



Office of the Clerk/Treasurer

W240N3065 Pewaukee Road
Pewaukee, WI 53072
Phone: 262-691-0770

**COMMON COUNCIL
MEETING NOTICE AND AGENDA
Monday, March 17, 2025
6:30 PM**

Pewaukee City Hall Common Council Chambers
W240N3065 Pewaukee Road, Pewaukee, WI

1. Call to Order and Pledge of Allegiance
2. Public Hearing
 - 2.1 Public Hearing for Westwood Drive and Corporate Court Road Rehabilitation
3. Public Comment - Please limit your comments to two minutes. If further time for discussion is needed, please contact your District Alderperson prior to the meeting.
4. Water Utility
 - 4.1 Well 8 PFAS Pilot Agreement
5. Public Comment - Please limit your comments to two minutes. If further time for discussion is needed, please contact your District Alderperson prior to the meeting.
6. Adjournment

Kelly Tarczewski
Clerk/Treasurer
March 14, 2025

NOTICE

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum at the above stated meeting. No action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the Clerk/Treasurer, Kelly Tarczewski, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.

City of Pewaukee - New Agenda Item

Agenda Language:

PUBLIC HEARING, Discussion and Possible Action regarding Westwood Drive and Corporate Court Road Rehabilitation Project

Sub Item Agenda Language:

1. Accept the Preliminary Engineering Report and Special Assessments.
2. Award the Contract to the Lowest Qualified Bidder, All-Ways Contractors, Inc., in the amount of \$1,818,886.25.

Background Provided By:

Magdelene Wagner, P.E., Director of Public Works/City Engineer

Background:

The City authorized the road rehabilitation project for Westwood Drive and Corporate Court as part of the 2025 budget and Resolution 23-12-19.

The project includes Westwood Drive and Corporate Court. These roads are in poor condition and require rehabilitation. Westwood Drive has a PASER rating of 3 and Corporate Court has a PASER rating of 5. PASER is a pavement rating scale in which a score of 10 is a new road and 1 is a road that is at its end of life. Corporate Court has a curb separation and rapid curb edge deterioration issue which is not reflected in the PASER rating.

The Westwood project includes spot curb repairs, full depth existing asphalt removal, stone base repairs, and new asphalt being placed. Minor repairs of inlets, valve boxes, and manholes within the project area is also being completed as part of the project.

There is a substantial drainage culvert system on a navigable stream near the north end of the project which is also being replaced. The design of the culvert system exceeded the cost we anticipated due to changes required to replace the 3 large culverts currently in place and the regulatory requirements for its replacement. Four additional inlets and approximately 500 feet of storm sewer are being added to address drainage and existing inlet capacity concerns.

The Corporate Court project includes full curb replacement, full depth asphalt replacement, stone base repairs, and new asphalt being replaced. Minor repairs of inlets, valve boxes, and manholes within the project area is also being completed as part of the project. Two additional inlets and approximately 50 feet of storm sewer are being added to address drainage and existing inlet capacity concerns.

In accordance with the City's assessment policy, the project is assessable and a Preliminary Engineers Report has been developed. See attached report. Road and 50% of curb costs are assessed to the benefited adjacent parcels. Both projects are

100% assessable to the adjacent non-residential properties. The storm sewer, inlets and 50% of the curb costs are allocated to the Storm Water Utility. The Water Utility and Sewer Utility will pay for the work on the respective infrastructure repairs.

Assessments are based upon the lowest qualified bids. The property owners will have the option to pay the assessments over 10-years on the annual tax bill with an annual simple interest rate on any unpaid balance. The interest rate, per our ordinances, will be 1% over the rate we borrow at. The interest rate is unknown at this time since the scheduled borrowing for 2025 has not occurred yet. The final assessments will be levied in 2026 at the earliest as this is not completed until the project is closed out.

The City received three (3) bids on this project ranging from \$1,818,886.25 to \$2,524,564.77. See attached Bid Tabulation. All-Ways Contractors, Inc. was the lowest qualified bidder. We have done several jobs with them in the past and have no concerns about awarding them this work.

Fiscal Impact:

The 2025 budget allocated \$1,350,000 for the road, \$500,000 from the Storm Water Utility, \$202,000 from the Water Utility, and \$300,000 from the Sewer Utility for maintenance of the systems.

Project costs include contractor bids, engineering, administration, and contingencies.

The costs break down as follows:

Corporate Court project breaks down as follows:

Road	\$290,942.16
Storm Water	\$118,624.79
Water	\$7,965.75
Sewer	\$10,669.75

Westwood Drive project breaks down as follows:

Road	\$1,100,879.29
Storm Water	\$708,823.43
Water	\$14,384.69
Sewer	\$51,794.07

The total project cost to the road is \$1,391,821.45, cost to the Storm Water Utility is \$827,448.22, cost to the Water Utility is \$22,350.44 and cost to the Sewer Utility is \$62,463.82. The costs are over the budgeted amounts for road and storm water by \$41,821.45 and \$327,448.22, respectively. The road and storm water utility funds have planned borrowing to occur in 2025 so I recommend the increased costs be funded by increasing the borrowed amounts by the above amounts as needed.

Recommended Motion:

Council approve the preliminary engineers report, increase borrowing funds as recommended, and award the contract to the lowest qualified bidder, All-Ways Contractors, Inc., in the amount of \$1,818,886.25.



February 28, 2025

Ms. Magdelene Wagner, P.E., Public Works Director and City Engineer
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Corporate Court and Westwood Drive Reconstruction
Contract 1-2025
City of Pewaukee, Wisconsin

Dear Ms. Wagner:

Bids for the above-referenced Project were opened on February 27, 2025. Three Bids were received with the resulting Bid tabulation enclosed. The low Bid of \$1,818,886.25 was less than ENGINEER's opinion of probable construction cost.

All-Ways Contractors, Inc. of Elm Grove, Wisconsin, was the apparent low Bidder at \$1,818,886.25. The Bid included a Bid Bond for 5 percent, and Addendum Nos. 1 and 2 were acknowledged. The Bid is deemed to be responsive.

Strand Associates, Inc.® has previously worked with All-Ways Contractors, Inc. on projects for the Town of Brookfield and the City of Pewaukee. For those projects, the owners determined All-Ways Contractors, Inc. to be responsible.

If you determine that All-Ways Contractors, Inc. is a responsible Bidder after your evaluation of their qualifications, we recommend proceeding with award of the Contract in accordance with Article 18 of the Instructions to Bidders.

Sincerely,

STRAND ASSOCIATES, INC.®



Emily A. Rowntree, P.E.

Enclosure

Bids Received: 10 A.M.
February 27, 2025

STRAND ASSOCIATES, INC.®
126 North Jefferson Street
Suite 350
Milwaukee, WI 53202

CITY OF PEWAUKEE
PEWAUKEE, WISCONSIN
CORPORATE COURT AND WESTWOOD DRIVE RECONSTRUCTION
CONTRACT 1-2025

BID TABULATION SUMMARY

Bidder and Address	Bid Bond or Guarantee	Addenda Acknowledged	Unit Price Bid
All-Ways Contractors, Inc. P.O. Box 798 Elm Grove, WI 53122	5%	Yes	\$1,818,886.25
Musson Brothers, Inc. 1522 Pearl Street Waukesha, WI 53186	5%	No	\$2,102,407.77 *\$2,102,233.77
Lalonde Contractors, Inc. 1609 Lincoln Avenue Waukesha, WI 53186	5%	Yes	\$2,524,564.77 *\$2,424,564.77

* CONTRACTOR'S COMPUTED TOTAL

Reviewed by: 

Bids Received: 10 A.M., February 27, 2025

STRAND ASSOCIATES, INC.®
126 North Jefferson Street, Suite 350
Milwaukee, WI 53203

CITY OF PEWAUKEE
PEWAUKEE, WISCONSIN
CORPORATE COURT AND WESTWOOD DRIVE RECONSTRUCTION
CONTRACT 1-2025

BID TABULATION BREAKDOWN

				All-Ways Contractors, Inc. P.O. Box 798 Elm Grove, WI 53122		Musson Bros., Inc. 1522 Pearl Street Waukesha, WI 53186		Lalonde Contractors, Inc. 1609 Lincoln Avenue Waukesha, WI 53186	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Corporate Court									
1.	Clearing and Grubbing	1	LS	\$ 500.00	\$ 500.00	\$ 2,875.00	\$ 2,875.00	\$ 2,875.00	\$ 2,875.00
2.	Common Excavation	1	LS	\$ 31,235.00	\$ 31,235.00	\$ 27,843.44	\$ 27,843.44	\$ 18,000.00	\$ 18,000.00
3.	Saw Cut, Asphalt	90	LF	\$ 4.00	\$ 360.00	\$ 1.95	\$ 175.50	\$ 1.95	\$ 175.50
4.	Saw Cut, Concrete	20	LF	\$ 5.00	\$ 100.00	\$ 2.35	\$ 47.00	\$ 2.35	\$ 47.00
5.	Full Depth Mill	4,100	SY	\$ 4.52	\$ 18,532.00	\$ 4.65	\$ 19,065.00	\$ 4.41	\$ 18,081.00
6.	Inlet Casting	3	EA	\$ 940.00	\$ 2,820.00	\$ 1,620.74	\$ 4,862.22	\$ 1,095.00	\$ 3,285.00
7.	2-FT by 3-FT Inlet	3	EA	\$ 2,395.00	\$ 7,185.00	\$ 2,087.29	\$ 6,261.87	\$ 1,670.00	\$ 5,010.00
8.	Storm Sewer MH Casting	1	EA	\$ 1,080.00	\$ 1,080.00	\$ 1,782.98	\$ 1,782.98	\$ 1,327.00	\$ 1,327.00
9.	5-FT-DIA MH	1	EA	\$ 7,580.00	\$ 7,580.00	\$ 5,706.89	\$ 5,706.89	\$ 8,318.00	\$ 8,318.00
10.	12-IN RCP Class V Storm Sewer	50	LF	\$ 128.00	\$ 6,400.00	\$ 118.55	\$ 5,927.50	\$ 135.00	\$ 6,750.00
11.	15-IN RCP Class IV Storm Sewer	10	LF	\$ 142.30	\$ 1,423.00	\$ 208.58	\$ 2,085.80	\$ 146.00	\$ 1,460.00
12.	18-IN RCP Class IV Storm Sewer	50	LF	\$ 133.00	\$ 6,650.00	\$ 126.37	\$ 6,318.50	\$ 155.00	\$ 7,750.00
13.	36-IN RCP Class IV Storm Sewer	10	LF	\$ 285.40	\$ 2,854.00	\$ 465.38	\$ 4,653.80	\$ 288.00	\$ 2,880.00
14.	12-IN RCP Apron End Wall W/ Pipe Gate and Cut Off Wall	1	EA	\$ 2,600.00	\$ 2,600.00	\$ 4,143.59	\$ 4,143.59	\$ 3,250.00	\$ 3,250.00
15.	18-IN RCP Apron End Wall W/ Pipe Gate and Cut Off Wall	1	EA	\$ 2,850.00	\$ 2,850.00	\$ 4,513.38	\$ 4,513.38	\$ 3,986.00	\$ 3,986.00
16.	Connect New Storm Sewer to Existing Storm Sewer	5	EA	\$ 500.00	\$ 2,500.00	\$ 1,556.26	\$ 7,781.30	\$ 2,250.00	\$ 11,250.00
17.	Replace Adjustment Rings on Existing Inlet	3	EA	\$ 1,380.00	\$ 4,140.00	\$ 765.92	\$ 2,297.76	\$ 2,100.00	\$ 6,300.00
18.	Riprap, Medium	5	CY	\$ 120.00	\$ 600.00	\$ 324.90	\$ 1,624.50	\$ 150.00	\$ 750.00
19.	Riprap Geotextile Fabric	20	SY	\$ 5.00	\$ 100.00	\$ 8.76	\$ 175.20	\$ 5.00	\$ 100.00

				All-Ways Contractors, Inc. P.O. Box 798 Elm Grove, WI 53122		Musson Bros., Inc. 1522 Pearl Street Waukesha, WI 53186		Lalonde Contractors, Inc. 1609 Lincoln Avenue Waukesha, WI 53186	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
20.	3/4-IN Dense-Grade Base Course	20	T	\$ 49.00	\$ 980.00	\$ 38.82	\$ 776.40	\$ 79.00	\$ 1,580.00
21.	1 1/4-IN Dense-Grade Base Course	510	T	\$ 19.80	\$ 10,098.00	\$ 35.40	\$ 18,054.00	\$ 20.00	\$ 10,200.00
22.	3-IN Dense-Grade Base Course for EBS Backfill	900	T	\$ 20.80	\$ 18,720.00	\$ 20.39	\$ 18,351.00	\$ 22.00	\$ 19,800.00
23.	EBS	390	CY	\$ 23.00	\$ 8,970.00	\$ 27.84	\$ 10,857.60	\$ 30.00	\$ 11,700.00
24.	Geogrid	390	SY	\$ 9.00	\$ 3,510.00	\$ 9.23	\$ 3,599.70	\$ 2.20	\$ 858.00
25.	HMA Pavement 4 LT 58-28 S	480	T	\$ 72.25	\$ 34,680.00	\$ 72.25	\$ 34,680.00	\$ 72.25	\$ 34,680.00
26.	HMA Pavement 3 LT 58-28 S	940	T	\$ 63.55	\$ 59,737.00	\$ 63.55	\$ 59,737.00	\$ 63.55	\$ 59,737.00
27.	Remove and Replace Curb and Gutter	2,500	LF	\$ 22.00	\$ 55,000.00	\$ 29.32	\$ 73,300.00	\$ 32.00	\$ 80,000.00
28.	Concrete Median Sloped Nose	1	EA	\$ 1,500.00	\$ 1,500.00	\$ 1,200.00	\$ 1,200.00	\$ 1,250.00	\$ 1,250.00
29.	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	1	LS	\$ 9,675.00	\$ 9,675.00	\$ 22,000.00	\$ 22,000.00	\$ 11,775.00	\$ 11,775.00
30.	Replace Valve Box	3	EA	\$ 1,460.00	\$ 4,380.00	\$ 1,571.71	\$ 4,715.13	\$ 1,085.00	\$ 3,255.00
							*\$4,793.13		
31.	Replace Top and Middle Section of Valve Box	1	EA	\$ 1,280.00	\$ 1,280.00	\$ 1,055.65	\$ 1,055.65	\$ 1,497.00	\$ 1,497.00
32.	Adjust Valve Box	1	EA	\$ 320.00	\$ 320.00	\$ 337.63	\$ 337.63	\$ 350.00	\$ 350.00
33.	Water Main Insulation	30	SF	\$ 13.00	\$ 390.00	\$ 6.79	\$ 203.70	\$ 58.00	\$ 1,740.00
34.	Replace Adjustment Rings on Sanitary Sewer MH	2	EA	\$ 2,750.00	\$ 5,500.00	\$ 1,248.56	\$ 2,497.12	\$ 2,109.00	\$ 4,218.00
35.	Adjust Sanitary Sewer MH Casting	2	EA	\$ 1,280.00	\$ 2,560.00	\$ 1,147.64	\$ 2,295.28	\$ 1,851.00	\$ 3,702.00
36.	Install Sign and Sign Support	1	EA	\$ 550.00	\$ 550.00	\$ 595.00	\$ 595.00	\$ 595.00	\$ 595.00
37.	Pavement Marking Epoxy, Island Nose, Yellow	1	EA	\$ 995.00	\$ 995.00	\$ 995.00	\$ 995.00	\$ 995.00	\$ 995.00
38.	Pavement Marking Epoxy, Curb, Yellow	10	LF	\$ 90.75	\$ 907.50	\$ 90.75	\$ 907.50	\$ 90.75	\$ 907.50
39.	Traffic Control	1	LS	\$ 2,575.00	\$ 2,575.00	\$ 5,015.00	\$ 5,015.00	\$ 5,015.00	\$ 5,015.00
40.	Remove and Reset Mailboxes	1	LS	\$ 100.00	\$ 100.00	\$ 500.00	\$ 500.00	\$ 716.00	\$ 716.00
41.	Mobilization	1	LS	\$ 4,800.00	\$ 4,800.00	\$ 28,435.05	\$ 28,435.05	\$ 50,000.00	\$ 50,000.00

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No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
42.	Dust Control	1	LS	\$ 100.00	\$ 100.00	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01
43.	Erosion Control	1	LS	\$ 2,550.00	\$ 2,550.00	\$ 6,000.00	\$ 6,000.00	\$ 3,110.00	\$ 3,110.00
Westwood Drive									
44.	Clearing and Grubbing	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 5,875.00	\$ 5,875.00	\$ 5,875.00	\$ 5,875.00
45.	Common Excavation	1	LS	\$ 123,760.00	\$ 123,760.00	\$ 140,728.19	\$ 140,728.19	\$ 114,000.00	\$ 114,000.00
46.	Saw Cut, Asphalt	140	LF	\$ 1.80	\$ 252.00	\$ 1.95	\$ 273.00	\$ 1.95	\$ 273.00
47.	Saw Cut, Concrete	950	LF	\$ 2.40	\$ 2,280.00	\$ 2.35	\$ 2,232.50	\$ 2.35	\$ 2,232.50
48.	Inlet Casting	19	EA	\$ 940.00	\$ 17,860.00	\$ 1,620.74	\$ 30,794.06	\$ 1,095.00	\$ 20,805.00
49.	Storm Sewer MH Casting	4	EA	\$ 1,080.00	\$ 4,320.00	\$ 1,782.98	\$ 7,131.92	\$ 1,327.00	\$ 5,308.00
50.	4-FT-DIA Storm Sewer MH	4	EA	\$ 2,980.00	\$ 11,920.00	\$ 1,945.37	\$ 7,781.48	\$ 5,890.00	\$ 23,560.00
51.	2-FT by 3-FT Inlet	6	EA	\$ 2,395.00	\$ 14,370.00	\$ 1,899.87	\$ 11,399.22	\$ 2,836.00	\$ 17,016.00
52.	Saddle Inlet	8	EA	\$ 2,960.00	\$ 23,680.00	\$ 2,053.43	\$ 16,427.44	\$ 5,985.00	\$ 47,880.00
53.	12-IN RCP Class V Storm Sewer	640	LF	\$ 93.60	\$ 59,904.00	\$ 107.46	\$ 68,774.40	\$ 135.00	\$ 86,400.00
54.	15-IN RCP Class IV Storm Sewer	140	LF	\$ 96.00	\$ 13,440.00	\$ 125.18	\$ 17,525.20	\$ 142.00	\$ 19,880.00
55.	45-IN by 29-IN RCP Class IV Storm Sewer	170	LF	\$ 322.70	\$ 54,859.00	\$ 352.91	\$ 59,994.70	\$ 398.00	\$ 67,660.00
56.	45-IN by 29-IN RCP Apron End Wall	4	EA	\$ 6,370.00	\$ 25,480.00	\$ 5,269.44	\$ 21,077.76	\$ 6,206.00	\$ 24,824.00
							*\$21,185.76		
57.	45-IN by 29-IN RCP Apron End Wall W/ Cutoff Wall	4	EA	\$ 7,870.00	\$ 31,480.00	\$ 6,223.56	\$ 24,894.24	\$ 9,341.00	\$ 37,364.00
58.	Connect New Storm Sewer to Existing Storm Sewer	5	EA	\$ 500.00	\$ 2,500.00	\$ 1,556.26	\$ 7,781.30	\$ 2,050.00	\$ 10,250.00
59.	Expose Sanitary Sewer MH	1	EA	\$ 1,200.00	\$ 1,200.00	\$ 990.57	\$ 990.57	\$ 500.00	\$ 500.00
60.	Reconstruct Sanitary Sewer MH	1	EA	\$ 9,795.00	\$ 9,795.00	\$ 6,601.50	\$ 6,601.50	\$ 8,625.00	\$ 8,625.00
61.	Grout Existing Hole in Sanitary Sewer MH	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 296.87	\$ 296.87	\$ 700.00	\$ 700.00
62.	Install an Interior Chimney Seal and Caulk Sanitary Sewer MH	1	EA	\$ 940.00	\$ 940.00	\$ 1,225.57	\$ 1,225.57	\$ 4,322.00	\$ 4,322.00

				All-Ways Contractors, Inc. P.O. Box 798 Elm Grove, WI 53122		Musson Bros., Inc. 1522 Pearl Street Waukesha, WI 53186		Lalonde Contractors, Inc. 1609 Lincoln Avenue Waukesha, WI 53186	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
63.	Replace Sanitary Sewer MH Casting	8	EA	\$ 2,300.00	\$ 18,400.00	\$ 3,086.50	\$ 24,692.00	\$ 3,556.00	\$ 28,448.00
64.	Rebuild Sanitary Sewer MH Bench	2	EA	\$ 3,267.00	\$ 6,534.00	\$ 1,289.06	\$ 2,578.12	\$ 4,800.00	\$ 9,600.00
65.	Adjust Inlet Casting	1	EA	\$ 1,280.00	\$ 1,280.00	\$ 516.55	\$ 516.55	\$ 1,651.00	\$ 1,651.00
66.	Salvage and Reinstall Riprap	1	LS	\$ 500.00	\$ 500.00	\$ 1,855.10	\$ 1,855.10	\$ 2,000.00	\$ 2,000.00
67.	Riprap, Medium	60	CY	\$ 100.00	\$ 6,000.00	\$ 177.61	\$ 10,656.60	\$ 150.00	\$ 9,000.00
68.	Riprap Geotextile Fabric	170	SY	\$ 4.00	\$ 680.00	\$ 5.82	\$ 989.40	\$ 5.00	\$ 850.00
69.	12-FT by 4-FT Precast Box Culvert	48	LF	\$ 1,986.00	\$ 95,328.00	\$ 2,432.59	\$ 116,764.32	\$ 4,526.00	\$ 217,248.00
70.	Precast Box Culvert Wing Walls	4	EA	\$ 6,980.00	\$ 27,920.00	\$ 8,974.08	\$ 35,896.32	\$ 32,497.00	\$ 129,988.00
71.	Crushed Stone Below Box Culvert	27	CY	\$ 60.00	\$ 1,620.00	\$ 106.58	\$ 2,877.66	\$ 83.00	\$ 2,241.00
72.	Geotextile Fabric Under Precast Box Culvert Structure	107	SY	\$ 4.00	\$ 428.00	\$ 8.76	\$ 937.32	\$ 72.00	\$ 7,704.00
73.	Unsuitable Foundation Material Removal and Backfill for Under Precast Box Culvert	10	CY	\$ 100.00	\$ 1,000.00	\$ 139.63	\$ 1,396.30	\$ 500.00	\$ 5,000.00
74.	Salvage and Reestablish Streambed	1	LS	\$ 2,000.00	\$ 2,000.00	\$ 5,422.56	\$ 5,422.56	\$ 10,500.00	\$ 10,500.00
75.	Cofferdam	1	LS	\$ 7,380.00	\$ 7,380.00	\$ 1,889.14	\$ 1,889.14	\$ 22,806.00	\$ 22,806.00
76.	3/4-IN Dense-Grade Base Course	830	T	\$ 21.00	\$ 17,430.00	\$ 22.96	\$ 19,056.80	\$ 30.00	\$ 24,900.00
77.	1 1/4-IN Dense-Grade Base Course	17,730	T	\$ 17.30	\$ 306,729.00	\$ 16.33	\$ 289,530.90	\$ 19.00	\$ 336,870.00
78.	3-IN Dense-Grade Base Course for EBS Backfill	2,300	T	\$ 20.80	\$ 47,840.00	\$ 31.19	\$ 71,737.00	\$ 22.00	\$ 50,600.00
79.	EBS	1,000	CY	\$ 23.00	\$ 23,000.00	\$ 22.62	\$ 22,620.00	\$ 28.00	\$ 28,000.00
80.	Geogrid	1,000	SY	\$ 7.80	\$ 7,800.00	\$ 6.20	\$ 6,200.00	\$ 2.00	\$ 2,000.00
81.	HMA Pavement 4 LT 58-28 S	1,150	T	\$ 69.00	\$ 79,350.00	\$ 69.00	\$ 79,350.00	\$ 69.00	\$ 79,350.00
82.	HMA Pavement 3 LT 58-28 S	2,250	T	\$ 61.15	\$ 137,587.50	\$ 61.15	\$ 137,587.50	\$ 61.15	\$ 137,587.50
83.	Remove and Replace Concrete Driveway	710	SY	\$ 94.50	\$ 67,095.00	\$ 85.09	\$ 60,413.90	\$ 80.00	\$ 56,800.00
84.	Temporary Driveway	2	EA	\$ 1,000.00	\$ 2,000.00	\$ 586.60	\$ 1,173.20	\$ 900.00	\$ 1,800.00
85.	Remove and Replace Curb and Gutter	2,670	LF	\$ 22.00	\$ 58,740.00	\$ 32.57	\$ 86,961.90	\$ 38.00	\$ 101,460.00

				All-Ways Contractors, Inc. P.O. Box 798 Elm Grove, WI 53122		Musson Bros., Inc. 1522 Pearl Street Waukesha, WI 53186		Lalonde Contractors, Inc. 1609 Lincoln Avenue Waukesha, WI 53186	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
86.	Remove and Replace HES Curb and Gutter	1,230	LF	\$ 24.20	\$ 29,766.00	\$ 54.32	\$ 66,813.60	\$ 42.00	\$ 51,660.00
87.	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	1	LS	\$ 22,265.00	\$ 22,265.00	\$ 52,335.00	\$ 52,335.00	\$ 25,512.50	\$ 25,512.50
88.	12-IN PVC Water Main W/ Granular Backfill	38	LF	\$ 447.50	\$ 17,005.00	\$ 377.99	\$ 14,363.62	\$ 1,129.00	\$ 42,902.00
89.	24-IN Minimum Steel Casing Pipe	20	LF	\$ 110.00	\$ 2,200.00	\$ 468.57	\$ 9,371.40	\$ 1,089.00	\$ 21,780.00
90.	Replace Valve Box	2	EA	\$ 1,460.00	\$ 2,920.00	\$ 1,597.71	\$ 3,195.42	\$ 1,085.00	\$ 2,170.00
91.	Replace Top and Middle Section of Valve Box	3	EA	\$ 1,280.00	\$ 3,840.00	\$ 1,055.65	\$ 3,166.95	\$ 1,597.00	\$ 4,791.00
92.	Relocate Gate Valve and Valve Box	1	EA	\$ 3,500.00	\$ 3,500.00	\$ 1,477.50	\$ 1,477.50	\$ 10,457.00	\$ 10,457.00
93.	Adjust Valve Boxes	15	EA	\$ 265.00	\$ 3,975.00	\$ 337.63	\$ 5,064.45	\$ 350.00	\$ 5,250.00
94.	Water Main Insulation	760	SF	\$ 7.00	\$ 5,320.00	\$ 6.79	\$ 5,160.40	\$ 55.00	\$ 41,800.00
95.	Connect New Water Main to Existing Water Main	2	EA	\$ 4,500.00	\$ 9,000.00	\$ 2,107.05	\$ 4,214.10	\$ 10,240.00	\$ 20,480.00
96.	Relocate Stop Sign	1	EA	\$ 250.00	\$ 250.00	\$ 245.00	\$ 245.00	\$ 245.00	\$ 245.00
97.	Pavement Marking Epoxy, 18-IN Stop Line, White	25	LF	\$ 81.65	\$ 2,041.25	\$ 81.65	\$ 2,041.25	\$ 81.65	\$ 2,041.25
98.	Pavement Marking Epoxy, 4-IN, Double Yellow	80	LF	\$ 18.15	\$ 1,452.00	\$ 18.15	\$ 1,452.00	\$ 18.15	\$ 1,452.00
99.	Traffic Control	1	LS	\$ 5,750.00	\$ 5,750.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00
100.	Remove and Reset Existing Mailboxes	1	LS	\$ 5,550.00	\$ 5,550.00	\$ 2,500.00	\$ 2,500.00	\$ 4,763.00	\$ 4,763.00
101.	Mobilization	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 31,803.40	\$ 31,803.40	\$ 50,000.00	\$ 50,000.00
102.	Dust Control	1	LS	\$ 100.00	\$ 100.00	\$ 1,000.00	\$ 1,000.00	\$ 0.01	\$ 0.01
103.	Erosion Control	1	LS	\$ 4,870.00	\$ 4,870.00	\$ 10,000.00	\$ 10,000.00	\$ 5,220.00	\$ 5,220.00
Westwood Drive									
104.	Clearing and Grubbing	1	LS	\$ 3,920.00	\$ 3,920.00	\$ 5,875.00	\$ 5,875.00	\$ 5,875.00	\$ 5,875.00
105.	Tree Removal	144	ID	\$ 43.50	\$ 6,264.00	\$ 47.50	\$ 6,840.00	\$ 47.50	\$ 6,840.00
106.	Reattach 24-IN RCP End Section and Install Tie Bolts, Pipe Gate, and Cutoff Wall	1	EA	\$ 7,475.00	\$ 7,475.00	\$ 9,151.62	\$ 9,151.62	\$ 8,514.00	\$ 8,514.00
107.	Reattach 27-IN RCP End Section and Install Tie Bolts, Pipe Gate, and Cutoff Wall	1	EA	\$ 7,765.00	\$ 7,765.00	\$ 9,922.13	\$ 9,922.13	\$ 8,780.00	\$ 8,780.00

				All-Ways Contractors, Inc. P.O. Box 798 Elm Grove, WI 53122		Musson Bros., Inc. 1522 Pearl Street Waukesha, WI 53186		Lalonde Contractors, Inc. 1609 Lincoln Avenue Waukesha, WI 53186	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
108.	Reattach 36-IN RCP End Section and Install Tie Bolts, Pipe Gate, and Cutoff Wall	1	EA	\$ 8,885.00	\$ 8,885.00	\$ 13,329.74	\$ 13,329.74	\$ 11,907.00	\$ 11,907.00
109.	Reattach 30-IN RCP End Section and Install Tie Bolts, Pipe Gate, and Cutoff Wall	1	EA	\$ 7,955.00	\$ 7,955.00	\$ 15,100.18	\$ 15,100.18	\$ 8,972.00	\$ 8,972.00
110.	Riprap, Medium	25	CY	\$ 140.00	\$ 3,500.00	\$ 178.22	\$ 4,455.50	\$ 150.00	\$ 3,750.00
111.	Riprap Geotextile Fabric	150	SY	\$ 5.00	\$ 750.00	\$ 5.82	\$ 873.00	\$ 5.00	\$ 750.00
ENGINEER'S COMPUTED TOTAL ITEMS NO. 1 THROUGH 111					\$ 1,818,886.25		\$ 2,102,407.77		\$ 2,524,564.77
CONTRACTOR'S COMPUTED TOTAL ITEMS NO. 1 THROUGH 111					\$ 1,818,886.25		\$ 2,102,233.77		\$ 2,424,564.77

* CONTRACTOR'S COMPUTED TOTAL

Reviewed by 

Preliminary Report of the Engineer
On the Proposed Corporate Court
Pavement Rehabilitation Assessments
In the City of Pewaukee

In accordance with the resolution passed by the Common Council of the City of Pewaukee, we herewith submit our report on assessments for the rehabilitation of Corporate Court, drainage improvements along Corporate Court, sanitary improvements along Corporate Court, and water main improvements along Corporate Court to be made in the City of Pewaukee. All data shown here is based on bid prices.

The report consists of the following Schedules:

Schedule "A": Summary of options for assessments and related costs.

Schedule "B": Legal description and map, both dated February 2025, of all parcels within the assessment district.

Schedule "C": Estimated assessment for each parcel affected.

The properties against which the assessments are proposed are benefited and the improvements constitute an exercise of Police Powers.

Magdelene J. Wagner, P.E.
Director of Public Works/City Engineer
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072
March 17, 2025

Prepared by:
Brian G. Leightner, P.E.
Civil Engineer
March 5, 2025

Schedule “A” – Corporate Court

The City of Pewaukee is considering the pavement rehabilitation of Corporate Court. The improvements consist of pavement rehabilitation, drainage repair, sanitary manhole repair, water valve repair, and related facilities.

The cost of road improvements and fifty percent of curb repairs will be apportioned to all property owners abutting the street with direct or indirect access. All properties shall pay the full road assessment.

Inlet repairs, fifty percent of curb repairs, and drainage improvements will be paid for by the Storm Water Management Utility.

Sanitary sewer repairs will be paid by the Sewer Utility.

Water main repairs will be paid by the Water Utility.

It is recommended that the costs for improvements in Corporate Court be determined on an acreage basis.

UNIT RATE COMPUTATIONS

Road Rehabilitation Acreage Rate – Corporate Court

Estimated Road Rehabilitation Costs (see attached breakdown)	\$ 223,801.66
Engineering, Administration, & Contingencies	\$ 67,140.50
Total Estimated Road Rehabilitation Costs	\$ 290,942.16

$$\frac{\$ 290,942.16}{36.92 \text{ acres}} = \$ 7,880.34/\text{acre}$$

Use \$ 7,880.34/acre as the Road Rehabilitation Unit Rate.

Storm Water Management – Corporate Court

Estimated Storm Water Utility Costs (see attached breakdown)	\$ 91,249.84
Engineering, Administration, & Contingencies	\$ 27,374.95
Total Estimated Storm Water Utility Costs	\$ 118,624.79

Sanitary Sewer Utility – Corporate Court

Estimated Sanitary Sewer Costs (see attached breakdown)	\$ 8,207.50
Engineering, Administration, & Contingencies	\$ 2,462.25
Total Estimated Sanitary Sewer Costs	\$ 10,669.75

Water Utility – Corporate Court

Estimated Water Utility Costs (see attached breakdown)	\$ 6,127.50
Engineering, Administration, & Contingencies	\$ 1,838.25
Total Estimated Water Utility Costs	\$ 7,965.75

COST SUMMARY

Cost Summary

Total Project Costs	\$ 428,202.45
Total Road Assessable Costs (deduct)	\$(290,942.15)
Total Storm Water Utility Costs (deduct)	\$(118,624.79)
Total Sanitary Sewer Costs (deduct)	\$ (10,669.75)
Total Water Utility Costs (deduct)	\$ (7,965.75)
Net Non-Assessable and City Costs	\$ 0.01

Computation of Costs

Total Estimated Rehabilitation Project Costs

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
1	Clearing and Grubbing	1	LS	\$ 500.00	\$ 500.00
2	Common Excavation	1	LS	\$31,235.00	\$ 31,235.00
3	Saw Cut, Asphalt	90	LF	\$ 4.00	\$ 360.00
4	Saw Cut, Concrete	20	LF	\$ 5.00	\$ 100.00
5	Full Depth Mill	4100	SY	\$ 4.52	\$ 18,532.00
6	Inlet Casting	3	EA	\$ 940.00	\$ 2,820.00
7	2-FT by 3-FT Inlet	3	EA	\$ 2,395.00	\$ 7,185.00
8	Storm Sewer MH Casting	1	EA	\$ 1,080.00	\$ 1,080.00
9	5-FT-DIA MH	1	EA	\$ 7,580.00	\$ 7,580.00
10	12-IN RCP Class V Storm Sewer	50	LF	\$ 128.00	\$ 6,400.00
11	15-IN RCP Class IV Storm Sewer	10	LF	\$ 142.30	\$ 1,423.00
12	18-IN RCP Class IV Storm Sewer	50	LF	\$ 133.00	\$ 6,650.00
13	36-IN RCP Class IV Storm Sewer	10	LF	\$ 285.40	\$ 2,854.00
14	12-IN RCP Apron End Wall W/ Pipe Gate and Cut Off Wall	1	EA	\$ 2,600.00	\$ 2,600.00
15	18-IN RCP Apron End Wall W/ Pipe Gate and Cut Off Wall	1	EA	\$ 2,850.00	\$ 2,850.00
16	Connect New Storm Sewer to Existing Storm Sewer	5	EA	\$ 500.00	\$ 2,500.00
17	Replace Adjustment Rings on Existing Inlet	3	EA	\$ 1,380.00	\$ 4,140.00
18	Riprap, Medium	5	CY	\$ 120.00	\$ 600.00
19	Riprap Geotextile Fabric	20	SY	\$ 5.00	\$ 100.00
20	¾-IN Dense-Grade Base Course	20	T	\$ 49.00	\$ 980.00
21	1 ¼-IN Dense-Grade Base Course	510	T	\$ 19.80	\$ 10,098.00
22	3-IN Dense-Grade Base Course for EBS Backfill	900	T	\$ 20.80	\$ 18,720.00
23	EBS	390	CY	\$ 23.00	\$ 8,970.00
24	Geogrid	390	SY	\$ 9.00	\$ 3,510.00
25	HMA Pavement 4 LT 58-28 S	480	T	\$ 72.25	\$ 34,680.00
26	HMA Pavement 3 LT 58-28 S	940	T	\$ 63.55	\$ 59,737.00
27	Remove and Replace Curb and Gutter	2500	LF	\$ 22.00	\$ 55,000.00
28	Concrete Median Sloped Nose	1	EA	\$ 1,500.00	\$ 1,500.00
29	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	1	LS	\$ 9,675.00	\$ 9,675.00
30	Replace Valve Box	3	EA	\$ 1,460.00	\$ 4,380.00
31	Replace Top and Middle Section of Valve Box	1	EA	\$ 1,280.00	\$ 1,280.00

Total Estimated Rehabilitation Project Costs – Continued

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
32	Adjust Valve Box	1	EA	\$ 320.00	\$ 320.00
33	Water Main Insulation	30	SF	\$ 13.00	\$ 390.00
34	Replace Adjustment Rings on Sanitary Sewer MH	2	EA	\$ 2,750.00	\$ 5,500.00
35	Adjust Sanitary Sewer MH Casting	2	EA	\$ 1,280.00	\$ 2,560.00
36	Install Sign and Sign Support	1	EA	\$ 550.00	\$ 550.00
37	Pavement Marking Epoxy, Island Nose, Yellow	1	EA	\$ 995.00	\$ 995.00
38	Pavement Marking Epoxy, Curb, Yellow	10	LF	\$ 90.75	\$ 907.50
39	Traffic Control	1	LS	\$ 2,575.00	\$ 2,575.00
40	Remove and Reset Mailboxes	1	LS	\$ 100.00	\$ 100.00
41	Mobilization	1	LS	\$ 4,800.00	\$ 4,800.00
42	Dust Control	1	LS	\$ 100.00	\$ 100.00
43	Erosion Control	1	LS	\$ 2,550.00	\$ 2,550.00
Subtotal of Contract					\$329,386.50
Engineering, Administration, & Contingencies					\$ 98,815.95
Total Project Costs					\$428,202.45

Total Estimated Project Costs = \$ 428,202.45

Total Estimated Road Rehabilitation and Assessable Costs

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
2	Common Excavation	1	LS	\$31,235.00	\$ 31,235.00
3	Saw Cut, Asphalt	90	LF	\$ 4.00	\$ 360.00
4	Saw Cut, Concrete	20	LF	\$ 5.00	\$ 100.00
5	Full Depth Mill	4100	SY	\$ 4.52	\$ 18,532.00
21	1 ¼-IN Dense-Grade Base Course	341.7	T	\$ 19.80	\$ 6,765.66
22	3-IN Dense-Grade Base Course for EBS Backfill	900	T	\$ 20.80	\$ 18,720.00
23	EBS	390	CY	\$ 23.00	\$ 8,970.00
24	Geogrid	390	SY	\$ 9.00	\$ 3,510.00
25	HMA Pavement 4 LT 58-28 S	480	T	\$ 72.25	\$ 34,680.00
26	HMA Pavement 3 LT 58-28 S	940	T	\$ 63.55	\$ 59,737.00
27	Remove and Replace Curb and Gutter	1250	LF	\$ 22.00	\$ 27,500.00
28	Concrete Median Sloped Nose	0.5	EA	\$ 1,500.00	\$ 750.00
29	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	0.4	LS	\$ 9,675.00	\$ 3,870.00
36	Install Sign and Sign Support	1	EA	\$ 550.00	\$ 550.00
37	Pavement Marking Epoxy, Island Nose, Yellow	1	EA	\$ 995.00	\$ 995.00
38	Pavement Marking Epoxy, Curb, Yellow	10	LF	\$ 90.75	\$ 907.50
39	Traffic Control	0.68	LS	\$ 2,575.00	\$ 1,751.00
41	Mobilization	0.68	LS	\$ 4,800.00	\$ 3,264.00
42	Dust Control	1	LS	\$ 100.00	\$ 100.00
43	Erosion Control	0.59	LS	\$ 2,550.00	\$ 1,504.50
Subtotal of Contract					\$223,801.66
Engineering, Administration, & Contingencies					\$ 67,140.50
Total Project Costs					\$290,942.16

Total Estimated Road Rehabilitation Costs = \$ 290,942.16

Total Potential Acres benefiting from road rehabilitation = 36.92 acres

Computation of Road Rehabilitation Acreage Rate: $\frac{\$ 290,942.16}{36.92 \text{ acres}} = \$ 7,880.34/\text{acre}$

Use \$ 7,880.34/acre as the Road Rehabilitation Unit Rate.

Total Estimated Storm Water Utility Costs

<u>Item</u> <u>No.</u>	<u>Description</u>	<u>Estimated</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
1	Clearing and Grubbing	1	LS	\$ 500.00	\$ 500.00
6	Inlet Casting	3	EA	\$ 940.00	\$ 2,820.00
7	2-FT by 3-FT Inlet	3	EA	\$ 2,395.00	\$ 7,185.00
8	Storm Sewer MH Casting	1	EA	\$ 1,080.00	\$ 1,080.00
9	5-FT-DIA MH	1	EA	\$ 7,580.00	\$ 7,580.00
10	12-IN RCP Class V Storm Sewer	50	LF	\$ 128.00	\$ 6,400.00
11	15-IN RCP Class IV Storm Sewer	10	LF	\$ 142.30	\$ 1,423.00
12	18-IN RCP Class IV Storm Sewer	50	LF	\$ 133.00	\$ 6,650.00
13	36-IN RCP Class IV Storm Sewer	10	LF	\$ 285.40	\$ 2,854.00
14	12-IN RCP Apron End Wall W/ Pipe Gate and Cut Off Wall	1	EA	\$ 2,600.00	\$ 2,600.00
15	18-IN RCP Apron End Wall W/ Pipe Gate and Cut Off Wall	1	EA	\$ 2,850.00	\$ 2,850.00
16	Connect New Storm Sewer to Existing Storm Sewer	5	EA	\$ 500.00	\$ 2,500.00
17	Replace Adjustment Rings on Existing Inlet	3	EA	\$ 1,380.00	\$ 4,140.00
18	Riprap, Medium	5	CY	\$ 120.00	\$ 600.00
19	Riprap Geotextile Fabric	20	SY	\$ 5.00	\$ 100.00
20	¾-IN Dense-Grade Base Course	20	T	\$ 49.00	\$ 980.00
21	1 ¼-IN Dense-Grade Base Course	168.3	T	\$ 19.80	\$ 3,332.34
27	Remove and Replace Curb and Gutter	1250	LF	\$ 22.00	\$ 27,500.00
28	Concrete Median Sloped Nose	0.5	EA	\$ 1,500.00	\$ 750.00
29	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	0.6	LS	\$ 9,675.00	\$ 5,805.00
33	Water Main Insulation	30	SF	\$ 13.00	\$ 390.00
39	Traffic Control	0.28	LS	\$ 2,575.00	\$ 721.00
40	Remove and Reset Mailboxes	1	LS	\$ 100.00	\$ 100.00
41	Mobilization	0.28	LS	\$ 4,800.00	\$ 1,344.00
43	Erosion Control	0.41	LS	\$ 2,550.00	\$ 1,045.50
Subtotal of Contract					\$ 91,249.84
Engineering, Administration, & Contingencies					\$ 27,374.95
Total Project Costs					\$118,624.79

Total Estimated Storm Water Utility Costs = \$ 118,624.79

Total Estimated Sanitary Sewer Costs

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
34	Replace Adjustment Rings on Sanitary Sewer MH	2	EA	\$2,750.00	\$ 5,500.00
35	Adjust Sanitary Sewer MH Casting	2	EA	\$1,280.00	\$ 2,560.00
39	Traffic Control	0.02	LS	\$2,575.00	\$ 51.50
41	Mobilization	0.02	LS	\$4,800.00	\$ 96.00
Subtotal of Contract					\$ 8,207.50
Engineering, Administration, & Contingencies					\$ 2,462.25
Total Project Costs					\$10,669.75

Total Estimated Sanitary Sewer Costs = \$ 10,669.75

Total Estimated Water Utility Costs

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
30	Replace Valve Box	3	EA	\$ 1,460.00	\$ 4,380.00
31	Replace Top and Middle Section of Valve Box	1	EA	\$ 1,280.00	\$ 1,280.00
32	Adjust Valve Box	1	EA	\$ 320.00	\$ 320.00
39	Traffic Control	0.02	LS	\$ 2,575.00	\$ 51.50
41	Mobilization	0.02	LS	\$ 4,800.00	\$ 96.00
Subtotal of Contract					\$ 6,127.50
Engineering, Administration, & Contingencies					\$ 1,838.25
Total Project Costs					\$ 7,965.75

Total Estimated Water Utility Costs = \$ 7,965.75

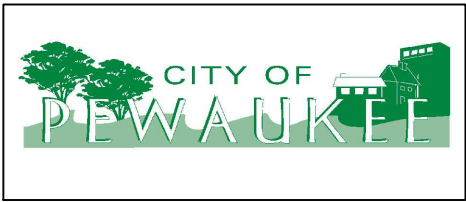
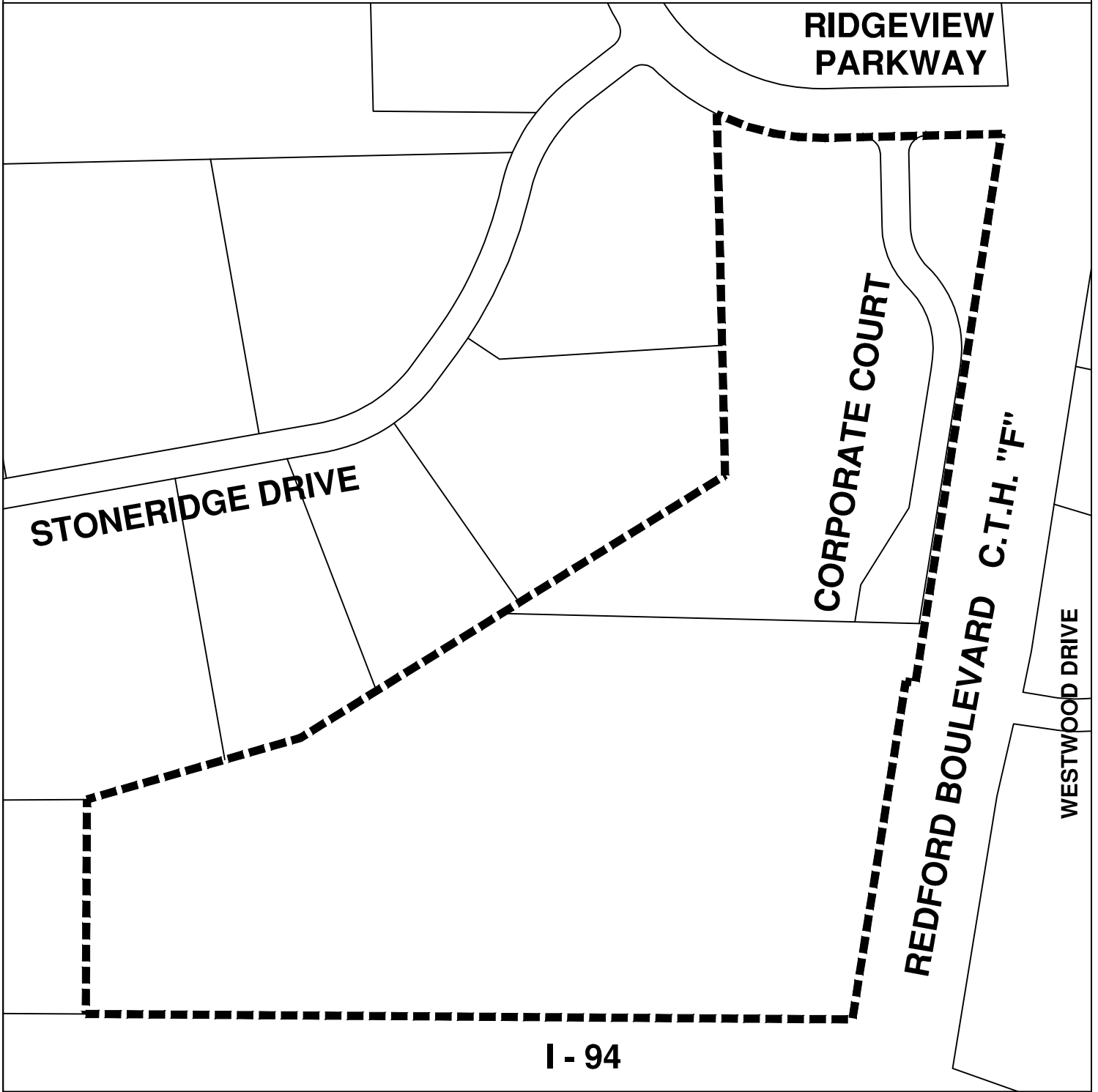
February 25th, 2025

3 Properties in parts of the Northeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of Section 23, Town 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin. Described as Follows.

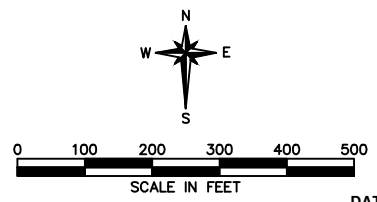
1. All of Parcel 2, of Certified Survey Map No. 7572, Tax Key No. 0956999007
2. All of Outlot 1, of Certified Survey Map No. 10,134, Tax Key No. 0956999028
3. All of Parcel 1, of Certified Survey Map No. 10,134, Tax Key No. 0956999027

Dave Geis
Senior Engineering Technician
City of Pewaukee

CORPORATE COURT AREA 2025
RD-25-57562
ROAD ASSESSMENT
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



LEGEND
■■■■ ROAD ASSESSMENT



DATE: FEBRUARY 17, 2025

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
2025 CORPORATE COURT RECONSTRUCTION
RD-25-57562

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT		COST/UNIT	ASSESSMENT	TOTAL ASSESSMENT
1	CSM PEWAUKEE LLC 500 WASHINGTON AVE S #3000 MINNEAPOLIS MN 55415-1151	PWC 0956999007	ROAD RECONSTRUCTION	9.69	ACRES	\$ 7,880.34	\$ 76,360.49	\$ 76,360.49
2	DHC ZB WI LLC 255 WASHINGTON ST STE 300 NEWTON MA 02458-1634	PWC 0956999027	ROAD RECONSTRUCTION	25.92	ACRES	\$ 7,880.34	\$ 204,258.41	\$ 204,258.41
3	RIDGEVIEW CORPORATE PARK OWNERS ASSOCIATION INC N16W234217 STONE RIDGE DR STE 200 WAUKESHA WI 53188-1197	PWC 0956999028	ROAD RECONSTRUCTION	1.31	ACRES	\$ 7,880.34	\$ 10,323.25	\$ 10,323.25
TOTAL CONTRIBUTION IN AID OF ROAD RECONSTRUCTION				36.92	ACRES		\$	290,942.15

The properties against which contributions in aid of construction are proposed are benefited and the improvements constitute an exercise of Police Powers.

Preliminary Report of the Engineer
On the Proposed Westwood Drive
Pavement Rehabilitation Assessments
In the City of Pewaukee

In accordance with the resolution passed by the Common Council of the City of Pewaukee, we herewith submit our report on assessments for the rehabilitation of Westwood Drive, drainage improvements along Westwood Drive, sanitary improvements along Westwood Drive, and water main improvements along Westwood Drive to be made in the City of Pewaukee. All data shown here is based on bid prices.

The report consists of the following Schedules:

Schedule "A": Summary of options for assessments and related costs.

Schedule "B": Legal description and map, both dated February 2025, of all parcels within the assessment district.

Schedule "C": Estimated assessment for each parcel affected.

The properties against which the assessments are proposed are benefited and the improvements constitute and exercise of Police Powers.

Magdelene J. Wagner, P.E.
Director of Public Works/City Engineer
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072
March 17, 2025

Prepared by:
Brian G. Leightner, P.E.
Civil Engineer
March 5, 2025

Schedule “A” – Westwood Drive

The City of Pewaukee is considering the pavement rehabilitation of Westwood Drive. The improvements consist of pavement rehabilitation, drainage installation and repair, sanitary manhole repair, water main relay and valve repair, and related facilities.

The cost of road improvements and fifty percent of curb repairs will be apportioned to all property owners abutting the street with direct or indirect access. All properties shall pay the full road assessment.

Inlet repair, fifty percent of curb repairs, drainage improvements, and relevant costs due to improving drainage will be paid for by the Storm Water Management Utility.

Sanitary sewer repairs will be paid by the Sewer Utility.

Water main repairs unrelated to drainage improvements will be paid by the Water Utility.

It is recommended that the costs for improvements in Westwood Drive be determined on an acreage basis.

UNIT RATE COMPUTATIONS

Road Rehabilitation Acreage Rate – Westwood Drive

Estimated Road Rehabilitation Costs (see attached breakdown)	\$ 846,830.22
Engineering, Administration, & Contingencies	\$ 254,049.07
Total Estimated Road Rehabilitation Costs	\$ 1,100,879.29

$$\frac{\$ 1,100,879.29}{68.77 \text{ acres}} = \$ 16,008.13/\text{acre}$$

Use \$ 16,008.13/acre as the Road Rehabilitation Acreage Rate.

Storm Water Management – Westwood Drive

Estimated Storm Water Utility Costs (see attached breakdown)	\$ 545,248.79
Engineering, Administration, & Contingencies	\$ 163,574.64
Total Estimated Storm Water Utility Costs	\$ 708,823.43

Sanitary Sewer Utility – Westwood Drive

Estimated Sanitary Sewer Costs (see attached breakdown)	\$ 39,841.59
Engineering, Administration, & Contingencies	\$ 11,952.48
Total Estimated Sanitary Sewer Costs	\$ 51,794.07

Water Utility – Westwood Drive

Estimated Water Utility Costs (see attached breakdown)	\$ 11,065.15
Engineering, Administration, & Contingencies	\$ 3,319.54
Total Estimated Water Utility Costs	\$ 14,384.69

COST SUMMARY

Cost Summary

Total Project Costs	\$ 1,875,881.48
Total Road Assessable Costs (deduct)	\$ (1,100,879.10)
Total Storm Water Utility Costs (deduct)	\$ (708,823.43)
Total Sanitary Sewer Costs (deduct)	\$ (51,794.07)
Total Water Utility Costs (deduct)	\$ (14,384.69)
Net Non-Assessable and City Costs	\$ 0.19

Computation of Costs

Total Estimated Rehabilitation Project Costs

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
1	Clearing and Grubbing	1	LS	\$ 2,500.00	\$ 2,500.00
2	Common Excavation	1	LS	\$123,760.00	\$ 123,760.00
3	Saw Cut, Asphalt	140	LF	\$ 1.80	\$ 252.00
4	Saw Cut, Concrete	950	LF	\$ 2.40	\$ 2,280.00
5	Inlet Casting	19	EA	\$ 940.00	\$ 17,860.00
6	Storm Sewer MH Casting	4	EA	\$ 1,080.00	\$ 4,320.00
7	4-FT DIA Storm Sewer MH	4	EA	\$ 2,980.00	\$ 11,920.00
8	2-FT by 3-FT Inlet	6	EA	\$ 2,395.00	\$ 14,370.00
9	Saddle Inlet	8	EA	\$ 2,960.00	\$ 23,680.00
10	12-IN RCP Class V Storm Sewer	640	LF	\$ 93.60	\$ 59,904.00
11	15-IN RCP Class IV Storm Sewer	140	LF	\$ 96.00	\$ 13,440.00
12	45-IN by 29-IN RCP Class IV Storm Sewer	170	LF	\$ 322.70	\$ 54,859.00
13	45-IN by 29-IN RCP Apron End Wall	4	EA	\$ 6,370.00	\$ 25,480.00
14	45-IN by 29-IN RCP Apron End Wall W/ Cutoff Wall	4	EA	\$ 7,870.00	\$ 31,480.00
15	Connect New Storm Sewer to Existing Storm Sewer	5	EA	\$ 500.00	\$ 2,500.00
16	Expose Sanitary Sewer MH	1	EA	\$ 1,200.00	\$ 1,200.00
17	Reconstruct Sanitary Sewer MH	1	EA	\$ 9,795.00	\$ 9,795.00
18	Grout Existing Hole in Sanitary Sewer MH	1	EA	\$ 1,000.00	\$ 1,000.00
19	Install an Interior Chimney Seal and Caulk Sanitary Sewer MH	1	EA	\$ 940.00	\$ 940.00
20	Replace Sanitary Sewer MH Casting	8	EA	\$ 2,300.00	\$ 18,400.00
21	Rebuild Sanitary Sewer MH Bench	2	EA	\$ 3,267.00	\$ 6,534.00
22	Adjust Inlet Casting	1	EA	\$ 1,280.00	\$ 1,280.00
23	Salvage and Reinstall Riprap	1	LS	\$ 500.00	\$ 500.00
24	Riprap, Medium	60	CY	\$ 100.00	\$ 6,000.00
25	Riprap Geotextile Fabric	170	SY	\$ 4.00	\$ 680.00
26	12-FT by 4-FT Precast Box Culvert	48	LF	\$ 1,986.00	\$ 95,328.00
27	Precast Box Culvert Walls	4	EA	\$ 6,980.00	\$ 27,920.00
28	Crushed Stone Below Box Culvert	27	CY	\$ 60.00	\$ 1,620.00
29	Geotextile Fabric Under Precast Box Culvert Structure	107	SY	\$ 4.00	\$ 428.00
30	Unsuitable Foundation Material Removal and Backfill for Under Precast Box	10	CY	\$ 100.00	\$ 1,000.00

Total Estimated Rehabilitation Project Costs – Continued

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
31	Salvage and Reinstall Streambed	1	LS	\$ 2,000.00	\$ 2,000.00
32	Cofferdam	1	LS	\$ 7,380.00	\$ 7,380.00
33	¾-IN Dense-Grade Base Course	830	T	\$ 21.00	\$ 17,430.00
34	1 ¼-IN Dense-Grade Base Course	17730	T	\$ 17.30	\$ 306,729.00
35	3-IN Dense-Grade Base Course for EBS Backfill	2300	T	\$ 20.80	\$ 47,840.00
36	EBS	1000	CY	\$ 23.00	\$ 23,000.00
37	Geogrid	1000	SY	\$ 7.80	\$ 7,800.00
38	HMA Pavement 4 LT 58-28 S	1150	T	\$ 69.00	\$ 79,350.00
39	HMA Pavement 3 LT 58-28 S	2250	T	\$ 61.15	\$ 137,587.50
40	Remove and Replace Concrete Driveway	710	SY	\$ 94.50	\$ 67,095.00
41	Temporary Driveway	2	EA	\$ 1,000.00	\$ 2,000.00
42	Remove and Replace Curb and Gutter	2670	LF	\$ 22.00	\$ 58,740.00
43	Remove and Replace HES Curb and Gutter	1230	LF	\$ 24.20	\$ 29,766.00
44	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	1	LS	\$ 22,265.00	\$ 22,265.00
45	12-IN Water Main W/ Granular Backfill	38	LF	\$ 447.50	\$ 17,005.00
46	24-IN Minimum Steel Casing Pipe	20	LF	\$ 110.00	\$ 2,200.00
47	Replace Valve Box	2	EA	\$ 1,460.00	\$ 2,920.00
48	Replace Top and Middle Section of Valve Box	3	EA	\$ 1,280.00	\$ 3,840.00
49	Relocate Gate Valve and Valve Box	1	EA	\$ 3,500.00	\$ 3,500.00
50	Adjust Valve Boxes	15	EA	\$ 265.00	\$ 3,975.00
51	Water Main Insulation	760	SF	\$ 7.00	\$ 5,320.00
52	Connect New Water Main to Existing Water Main	2	EA	\$ 4,500.00	\$ 9,000.00
53	Relocate Stop Sign	1	EA	\$ 250.00	\$ 250.00
54	Pavement Marking Epoxy, 18-IN Stop Line, White	25	LF	\$ 81.65	\$ 2,041.25
55	Pavement Marking Epoxy, 18-IN Stop Line, Double Yellow	80	LF	\$ 18.15	\$ 1,452.00
56	Traffic Control	1	LS	\$ 5,750.00	\$ 5,750.00
57	Remove and Reset Mailboxes	1	LS	\$ 5,550.00	\$ 5,550.00
58	Mobilization	1	LS	\$ 5,000.00	\$ 5,000.00

Total Estimated Rehabilitation Project Costs – Continued

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
59	Dust Control	1	LS	\$ 100.00	\$ 100.00
60	Erosion Control	1	LS	\$ 4,870.00	\$ 4,870.00
Subtotal of Contract					\$1,442,985.75
Engineering, Administration, & Contingencies					\$ 432,895.73
Total Project Costs					\$1,875,881.48

Total Estimated Rehabilitation Project Costs = \$ 1,875,881.48

Total Estimated Road Rehabilitation and Assessable Costs

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
2	Common Excavation	1	LS	\$123,760.00	\$ 123,760.00
3	Saw Cut, Asphalt	116.2	LF	\$ 1.80	\$ 209.16
4	Saw Cut, Concrete	950	LF	\$ 2.40	\$ 2,280.00
34	1 ¼-IN Dense-Grade Base Course	16666.2	T	\$ 17.30	\$ 288,325.26
35	3-IN Dense-Grade Base Course for EBS Backfill	2300	T	\$ 20.80	\$ 47,840.00
36	EBS	1000	CY	\$ 23.00	\$ 23,000.00
37	Geogrid	1000	SY	\$ 7.80	\$ 7,800.00
38	HMA Pavement 4 LT 58-28 S	1150	T	\$ 69.00	\$ 79,350.00
39	HMA Pavement 3 LT 58-28 S	2250	T	\$ 61.15	\$ 137,587.50
40	Remove and Replace Concrete Driveway	710	SY	\$ 94.50	\$ 67,095.00
41	Temporary Driveway	2	EA	\$ 1,000.00	\$ 2,000.00
42	Remove and Replace Curb and Gutter	1335	LF	\$ 22.00	\$ 29,370.00
43	Remove and Replace HES Curb and Gutter	615	LF	\$ 24.20	\$ 14,883.00
44	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	0.23	LS	\$ 22,265.00	\$ 5,120.95
53	Relocate Stop Sign	1	EA	\$ 250.00	\$ 250.00
54	Pavement Marking Epoxy, 18-IN Stop Line, White	25	LF	\$ 81.65	\$ 2,041.25
55	Pavement Marking Epoxy, 18-IN Stop Line, Double Yellow	80	LF	\$ 18.15	\$ 1,452.00
56	Traffic Control	0.58	LS	\$ 5,750.00	\$ 3,335.00
57	Remove and Reset Mailboxes	1	LS	\$ 5,550.00	\$ 5,550.00
58	Mobilization	0.58	LS	\$ 5,000.00	\$ 2,900.00
59	Dust Control	1	LS	\$ 100.00	\$ 100.00
60	Erosion Control	0.53	LS	\$ 4,870.00	\$ 2,581.10
Subtotal of Contract					\$ 846,830.22
Engineering, Administration, & Contingencies					\$ 254,049.07
Total Project Costs					\$1,100,879.29

Total Estimated Road Rehabilitation Costs = \$ 1,100,879.29

Total Potential Acres benefiting from road rehabilitation = 68.77 acres

Total Estimated Road Rehabilitation and Assessable Costs – Continued

Computation of Road Rehabilitation Acreage Rate: $\frac{\$ 1,100,879.29}{68.77 \text{ acres}} = \$ 16,008.13/\text{acre}$

Use \$ 16,008.13/acre as the Road Rehabilitation Acreage Rate.

Total Estimated Storm Water Utility Costs

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
1	Clearing and Grubbing	1	LS	\$ 2,500.00	\$ 2,500.00
5	Inlet Casting	19	EA	\$ 940.00	\$ 17,860.00
6	Storm Sewer MH Casting	4	EA	\$ 1,080.00	\$ 4,320.00
7	4-FT DIA Storm Sewer MH	4	EA	\$ 2,980.00	\$ 11,920.00
8	2-FT by 3-FT Inlet	6	EA	\$ 2,395.00	\$ 14,370.00
9	Saddle Inlet	8	EA	\$ 2,960.00	\$ 23,680.00
10	12-IN RCP Class V Storm Sewer	640	LF	\$ 93.60	\$ 59,904.00
11	15-IN RCP Class IV Storm Sewer	140	LF	\$ 96.00	\$ 13,440.00
12	45-IN by 29-IN RCP Class IV Storm Sewer	170	LF	\$ 322.70	\$ 54,859.00
13	45-IN by 29-IN RCP Apron End Wall	4	EA	\$ 6,370.00	\$ 25,480.00
14	45-IN by 29-IN RCP Apron End Wall W/ Cutoff Wall	4	EA	\$ 7,870.00	\$ 31,480.00
15	Connect New Storm Sewer to Existing Storm Sewer	5	EA	\$ 500.00	\$ 2,500.00
22	Adjust Inlet Casting	1	EA	\$ 1,280.00	\$ 1,280.00
23	Salvage and Reinstall Riprap	1	LS	\$ 500.00	\$ 500.00
24	Riprap, Medium	60	CY	\$ 100.00	\$ 6,000.00
25	Riprap Geotextile Fabric	170	SY	\$ 4.00	\$ 680.00
26	12-FT by 4-FT Precast Box Culvert	48	LF	\$ 1,986.00	\$ 95,328.00
27	Precast Box Culvert Walls	4	EA	\$ 6,980.00	\$ 27,920.00
28	Crushed Stone Below Box Culvert	27	CY	\$ 60.00	\$ 1,620.00
29	Geotextile Fabric Under Precast Box Culvert Structure	107	SY	\$ 4.00	\$ 428.00
30	Unsuitable Foundation Material Removal and Backfill for Under Precast Box	10	CY	\$ 100.00	\$ 1,000.00
31	Salvage and Reinstall Streambed	1	LS	\$ 2,000.00	\$ 2,000.00
32	Cofferdam	1	LS	\$ 7,380.00	\$ 7,380.00
33	¾-IN Dense-Grade Base Course	830	T	\$ 21.00	\$ 17,430.00
34	1 ¼-IN Dense-Grade Base Course	1063.8	T	\$ 17.30	\$ 18,403.74
42	Remove and Replace Curb and Gutter	1335	LF	\$ 22.00	\$ 29,370.00
43	Remove and Replace HES Curb and Gutter	615	LF	\$ 24.20	\$ 14,883.00
44	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	0.69	LS	\$ 22,265.00	\$ 15,362.85
45	12-IN Water Main W/ Granular Backfill	38	LF	\$ 447.50	\$ 17,005.00
46	24-IN Minimum Steel Casing Pipe	20	LF	\$ 110.00	\$ 2,200.00
49	Relocate Gate Valve and Valve Box	1	EA	\$ 3,500.00	\$ 3,500.00

Total Estimated Storm Water Utility Costs – Continued

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
51	Water Main Insulation	760	SF	\$ 7.00	\$ 5,320.00
52	Connect New Water Main to Existing Water Main	2	EA	\$ 4,500.00	\$ 9,000.00
56	Traffic Control	0.38	LS	\$ 5,750.00	\$ 2,185.00
58	Mobilization	0.38	LS	\$ 5,000.00	\$ 1,900.00
60	Erosion Control	0.46	LS	\$ 4,870.00	\$ 2,240.20
Subtotal of Contract					\$545,248.79
Engineering, Administration, & Contingencies					\$163,574.64
Total Project Costs					\$708,823.43

Total Estimated Storm Water Utility Costs = \$ 708,823.43

Total Estimated Sanitary Sewer Costs

<u>Item</u>		<u>Estimated</u>	<u>Un</u>	<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>it</u>	<u>Price</u>	<u>Bid Price</u>
3	Saw Cut, Asphalt	23.8	LF	\$ 1.80	\$ 42.84
16	Expose Sanitary Sewer MH	1	EA	\$ 1,200.00	\$ 1,200.00
17	Reconstruct Sanitary Sewer MH	1	EA	\$ 9,795.00	\$ 9,795.00
18	Grout Existing Hole in Sanitary Sewer MH	1	EA	\$ 1,000.00	\$ 1,000.00
19	Install an Interior Chimney Seal and Caulk Sanitary Sewer MH	1	EA	\$ 940.00	\$ 940.00
20	Replace Sanitary Sewer MH Casting	8	EA	\$ 2,300.00	\$18,400.00
21	Rebuild Sanitary Sewer MH Bench	2	EA	\$ 3,267.00	\$ 6,534.00
44	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	0.07	LS	\$22,265.00	\$ 1,558.55
56	Traffic Control	0.03	LS	\$ 5,750.00	\$ 172.50
58	Mobilization	0.03	LS	\$ 5,000.00	\$ 150.00
60	Erosion Control	0.01	LS	\$ 4,870.00	\$ 48.70
Subtotal of Contract					\$39,841.59
Engineering, Administration, & Contingencies					\$11,952.48
Total Project Costs					\$51,794.07

Total Estimated Sanitary Sewer Costs = \$ 51,794.07

Total Estimated Water Utility Costs

<u>Item</u>		<u>Estimated</u>		<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Bid Price</u>
44	6-IN Topsoil, Seed, Fertilizer, Erosion Mat W/ Biodegradable Stakes, and Watering	0.01	LS	\$22,265.00	\$ 222.65
47	Replace Valve Box	2	EA	\$ 1,460.00	\$ 2,920.00
48	Replace Top and Middle Section of Valve Box	3	EA	\$ 1,280.00	\$ 3,840.00
50	Adjust Valve Boxes	15	EA	\$ 265.00	\$ 3,975.00
56	Traffic Control	0.01	LS	\$ 5,750.00	\$ 57.50
58	Mobilization	0.01	LS	\$ 5,000.00	\$ 50.00
Subtotal of Contract					\$ 11,065.15
Engineering, Administration, & Contingencies					\$ 3,319.54
Total Project Costs					\$ 14,384.69

Total Estimated Water Utility Costs = \$ 14,384.69

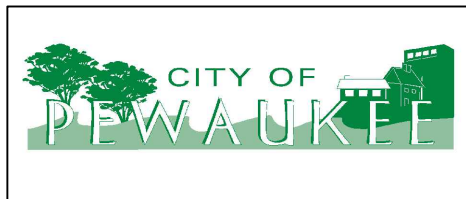
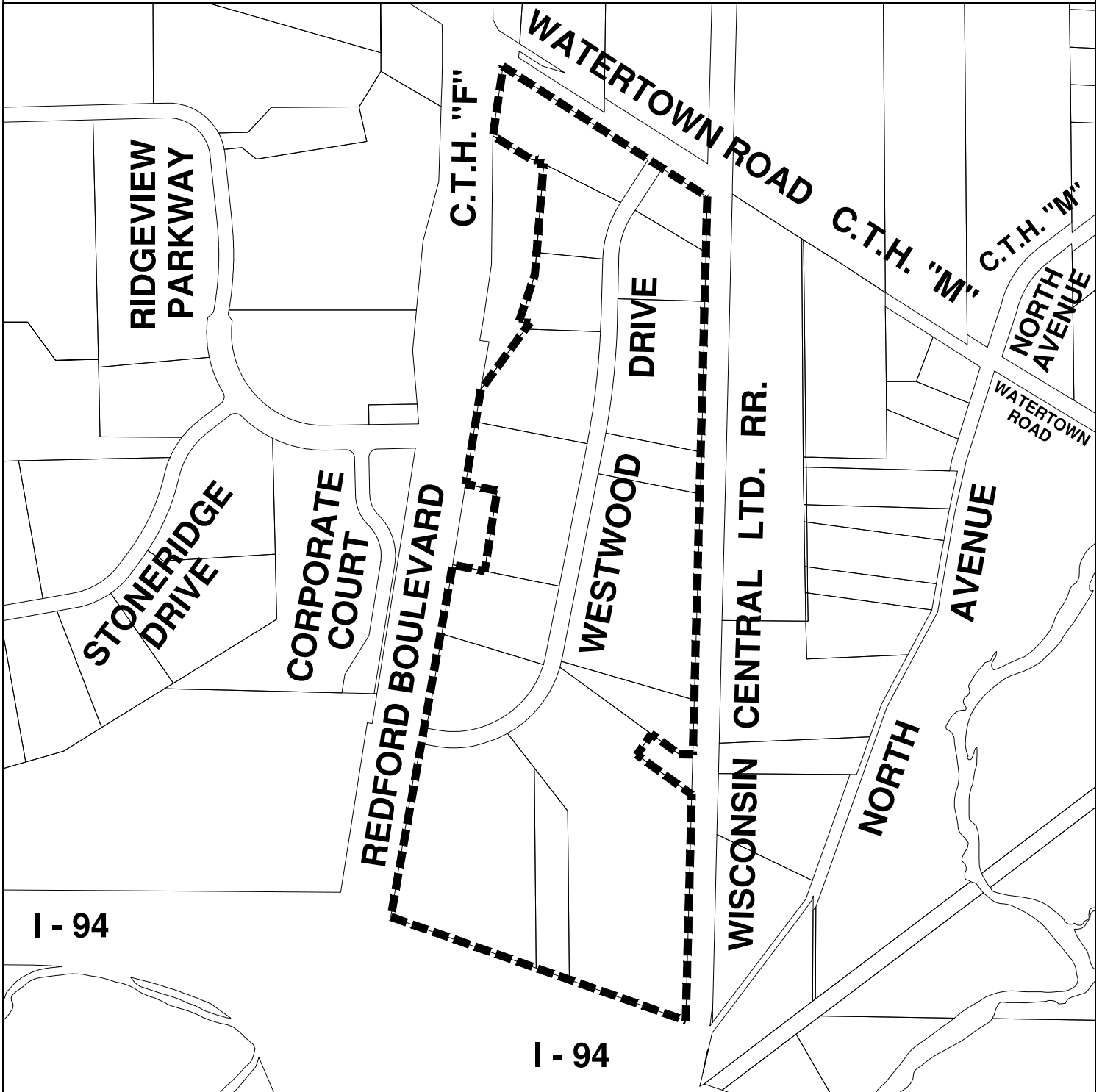
February 28th, 2025

An Area of Assessment in Parts of the NW ¼ and SW ¼ of Section 24, T7N, R19E, and the NE ¼ and SE ¼ of Section 23, T7N, R19E, In the City of Pewaukee, Waukesha County, Wisconsin.

Commencing at the Southwest Corner of the Northwest ¼ of Section 24, T7N, R19E; Thence N0°07'00"E Along the West Line of Said NW ¼, 262.66 Feet, To a Point on the Easterly R/W of Discontinued Amber Lane, Also being the Point of Beginning; Thence by Bearings and Distances Along Said Discontinued R/W, N36°05'55"E 310.97 Feet, N80°27'59"W 40.37 Feet, N38°13'28"E 15.49 Feet, N16°48'52"E 188.31 Feet, N05°07'52"E 446.66 Feet to the South line of Pewaukee Crossings Condominium Plat; Thence by Bearings and Distances Along Said South Line, N84°52'08"W 24.75 Feet, N05°07'52"E 14.34 Feet, N58°10'00"W 182.41 Feet, To a Point on the West R/W Line of Redford Blvd. (C.T.H. "F"); Thence N08°56'00"E, 280.47 Feet, to a Point on the South R/W Line of Watertown Road (C.T.H. "M"); Thence S56°58'08"E, Along Said South R/W Line, 979.43 Feet, To a Point on the West Line of the Soo Railroad R/W; Thence S01°54'35"W, Along Said West R/W Line, 2253.13 Feet, to the Northeast Corner of Outlot 4 of CSM No. 4344; Thence N88°05'25"W, Along a North Line of Said Outlot 4, 60.00 Feet, to an angle point of Said North Line; Thence N53°47'04"W, Along a North Line of Said Outlot 4, 140.00 Feet; Thence S36°12'56"W, Along the Westerly Line of Said Outlot 1, 100.00 Feet; Thence S53°47'04"E, Along the Southerly Line of Said Outlot 1, 280.86 Feet, To a point on the West Line of the Soo Railroad R/W; Thence S01°54'35"W, Along Said R/W Line, 766.95 Feet; Thence 146.20 Feet Along the arc of a Curve Whose Center is to the West, with a Radius of 1866.58, Whose Chord Bears S04°09'13"W 146.16 Feet, to a Point on the North R/W Line of I.S.H. "94"; Thence N70°12'39"W, Along Said North R/W Line, 1258.68 Feet, to a Point on the East R/W Line of Redford Blvd. (C.T.H. "F"); Thence Along Said East R/W Line by Bearings and Distances N09°32'01"E 559.98, N13°20'52"E 300.67 Feet, N09°32'01"E 585.19 Feet to the Southwest Corner of Outlot 1 CSM No. 3721; Thence S78°30'00"E, Along the South Line of Said Outlot 1, 130.08 Feet; Thence N09°32'01"E, Along the East Line of said Outlot 1, 328.00 Feet; Thence N78°30'00"W, Along the North Line of Said Outlot 1, 130.08 feet, To a Point on the East R/W Line of Redford Blvd. (C.T.H. "F"); Thence N09°32'01"E, Along Said East R/W Line, 386.82 Feet, To a Point on the Easterly R/W Line of Discontinued Amber Lane; Thence N36°05'55"E, Along Said Southerly R/W Line, 24.45 Feet to the Point of Beginning.

Dave Geis
Senior Engineering Technician
City of Pewaukee

WESTWOOD DRIVE AREA 2025
RD-25-57562
ROAD ASSESSMENT
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



LEGEND

■■■■■■■■ ROAD ASSESSMENT



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SCALE IN FEET

DATE: FEBRUARY 17, 2025

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
2025 WESTWOOD DRIVE RECONSTRUCTION
RD-25-57562

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT		COST/UNIT	ASSESSMENT	TOTAL ASSESSMENT
1	HATZ DIESEL OF AMERICA W229N1645 WESTWOOD DR WAUKESHA WI 53186-1153	PWC 0958979005	ROAD RECONSTRUCTION	5.06	ACRES	\$ 16,008.13	\$ 81,001.14	\$ 81,001.14
2	SCL LLC S52W25064 SAGE CT WAUKESHA WI 53189-6910	PWC 0958979007	ROAD RECONSTRUCTION	8.92	ACRES	\$ 16,008.13	\$ 142,792.52	\$ 142,792.52
3	WESTWOOD ASSOCIATION C/O SUNSET INVESTMENTS PO BOX 1428 WAUKESHA WI 53187	PWC 0958979009	ROAD RECONSTRUCTION	1.57	ACRES	\$ 16,008.13	\$ 25,132.76	\$ 25,132.76
4	PERMAY PROTOTYPES AND COMPOSITES INC W229N1855 WESTWOOD DR WAUKESHA WI 53186-1153	PWC 0958979013	ROAD RECONSTRUCTION	2	ACRES	\$ 16,008.13	\$ 32,016.26	\$ 32,016.26
5	MSI INVESTORS PO BOX 10265 GREEN BAY WI 54304-0265	PWC 0958979014	ROAD RECONSTRUCTION	2.02	ACRES	\$ 16,008.13	\$ 32,336.42	\$ 32,336.42
6	SUNSET INVESTMENT CO PO BOX 1428 WAUKESHA WI 53187	PWC 0958979015	ROAD RECONSTRUCTION	3.93	ACRES	\$ 16,008.13	\$ 62,911.95	\$ 62,911.95
7	PEWAUKEE RETAIL PARTNERS LLC C/O SUNTIDE COMMERCIAL REALTY INC 2550 UNIVERSITY AVE W STE 3055 SAINT PAUL MN 55114-1904	PWC 0958982004	ROAD RECONSTRUCTION	1.72	ACRES	\$ 16,008.13	\$ 27,533.98	\$ 27,533.98
8	2JDS LLC N17W24222 RIVERWOOD DR STE 250 WAUKESHA WI 53188-1162	PWC 0958982005	ROAD RECONSTRUCTION	1.75	ACRES	\$ 16,008.13	\$ 28,014.23	\$ 28,014.23
9	SUNSET INVESTMENT CO PO BOX 1428 WAUKESHA WI 53187	PWC 0959988	ROAD RECONSTRUCTION	2.79	ACRES	\$ 16,008.13	\$ 44,662.68	\$ 44,662.68
10	SUNSET INVESTMENT CO PO BOX 1428 WAUKESHA WI 53187-1428	PWC 0959988003	ROAD RECONSTRUCTION	13.83	ACRES	\$ 16,008.13	\$ 221,392.44	\$ 221,392.44
11	AMERICAN PROPERTY ACQUISITION LLC 7265 S 1ST STE 1 OAK CREEK WI 53154-2008	PWC 0959988004	ROAD RECONSTRUCTION	9.72	ACRES	\$ 16,008.13	\$ 155,599.02	\$ 155,599.02

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
2025 WESTWOOD DRIVE RECONSTRUCTION
RD-25-57562

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT		COST/UNIT	ASSESSMENT	TOTAL ASSESSMENT
12	RALLYE LLC W229N1477 WESTWOOD DR WAUKESHA WI 53186-1153	PWC 0959988005	ROAD RECONSTRUCTION	3.01	ACRES	\$ 16,008.13	\$ 48,184.47	\$ 48,184.47
13	KMN ENTERPRISES LLC W229N1680 WESTWOOD DR WAUKESHA WI 53186	PWC 0959988006	ROAD RECONSTRUCTION	2.27	ACRES	\$ 16,008.13	\$ 36,338.46	\$ 36,338.46
14	DUFFEK PROPERTIES LLC W229N1870 WESTWOOD DR WAUKESHA WI 53186-1302	PWC 0959988007	ROAD RECONSTRUCTION	1.24	ACRES	\$ 16,008.13	\$ 19,850.08	\$ 19,850.08
15	CAPITOL WAUKESHA LLC C/O CAPITOL REAL ESTATE MGT CO PO BOX 44507 MADISON WI 53744	PWC 0959988008	ROAD RECONSTRUCTION	2.29	ACRES	\$ 16,008.13	\$ 36,658.62	\$ 36,658.62
16	SCL LLC S52W25064 SAGE CT WAUKESHA WI 53189-6910	PWC 0959988009	ROAD RECONSTRUCTION	1.75	ACRES	\$ 16,008.13	\$ 28,014.23	\$ 28,014.23
17	KMN ENTERPRISES LLC W229N1680 WESTWOOD DR WAUKESHA WI 53186	PWC 0959988010	ROAD RECONSTRUCTION	4.9	ACRES	\$ 16,008.13	\$ 78,439.84	\$ 78,439.84
TOTAL IN AID OF ROAD RECONSTRUCTION				68.77	ACRES		\$	1,100,879.10

The properties against which contributions in aid of construction are proposed are benefited and the improvements constitute an exercise of Police Powers.

City of Pewaukee - New Agenda Item

Agenda Language:

Discussion and possible action to award the Well 8 PFAS Pilot Testing to Water Surplus in the amount of \$40,900.00.

Sub Item Agenda Language:

Background Provided By:

Magdelene Wagner, P.E., Director of Public Works/City Engineer
Jane Mueller, Utility Manager

Background:

As you may recall, Well 8 is one of our wells that have been found to contain PFAS contamination which exceeded the Health Hazard Index of 1. The City has reduced the use of this well and sent notices to our water customers notifying them of the risks associated with this exceedance. The well is currently off line while we complete a well rehabilitation project and clean the storage facility.

As part of the response to the exceedance, we are pursuing treatment alternatives to find a permanent solution to the PFAS contamination. The attached agreement moves forward with a Pilot study to determine the most efficient method of removing the PFAS to the future Environmental Protection Agency (EPA) anticipated limit of 4 PPT (parts per trillion) and the expected life of the media used to remove the contaminant.

The Pilot study will be required by the Wisconsin Department of Natural Resources (WDNR) prior to construction of a final treatment facility for the Well.

Fiscal Impact:

The Water Utility has budgeted \$1,500,000 for the PFAS Treatment in its 2025 budget.

Recommended Motion:

Council approve the Well 8 PFAS Pilot Testing to Water Surplus agreement in the amount of \$40,900.00 contingent on final approval from the City Attorney and City Engineer.



WATER SURPLUS®

PFAS REMOVAL

GAC and ANION EXCHANGE PILOT

PROPOSAL FOR

CITY OF PEWAUKEE, WI

February 18, 2025

Updated March 10, 2025

February 18, 2025

Jane E. Mueller, Utility Manager
City of Pewaukee Water and Sewer Utility
E-mail: jem@pewaukee.wi.us

Subject: Pilot Test Proposal for PFAS Removal for the City of Pewaukee, WI

Dear Ms. Mueller,

WaterSurplus would like to thank you for the opportunity to provide the enclosed pilot test quotation and rental agreement for the City of Pewaukee. The purpose of the proposed pilot test is to:

- Demonstrate the removal efficiency of TP108DW Anion Exchange Resin (AIX) media in our pilot columns;
- Determine if pretreatment for iron removal is required
- Show the operating characteristics of the media system for PFAS reduction such as backwash rate and pressure drop characteristics;
- Establish performance standards at an Empty Bed Contact Time (EBCT) of 2.35 minutes for the AIX media;
- Determine the volume of water treated before breakthrough occurs.

This proposal will outline the pilot test rental equipment WaterSurplus intends to provide. It will also discuss the protocol that will be followed to demonstrate treatment design as well as describe what is expected of both the City of Pewaukee and WaterSurplus in order to successfully execute the test.

If you agree to the following test proposal and rental terms, please complete these actions:

- **Fill out the Billing and Shipping information in sections X and XI, respectively**
- **Sign the agreement (Section XVI) and return this proposal with items listed in Section XII:**
 - **Initial Payment (as defined in Section IX)**
 - **Insurance Certificates (property and casualty, liability)**
 - **W-9**
 - **Certificate of State Sales Tax Exemption (if applicable)**

Once we receive these items, we will confirm the schedule for pilot installation and start-up. If you have any questions, or require additional information, please feel free to contact me at your convenience.

Respectfully submitted,

Bryan Kumfer

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CC:

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I. PILOT PROJECT PURPOSE

This pilot test will be conducted because PFAS treatment designs are not standardized yet in the State of Wisconsin. The City of Pewaukee desires to test AIX media for effectiveness of PFAS reduction for long term use.

This Lanxess TP108 media was selected because it has been successful in removing PFAS from drinking water and requires a smaller footprint compared to other medias such as GAC. This media is NSF-61 certified for use in drinking water applications.

Lanxess TP 108DW AIX Resin is a 20x50 mesh, gel type polystyrene based strong base anion exchange resin. This is a onetime use absorption resin and no regeneration is performed. This media has modified functional groups to facilitate a very selective uptake of per- and polyfluoroalkyl substances (PFAS). This resin is applicable for the removal of both short and long chain PFAS compounds.

At the conclusion of testing, a report for the pilot test will be provided by WaterSurplus. The report will contain a plot of bed volumes of flow and the effluent concentration of reach media. In addition, the report will also describe the setup of the pilot equipment, any noticeable fouling of the media and/or pressure drop during testing, and a recommendation of the optimal media for this well.

II. SITE DETAILS & WATER QUALITY

Well water from the City of Pewaukee Well 8 will be treated for PFAS removal. The well is located at W249N2173 Fox Creek Court, Pewaukee, Wisconsin. The well currently has a flowrate of 400 gpm but may increase to 500 gpm after rehabilitation. The PFAS system will be installed before any chemical addition to the well water. The existing wellhouse is designed to blend in with the neighborhood and looks very similar to a house. The new equipment is preferred to fit inside the existing garage space. The EPA regulated contaminants present in the well are presented in Table 1. Additional water analysis results are presented in Table 2.

Table 1. PFAS Results

Item	Units	Result
PFOA	ng/L	8.7
PFOS	ng/L	7.9
HFPO-DA (Gen X)	ng/L	ND
PFBS	ng/L	28
PFNA	ng/L	ND
PFHxS	ng/L	54

Table 2. Water Analytical Results

Item	Units	Result		Item	Units	Result
pH	mg/L	7.3		Chlorides	mg/L	300
Fe	mg/L	0.45		Sulfate	mg/L	30
Mn	mg/L	0.50		Alkalinity	mg/L	330
Ca	mg/L	84		Nitrates	mg/L	ND
Mg	mg/L	58		TOC	mg/L	0.53

III. PILOT TEST OBJECTIVES

The test objectives of the pilot test are:

- Confirm the PFAS loading capacity of the media.
- Confirm the effluent PFAS concentrations are below state and EPA regulations, preferably reduced to non-detectable concentrations.
- Evaluate if any fouling or plugging of the media occurs and determine if backwashing is sufficient for continued operation of the media (if needed).
- Evaluate the prefiltration requirements for successful operation of the media and estimate the filter backwash frequency for a full-scale system.

IV. PILOT SYSTEM

The pilot will test PFAS treatment both with and without pretreatment for iron. The PFAS treatment that utilizes pretreatment with iron will store pretreated water after iron removal for near continuous flow of the PFAS column. The PFAS treatment column with pretreatment will only operate when the well is running (expected 6-12 hours per day).

A single 1" NPT connection for raw water will need to be supplied. The raw water supply connection should be before any chemical injection. A minimum flowrate of 15 gpm at a minimum pressure of 40 psi will be needed. Since the well likely will not produce sufficient pressure, a feed pump will be provided. The feed pump will need to have an outlet that is energized only when the well is running. A backflow preventer will be installed at the outlet of the pump. After the backflow preventer, the source water will split into two different streams. One raw water stream will be connected directly to the PFAS treatment system and will not have any pretreatment for iron removal.

Due to the elevated iron concentration, the other raw water stream will be treated for iron removal using an OxiPlus⁷⁵ media filtration pilot. This pretreatment system will only operate when the well is running and will need to have a 120V electrical outlet energized by the well operation. The OxiPlus⁷⁵ pilot system will be operated at a flow rate of 4.2 gpm representing a load rate of 7.86 gpm/ft². The inlet manifold (includes sample tap, solenoid valve, manual valve, and pressure gauge) will attach to the supply pump via a flexible hose. This connection supplies both the raw water and the backwash water and should be capable of supplying up to 15 gpm at a minimum of 40 psi. A chemical feed tank for sodium hypochlorite on the pilot skid will supply oxidant to the water which will pass through a static mixer prior to the filter. The pilot unit has a Fleck head to control whether the unit is in service mode or backwash mode. In service mode, water enters at the top of the filter column and flows down through the filter bed (36" depth of OxiPlus⁷⁵ filter media atop a support bed of gravel). There is a basket strainer at the bottom of the tank where the treated water collects, and then flows up the center tube and out. During backwash mode, the flow is reversed. The backwash flowrate is 13.5 gpm for 5 minutes. The backwash piping and finished water piping each have globe valves and gate valves for flow adjustment and isolation. A backwash may be needed every 20-40 hours of operation and will be automated. A flow meter is present on the inlet piping to verify flow rate. Filtered water will be sent to the storage tank via a flexible hose.

Any additional water produced that is not used by the PFAS filtration system will be sent to the drain using a designated overflow port on the tank. The backwash water will be sent to the onsite drain. A pump will be connected to the tank and used to supply the pretreated feed water for the PFAS system. The pump will be supplied with dry run protection in case the feed tanks do not have sufficient supply.

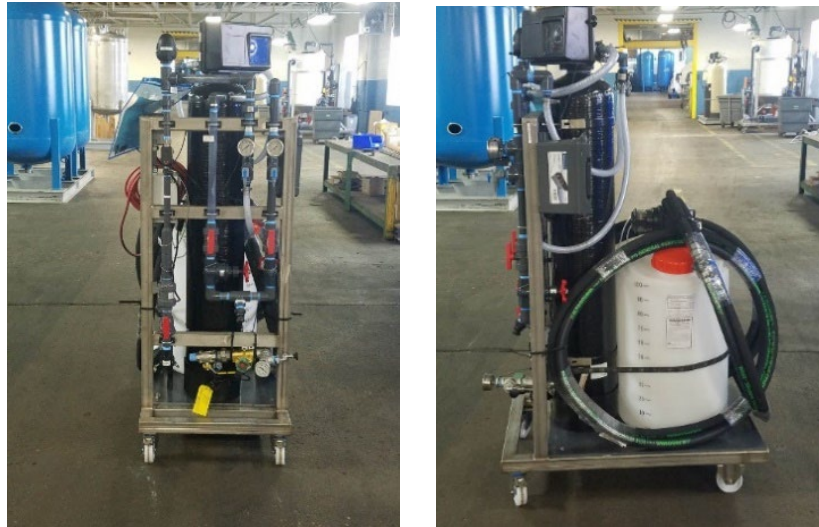


Figure 1. OxiPlus Pilot System

A picture of the PFAS pilot system is presented in Figure 2 below. The pilot skid measures 60" L x 28" wide x 80" high. The pilot has the ability to allow two different sources of water to be used with the same pilot system (one column will use pre treated water, one column will use raw water). The connection from the supply source to the PFAS pilot system will be made using 1" hose with cam lock fittings. This connection supplies both the raw water and the backwash water and should be capable of supplying up to 1 gpm at a minimum of 40 psi.



FIGURE 2. PFAS PILOT SYSTEM

This system has four columns available to test different media, but only two of the columns will be used during this pilot test. This system includes a filter housing with a 10-micron bag filter and pressure regulator which will be used with the raw water source. The pretreated water will be piped to the column inlet. Sodium bisulfite will be required for the AIX column to remove residual hypochlorite from the OxiPlus system. The inlet manifold will include a chemical feed injection point, an in-line static mixer, and a piping system with valves that allows the columns to be operated/isolated as needed and backwashed when needed. Each column has a screen installed in the bottom of the column to retain the media and 5" of anthracite may be added as support media for the AIX resin. Each column can be individually backwashed even when the other columns are in normal operation. For each column, there are sample taps before and after each column. The effluent from the columns is piped into a manifold with a 1" camlock fitting.

In service mode, water enters at the top of the filter column and flows down through the filter bed (typically 36" depth of adsorption media, a support bed of anthracite is used for the IX media). There is a screen at the bottom of the column where the treated water collects, and then flows out of the bottom to the effluent discharge line. During backwash mode, the flow is reversed using two 3-way valves. The backwash piping and finished water piping use the same diaphragm flow adjustment valve. The backwash is a manual process, but backwashing should be infrequent during the treatment process. A flow meter is present on the inlet piping to verify flow rate to each column. A totalizer is also installed to verify the total gallons of water treated for each column. Filtered water and backwash water are piped together and are discharged into a suitable discharge location on-site using a hose. At the conclusion of testing, the media can be removed by removing the flange at the bottom of the column.

For this testing, only two of the 2" columns will be used. The EBCT chosen for reach media is based on the EBCT on the anticipated flowrate and equipment size for the full scale system. The total flow of the PFAS system is expected to be 0.4 gpm (576 gpd) when 2 columns are in use.

TP108DW AIX Resins = 2.5 minute EBCT target. Surface area of 2" column is 0.022 ft². A 3 ft bed depth of filter media = 0.065 ft³ of media. If we calculate the gallons of media and divide by target EBCT of 2.35 minutes, we get: $(0.065 \text{ ft}^3 * 7.48 \text{ gal/ft}^3) / 2.35 \text{ minutes EBCT} = 0.19 \text{ gpm}$ through each column.

V. TESTING PROCEDURES

Each column will treat water in service mode until effluent PFAS concentration exceeds the limit for a regulated PFAS species. Some shorter chain PFAS compounds will likely break through earlier and longer chain PFAS compounds, such as PFOS and PFOA will break through later. A backwash will only be initiated if the column approaches 10 psi of pressure drop. The pilot may need a backwash if it has been stagnant for several days. The length of the pilot test will be dictated by how many hours each day the filter/well can run but 24/7 operation is preferred. It is anticipated that up to 9 months of operation may be required for breakthrough of PFAS compounds, but this is dependent on the specific water being treated. Weekly (preferably at least three times per week) readings (pressure, flows, total water volume, etc) should be taken and recorded (see logsheet in Appendix). This data should be provided to a WaterSurplus engineer every 2 weeks for review and recommendations for



improved operation if needed. In addition, any available analytical results should also be provided at the same time.

One untreated water PFAS sample and one PFAS treated water sample per pilot column (3 samples total) will need to be sent to an outside lab for analysis. All analytical testing will be the responsibility of the customer. We recommend collecting a sample for PFAS analysis monthly. The key piece of data to record when sampling is the volume on the totalizer at that time the sample is taken. When one of the PFAS species starts to break through, it is recommended to increase sampling to every 2 weeks.

It is also requested that weekly raw water and OxiPlus⁷⁵ effluent analysis for iron be performed. This can be performed using field tests (HACH Method 8008 or similar) or samples can be sent to a lab for analysis. If sodium bisulfite is being added, then a field test for free chlorine should also be checked weekly to verify the free chlorine is being removed. HACH method 8021- Chlorine, Free or similar method can be used.

VI. SCOPE OF SUPPLY

Item	WaterSurplus	Customer
MULTIPLE COLUMN PILOT UNIT		
Multicolumn Pilot Unit that includes: - Two 2" diameter x 60" clear PVC column, rated 90 psi (for AIX resin) - Two 4" diameter x 60" clear PVC column, rated 90 psi (not used during testing) - Piping and rack with casters to hold these four pilot columns - Rotameter and totalizer to measure inlet flow for each column - Sample ports, one inlet (post-chem feed), one outlet/treated per column - Two pressure gauges per column, one inlet and one outlet	X	
Filter housing with one set of filtration elements	X	
Additional filtration elements		X
One O&M Manual	X	
FEED PUMP		
One water feed pump (120 V, 6 amps) capable of supplying 15 gpm at 40 psi	X	
Hoses with cam lock fittings	X	
Backflow preventer	X	
TANK SYSTEM		
One 250 gallon plastic tanks (allows for 18 hours of operation of one column when full)	X	
One feed pump (120 V, 6 amps) dry run protection capable of supplying 0.2 gpm at 40 psi	X	
OXIPLUS PILOT SYSTEM		
OxiPlus pilot system includes: - One (1) 10" diameter x 54" OAH FRP vessel, rated 100 psi - Hoses with camlock fittings - One Fleck/Pentair 2750 Controller for automatic backwash - One IFM Vortex flow meter to measure inlet flow - One O&M Manual	X	
OxiPlus75, 36" bed depth, 1.6 ft ³ (188 lbs) and support gravel	X	
CHEMICAL FEED SYSTEM		
Peristaltic pump (0.04-2.4 oz/hr) and 7.5 gal HDPE tank for sodium bisulfite feed	X	
Sodium bisulfite and water to mix into chem tank		X
One (1) peristaltic pump and 26-gal HDPE tank for chlorine	X	
Sodium hypochlorite (approx. 0.01 gpd)		X

Item (table continued)	WaterSurplus	Customer
PFAS ADSORPTION MEDIA		
0.8-1.0 mm Anthracite, (inert underbedding)	X	
TP108DW PFAS adsorption media, 36" bed depth, 2 columns	X	
UTILITY AND ACCESS REQUIREMENTS		
1" NPT connection from the existing well head piping capable of supplying up to 15 GPM.		X
Electrical connection to pilot unit: 1PH, 120V, 60 HZ		X
Electrical connection to pilot unit controlled by well operation: 1PH, 120V, 60 HZ		
Drain capacity to accommodate pilot discharge flow (14 gpm max)		X
Space for equipment in well house. (See Appendix for suggested location of equipment)		X
LABOR AND MATERIALS		
Delivery of the pilot system	X	
Installation of the pilot system	X	X
Operator training and initial operation of the pilot system (up to 3 days)	X	
Remote support and data review, up to 4 hours per month	X	
Personnel to run pilot, collect samples, and record data in data log (blank data log provided by WaterSurplus)		X
Test kit and reagents for desired field test (Iron and free chlorine)		X
PFAS analysis including sample bottles to collect and send in samples		X
Media removal from pilot and disposal after test is complete (WaterSurplus will provide guidance on disposal options and assist customer with technical questions regarding disposal)		X
Pilot equipment prep for return shipment to WaterSurplus		X
Report including description of equipment, analytical results and interpretation, and recommendations for full scale treatment	X	

VII. DELIVERY AND INSTALLATION

The multiple column pilot system, OxiPlus pilot system and chemical feed system, associated media, etc. will be shipped out of our Loves Park, IL facility. It will be installed at the site by WaterSurplus with the assistance of the customer personnel. Following installation, WaterSurplus will provide training on pilot operation and data collection procedures and discuss any safety considerations for operation of the pilot. Installation and training usually take up to two days on site depending on site limitations.

WaterSurplus may require up to four (4) weeks to provide the equipment and schedule a service person depending on availability. If the pilot arrives in a crate, keep crate for return shipping. The customer will be responsible for the cost of replacing any items not returned with the unit.

VIII. PRICING

Prices quoted herein are for equipment based on a nine-month rental term.

Pilot Study Fee (no analytical costs included): \$40,900

The pricing includes:

- PFAS Pilot Unit Rental (up to 9 months) and support equipment as outlined in scope of supply (includes up to 4 hours a month of data review and remote support)
- Shipping and handling– (includes shipping to site and return to WaterSurplus)
- System Start-Up – Includes Travel Time and On-Site Service Time (Estimated 16 hours on site)
- Interim Data Analysis and Pilot Report – Anticipated after approximately 3 months of operation. This report will summarize available data and provide analysis, tables, and figures of available results. If any operational issues are experienced, these will be discussed and the potential implications of the full scale design.
- Final Data Analysis and Pilot Report – Final report will summarize all data and provide analysis, tables, and figures of available results. This report will also include a discussion of the full-scale system including design criteria, estimated media life, and recommendations for a full-scale system.

OPTIONAL – If testing is required longer than 9 months, the equipment rental fee will be billed monthly at a rate of \$3,000 per month. This does include up to 4 hours per month of data review and remote support. If additional onsite support is required, it will be billed on a time and materials basis according to the rate sheet provided in the Appendix.

This quote is valid for 60 days. Pricing is valid for a one-year period starting at receipt of order. Prices for equipment and field service support do not include any sales, use, excise or similar taxes, fees, permits, etc. Equipment rental will begin upon departure of equipment from Loves Park, IL and will end upon return to the WaterSurplus facility. The customer will be responsible for the cost of replacing equipment, hoses and/or O&M manual if not returned with the unit.

IX. PAYMENT TERMS

WaterSurplus standard payment terms are as follows:

Milestone:	Amount Invoiced:
1. PO to Proceed	\$26,100
2. Start-Up Completed	\$12,400
3. Report Issued	\$2,400

Payment can be made to Surplus Management, Inc, PO Box 2668, Loves Park IL 61132. Milestone payments shall be invoiced after completion of milestone and is due NET 30 days from the date of the invoice.

X. BILLING INFORMATION:

All invoices, included but not limited to initial payment invoices, on-site services invoices and monthly rental bills will be sent via email to the following the customers' accounts receivable department:

A/R Contact Name, Title: _____

Email Address: _____

Phone Number: _____

Billing Address: _____

XI. SHIPPING INFORMATION

Site Contact Name, Title: _____

Email Address: _____

Phone Number: _____

Shipping Address: _____

XII. TITLE TO EQUIPMENT AND CONTINGENCIES

A. Notwithstanding the attachment to real property or to any improvement upon real property, title to the Pilot Equipment quoted herein will remain WaterSurplus' equipment at all times. The Customer will not remove and or modify any Equipment Rented or permit to be removed and or modify any of the Equipment Rented that is the subject of this Agreement.

B. The Customer agrees to execute all documents and public filings as WaterSurplus may reasonably request to evidence WaterSurplus' ownership interest in the Rental Equipment. The Customer authorizes Owner, or its authorized agent, to sign on behalf of the, any UCC (Uniform Commercial Code) documents necessary to affirm WaterSurplus' ownership of the Equipment Rented.

C. Owner's obligations under this Agreement are contingent upon the following:

1. Timely receipt of the signed Agreement from the.
2. Insurance Property Certificate as described in Section XIII.
3. Insurance Liability Certificate as described in Section XIII.
4. the **providing WaterSurplus with:**
 - (i) **Initial Payment (as defined in Section IX);**
 - (ii) **Insurance Certificate – Property and Casualty;**
 - (iii) **Insurance Certificate – Liability;**
 - (iv) **W-9.**

XIII. INSURANCE

The Customer, at its own expense, will maintain the Equipment Rented insured with all risk coverage in such amounts as WaterSurplus will require with a carrier with no less than an A rating, Class VIII rated with AM Best. Renter will maintain a loss payable endorsement in favor of Owner affording to Owner such additional protection as Owner will require and will maintain liability insurance no less than \$1,000,000.00 Dollars. All insurance will name WaterSurplus as an additional insured with primary non-contributory and waiver of subrogation on General Liability and Workers Compensation applying. The policies will provide that they may not be canceled or altered without at least thirty (30) days prior written notice to Owner, and the loss payable endorsement will provide that all amounts payable because of loss of or damage to the property will be payable only to Owner. Renter will deliver to Owner evidence satisfactory to Owner of all such insurance with a certificate of insurance upon execution of this contract and will provide updated copies on an annual basis. Owner shall also provide Customer with a Certificate of Insurance naming the City of Pewaukee as an additional insured with respect to general liability.

XIV. LIMITATION OF LIABILITY

WaterSurplus shall not be liable to the for any lost profits or incidental, consequential, special or punitive damages, regardless of whether such damages arise under breach of contract, tort, strict liability, or other theory of law. WaterSurplus' liability in connection with this Agreement, whether arising under breach of contract, tort, strict liability or other theory of law, will not exceed the amounts actually paid by the Customer to WaterSurplus during the Term of this Agreement.

XV. INDEMNIFICATION

The Customer will indemnify WaterSurplus against, and hold WaterSurplus harmless from, all claims, actions, proceedings, costs, damages and liabilities, including attorney fees, arising out of, connected with or resulting from the Equipment Rented, including without limitation the



manufacture, selection, delivery, possession, use, operation or return of the property. This indemnification provision shall be limited, however, to Customer's intentional or negligent actions and shall not apply to faulty equipment or negligent acts of WaterSurplus

XVI. AGREEMENT

The Parties intend this Agreement, with attached Exhibits and Addenda, if any, as a final expression of their agreement and a complete and exclusive statement of its terms. No course of previous dealings between the parties and no usage of trade shall be relevant or admissible to supplement, explain or vary any of its terms. No representations, understandings or agreements have been made or relied on in making this Agreement other than those expressly set forth. This Agreement may be modified only by a writing signed by the parties or their duly authorized agents.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the date listed below. For purposes of this Agreement, signed facsimiles shall be considered the same as originally signed agreements.

Surplus Management Inc. (dba WaterSurplus)

Customer: _____

Name: _____

Name: _____

Sign: _____

Sign: _____

Title: _____

Title: _____

Date: _____

Date: _____

XVII. APPENDICES

OxiPlus Pilot P&ID

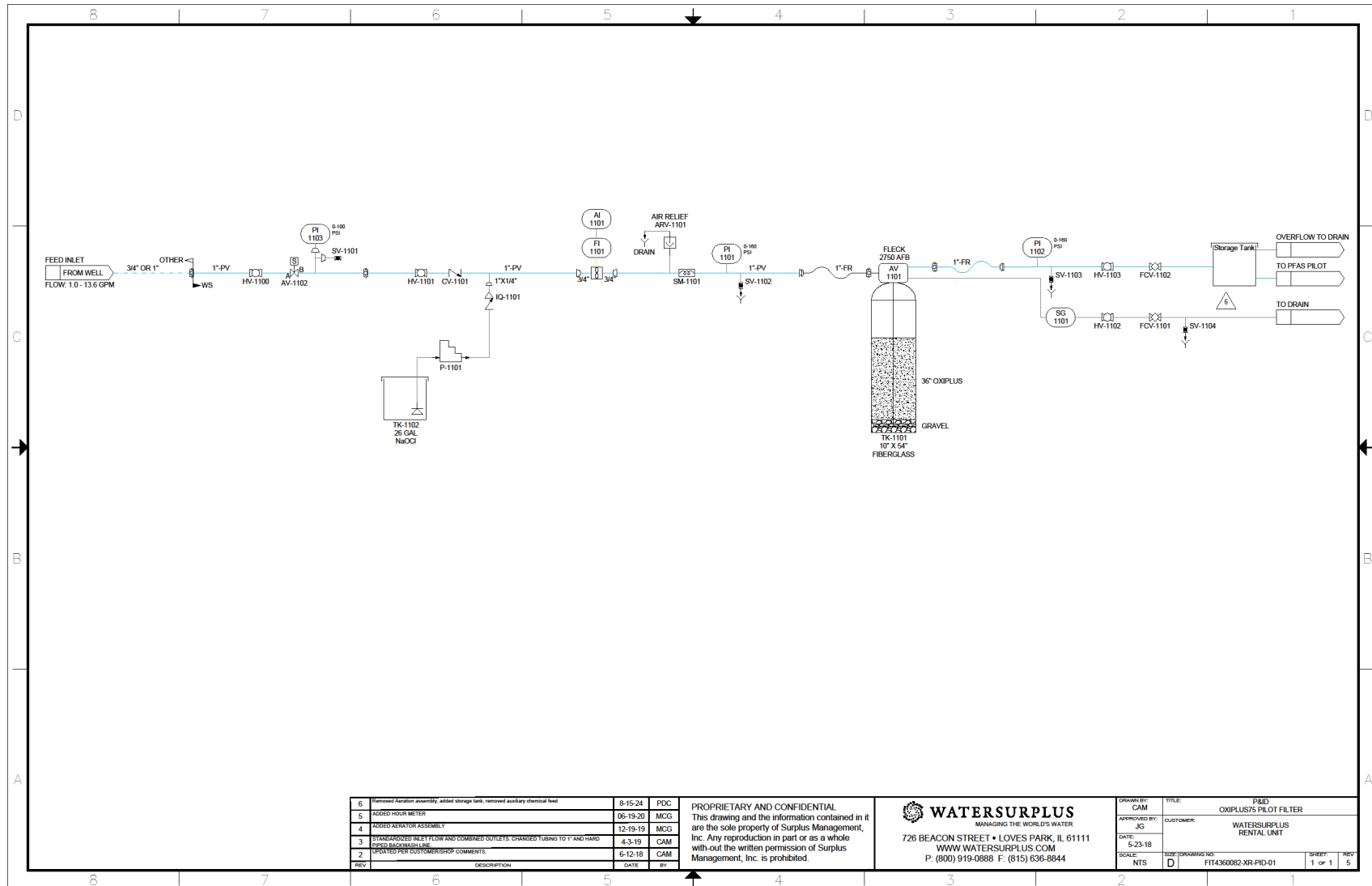
PFAS Pilot P&ID

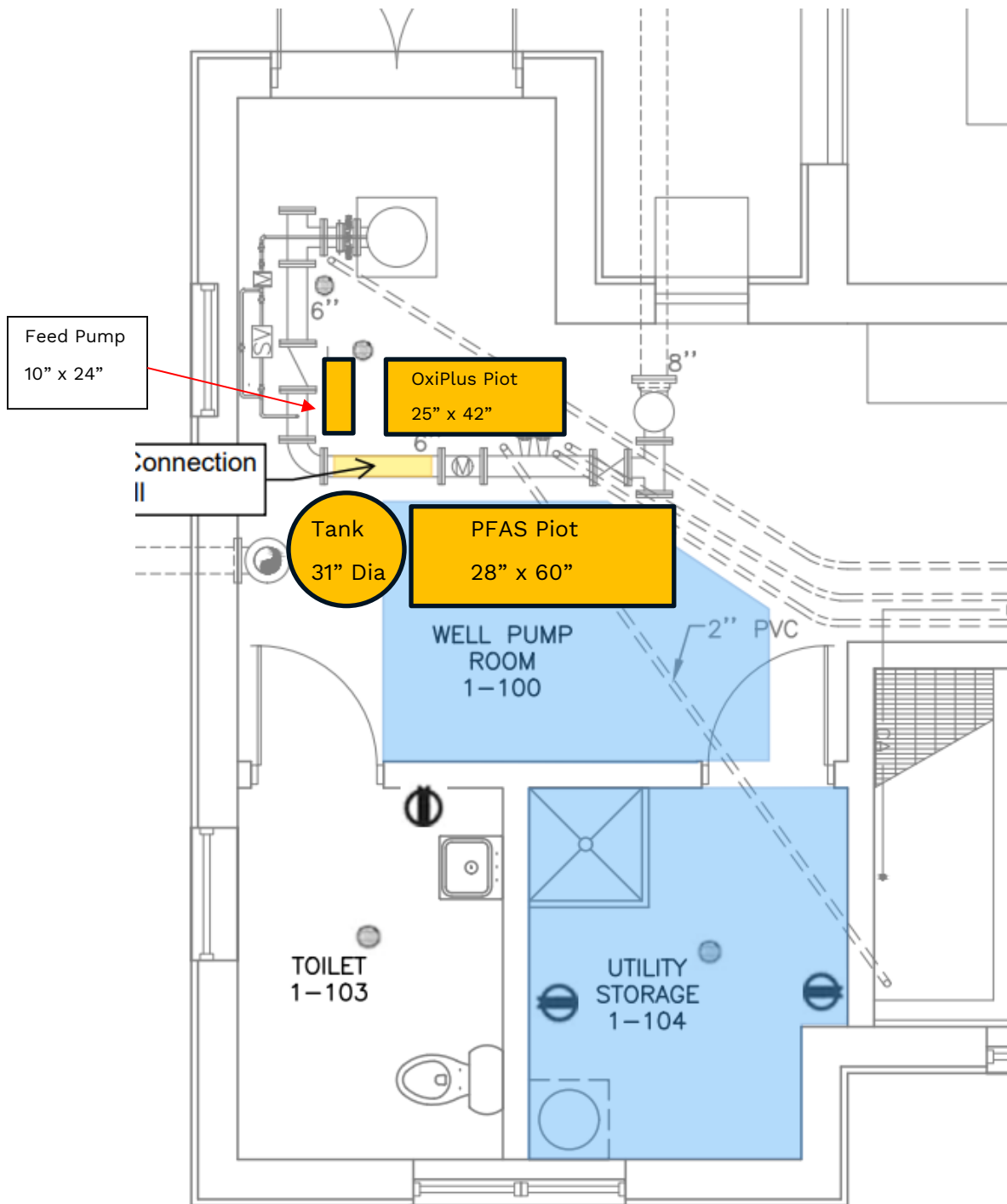
Pilot Equipment Layout

Service Rates

Pilot Logsheet

Safety Data Sheets (SDS)





(As alternative, all equipment would fit in the utility storage area)

WaterSurplus Domestic Services Rates

Products and services shall be billed as cost plus and negotiated rate per schedule listed below.

Products and Services	Pricing Matrix
Process Water Expert / PE	\$275/Hour
Principle Process Engineer / Consulting	\$215/Hour
Field Service Engineer	\$150/Hour
Equipment Technician	\$115/Hour
Travel Time (all levels) during weekdays. Saturday travel rate x 1.5 (\$112.50/hour) Sunday and Holiday travel rate x 2 (\$150/hour)	\$75/Hour
Travel and Duration of Stay Expenses (mileage, tolls, airfare, rental car, hotel, parking, etc.)	Actual Cost Plus 15%
Meals Per-Diem Rate	\$60 per man-day (may be higher in some locations)

Notes:

1. Engineering/Consulting rate applies to on-site and off-site services.
2. Automobile mileage rate is based on federal standards at the time of travel.
3. Hourly rates are based on work and travel occurring during standard business hours 7am – 5pm Monday through Friday, excluding holidays.
 - In excess of eight hours per weekday 1.5x hourly rate
 - Time on Saturdays up to eight hours 1.5x hourly rate
 - In excess of eight hours on Saturday 2x hourly rate
 - Time on Sundays and Holidays up to eight hours 2x hourly rate
 - In excess of eight hours on Sunday or Holiday 2.5x hourly rate

2024 Rates

