Reproduction	800.00	720.00	80.00	0.00	800.00	100.00%	0.00	
2001-135	CO1 UPS - Allowance	500.00	450.00	50.00	0.00	500.00	100.00%	0.00	
2001-137	CO1 Barriers/Enclosures	3,650.00	975.00	2,675.00	0.00	3,650.00	100.00%	0.00	
2001-139	CO1 Scaffolding/Shoring	60,000.00	60,000.00	0.00	0.00	60,000.00	100.00%	0.00	
2001-143	CO1 Temp Walk Off Mats	1,000.00	0.00	1,000.00	0.00	1,000.00	100.00%	0.00	
2001-144	CO1 Finishes Protection Allowance	6,000.00	300.00	5,700.00	0.00	6,000.00	100.00%	0.00	
2001-146	CO1 As-Built CD's	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00%	0.00	
2001-155	CO1 Job Sign	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00%	0.00	
2001-156	CO1 Temp Signage	750.00	750.00	0.00	0.00	750.00	100.00%	0.00	

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 8

Application Date : 09/10/21

To: 09/10/21

Architect's Project No.: 4453A

Invoice # : 27409

Contract : 4453A- The Riviera Phase II - Interior Remodel & MEP Work

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
2001-185	CO1 Insurance	31,310.00	31,310.00	0.00	0.00	31,310.00	100.00%	0.00	
2001-187	CO1 Structural Steel Final Design	3,750.00	3,750.00	0.00	0.00	3,750.00	100.00%	0.00	
2001-190	CO1 Project Management	49,250.00	49,250.00	0.00	0.00	49,250.00	100.00%	0.00	
2001-200	CO1 Site Concrete Removal/Demo	36,000.00	36,000.00	0.00	0.00	36,000.00	100.00%	0.00	
2001-242	CO1 Relay Glazed Block	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00%	0.00	
2001-243	CO1 Selective Non-Masonry Demo	68,315.00	68,315.00	0.00	0.00	68,315.00	100.00%	0.00	
2001-245	CO1 Asbestos Abatement	11,450.00	9,000.00	2,450.00	0.00	11,450.00	100.00%	0.00	
2001-260	CO1 Asphalt Patching	2,400.00	0.00	2,400.00	0.00	2,400.00	100.00%	0.00	
2001-280	CO1 Landscaping - Allowance	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00%	0.00	
2001-285	CO1 Brick Pavers	9,300.00	9,300.00	0.00	0.00	9,300.00	100.00%	0.00	
2001-300	CO1 Remove and Replace Front Stairs	110,000.00	110,000.00	0.00	0.00	110,000.00	100.00%	0.00	
2001-301	CO1 Structural Glazed Tile Demo/Re-work	100,000.00	100,000.00	0.00	0.00	100,000.00	100.00%	0.00	
2001-500	CO1 Metal Stairs & Railings	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00%	0.00	
2001-600	CO1 Carpentry Rough	2,564.00	2,564.00	0.00	0.00	2,564.00	100.00%	0.00	
2001-602	CO1 Carpentry Finish	17,686.00	17,686.00	0.00	0.00	17,686.00	100.00%	0.00	
2001-603	CO1 Wood Blocking - Window Treatments - Allowance	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00%	0.00	
2001-607	CO1 Wood Trim/Crown - Allowance	12,500.00	12,500.00	0.00	0.00	12,500.00	100.00%	0.00	
2001-641	CO1 Millwork/Cabinetry	39,260.00	39,260.00	0.00	0.00	39,260.00	100.00%	0.00	
2001-711	CO1 Waterproofing	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00%	0.00	
2001-790	CO1 Caulking/Joint Sealants	6,000.00	6,000.00	0.00	0.00	6,000.00	100.00%	0.00	
2001-800	CO1 Mirrors and Door Lites	3,465.00	3,465.00	0.00	0.00	3,465.00	100.00%	0.00	
2001-801	CO1 Storefront Concourse	13,444.00	13,444.00	0.00	0.00	13,444.00	100.00%	0.00	
2001-806	CO1 Automatic Entrances	7,150.00	7,150.00	0.00	0.00	7,150.00	100.00%	0.00	
2001-810	CO1 Hollow Metal Hardware/Wood Doors/Custom Doors	160,000.00	152,000.00	8,000.00	0.00	160,000.00	100.00%	0.00	
2001-836	CO1 Roll Down Security Gates	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00%	0.00	
2001-900	CO1 Painting	84,400.00	84,400.00	0.00	0.00	84,400.00	100.00%	0.00	
2001-901	CO1 Paint Touch-up	5,000.00	2,500.00	2,500.00	0.00	5,000.00	100.00%	0.00	
2001-921	CO1 Plaster	138,400.00	138,400.00	0.00	0.00	138,400.00	100.00%	0.00	
2001-925	CO1 Drywall Patching	17,760.00	17,760.00	0.00	0.00	17,760.00	100.00%	0.00	
2001-951	CO1 Ceiling Insulation - Allowance	30,630.00	30,630.00	0.00	0.00	30,630.00	100.00%	0.00	
2001-955	CO1 Wood Flooring and Wood Shoe	53,473.00	53,473.00	0.00	0.00	53,473.00	100.00%	0.00	

CONTINUATION SHEET

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 8

Application Date : 09/10/21

To: 09/10/21

Architect's Project No.: 4453A

Invoice # : 27409

Contract : 4453A- The Riviera Phase II - Interior Remodel & MEP Work

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
2001-960	CO1 Terrazzo Restoration	54,400.00	54,400.00	0.00	0.00	54,400.00	100.00%	0.00	
2001-965	CO1 Floor Prep	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00%	0.00	
2001-966	CO1 Soft Flooring	2,955.00	0.00	2,955.00	0.00	2,955.00	100.00%	0.00	
2001-981	CO1 Epoxy Floors	3,674.00	3,674.00	0.00	0.00	3,674.00	100.00%	0.00	
2001-1000	CO1 Toilet Partitions & Accessories	19,225.00	13,900.00	5,325.00	0.00	19,225.00	100.00%	0.00	
2001-1025	CO1 Fire Extinguishers	1,800.00	1,800.00	0.00	0.00	1,800.00	100.00%	0.00	
2001-1035	CO1 Flag Poles/Roof Work	14,960.00	14,960.00	0.00	0.00	14,960.00	100.00%	0.00	
2001-1042	CO1 Interior/Exterior Signage	37,695.00	37,695.00	0.00	0.00	37,695.00	100.00%	0.00	
2001-1047	CO1 Awnings With Added Allowance	43,655.00	43,655.00	0.00	0.00	43,655.00	100.00%	0.00	
2001-1104	CO1 Audio/Visual Equipment	112,462.00	112,462.00	0.00	0.00	112,462.00	100.00%	0.00	
2001-1220	CO1 Window Treatments With Added Allowance	65,195.00	65,195.00	0.00	0.00	65,195.00	100.00%	0.00	
2001-1420	CO1 Elevator Remove and Replace	113,000.00	113,000.00	0.00	0.00	113,000.00	100.00%	0.00	
2001-1520	CO1 Plumbing With Demo/Floor Scan	105,644.00	105,644.00	0.00	0.00	105,644.00	100.00%	0.00	
2001-1545	CO1 Site Plumbing With Trench Drain	231,283.00	231,283.00	0.00	0.00	231,283.00	100.00%	0.00	
2001-1550	CO1 Fire Protection	139,953.00	139,953.00	0.00	0.00	139,953.00	100.00%	0.00	
2001-1554	CO1 Fire Alarm System	35,000.00	35,000.00	0.00	0.00	35,000.00	100.00%	0.00	
2001-1580	CO1 HVAC	543,730.00	543,730.00	0.00	0.00	543,730.00	100.00%	0.00	
2001-1600	CO1 Electrical	207,825.00	207,825.00	0.00	0.00	207,825.00	100.00%	0.00	
2001-1660	CO1 Data/Telecommunications	30,300.00	28,300.00	2,000.00	0.00	30,300.00	100.00%	0.00	
2001-1663	CO1 Security/Camera Systems	30,000.00	28,000.00	2,000.00	0.00	30,000.00	100.00%	0.00	
2001-9996	CO1 Performance Bond	6,968.00	6,968.00	0.00	0.00	6,968.00	100.00%	0.00	
2001-9997	CO1 Arch/Engineering	189,964.00	189,964.00	0.00	0.00	189,964.00	100.00%	0.00	
2001-9998	CO1 Contingency	379,928.00	379,110.00	818.00	0.00	379,928.00	100.00%	0.00	
2001-9999	CO1 Contractor's Fee	298,876.00	292,898.00	5,978.00	0.00	298,876.00	100.00%	0.00	
2002-9999	Owner Change Order #2	83,586.00	83,586.00	0.00	0.00	83,586.00	100.00%	0.00	
2003-9999	Owner Change Order #3	274,816.00	261,688.00	13,128.00	0.00	274,816.00	100.00%	0.00	
2004-9999	Owner Change Order #4	-5,092.00	-5,092.00	0.00	0.00	-5,092.00	100.00%	0.00	
2005-9999	Owner Change Order #5	1,736.00	1,736.00	0.00	0.00	1,736.00	100.00%	0.00	
2006-9999	Owner Change Order #6	31,100.00	29,778.00	1,322.00	0.00	31,100.00	100.00%	0.00	
2007-9999	Owner Change Order #7	-3,485.00	-3,485.00	0.00	0.00	-3,485.00	100.00%	0.00	
2008-9999	Owner Change Order #8	206,020.00	0.00	206,020.00	0.00	206,020.00	100.00%	0.00	
Grand Totals		4,630,480.00	4,339,798.00	290,682.00	0.00	4,630,480.00	100.00%	0.00	0.00

FINAL WAIVER OF LIEN

September 10, 2021

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for City of Lake Geneva owner,

by MSI General Corporation contractor,

for Interior remodel and MEP work at The Riviera – PHASE II

same being situated in Walworth county, described as

The Riviera

812 Wrigley Drive

Lake Geneva, WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full thru invoice #27409, subject to payment of same.

MSI General Corporation



Ken P. Krahe, President

FINAL WAIVER OF LIEN

DATE: July 1, 2001

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for City of Lake Geneva owner, by MSI General Corporation contractor, for RAILROADS ETC Type of work, same being situated in Walworth County, State of Wisconsin, described as Recreation Phase 2 512 W. Maple Dr. Lake Geneva, WI 53147 for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Berkley Building Inc.
Signature: Ronan A. Mulhoney (Officer of company)
President
Title

FINAL WAIVER OF LIEN

DATE: 6/28/2021

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for CITY OF LAKE GENEVA owner, by MSI General Corporation contractor, for ASBESTOS ABATEMENT Type of work, same being situated in LAKE GENEVA County, State of Wisconsin, described as THE RIVIERA - PHASE 2
812 WRIGHT DRIVE
LAKE GENEVA, WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

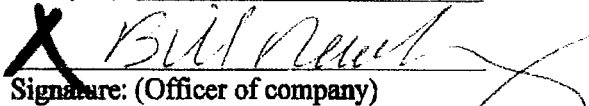
Company: HOLDEN ENVIRONMENTAL CLEANING CO.
Dennis P. Holden
Signature: (Officer of company)
TREASURER
Title

FINAL WAIVER OF LIEN

DATE: 6/28/21

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for CITY OF LAKE GENEVA owner, by MSI General Corporation contractor, for PLUMBING Type of work, same being situated in Walworth County, State of Wisconsin, described as KIVIERA Phase 2
812 Wrigley Drive
LAKE Geneva, WI
for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Joe DeBelak Plumbing


Signature: (Officer of company)

President
Title

Final Waiver of Lien

Whereas the undersigned MRM Insulation, hereafter "Subcontractor" has contracted with Plumbing to furnish pipe insulation for the premises known as Riviera Phase 2

Owner: City of Lake Geneva

Address: 812 Wrigley Drive

Lake Geneva, WI

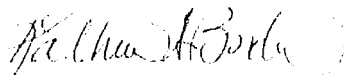
The subcontractor, has received full payment of \$8129.00 through June 25, 2021, and does hereby waive the release of any and all lien or claim of or right to lien under the statute of the state of Wisconsin, relating to construction liens with respect to and on said above described premises on account of labor, services, material, fixtures, apparatus or machinery (incl. rentals) furnished by the subcontractor for the above described premises.

MRM Insulation

724 N Bel Ayr Dr.

Waukesha, WI. 53188

By: Katherine Bender



Title: Owner

Date: 6/25/2021

HAJOCA CORPORATION

District Credit Office
4085 McDonald Dr, Dubuque, IA 52003
Phone 800.280.3710 Fax 563.583.0031

www.hajoca.com



Final Waiver

June 28, 2021

STATE OF IOWA

COUNTY OF DUBUQUE

TO ALL WHOM IT MAY CONCERN:

WHEREAS, We, the undersigned Able Distributing-Div. of Hajoca Corp., have been employed by

Joe DeBelak Plumbing and Heating
W143 N9358 Henry Stark Rd
Menomonee Falls, WI 53051

to furnish materials for the building or other improvements upon the premises known as

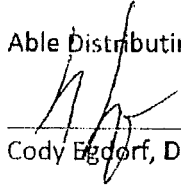
The Riviera Phase 2
812 Wrigley Drive
Lake Geneva, WI

NOW, THEREFORE, KNOW YE, That We, the undersigned for and in consideration of Payment in Full the receipt whereof is hereby acknowledged, hereby waive and release any and all lien, or claim or right of lien on said above described building and premises under Statutes, relating to Mechanics Lien, on account of materials furnished to DeBelak Plumbing and Heating for said building or premises.

GIVEN Under our hand and seal this 28th day of Jun, 2021.

Able Distributing- Div of Hajoca Corp.

By


Cody Eggert, District Credit Manager

**Able Distributing
Division of Hajoca Corp.**

FINAL WAIVER OF LIEN

DATE: 06-25-21

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for CITY OF LAKE GENEVA owner, by MSI General Corporation contractor, for PLUMBING MATERIALS/LABOR Type of work, same being situated in WALWORTH County, State of Wisconsin, described as THE RIVIERA - PHASE 2
812 INGLEBY DR
LAKE GENEVA WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: MSI GENERAL CORPORATION

[Signature]
Signature: (Officer of company)

MANAGER
Title



FINAL UNCONDITIONAL WAIVER OF LIEN

Known by all persons present that the undersigned is duly authorized by:

Ferguson Enterprises, LLC.

I/We have a contract with **WORKS PLUMBING LLC** to provide plumbing materials, appliances and/or lighting fixtures for new construction and/or improvement to the property described as:

**The Riviera Ballroom
812 Wrigley
Lake Geneva, WI**

Having been fully paid and satisfied wherein the amount due is **\$0.00**, all my/our construction lien rights, bond rights, and all claims arising from the improvement are hereby waived and released.

Ferguson Enterprises, LLC.

By: DocuSigned by:
Sue Dolan
919983C4F722428... Sue Dolan

Assistant Market Credit Manager

On its behalf or as an agent for its subsidiaries and affiliates.

Sue.dolan@ferguson.com

11406 W. Rogers St. West Allis, WI 53227

(414) 327-8423

Signed on: June 28, 2021

WAIVER OF LIEN

JUNE 28, 2021

For value received, I, ALL hereby waive ALL rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto.

for CITY OF LAKE GENEVA owner
by WORKS PLUMBING, LLC contractor
for EXCAVATION
same being situated in WALWORTH County, State of Wisconsin, described as
THE RIVIERA - PHASE 2
812 WRIGLEY DR
LAKE GENEVA, WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, NONE

[Signature]

MENNING ENTERPRISES

WAIVER OF LIEN

For value received, WE hereby waive ALL rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for GREENT LAKES POWER UPL, LLC owner
by WAKES PLUMBING contractor
for Wauwatosa
same being situated in Wauwatosa County, State of Wisconsin, described as

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, NONE

John J. Smith

President

WAIVER OF LIEN

JUNE 28, 2021

For value received, I hereby waive ALL rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for CITY OF LAKE GENEVA owner by WORKS PLUMBING, LLC contractor for FILL MATERIALS (STONE) same being situated in WALWORTH County, State of Wisconsin, described as THE RIVIERA - PHASE 2 812 WRIGLEY DR LAKE GENEVA, WI for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, NONE

Halley R. V.P. Sales

SCHMITZ READY MIX

WAIVER OF LIEN

JUNE 28, 2021

For value received, I hereby waive ALL rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for CITY OF LAKE GENEVA owner
by WORKS PLUMBING, LLC contractor
for TRUCKING

same being situated in WALWORTH County, State of Wisconsin, described as
THE RIVIERA - PHASE 2
812 WRIGLEY DR
LAKE GENEVA, WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, NONE



MKC TRUCKING

FINAL WAIVER OF LIEN

DATE: 8/25/2021

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for The City of Lake Geneva owner, by MSI General Corporation contractor, for Fire Suppression Type of work, same being situated in Waukesha County, State of Wisconsin, described as Riviera Phase 2
812 Wrigley Dr
Lake Geneva, WI 53147
for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

ALL MATERIAL TAKEN FROM FULLY
PAID STOCK AND DELIVERED TO JOB
SITE IN OUR COMPANY VEHICLE

Company: USA Fire Protection Inc.

Signature: (Officer of company)

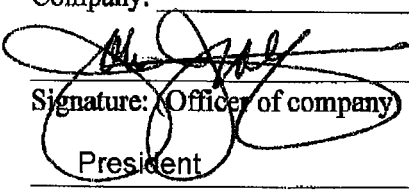
Steve Sferra / Executive Vice President
Title

FINAL WAIVER OF LIEN

DATE: August 25, 2021

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for City of Lake Geneva owner, by MSI General Corporation contractor, for Electric Type of work, same being situated in Walworth County, State of Wisconsin, described as Rivera Phase 2
812 Wrigley Drive
Lake Geneva, WI 53147
for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Giraffe Electric II Inc


Signature: (Officer of company)

President

Title

WAIVER OF LIEN

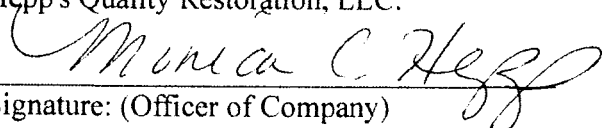
Date: June 25, 2021

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for City of Lake Geneva owner,
by MSI General Corporation contractor,
for Carpentry/Demo/Other Type of work,
same being situated in Walworth County, State of Wisconsin, described as
Riviera Phase II
812 Wrigley Dr
Lake Geneva, WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in Full.

Hepp's Quality Restoration, LLC.


Signature: (Officer of Company)

Manager
Title

WAIVER OF LIEN

Date: May 25, 2021

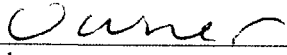
For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for City of Lake Geneva owner,
by Hepp's Quality Restoration, LLC contractor,
for Carpentry Type of work,
same being situated in Walworth County, State of Wisconsin, described as
The Riviera Phase II
812 Wrigley Drive
Lake Geneva, WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in Full.

JK Construction


Signature: (Officer of Company)


Title

WAIVER OF LIEN

6/25/2021

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for City of Lake Geneva owner, by MSI General Corporation contractor, for Audio and Video System Type of work, same being situated in Lake Geneva County, State of Wisconsin, described as The Riviera - Phase 2
812 Wrigley Drive
Lake Geneva, WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Professional Audio Designs, Inc.

Kim Leonard

Signature: (Officer of company)

President

Title

FINAL WAIVER OF LIEN

DATE: 8/25/2021

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for City of Lake Geneva owner, by MSI General Corporation contractor, for Cabinetry/Millwork Type of work, same being situated in Walworth County, State of Wisconsin, described as Riviera Phase 2
812 Wrigley Drive
Lake Geneva, WI 53147
for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: RJ Wood Industries, Inc.

Jill M Martin
Signature: (Officer of company)

Sec / Treas

Title

WAIVER OF LIEN

7/13/2021

For value received, we hereby waive all rights and claims for lien onland and on buildings
about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,
for City of Lake Geneva owner,
by MSI General Corporation contractor,
for Automatic Entrance Doors Type of work,
same being situated in Lake Geneva County, State of Wisconsin, described as
The Riviera - Phase 2
812 Wrigley Drive
Lake Geneva, WI
for all labor performed and for all material furnished for the erection, construction, alteration or
repair of said building and appurtenances, in full.

Nabco Entrances, Inc.

James E. Elliott
Signature: (Officer of company)

James E. Elliott, Chief Financial Officer
Title

4453A

FINAL WAIVER OF LIEN

DATE: 6/25/21

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for City of Lake Geneva owner,

by MSI General Corporation contractor,

for Flooring Type of work,

same being situated in Walworth County, State of Wisconsin, described as

Rivera

812 Wrigley Dr

Lake Geneva WI 53147-5301

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Schmidt Custom

Adrian P. Schmidt
Signature: (Officer of company)

Commercial Coordinator
Title

MATERIAL LIEN WAIVER

State of: Wisconsin

County of: Waukesha

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto for materials sold to Schmidt Custom Floors, Inc. and paid in full for invoice 79167 .

For: Schmidt Custom Floors, Inc.

By: Artisan Floor Supply

For: Wood Flooring

The same being situated in Walworth County, State of Wisconsin, described as:

Riviera

812 Wrigley Dr

Lake Geneva, WI 53147-5301

Signed on: 6.25.21

Signature: Jenny Holtenurath

Title: Accountant

FINAL WAIVER OF LIEN

DATE: 6.28.2021

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for CITY OF LAKE GENEVA owner, by MSI General Corporation contractor, for GRASS, GRAZING Type of work, same being situated in Wauworth County, State of Wisconsin, described as THE RIVIERA - PHASE II
812 WAGNER DRIVE
LAKE GENEVA, WI 53147

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: ACKMAN GRASS
[Signature]
Signature: (Officer of company)
Comptroller
Title

FINAL WAIVER OF LIEN

DATE: 6-25-21

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for CITY OF LAKE GENEVA owner, by MSI General Corporation contractor, for SMALL FIRE PROTECTION Type of work, same being situated in _____ County, State of Wisconsin, described as

REVIERA PHASE 2
812 WREBBLEY DR
LAKE GENEVA, WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: BEST SPECIALTIES

[Signature]
Signature: (Officer of company)

PRESIDENT

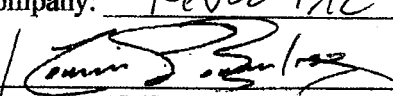
Title

FINAL WAIVER OF LIEN

DATE: 6/25/2021

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for CITY OF LAKE GENEVA owner, by MSI General Corporation contractor, for Concrete Repairs Type of work, same being situated in WALWORTH County, State of Wisconsin, described as RIVIERA PHASE 2
812 WRIGLEY DR.
LAKE GENEVA, WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: KEVCO INC

Signature: (Officer of company)
President
Title

FINAL WAIVER OF LIEN

DATE: 6.25.21

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for City of Lake Geneva owner, by MSI General Corporation contractor, for HVAC Type of work, same being situated in Walworth County, State of Wisconsin, described as
the Riviera Phase II
812 Wrigley Drive
Lake Geneva, WI

⁵³¹⁴⁷
for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Pure Mechanical

Jason Hull

Signature: (Officer of company)

President

Title

N8 W22275 Johnson Dr.
Waukesha, WI 53186

P: (414) 897-8012
F: (414) 897-8013

pure-hvac.com
pure-electric.com



FINAL WAIVER OF LIEN

June 29, 2021

FOR VALUE RECEIVED, We hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, altered or repaired and to the appurtenances thereunto,

Owner: City of Lake Geneva

For: The Riviera – Phase II

By: Vyron Corporation

For: Equipment

Same being situated in Walworth County, State of Wisconsin, described as:

812 Wrigley Dr.

Lake Geneva, WI

For all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, none.

Vyron Corporation

N8 W22275 Johnson Dr.
Waukesha, WI 53186

P: (414) 897-8012
F: (414) 897-8013

pure-hvac.com
pure-electric.com



FINAL WAIVER OF LIEN

June 30, 2021

FOR VALUE RECEIVED, We hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, altered or repaired and to the appurtenances thereunto,

Owner: City of Lake Geneva

For: The Riviera – Phase II

By: Air Associates

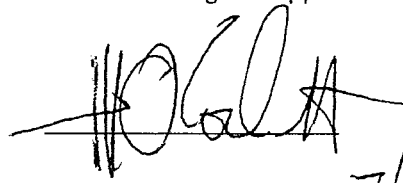
For: Equipment

Same being situated in Walworth County, State of Wisconsin, described as:

812 Wrigley Dr.

Lake Geneva, WI

For all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, none.



7/1/2021

Air Associates

N8 W22275 Johnson Dr.
Waukesha, WI 53186

P: (414) 897-8012
F: (414) 897 8013

pure-hvac.com
pure-electric.com



FINAL WAIVER OF LIEN

June 30, 2021

FOR VALUE RECEIVED, We hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, altered or repaired and to the appurtenances thereunto,

Owner: City of Lake Geneva

For: The Riviera – Phase II

By: Columbia Pipe

For: Equipment

Same being situated in Walworth County, State of Wisconsin, described as:

812 Wrigley Dr.

Lake Geneva, WI

For all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, none.

Credit Manager

Columbia Pipe

N8 W22275 Johnson Dr.
Waukesha, WI 53186

P: (414) 897-8012
F: (414) 897-8013

pure-hvac.com
pure-electric.com



FINAL WAIVER OF LIEN

June 30, 2021

FOR VALUE RECEIVED, We hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, altered or repaired and to the appurtenances thereunto,

Owner: City of Lake Geneva

For: The Riviera — Phase II

By: Rundle Spence

For: Equipment

Same being situated in Walworth County, State of Wisconsin, described as:

812 Wrigley Dr.

Lake Geneva, WI

For all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, none.



Rundle Spence

WAIVER OF LIEN

6/25/2021

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for City of Lake Geneva owner, by MSI General Corporation contractor, for _____ Type of work, same being situated in Lake Geneva County, State of Wisconsin, described as The Riviera - Phase 2 812 Wrigley Drive Lake Geneva, WI for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

D & D Millwork


Signature: (Officer of company)

OWNER
Title

FINAL WAIVER OF LIEN

DATE: 6/25/2021

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for City of Lake Geneva owner,
by MSI General Corporation contractor,
for Concrete Type of work,

same being situated in Walworth County, State of Wisconsin, described as

Riviera Phase 2

812 Wrigley Dr.

Lake Geneva, WI 53147

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company J.H. Hassinger, Inc.


Signature: (Officer of company)

President
Title

LIEN WAIVER CERTIFICATION

STATE OF WISCONSIN)
Walworth COUNTY)

PROJECT: Riviera Phase 2

The undersigned, being duly sworn on oath, states and deposes as follows:

1. That he is the owner or a principal officer of the company designated below, herein called Company.
2. That attached hereto is a billing or draw request regarding a project (named above) for MSI General Corporation, herein called MSI, which requests that MSI make a payment to the undersigned for labor or materials furnished on said project.
3. That with respect to the work, labor, services and materials covered by such billing or draw request, the following and no others, furnished or supplied labor, materials or services: (List Suppliers)

Bay Building

Schmitz

WI Building Supply

That all of the above suppliers have been paid to date and/or in full as to the matters described in the attached billing or draw request and that their lien waivers are attached hereto, together with the lien waiver of the Company.

4. That this affidavit is made for the purpose of inducing MSI to make payment to the Company, the undersigned acknowledging that any misstatement of fact herein constitutes a criminal offense.

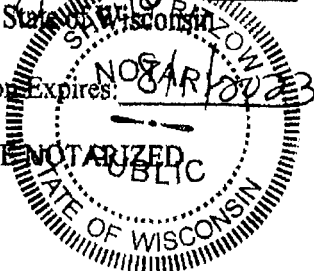
Subscribed and sworn to before me this

25 day of June, 2021

Shelley Ratan
Notary Public, State of Wisconsin

My Commission Expires: NOV 1 2023

PLEASE HAVE NOTARIZED



J.H. Hassinger, Inc.
(Company Name)

BY: [Signature]
Signature (Officer of Company)

Title: President

FINAL WAIVER OF LIEN

DATE: June 25, 2021

~~XXXXXXXXXX~~ we hereby waive all right and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for Riviera Slab (City of Lake Geneva)

owner,

by MSI General Corporation

contractor,

for Materials scope of work

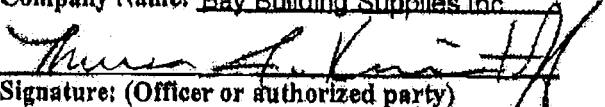
same being situated in Walworth County, State of Wisconsin, described as

Riviera Slab
812 Wrigley Drive
Lake Geneva, WI 53147

for all labor performed and for all material furnished for the erection, construction, alternation of repair of said building and appurtenances, IN FULL

Conditional upon payment

Company Name: Bay Building Supplies Inc


Signature: (Officer or authorized party)

Title: _____

Theresa J Kristoff, Authorized Representative

FINAL WAIVER OF LIEN

DATE: June 23, 2021

For value received, we hereby waive all right and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto.

for Riviera Slab (City of Lake Geneva) owner,
by MSI General Corporation contractor,

for Randy Mike Concrete scope of work

same being situated in Walworth County, State of Wisconsin, described as

Riviera Slab
312 Wrigley Drive
Lake Geneva, WI 53147

for all labor performed and for all material furnished for the erection,
construction, alteration or repair of said building and appurtenances, IN FULL.

Company Name: Schmitz Randy Mike Inc.

H. J. R.
Signature: (Officer or authorized party)

Title: Vice Pres. Sales

FINAL WAIVER OF LIEN

DATE: June 25, 2021

For value received, we hereby waive all right and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for Riviera Slab (City of Lake Geneva) owner,
by J.H. Hassinger, Inc contractor,

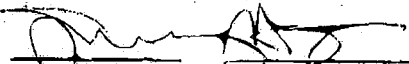
for Lumber _____ scope of work

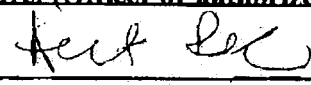
same being situated in Walworth County, State of Wisconsin, described as

Riviera Slab
812 Wrigley Drive
Lake Geneva, WI 53147

for all labor performed and for all material furnished for the erection,
construction, alternation of repair of said building and appurtenances, IN FULL

Company Name: WISCONSIN BUILDING SUPPLY


Signature: (Officer or authorized party)

Title: 

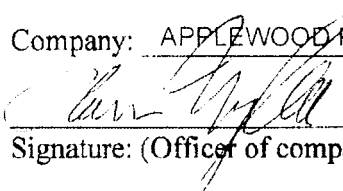
FINAL WAIVER OF LIEN

DATE: 6/25/2021

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,
for CITY OF LAKE GENEVA owner,
by MSI General Corporation contractor,
for LATH & PLASTER WORK Type of work,
same being situated in WALWORTH County, State of Wisconsin, described as
RIVIERA PHASE 2
812 WRIGLEY DRIVE
LAKE GENEVA, WI 53147

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: APPLEWOOD PLASTERING


Signature: (Officer of company)

CORPORATE SECRETARY

Title

WAIVER OF LIEN

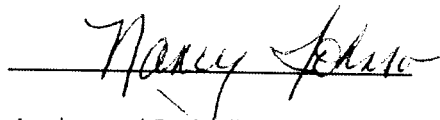
7/12/2021

For value received, we hereby waive all rights and claims for the lien on land and on buildings about to be erected, being erected, erected, altered, or repaired and to he appurtenances thereunto,

For: City of Lake Geneva
By: MSI General Corporation
For: Material & labor for metal studs, wall insulation & drywall
same as being situated in Walworth County, State of Wisconsin, described as:

The Riviera Phase II
812 Wrigley Drive
Lake Geneva, WI 53147

for all labor performed and for all material furnished from fully paid stock for the erection, construction, alteration or repair of said building and appurtenances, in full.


Applewood DryWall Service Inc.

TAMARACK MATERIALS INC

RECEIPT AND WAIVER OF MECHANIC'S LIEN RIGHTS

DATE: _____

7/12/01

Check Only One

_____ as Partial payment for labor, skill and material furnished

X

as full and final payment for all labor, skill and material furnished or to be furnished to the following described real property:(legal description, street address or project name)

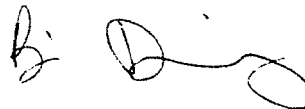
The Riviera
812 Wrigley Dr
Lake Geneva, WI 53147

and for value received hereby waives all rights acquired by the undersigned to file or record mechanic's liens against said real property for labor, skill or material furnished to said real property (only for the amount paid if partial payment is checked. The undersigned affirms that all material furnished by the undersigned has been paid for, and all subcontractors employed by the undersigned have been paid in full, EXCEPT:

Customer:

Applewood Drywall

Tamarack Materials Inc



BRIAN DOWNING
MANAGER

9300 James Ave South
Minneapolis, Minnesota 55431
507-280-0742

FINAL WAIVER OF LIEN

DATE: June 29, 2021

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for City of Lake Geneva owner, by MSI General Corporation contractor, for Insulation Type of work, same being situated in Walworth County, State of Wisconsin, described as Riviera - Phase 2
812 Wrigley Drive
Lake Geneva, WI
for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Builders' Insulation

Vicki Stout
Signature: (Officer of company)

Vicki Stout, Authorized Agent
Title

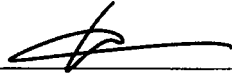
FINAL WAIVER OF LIEN

DATE: 7/12/21

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for City of Lake Geneva owner, by MSI General Corporation contractor, for Landscape Type of work, same being situated in Walworth County, State of Wisconsin, described as 812 Wrigley Dr.
53147

Riviera Phase 2
for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: American Landscape


Signature: (Officer of company)

Project Director

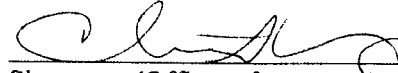
Title

FINAL WAIVER OF LIEN

DATE: 8/25/21

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for CITY OF LAKE GENEVA owner, by MSI General Corporation contractor, for PAINTING Type of work, same being situated in WAUKESHA County, State of Wisconsin, described as RIVIERA PHASE 2 812 WICKLEY DR LAKE GENEVA WI 53147 for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: CERTA PRO PAINTERS


Signature: (Officer of company)

OWNER
Title

WAIVER OF LIEN

8/19/2021

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for City of Lake Geneva owner,

by MSI General Corporation contractor,

for Signs Type of work,

same being situated in Lake Geneva County, State of Wisconsin, described as

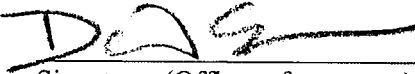
The Riviera - Phase 2

812 Wrigley Drive

Lake Geneva, WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Bauer Sign Company



Signature: (Officer of company)

Account Executive

Title

FINAL WAIVER OF LIEN

For Value Received, We hereby Waive All Rights and claims for lien on land on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

For: City of Lake Geneva

By: MSI General Corporation

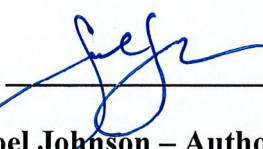
For: All Labor & Materials for Flooring Installation

Same being situated in Walworth County, State of Wisconsin, described as:

**The Riviera Phase 2
812 Wrigley Drive
Lake Geneva, WI**

For all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances as noted above, except, \$ 00.00

Dated: August 26, 2021

X 
Joel Johnson – Authorized Agent

Nonn's Flooring, LLC.

FINAL WAIVER OF LIEN

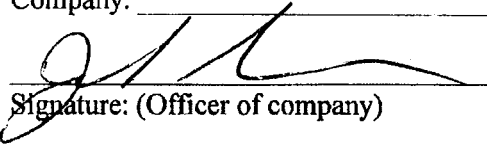
DATE: 6/25/2021

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,
for City of Lake Geneva owner,
by MSI General Corporation contractor,
for Fence Type of work,
same being situated in Walworth County, State of Wisconsin, described as
Riviera Phase 2
812 Wriggley Dr
Lake Geneva, WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Century Fence Company

Company: _____


Signature: (Officer of company)

John Connell - President

Title

4453A

FINAL WAIVER OF LIEN

DATE: 8/25/21

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,
for City of Lake Geneva owner,
by MSI General Corporation contractor,
for Food Service Equipment Type of work,
same being situated in Walworth County, State of Wisconsin, described as
The Riviera 812 Wrigley Drive Lake Geneva WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Boelter LLC

Morgan Ford
Signature: (Officer of company)

Lead ProjectAnalyst

Title

FINAL WAIVER OF LIEN

DATE: 8-10-21

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for City of Lake Geneva owner, by MSI General Corporation contractor, for Acoustical Ceilings Type of work, same being situated in Walworth County, State of Wisconsin, described as Riviera
8123 Wrigley Drive
Lake Geneva, WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Quality Ceilings

Kim Stewart
Signature: (Officer of company)

Kim Stewart VP
Title

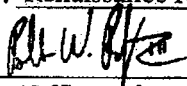
FINAL WAIVER OF LIEN

DATE: June 10, 2021

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for City of Lake Geneva owner, by MSI General Corporation contractor, for Riviera Phase 2 - Tile removal for masonry access Type of work, same being situated in Lake Geneva County, State of Wisconsin, described as The Riviera
812 Wrigley Drive
Lake Geneva, WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Renaissance Roofing, Inc.


Signature: (Officer of company)

President

Title

FINAL WAIVER OF LIEN

DATE: 8/11/2021

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for City of Lake Geneva owner, by MSI General Corporation contractor, for Doors, frames, and hardware Type of work, same being situated in Walworth County, State of Wisconsin, described as

Riviera Phase 2
812 INVIKRU DRIVE
LOT 2 SUBDIV. LOT 53147

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Builders Hardware

Thomas F. Hurl
Signature: (Officer of company)

VP-Finance
Title

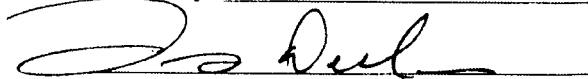
FINAL WAIVER OF LIEN

DATE: August 2, 2021

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for City of Lake Geneva owner, by MSI General Corporation contractor, for Terrazzo Type of work, same being situated in Walworth County, State of Wisconsin, described as Riviera Phase 2
812 Wrigley Drive
Lake Geneva, WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Rockford Central Tile & Terr Co., Inc.



Signature: (Officer of company)

President

Title

FINAL WAIVER OF LIEN

DATE: 4/25/21

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for CITY OF LAKE GENEVA owner, by MSI General Corporation contractor, for Shot Crete work Type of work, same being situated in Walworth County, State of Wisconsin, described as RIVIERA PHASE II
812 Wrigley Drive
Lake Geneva, WI

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Concrete & Masonary Restoration

[Signature]
Signature: (Officer of company)

Matt Huber, Vice Pres
Title

Final Waiver of Lien

Date: 8/4/2021

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for **The City of Lake Geneva** owner, by **Concrete & Masonry Restoration, LLC** contractor, for **Air Compressor Rental** type of work, same being situated in **Walworth County, State of Wisconsin** described as **Riviera Phase II** for all for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full **through 4/19/2021**.

Company: Lincoln Contractors Supply

Susan Schaff
Officer Signature

Credit Manager
Title

FINAL WAIVER OF LIEN

DATE: 5/31/2021

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for City of Lake Geneva owner, by MSI General Corporation contractor, for Overhead Doors Type of work, same being situated in Wauwatosa County, State of Wisconsin, described as Phiviera Phase 2
812 W. Maple Ave
Lake Geneva
for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: WLCGP
[Signature]
Signature: (Officer of company)
President
Title

MARSH WAIVER

FINAL WAIVER OF LIEN

Date: 1/12/21

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for Riviera Phase 2 City of Lake Geneva owner, by Wilde's Lake Country Garage Door contractor, for Coiling Doors Type of work, same being situated in Lephusen County, State of Wisconsin, described as Riviera Phase 2 212 Wausley Dr Lake Geneva WI 53147 for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Geis Building Products, Inc.

Marcia A Dunlap
Signature: (Officer of company)

Vice President

Title

FINAL WAIVER OF LIENDATE: 6/25/2021

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,
for City of Lake Geneva owner,
by MSI General Corporation contractor,
for Metal Fabrication Type of work,
same being situated in Walworth County, State of Wisconsin, described as
The Riviera Phase II, 812 Wrigley Drive, Lake Geneva, WI 53147

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Duwe Metal Products, Inc.
Signature: Marc Lauret, CPA
(Officer of company)Executive Vice President / Treasurer

Title

WAIVER OF LIEN

5/31/2021

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for City of Lake Geneva owner,
by MSI General Corporation contractor,
for Carpentry Type of work,
same being situated in Lake Geneva County, State of Wisconsin, described as
The Riviera - Phase 2
812 Wrigley Drive
Lake Geneva, WI
for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Robert W. Nelson Inc.

Robert Nelson
Signature: (Officer of company)

president
Title

4453A

FINAL WAIVER OF LIEN

DATE: 6.25.2021

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for City of Lake Geneva owner, by MSI General Corporation contractor, for Window Tinting Type of work, same being situated in Walworth County, State of Wisconsin, described as
4453 A Riviera
812 Wingley Drive
Lake Geneva, WI
for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Ace Glass Tinting
DL SA
Signature: (Officer of company)

Owner
Title

FINAL WAIVER OF LIEN

DATE: 07/26/2021

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,
for Riviera Phase 2, OWNER: City of Lake Geneva owner,
by MSI General Corporation contractor,
for Masonry Restoration Labor and Material Type of work,
same being situated in Walworth County, State of Wisconsin, described as
The Riviera
812 Wrigley Drive
Lake Geneva, WI 53147

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Masonry Restoration, Inc.


Signature: (Officer of company)

Vice President

Title

FINAL WAIVER OF LIEN

DATE: 7-1-2012

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for LAKE Geneva owner, by MSI General Corporation contractor, for SEALANTS Type of work, same being situated in Wauworth County, State of Wisconsin, described as 815 Wauworth Lake Geneva Riviera Phase 2

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: MSI General Corporation

James J. Smith
Signature: (Officer of company)

James J. Smith
Title

CITY OF LAKE GENEVA
CURRENT STATUS OF MSI CONTRACT
9/15/2021

Phase 1

Original Contract	\$ 2,171,122.00	approved
Owner Change Order #1	\$ (2,790.00)	approved
Owner Change Order #2	\$ (127,811.00)	approved
Owner Change Order #3	\$ (134,215.00)	approved
Owner Change Order #4	\$ 2,768.00	

FINAL CONTRACT	\$ 1,909,074.00	
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Phase 2

Original Contract - Change Order #1	\$ 4,041,799.00	approved
Owner Change Order #2	\$ 83,586.00	approved
Owner Change Order #3	\$ 274,816.00	approved
Owner Change Order #4	\$ (5,092.00)	approved
Owner Change Order #5	\$ 1,736.00	approved
Owner Change Order #6	\$ 31,100.00	approved
Owner Change Order #7	\$ (3,485.00)	approved
Owner Change Order #8	\$ 206,020.00	

\$ 4,630,480.00

Total Change Orders Approved or Proposed	\$ 588,681.00	14.56%
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Original Contract	\$ 4,041,799.00
15% of Original Contract*	\$ 606,269.85
Maximum Allowed	\$ 4,648,068.85

*Source WI State Statutes 62.15 1 (c)

City Budget for Riviera Project (based on est. contracts)	\$ 6,202,386.00
Riviera Phase 1 Final	\$ (1,909,074.00)
Riviera Phase 2 Final	\$ (4,630,480.00)
Miscellaneous Charges	\$ (44,403.00)

Amount Over City Budget	\$ (381,571.00)
-------------------------	-----------------

Amount Assigned at 2020 Year end for Overage	\$ (386,146.00)
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Summary Financial Information

GOVERNMENTAL FUND BALANCES

Presented below is a summary of the City's governmental fund balances on December 31, 2020 and 2019. This information is provided for assessing financial results for 2019 and for indicating financial resources available at the start of the 2021 budget year.

	12/31/20	12/31/19
General Fund		
Nonspendable for		
Delinquent taxes	\$ 6,052	\$ 8,576
Prepaid items	129,999	264,303
Restricted for		
Adaptive playground	15,000	15,000
Assigned for		
Fire department	6,108	1,915
Police department	19,221	13,739
Parks department	5,991	3,336
Ambulance	10,481	14,672
Historic preservation	2,371	2,352
Avian Committee	4,807	3,463
Riviera Project	386,146	-
Carryforwards	150,098	-
Postemployment	507,541	507,541
Unassigned	5,107,310	4,440,569
Total General Fund balance	6,351,125	5,275,466
General Debt Service Fund		
Restricted for debt service	12,777	31,860
Special Revenue Funds		
Restricted for		
Public library	726,374	692,297
Tourism commission	306,609	338,077
Assigned		
Parking meters and lots	856,466	1,125,000
Lakefront operations	709,857	1,134,856
Cemetery operations	178,432	138,991
Total Special Revenue Funds	2,777,738	3,429,221
Capital Projects Funds		
Nonspendable for		
Prepaid items	10,486	-
Restricted for		
Impact fees	74,203	53,230
Assigned		
Equipment purchases	2,261,556	2,168,816
Capital improvements	109,871	137,872
Total Capital Projects Funds	2,456,116	2,359,918
Permanent Funds		
Nonspendable for		
Cemetery perpetual care	745,238	690,528
Swanson library endowment	112,980	112,980
Restricted for		
Library	26,634	25,557
Total Permanent Funds	884,852	829,065
Total governmental fund balances	\$ 12,482,608	\$ 11,925,530



Single Source Responsibility™

DESIGNBUILD

Since 1957 • Architects • Contractors • Engineers • Leaders

Riviera

Phase I and Phase II Project Summary

September 13, 2021

Original Conceptual Budgets:

MSI General Conceptual Budgets (Per Executive Summary Dated October 18, 2018)

Marine Investigation	\$20,962
ACM Testing and Removal	\$118,657
Roofing and Shell Combined	\$3,370,621
Mechanicals (MEPs)	\$1,427,368
Interior Alterations (Bid Tab)	<u>\$2,098,797</u>
Subtotal	\$7,036,405
Adjust for Better Tuckpoint	<u><\$87,350></u>
Projected Complete Cost	\$6,949,055

Actual Cost

Phase I Actual Cost	\$1,909,074
Phase II Actual Cost	<u>\$4,630,480</u>
Total Actual Cost	\$6,539,554

Savings Below Orig. Budget **<\$409,501>**

Historic Riviera Building Improvements Project Preliminary Budgets

Preliminary Budgets of Preconstruction and Improvements

October 18, 2018

Introduction/Preface

Please note that all of these numbers are Preliminary Budgets. We recognize that, as we are authorized, we will assemble Bid Packages containing plans, specifications and administrative details as required to competitively bid each of these aspects of the work.

Also, these budgets have been assembled with the goal of providing open communications and flexibility. We have assembled various options for phasing the work as if it is completed individually as “stand alone” projects and/or combined with other aspects of the work.

Additionally we are providing, “Good, Better, Best” options within each aspect of the work. This includes for our Project Requirements (General Conditions) - items such as Supervision, Dumpsters, Permits, Cleaning, Safety, Temporary Heat, Job Trailer/Office, Protection, Etc.

Preliminary Budgets for Preconstruction Activities

Marine Investigations and ACM Survey and Work

Marine Investigations

The Preliminary Budget for Marine Investigations will be between \$15,078 and \$20,962. The work would include a 3-Man team and equipment as required to complete an underwater survey or investigation of how the 2013 Seawall Repairs are holding up as well as sounding and/or probing the piles/timbers that are supporting the pier system (or at least a representative sample of them). The crew has budgeted two (2) 10 hour days to complete this work. A report, along with video and records, will be provided upon completion.

Asbestos Containing Materials (ACM)/Lead Paint Survey & Work

The Preliminary Budget for the ACM Survey and Work will be between \$76,857 and \$118,657. Please note that these numbers are very preliminary and will vary greatly depending on what the survey finds and to what extent those areas will be part of the work to be remodeled. Typically common locations we will find ACMs include window caulking, vinyl floor tiles (usually 8" x 8"), adhesives and mastics for flooring, and pipe fittings and insulation. The initial survey and testing of the samples will run between \$11,000 and \$18,000 and the abatement or encapsulation of the ACM/Lead Paint would be the remainder of the budgets.

Building Improvements

To provide the greatest degree of flexibility of budget and schedule we have assembled the following Preliminary Budgets: **Roofing Only; Shell Only; Roofing and Shell Combined; Mechanical, Electrical, Plumbing (MEP); Roofing, Shell and MEP Combined.**

Roofing Only

The Preliminary Budgets for Roofing are Good Option – Metal Roofing System - \$842,960; Better Option – Concrete Tile System - \$957,262 and Best Option – Clay Tile - \$1,238,224. These numbers include the Roofing and Project Requirements. Decision making criteria will be provided in a separate summary but considerations will include: Budget, Warranty, Expected Life, Installation Considerations, Repair Considerations, Durability and Appearance and Environmental.

It should be noted that the Preliminary Budget for the Metal Roofing System is an allowance at this time. It is based on the one possible material that has subsequently been turned down by the State Historical Office. We are investigating other options that may be acceptable and could perhaps be even less expensive than the preliminary budget.

Shell Only

The Preliminary Budgets for the remaining Shell work will be between \$1,244,873 and \$2,241,221. The remaining Shell work includes: Tuckpointing, repairs and replacements; Window repairs and/or replacement; Elevator modernization or replacement; North entry stairs and railings repair or replacement, South balcony walls, railings and deck repairs and/or replacement; structural underside concrete repairs, new terrace railings; incidental painting of lintels, metal fabrications, etc.

Roofing and Shell Combined

The Preliminary Budgets for Combining the Roofing and Shell work into one phase or mobilization will be between \$1,991,436 and \$3,370,621. The totals would depend on which option of which aspect is selected. The savings to the project would be between <\$87,703> to <\$108,824>. These come from more efficient use of the Project Requirements.

Mechanical, Electrical and Plumbing (MEPs)

The Mechanical, Electrical and Plumbing (MEPs) will include plumbing, site plumbing, fire protection, heating ventilation air conditioning (HVAC) and electrical. The Preliminary Budgets for this work will be between \$854,955 and \$1,427,368. The Good Option includes minimal work to upgrade the systems for the future. The Better Option adds to that scope. The Best Option would include all recommendations.

Roofing, Shell and MEPs Combined

The Preliminary Budgets for combining the Roofing, Shell and MEPs in one phase will be between \$2,745,492 and \$4,660,106. The savings to the project would be between <\$197,296> to <\$246,707>. Again, these come from more efficient use of the Project Requirements.

Interior Alterations

It should be noted that the above Preliminary Budgets DO NOT include work for Interior Alterations at this point. This is due to not having a clearly defined scope of work – especially for the programming of the 1st Floor concourse and shops area.

Riviera Renovations - Marine and ACM Surveys - Partial or Full Supervision - Job #4453

Cost Code	Description		Marine Survey		ACM & Lead Paint Survey	
			Partial Supervision	Full Supervision	Partial Supervision	Full Supervision
100	Project Requirements	A	\$0	\$0	\$0	\$0
101	Survey/topo - Historic Preservation Survey - Part of Architecture	A	\$0	\$0	\$0	\$0
102	Stake-Building	A	\$0	\$0	\$0	\$0
103	Soil-Test	A	\$0	\$0	\$0	\$0
104	Stake-Site	A	\$0	\$0	\$0	\$0
105	Stake-Curbs	A	\$0	\$0	\$0	\$0
106	Supervision (Marine - 2 days; ACM - 3 days) \$85 per hour	C	\$680	\$1,360	\$1,020	\$2,014
107	Grading	A	\$0	\$0	\$0	\$0
108	Special Assessment - Exclude	A	\$0	\$0	\$0	\$0
109	Utility Protect/Relocate - Allowance	A	\$0	\$0	\$0	\$0
110	State Permit - Exclude	C	\$0	\$0	\$0	\$0
110-01	State Permit for Historical Review- Exclude - assuming this will be with shell	C	\$0	\$0	\$0	\$0
111	Local Permit (\$10/\$1,000 val)	C	\$0	\$0	\$0	\$0
112	Construction Elect. - Assume that Owner will pay monthly energy bills	C	\$0	\$0	\$0	\$0
113	Temp-Heat - Allowance	C	\$0	\$0	\$0	\$0
114	Winter Conditions - Allowance for misc.	A	\$0	\$0	\$0	\$0
115	Rendering		\$0	\$0	\$0	\$0
116	Temporary Generator - Exclude		\$0	\$0	\$0	\$0
117	Job Trailer - (Allowance of \$450/month + \$450 transport); Or Room Rental Fee		\$0	\$0	\$0	\$0
118	Dumpsters - (Roof Allowance of 6 Exchanges)	C	\$0	\$0	\$0	\$0
119	Concrete Testing - (4 sets)	C	\$0	\$0	\$0	\$0
120	Dry-Air System - Exclude - See Temp-Heat	C	\$0	\$0	\$0	\$0
121	General Cleaning (1 x per month site clean)	C	\$0	\$0	\$0	\$0
122	Final Cleaning (site clean + Ball Room)	C	\$0	\$0	\$0	\$0
124	Dust Walls - Allowance	C	\$0	\$0	\$0	\$0
125	Temp Fence - (Allowance for base of scaffold or for closing access)	C	\$0	\$0	\$0	\$0
126	Temp Storage Trailers - Exclude	C	\$0	\$0	\$0	\$0
127	Temp Railings (Exterior would be part of scaffolding)	C	\$0	\$0	\$0	\$0
128	Temp Roads	C	\$0	\$0	\$0	\$0
129	Temp. Toilet (3 mos + move)	C	\$0	\$0	\$0	\$0
130	Knox Box - Allowance	C	\$0	\$0	\$0	\$0
133	Reproduction (5 shts x 12 sets + Specs)	C	\$0	\$0	\$0	\$0
134	Electric/Gas/Data Fees - Exclude	A	\$0	\$0	\$0	\$0
135	UPS - Allowance	C	\$0	\$0	\$0	\$0
136	Impact Fees - Exclude	A	\$0	\$0	\$0	\$0
137	Barriers/Enclosures - (Encl- Scaffold)	C	\$0	\$0	\$0	\$0
138	Street Cleaning/Snow Removal/Snow Clearing from Roof	A	\$0	\$0	\$0	\$0
139	Shoring - (See Subcontractor Below)	A	\$0	\$0	\$0	\$0
142	Poor Soils Allowance - Exclude	A	\$0	\$0	\$0	\$0
143	Temp Walk-Off Mats	A	\$0	\$0	\$0	\$0
144	Finishes Protection Allowance - Of Ball Room	A	\$0	\$0	\$0	\$0
146	As-Built CD's	C	\$0	\$0	\$0	\$0
155	Job Sign	C	\$0	\$0	\$0	\$0
156	Temp Signage	C	\$0	\$0	\$0	\$0
162	Sewer & Water fees - Exclude	A	\$0	\$0	\$0	\$0
170	Utility relocation - Exclude	A	\$0	\$0	\$0	\$0
178	Civil Engineering - Exclude		\$0	\$0	\$0	\$0
179	Interior Design - (Exterior by Legacy)		\$0	\$0	\$0	\$0
190	Project Manager (PM not Proj. Direct.) - (\$125/Hr)	C	\$250	\$500	\$375	\$750
185	Insurance	1%	\$104	\$114	\$60	\$74
187	Structural Steel Final Design - Exclude	0%	\$0	\$0	\$0	\$0
	Project Requirements		\$1,034	\$1,974	\$1,455	\$2,838
139	Scaffolding/Shoring - (Exclude if no Guttering)					
200	Sitework - (or Demo)					
200-01	Site Consulting - Marine Survey				\$0	\$0
	JF Brennan (2 - 10 hr days - 3 Man Team) - (\$14,200)		\$0	\$0	\$0	\$0
	Includes Mobilization and Report		\$0	\$0	\$0	\$0
	Collins Engineering - Including Mobilization and Report		\$9,500	\$9,500		
243	Demolition - (Stair/Selective)					
244	Asbestos Testing					
	Allowance for Testing		\$0	\$0	\$0	\$0
	Affordable Environmental - (\$7,500)				\$0	\$0
	Balestrieri (Elkhorn) - Bid Received Late		\$0	\$0	\$0	\$0
	Giles Engineering - (\$6,000)		\$0	\$0	\$0	\$0
	Indoor Air Quality - (\$6,200)		\$0	\$0	\$0	\$0
	JD Environmental (Delavan) - No Bid Received		\$0	\$0	\$0	\$0

	PSI (Professional Services Inc)		\$0	\$0	\$4,600	\$4,600
	Sigma Environmental Services - (\$5,400)		\$0	\$0	\$0	\$0
245	Asbestos Removal (Excluded)					
	Affordable Environmental		\$0	\$0	\$0	\$0
	Environmental Initiatives		\$0	\$0	\$0	\$0
	Integrity Environment		\$0	\$0	\$0	\$0
	PSI		\$0	\$0	\$0	\$0
400	Contingency					
	Total Cost		\$10,534	\$11,474	\$6,055	\$7,438
169	Arch/Engineering	6.00%	\$0	\$0	\$0	\$0
198	Contingency (per KHR Recommendation)	10.00%	\$0	\$0	\$0	\$0
	Total Cost		\$10,534	\$11,474	\$6,055	\$7,438
	Contractor's Fee	8.00%	\$843	\$918	\$484	\$595
	Project Total with Fees and Contingency		\$11,377	\$12,391	\$6,539	\$8,033
	Performance Bond (50% of Cost of Bond)		\$134	\$185	\$686	\$873
	Project Total with Fees, Contingency and 50% of Bond		\$11,511	\$12,576	\$7,225	\$8,906

Riviera Renovations - Roof and Shell Preliminary Budget Options - Good - Better - Best - Job #4453						
Cost Code	Description		Good Options	Better Options	Best Options	Selected Option
	Hypothetically October - December, 2019					
100	Project Requirements (Primarily for 3 Mos)	A	\$0	\$0	\$0	\$0
101	Survey/topo - Historic Preservation Survey - Part of Architecture	A	\$0	\$0	\$0	\$0
102	Snake-Building	A	\$0	\$0	\$0	\$0
103	Soil-Test	A	\$0	\$0	\$0	\$0
104	Snake Site	A	\$0	\$0	\$0	\$0
105	Snake-Curbs	A	\$0	\$0	\$0	\$0
106	Supervision (good 50%; better 75%; best 100%) \$85 per hour	C	\$22,100	\$33,150	\$44,200	\$0
107	Grading	A	\$0	\$0	\$0	\$0
108	Special Assessment - Exclude	A	\$0	\$0	\$0	\$0
109	Utility Protect/Relocate - Allowance	A	\$7,500	\$7,500	\$7,500	\$0
110	State Permit (based on 15,346 sf)	C	\$1,250	\$1,250	\$1,250	\$0
110-01	State Permit for Historical Review	C	\$15,000	\$15,000	\$15,000	\$0
111	Local Permit (30x15346 or \$10/\$1,000 val)	C	\$40,000	\$40,000	\$40,000	\$0
112	Construction Elect. - Assume that Owner will pay monthly energy bills	C	\$7,000	\$7,000	\$7,000	\$0
113	Temp. Heat - Allowance	C	\$15,000	\$15,000	\$15,000	\$0
114	Winter Conditions - Allowance	A	\$2,000	\$2,000	\$2,000	\$0
115	Rendering		\$0	\$0	\$0	\$0
116	Temporary Generator - Exclude		\$0	\$0	\$0	\$0
117	Job Trailer - (Allowance of \$450/month + \$450 transport); Or Room Rental Fee		\$1,800	\$1,800	\$1,800	\$0
118	Dumpsters - (Allow. Of 3; Roof Allow of 6)	C	\$3,900	\$3,900	\$3,900	\$0
119	Concrete Testing - (4 sets)	C	\$1,000	\$1,000	\$1,000	\$0
120	Dry Air System - Exclude - See Temp Heat	C	\$0	\$0	\$0	\$0
121	General Cleaning	C	\$10,500	\$10,500	\$10,500	\$0
122	Final Cleaning	C	\$8,500	\$8,500	\$8,500	\$0
124	Dust Walls - Allowance	C	\$3,600	\$3,600	\$3,600	\$0
125	Temp Fence - (Allow. For Base of Scaffold)	C	\$5,500	\$5,500	\$5,500	\$0
126	Temp Storage Trailers	C	\$2,000	\$2,000	\$2,000	\$0
127	Temp Railings (Exter = Scaff.; Inter = Elev.)	C	\$1,500	\$1,500	\$1,500	\$0
128	Temp Roads	C	\$0	\$0	\$0	\$0
129	Temp. Toilet (3 mos + move)	C	\$500	\$500	\$500	\$0
130	Knox Box - Allowance	C	\$750	\$750	\$750	\$0
133	Reproduction (40 shts x 25 sets)	C	\$1,000	\$1,000	\$1,000	\$0
134	Electric/Gas/Data Fees - Exclude	A	\$0	\$0	\$0	\$0
135	UPS - Allowance	C	\$500	\$500	\$500	\$0
136	Impact Fees - Exclude	A	\$0	\$0	\$0	\$0
137	Barriers/Enclosures - (Encl. Scaffold)	C	\$3,300	\$3,300	\$3,300	\$0
138	Street Cleaning/Snow Removal	A	\$6,000	\$6,000	\$6,000	\$0
139	Shoring - (See Subcontractor Below)	A	\$0	\$0	\$0	\$0
142	Poor Soils Allowance - Exclude	A	\$0	\$0	\$0	\$0
143	Temp Walk Off Mats	A	\$1,000	\$1,000	\$1,000	\$0
144	Finishes Protection Allowance	A	\$4,000	\$4,000	\$4,000	\$0
146	As-Built CD's	C	\$1,500	\$1,500	\$1,500	\$0
155	Job Sign	C	\$1,500	\$1,500	\$1,500	\$0
156	Temp Signage	C	\$750	\$750	\$750	\$0
162	Sewer & Water fees - Exclude	A	\$0	\$0	\$0	\$0
170	Utility relocation - Exclude	A	\$0	\$0	\$0	\$0
178	Civil Engineering - Exclude		\$0	\$0	\$0	\$0
179	Interior Design - (Exterior by Legacy)		\$0	\$0	\$0	\$0
190	Project Management (good 50%; better 75%; best 100%) (PM not Proj. Direct.)	C	\$6,500	\$9,750	\$13,000	\$0
185	Insurance	1%	\$15,610	\$22,007	\$26,480	\$0
187	Structural Steel Final Design	0%	\$7,500	\$7,500	\$7,500	\$0
	Project Requirements		\$198,560	\$219,257	\$238,030	\$0
139	Scaffolding/Shoring - (Exclude if no Gutting)					
200	Sitework - (or Demo)					
243	Demolition - (Stair/Selective)					
	Monument Stairs to be Repaired vs. Replaced - See Concrete		\$0	\$0	\$0	\$0
	Monument Stair Removal		\$0	\$35,700	\$0	\$0
	Monument Stair Removal		\$0	\$0	\$35,700	\$0
300	Concrete					
	North Entry Stairs - Repair vs. Replace		\$25,000	\$0	\$0	\$0
	North Entry Stairs - Replace		\$0	\$74,550	\$0	\$0
	North Entry Stairs - Replace		\$0	\$0	\$74,550	\$0
	South Entry Balcony deck/metal Stairs - Needs to be Completed		\$22,874	\$22,874	\$22,874	\$0
			\$0	\$0	\$0	\$0
300/400	Concrete/Masonry (See Separate)					
300/400	Concrete Cutting/Coring (by trade)					
340	Precast - Architectural Sills/Band					
357	Curb & Cutter					
400	Masonry - Tuckpointing					
	Tuckpointing - (Including Scaffolding)		\$0	\$0	\$0	\$0
	Repair South Balc. Wall; Repoint and Clean; 25% Sills Caps; Downspouts		\$514,100	\$0	\$0	\$0
	Above Plus: Reconstruct South Balc.; 50% Sills; Partial Repair Banding		\$0	\$0	\$0	\$0
	Above Plus: Expanding Banding Repair Allowance; 100% Sills; Staining		\$0	\$0	\$819,250	\$0
500	Structural Steel - Fabrications					
	North Entry Stairs		\$49,613	\$49,613	\$49,613	\$0
	New railings at terrace walls		\$39,000	\$39,000	\$39,000	\$0
	South Balcony Railings		\$19,163	\$19,163	\$19,163	\$0
			\$0	\$0	\$0	\$0

510	Steel Erection - (or by Trade)					
600	Carpentry					
	Allow for Replacement of Underlayment (13,200sf x 10% = 1,320) - Conting.		\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
700	Insulation - Upgrades					
711	Waterproofing -					
750	Roofing - (Clay Tile/Conc. Tile)					
	Metal Roof Allowance - If Acceptable		\$600,000	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
	Interstate Roofing - Concrete Tile		\$0	\$675,000	\$0	\$0
			\$0	\$0	\$0	\$0
	Renaissance - (if selection from Std Options)		\$0	\$0	\$880,000	\$0
			\$0	\$0	\$0	\$0
790	Caulking - (or by trade)					
800	Glass & Glazing					
	Heritage Glass- Allowance for Repairs/Seal		\$100,000	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
	Replacement with Storefront (similar)		\$0	\$275,750	\$0	\$0
			\$0	\$0	\$0	\$0
	Replacement with Winco Simulated Steel Sash Window		\$0	\$0	\$375,000	\$0
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
806	Automatic Entrances					
810	HM/Hard./Wd Drs - Custom Doors					
836	Specialty Doors/Counter Shutters					
900	Painting					
	Allowance for Lintels, Miscellaneous Metals, Etc.		\$15,750	\$15,750	\$15,750	\$0
			\$0	\$0	\$0	\$0
1420	Elevator & Convey Systems					
	Otis Elevator - Leave as Existing		\$0	\$0	\$0	\$0
	Modernization		\$0	\$71,663	\$0	\$0
	Replacement of Elevator w/ Roomless		\$0	\$0	\$85,000	\$0
	Removal of Existing Elevator		\$0	\$0	\$28,000	\$0
			\$0	\$0	\$0	\$0
	Total Cost		\$1,584,060	\$2,230,220	\$2,681,930	\$0
169	Arch/Engineering	6.00%	\$95,044	\$133,813	\$160,916	\$0
198	Contingency (per KHR Recommendation)	10.00%	\$158,406	\$223,022	\$268,193	\$0
	Total Cost		\$1,837,509	\$2,587,055	\$3,111,038	\$0
	Contractor's Fee	8.00%	\$147,001	\$206,964	\$248,883	\$0
	Project Total with Fees and Contingency		\$1,984,510	\$2,794,020	\$3,359,921	\$0
	Performance Bond (50% of Cost of Bond)		\$6,926	\$9,285	\$10,700	
	Project Total with Fees, Contingency and 50% of Bond		\$1,991,436	\$2,803,305	\$3,370,621	\$0

Savings if Roofing and Shell are Combined

- \$96,397 - \$87,703 - \$108,824

Riviera Renovations - MEP Preliminary Budget Options - Good - Better - Best - Job #4453						
Cost Code	Description		Good Options	Better Options	Best Options	Selected Option
	Hypothetically October - December, 2019					
100	Project Requirements (Primarily for 3 Mos)	A	\$0	\$0	\$0	\$0
101	Survey/Topo - Historic Preservation Survey	A	\$0	\$0	\$0	\$0
102	Stake Building	A	\$0	\$0	\$0	\$0
103	Soil Test	A	\$0	\$0	\$0	\$0
104	Stake Site	A	\$0	\$0	\$0	\$0
105	Stake Curb	A	\$0	\$0	\$0	\$0
106	Supervision (good 50%; better 75%; best 100%) \$85 per hour	C	\$22,100	\$33,150	\$44,200	\$0
107	Grading	A	\$0	\$0	\$0	\$0
108	Special Assessment - Exclude	A	\$0	\$0	\$0	\$0
109	Utility Protect/Relocate - Allowance	A	\$7,500	\$7,500	\$7,500	\$0
110	State Permit - By Each MEP Trade	C	\$0	\$0	\$0	\$0
110-01	State Permit for Historical Review - Presuming this will be part of Shell	C	\$0	\$0	\$0	\$0
111	Local Permit - By Each MEP Trade	C	\$0	\$0	\$0	\$0
112	Construction Elect. - Assume that Owner will pay monthly energy bills	C	\$0	\$0	\$0	\$0
113	Temp. Heat - Allowance - Interior Work - Not Anticipated - Switch Over?	C	\$5,000	\$5,000	\$5,000	\$0
114	Winter Conditions - Allowance for Misc.	A	\$2,000	\$2,000	\$2,000	\$0
115	Rendering		\$0	\$0	\$0	\$0
116	Temporary Generator - Exclude - Power Exists or by each trade		\$0	\$0	\$0	\$0
117	Job Trailer - (Allowance of \$450/month + \$450 transport); Or Room Rental Fee		\$1,800	\$1,800	\$1,800	\$0
118	Dumpsters - (Allow. Of 3)	C	\$1,650	\$1,650	\$1,650	\$0
119	Concrete Testing - (4 sets)	C	\$0	\$0	\$0	\$0
120	Dry Air System - Exclude - See Temp Heat	C	\$0	\$0	\$0	\$0
121	General Cleaning - Once per Month in addition to regular subs cleaning	C	\$3,600	\$3,600	\$3,600	\$0
122	Final Cleaning - For Final Cleaning of Rooms/Ballroom Upon Completion	C	\$5,000	\$5,000	\$5,000	\$0
124	Dust Walls - Allowance	C	\$3,600	\$3,600	\$3,600	\$0
125	Temp Fence - Exclude	C	\$0	\$0	\$0	\$0
126	Temp Storage Trailers	C	\$2,000	\$2,000	\$2,000	\$0
127	Temp Railings (Exter = Scaff.; Inter = Elev.)	C	\$1,500	\$1,500	\$1,500	\$0
128	Temp Roads	C	\$0	\$0	\$0	\$0
129	Temp. Toilet (3 mos + move)	C	\$500	\$500	\$500	\$0
130	Knox Box - Allowance	C	\$0	\$0	\$0	\$0
133	Reproduction (20 shts x 25 sets)	C	\$500	\$500	\$500	\$0
134	Electric/Gas/Data Fees - Exclude	A	\$0	\$0	\$0	\$0
135	UPS - Allowance	C	\$500	\$500	\$500	\$0
136	Impact Fees - Exclude	A	\$0	\$0	\$0	\$0
137	Barriers/Enclosures - (Encl. Scaffolding)	C	\$0	\$0	\$0	\$0
138	Street Cleaning/Snow Removal	A	\$0	\$0	\$0	\$0
139	Shoring - (See Subcontractor Below)	A	\$0	\$0	\$0	\$0
142	Poor Soils Allowance - Exclude	A	\$0	\$0	\$0	\$0
143	Temp Walk-Off Mats	A	\$0	\$0	\$0	\$0
144	Finishes Protection Allowance	A	\$1,000	\$1,000	\$1,000	\$0
146	As-Built CD's	C	\$1,000	\$1,000	\$1,000	\$0
155	Job Sign	C	\$750	\$750	\$750	\$0
156	Temp Signage	C	\$375	\$375	\$375	\$0
162	Sewer & Water fees - Fee for a 6" vs. a 4"	A	\$0	\$0	\$0	\$0
170	Utility relocation - Exclude	A	\$0	\$0	\$0	\$0
178	Civil Engineering - Exclude		\$0	\$0	\$0	\$0
179	Interior Design - (Exterior by Legacy)		\$0	\$0	\$0	\$0
190	Project Manager (good 50%; better 75%; best 100%) (PM not Proj. Direct.)	C	\$6,500	\$9,750	\$13,000	\$0
185	Insurance	1%	\$6,730	\$10,026	\$11,240	\$0
187	Structural Steel Final Design	0%	\$0	\$0	\$0	\$0
	Project Requirements		\$73,605	\$91,201	\$106,715	\$0
1520	Plumbing					
	Lake Geneva Plumbing		\$0	\$0	\$0	\$0
	Minimum - Replace Underfloor Piping and General Remodeling		\$30,975	\$0	\$0	\$0
	Fixture and Equipment Upgrades/Replacement		\$54,075	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
	Minimum - Replace Underfloor Piping and General Remodeling		\$0	\$32,813	\$0	\$0
	Fixture and Equipment Upgrades/Replacement - Replace all - manual		\$0	\$119,125	\$0	\$0
			\$0	\$0	\$0	\$0
	Minimum - Replace Underfloor Piping and General Remodeling		\$0	\$0	\$32,813	\$0
	Fixture and Equipment Upgrades/Replacement - Replace All with Sensor		\$0	\$0	\$139,125	\$0
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
1545	Site Plumbing					
	Trench Drain Work - Tie in Trench Drain		\$0	\$0	\$1,500	\$0
			\$0	\$0	\$0	\$0
	New 6" Service for Fire Protection		\$0	\$36,225	\$36,225	\$0
			\$0	\$0	\$0	\$0
1550	Fire Protection					
	Design Build Fire Pro		\$0	\$75,000	\$0	\$0
	Dry System(s) Attic(s)		\$0	\$15,000	\$0	\$0
	1st and 2nd Floor Areas - Wet Systems - Abv 40 Degrees		\$0	\$0	\$0	\$0
	6" Service, Stor, Connect,		\$0	\$0	\$0	\$0
	Alternate 1 - Remote FDC if required		\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
	KHR Budget (\$117,250)		\$0	\$0	\$117,250	\$0
			\$0	\$0	\$0	\$0
1554	Fire System Monitoring (With Electrical Scope)					
			\$0	\$0	\$0	\$0
1580	HV/AC					
	Vorpagel		\$0	\$0	\$0	\$0
	Variable Refrig. Flow Wtr. Source Heat Pump - Replaces AC and Condens.		\$388,500	\$0	\$0	\$0
	HDPE piping for Heat Rejection - Part of Above		\$0	\$0	\$0	\$0
	Energy Recovery Ventilation/Demand Cntrl, vent. For 8 upper level systems		\$0	\$0	\$0	\$0
	High Efficiency Boiler for Heat to Heat Panels, Radiant Ht., Domestic Wtr.		\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
	Above Plus Radiant Floor Heat and Repl. Fan Coil Units Tenants/Ballrm.		\$0	\$470,400	\$0	\$0

	Above Plus WIFI Controls, Radiant Floor Ht in 1st Floor RR, Repl. Louvers		\$0	\$0	\$0	\$0
			\$0	\$0	\$494,300	\$0
			\$0	\$0	\$0	\$0
1591	Refrigeration/Coolers/Kitchen					
	Food Service Equipment Upgrades (with Interior Alterations)		\$0	\$0	\$0	\$0
1600	Electrical					
	Giraffe Electric (KHR + 12%)		\$102,600	\$0	\$0	\$0
	Phase 1 - Emerg. Egress Lighting (1,2), Sec. Lighting/Cameras, Voice/Data		\$0	\$0	\$0	\$0
	Switchgear cleanup, Fire Alarm Upgrades, Rescue Assist Area 2nd Floor		\$0	\$0	\$0	\$0
	Transformers cleanup, Stair Lighting		\$0	\$0	\$0	\$0
	Phase 2 - Above Plus Miscellaneous Remodeling (\$40 K)		\$0	\$142,900	\$0	\$0
	Elevator wiring, GFI for Winter Fest, Heat Tape Gutters		\$0	\$0	\$0	\$0
	Phase 3 - Upgrades, WIFI Controls, Data Ports, Etc.		\$0	\$0	\$0	\$0
	Phase 4 - LED Concourse Lighting, Ballroom Cove, Ballroom Fixtures		\$0	\$0	\$177,300	\$0
	See Interior Alterations		\$0	\$0	\$0	\$0
	Additional Allowance For HVAC Equipment Wiring		\$30,000	\$30,000	\$30,000	\$0
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
1603	Security/Communication - (With Electrical Scope)					
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
	Total Cost		\$679,755	\$1,012,664	\$1,135,228	\$0
169	Arch/Engineering	6.00%	\$40,785	\$60,760	\$68,114	\$0
198	Contingency (per KHR Recommendation)	10.00%	\$67,976	\$101,266	\$113,523	\$0
	Total Cost		\$788,516	\$1,174,691	\$1,316,864	\$0
	Contractor's Fee	8.00%	\$63,081	\$93,975	\$105,349	\$0
	Project Total with Fees and Contingency		\$851,597	\$1,268,666	\$1,422,213	\$0
	Performance Bond (50% of Cost of Bond)		\$3,358	\$4,671	\$5,155	
	Project Total with Fees, Contingency and 50% of Bond		\$854,955	\$1,273,337	\$1,427,368	\$0

Riviera Renovations - Interior Alterations - Good - Better - Best Options - Job #4453						
Cost Code	Description		Good Options	Better Options	Best Options	Selected Option
	Hypothetically February - April, 2020					
100	Project Requirements (Primarily for 3 Mos)	A	\$0	\$0	\$0	\$0
101	Survey/Topo—Historic Preservation Survey	A	\$0	\$0	\$0	\$0
102	Stake Building	A	\$0	\$0	\$0	\$0
103	Soil Test	A	\$0	\$0	\$0	\$0
104	Stake Site	A	\$0	\$0	\$0	\$0
105	Stake Curb	A	\$0	\$0	\$0	\$0
106	Supervision (good 50%; better 75%; best 100%) \$85 per hour	C	\$22,100	\$33,150	\$44,200	\$0
107	Grading	A	\$0	\$0	\$0	\$0
108	Special Assessment—Exclude	A	\$0	\$0	\$0	\$0
109	Utility Protect/Relocate—Allowance	A	\$0	\$0	\$0	\$0
110	State Permit (based on 15,346 sq ft)	C	\$1,250	\$1,250	\$1,250	\$0
110-01	State Permit for Historical Review	C	\$0	\$0	\$0	\$0
111	Local Permit (30x15346 or \$10/\$1,000 val)	C	\$10,000	\$15,000	\$20,000	\$0
112	Construction Elect.—Assume that Owner will pay monthly energy bills	C	\$7,000	\$7,000	\$7,000	\$0
113	Temp. Heat—Allowance—Will Have Permanent	C	\$0	\$0	\$0	\$0
114	Winter Conditions - Allowance	A	\$2,000	\$2,000	\$2,000	\$0
115	Rendering		\$0	\$0	\$0	\$0
116	Temporary Generator—Exclude		\$0	\$0	\$0	\$0
117	Job Trailer - (Allowance of \$450/month + \$450 transport); Or Room Rental Fee		\$1,800	\$1,800	\$1,800	\$0
118	Dumpsters - (Allowance of 6 to 8)	C	\$3,300	\$3,850	\$4,400	\$0
119	Concrete Testing—(4 sets)	C	\$0	\$0	\$0	\$0
120	Dry Air System—Exclude—See Temp Heat	C	\$0	\$0	\$0	\$0
121	General Cleaning - Include Portering Once a Week	C	\$10,500	\$10,500	\$10,500	\$0
122	Final Cleaning	C	\$8,500	\$8,500	\$8,500	\$0
124	Dust Walls - Allowance	C	\$3,600	\$3,600	\$3,600	\$0
125	Temp Fence—(Allow. For Base of Scaffold)	C	\$0	\$0	\$0	\$0
126	Temp Storage Trailers	C	\$2,000	\$2,000	\$2,000	\$0
127	Temp Railings (Exter = Scaff., Inter = Elev.)	C	\$1,500	\$1,500	\$1,500	\$0
128	Temp Roads	C	\$0	\$0	\$0	\$0
129	Temp. Toilet (3 mos + move)	C	\$500	\$500	\$500	\$0
130	Knox Box—Allowance	C	\$0	\$0	\$0	\$0
133	Reproduction (40 shts x 25 sets)	C	\$1,000	\$1,000	\$1,000	\$0
134	Electric/Gas/Data Fees—Exclude	A	\$0	\$0	\$0	\$0
135	UPS - Allowance	C	\$500	\$500	\$500	\$0
136	Impact Fees—Exclude	A	\$0	\$0	\$0	\$0
137	Barriers/Enclosures	C	\$1,650	\$1,650	\$1,650	\$0
138	Street Cleaning/Snow Removal	A	\$0	\$0	\$0	\$0
139	Shoring—(See Subcontractor Below)	A	\$0	\$0	\$0	\$0
142	Poor Soils Allowance—Exclude	A	\$0	\$0	\$0	\$0
143	Temp Walk Off Mats	A	\$1,000	\$1,000	\$1,000	\$0
144	Finishes Protection Allowance	A	\$4,000	\$4,000	\$4,000	\$0
146	As-Built CD's	C	\$1,500	\$1,500	\$1,500	\$0
155	Job Sign	C	\$1,500	\$1,500	\$1,500	\$0
156	Temp Signage	C	\$750	\$750	\$750	\$0
162	Sewer & Water fees—Exclude	A	\$0	\$0	\$0	\$0
170	Utility relocation—Exclude	A	\$0	\$0	\$0	\$0
178	Civil Engineering—Exclude		\$0	\$0	\$0	\$0
179	Interior Design—(Exterior by Legacy)		\$0	\$0	\$0	\$0
190	Project Management (good 50%; better 75%; best 100%) (PM not Proj. Direct.)	C	\$6,500	\$9,750	\$13,000	\$0
185	Insurance	1%	\$11,361	\$12,336	\$16,492	\$0
187	Structural Steel Final Design	0%	\$3,750	\$3,750	\$3,750	\$0
	Project Requirements		\$107,561	\$128,386	\$152,392	\$0
122	Cleaning - (in Project Req.)					
139	Scaffolding/Shoring - (by Trade Requiring)					
200	Sitework - (or Demo)					
205	Silt Fence - (at Stair Replace? - Prob. No - Landlocked)					
243	Demolition - (Stair/Selective)					
	Trench Drain Repair		\$8,500	\$8,500	\$8,500	\$0
244	Asbestos Testing					
245	Asbestos Removal (Incl. Above)					
260	Asphalt - ? - Patching?					
271	Fences & Gates - ? - Restor./Rep?					
280	Landscaping - ? - Restor/Repla					
281	Landscape Plan					
285	Lawn Sprinklers - ? Exist. Syst?					
300	Concrete					
	Concrete Paving for Trench Drain Repair		\$32,300	\$32,300	\$32,300	\$0
300/400	Concrete/Masonry (See Separate)					
300/400	Concrete Cutting/Coring (by trade)					
340	Precast - Architectural Sills/Band					
357	Curb & Cutter					
400	Masonry - Tuckpointing					
500	Structural Steel - Fabrications					

1200	Southeast Steel Stair		\$14,900	\$14,900	\$14,900	\$0
1201	Stair Protection (for New Stairs)					
1202	Architectural Metal Panels					
1203	Stair Handrail (S.S.) (for Whole Room)					
1204	Finishes					
	General Finish Out Allowance -		\$0	\$0	\$0	\$0
	1st Floor Concourse and Restrooms		\$180,900	\$215,100	\$249,200	\$0
			\$0	\$0	\$0	\$0
	2nd Floor Restrooms		\$51,200	\$51,200	\$51,200	\$0
			\$0	\$0	\$0	\$0
	Ballroom - Ceiling Rem/Replace, Railings, Paint, Etc.		\$516,400	\$516,400	\$516,400	\$0
			\$0	\$0	\$0	\$0
	Tenant Storage Improvements		\$16,000	\$24,000	\$32,000	\$0
			\$0	\$0	\$0	\$0
	Mechanical Room Upgrades -		\$5,000	\$9,000	\$14,200	\$0
			\$0	\$0	\$0	\$0
1205	Paints & Walls					
1206						
1207	Upgrades for Countertops/Support Areas		\$16,300	\$16,300	\$16,300	\$0
1208	Countertops (Granite)					
1209	Countertops					
1210	Countertops (Granite) (One - Only)					
1211	Countertops					
1212	Countertops (for Restrooms)					
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1520	Plumbing					
1545	Site Plumbing					
	Connect Trench Drain		\$1,500	\$1,500	\$1,500	\$0
1550	Fire Protection					
	Allowance to Adjust/Move Heads		\$17,300	\$17,300	\$17,300	\$0
1554	Fire System Monitoring - See Electrical					
1580	HV/AC					
	Additional Ductwork/Remodeling		\$38,600	\$38,600	\$38,600	\$0
1591	Refrigeration/Coolers/Kitchen					
	Food Service Equipment Upgrades		\$0	\$0	\$59,850	\$0
1600	Electrical					
	Main Concourse Lighting		\$14,000	\$14,000	\$14,000	\$0
			\$0	\$0	\$0	\$0
	Replace Ballroom Cove Lighting		\$42,600	\$42,600	\$42,600	\$0
			\$0	\$0	\$0	\$0
	Replace Ballroom Lighting		\$38,100	\$38,100	\$38,100	\$0
			\$0	\$0	\$0	\$0
	Miscellaneous Electrical		\$30,000	\$30,000	\$30,000	\$0
			\$0	\$0	\$0	\$0
1603	Security/Communication					
	Total Cost		\$1,151,161	\$1,249,686	\$1,669,487	\$0
169	Arch/Engineering	6.00%	\$69,070	\$74,981	\$100,169	\$0
198	Contingency (per KHR Recommendation)	10.00%	\$115,116	\$124,969	\$166,949	\$0
	Total Cost		\$1,335,346	\$1,449,636	\$1,936,605	\$0
	Contractor's Fee	8.00%	\$106,828	\$115,971	\$154,928	\$0
	Project Selling Price		\$1,442,174	\$1,565,607	\$2,091,534	\$0
	Performance Bond (50% of Cost of Bond)		\$5,218	\$5,607	\$7,263	\$0
	Project Total with Fees, Contingency and 50% of Bond		\$1,447,392	\$1,571,214	\$2,098,797	\$0

Report Criteria:

Report type: Summary

[Report].Check Issue Date = 09/08/2021,09/15/2021

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

Check Issue Date	Check Number	Vendor Number	Payee	Amount
09/08/2021	77248	2046	ALLIANT ENERGY	23,867.57
09/08/2021	77249	6288	BRAUER, LORETA	25.00
09/08/2021	77250	2273	CHASE CARD SERVICES	8,293.17
09/08/2021	77251	6289	CLARK COUNTY SHERIFF'S OFFICE	232.00
09/08/2021	77252	6129	DE LAGE LANDEN FINANCIAL SERVICES INC	175.19
09/08/2021	77253	2670	HOME DEPOT CREDIT	214.45
09/08/2021	77254	6137	KLEIN, CHARLENE	108.91
09/08/2021	77255	2800	KORNAK, EMILY	79.06
09/08/2021	77256	6287	LAPPA, RICHARD	245.70
09/08/2021	77257	6286	MACS MOVING & STORAGE	4,819.90
09/08/2021	77258	2977	MIDWEST TAPE	71.36
09/08/2021	77259	3024	MUTUAL OF OMAHA	2,884.50
09/08/2021	77260	3038	NELSON, BRANDI	132.00
09/08/2021	77261	3232	RHYME BUSINESS PRODUCTS	290.86
09/08/2021	77262	3233	RHYME BUSINESS PRODUCTS	134.03
09/08/2021	77263	6285	SCHLITZ AUDUBON NATURE CENTER	440.00
09/08/2021	77264	3362	STANG, KAY	43.68
09/08/2021	77265	6248	WALSH, MARLA	1,016.11
09/08/2021	77266	5104	WILS	199.00
09/15/2021	77376	5594	AMERICAN GHOST WALKS	300.00
09/15/2021	77377	5770	AT & T TELECONFERENCE SERVICES	91.34
09/15/2021	77378	2138	BAKER & TAYLOR	1,098.76
09/15/2021	77379	5375	BLACK POINT ESTATE & GARDENS	25.00
09/15/2021	77380	6263	CHARTER COMMUNICATIONS	179.97
09/15/2021	77381	5709	FEH DESIGN	10,080.77
09/15/2021	77382	2511	FLOWER, JIM	219.52
09/15/2021	77383	6295	GODDARD, LESLIE	250.00
09/15/2021	77384	6093	INGRAM LIBRARY SERVICES	1,808.53
09/15/2021	77385	2800	KORNAK, EMILY	36.58
09/15/2021	77386	5458	LEWIS, CHAD	400.00
09/15/2021	77387	3001	SECURIAN FINANCIAL GROUP	2,464.19
09/15/2021	77388	5874	UNIQUE	17.90
09/15/2021	77389	231	UNITED STATES TREASURY	5,179.76
09/15/2021	77390	5001	VERIZON WIRELESS	38.01
09/15/2021	77391	5071	WE ENERGIES	1,152.75
09/15/2021	77392	5443	WISNIEWSKI, JOSEPH	66.00
09/15/2021	77393	5428	CITY OF LAKE GENEVA POLICE DEPT	119.20

Grand Totals:

66,800.77

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-21100	39.99	38,798.91-	38,758.92-
11-00-00-21340	2,276.13	.00	2,276.13
11-00-00-21555	1,531.97	.00	1,531.97
11-00-00-21562	981.26	.00	981.26
11-00-00-21564	371.27	.00	371.27
11-00-00-43695	5,179.76	.00	5,179.76
11-10-00-51330	167.91	.00	167.91
11-10-00-55000	106.11	.00	106.11
11-12-00-22220	25.00	.00	25.00
11-12-00-24280	232.00	.00	232.00
11-12-00-45100	245.70	.00	245.70
11-12-00-53610	34.29	.00	34.29
11-12-00-53810	1,016.11	.00	1,016.11
11-15-10-53320	380.00	.00	380.00
11-16-10-52220	4,586.93	.00	4,586.93
11-16-10-52240	882.78	.00	882.78
11-16-10-52400	39.34	.00	39.34
11-16-10-53500	31.14	.00	31.14
11-16-10-55310	256.57	.00	256.57
11-21-00-52220	69.22	.00	69.22
11-21-00-53120	119.20	.00	119.20
11-21-00-53310	198.00	.00	198.00
11-22-00-52220	1,248.48	.00	1,248.48
11-22-00-52240	69.44	.00	69.44
11-22-00-53100	74.04	.00	74.04
11-22-00-53200	50.00	.00	50.00
11-22-00-53400	217.13	.00	217.13
11-22-00-53500	1,531.84	.00	1,531.84
11-22-00-53600	.00	39.99-	39.99-
11-22-00-53990	36.99	.00	36.99
11-22-00-58100	78.00	.00	78.00
11-24-00-53100	2,284.35	.00	2,284.35
11-24-00-53300	219.52	.00	219.52
11-29-00-52210	38.01	.00	38.01
11-29-00-52220	52.67	.00	52.67
11-32-10-52210	64.99	.00	64.99
11-32-10-52220	1,157.54	.00	1,157.54
11-32-10-52240	63.76	.00	63.76
11-32-10-52500	164.42	.00	164.42
11-32-10-53400	18.41	.00	18.41
11-32-10-53510	393.81	.00	393.81
11-32-13-54100	40.00	.00	40.00
11-34-10-52220	359.61	.00	359.61
11-34-10-52230	8,381.53	.00	8,381.53
11-51-10-52220	1,399.01	.00	1,399.01
11-51-10-52240	29.75	.00	29.75
11-51-10-52400	80.17	.00	80.17
11-52-00-52220	704.89	.00	704.89
11-52-00-57360	220.00	.00	220.00
11-52-00-59220	82.11	.00	82.11
11-52-01-52220	537.53	.00	537.53
11-52-01-59520	30.22	.00	30.22
11-70-00-57800	440.00	.00	440.00

GL Account	Debit	Credit	Proof
40-00-00-21100	.00	4,755.19-	4,755.19-
40-54-10-52220	564.19	.00	564.19
40-55-10-52240	82.38	.00	82.38
40-55-30-52220	3,999.71	.00	3,999.71
40-55-40-53000	108.91	.00	108.91
47-00-00-21100	.00	114.98-	114.98-
47-70-00-57155	114.98	.00	114.98
48-00-00-21100	.00	114.36-	114.36-
48-00-00-52240	19.42	.00	19.42
48-00-00-53990	94.94	.00	94.94
61-00-00-21100	.00	7.64-	7.64-
61-00-00-92630	7.64	.00	7.64
62-00-00-21100	.00	12.51-	12.51-
62-00-00-92630	12.51	.00	12.51
99-00-00-21100	.00	23,037.17-	23,037.17-
99-00-00-52110	737.74	.00	737.74
99-00-00-52160	14,900.67	.00	14,900.67
99-00-00-52220	729.37	.00	729.37
99-00-00-53120	321.32	.00	321.32
99-00-00-53500	76.36	.00	76.36
99-00-00-54100	1,302.40	.00	1,302.40
99-00-00-54110	1,359.14	.00	1,359.14
99-00-00-54120	199.00	.00	199.00
99-00-00-54140	1,857.11	.00	1,857.11
99-00-00-54150	975.00	.00	975.00
99-00-00-54155	23.96	.00	23.96
99-00-00-55100	17.90	.00	17.90
99-00-00-59000	537.20	.00	537.20
Grand Totals:	66,880.75	66,880.75-	.00

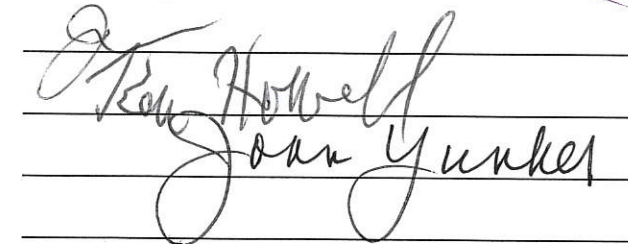
Dated:

9/21/2021

Mayor:

City Council:





City Recorder:

GL Account	Debit	Credit	Proof
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Report Criteria:

Report type: Summary

[Report].Check Issue Date = 09/08/2021,09/15/2021

Check.Type = {<>} "Adjustment"

Bank.Bank account = "043230"

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "09222021","09222021A"

Invoice Detail.GL account (2 Characters) = {<>} "61"

Invoice Detail.GL account (2 Characters) = {<>} "62"

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
ADVANCE AUTO PARTS				
719312464094	09/03/2021	OIL-MOWERS	48-00-00-53510 CEM VEHICLE MAINT/REPAIR	49.39
Total ADVANCE AUTO PARTS:				49.39
AMY'S SHIPPING EMPORIUM				
54513	07/30/2021	UPS-UNITED PUBLIC SAFTEY	42-34-50-53120 POSTAGE EXPENSE	13.03
Total AMY'S SHIPPING EMPORIUM:				13.03
ASPHALT CONTRACTORS INC				
21520	08/30/2021	BLOOMFIELD RD PATCH	11-32-10-53700 ROAD MAINTENANCE SUPPLIES	11,899.00
Total ASPHALT CONTRACTORS INC:				11,899.00
BATZNER PEST CONTROL				
3188985	08/27/2021	PEST CONTROL-AUG	40-55-20-53600 RIV MAINTENANCE SERVICE COSTS	130.00
Total BATZNER PEST CONTROL:				130.00
BONA, BREANNA				
REIMB 8/27/21	09/07/2021	SEC DROP-BONA 8/27/21	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REIMB 8/27/21	09/07/2021	SEC GRD,S/U-BONA 8/27/21	40-55-10-46740 UPPER RIVIERA REVENUE	298.50-
Total BONA, BREANNA:				701.50
CDW GOVERNMENT INC				
J843260	08/25/2021	DVD-VIDEO RECORDINGS	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	26.18
J928419	08/27/2021	DVD-VIDEO RECORDINGS	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	20.68
Total CDW GOVERNMENT INC:				46.86
COPIES & PRINTS PLUS LLC				
330247	09/07/2021	SWIFT NIGHT OUT HANDOUTS	11-70-00-57800 AVIAN COMMITTEE EXPENSES	58.50
Total COPIES & PRINTS PLUS LLC:				58.50
DOUSMAN TRANSPORT CO				
45-001793	09/02/2021	SHUTTLE-VENETIAN/AITP	42-34-50-53990 PARKING MISC EXPENSES	2,854.89
Total DOUSMAN TRANSPORT CO:				2,854.89
DUNN LUMBER				
863270	09/03/2021	HOSE COUPLING-BRINE TANK	11-32-12-53510 EQUIP MAINT SUPPL-SNOW & ICE	6.49
867028	09/08/2021	DRILL SET-BATH/LUNCH ROOM	11-32-10-52400 ST DEPT BUILDING REPAIRS	38.97
867292	09/08/2021	CHAIN,NUTS,BOLTS-GATE REP	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	15.93
867894	09/09/2021	REMOTE BATTERIES-VETS PAR	11-52-01-53400 VETS PARK OPERATING SUPPLIES	9.99
868891	09/09/2021	LED BULBS	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	10.99
875261	09/15/2021	SAND PAPER	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	2.99

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
92614	09/08/2021	CHAIN LINK-CREDIT	11-32-10-53500 BLDG MAINT SUPPLIES-STR DEPT	3.59-
Total DUNN LUMBER:				81.77
DURBIN, JENNA				
REIMB 8/26/21	09/07/2021	SEC DEP-DURBIN 8/26/21	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REIMB 8/26/21	09/07/2021	SEC GRD,S/U-DURBIN 8/26/21	40-55-10-46740 UPPER RIVIERA REVENUE	140.50-
Total DURBIN, JENNA:				859.50
ELKHORN NAPA AUTO PARTS				
241573	09/07/2021	BATTERY-TRK #53	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	72.41
Total ELKHORN NAPA AUTO PARTS:				72.41
ESCAPE GAMES GO LLC				
REFD 09/10/21	09/10/2021	REFD-BIZ LIC OUTSIDE CITY LI	11-00-00-44120 BUS LIC-CIG,TAXI,AMUSE,BILLARD	25.00
Total ESCAPE GAMES GO LLC:				25.00
EVERBRITE LLC				
1440368	05/17/2021	SCOREBOARD-VETS PARK	11-52-01-59520 GROUNDS MAINTENANCE SUPPLIES	207.59
Total EVERBRITE LLC:				207.59
GAGE MARINE CORP				
199905	09/11/2021	SWIM PIER-REPAIR	40-54-10-53620 BEACH MAINTENANCE SERVICE COS	230.59
199906	09/11/2021	MUNICIPAL PIER-REPAIR	40-55-30-52640 PIER REPAIRS	590.12
Total GAGE MARINE CORP:				820.71
GENEVA LAKE PLUMBING CO				
16853	08/27/2021	SEWERAGE PUMP-BASEMENT	11-16-10-52400 CITY HALL BUILDING REPAIRS	1,105.46
Total GENEVA LAKE PLUMBING CO:				1,105.46
GFL ENVIRONMENTAL INC.				
V20000012609	08/31/2021	ST SWEEPINGS DISPOSAL	11-36-00-52960 SOLID WASTE-STREET DEPT	570.71
Total GFL ENVIRONMENTAL INC.:				570.71
HE STARK AGENCY INC				
6089 PARK-8/3	08/31/2021	COLLECTION FEES-AUG	42-34-50-52160 CALE CC AND COLLEC FEES	209.50
Total HE STARK AGENCY INC:				209.50
ITU ABSORB TECH INC				
7762223	09/02/2021	MATS,MOPS,FRAGRANCE	11-32-10-53600 ST DEPT BLDG MAINT SERV COSTS	97.86
Total ITU ABSORB TECH INC:				97.86
JERRY WILLKOMM INC				
254359	08/03/2021	256.0 DEF FLUID	11-32-10-53410 VEHICLE-FUEL & OIL	460.80
Total JERRY WILLKOMM INC:				460.80

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
JOHNS DISPOSAL SERVICE INC				
699599	08/16/2021	2 YD DUMPSTER	48-00-00-52260 CEM WATER/SEWER EXP	163.00
717706	09/08/2021	SEP SVC	11-36-00-52940 SOLID WASTE-RESIDENTIAL	31,147.10
717706	09/08/2021	SEP SVC	11-36-00-52970 SOLID WASTE-RECYCLING	17,079.60
Total JOHNS DISPOSAL SERVICE INC:				48,389.70
KAPUR & ASSOCIATES INC				
108950	08/16/2021	1544 W MAIN ST	11-00-00-13910 A/R BILL OUTS	168.68
108959	08/16/2021	BLOOMFIELD RD TAP GRANT	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	49.00
108961	08/16/2021	978 KNOLL LN	11-00-00-13910 A/R BILL OUTS	196.00
108962	08/16/2021	SYMPHONY BAY-PHASE 4	11-00-00-13910 A/R BILL OUTS	17,634.28
108963	08/16/2021	BELL VS MCCUE	11-30-00-52160 CITY ENGINEERING FEES	98.00
108964	08/16/2021	1001 GENEVA PKWY	11-00-00-13910 A/R BILL OUTS	196.00
108965	08/16/2021	LOT 11 GENEVA PKWY	11-00-00-13910 A/R BILL OUTS	49.00
108966	08/16/2021	290 PEARSON DR	11-00-00-13910 A/R BILL OUTS	147.00
108967	08/16/2021	711 LAGRANGE DR	11-00-00-13910 A/R BILL OUTS	147.00
108968	08/16/2021	8 HILLSIDE DR	11-00-00-13910 A/R BILL OUTS	236.00
108972	08/16/2021	SR-ER1 CITY ZONING	11-69-30-52180 ZONING CODES	196.00
108973	08/16/2021	2021 GIS-CITY PLAN SVCS	11-69-30-52120 OUTSIDE PROFESSIONAL PLANNING	83.00
108974	08/16/2021	SYMPHONY BAY-PHASE 1	11-00-00-13910 A/R BILL OUTS	408.00
109009	08/17/2021	2021 ROADS	43-32-10-17010 2020/2021 STREET IMP PROGRAM	1,339.00
109022	08/17/2021	SIGNAL-EDWARDS	43-32-10-17020 DPW CAPITAL PROJECTS	1,294.50
Total KAPUR & ASSOCIATES INC:				22,241.46
KLEIN, CHARLENE				
INV031533	07/29/2021	DISPOSABLE DRINKWARE-GAL	40-55-40-53000 TOURISM GRANT FUNDS EXP	484.68
Total KLEIN, CHARLENE:				484.68
LACROSSE AMERICA				
09/03/2021	09/03/2021	REIMB-TOURISM GRANT	47-70-00-57150 PROMOTIONAL GRANT	2,468.36
Total LACROSSE AMERICA:				2,468.36
LAKE GENEVA UTILITY				
320 BOWING	08/30/2021	320 BOWING WAY	45-00-00-24520 WATER IMPACT FEES	1,690.00
320 BOWING	08/30/2021	320 BOWING WAY	45-00-00-24530 SEWER IMPACT FEES	1,865.00
322 BOWING	08/24/2021	322 BOWING WAY	45-00-00-24520 WATER IMPACT FEES	1,690.00
322 BOWING	08/24/2021	322 BOWING WAY	45-00-00-24530 SEWER IMPACT FEES	1,865.00
327 BOWING	08/24/2021	327 BOWING WAY	45-00-00-24520 WATER IMPACT FEES	1,690.00
327 BOWING	08/24/2021	327 BOWING WAY	45-00-00-24530 SEWER IMPACT FEES	1,865.00
331 BOWING	08/30/2021	331 BOWING WAY	45-00-00-24520 WATER IMPACT FEES	1,690.00
331 BOWING	08/30/2021	331 BOWING WAY	45-00-00-24530 SEWER IMPACT FEES	1,865.00
850 GENEVA P	09/07/2021	850 GENEVA PKWY	45-00-00-24520 WATER IMPACT FEES	4,732.00
850 GENEVA P	09/07/2021	850 GENEVA PKWY	45-00-00-24530 SEWER IMPACT FEES	5,222.00
Total LAKE GENEVA UTILITY:				24,174.00
LARRY'S TOWING & RECOVERY				
27255	09/09/2021	TOWING-MERCURY SABLE	11-34-10-52900 CAR TOWING	140.00
27256	09/09/2021	TOWING-SCOOTER	11-34-10-52900 CAR TOWING	145.00
Total LARRY'S TOWING & RECOVERY:				285.00

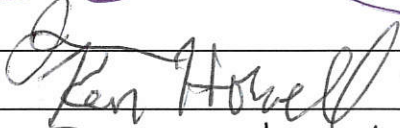
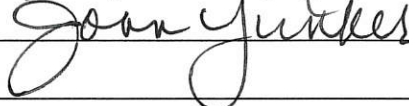
Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
LITURGICAL PUBLICATIONS INC				
017731	08/30/2021	GALA BOOKLETS-PRINTING	40-55-40-53000 TOURISM GRANT FUNDS EXP	228.80
Total LITURGICAL PUBLICATIONS INC:				228.80
MUNICIPAL PROPERTY INSURANCE				
40001620	09/07/2021	POLICY ENDORSEMENT	11-10-10-55120 GENERAL LIABILITY INSURANCE	77.00
Total MUNICIPAL PROPERTY INSURANCE:				77.00
OFFICE DEPOT				
190225465001	09/10/2021	PAYROLL POCKET FILES-2022	11-15-10-53100 ACCTG OFFICE SUPPLIES	49.28
191820612001	09/03/2021	COPY PAPER	11-16-10-53100 CITY HALL OFFICE SUPPLIES	180.05
191820612001	09/03/2021	COPY PAPER	42-34-50-53100 OFFICE SUPPLIES	36.02
191821906001	09/07/2021	PUSH PINS	11-16-10-53100 CITY HALL OFFICE SUPPLIES	3.71
Total OFFICE DEPOT:				269.06
PANELLA, MARCIA				
REFD 09/09/21	09/09/2021	REFD-PARKING	42-34-50-53990 PARKING MISC EXPENSES	18.77
Total PANELLA, MARCIA:				18.77
POMP'S TIRE SERVICE INC				
60251611	08/23/2021	FLAT TIRE REPAIR-SWEEPER	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	51.00
60252789	09/01/2021	REAR TIRES-GARBAGE TRK	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	2,661.60
Total POMP'S TIRE SERVICE INC:				2,712.60
ROCHA, JACQUELIN				
REIMB 9/5/21	09/07/2021	SEC DEP-ROCHA 9/5/21	40-55-10-23530 SECURITY DEPOSITS-UPPER RIV	1,000.00
REIMB 9/5/21	09/07/2021	SEC GRD,S/U-ROCHA 9/5/21	40-55-10-46740 UPPER RIVIERA REVENUE	417.09-
Total ROCHA, JACQUELIN:				582.91
ROTE OIL COMPANY				
2124500010	09/02/2021	490.6 GALS CLEAR DIESEL	11-32-10-53410 VEHICLE-FUEL & OIL	1,353.57
Total ROTE OIL COMPANY:				1,353.57
RUSSELL CESCHI INSPECTIONS LLC				
JUL/AUG 2021	09/01/2021	COMM ELECTRIC INSP-JUL/AU	11-24-00-52190 CONTRACT BUILDING INSPECTOR	1,550.00
Total RUSSELL CESCHI INSPECTIONS LLC:				1,550.00
RYDIN DECAL				
384990	09/01/2021	2022-2024 PARKING PERMITS	11-00-00-16100 PREPAID EXPENSES	2,508.41
Total RYDIN DECAL:				2,508.41
SHERWIN-WILLIAMS COMPANY				
3689-1	09/01/2021	PAINT-CITY HALL	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	31.75
Total SHERWIN-WILLIAMS COMPANY:				31.75
TOP ROOFING				
09/07/21	09/07/2021	CITY HALL ROOF-FINAL PAYME	43-16-10-17010 CITY HALL CAPITAL PROJECTS	70,125.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total TOP ROOFING:				70,125.00
TRACTOR SUPPLY CREDIT PLAN				
809683	08/24/2021	BRINE TANK STRAP	11-32-12-53510 EQUIP MAINT SUPPL-SNOW & ICE	63.53
Total TRACTOR SUPPLY CREDIT PLAN:				63.53
TRUGREEN PROCESSING CTR				
146404514	08/31/2021	FERTILIZER SVC-AUG	11-52-00-53620 GROUNDS FERTILIZER/WEED CONTR	875.71
Total TRUGREEN PROCESSING CTR:				875.71
UNITED LABORATORIES				
INV327074	08/27/2021	WASP SPRAY	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	214.80
Total UNITED LABORATORIES:				214.80
UNITED PUBLIC SAFETY INC				
UPS00047403	08/31/2021	AUTO OWNER LOOKUPS-AUG	42-34-50-54500 SUPPORT CONTRACTS	712.50
Total UNITED PUBLIC SAFETY INC:				712.50
VANDEWALLE & ASSOCIATES INC				
202108020	08/20/2021	CITY ZONING	11-69-30-52180 ZONING CODES	996.00
202108020	08/20/2021	TAP GRANT	43-52-00-53100 TAP GRANT CAPITAL PROJECTS	60.00
202108020	08/20/2021	COST RECOVERY	11-00-00-13910 A/R BILL OUTS	1,134.00
Total VANDEWALLE & ASSOCIATES INC:				2,190.00
VINDICTIVE VINYL				
4986	08/05/2021	WRAP #204-INSURANCE CLAIM	11-00-00-48400 INSURANCE REIMBURSEMENTS	150.00
Total VINDICTIVE VINYL:				150.00
WI DEPT OF TRANSPORTATION				
395-00002322	09/01/2021	MAIN ST-WIS DOT	43-32-10-17010 2020/2021 STREET IMP PROGRAM	1,842.91
Total WI DEPT OF TRANSPORTATION:				1,842.91
WINDY CITY LINEN				
AUG-SEP 2021	08/14/2021	LINEN-PANELLA WEDDING 08/1	40-55-10-46740 UPPER RIVIERA REVENUE	405.57
AUG-SEP 2021	08/14/2021	LINEN-DAEHN/RADONSKI WED	40-55-10-46740 UPPER RIVIERA REVENUE	308.79
AUG-SEP 2021	08/14/2021	LINEN-ROCHA/WYSOCHE WED	40-55-10-46740 UPPER RIVIERA REVENUE	342.70
AUG-SEP 2021	08/14/2021	LINEN-TORRENCE/CASTANEDA	40-55-10-46740 UPPER RIVIERA REVENUE	420.45
AUG-SEP 2021	08/14/2021	LINEN-MIRAN/CORDONA 09/11/	40-55-10-46740 UPPER RIVIERA REVENUE	352.44
Total WINDY CITY LINEN:				1,829.95
WISCONN VALLEY MEDIA GROUP				
48822	09/02/2021	LN-RFP WAGE COMP STUDY	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	33.16
49092	09/09/2021	LN-355 OAKWOOD LN CUP	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	57.43
49093	09/09/2021	LN-220 E SOUTH ST CUP	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	53.76
49094	09/09/2021	LN-1875 GENEVA BAY DR CUP	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	54.98
Total WISCONN VALLEY MEDIA GROUP:				199.33

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Grand Totals:				205,844.28

Dated: 9/21/2021

Mayor: _____

City Council: 


City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "09222021","09222021A"

Invoice Detail.GL account (2 Characters) = {<>} "61"

Invoice Detail.GL account (2 Characters) = {<>} "62"

RESOLUTION OF THE COMMON COUNCIL

Resolution authorizing to amend a Precise Implementation Plan (PIP) filed by Badger High School, for a request to amend the existing Precise Implementation Plan PIP, this proposal for the property located at 220 E. South St. that would allow for a building addition within the Planned Development (PD) zoning district

Committee: Plan Commission approved September 20, 2021

Fiscal Impact: N/A

File Number: 21-R62

Date:

September 27, 2021

WHEREAS, the City Plan Commission has considered the application of, Badger High School, for a request to amend the existing Precise Implementation Plan PIP, this proposal for the property located at 220 E. South St. that would allow for a building addition within the Planned Development (PD) zoning district.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on September 2, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue PIP to Badger High school, for a request to amend the existing Precise Implementation Plan PIP, this proposal for the property located at 220 E. South St. that would allow for a building addition within the Planned Development (PD) zoning district.

Tax Key No. ZYUP00149G

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 27th day of September 2021.

Council Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: September 20, 2021

Agenda Item: 7

Applicant:

Badger High School
220 E. South St.
Lake Geneva

Request:

Building addition

Amend existing Precise Implementation Plan (PIP)

Description:

The applicant is submitting a proposal to amend the existing PIP of the Planned Development process which is the Precise Implementation Plan (PIP).

This request will only change the foot print of the existing building with a proposed 36'X16' addition to house new freezers.

Project Details from (PIP) Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Precise Implementation Plan (PIP):

As part of the consideration of the requested (PIP), the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed PIP;
- Include *findings* required by the Zoning Ordinance for PIP's; and,
- Provide specific suggested *requirements* to modify the project as submitted.

Required Plan Commission Findings on the PIP for Recommendation to the Common Council:

A proposed PIP must be reviewed by the standards, below:

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:

- a. In general, the proposed PIP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

- b. Specific to this site, the proposed PIP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - c. The proposed PIP in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
 - d. The proposed PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - e. The proposed PIP is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
 - f. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:
- a. In general, the proposed PIP is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - b. Specific to this site, the proposed PIP is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - c. The proposed PIP in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
 - d. The proposed PIP does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

- e. The proposed PIP is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
- f. The potential public benefits of the proposed PIP do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Precise Implementation Plan (PIP):

1. Staff recommends that the Plan Commission recommend approval of the proposed PIP as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.



25 NORTH WISCONSIN STREET
ELKHORN, WI 53121

DANIEL R. KEHOE
Architect
262-723-2660

WILLIAM R. HENRY
Architect-P.E.
262-723-4399

August 6, 2021

City of Lake Geneva
626 Geneva Street
P. O. Box 340
Lake Geneva, WI 53147

Attn: Mr. Fred Walling
Building Inspector and Zoning Administrator

Re: Proposed Cooler-Freezer Addition to
BADGER HIGH SCHOOL
Lake Geneva, Wisconsin
Job No. 2010

Dear Mr. Walling:

The Lake Geneva-Genoa City Union High School District wishes to construct a small cooler-freezer addition adjacent to the existing kitchen on the north side of the building near the main entrance. Attached please find seven (7) hard copies of the initial draft application packet for this project, including the following.

- Application for Precise Implementation Plan Amendment (signed by Owner and Applicant)
- Walworth County GIS Land Information Sheet for Parcel ZYUP 00149G
- \$400.00 Application Fee (our check no. 43935 – to be hand delivered to your office)
- Agreement for Services (signed by Owner)
- Planned Development Checklist for Step 4: Precise Implementation Plan (PIP)
- Development Review Committee (DRC) Application
- Location Map/City of Lake Geneva Land Use Plan Map (11" x 17")
- Map of Lands Within 300' of Site
- List of Owners Within 300' of Site
- Mailing Labels of Owners Within 300' of Site
- Set of Plans - Sheets C101, A101, and A201 (11" x 17")
- Photographs of Selected Brick for the Addition

One full size set of plans (30" x 42") shall be delivered to your office. An electronic copy of the initial draft final application packet has been emailed to you.

August 6, 2021

Mr. Fred Walling, Building Inspector and Zoning Administrator

The existing Badger High School occupies Parcel No. ZYUP 00149G. A Planned Development application was approved by the City of Lake Geneva for additions to the south and southeast portions of the building, which were completed in 2008. The Lake Geneva-Genoa City Union High School District wishes to construct a small cooler-freezer addition adjacent to the existing kitchen, which was part of the original construction in 1958. The School District is requesting a PIP Amendment approval for the addition. Specific project and submittal information is attached and as follows.

1. The cooler-freezer addition will be located on the north side of the original building and west of the main entrance.
2. The addition shall not project beyond the exterior walls of the current (original) building. Therefore, all existing setbacks shall remain unchanged.
3. The overall size of the proposed addition is approximately 36'-8" x 16'-0" with a sidewall height of approximately 11'-6" to match the existing classroom wing which extends to the west.
4. Approximately 512 square feet of impervious surface area will be added to the overall 40 acre site (560 SF building plus 99 SF new paving less 147 SF existing paving to be removed).
5. Since the addition will be located in an inside corner formed by the original building's exterior walls, no additional building façade perimeter will be added. The existing landscaping along the perimeter of the classroom wing will be removed and reinstalled along the north and west walls of the addition.

Colors of the exterior door, roof edge fascia, and brick shall match the existing. Photographs of the original brick and that selected for the addition are included in the submittal packet. Exemptions shall be required for any other non-residential performance standard that does not presently exist on the site or is in conflict with the proposed plans submitted herewith.

We understand this matter shall be on the staff meeting agenda for August 16, 2021. Please advise the time we should arrive at the meeting. Let us know if you would like any additional information at this time. Please confirm the number of copies of the complete application submittal packet required and the date prior to the September 20th staff and Plan Commission meeting by which they are to be submitted to the City.

Very truly yours,

KEHOE-HENRY & ASSOCIATES, INC.

William R. Henry

William R. Henry
Architect-P.E.

Enc.

cc: Mr. George Chironis
Ms. Brenda Follensbee (PDF only)
file

APPLICATION FOR PRECISE IMPLEMENTATION PLAN OR AMENDMENT

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

Badger High School, 220 E. South Street, Lake Geneva, WI 53147

Parcel No. ZYUP 00149G (see attached Land Information sheet)

Name and Address of Current Owner: Lake Geneva-Genoa City Union High School District

208 E. South Street, Lake Geneva, WI 53147

Telephone No. with area code & Email of Current Owner:

262-348-1070

george.chironis@badger.k12.wi.us

Owner Signature: _____

Name and Address of Applicant:

Kehoe-Henry & Associates, Inc.

25 N. Wisconsin Street, Elkhorn, WI 53121

Telephone No. with area code & Email of Applicant: 262-723-4399

wrh@kehoe-henry.com

Proposed Use:

36'-8" x 16'-0" x approx. 11'-6" sidewall height Cooler-Freezer Addition to existing

High School building

Zoning District in which land is located: PD - Planned Development

Names and Addresses of architect, professional engineer and contractor of project:

Kehoe-Henry & Associates, Inc., 25 N. Wisconsin Street, Elkhorn, WI 53121

JP Cullen & Sons, Inc., 330 E. Delavan Drive, Janesville, WI 53546

Short statement describing activities to take place on site:

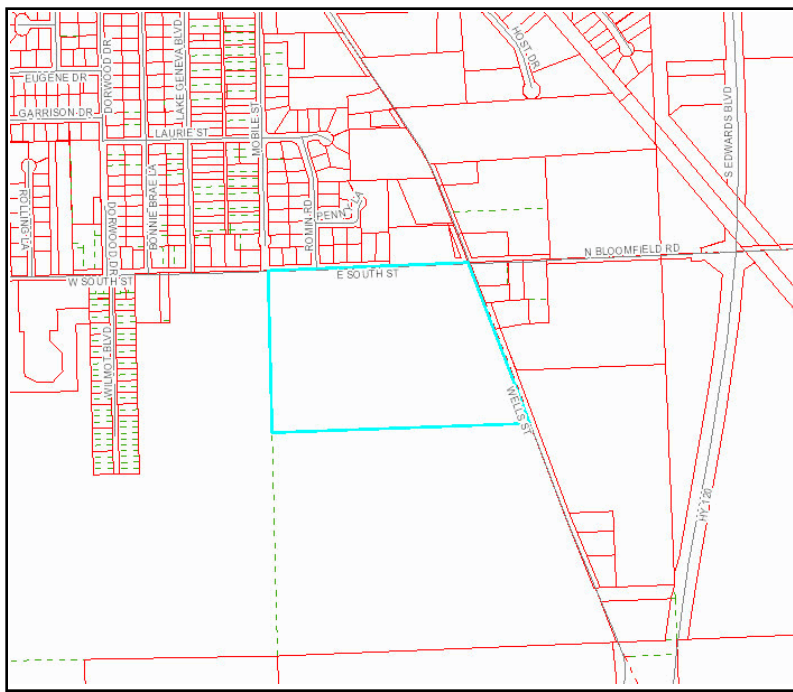
Cooler-Freezer Addition for existing Badger High School

PIP fee \$400.00, payable upon filing application.

8.5.2021

Date

Signature of Applicant



Walworth County, WI Land Information Division

Property Details

Municipality: CITY OF LAKE GENEVA
Parcel Number: ZYUP 00149G
School District: 2884-LAKE GENEVA-GENOA CITY U
Zoning District:

Owner Information

Owner Name: UNION HIGH SCHOOL DIST
Owner Name 2:
Mailing Address: 208 SOUTH ST

LAKE GENEVA WI, 531470000

2020 Valuation Information

Land: \$0.00
Improvements: \$0.00
Total: \$0.00
Acres: 0.0000
Fair Market Value: \$0.00
Assessment Ratio: 0.9994296560
Mill Rate: 0.0172668750

Tax Information

First Dollar Credit: \$0.00	School Credit: \$0.00
Special Assessment: \$0.00	Lottery Credit: \$0.00
Delinquent Utility Charge: \$0.00	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$0.00	Woodland Tax Law Taxes: \$0.00
Net Tax: \$0.00	

Tax Jurisdictions

LAKE GENEVA J1 SCHOOL DIST \$0.00
LAKE GENEVA-GENOA CITY UHS \$0.00
CITY OF LAKE GENEVA \$0.00
GATEWAY TECHNICAL \$0.00
WALWORTH COUNTY \$0.00
STATE OF WISCONSIN \$0.00

Elected Officials / Voting Districts

Supervisory District: Nancy Russell (D11)
State Representative: Tyler August (R) (Wisconsin's 32nd Assembly District)
State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)
US Representative: Bryan Steil (R) (Wisconsin's 1st District)
US Senator: Johnson, Ron

Special Assessments / Charges

Soil Classification

<u>Soil Type</u>	<u>Soil Name</u>	<u>Acres</u>
MpB	MCHENRY SILT LOAM, 2 TO 6 PERCENT SLOPES	24.9347
CeD2	CASCO LOAM, 12 TO 20 PERCENT SLOPES, ERODED	4.4244
ScA	ST. CHARLES SILT LOAM, 0 TO 2 PERCENT SLOPES	1.3983
CrE2	O-RODMAN COMPLEX, 20 TO 30 PERCENT SLOPES, ER	0.6177

Property Address

220 E SOUTH ST LAKE GENEVA

Legal Description

PT SW 1/4 SEC 6 T1N R18E DESC AS: COM W 1/4 COR SEC 6, N89D10'E 1372.50', S19D43'E 1173.81', S89D10'W 1765.53', N0D10' W 1110.73' TO POB. 40 A. CITY OF LAKE GENEVA R/W GRANT, DOC. #221203, VOL 540 PG 895

Disclaimer

The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.

APPLICATION SUBMITTAL REQUIREMENTS

PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)

Prior to submitting the 20 complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓ *Draft Final Packet (1 Copy to Zoning Administrator)*

Date: _____ by: _____

↓

 X A. After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed PIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for PIP review.

 X (1) **A location map** of the subject property and its vicinity at 11" x 17", as depicted on a copy of the City of Lake Geneva Land Use Plan Map;

 X (2) **A map of the subject property** for which the PD is proposed:

 X Showing all lands within 300 feet of the boundaries of the subject property;

 X Referenced to a list of the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);

 X Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;

 X Map and all its parts clearly reproducible with a photocopier;

 X Map size of 11" by 17" and map scale not less than one inch equals 800 feet;

 X See Site Plan All lot dimensions of the subject property provided;

 X Graphic scale and north arrow provided.

 X (3) **A general written description** of proposed PIP including:

 X Specific project themes and images;

 X The specific mix of dwelling unit types and/or land uses;

 X Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;

 X The specific treatment of natural features;

 X The specific relationship to nearby properties and public streets.

Existing PD A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.

No Change A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall

be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

X (4) **A Precise Implementation Plan Drawing** at a minimum scale of 1"=100' (and reduced to 11" x 17") of the proposed project showing at least the following information in sufficient detail: *(See following page)*

X A PIP site plan conforming to all requirements of Section 98-908(3). If the proposed PD is a group development (per Section 98-208) also provide a proposed preliminary plat or conceptual plat;

X Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use;

X Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and

N/A Notations relating the written information (3), above to specific areas on the GDP Drawing.

X (5) **A Property Site Plan drawing which includes:**

X A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;

X The date of the original plan and the latest date of revision to the plan;

X A north arrow and a graphic scale (not smaller than one inch equals 100 feet);

X A reduction of the drawing at 11" x 17";

X A legal description of the subject property;

X All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;

X All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;

No Change All required building setback lines;

X All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;

No Change The location and dimension (cross-section and entry throat) of all access points onto public streets;

No Change The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;

- No Change The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
- No Change The location of all outdoor storage areas and the design of all screening devices;
- No Change The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
- No Change The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property – including the clear demonstration of compliance with Section 98-707;
- No Change All engineering requirements for utilities, site designs, etc;
- N/A The location and type of any permanently protected green space areas;
- No Change The location of existing and proposed drainage facilities for storm water;
- X In the legend, data for the subject property on:
Approx. 40A Lot Area;
Addition 560 SF Floor Area;
 Virtually No Change Floor Area Ratio (b/a);
Net Add 512 SF Impervious Surface Area;
 Virtually No Change Impervious Surface Ratio (d/a);
<35' Building Height.
- N/A (6) **A landscaping plan for subject property**, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
- X (7) **A series of building elevations** for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.
- No Change (8) **A general signage plan** including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.
- N/A (9) **A general outline of the intended organizational structure** for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
- N/A (10) **A written description** which demonstrates the full consistency of the proposed PIP with the approved GDP.
- N/A (11) **A written description** of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and,

N/A (12) Proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development.

FINAL APPLICATION PACKET INFORMATION
PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 98-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/PIP not fully developed within five years of final City Council approval shall expire, and no additional PD-based development shall be permitted. The City Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

_____ **Receipt of 5 full scale copies in blueline or blackline
of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

_____ **Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

_____ **A digital copy of Final Application Packet shall be emailed to the
Building and Zoning Department upon submittal deadline.** **Date:** _____ **by:** _____

_____ **Certification of complete Final Application Packet and
required copies to the Zoning Administrator by City Clerk:** **Date:** _____ **by:** _____

_____ **Class 2 Legal Notice sent to official newspaper by City Clerk:** **Date:** _____ **by:** _____

_____ **Class 2 Legal Notice published on _____ and _____** **by:** _____

Development Review Committee (DRC) Application

Complete as much detailed information as possible to allow for a comprehensive departmental review prior to a Development Review Committee meeting. This application must be returned to the Building Inspector, with all conceptual plans, designs and other information prior to the scheduling a DRC meeting.

Applicant Information

Property Address 220 E. South Street, Lake Geneva, WI 53147

Applicant name Kehoe-Henry & Associates, Inc.

Applicant email wrh@kehoe-henry.com Phone Number 262-723-4399

Architect/Contractor/Designer Name Kehoe-Henry & Associates, Inc.

Architect/Contractor/Designer Email wrh@kehoe-henry.com Phone Number 262-723-4399

Type of Construction: New _____ Addition X Remodel _____

Type of Development: Single-family _____ Multi-family _____ Commercial _____ Industrial _____

Type of Business Existing High School

Engineering

Site Plans should include the following: Project title and owner's/developer's name and address noted, architect's and/or engineer's name and address noted, property boundaries and dimensions, abutting property zoning classifications, general description of building materials, façade and roof detail, setback lines indicated, easements for access, if any, 100-year floodplain identification, existing and proposed topography shown at a contour interval of one foot, indicating proposed grade and location of improvements, signage and outdoor lighting, number of parking spaces provided, type, size and location of all structures with all building dimensions shown, location of existing and general location of proposed sanitary sewers, storm sewers, water-mains, and any proposed stormwater management facilities, location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening, location of pedestrian sidewalks and walkways, graphic outline of any development staging that is planned, driveway locations and sizes, handicap accessibility, environmental concerns (odor, smoke, noise, graphic scale and north arrow.

- Storm water management provisions provided? YES / NO No Change
 - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / NO N/A
- Utility Plans Provided N/A
 - Watermain
 - Sanitary Sewer
 - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO No Change
 - WISDOT Right-of-way?
 - County Right-of-way?

- Estimated Traffic impacts No Change
 - Traffic Study Required YES/NO
 - Traffic Control Plan Required YES/NO
 - Will construction affect street parking or intersections? YES /NO
- Paving Materials, Typical Sections? YES / NO N/A
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions Overall 36'-8" x 16'-0"
- Will there be signage? YES / NO type (mounted, freestanding) Existing to Remain
- Exterior lighting plans? YES / NO Existing to be Revised/Relocated
- What kind of noise or level of noise will the business have? No Change
- Detailed property Site Plan? YES / NO Date of Plan: 08/06/2021
- Green Space Calculations (Existing vs. Proposed) YES / NO Approx. 512 Net SF Impervious Surface
- Are landscape plans provided? YES / NO Remove and Reinstall Existing Area Added to 40A Site
- Is a Land Division required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following:

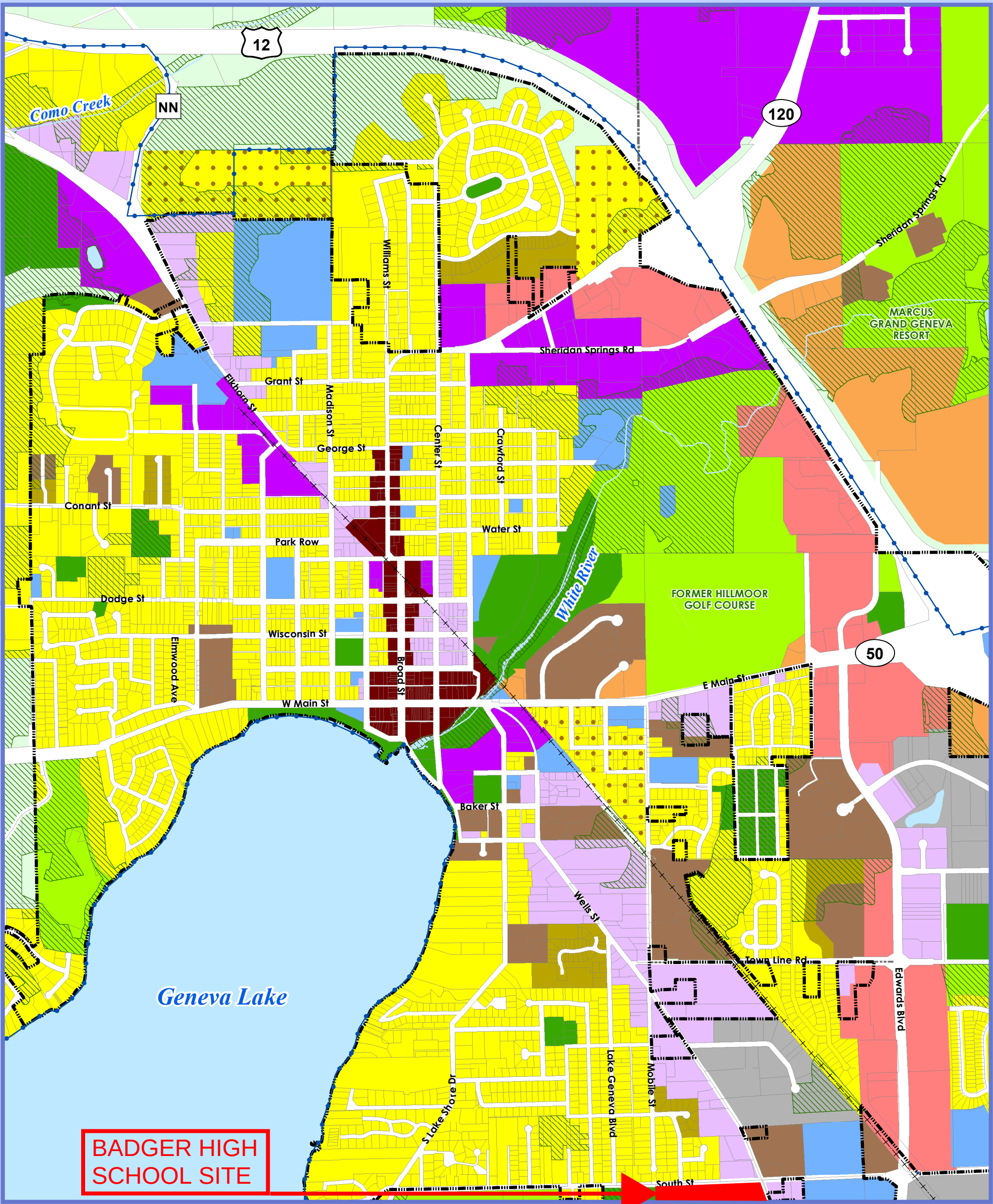
- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO Existing to Remain

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement Existing to Remain
- Estimated daily water usage in gallons per day No Change
- Estimated maximum water flow in gallons per minute No Change
- Number of bathrooms No Change
- Brief description of process (if Industrial) N/A

If the development is a multi-family dwelling, please provide the following: N/A

- Number of units _____
- Number of bedrooms in each unit _____
- Water service size requirement _____



Map 5b: Future Land Use - City of Lake Geneva Comprehensive Plan

Land Use Categories

- Agricultural & Rural
 - Single Family Residential - Exurban
 - Single Family Residential - Urban
 - Two-Family/Townhouse Residential
 - Multi-Family Residential
 - Planned Neighborhood
 - Neighborhood Mixed Use
 - Planned Office
 - Planned Business
- *Each "Planned Neighborhood" may include a mix of:
- 1. Single Family - Urban (predominate land use)
 - 2. Two-Family/Townhouse
 - 3. Multi-Family Residential
 - 4. Institutional & Community Services
 - 5. Neighborhood Mixed Use
 - 6. Public Park & Recreation

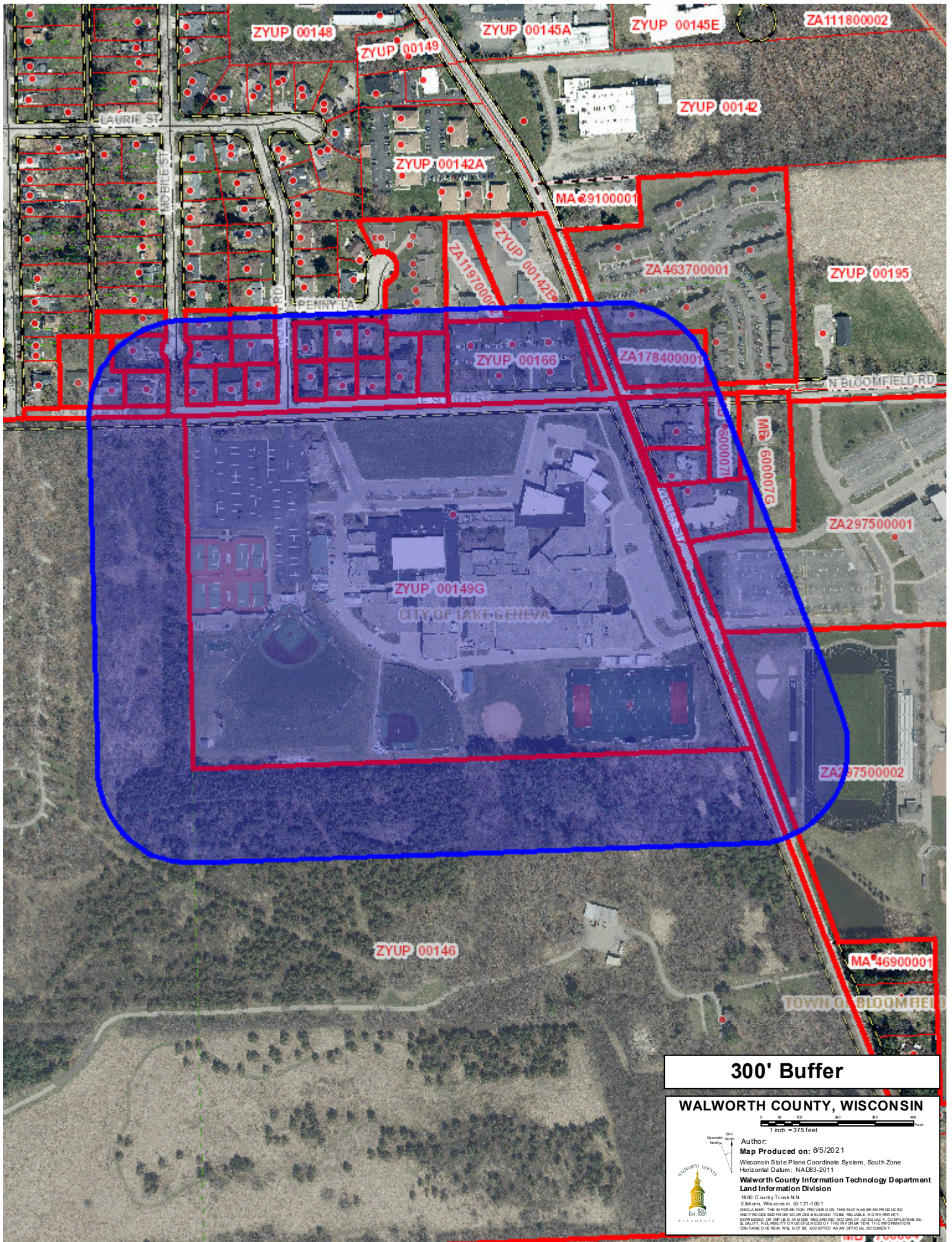
- Central Business District
 - Planned Mixed Use
 - Planned Industrial
 - General Industrial
 - Institutional & Community Services
 - Private Recreation Facilities
 - Public Park & Recreation
 - Environmental Corridor
- *Each "Planned Mixed Use Area" may include mix of:
- 1. Planned Office
 - 2. Multi-Family Residential
 - 3. Institutional & Community Services
 - 4. Planned Business

- City of Lake Geneva
- Other Municipal Boundaries
- Urban Service Area Boundary
- Parcels
- Surface Water
- Abandoned Railroad



0 0.25 0.5 Miles

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change
Date: January 8, 2020
Source: SEWRPC, Walworth County LIO, WisDNR, V&A



300' Buffer

WALWORTH COUNTY, WISCONSIN

1 inch = 375 feet

North

Geographic North

Grid North

Author:

Map Produced on: 8/5/2021

Wisconsin State Plane Coordinate System, South Zone

Horizontal Datum: NAD83-2011

Walworth County Information Technology Department

Land Information Division

1800 County Trunk N N

Elkhorst, Wis. 53121-4001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PROVIDED

AND PROVIDED BY OR FOR SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY

EXPRESSED OR IMPLIED IS MADE REGARDING THE ACCURACY, COMPLETENESS, OR

QUALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION

ON THIS MAP SHOULD NOT BE ACCeptED AS AN OFFICIAL DOCUMENT.



LIST OF OWNERS WITHIN 300' OF BADGER HIGH SCHOOL

TaxKey	Owner1	Owner2	Address1	Address2	City	State	Zip
MB 600007C	MARY KATHRYN JOHNSON		N2020 COUNTY RD H LOT 100		LAKE GENEVA	WI	53147
MB 600007G	KAAHLEN OLAUGHLIN		956 MARSHALL ST		LAKE GENEVA	WI	53147
MB 600007I	PAMELA T LINDSEY		WQ2377 N BLOOMFIELD RD		LAKE GENEVA	WI	53147
ZA 82800001	ROBERT MARC PERBOHNER	WENDY PERBOHNER	213 E SOUTH ST		LAKE GENEVA	WI	53147
ZA 82800002	MICHAEL J FITZGERALD TRUST		4721 W. ELM ST		MCHENRY	IL	600500000
ZA119700002	LGAJH LLC	LGRMM LLC	333 BISHOP'S WAY, STE 160		BROOKFIELD	WI	53005
ZA160800003	DAVID N PEETZ	MICHELE M PEETZ	1188 MOBILE ST		LAKE GENEVA	WI	53147
ZA160800004	MATTHEW P ROEMER	RACHEL A ROEMER	101 W SOUTH ST		LAKE GENEVA	WI	53147
ZA178400001	GPC REAL ESTATE LLC		611 S MILWAUKEE AV	PO BOX 400	LIBERTYVILLE	IL	60048
ZA199500001	KOKO HOLDINGS LLC		1251 WELLS ST		LAKE GENEVA	WI	531470000
ZA202000001	JOHN F PLATTENBERGER		167 W SOUTH ST		LAKE GENEVA	WI	53147
ZA202000002	ALGIS KIUDULAS	GENOVAITE KIUDULAS	135 W SOUTH STREET		LAKE GENEVA	WI	531470000
ZA288500001	MASTRICOLA TRUST		1175 MOBILE ST		LAKE GENEVA	WI	53147
ZA288500002	ISRAEL TORRES	DORA TORRES	251 E RIVER DR, APT 3		DE PERE	WI	54115
ZA297500001	JOINT SCHOOL DISTRICT #1	CITY OF LAKE GENEVA, ETAL	208 E SOUTH ST		LAKE GENEVA	WI	531470000
ZA297500002	LAKE GENEVA GENOA CITY HIGH SCHOOL		208 SOUTH ST		LAKE GENEVA	WI	531470000
ZB 00004	IRMA Y VILLANUEVA BONILLA		1164 ROMIN RD		LAKE GENEVA	WI	53147
ZB 00005	NANCY MORRIS		1170 ROMIN RD		LAKE GENEVA	WI	531470000
ZB 00006	JONATHAN B BUTLER	SHANNON M WILKIE	1169 ROMIN RD		LAKE GENEVA	WI	531470000
ZBL 00031B	LAURA ROSOL-HIBBLER	CAMAL HIBBLER	1170 MOBILE ST		LAKE GENEVA	WI	531470000
ZCHM 00003	CARL I OLOFSON TRUST	EVELYN E OLOFSON TRUST	210 PENNY LN		LAKE GENEVA	WI	53147
ZCHM 00004	PATRICIA R ZYCK TRUST		1622 LUTHER AV #47		OAKBROOK	IL	601815254
ZCHMC 00001	LILY M KARLS	BRENDA S KIMBALL, et al.	230 PENNY LN		LAKE GENEVA	WI	53147
ZCHMC 00002	DAVID P SMITH	MARY CAMALIERI	620 EDENVILLE AV		CLEARWATER	FL	33764
ZCHMC 00003	MARK BORST	ELLA BORST	2105 PRAIRIE RIDGE DR		VALPARAISO	IN	46383
ZCHMC 00004	VERN J STEPHAN TRUST	NANCY J STEPHAN TRUST	210 GLASSBORO CT 15-4A		HERNANDO	FL	34442
ZCHMC 00005	GERALD J FISHER	CLAIRICE J FISHER	250 PENNY LN		LAKE GENEVA	WI	53147
ZCHMC 00006	RUTH HANESWORTH		251 PENNY LN		LAKE GENEVA	WI	53147
ZCHMC 00007	GIOVANNONI TRUST		252 PENNY LN		LAKE GENEVA	WI	531470000
ZCHMC 00008	LAURIE LYNN CORNUE		253 PENNY LN		LAKE GENEVA	WI	53147
ZCHMC 00009	DEBRA JEAN LOVERIDGE		1310 LONGWOOD AV		ELM GROVE	WI	53122
ZCHMC 00010	MARK S JOHNSON	REBECCA L JOHNSON	262 PENNY LN		LAKE GENEVA	WI	53147
ZYUP 00132	PAUL D JOSEPH		7704 KILBOURN AV		SKOKIE	IL	600760000
ZYUP 00132B	ERIC MCGRATH		113 SOUTH ST		LAKE GENEVA	WI	53147
ZYUP 00133	ALANA JEFFERIES	KEITH JEFFERIES	1191 ROMIN RD		LAKE GENEVA	WI	53147
ZYUP 00133A	MICHAEL L MCBRIDE	DAWN M MCBRIDE	205 E SOUTH ST		LAKE GENEVA	WI	531470000
ZYUP 00133B	BRONTE M AITKEN		209 E SOUTH ST		LAKE GENEVA	WI	531470000
ZYUP 00134C	JOHN L MUELLER		1163 MOBILE ST		LAKE GENEVA	WI	531470000
ZYUP 00142B	LGAJH LLC	LGRMM LLC	333 BISHOP'S WAY, STE 160		BROOKFIELD	WI	53005
ZYUP 00146	STATE OF WI CONSERVATION DEPT.				MADISON	WI	537000000
ZYUP 00149G	UNION HIGH SCHOOL DIST		208 SOUTH ST		LAKE GENEVA	WI	531470000
ZYUP 00166	BIG EDDIE LLC	REID TERRACE LLC, et al.	333 BISHOPS WAY #160		BROOKFIELD	WI	53005
ZYUP 00172	LAND & WATER INVESTMENTS LLC		503 CENTER ST		LAKE GENEVA	WI	53147
ZA463700001	GPC REAL ESTATE LLC		611 S MILWAUKEE AV	PO BOX 400	LIBERTYVILLE	IL	60048

MARY KATHRYN JOHNSON
N2020 COUNTY RD H LOT 100
LAKE GENEVA, WI 53147-4700

KAAHLEN OLAUGHLIN
956 MARSHALL ST
LAKE GENEVA, WI 53147-4700

PAMELA T LINDSEY
WQ2377 N BLOOMFIELD RD
LAKE GENEVA, WI 53147-4700

ROBERT MARC PERBOHNER
WENDY PERBOHNER
213 E SOUTH ST
LAKE GENEVA, WI 53147-4700

MICHAEL J FITZGERALD TRUST
4721 W. ELM ST
MCHENRY, IL 60050

LGAJH LLC
LGRMM LLC
333 BISHOP'S WAY, STE 160
BROOKFIELD, WI 53005-0500

DAVID N PEETZ
MICHELE M PEETZ
1188 MOBILE ST
LAKE GENEVA, WI 53147-4700

MATTHEW P ROEMER
RACHEL A ROEMER
101 W SOUTH ST
LAKE GENEVA, WI 53147-4700

GPC REAL ESTATE LLC
611 S MILWAUKEE AV
PO BOX 400
LIBERTYVILLE, IL 60048-4800

KOKO HOLDINGS LLC
1251 WELLS ST
LAKE GENEVA, WI 53147

JOHN F PLATTENBERGER
167 W SOUTH ST
LAKE GENEVA, WI 53147-4700

ALGIS KIUDULAS
GENOVAITE KIUDULAS
135 W SOUTH STREET
LAKE GENEVA, WI 53147

MASTRICOLA TRUST
1175 MOBILE ST
LAKE GENEVA, WI 53147-4700

ISRAEL TORRES
DORA TORRES
251 E RIVER DR, APT 3
DE PERE, WI 54115-1500

JOINT SCHOOL DISTRICT #1
CITY OF LAKE GENEVA, ETAL
208 E SOUTH ST
LAKE GENEVA, WI 53147

LAKE GENEVA GENOA CITY HIGH SCHOO
208 SOUTH ST
LAKE GENEVA, WI 53147

IRMA Y VILLANUEVA BONILLA
1164 ROMIN RD
LAKE GENEVA, WI 53147-4700

NANCY MORRIS
1170 ROMIN RD
LAKE GENEVA, WI 53147

JONATHAN B BUTLER
SHANNON M WILKIE
1169 ROMIN RD
LAKE GENEVA, WI 53147

LAURA ROSOL-HIBBLER
CAMAL HIBBLER
1170 MOBILE ST
LAKE GENEVA, WI 53147

CARL I OLOFSON TRUST
EVELYN E OLOFSON TRUST
210 PENNY LN
LAKE GENEVA, WI 53147-4700

PATRICIA R ZYCK TRUST
1622 LUTHER AV #47
OAKBROOK, IL 60181-5400

LILY M KARLS
BRENDA S KIMBALL, et al.
230 PENNY LN
LAKE GENEVA, WI 53147-4700

DAVID P SMITH
MARY CAMALIERI
620 EDENVILLE AV
CLEARWATER, FL 33764-6400

MARK BORST
ELLA BORST
2105 PRAIRIE RIDGE DR
VALPARAISO, IN 46383-8300

VERN J STEPHAN TRUST
NANCY J STEPHAN TRUST
210 GLASSBORO CT 15-4A
HERNANDO, FL 34442-4200

GERALD J FISHER
CLAIRICE J FISHER
250 PENNY LN
LAKE GENEVA, WI 53147-4700

RUTH HANESWORTH
251 PENNY LN
LAKE GENEVA, WI 53147-4700

GIOVANNONI TRUST
252 PENNY LN
LAKE GENEVA, WI 53147

LAURIE LYNN CORNUE
253 PENNY LN
LAKE GENEVA, WI 53147-4700

DEBRA JEAN LOVERIDGE
1310 LONGWOOD AV
ELM GROVE, WI 53122-2200

MARK S JOHNSON
REBECCA L JOHNSON
262 PENNY LN
LAKE GENEVA, WI 53147-4700

PAUL D JOSEPH
7704 KILBOURN AV
SKOKIE, IL 60076

ERIC MCGRATH
113 SOUTH ST
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LAKE GENEVA, WI 53147

BRONTE M AITKEN
209 E SOUTH ST
LAKE GENEVA, WI 53147

JOHN L MUELLER
1163 MOBILE ST
LAKE GENEVA, WI 53147

LGAJH LLC
LGRMM LLC
333 BISHOP'S WAY, STE 160
BROOKFIELD, WI 53005-0500

STATE OF WISCONSIN CONSERVATION D
MADISON, WI 53700

UNION HIGH SCHOOL DIST
208 SOUTH ST
LAKE GENEVA, WI 53147

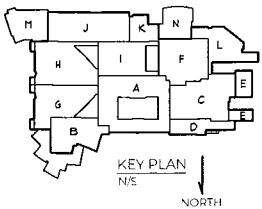
BIG EDDIE LLC
REID TERRACE LLC, et al.
333 BISHOPS WAY #160
BROOKFIELD, WI 53005-0500

LAND & WATER INVESTMENTS LLC
503 CENTER ST
LAKE GENEVA, WI 53147-4700

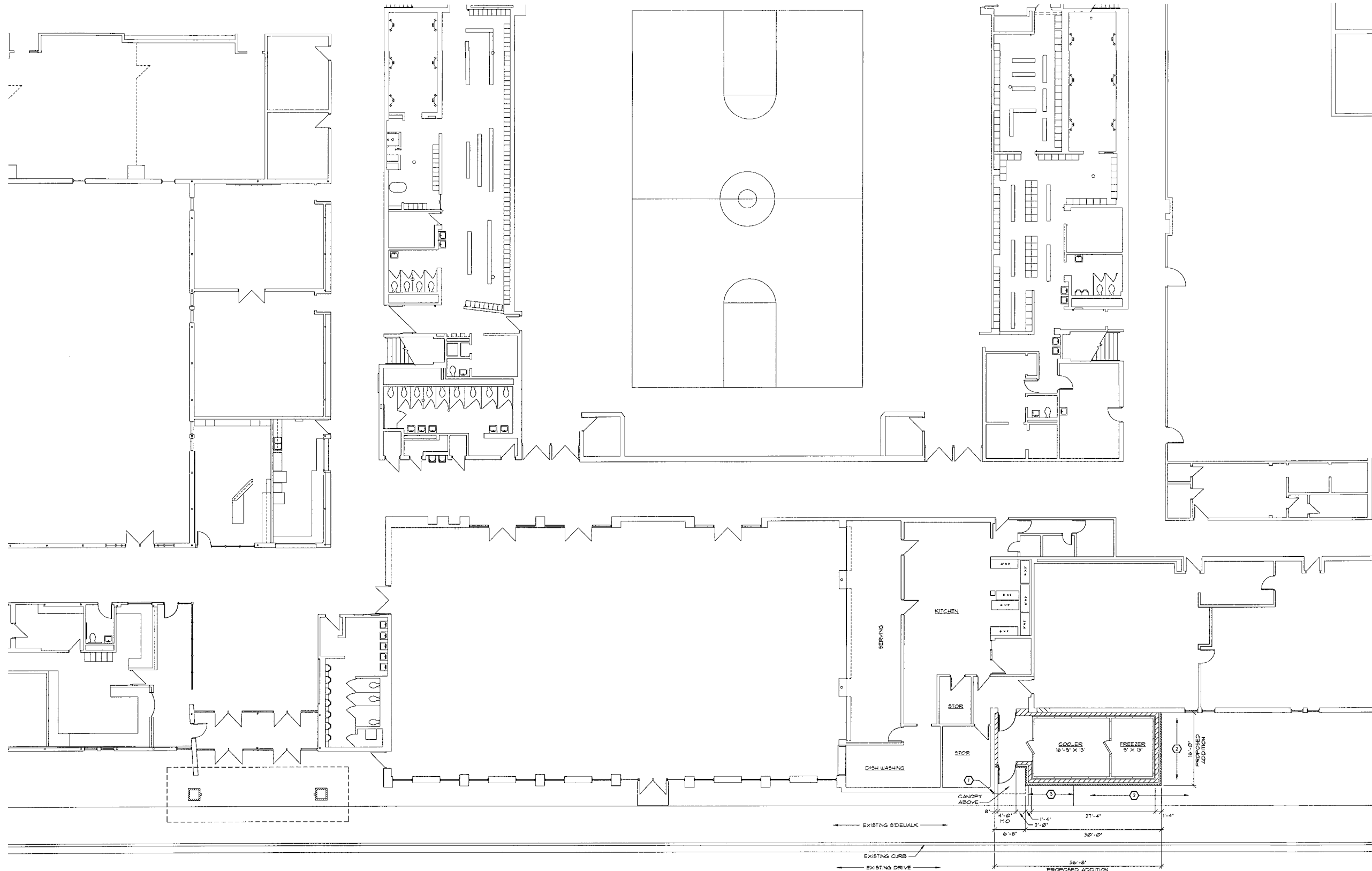
GPC REAL ESTATE LLC
611 S MILWAUKEE AV
PO BOX 400
LIBERTYVILLE, IL 60048-4800



PROPOSED IMPROVEMENTS AT BADGER HIGH SCHOOL LAKE GENEVA, WISCONSIN

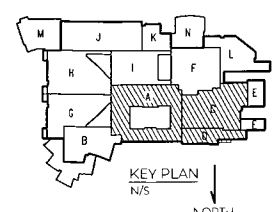
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Rev.	Date	Description
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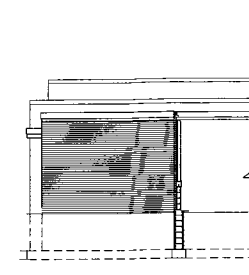


1 FLOOR PLAN - ZONES A, D & C
Scale: 1/8" = 1'-0"
0' 2' 4' 8' 16'

- FLOOR PLAN KEYNOTES: (SHOWN AS THIS ○)
1. DOWNSPOUT WITH SPLASH BLOCK AT GRADE.
 2. EXISTING LANDSCAPING TO BE REMOVED AND REINSTALLED.
 3. NEW CONCRETE SLAB FOR RECYCLE & WASTE CONTAINERS, ALIGN WITH CONTROL JOINT IN EXISTING SIDEWALK (APPROXIMATELY 10').



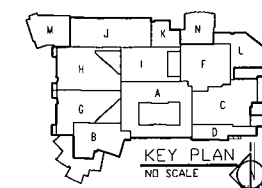
KEY PLAN
N/S
NORT-H



PARTIAL WEST ELEVATION

Scale: $\frac{1"}{8} = 1'-0"$

- 1 REMOVE EXISTING HOLLOW METAL DOOR & FRAME
CLOSE OPENING WITH BRICK TO MATCH.
- 2 REMOVE EXISTING 1" INSULATION GLASS & PROVIDE 1"
INSULATED SPANDREL GLASS TO MATCH.
- 3 REMOVE EXISTING SPANDREL GLASS & PROVIDE 1"
INSULATED GLASS TO MATCH.



Lake Geneva - Genoa City Union
High School District
208 South Street
Lake Geneva, WI 53147

Proposed Improvements At Badger High School Lake Geneva, Wisconsin

[illegible]

BADGER HIGH SCHOOL – PROPOSED BRICK FOR ADDITION



RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by Meghan Zukowski, 355 Oakwood Ln., Lake Geneva., to allow allowing for a proposed land use for Professional Services involving Tattoos, and Permanent Cosmetics above the Clavicle at 101 Broad St unit 201 in the Central Business zoning district , Tax Key Nos. ZCNG00001 thru ZCNG00041 & ZCNG200001 thru ZCNG200030.			
Committee:	Plan Commission approved September 20, 2021		
Fiscal Impact:	N/A		
File Number:	21-R62	Date:	September 27, 2021

WHEREAS, the City Plan Commission has considered the application of Meghan Zukowski, 355 Oakwood Ln., Lake Geneva., to allow Professional Services involving Tattoos, and Permanent Cosmetics above the Clavicle land use in the Central Business (CB) zoning.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on September 2nd 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit Meghan Zukowski, 355 Oakwood Ln., Lake Geneva., to allow Professional Services involving Tattoos, and Permanent Cosmetics above the Clavicle land use in the Central Business (CB) zoning.,

Tax Key Nos. ZCNG00001 thru ZCNG00041 & ZCNG200001 thru ZCNG200030.

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 27th day of September, 2021.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: September 20, 2021

Agenda Item: 8

Applicant:

Meghan Zukowski
355 Oakwood Ln.
Lake Geneva

Request:

101 Broad St., Unit 201 - Conditional Use
Permit Professional Services involving Tattoos
and Permanent cosmetics above the clavicle
Central Business (CB)
Tax Key Nos. ZCNG00001 – ZCNG00041 &
ZCNG200001 – ZCNG200030

Description:

The applicant is submitting for a Conditional Use Permit (CUP) request that will allow for the Professional Services involving Tattoos and Permanent Cosmetics above the Clavicle at the property located 101 Broad St., Unit 201, in the Central Business (GB) zoning district. Tax Key No. Tax Key Nos. ZCNG00001 – ZCNG00041 & ZCNG200001 – ZCNG200030.

Project Details from CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance, with a recommendation to approve as submitted to include the review documents from the City Engineering firm, Kapur and Associates.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Conditional Use Permit (CUP):

As part of the consideration of the requested CUP, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed Limited CUP;
- Include *findings* required by the Zoning Ordinance for CUPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

Required Plan Commission Findings on the CUP for Recommendation to the Common Council:

A proposed CUP must be reviewed by the standards, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:

- a. In general, the proposed limited conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - b. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - c. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
 - d. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - e. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
 - f. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:
- a. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - b. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - c. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under

consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

- d. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- e. The proposed conditional use is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
- f. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Conditional Use Permit:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

101 Broad St. Unit 201 Lake Geneva WI 53147

Name and Address of Current Owner: Matt Carlson

Telephone No. with area code & Email of Current Owner: (714) 227-3170

mattec@fullerton.edu

Owner Signature: Matt Englar-Carlson

DocuSigned by:
AF192BE7413D491...

Name and Address of Applicant:

Meghan Zukowski - EyeLove

355 Oakwood Ln. Lake Geneva WI 53147

Telephone No. with area code & Email of Applicant: 262-812-6860

meghan@mediateamone.com

Proposed Conditional Use: Professional Service involving tattoos
and permanent cosmetics above the clavicle

Zoning District in which land is located: CB

Names and Addresses of architect, professional engineer and contractor of project:

N/A

Short statement describing activities to take place on site:

perform microblading and microshading
Permanent make up above the clavicle

(see attached documents for examples)

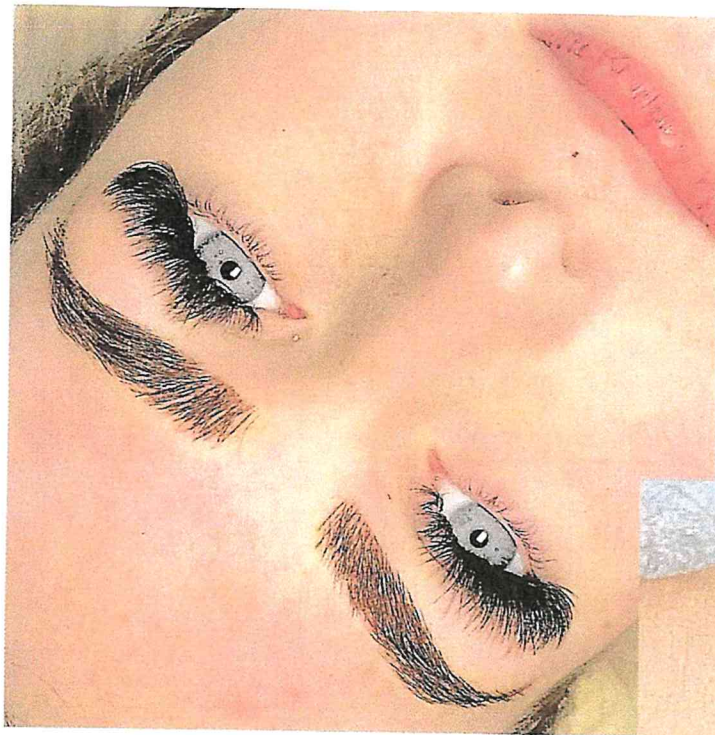
Conditional Use Fee payable upon filing application: \$400.00 [\$100.00 for Application Under Sec. 98-407(3)]

8/4/21

Date

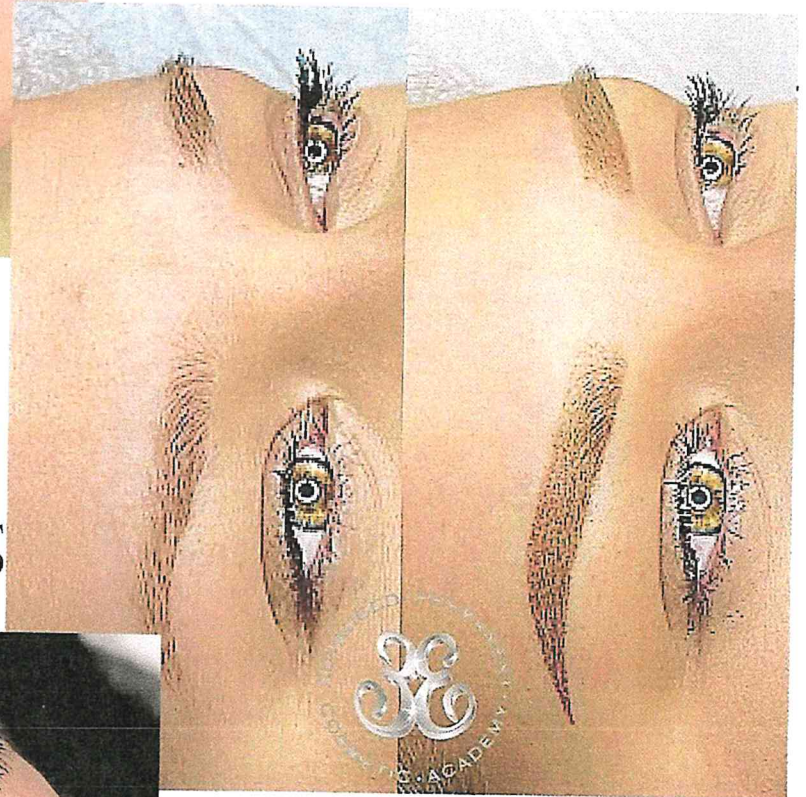
M. Zukowski

Signature of Applicant

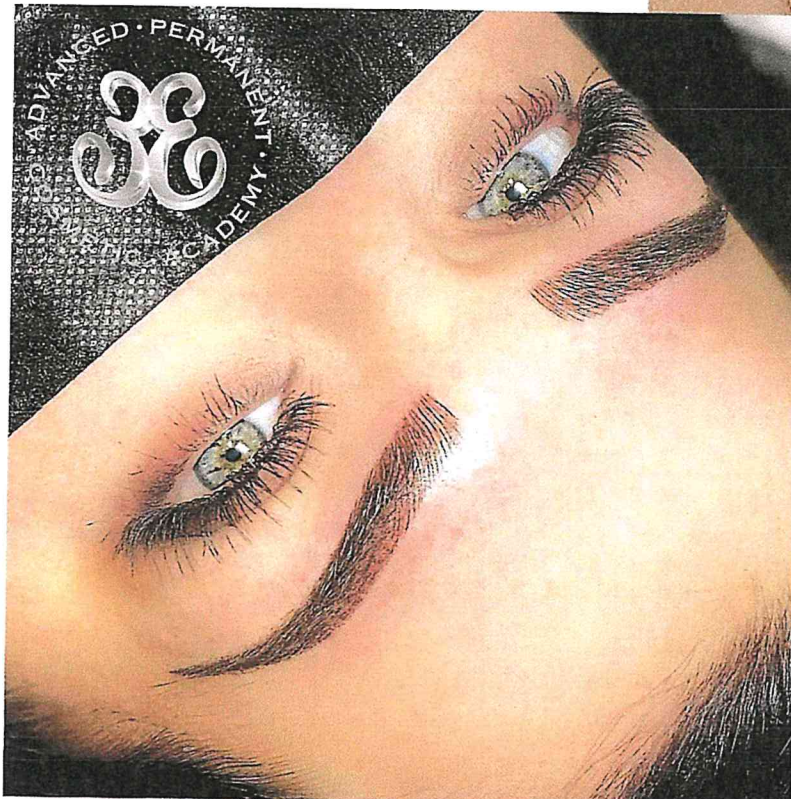


← microblading

DIFFERENT BROW STYLES & TECHNIQUES



↑
microshading

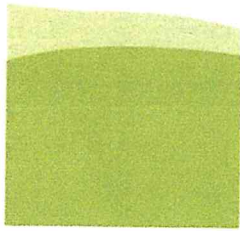


← combination

PROCEDURE STEPS

1

Client carefully reads & signs your consent & release form.



2

Clean procedure site with alcohol- It will disinfect the skin to strip off any lotions/oils etc.



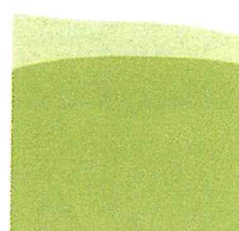
3

Take "before" photographs
Draw eyebrows to both your and your client's satisfaction.



4

Assemble microblade/ handtool, tap/pick open the skin in the eyebrows.



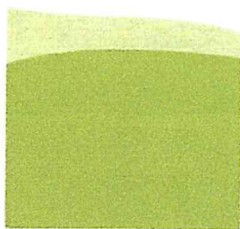
5

Apply anesthetic, occlude with plastic
Wait 10-20 minutes.



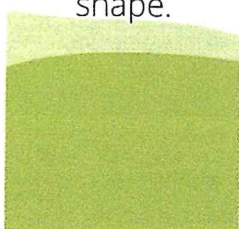
6

Use this time to brief your client on her aftercare instructions.



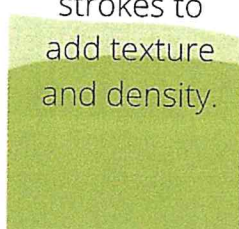
7

Blot off anesthetic carefully, taking care not to disturb the drawn shape.



8

Apply your first pass of "cheat strokes"
Alternating brows. apply filler, fluffy strokes to add texture and density.



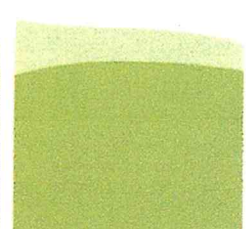
9

Spread pigment over brows to allow full saturation of hairstrokes and occlude for 10 minutes.

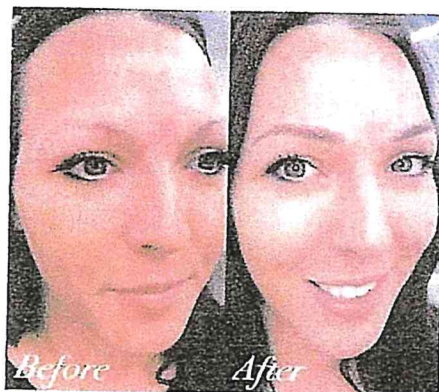
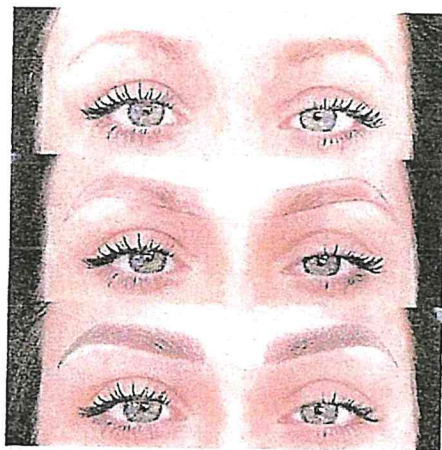
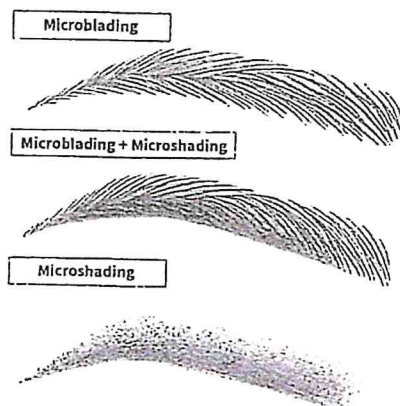


10

Clean brows. Check for balance, do any final tweaks.
Take "After" photos



Visualization of Technique, Procedure, and End Result







MATT ENGLAR-CARLSON, PHD

16412 Bayshore Lane, Huntington Beach, CA, 92649 | 714-227-3170 | mattec@fullerton.edu

August 5, 2021

Dear City of Lake Geneva,

This letter is to request for the City of Lake Geneva to approve the business and license permits for Eye Love, LLC through a conditional use permit with City of Lake Geneva. As the owner of Suite 201 in Geneva Towers I would like to rent this space to the tenants. For more than 35 years Suite 201 was occupied by the Lake Geneva Wellness Clinic, but it has been vacant since March 2020. As a unit owner I certainly want the space to be occupied, but I am also particular about tenants. In my opinion, Eye Love will be tenants that respect the rules, tradition, and professionalism of Geneva Towers and they will be an asset to the City of Lake Geneva. Both myself and the Board of Geneva Towers have already agreed that Eye Love would be a proper business for Suite 201.

I realize there is some concern whether or not Eye Love is a tattoo parlor / process. This was a concern initially raised by the Board of Geneva Towers. Once the Board better understood the business of Eye Love, the Board unanimously approved the business for the space. To be clear, Eye Love is a microblading salon focusing on therapeutic and cosmetic enhancement for women's eyebrows. This is a high end expense semi-permanent makeup technique (around \$500 per session) that focuses only on women's eyebrows. This technique is growing at a rapid pace due to its popularity among women who have suffered from eyebrow hair loss. Eyebrow loss is a common experience due to age, cancer treatments, and alopecia. Microblading is a technique that provides a longer term eyebrow replacement compared to the temporary replacement from eyebrow pencils. Microblading is conducted manually with handheld "microblade pen" to shape the eyebrow. The process of microblading creates a more natural eyebrow look as each hair is hand drawn. Eye Love is a professional salon that requires set appointments. There are no walk-in clients. Microblading may seem like a new technique, but is quite popular nationally. Though some may mistakenly characterize eyebrow microblading as eyebrow tattooing, the root of this belief comes from unfamiliarity



with eyebrow microblading. Once one researches eyebrow microblading, it is clearly obvious there are distinctions between eyebrow microblading and tattooing and they are not one and the same. It is my understanding that the City of Lake Geneva has already done research on this topic in 2020 with the approval of the business "The Eyebrow Co," thus there is previous precedent for the City in this matter.

I believe Eye Love, LLC is ethical and professional business. Both myself and the Board of Geneva Towers has deemed the businesses appropriate for the suite. My hope is that the City of Lake Geneva can approve the conditional use permits for Eye Love with expediency.

Respectfully,

Matt Englar-Carlson, PhD on behalf of Laura Carlson

LAKE GENEVA TOWERS BOARD OF DIRECTORS

101 Broad Street, Lake Geneva, WI 53147

August 6, 2021

Dear City of Lake Geneva,

The Geneva Towers Board of Directors have reviewed the application from Eye Love, LLC to rent a space in the towers and have accepted and approved the proposal.

Sincerely,

DocuSigned by:

A handwritten signature in black ink, appearing to read "Mark Braden", is written over a blue DocuSign signature line.

Mark Braden

President

Lake Geneva Towers Board





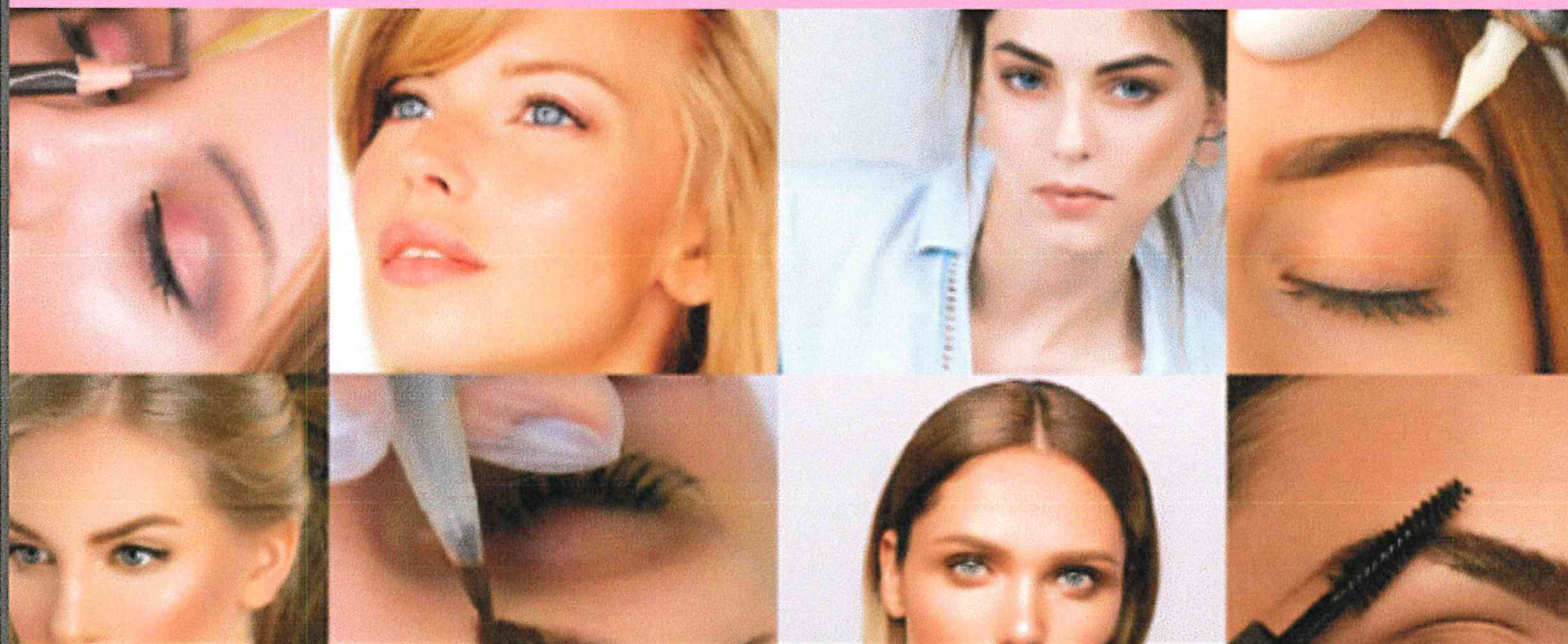
eye love
MICROBLADING | EYELOVELG.COM

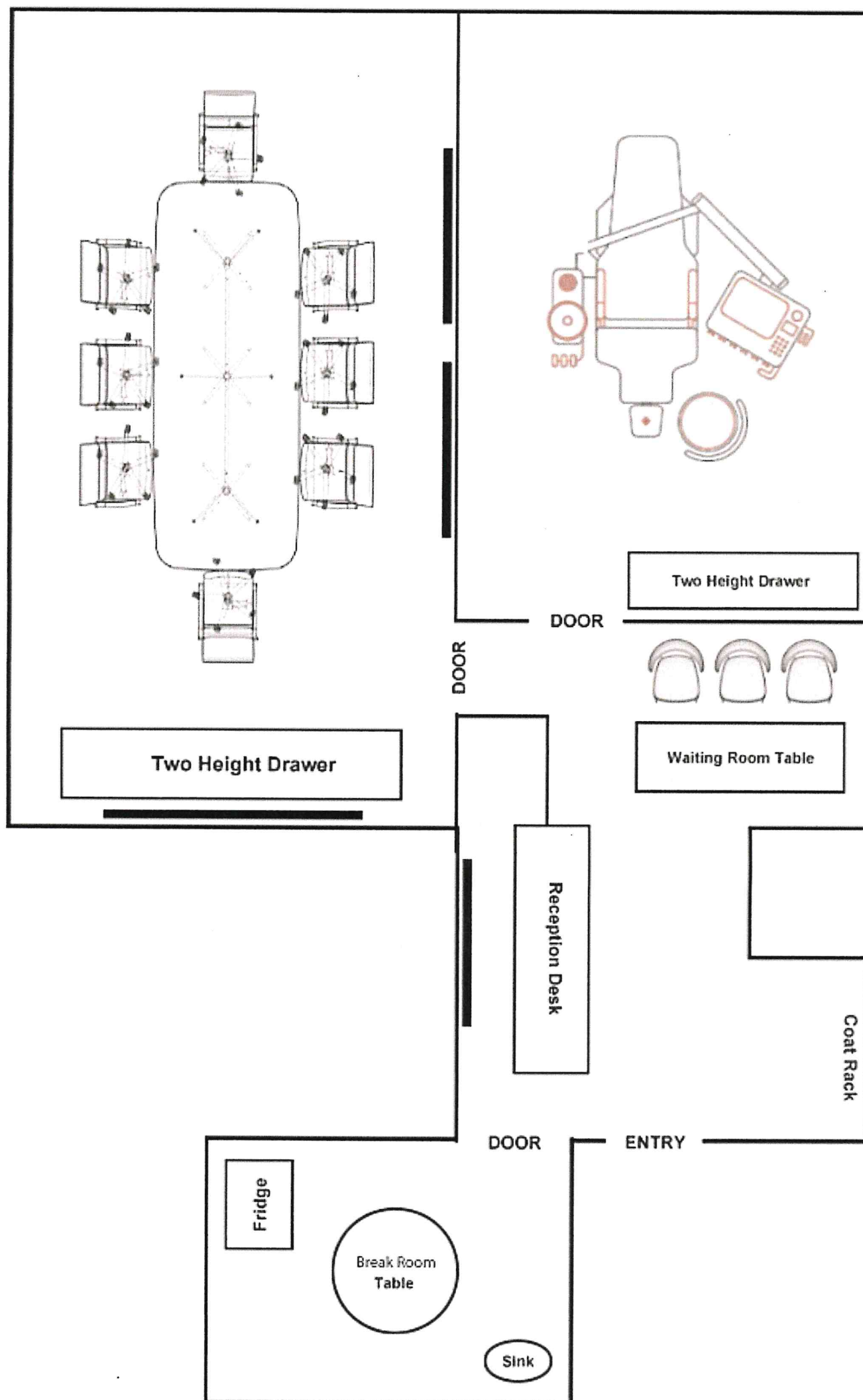
Microblading & Eyebrow Design Studio

SCHEDULE YOUR APPOINTMENT



Eye Love LG, LLC 262.248.6860





eye love
 MICROBLADING | EYELOVELG.COM

[illegible]

ALL CONTRACTORS SHALL VISIT THE PREMISES AND VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR SAME BEFORE AND DURING CONSTRUCTION OF THE WORK.

DRAWN BY -
CHECKED BY -
APPROVED -
REVISIONS -

DATE: FEB. 25, 1970

WEST AND SERON
Associated Architects

MOULIET, ILLINOIS



LAKE GENEVA TOWERS
EUGENE MORIARTY & FRED EDELSTON
BROAD STREET
LAKE GENEVA, WISCONSIN

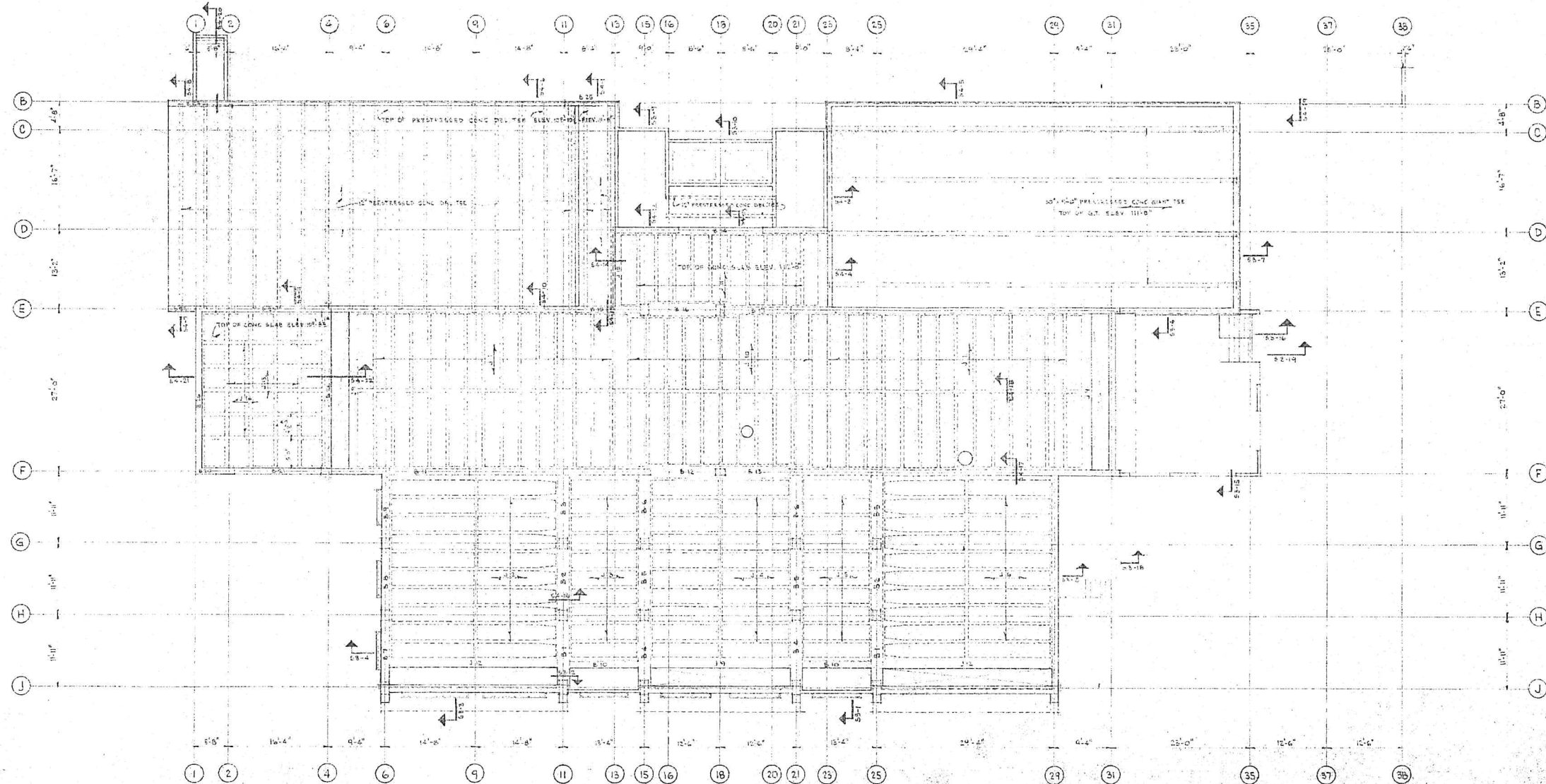
PROJECT	OWNER	LOCATION
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Description of Drawings
SECOND FLOOR FRAMING PLAN & SCHEDULE
Scale: 1/8" = 1'-0"

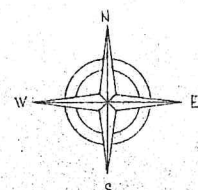
JOB
NUMBER
970

SHEET NO.

OF 50 SHEETS



NOTE REVISIONS TO
2ND FLOOR BALCONIES
(CONTINUED FROM CONSTRUCTION)
FOR BALCONIES - SEE DETAILS
S3.3, S3.4 S4-22
1/20/71 1/20/71 1/20/71

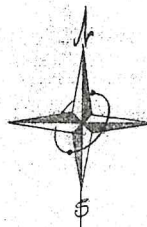


NOTE: SEE INSTRUCTIONS FOR PRECAST ANCHORAGE TO POURED-IN PLACE CONCRETE ON SHELLS.

- * BUILD CORRIDOR PARTITIONS TO MATCH APPOINTMENT FLOORS, AND BATH
- * BUILD SOUND PARTITIONS @ TOILET ROOMS WITH VINYL SHEETROCK BOTH SIDES
- * WALLS AND CEILING @ PUBLIC TRANSPORTS ARMSTRONG CEILING w/ BLACK GRID
- * POLY D GYPSIUM STUD PARTITION @ TURNIN IN ELEVATOR LOBBY - VINYL SHEETROCK BOTH SIDES
- * CERAMIC TILE FLOOR & G. S.T. BASE IN PUBLIC TOILETS.

- ALL WIRING IN FRONT OF CONG. PANELS
- TYPICAL FOR ALL FLOORS.
- CHIT WALL MOUNTED LIGHT FIXTURES INDICATED ON APARTMENT FLOOR. CORRIDOR & HALLWAY EX. LAY IN FIXTURES AS SHOWN ON THIS DRAWING.
- ELIMINATE SWITCHES & WIRING FROM ELEVATOR LOBBY.
- CHIT ALL EXISTING ELECTRICAL WORK ON THIS FLOOR.

* INSTALLED EXHAUST SYSTEM AS PER TOILET ROOM 2 ABOVE



Roof over swimming pool

ALL CONTRACTORS SHALL VISIT THE PREMISES AND VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR SAME BEFORE AND DURING CONSTRUCTION OF THE WORK.

DRAWN BY _____
CHECKED BY _____

... Sep 11 1991

1103



LAKE GENEVA TOWERS

PROJECT

Description of Drawings

JOE

St

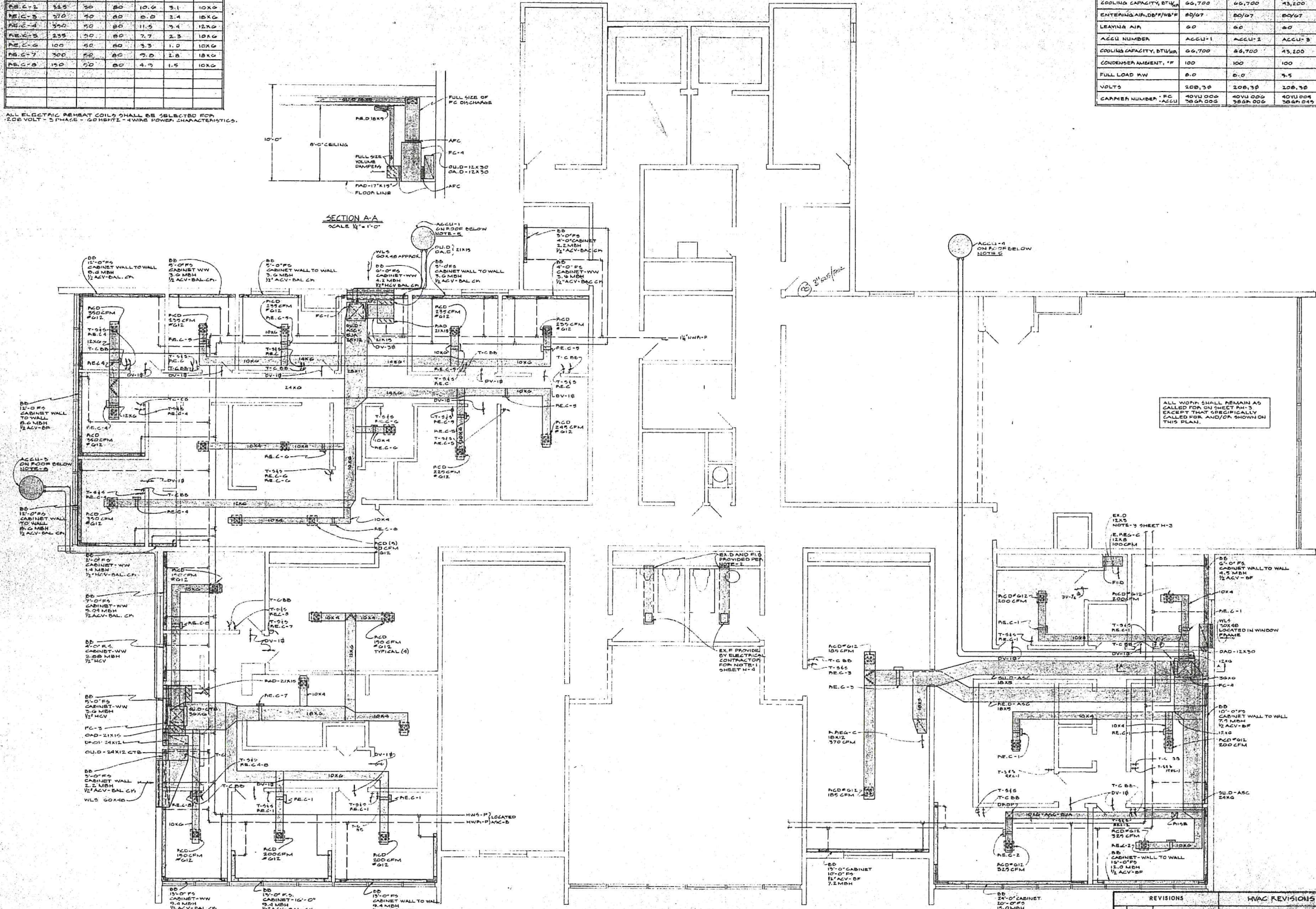
RA-34

OF SHEET

REHEAT COIL (REC) SCHEDULE						
PLAN DESIGNATION	AIR FLOW CFM	AIR TEMP. °F	HTG. CAPACITY MBH	COIL SIZE INCH	COIL SIZE INCH	
REC-1	200	50	80	6.0	1.0	10X6
REC-2	335	50	80	10.0	3.1	10X6
REC-3	370	50	80	8.0	2.4	10X6
REC-4	350	50	80	11.5	3.4	12X6
REC-5	235	50	80	7.7	2.3	10X6
REC-6	100	50	80	3.3	1.0	10X6
REC-7	200	50	80	3.0	2.8	10X6
REC-8	150	50	80	4.7	1.5	10X6

ALL ELECTRIC REHEAT COILS SHALL BE SELECTED FOR 208 VOLT - 3 PHASE - 60 HERTZ - 4 WIRE POWER CHARACTERISTICS.

FAN COIL (FC) & AIR COOLED CONDENSING UNIT (ACCU) SCHEDULE						
FC NUMBER	FC-1	FC-2	FC-3	FC-4	FC-5	
AIR FLOW, CFM	210	210	140	170	130	
STATIC PRESSURE, "WG	1/2	1/2	1/2	1/2	1/2	
MOTOR HP	3/4	3/4	1/2	1/2	1/2	
COOLING CAPACITY, BTU/H	66,700	66,700	43,200	51,000	39,600	
ENTERING AIR, DB/WH	80/67	80/67	80/67	80/67	80/67	
LEAVING AIR	60	60	60	60	60	
ACCU NUMBER	ACCU-1	ACCU-2	ACCU-3	ACCU-4	ACCU-5	
COOLING CAPACITY, BTU/H	66,700	66,700	43,200	51,000	39,600	
CONDENSER AMOUNT, °F	100	100	100	100	100	
FULL LOAD KW	8.0	8.0	5.5	6.0	6.0	
VOLTS	208, 3Ø	208, 3Ø	208, 3Ø	208, 3Ø	208, 3Ø	
CARRIER NUMBER - FC	40VU 000	40VU 000	40VU 000	40VU 000	40VU 000	
CARRIER NUMBER - ACCU	386A 000	386A 000	386A 000	386A 000	386A 000	



ALL WORK SHALL REMAIN AS SHOWN ON SHEET 1-1 EXCEPT THAT SPECIFICALLY CALLED FOR AND/OR SHOWN ON THIS PLAN.

- NOTES:**
- CONTRACTOR TO FURNISH START STOP THERMOSTAT IN RETURN AIR DUCT FOR EACH FAN COIL UNIT TO CONTROL ACCU.
 - ORIGINAL PLAN AND SPECIFICATIONS DATED 11/87. TO SHALL GOVERN THE INSTALLATION OF THIS WORK.
 - HTG. CONTR. SHALL COORDINATE RE RESPONSIBLE FOR ALL CONTR. WIRING, ETC. FOR NEW HTG. LAIR COND. EQUIP. POWER WIRING TO NEW ELECTRICAL LOADS BY OTHERS.
 - PIPING FROM FLOOR BELOW TO BASE-BOARD RADIATION THIS NOTED HAVE BEEN SLEAVED IN ORIGINAL CONTRACT. OTHER NEW 1/2\"/>

SECOND FLOOR PLAN

SEE DETAILS AND SCHEDULES ON DRAWINGS AND SPECIFICATIONS FOR WEARINGS OF AIRWAYS. CHECK ARCHITECTURAL STRUCTURE, AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SCALES, SPEED LIMITATIONS, SEALS, DOOR SWINGS, VENTING, COORDINATION AND ADJUSTMENT. FITTINGS, ETC. REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK.

REVISIONS			HVAC REVISIONS TO SECOND FLOOR PLAN		SCALE 1/4" = 1'-0"
NO.	DATE	REMARKS	LAKE GENEVA TOWERS		
1	11/4/93		BROAD STREET		REVISION BY DEC
			LAKE GENEVA WISCONSIN		REVISION BY DEC
			BEILING ENGINEERING CONSULTANTS		RH-3A
			PROFESSIONAL ENGINEERS		

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by Lara L. Delheimer Trust, 3928 Johnson Ave., Western Spring, IL, 60558., to allow allowing for the utilization of the Single Family-4 (SR-4) zoning in the Estate Residential-1 (ER-1) land use, Tax Key No. ZGB00010			
Committee:	Plan Commission approved September 20, 2021		
Fiscal Impact:	N/A		
File Number:	21-R64	Date:	September 27, 2021

WHEREAS, the City Plan Commission has considered the application of Lara L. Delheimer Trust, 3928 Johnson Ave., Western Spring, IL, 60558., to allow allowing for the utilization of the Single Family-4 (SR-4) zoning in the Estate Residential-1 (ER-1) land use.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on September 2nd 2021.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit Lara L. Delheimer Trust, 3928 Johnson Ave., Western Spring, IL, 60558., allowing for the utilization of the Single Family-4 (SR-4) zoning in the Estate Residential-1 (ER-1) land use.,

Tax Key No. ZGB00010.

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 27th day of September, 2021.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

Charlene Klein, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: September 20, 2021

Agenda Item: 9

Applicant:

Lara L. Delheimer Trust
3928 Johnson Ave.
Western Springs, IL 60558

Request:

1875 Geneva Bay Dr.
Conditional Use Permit for a Home Addition in
the Estate Residential – 1 (ER-1)
Tax Key No. ZGB00010

Description:

The applicant are submitting for a Conditional Use Permit (CUP) request that will allow for a home addition to the property located at 1875 Geneva Bay Dr., in the Estate Residential -1 (ER-1) zoning and utilizing the Single Family – 4 (SR-4) zoning. Tax Key No. ZGB00010.

Project Details from CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance, with a recommendation to approve as submitted to include the review documents from the City Engineering firm, Kapur and Associates.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Conditional Use Permit (CUP):

As part of the consideration of the requested CUP, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed Limited CUP;
- Include *findings* required by the Zoning Ordinance for CUPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

Required Plan Commission Findings on the CUP for Recommendation to the Common Council:

A proposed CUP must be reviewed by the standards, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
- a. In general, the proposed limited conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - b. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any

other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

- c. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
 - d. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - e. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
 - f. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:
- a. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - b. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - c. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
 - d. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - e. The proposed conditional use is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
 - f. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Conditional Use Permit:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

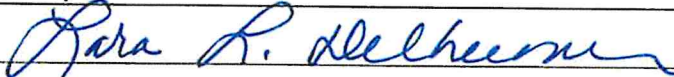
1875 Geneva Bay Drive, Lot 10, Block 1 in Geneva Bay Estates, a Subdivision located in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 1 North, Range 17 East, and the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin.

Name and Address of Current Owner: _____

Lara L. Delheimer, Trust - 3928 Johnson Ave, Western Spring, IL 60558

Telephone No. with area code & Email of Current Owner: (847) 833-3245

jdelheimer@muellercpa.com

Owner Signature: 

Name and Address of Applicant: _____

John Matustik - 2413 W Algonquin Rd, Ste 515, Algonquin, IL 60102

Telephone No. with area code & Email of Applicant: _____

(847) 624-7774 & john@matustikbuilders.com

Proposed Conditional Use: Proposed screen porch and patio addition

Zoning District in which land is located: ER-1

Names and Addresses of architect, professional engineer and contractor of project:

Contractor: John Matustik - 2413 W Algonquin Rd, Ste 515, Algonquin, IL 60102

Architect: Adam Shore - 11445 Hillsboro Dr, Huntley, IL 60142

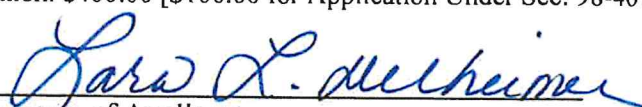
Engineer: Tim Lynch - 5482 S Westridge Dr, New Berlin, WI 53151

Short statement describing activities to take place on site:

The proposed activities on site include demo of existing screen porch and patio with the addition of a new screen porch with patio and second story.

Conditional Use Fee payable upon filing application: \$400.00 [\$100.00 for Application Under Sec. 98-407(3)]

7/27/2021
Date


Signature of Applicant

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
CONDITIONAL USE REVIEW AND APPROVAL (Requirements per Section 98-905)**

This form should be used by the Applicant as a guide to submitting a complete application for a conditional use and by the City to process said application. Parts II and III should be used by the Applicant to submit a complete application; Parts I - IV should be used by the City as a guide when processing said application.

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

Follow-up pre-submittal staff meetings scheduled for:

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Application form filed with Zoning Administrator: Date: _____ by: _____

___ Application fee of \$ _____ received by Zoning Administrator: Date: _____ by: _____

___ Reimbursement of professional consultant costs agreement executed: Date: _____ by: _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 20 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

⇓

Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

⇓

___ (a) A map of the proposed conditional use:

- ___ Showing all lands for which the conditional use is proposed;
- ___ Showing all other lands within 300 feet of the boundaries of the subject property;
- ___ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
- ___ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- ___ Map and all its parts are clearly reproducible with a photocopier;
- ___ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;
- ___ All lot dimensions of the subject property provided;
- ___ Graphic scale and north arrow provided.

___ (b) A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:

- _____ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;
- _____ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.
- _____ (c) Written justification for the proposed conditional use:
- _____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. *(See below)*

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

The proposed conditional use is in harmony with the existing use as it is a
residential addition that matches in kind with the existing home.

2. How is the proposed conditional use, in its specific location, in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

The proposed conditional use is in harmony with the existing use as it is a
residential area and the addition matches in kind with the existing home.

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 98-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?

No it does not, the proposed addition does not affect nearby properties as the
addition matches existing residential home.

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The proposed conditional maintains the desired consistency of land uses as it is a
residential area and the addition matches in kind with the existing home.

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

No it does not, the proposed addition decreases the amount of impervious surface
and does not affect other facilities

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 98-905(4)(b)1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

Yes it does, the proposed addition creates a visual update for the public. This
outweighs the negative impacts, as there are none.

IV. FINAL APPLICATION PACKET INFORMATION

- ____ Receipt of 5 full scale copies in blueline or blackline
of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ A digital copy of Final Application Packet shall be emailed to the
Building and Zoning Department upon submittal deadline. Date: _____ by: _____
- ____ Certification of complete Final Application Packet and
required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice published on _____ and _____ by: _____
- ____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
SITE PLAN REVIEW AND APPROVAL (Requirements per Section 98-908)**

This form should be used by the Applicant as a guide to submitting a complete application for a site plan review and by the City to process said application. Part II should be used by the Applicant to submit a complete application; Parts I - III should be used by the City as a guide when processing said application.

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ **Pre-submittal staff meeting scheduled:**

Date of Meeting: _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

Follow-up pre-submittal staff meetings scheduled for:

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Application form filed with Zoning Administrator:** **Date:** _____ **by:** _____

____ **Application fee of \$ _____ received by Zoning Administrator:** **Date:** _____ **by:** _____

____ **Reimbursement of professional consultant costs agreement executed:** **Date:** _____ **by:** _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 20 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ *by:* _____

↓

Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ *by:* _____

↓

____ (a) **A written description of the intended use describing in reasonable detail the:**

____ Existing zoning district(s) (and proposed zoning district(s) if different);

____ Land use plan map designation(s);

____ Current land uses present on the subject property;

____ Proposed land uses for the subject property (per Section 98-206);

____ Projected number of residents, employees, and daily customers;

____ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;

____ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

- _____ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;
- _____ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";
- _____ Exterior building and fencing materials (Sections 98-718 and 98-720);
- _____ Possible future expansion and related implications for points above;
- _____ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

_____ (b) A **Small Location Map** at 11" x 17" showing the subject property, all properties within 300 feet, and illustrating its relationship to the nearest street intersection. (A photocopy of the pertinent section of the City's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)

_____ (c) A **Property Site Plan** drawing which includes:

- _____ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
- _____ The date of the original plan and the latest date of revision to the plan;
- _____ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
- _____ A reduction of the drawing at 11" x 17";
- _____ A legal description of the subject property;
- _____ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
- _____ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
- _____ All required building setback lines;
- _____ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
- _____ The location and dimension (cross-section and entry throat) of all access points onto public streets;
- _____ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;
- _____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
- _____ The location of all outdoor storage areas and the design of all screening devices;
- _____ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
- _____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;
- _____ All engineering requirements for utilities, site designs, etc;
- _____ The location and type of any permanently protected green space areas;
- _____ The location of existing and proposed drainage facilities for storm water;

_____ In the legend, data for the subject property on:

- _____ Lot Area;
- _____ Floor Area;
- _____ Floor Area Ratio (b/a);
- _____ Impervious Surface Area;
- _____ Impervious Surface Ratio (d/a);
- _____ Building Height.

_____ (d) **A Detailed Landscaping Plan of the subject property:**

- _____ Scale same as main plan (> or equal to 1" equals 100')
- _____ Map reduction at 11" x 17"
- _____ Showing the location of all required buffer yard and landscaping areas
- _____ Showing existing and proposed Landscape Point fencing
- _____ Showing berm options for meeting said requirements
- _____ Demonstrating complete compliance with the requirements of Article VI
- _____ Providing individual plant locations and species, fencing types and heights, and berm heights;

_____ (e) **A Grading and Erosion Control Plan:**

- _____ Same scale as the main plan (> or equal to 1" equals 100')
- _____ Map reduction at 11" x 17"
- _____ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

_____ (f) **Elevation Drawings of proposed buildings or remodeling of existing buildings:**

- _____ Showing finished exterior treatment;
- _____ With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance;
- _____ Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

NOTE: Initiation of Land Use or Development Activity: Absolutely no land use or development activity, including site clearing, grubbing, or grading shall occur on the subject property prior to the approval of the required site plan. Any such activity prior to such approval shall be a violation of law and shall be subject to all applicable enforcement mechanisms and penalties.

NOTE: Modification of an Approved Site Plan: Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 98-908(2) and (4) so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications.

III.FINAL APPLICATION PACKET INFORMATION

_____ **Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator:** Date: _____ by: _____

_____ **Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator:** Date: _____ by: _____

_____ **A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline.** Date: _____ by: _____

Development Review Committee (DRC) Application

Complete as much detailed information as possible to allow for a comprehensive departmental review prior to a Development Review Committee meeting. This application must be returned to the Building Inspector, with all conceptual plans, designs and other information prior to the scheduling a DRC meeting.

Applicant Information

Property Address 1875 Geneva Bay Rd
Applicant name Matustik Builders - John Matustik
Applicant email john@matustikbuilders.com Phone Number 847-624-7774

Architect/Contractor/Designer Name Matustik Builders - John Matustik
Architect/Contractor/Designer Email john@matustikbuilders.com Phone Number 847-624-7774

Type of Construction: New _____ Addition X Remodel _____
Type of Development: Single-family X Multi-family _____ Commercial _____ Industrial _____
Type of Business _____

Engineering

Site Plans should include the following: Project title and owner's/developer's name and address noted, architect's and/or engineer's name and address noted, property boundaries and dimensions, abutting property zoning classifications, general description of building materials, façade and roof detail, setback lines indicated, easements for access, if any, 100-year floodplain identification, existing and proposed topography shown at a contour interval of one foot, indicating proposed grade and location of improvements, signage and outdoor lighting, number of parking spaces provided, type, size and location of all structures with all building dimensions shown, location of existing and general location of proposed sanitary sewers, storm sewers, water-mains, and any proposed stormwater management facilities, location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening, location of pedestrian sidewalks and walkways, graphic outline of any development staging that is planned, driveway locations and sizes, handicap accessibility, environmental concerns (odor, smoke, noise, graphic scale and north arrow.

- Storm water management provisions provided? YES / NO
 - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / NO
- Utility Plans Provided
 - Watermain
 - Sanitary Sewer
 - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO
 - WISDOT Right-of-way?
 - County Right-of-way?
- Estimated Traffic impacts _____
 - Traffic Study Required YES / NO
 - Traffic Control Plan Required YES / NO
 - Will construction affect street parking or intersections? YES / NO

- Paving Materials, Typical Sections? YES / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions 14' x 20'
- Will there be signage? YES / NO type (mounted, freestanding) _____
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? _____
- Detailed property Site Plan? YES / NO Date of Plan: July 21st, 2021
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following:

- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement _____
- Estimated daily water usage in gallons per day _____
- Estimated maximum water flow in gallons per minute _____
- Number of bathrooms _____
- Brief description of process (if Industrial) _____

If the development is a multi-family dwelling, please provide the following:

- Number of units _____
- Number of bedrooms in each unit _____
- Water service size requirement _____



July 26, 2021

Conditional Use

The proposed conditional use is the demo of an existing screen porch and patio with a proposed addition of a second floor, new screen porch and patio. Due to the addition matching the existing home, the conditional use is justified. As a result of the proposed construction, we have decreased the impervious surface on the property. Thus positively affecting the surrounding areas.

July 26th, 2021

PERMIT PLAT

Survey No. 21-6001.8

LOCATION: 1875 Geneva Bay Drive, Lake Geneva, Wisconsin

PREPARED FOR: John Matustik - Matustik Builders

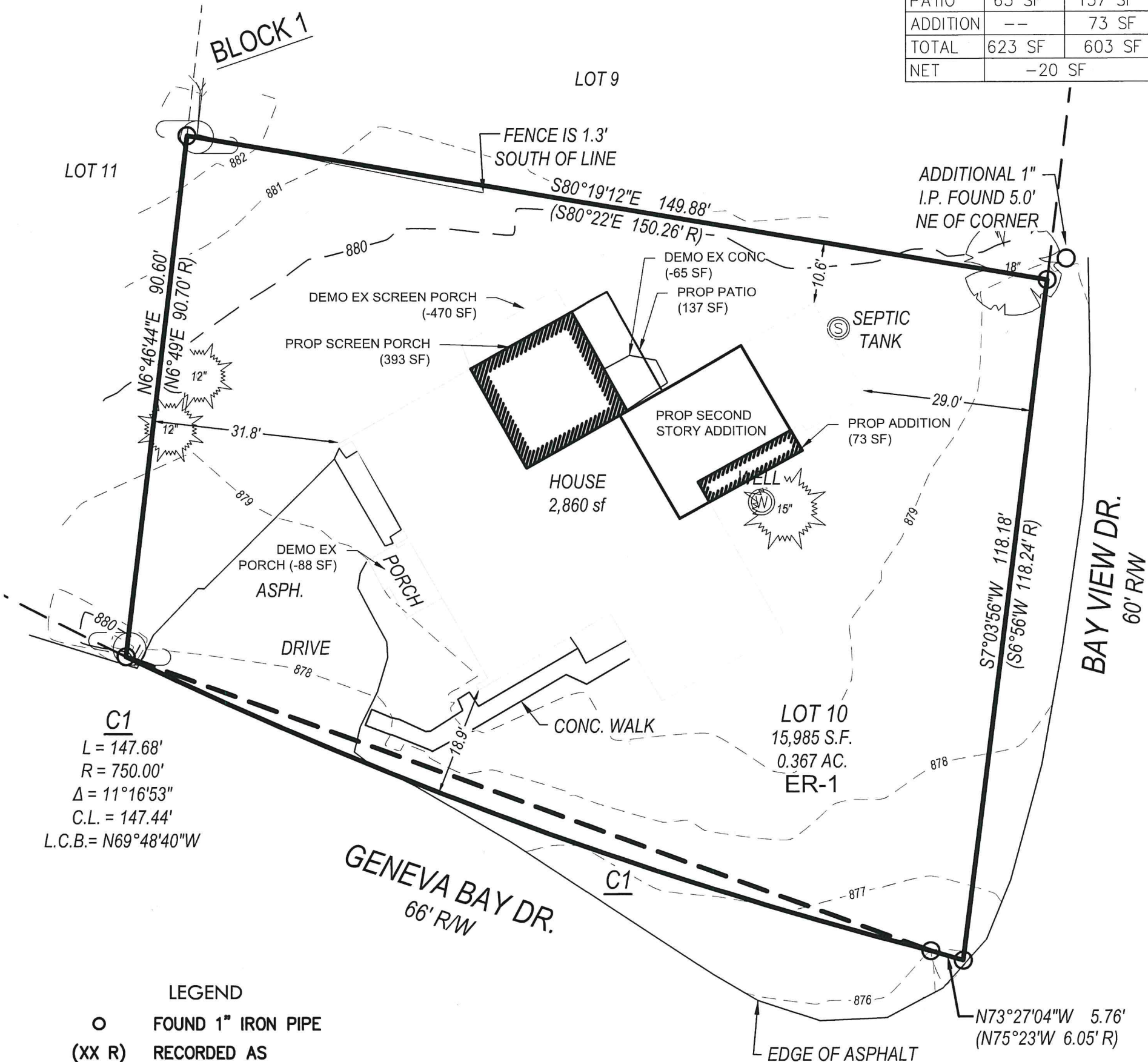
LEGAL DESCRIPTION:

L10, Block 1 in Geneva Bay Estates, a Subdivision located in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 1 North, Range 17 East, and the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin.

CURRENT OWNER: Lara L. Delheimer, Trust

TAX ID: ZGB 00010

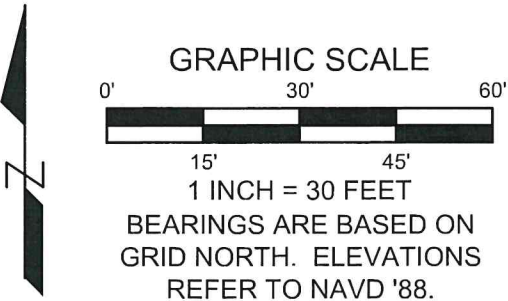
IMPERVIOUS SURFACE CALCS		
	EX	PROP
PORCHES	558 SF	393 SF
PATIO	65 SF	137 SF
ADDITION	--	73 SF
TOTAL	623 SF	603 SF
NET	-20 SF	



C1
L = 147.68'
R = 750.00'
Δ = 11°16'53"
C.L. = 147.44'
L.C.B. = N69°48'40"W

LEGEND

- FOUND 1" IRON PIPE
- (XX R) RECORDED AS
- ⚡ POWER POLE
- GUY WIRE
- ⚙ TREE - CONIFEROUS
- ⚙ TREE - DECIDUOUS





LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

WISCONSIN
PETER J. NIELSON
S-2527
MILWAUKEE, WI
LAND SURVEYOR

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

Peter J. Nielson
PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527

P:\Shared\1 - Projects\2021\21-6001 - Matustik Builders\21-6001.8 - Delheimer Residence - 1875 Geneva Bay Dr. - TX ID ZGB 00010\CAD\Design\21-6001.8 E.dwg



September 21, 2021

Attorney Dan Draper
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

RE: Professional Design Services Proposal
Symphony Bay Subdivision, Phase 5

Dear Mr. Draper,

We appreciate the opportunity to offer our services to the City of Lake Geneva for the above-referenced project. Nielsen Madsen + Barber has been performing civil engineering, planning and surveying services for over 67 years. Our experience in southeastern Wisconsin and our dedication to quality surveying and engineering will be a benefit to you in the successful completion of this project.

PROJECT UNDERSTANDING

In accordance with your request, we are pleased to present our proposal to provide engineering review services for the proposed Phase 5 of Symphony Bay Subdivision being constructed in the NE 1/4 of Section 6 and the NW 1/4 of Section 5 in Township 1 North, Range 18 East, in the City of Lake Geneva, Wisconsin. The subdivision is owned and being developed by Southland Farms LLC.

SCOPE OF SERVICES

Based on our correspondence with the design engineer, we are to review the updated plans for Symphony Bay Subdivision, Phase 5. The scope is limited to review of Lot and Outlot grading and review of the Stormwater Management Plan. The review will follow the Ordinance requirements for the City of Lake Geneva as it pertains to these elements.



CIVIL DESIGN SERVICES including:

SITE GRADING AND DRAINAGE PLANS

- Review the grading and drainage plans dated August 8, 2021, as prepared by Kapur & Associates, Inc. including the following components:
 - Review finished yard grades.
 - Review proposed final grade contours for all lawn areas.
 - Review the site grading plan for all the stormwater retention basin(s).

STORMWATER MANAGEMENT PLAN

Review the Stormwater Management Plan and retention basin plans dated September 16, 2021, as prepared by Kapur & Associates Inc. in accordance with City of Lake Geneva and WDNR requirements. Review of design calculations and submittals to include the following:

- Pre- and post-developed stormwater runoff calculations.
- Sizing calculations and design details for the retention basins and outlet control structure(s).
- WinSLAMM water quality calculations.
- Retention basin grading plan and design details for all required inlets, outlets and overflow structures.
- Review the Stormwater Management Plan narrative and related exhibits.

PROPOSED FEES

Nielsen Madsen + Barber will provide the services and tasks as detailed above for an estimated fee of \$4,000.00. If substantial revisions are required, the fees may be higher.

SCHEDULE

We propose to initiate work immediately upon receipt of written notification to proceed and will have the initial review done in seven working days.

CLOSING

Thank you for the opportunity to offer our services. We look forward to working with the City of Lake Geneva on this project. Please acknowledge receipt and acceptance of this proposal by signing and returning one copy for our files.

Respectfully submitted,



Mark R. Madsen P.E., P.L.S.
President

ACCEPTED:

Signature: _____

Print Name: _____

Title: _____

Date: _____

File: G:\NMB Contracts\2021\Proposals - Engineering\2016.0011.02 - Symphony Bay Subdivision - Phase 5 Review.docx