



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

CITY OF LAKE GENEVA SPECIAL COMMON COUNCIL

TUESDAY, DECEMBER 21, 2021 5:00 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 Yunker
3. Roll Call
4. 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
5. Discussion/Action regarding Change Order # 3 filed by Selzer-Ornst for the Library Restoration Project in an amount not to exceed \$4,700.00
6. **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.

Lake Geneva Public Library
Selzer-Ornst Construction
Owner Change Order Request



CO 9
Origination Date: 12/14/2021
Revision Date:

Change Request Description:

Surveillance, Security & Access Control Costs

Trade	Description	Quantity	UM	UP	Cost
Subcontracts/Design					
Electrical Subcontractor	Surveillance System	1.00	ls	\$686.25	\$ 686.25
Electrical Subcontractor	Access Control System	1.00	ls	\$1,400.00	\$ 1,400.00
Electrical Subcontractor	Security System	1.00	ls	\$1,985.25	\$ 1,985.25
Selzer-Ornst Labor Rates					
				Standard Rate	
	Principal	0.00	hr	\$175.00	\$ -
	Senior Project Manager	0.00	hr	\$150.00	\$ -
	Project Manager	2.00	hr	\$130.00	\$ 260.00
	General Superintendent	0.00	hr	\$130.00	\$ -
	Project Superintendent	0.00	hr	\$115.00	\$ -
	Foreman	0.00	hr	\$100.00	\$ -
	Carpenter	0.00	hr	\$90.00	\$ -
	Laborer	0.00	hr	\$82.50	\$ -
	Accounting	0.00	hr	\$75.00	\$ -
	Project Coordinator	0.00	hr	\$75.00	\$ -
Other Costs					
	Permits/Impact Fees	0.00	ls	\$0.00	\$0.00
Clarifications:					
1. The surveillance camera cable installation includes pulling 3 new cables to 2 new locations and 1 existing location. Cables to be owner supplied.					
2. The electrician shall install access control wiring to 3 locations per the access control plans. Cables to be owner supplied. All cable to be coiled in 8-10' lengths above the ceiling. Subcontractor shall provide quantity one (1) 3/4" empty conduit and J-box in the ceiling per the direction of Jeff Miskie.					
2. The electrician shall install security cables per the security plan included in this change order to the following locations M1, M2, M3, S1, S2, S4 & S5.					
General note: subcontractor to test wires only. The City of Lake Geneva Public Library shall perform final testing of all equipment. Each scope references the attached plans provided by Jeff Miskie. All cabling to be installed in the ceilings in J-hooks per code and with sleeves as needed.					
Schedule Impact:	None				

CLIENT APPROVAL:

SIGN: _____
DATE: _____

S-O Subtotal Cost:	\$ 260.00
S-O Fee and General Conditions (10%):	\$26.00
Subcontractor Subtotal Cost:	\$ 4,071.50
Fee and General Conditions (5%):	\$203.58
GL Insurance (1%):	\$46.47
Bond (2%):	\$92.15
Sales Tax (Incl. above):	N/A
Total:	\$ 4,700.00



Change Order #9

Project: 21-0730-0840 Lake Geneva Library Contract #11 Contract Date: 8/24/2021	Customer: Selzer-Ornst Construction Company West State Street Milwaukee WI 53209	Prepared By: Shaun D Zaskowski shaun@empower-elec.com 12/14/2021
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1. Surveillance Cameras **\$686.25**

Description of Change:

We will be pulling in 3 new cables 2 New locations and replacing 1 existing location.

1. Cables owner supplied
2. Testing of 3 cables
3. Owner is testing all equipment and instilling all equipment
4. We will provide sleeves as needed
5. All cabling in ceiling and basement to be open air with J-hooks per code
6. We will provide sleeves as needed.

Comments below from Jeff

At this time none of the cameras are working. We did find one cut cable in the lobby in the trim above the old circulation area but cannot determine why the other cameras are off. The logs show the cameras outside the book drop was still working up until Dec 2nd 11:40 am. The cameras use Cat6 cable wired home run from each camera to the DVR in the basement equipment rack.

We are asking that the two cameras on the west end of the building be eliminated and moved to a location on the walls behind the circulation desks and children's desk. We will supply the cameras; we only need Cat 6 cables run from the basement to j boxes on the walls approx. 12" below the ceiling. The lobby camera, book drop camera and Smith Meeting Room hallway camera should all be operational.
Please let me know if you have any questions.

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Materials	1.00	\$86.25	\$86.25
Labor	6.00	\$100.00	\$600.00

Total Price: \$686.25

Original Contract Sum:	\$114,500.00
Net Change by Previously Authorized Change Orders:	\$0.00
Adjusted Contract Sum Prior to This Change Order:	\$114,500.00
Value of This Change Order:	\$686.25
Revised Contract Total:	\$115,186.25

We hereby agree to make the changes specified for Total Price listed above.

CONTRACTOR: Shaun D Zaskowski 12/14/2021
Empower Electric

The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work shall be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

ACCEPTED BY: _____
Selzer-Ornst Construction Company



Change Order #11

Project:

21-0730-0840 Lake Geneva
Library
Contract #11
Contract Date: 8/24/2021

Customer:

Selzer-Ornst Construction
Company
West State Street
Milwaukee WI 53209

Prepared By:

Shaun D Zaskowski
shaun@empower-elec.com
12/14/2021

1. Door Access**\$1,400.00***Description of Change:*

Owner Supplied cabling in 3 locations
Per Print 12-08-2021

1. Provide sleeves as needed
2. Coring
3. Provide 1 empty conduit 3/4" and J-box in ceiling as discussed
4. All caballing to be coiled up above ceiling in the 3 areas
5. As discussed

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Labor	14.00	\$100.00	\$1,400.00

Total Price: \$1,400.00

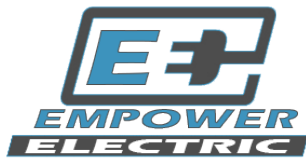
Original Contract Sum:	\$114,500.00
Net Change by Previously Authorized Change Orders:	\$0.00
Adjusted Contract Sum Prior to This Change Order:	\$114,500.00
Value of This Change Order:	\$1,400.00
Revised Contract Total:	\$115,900.00

We hereby agree to make the changes specified for Total Price listed above.

CONTRACTOR: Shaun D Zaskowski 12/14/2021
Empower Electric

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ACCEPTED BY: _____
Selzer-Ornst Construction Company



Change Order #10

Project:	Customer:	Prepared By:
21-0730-0840 Lake Geneva Library	Selzer-Ornst Construction Company	Shaun D Zaskowski
Contract #11	West State Street	shaun@empower-elec.com
Contract Date: 8/24/2021	Milwaukee WI 53209	12/14/2021

1. Security System \$1,985.25

Description of Change:

The below is the comments from Jeff. We will be pulling in new cables as directed. M1, M2, S1, S2, M3,S4,S5

1. All cables supplied by Owner
- 2.All terminations by Owner
- 3.All Testing by Owner
4. All cables in ceilings and basement will be free air cabling on J-Hooks per code
5. We will supply sleeves as needed
6. Plastic WireMold Brick west end off building

To simplify discussion, I'd like to refer to each detector by number as shown on the attached diagram. Note that this number is unrelated to the alarm zones.

During our walkthrough on Thursday, we found that the west side detectors M1, M2, S1 and S2 were all off most likely due to cables that were cut above the new men's washroom on the north end of the building.

S3 has been removed. (should we eliminate this detector or place it in director's office?)

In the staff workroom M4, the security control panel and door sensor all appear to be operational. There are power indicators and the control panel is active with the current date. The east side detectors M3, S4 and S5 were all off most likely due to cut cables above the door to the staff workroom.

Note that was not an in-depth examination and so there may be other less obvious cuts that will cause issues.

The smoke detectors appear to be run in a daisy-chain fashion using red 4 conductor 18 awg security cable. The motion sensors use gray 22 AWG security cable with either 8 or 6 conductors depending on the direction of the run. The multiple conductors are used to

provide a unique pair for each motion detector.

With only a few exceptions the security cables were either fished or fairly well hidden. They are not hanging down except where they were cut. There is one section of exposed cable on the brick on the west end of the building that should be dressed to be more cosmetic. (Plastic Wire Mold)

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Materials	1.00	\$385.25	\$385.25
Labor	16.00	\$100.00	\$1,600.00
Total Price:			\$1,985.25
Original Contract Sum:			\$114,500.00
Net Change by Previously Authorized Change Orders:			\$0.00
Adjusted Contract Sum Prior to This Change Order:			\$114,500.00
Value of This Change Order:			\$1,985.25
Revised Contract Total:			\$116,485.25

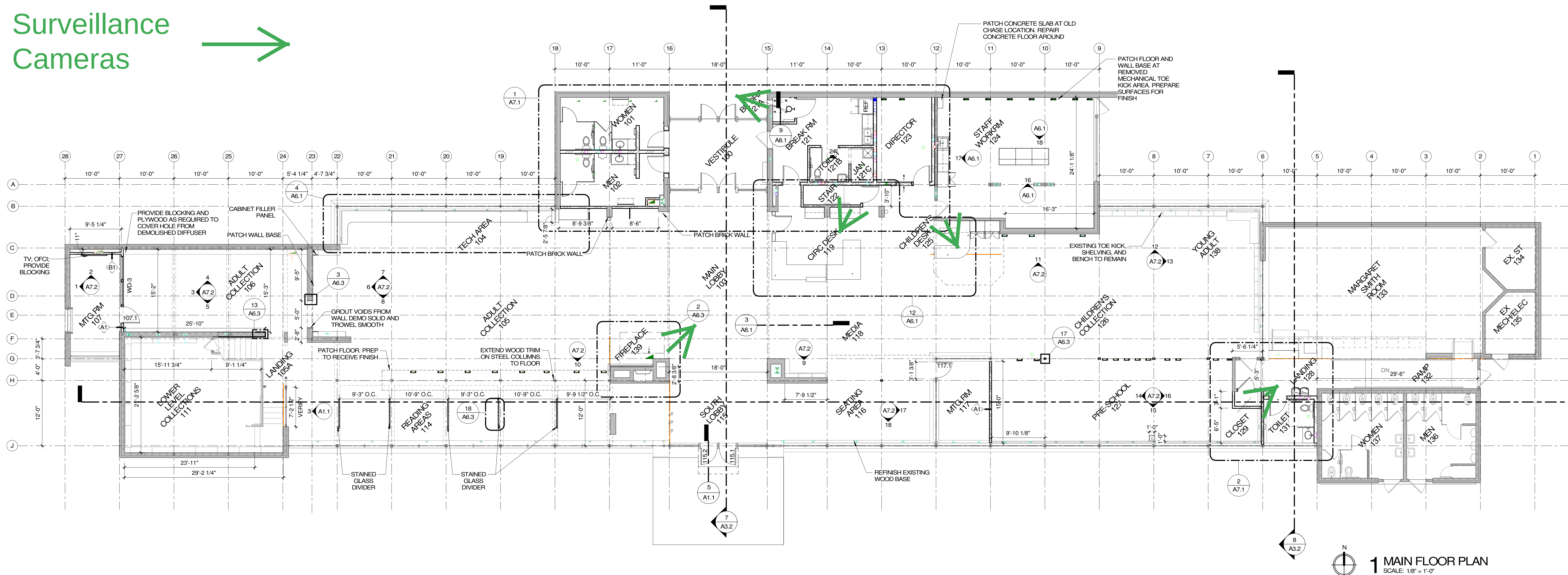
We hereby agree to make the changes specified for Total Price listed above.

CONTRACTOR: Shawn D Zaskowski 12/14/2021
Empower Electric

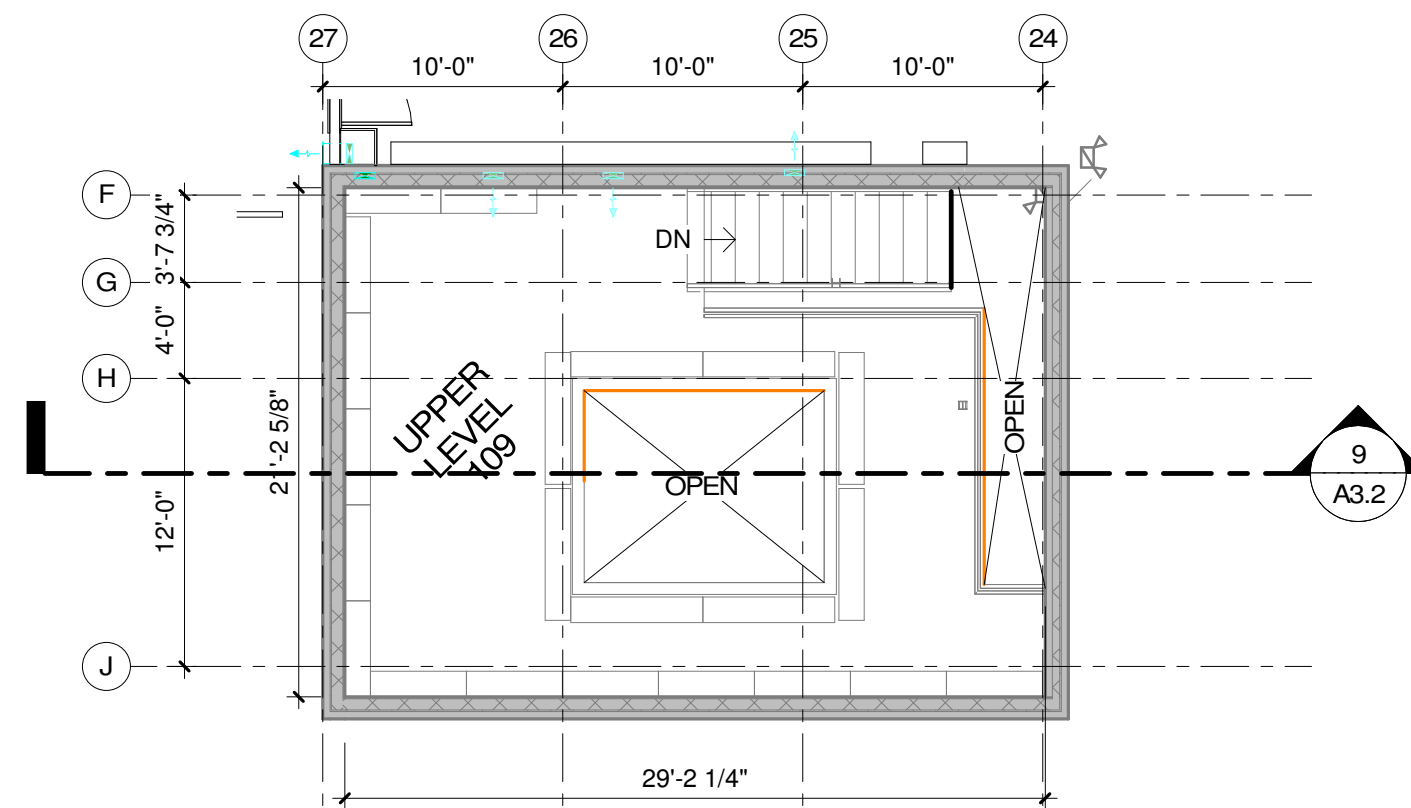
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ACCEPTED BY: _____
Selzer-Ornst Construction Company

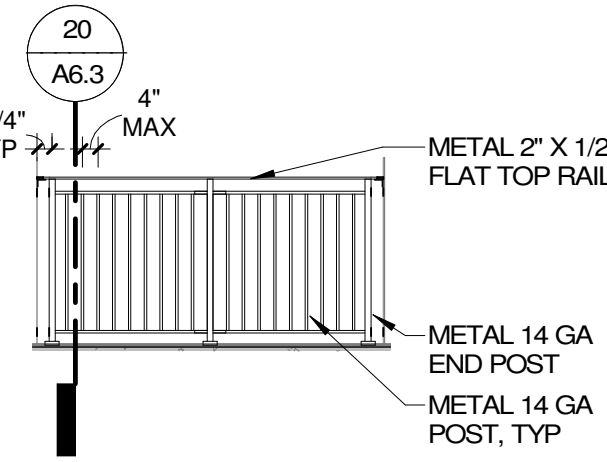
Surveillance
Cameras



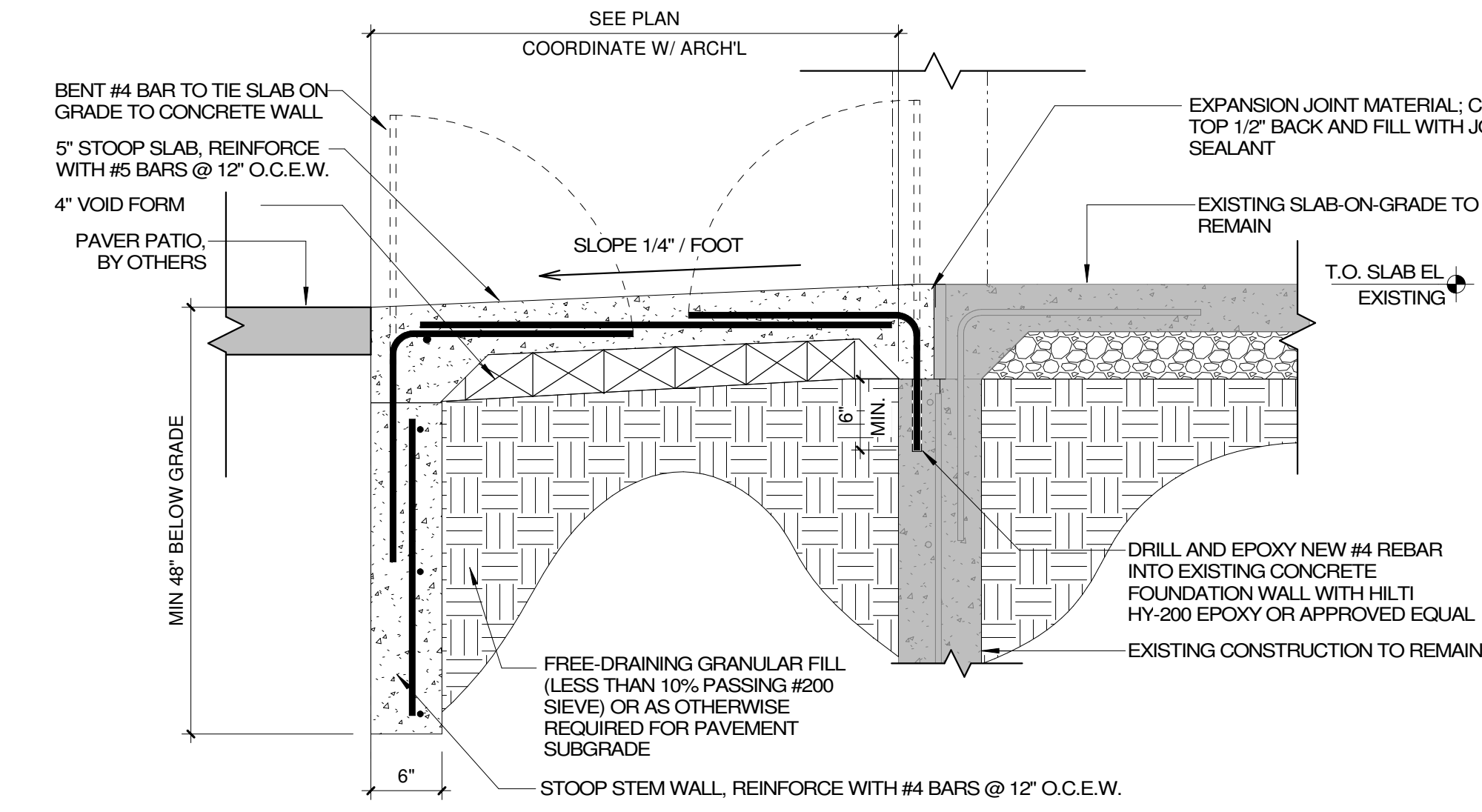
1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



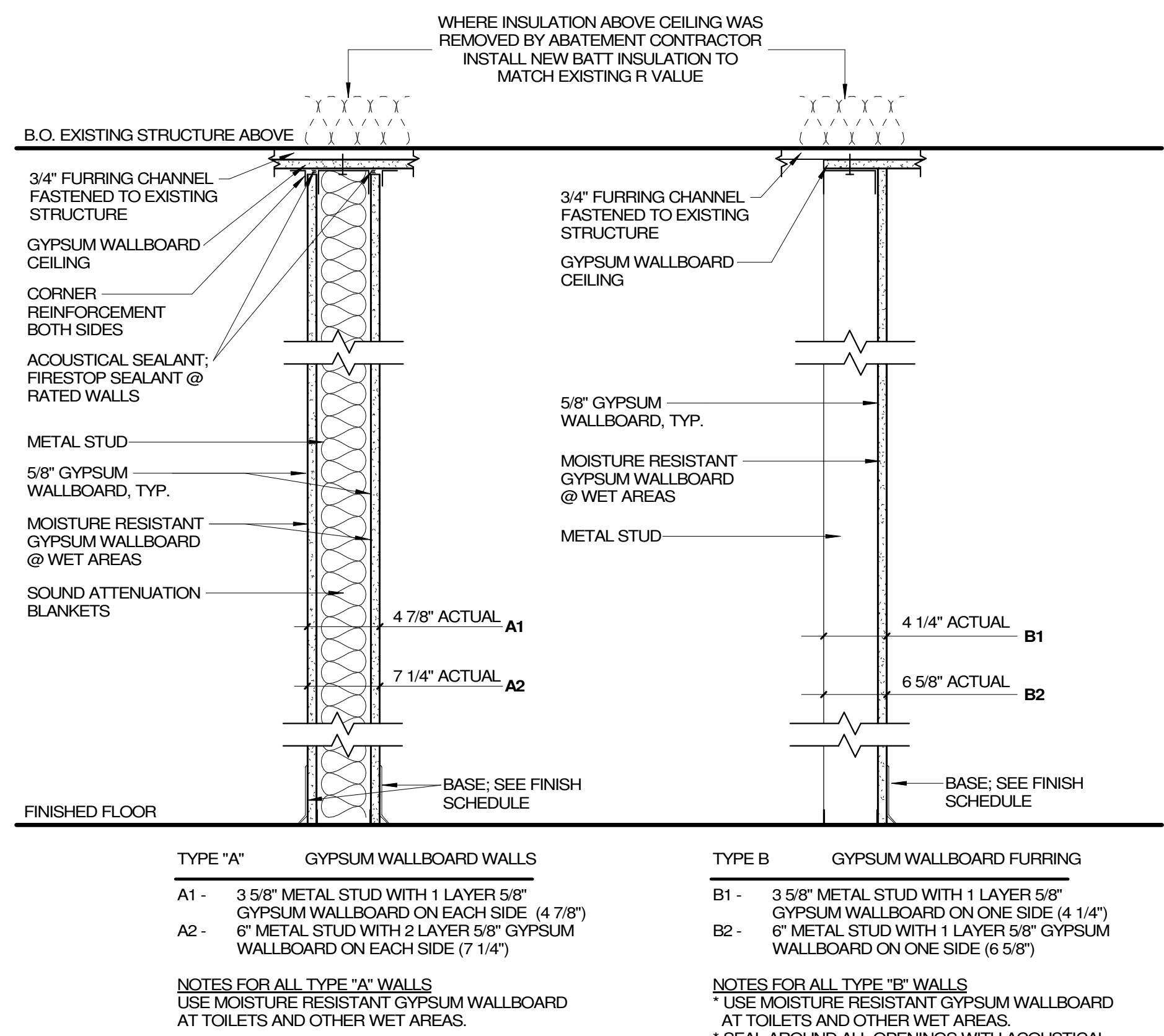
3 GUARDRAIL AT STAIRS 108
SCALE: 1/4" = 1'-0"



5 NEW STOOP DETAIL
SCALE: 1" = 1'-0"

ARCHITECTURAL GENERAL NOTES

- THESE CONSTRUCTION DRAWING SHEETS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT MANUAL.
- WHEN DRAWINGS AND PROJECT MANUAL CONFLICT, BIDDER SHALL REQUEST WRITTEN CLARIFICATION FROM THE ARCHITECT. IF CLARIFICATION IS NOT OBTAINED PRIOR TO BIDDING, THE FOLLOWING SHALL BE USED TO DETERMINE SCOPE OF BID: MATERIAL SIZE AND QUANTITY SHALL BE DETERMINED BY DRAWINGS, QUALITY IS DETERMINED BY PROJECT MANUAL. FINAL DETERMINATION SHALL BE BY THE ARCHITECT OR ENGINEER PRIOR TO CONSTRUCTION OR FABRICATION.
- ERRORS ARE TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.
- THE CONTRACTOR SHALL ARRANGE FOR THE PREMISES TO BE MAINTAINED IN AN ORDERLY MANNER THROUGHOUT THE COURSE OF THE JOB. MAINTAIN CLEANLINESS THROUGHOUT. DO NOT BLOCK EXITS, ENTRANCES, LOBBIES, CORRIDORS, ETC. PROTECT AREA FROM DAMAGE WHICH MAY OCCUR FROM DEMOLITION DUST, WATER, ETC. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC. AS REQUIRED. DAMAGE OF EXISTING STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
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- REPAIR OR PATCH CONCRETE THAT WAS DAMAGED FROM THE REMOVAL OF THE EXISTING FLOOR FINISH.
- PROVIDE J BEAD CASING AT ALL EXPOSED EDGES OF GYPSUM WALL BOARD U.N.O.



WALL TYPES

SCALE: 1 1/2" = 1'-0" NOTE: REFER TO UL FIRE-RESISTANCE DESIGN FOR ADDITIONAL INFORMATION @ FIRE RATED WALLS

FEH DESIGN
Henneman Engineering Inc.
energy. focused.

FLOOR PLANS

CITY OF LAKE GENEVA
LAKE GENEVA PUBLIC LIBRARY

DATE ISSUED 6/18/2021
ISSUED FOR CONSTRUCTION
REV. NO. DATE
PROJECT NUMBER 2019411

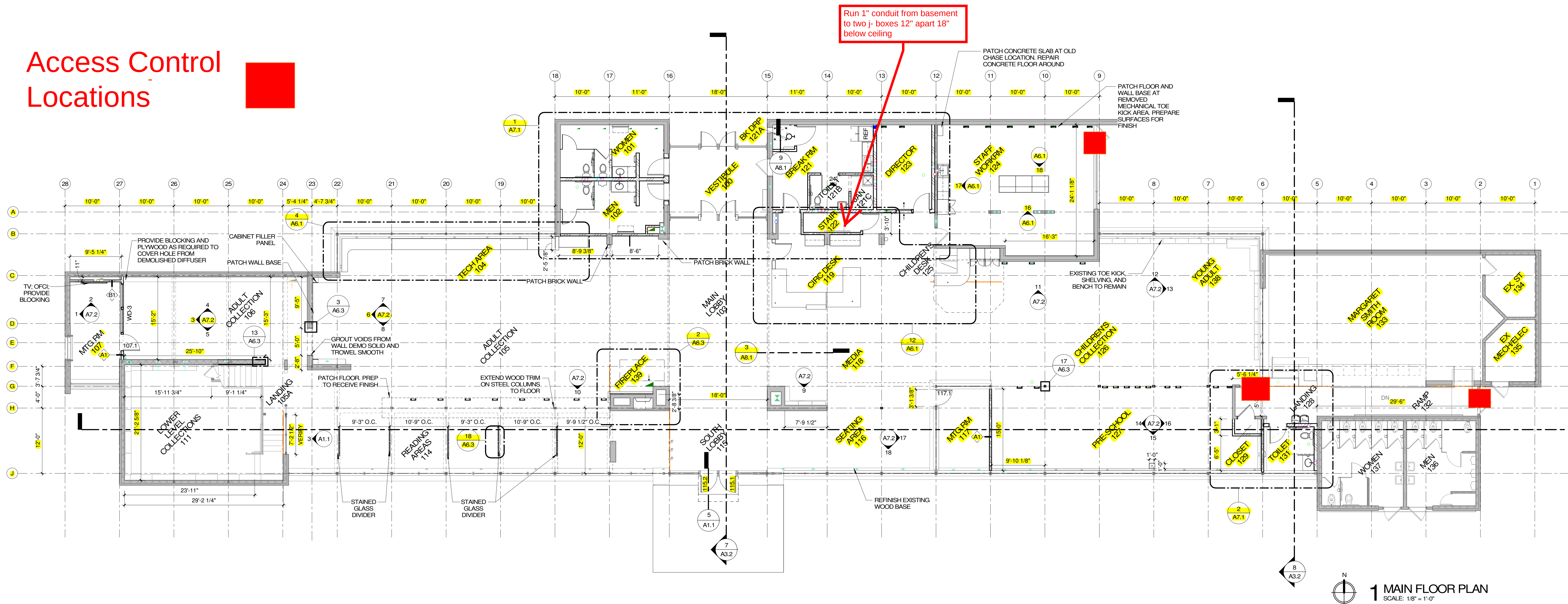
SHEET

A1.1

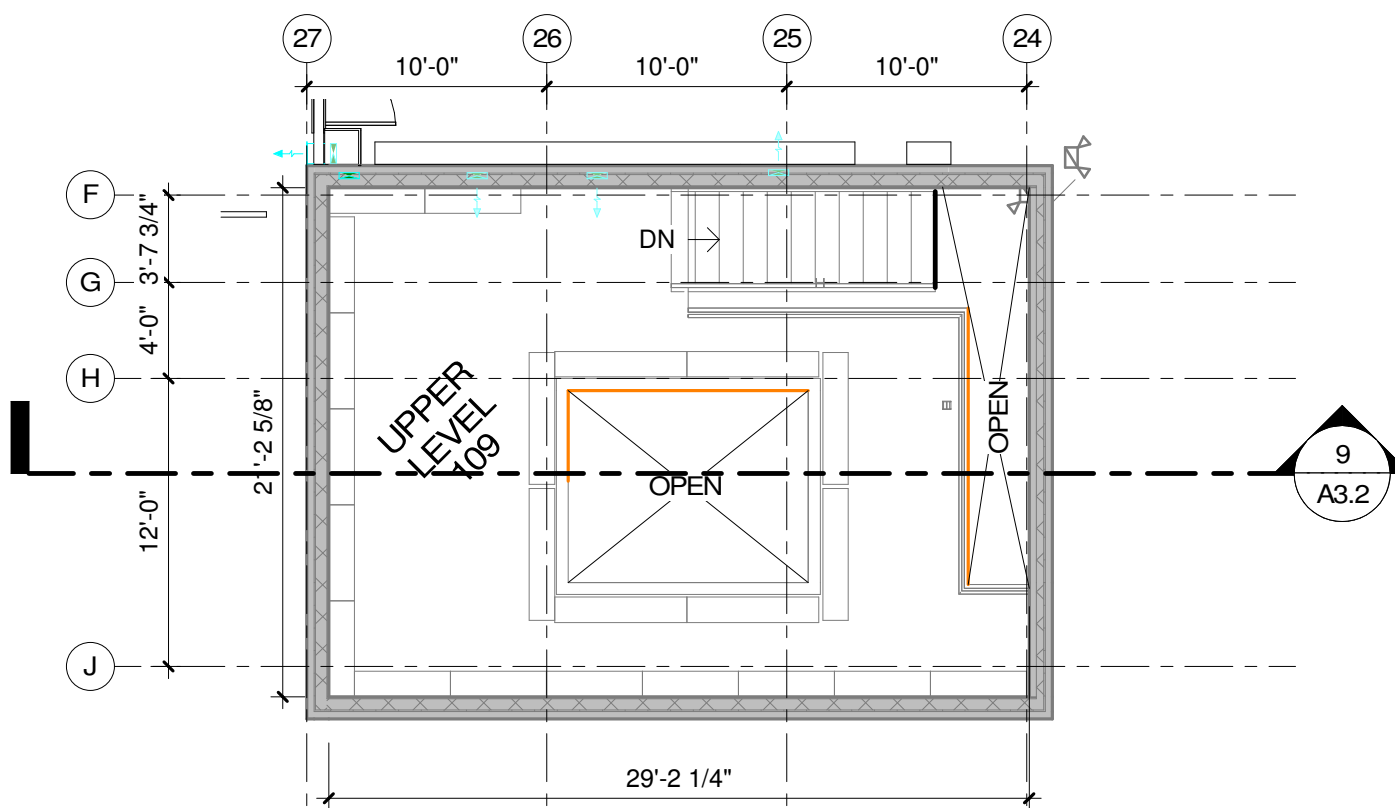
918 W. MAIN STREET
LAKE GENEVA, WI 53147

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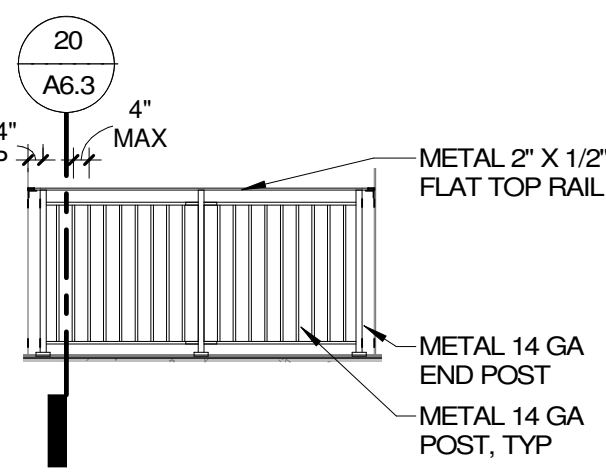
Access Control Locations



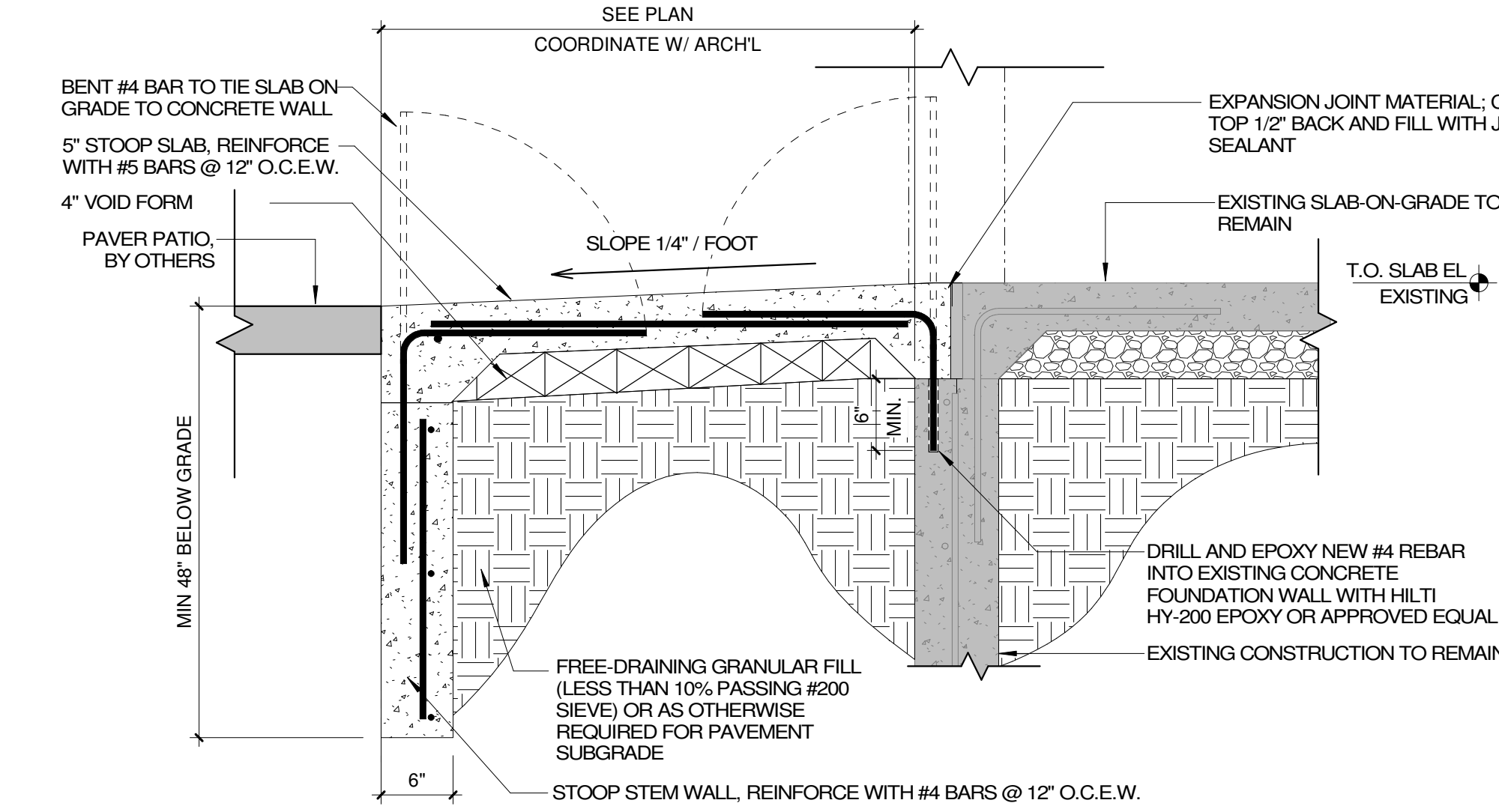
1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



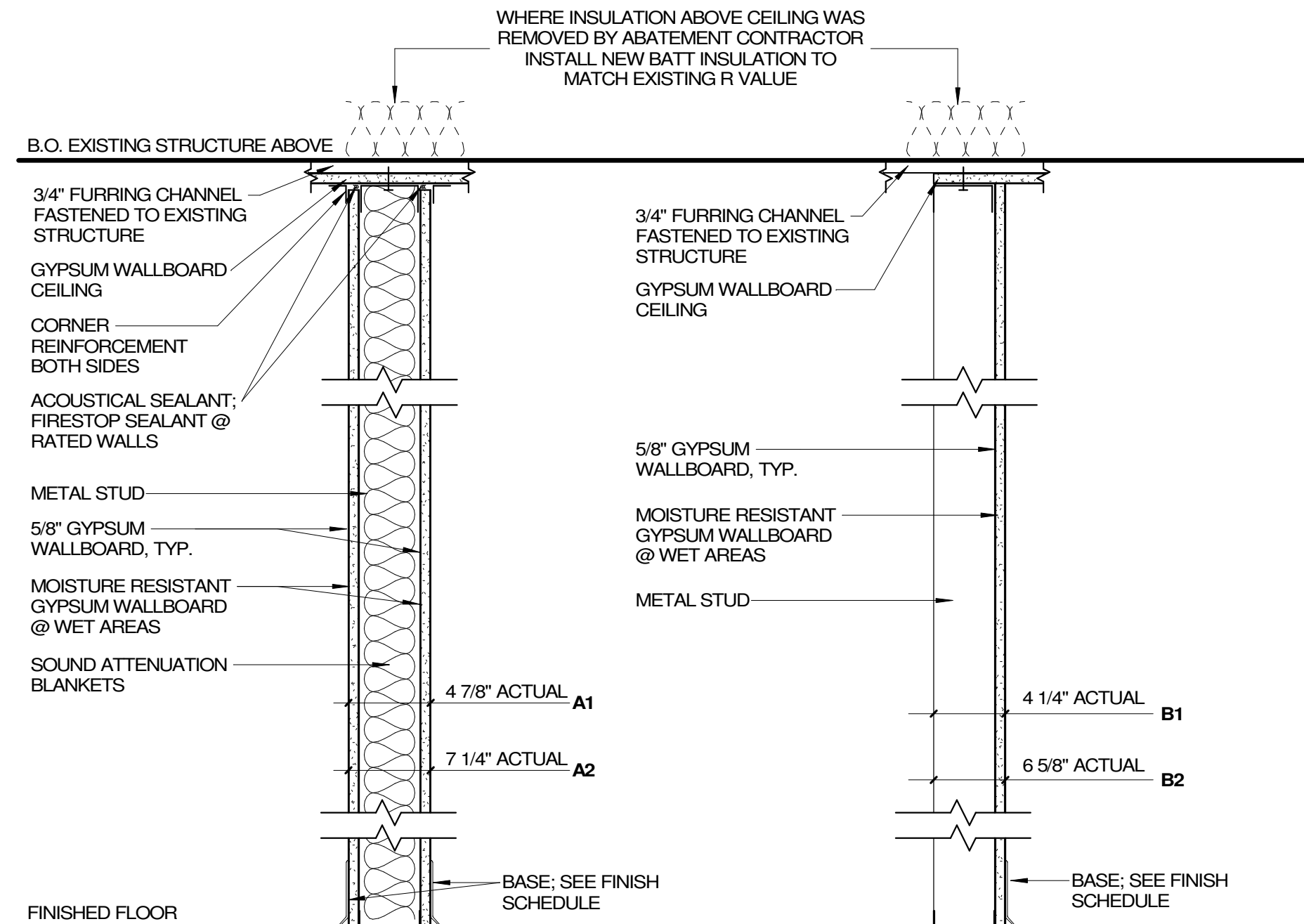
3 GUARDRAIL AT STAIRS 108
SCALE: 1/4" = 1'-0"



5 NEW STOOP DETAIL
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TYPE "A"	GYPSUM WALLBOARD WALLS	TYPE B	GYPSUM WALLBOARD FURRING
A1 -	3 5/8" METAL STUD WITH 1 LAYER 5/8" GYPSUM WALLBOARD ON EACH SIDE (4 7/8")	B1 -	3 5/8" METAL STUD WITH 1 LAYER 5/8" GYPSUM WALLBOARD ON ONE SIDE (4 1/4")
A2 -	6" METAL STUD WITH 2 LAYER 5/8" GYPSUM WALLBOARD ON EACH SIDE (7 1/4")	B2 -	6" METAL STUD WITH 1 LAYER 5/8" GYPSUM WALLBOARD ON ONE SIDE (6 5/8")

NOTES FOR ALL TYPE "A" WALLS
USE MOISTURE RESISTANT GYPSUM WALLBOARD AT TOILETS AND OTHER WET AREAS.

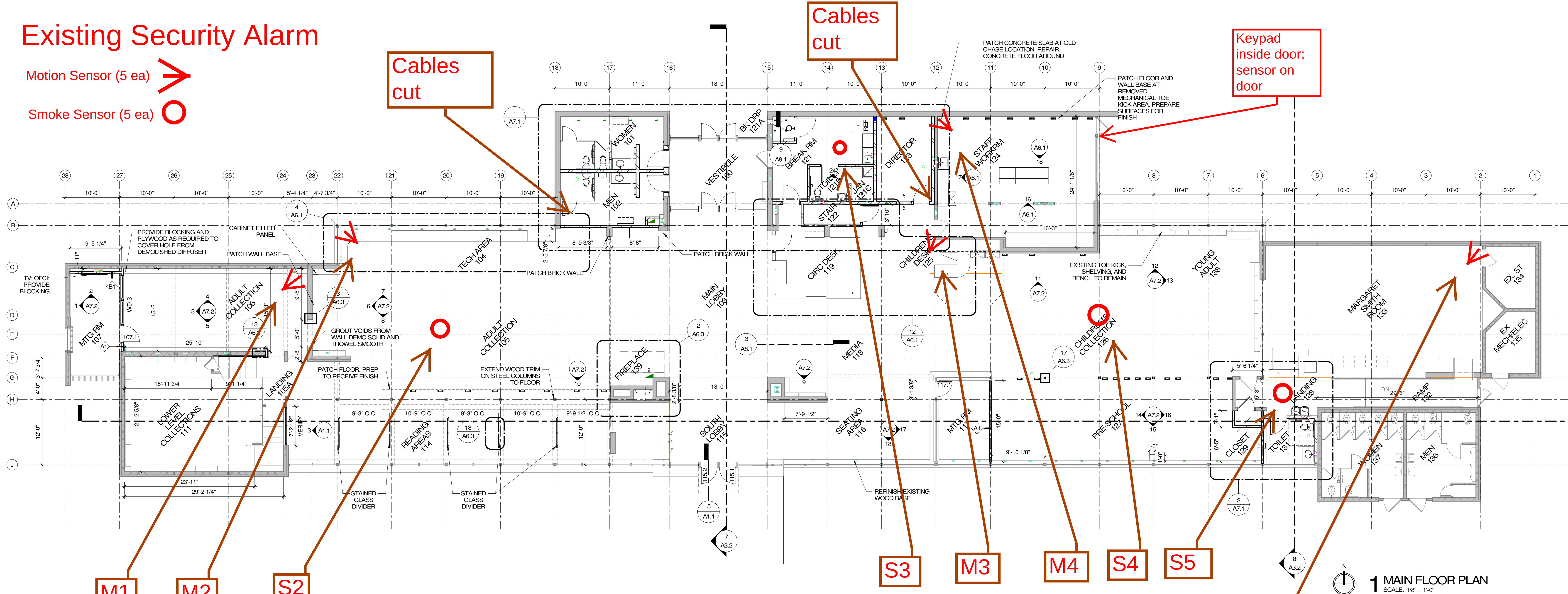
NOTES FOR ALL TYPE "B" WALLS
USE MOISTURE RESISTANT GYPSUM WALLBOARD AT TOILETS AND OTHER WET AREAS.
SEAL AROUND ALL OPENINGS WITH ACOUSTICAL SEALANT, ELECTRICAL BOXES & ETC.

WALL TYPES

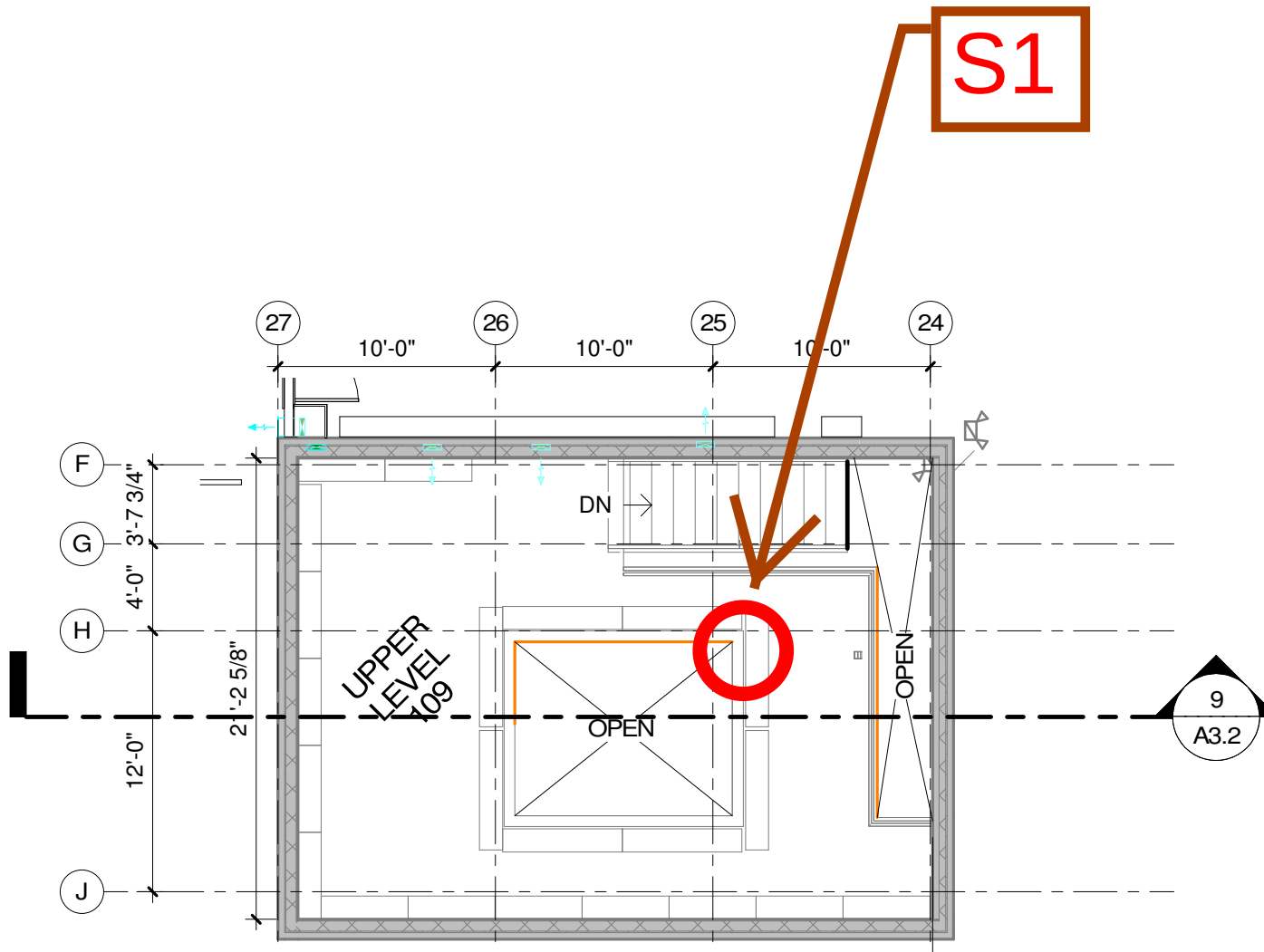
SCALE: 1 1/2" = 1'-0" NOTE: REFER TO UL FIRE-RESISTANCE DESIGN FOR ADDITIONAL INFORMATION @ FIRE RATED WALLS

Existing Security Alarm

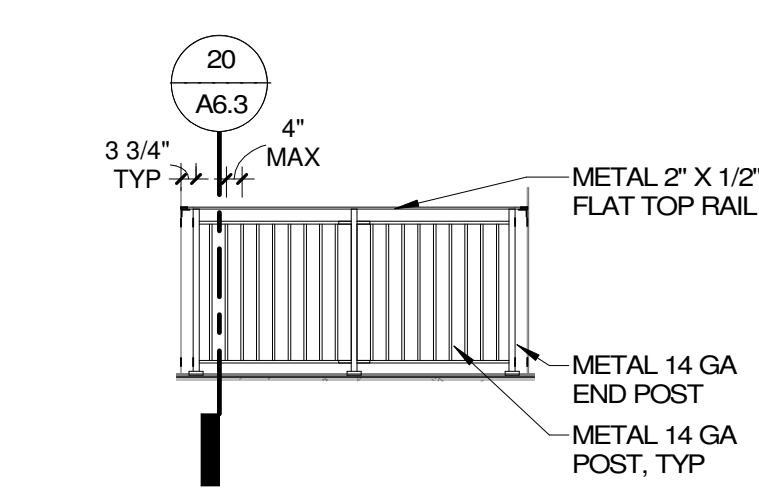
Motion Sensor (5 ea) ➡
Smoke Sensor (5 ea) ○



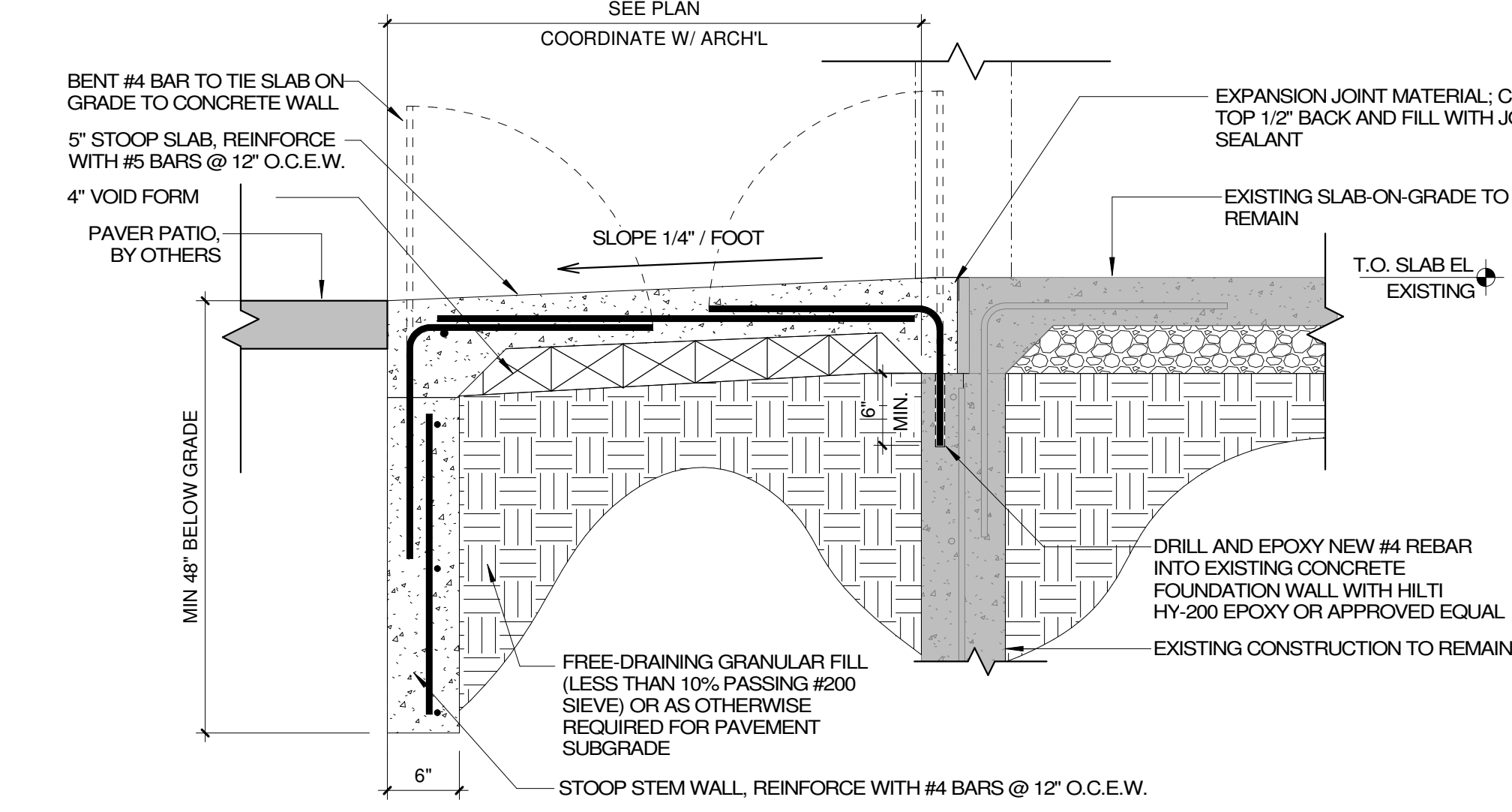
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SCALE: 1/8" = 1'-0"



2 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



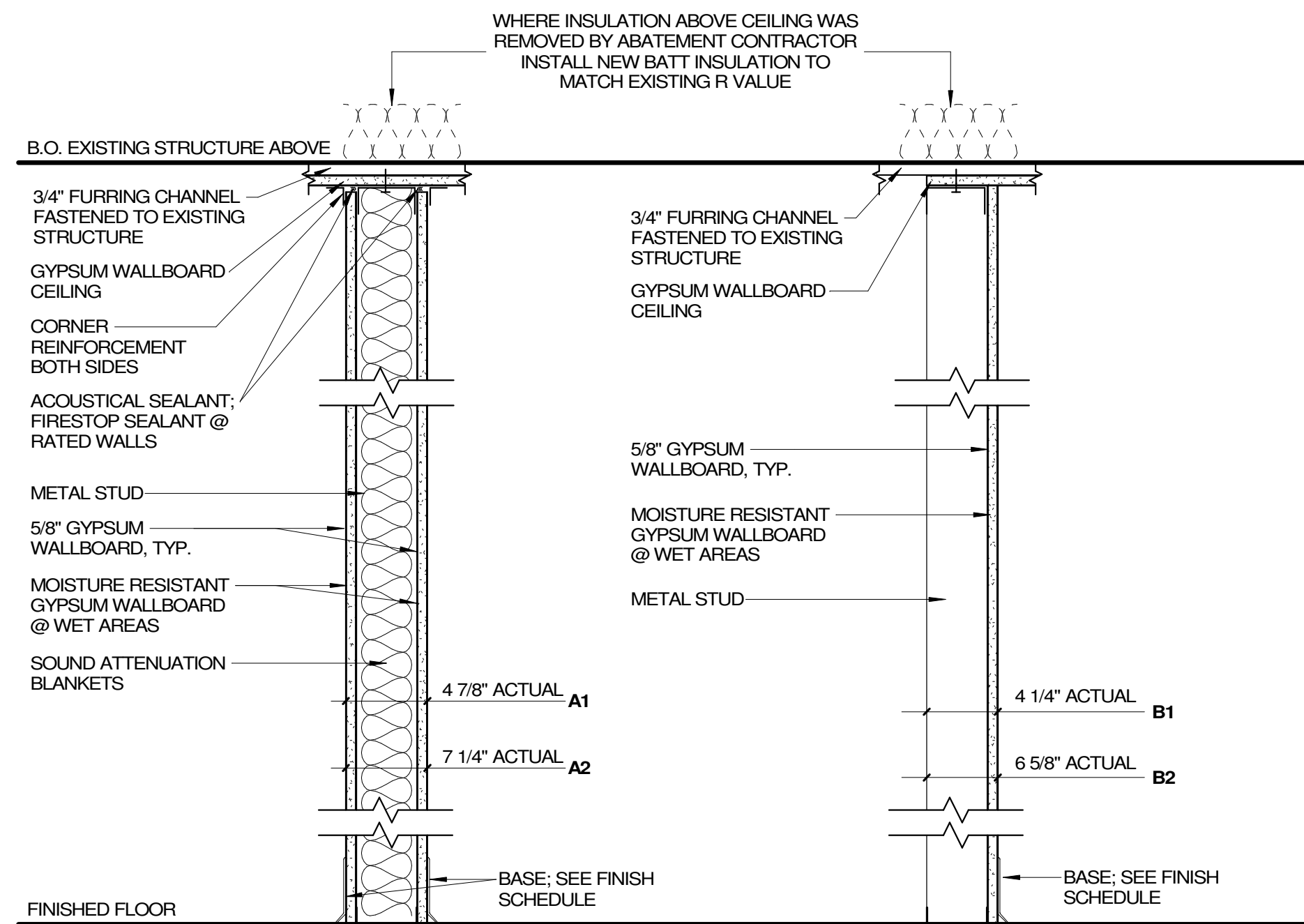
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SCALE: 1/4" = 1'-0"



5 NEW STOOP DETAIL
SCALE: 1" = 1'-0"

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3. ERRORS ARE TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.
4. THE CONTRACTOR SHALL ARRANGE FOR THE PREMISES TO BE MAINTAINED IN AN ORDERLY MANNER THROUGHOUT THE COURSE OF THE JOB. MAINTAIN CLEANLINESS THROUGHOUT. DO NOT BLOCK EXITS, ENTRANCES, LOBBIES, CORRIDORS, ETC. PROTECT AREA FROM DAMAGE WHICH MAY OCCUR FROM DEMOLITION DUST, WATER, ETC. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC. AS REQUIRED. DAMAGE OF EXISTING STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL LEFTOVER MATERIALS, DEBRIS, TOOLS, AND EQUIPMENT INVOLVED AT THE CONCLUSION OF THE INSTALLATION. THE CONTRACTOR SHALL LEAVE ALL AREAS CLEAN. ALL FIXTURES AND REUSABLE MATERIALS TO BE REMOVED ARE TO BE STORED OR DISPOSED OF AS PER OWNERS INSTRUCTIONS.
6. CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT WORKERS FROM INJURY OR EXPOSURE TO DANGEROUS MATERIALS DURING THE WORK BY THE CONTRACTOR, AS PER OSHA REGULATIONS AND FIRE WATCH AS PER THE SUPPLEMENTAL CONDITIONS IN THE PROJECT MANUAL.
7. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT/ENGINEER IF ADDITIONAL DIMENSIONS ARE REQUIRED OR DISCREPANCIES DISCOVERED.
8. ALL EXISTING FACILITY DIMENSIONS ARE TO BE VERIFIED ON SITE.
9. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SHOP DRAWING APPROVAL AND CONSTRUCTION. SEE PROJECT MANUAL WHERE FIELD VERIFICATION CANNOT BE OBTAINED PRIOR TO SHOP DRAWING APPROVAL.
10. DIMENSIONS ARE ACTUAL. DIMENSIONS FOR MASONRY WALLS ARE GIVEN FROM FACE TO FACE OF WALL. DIMENSIONS FOR STUD WALL IS TO FACE OF STUD.
11. ABBREVIATIONS AND MATERIAL REPRESENTATIONS ON ARCHITECTURAL DRAWINGS ARE SHOWN ON "ABBREVIATIONS" AND "MATERIAL LEGEND" TABLES. THIS SHEET.
12. SEE TYPICAL MOUNTING HEIGHTS FOR EQUIPMENT AND FIXTURES THIS SHEET.
13. FOR ADDITIONAL PLAN INFORMATION REFER TO PARTIAL ENLARGED PLANS OR DETAILS AS NOTED ON THE DRAWINGS.
14. REFER TO MECHANICAL DRAWINGS FOR ANY ADDITIONAL STEEL PIPE BOLTS AND FITTINGS REQUIRED.
15. PROVIDE FINISHED END OR FRONT PANELS ON ALL SURFACES OF CASEWORK THAT ARE EXPOSED TO VIEW.
16. EXISTING INTERIOR COLUMNS AND PRECAST SILLS TO RECEIVE PAINT.
17. AT ALL AREAS WHERE DISMISSED MATERIALS MEET, FINISH EDGE WITH SEALANT U.N.O.
18. EXISTING ABOVE CEILING INSULATION MAY BE REMOVED BY ABATEMENT CONTRACTOR IN AREAS WHERE THE CEILING IS BEING REPLACED. AT THESE LOCATIONS, THE GENERAL CONTRACTOR SHALL INSTALL NEW BATT INSULATION AS NEEDED TO MATCH THE EXISTING R VALUE.
19. REPAIR OR PATCH CONCRETE THAT WAS DAMAGED FROM THE REMOVAL OF THE EXISTING FLOOR FINISH.
20. PROVIDE J BEAD CASING AT ALL EXPOSED EDGES OF GYPSUM WALL BOARD U.N.O.



- | TYPE "A" | GYPSUM WALLBOARD WALLS | TYPE "B" | GYPSUM WALLBOARD FURRING |
|----------|--|----------|---|
| A1 - | 3 5/8" METAL STUD WITH 1 LAYER 5/8" GYPSUM WALLBOARD ON EACH SIDE (4 7/8") | B1 - | 3 5/8" METAL STUD WITH 1 LAYER 5/8" GYPSUM WALLBOARD ON ONE SIDE (4 1/4") |
| A2 - | 6" METAL STUD WITH 2 LAYER 5/8" GYPSUM WALLBOARD ON EACH SIDE (7 1/4") | B2 - | 6" METAL STUD WITH 1 LAYER 5/8" GYPSUM WALLBOARD ON ONE SIDE (6 5/8") |
- NOTES FOR ALL TYPE "A" WALLS
USE MOISTURE RESISTANT GYPSUM WALLBOARD AT TOILETS AND OTHER WET AREAS.
- NOTES FOR ALL TYPE "B" WALLS
USE MOISTURE RESISTANT GYPSUM WALLBOARD AT TOILETS AND OTHER WET AREAS.
SEAL AROUND ALL OPENINGS WITH ACOUSTICAL SEALANT, ELECTRICAL BOXES & ETC.

WALL TYPES

SCALE: 1 1/2" = 1'-0" NOTE: REFER TO UL FIRE-RESISTANCE DESIGN FOR ADDITIONAL INFORMATION @ FIRE RATED WALLS