

*****ATTACHMENTS*****

CITY OF SHEBOYGAN**LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE MINUTES****APRIL 29, 2020**

MEMBERS PRESENT: Chair Alderperson Ryan Sorenson, Vice Chair Alderperson Dean Dekker, Alderperson Betty Ackley (appeared remotely), Alderperson Mary Lynne Donohue (appeared remotely), Alderperson Barbara Felde (appeared remotely)

STAFF/OFFICIALS PRESENT: City Attorney Charles Adams, Police Chief Christopher Domagalski, Fire Chief Eric Montellano, Officer Richard Hang, Officer Dana Fischer, City Clerk Meredith DeBruin, Director of Planning and Development Chad Pelishek, Licensing Clerk Julie Wieck, Legal Assistant Kathy Hoffman

OTHERS PRESENT: Chad Shelton, Melissa Shelton

1. OPENING OF MEETING

1.1 Roll Call

1.2 Call to Order

Chair Alderperson Ryan Sorenson called the meeting to order at 4:00 p.m.

1.3 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.4 Introduction of Committee members, staff and guests

2. MINUTES

2.1 Approval of Minutes - April 15, 2020

Motion by Alderperson Dekker, seconded by Alderperson Donohue, to approve the minutes of the previous meeting held April 15, 2020. Motion carried 5-0.

3. HEARING

3.1 Hearing on the appeal of Chad Shelton finding his dog to be a vicious animal, pursuant to Sec. 18-47(i)(2), Sheboygan Municipal Code

Ald. Sorenson called the hearing to order at 4:04 p.m. with appearances by City Attorney Adams to advise the committee in their function as finder of law and fact, Police Chief Chris Domagalski on behalf of the Sheboygan Police Department, and Chad Shelton appearing in person.

Chief Domagalski presented his case and provided the committee with details regarding the various incidents involving the dog named Cronus and his initial determination that the dog is a vicious animal.

Chad Shelton presented his case and informed the committee that he was appealing the determination because he feels Cronus is a good dog and should be at home.

Mr. Shelton was sworn in and cross-examined by Chief Domagalski. Documents were marked as police

department exhibits and offered as evidence, copies of which were provided to Mr. Shelton.

Officer Richard Hang was called as a witness by Mr. Shelton and was sworn in and testified. Chief Domagalski cross-examined Officer Hang. Mr. Shelton then called Melissa Shelton as a witness and she was sworn in and testified. Chief Domagalski cross-examined Melissa Shelton.

4. CLOSED SESSION [NOTE: THERE WAS NO CLOSED SESSION]

5. RECONVENE IN OPEN SESSION [NOTE: DID NOT GO INTO CLOSED SESSION]

5.1 Possible action regarding appeal of Chad Shelton

Chief Domagalski informed the committee that he is withdrawing the Police Department's determination that Cronus is a vicious dog and will be moving forward based on the testimony today and will declare Persephone as a vicious animal, and the Police Department will then follow through on the designation of Cronus as a dangerous dog, making sure that Mr. Shelton follows the ordinance and puts in the things that he has to put in place in order to get Cronus back.

6. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6.1 Quarterly Performance Report for the Department of City Development: Building Inspection Department (discussion only)

Director of Planning and Development Chad Pelishek reviewed the Building Inspection Department's quarterly performance report for the first quarter of 2020.

6.2 Quarterly Performance Report for City Attorney's Office (discussion only)

CA Adams reviewed the City Attorney's Office quarterly performance report for the first quarter of 2020.

6.3 R.O. No. 185-19-20 (4-20-20) by Chief of Police Christopher Domagalski submitting the Police Department's quarterly report of Benchmark Measurements for the period commencing January 1, 2020 and ending March 31, 2020

Chief Domagalski reviewed the Police Department's report of Benchmark Measurements for the first quarter of 2020.

Motion by Alderperson Dekker, seconded by Alderperson Donohue, to recommend the Common Council receive and file R.O. No. 185-19-20. Motion carried 5-0.

6.4 Discussion regarding the Capital Improvements Projects for the Police Department for the years 2021-2025

Chief Domagalski discussed the Police Department's capital improvement projects for the years 2021-2025. Projects for 2021 include replacement of 22 squad computers and replacement of four squad cars.

6.5 R.O. No. 183-19-20 (4-20-20) by Fire Chief Eric Montellano submitting the Annual Report for City of Sheboygan Fire Department for the year 2019.

Chief Montellano reviewed the Fire Department's 2019 annual report.

Motion by Alderperson Dekker, seconded by Alderperson Ackley, to accept the report and file the R.O. Motion carried 5-0.

6.6 R.O. No. 184-19-20 (4-20-20) by Fire Chief Eric Montellano submitting the Fire Department's quarterly report of Benchmark Measurements for the period commencing January 1, 2020 and ending March 31, 2020.

Chief Montellano reviewed the Fire Department's report of Benchmark Measurements for the first quarter of 2020.

Motion by Alderperson Dekker, seconded by Alderperson Donohue, to recommend the Common Council receive and file R.O. No. 184-19-20. Motion carried 5-0.

6.7 Discussion regarding the Capital Improvements Projects for the Fire Department for the years 2021-2025

Chief Montellano discussed the Fire Department's capital improvement projects for the years 2021-2025. Projects for 2021 include replacement of an engine and improvements to Station #3.

Due to a power failure in the City, Alderpersons Ackley and Felde were disconnected from the meeting. Alderperson Felde was able to return to the meeting.

6.8 Discussion regarding liquor license renewal fees (discussion only)

CA Adams indicated that renewal fees cannot be waived or delayed, but the City would be able to reduce the amount of the fee.

7. NEXT MEETING DATE

7.1 Next meeting date will be May 13, 2020

The next committee meeting is scheduled to be held on May 13, 2020 at 4:00 p.m. in the Council Chambers on the third floor of City Hall, 828 Center Avenue.

8. ADJOURN

8.1 Motion to adjourn

Motion by Alderperson Dekker, seconded by Alderperson Felde, to adjourn at 5:31 p.m. Motion carried 4-0.

I

DIRECT REFERRAL TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE

Gen. Ord. No. 4 - 20 - 21. By Alderpersons Sorenson and Donohue.
May 13, 2020.

AN ORDINANCE amending various sections of the Municipal Code so as to update them to conform with state statutes and to temporarily reduce fees for various licenses related to the serving of fermented malt beverages and intoxicating liquor to the minimum required by statute, and to temporarily waive fees for sidewalk cafés; all reductions and fees to be applicable for the licensing year that includes July 1, 2020.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Sec. 10-62 of the Municipal Code entitled "Class "B" licenses" is hereby repealed and recreated in subsection (d) thereof so as to read as follows:

"Sec. 10-62. - Class "B" licenses.

. . .

(d) The fee for a Class "B" license shall be \$100.00 per year; except that the fee for such a license for the license year beginning July 1, 2020 and ending June 30, 2021, shall be \$10.00. Except when the fee has been reduced to \$10.00, the fee for a license for less than 12 months shall be prorated according to the number of months or fraction thereof for which the license is issued.

. . ."

Section 2. Sec. 10-65 of the Municipal Code entitled "Limitations on other business; Class "B" premises" is hereby repealed and recreated so as to read as follows:

"Sec. 10-65. - Limitations on other business; Class "B" premises.

No Class "B" license may be granted for any premises where any other business is conducted in connection with the premises, except that this restriction does not apply if the premises for which the Class "B" license is issued is connected to premises where other business is conducted by a secondary doorway which serves as a safety exit and is not the primary entrance to the Class "B" premises. No other business may be conducted on premises operating under a Class "B" license. These restrictions do not apply to any of the following:

APS

- (1) A hotel.
- (2) A restaurant, whether or not it is a part of or located in any mercantile establishment.
- (3) A combination grocery store and tavern.
- (4) A combination novelty store and tavern.
- (5) A bowling center or recreation premises.
- (6) A club, society or lodge that has been in existence for six months or more prior to the date of filing application for the Class "B" license.
- (7) A painting studio.
- (8) Premises for which a special Class "B" license is issued under Sec. 10-26(h) if the license is one of multiple licenses issued by the municipality to the same licensee for the same date and times, the licensee is the sponsor of an event held at multiple locations within the municipality on this date and at these times, and an admission fee is charged for participation in the event and no additional fee is charged for service of alcohol at the event."

Section 3. Sec. 10-103 of the Municipal Code entitled "Retail "Class B" licenses" is hereby repealed and recreated in subsection (g) thereof so as to read as follows:

"Sec. 10-103. - Retail "Class B" licenses.

. . .

- (g) The fee for an initial issuance of a reserve "Class B" license, as defined in Wis. Stats. § 125.51(4)(a)4, shall be \$10,000.00, except that the fee for an initial issuance of a reserve "Class B" license to a bona fide club or lodge situated and incorporated in Wisconsin for at least six years is the fee established under section 10-104 for such a club or lodge. The fee under this subsection is in addition to any other fee required under this chapter. The annual fee for renewal of a reserved "Class B" license, as defined in Wis. Stats. § 125.51(4)(a)4 is the fee established in subsection (d) above.

. . ."

Section 4. Sec. 10-103 of the Municipal Code entitled "Retail "Class B" licenses" is hereby repealed and recreated to add subsection (j) thereof so as to read as follows:

"Sec. 10-103. - Retail "Class B" licenses.

. . .

- (j) Notwithstanding subsection (d) of this Section, the annual fee for a "Class B" license for the license year beginning July 1, 2020 and ending June 30, 2021 shall be \$50.00."

Section 5. Sec. 10-104 of the Municipal Code entitled "Retail "Class C" licenses" is hereby repealed and recreated in subsection (e) thereof so as to read as follows:

"Sec. 10-104. - Retail "Class C" licenses.

. . .

- (e) The annual fee for a "Class C" license shall be \$100.00, except that the annual fee for such a license for the license year beginning July 1, 2020 and ending June 30, 2021 shall be \$10.00. Except when the fee has been reduced to \$10.00, the fee for a license for less than 12 months shall be prorated according to the number of months or fraction thereof for which the license is issued."

Section 6. Sec. 10-177 of the Municipal Code entitled "Presence in places of sale; penalty" is hereby repealed and recreated in subsection (a) thereof so as to read as follows:

"Sec. 10-177. - Presence in places of sale; penalty.

- (a) *Restrictions.* An underage person not accompanied by his or her parent, guardian or spouse who has attained the legal drinking age may not enter, knowingly attempt to enter or be on any premises for which a license or permit for the retail sale of alcohol beverages has been issued, for any purpose except the transaction of business pertaining to the licensed premises with or for the licensee or his or her employee. The business may not be amusement or the purchase, receiving or consumption of edibles or beverages or similar activities which normally constitute activities of a customer of the premises. This paragraph does not apply to:

- (1) An underage person who is a resident, employee, lodger or boarder on the premises controlled by the proprietor, licensee or permittee of which the licensed premises consists or is a part.
- (2) An underage person who enters or is on a Class "A" or "Class A" premises for the purpose of purchasing items other than alcohol beverages. An underage person so entering the premises may not remain on the premises after the purchase.
- (3) Hotels, drug stores, grocery stores, bowling centers, movie theaters, painting studios, billiards centers having on the premises 12 or more billiards tables that are not designed for coin operation and that are 8 feet or longer in length, indoor golf simulator facilities, indoor golf and baseball facilities on premises for which the only alcohol beverage license issued is a Class "B" license, service stations, vessels, cars operated by any railroad, regularly established athletic fields, outdoor volleyball courts that are contiguous to a licensed premises, stadiums, music festival venues during an event with a projected attendance of at least 2,500 persons, public facilities as defined in Wis. Stats. § 125.51(5)(b)1.d., which are owned by a county or municipality or centers for the visual or performing arts.
- (3m) Premises having an indoor volleyball court that measures at least 9 meters by 18 meters in area. The exception under this subdivision does not authorize an underage person to loiter in any room that is primarily used for the sale or consumption of alcohol beverages.
- (3r) Any privately owned business that exists to provide recreational fishing opportunities to the public for a fee and that is registered under Wis. Stats. § 95.60(3m), if the sale of alcohol beverages accounts for less than 30 percent of the business's gross receipts.
- (4) Concessions authorized on state-owned premises in the state parks and state forests as defined or designated in Wis. Stats. Chapters 27 and 28, and parks owned or operated by agricultural societies.

- (5) Ski chalets, golf courses and golf clubhouses, racetracks licensed under Wis. Stats. Chapter 562, curling clubs, private soccer clubs and private tennis clubs.
- (6) Premises operated under both a Class "B" or "Class B" license or permit and a license under Wis. Stats. § 97.30, for a restaurant where the principal business conducted is that of a restaurant. If the premises are operated under both a Class "B" or "Class B" license or permit and a license under Wis. Stats. § 97.30, for a restaurant, the principal business conducted is presumed to be the sale of alcohol beverages, but the presumption may be rebutted by competent evidence.
- (6m) Premises operating under both a "Class C" license and a license under Wis. Stats. § 97.30, for a restaurant.
- (7) An underage person who enters or remains on a Class "B" or "Class B" premises for the purpose of transacting business at an auction or market, if the person does not enter or remain in a room where alcohol beverages are sold, furnished or possessed.
- (8) An underage person who enters or remains in a room on Class "B" or "Class B" licensed premises separate from any room where alcohol beverages are sold or served, if no alcohol beverages are furnished or consumed by any person in the room where the underage person is present and the presence of underage persons is authorized under this subdivision subject to subsection (b).
- (9) A person who is at least 18 years of age and who is working under a contract with the licensee, permittee or corporate agent to provide entertainment for customers on the premises.
- (10) An underage person who enters or remains on Class "B" or "Class B" licensed premises on a date specified by the licensee or permittee during times when no alcohol beverages are consumed, sold or given away. An underage person may enter and remain on Class "B" or "Class B" premises under this subdivision subject to subsection (c).

- (11) An underage person who enters or remains in a dance hall or banquet or hospitality room attached to Class "B" or "Class B" licensed premises for the purpose of attending a banquet, reception, dance, or other similar event.
- (12) An underage person who enters and remains on premises for which a temporary Class "B" license is issued under section 10-62(h) of this Code if the licensee is authorized by the city clerk or the common council or a committee thereof to permit underage persons to be on the premises and if the licensee permits underage persons to be on the premises.
- (13) An underage person who enters or remains in a banquet or hospitality room on brewery premises operated under a Class "B" or "Class B" license for the purpose of attending a brewery tour.
- (14) *<intentionally omitted>*
- (15) An underage person employed by or assisting a law enforcement agency in carrying out enforcement activities to determine compliance with, or investigate potential violations of, the provisions of this section.
- (16) An underage person who enters or remains in a banquet or hospitality room on winery premises operated under a "Class A" or "Class B" license for the purpose of attending a winery tour.

. . ."

Section 7. Sec. 110-502 of the Municipal Code entitled "Sidewalk café permit" is hereby repealed and recreated in subsection (a) thereof so as to read as follows:

"Sec. 110-502. - Sidewalk café permit.

- (a) *Annual license.* The fee for an annual sidewalk cafe permit shall be the greater of \$50.00 or \$1.00 per square foot. Notwithstanding this provision, there shall be no fee for an annual sidewalk café permit issued for the license year beginning April 15, 2020 and ending April 14, 2021.

. . ."

Section 8. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

CITY OF SHEBOYGAN

**REQUEST FOR LICENSING, HEARINGS, AND
PUBLIC SAFETY COMMITTEE CONSIDERATION**

ITEM DESCRIPTION: DIRECT REFERRAL Gen. Ord. 4-20-21 by Alderpersons Sorenson and Donohue amending various sections of the Municipal Code so as to update them to conform with state statutes and to temporarily reduce fees for various licenses related to the serving of fermented malt beverages and intoxicating liquor to the minimum required by statute, and to temporarily waive fees for sidewalk cafés; all reductions and fees to be applicable for the licensing year that includes July 1, 2020.

REPORT PREPARED BY: Charles C. Adams, City Attorney

REPORT DATE: May 11, 2020

MEETING DATE: May 13, 2020

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Section 1 reduces the fee for a Class “B” Beer license from \$100 to \$10 for this current license year and eliminates proration for this year only.

Section 2 adds some caveats to limitations on Class “B” premises that were added to state statute recently.

Section 3 eliminates the program allowing a grant to mitigate the impact of the fee for reserve (\$10,000) license applications, as such a program is no longer permitted in Wisconsin.

Section 4 reduces the fee for a “Class B” Liquor license from \$500 to \$50 for this current license year.

Section 5 reduces the fee for a “Class C” Wine license from \$100 to \$10 for this current license year and eliminates proration for this year only.

Section 6 adds two newly created statutory exceptions to the Underage on Premises rules.

Section 7 eliminates the fee for a sidewalk café permit for this year.

STAFF COMMENTS:

Note that these changes will result in the refund of a good number of fees already paid.

ACTION REQUESTED:

Motion to recommend the Common Council adopt Gen. Ord. 4-20-21

ATTACHMENTS:

- I. DIRECT REFERRAL Gen. Ord. 4-20-21

CITY OF SHEBOYGAN

**REQUEST FOR LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE
CONSIDERATION**

ITEM DESCRIPTION: Resolution by Alderpersons Sorenson & Dekker to authorize the appropriate City officials to enter into contract with Mike Koenig Construction for the complete replacement of the roof structure at Fire Station # 2.

REPORT PREPARED BY: Bernard R. Rammer Purchasing Agent

REPORT DATE: May 7, 2020

MEETING DATE: May 13, 2020

FISCAL SUMMARY:

Budget Line Item: 2020 Capital
Improvements

Budget Summary: 47822100-621200
Budgeted Expenditure: \$ 319,700.00

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

Budgeted Revenue: N/A

BACKGROUND / ANALYSIS:

Sheboygan Fire Station # 2 was constructed with a flat roof and clerestory window structures. In 2015 an inspection revealed failure of some critical roof structural components requiring temporary shoring. The problem was determined to be a combined result of the flat roof and the weight of the clerestory structures. Funds were placed in the 2016 Capital Improvements Plan to accommodate design of a permanent solution. Through a series of funding delays, the project was put on hold until this year.

STAFF COMMENTS:

The City issued competitive bids for the project. Four bids were received and the lowest responsive bid submitted by Mike Koenig Construction of Sheboygan was found to meet all of the requirements. The project needs to move forward as the temporary shoring installed in 2015 is now failing.

ACTION REQUESTED:

A Motion to recommend that the Council approve Resolution # 19-20-21 to authorize the appropriate City officials to enter into contract with Mike Koenig Construction of Sheboygan for complete replacement of the Fire Station # 2 Roof Structure.

ATTACHMENTS:

- I. Res # 19-20-21

III

4.10

Res. No. 19-20-21. By Alderpersons Sorenson and Dekker.
May 4, 2020.

A RESOLUTION authorizing the appropriate City officials to enter into a contract with Mike Koenig Construction, Inc. to replace the roof at Sheboygan Fire Department Station #2.

WHEREAS, the 2020 Capital Improvements Budget contemplates the replacement of the roof at Sheboygan Fire Department Station #2; and

WHEREAS, City Staff has obtained and reviewed competitive bids for the roof replacement, and has determined that the low bid, submitted by Mike Koenig Construction Co., Inc. of Sheboygan, Wisconsin, meets all of the requirements from the bid documents and is within the amount budgeted; and

WHEREAS, the Common Council of the City of Sheboygan believes that it is in the best interest of the City to award a contract to Mike Koenig Construction Co., Inc. for the roof replacement.

NOW, THEREFORE, BE IT RESOLVED: That the Mayor and City Clerk are hereby authorized and directed to enter into a contract with Mike Koenig Construction Co., Inc., a copy of which is attached hereto and incorporated herein, for the roof replacement at Sheboygan Fire Department Station #2.

BE IT FURTHER RESOLVED: That the appropriate City Officials are hereby authorized to draw funds in the amount of \$315,500.00 from 2020 Capital Improvements Fund - Fire - Building Improvement Account No. 47822100-621200 for the roof replacement.

RHS

Dean DeBba

I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20 . _____, City Clerk

Approved _____ 20 . _____, Mayor

**AGREEMENT
BETWEEN THE CITY OF SHEBOYGAN, WISCONSIN AND
MIKE KOENIG CONSTRUCTION CO., INC.**

**REGARDING ROOF RECONSTRUCTION
AT
SHEBOYGAN FIRE STATION NUMBER 2**

This Agreement (“Agreement”) is made and entered into effective this ____ day of _____, 2020 (the “Effective Date”), by and between the City of Sheboygan (the “City”), a municipal corporation, and Mike Koenig Construction Co., Inc. (“Mike Koenig Construction”).

WITNESSETH:

WHEREAS, the City is the owner of Fire Station Number 2, located at 2413 S. 18th Street in Sheboygan, Wisconsin (“Fire Station #2”); and

WHEREAS, the City wishes to have the roof at Fire Station #2 replaced; and

WHEREAS, the City issued Request for Bids # 1978-20-2 to obtain bids from qualified providers of the materials and services needed to complete the roof replacement at Fire Station #2 (“Services”); and

WHEREAS, the City has opened the bids, and determined that the bid from Mike Koenig Construction (“Bid”) is the lowest responsive and responsible bid for the Services; and

WHEREAS, a copy of the Bid is attached to this Agreement and incorporated herein by reference; and

WHEREAS, Mike Koenig Construction desires to provide the City with the necessary Services under the terms set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

Article 1. Scope of Services

Mike Koenig Construction shall provide everything necessary—including, but not limited to, materials, labor, equipment, licenses, permits¹, bonds, and travel expenses—to remove and properly dispose of the existing Flat Roof/Mansard Roof system (including its structural components) and related mechanical systems and to install a truss based pitched roof system and roofing materials and properly replace all related mechanical systems affected by the project at Fire Station #2.

The Alternate identified in Request for Bids # 1978-20-2 is not included in the Scope of Services.

All materials provided in order to complete the Services pursuant to this Agreement shall be new, newest model year, and free from defects.

The nature of the Services are described more fully in the Construction Plans prepared by Abacus Architects, which are attached to this Resolution as Exhibit 1.

As part of the Services, Mike Koenig Construction shall do the following:

Protection of Existing Facilities: Mike Koenig Construction shall be responsible for the protection of all facilities, equipment, and related portions of the structure that are not part of the project within the building which will or have the potential to be adversely impacted during the work.

Service Interruptions: Mike Koenig Construction is responsible for coordinating any needed interruptions in services at Fire Station #2. Any interruptions shall be planned in advance with Fire Department Staff and the City's designated project manager.

Special Considerations:

Roof HVAC Unit: The Construction Plans call for the rooftop HVAC Unit to be relocated to the ground. Due to a near failure of the unit in the fall of 2019, the unit required replacement. Instead of a one-for-one replacement, the City instead opted for a basement located HVAC system with outdoor condenser. The roof opening was properly capped to a weather-tight condition; however that relocation required a rooftop fresh air intake. This fresh air intake will need to be extended once the new roof is installed. To assure compliance with State of Wisconsin approvals for the system, the Installing Contractor—Schaus Roofing and Mechanical Inc.—will provide this extension under this Agreement as a subcontractor to Mike Koenig Construction.

Vehicle Exhaust Venting: The system used to vent vehicle exhaust, including automatic disconnection from the vehicle tailpipes during an emergency response is manufactured by a company called Plymovent. While the existing hardware is considered obsolete, there are still systems of similar vintage in use at other Fire Stations in the City. The City would like to retain several of the components for re-use. Care should be taken during the removal of

¹ Mike Koenig Construction shall be responsible for obtaining any and all applicable City permits and paying any and all applicable permit fees prior to beginning work.

these components, as specified in the Construction Plans. Hastings Air Energy Control, Inc. will install new vehicle exhaust venting under this Agreement as a subcontractor to Mike Koenig Construction.

Gas Fired Unit Heaters: The Construction Plans call for three gas fired unit heaters to be re-used. Since these units are quite old, the City would like to replace the units with new, sealed combustion units. The provision and installation of these units, including new concentric stacks and new thermostat controls, is to be done as part of this Agreement. The heaters will be a Sterling SF Series heater, a Modine PTS Series heater, a Lennox TUA Series heater, or another approved equivalent heater.

Planning of Work: Mike Koenig Construction shall plan all work in advance of mobilization.

Final Cleanup: Before leaving the work area, Mike Koenig Construction will assure that all materials created during the work have been removed and cleaned up, and that the area is left in a condition similar to when Mike Koenig Construction mobilized on-site. Mike Koenig Construction is expected to maintain the work area in a neat and safe manner at all times during the performance of the Services.

Final Inspection: Mike Koenig Construction shall arrange a final inspection with City Staff and address any and all defects to the satisfaction of the City prior to submission of a final invoice for payment.

Article 2. Standard of Care

Mike Koenig Construction shall be responsible for completion of the Services in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances (“Standard of Care”). The City shall be the sole judge of the adequacy of Mike Koenig Construction’s work in meeting the Standard of Care; however, the City shall not unreasonably withhold its approval as to the adequacy of Mike Koenig Construction’s performance. Upon notice to Mike Koenig Construction and by mutual agreement between the parties, Mike Koenig Construction will, without additional compensation, correct or replace any and all Services not meeting the Standard of Care.

Mike Koenig Construction shall be solely responsible for all construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work under this Agreement.

Article 3. Responsibilities of the City

The City designates Bernie Ramer as its designated project manager for purposes of this Agreement. If the City’s designated project manager deems it appropriate, the City’s designated project manager may consult with other employees of the City, or may retain an appropriate outside expert to assist with the management of this Project.

Article 4. Compensation

The City shall pay Mike Koenig Construction for all fees and expenses an amount not to exceed \$315,500. Invoices shall be sent via first class mail postage prepaid. Payment will be remitted to Mike Koenig Construction within forty-five (45) days of receipt of invoice. Mike Koenig Construction shall submit an invoice to the City on a monthly basis and shall be based on the percentage of the Services described in Article 1 complete. The invoice shall be sent to:

Bernie Rammer
City of Sheboygan
828 Center Ave.
Sheboygan, Wisconsin 53081

Additional services not set forth in Article 1, or changes in the Services must be authorized in writing by the City or its designated project manager prior to such work being performed, or expenses incurred. The City shall not make payment for any unauthorized work or expenses.

The City may withhold payment, in whole or in part, to the extent necessary to protect itself from a loss on account of any of the following:

- Defective work.
- Evidence indicating the probable filing of claims by other parties against Mike Koenig Construction which may adversely affect the City.
- Failure of Mike Koenig Construction to make payments due to subcontractors, material suppliers, or employees.
- Damage to the City or a third party.

The submission of any request for payment shall be deemed a waiver and release by Mike Koenig Construction of all liens and claims with respect to the work and period to which such payment request pertains except as specifically reserved and noted on such request.

Partial payment made under this Agreement is not evidence of the proper performance by Mike Koenig Construction either in whole or in part, and no payment made by the City shall be construed to be an acceptance of defective or improper work. Acceptance of the work by the City shall occur only upon Final Payment by the City which will occur after Final Acceptance. The Parties recognize that more than 45 days may elapse between the submission of the last invoice and Final Acceptance or Final Payment. The City agrees to make reasonable efforts to schedule its Final Inspection in a timely manner and to process the Final Payment in a timely manner upon Final Acceptance. (For the avoidance of doubt, the warranties and guarantees in this Agreement shall continue to apply even after Final Payment by the City.)

Article 5. Appropriation of Funds

Notwithstanding any other provision of this Agreement, if funds for the continued fulfillment of this Agreement by the City are at any time not forthcoming or are insufficient, through failure of any entity, including the City itself, to appropriate funds or otherwise, then the City shall have the right

to terminate this Agreement without penalty. The City agrees that it will make its best effort to obtain sufficient funds for the Agreement to meet its obligations hereunder in full.

Article 6. Performance and Payment Bond

Mike Koenig Construction shall, within fifteen (15) days of the approval of this Agreement by the Common Council of the City of Sheboygan, provide the City with a Performance Bond and a Payment Bond in the amount of one hundred percent (100%) of the contract amount.

Failure by Mike Koenig Construction to perform the work in a timely or satisfactory fashion may result in forfeiture of Mike Koenig Construction's Performance Bond.

If the Surety on any bond furnished by Mike Koenig Construction becomes a party to supervision or liquidation, or its right to do business in the State of Wisconsin is terminated, Mike Koenig Construction shall, within thirty (30) calendar days thereafter, substitute another bond or surety, both of which must be acceptable to the City.

Article 7. Schedule

Mike Koenig Construction shall commence work pursuant to this Agreement within twenty-one (21) days of this Agreement being approved by the Common Council of the City of Sheboygan. Mike Koenig Construction shall continue the prosecution of the Services as quickly as is practicable until the Services are completed. Mike Koenig Construction shall complete the services by October 2, 2020, or within such extra time as may have been allowed by a mutually agreed extension (the "Deadline"). The City's designated project manager shall have the authority to consent to an extension of the Deadline.

Article 8. Liquidated Damages

In the event that Mike Koenig Construction does not complete the Services by the Deadline, there shall be deducted from any monies due or that may become due to Mike Koenig Construction, for each and every calendar day that the work remains uncompleted, a sum of One Hundred and 00/100 Dollars (\$100.00) per calendar day.

This sum shall be considered and treated not as a penalty but as fixed, agreed, and liquidated damages due the City from Mike Koenig Construction by reason of inconvenience to the public, added cost of supervision, and other items which have caused an expenditure of public funds resulting from his failure to complete the work.

Permitting Mike Koenig Construction to continue and finish the work or any part of same after the time fixed for its completion, or after the date to which the time for completion may have been extended, shall in no way be construed as a waiver on the part of the City of any of its rights under this Agreement.

Article 9. Workmanship and Quality of Materials

Mike Koenig Construction guarantees that the workmanship to complete the Services provided under this Agreement for a period of not less than three (3) years after final acceptance by the City. This guarantee shall cover the replacement of any and all parts and labor to replace any and all parts made necessary by normal usage and wear.

Whenever, in any document, an article, material, or equipment is defined by describing a proprietary product, or by using the name of a manufacturer or vendor, the term “or equal” or the term “the equivalent” if not inserted, shall be implied, and it is done for the express purpose of establishing a basis of durability and efficiency and not for the purpose of limiting competition. Whenever material or equipment is submitted for approval as being equal to that specified, the submittal shall include sufficient information and data to demonstrate that the material or equipment conforms to all contractual requirements. The decision as to whether or not such material or equipment is equal to that specified shall be made by the City. The approval by the City of alternate material or equipment as being equivalent to that specified shall not in any way relieve Mike Koenig Construction of responsibility for failure of the material or equipment due to faulty design, material, or workmanship, to perform the function required by the contract documents. The City shall be the sole and final judge of equivalency.

Article 10. Safety Requirements

All materials, equipment, and supplies provided to the City must comply fully with all safety requirements set forth under state and federal law.

Mike Koenig Construction shall be responsible for the safety of employees at all times and shall provide all equipment necessary to insure their safety. Mike Koenig Construction shall ensure the enforcement of all applicable safety rules, regulations, ordinances and laws, whether federal, state, or local. Mike Koenig Construction’s Superintendent of Safety shall make daily inspections upon the arrival and leaving of the site at the close of each workday.

Article 11. Open Records

Both parties understand that the City is bound by the Wisconsin Public Records Law and, as such, this contract is subject to that law. Mike Koenig Construction acknowledges that it is obligated to assist the City in retaining and producing records that are subject to Wisconsin Public Records Law, and that the failure to do so shall constitute a material breach of the contract, and that Mike Koenig Construction must defend and hold the City harmless from liability under that law. Except as otherwise authorized, those records shall be maintained for a period of seven (7) years after receipt of Final Payment under the Agreement.

Article 12. Termination

The City may terminate or suspend performance of this Agreement at the City’s prerogative at any time upon written notice to Mike Koenig Construction. Mike Koenig Construction shall terminate or suspend performance of the Services on a schedule acceptable to the City and the City shall pay Mike Koenig Construction for all the Services performed up to the date that written notice is received, plus reasonable termination or suspension expenses. Upon restart, an equitable

adjustment shall be made to Mike Koenig Construction's compensation and the schedule of services.

If Mike Koenig Construction defaults or fails to fulfill in a timely and proper manner its obligations pursuant to this Agreement, the City may, fifteen (15) days after written notice has been delivered to Mike Koenig Construction, and without prejudice to any other remedy it may have, make good such deficiencies and may deduct the cost thereof from the payment then or thereafter due to Mike Koenig Construction. In the alternative the City may, at its option, terminate this Agreement and take possession of the site and of all materials, equipment, tools, and construction equipment and machinery thereon owned by Mike Koenig Construction, and may finish the project by whatever method it may deem expedient. In case the expenses incurred by the City (including payments previously made to Mike Koenig Construction) shall be less than the sum which would have been payable under the Agreement if it had been completed by Mike Koenig Construction, Mike Koenig Construction shall be entitled to receive the difference. However, in case such expense shall exceed the sum which would have been payable under the Agreement, Mike Koenig Construction will be liable and shall pay to the City the amount of said excess. By taking over prosecution of the work, the City does not forfeit the right to recover damages from Mike Koenig Construction or its surety for failure to complete the work in the time specified.

Article 13. Default

If Mike Koenig Construction breaches this Agreement or fails to perform the work in an acceptable manner, it shall be considered in default. Any one or more of the following will be considered a default:

- Failure to begin the work under this Agreement within the time specified.
- Failure to perform the work with sufficient supervision, workers, equipment and materials to insure prompt completion of said work within the time limits allowed.
- Unsuitable performance of the work as determined by City.
- Neglecting or refusing to remove defective materials or failure to perform anew such work as shall have been rejected.
- Discontinuing the prosecution of the work or any part of it.
- Inability to finance the work adequately.
- If, for any other reason, Mike Koenig Construction breaches this Agreement or fails to carry on the work in an acceptable manner.

The City shall send Mike Koenig Construction a written notice of default. If Mike Koenig Construction, within a period of fifteen (15) days after such notice, fails to remedy the default, then the City shall have full power and authority, without violation of the Agreement, to take the prosecution of the work out of the hands of Mike Koenig Construction, as set forth in this Agreement.

Article 14. Identity of Mike Koenig Construction

Mike Koenig Construction acknowledges that one of the primary reasons for its selection by the City to perform the Services is the qualifications and experience of Mike Koenig Construction. Mike Koenig Construction thus agrees that the Services to be performed pursuant to this Agreement

shall be performed by Mike Koenig Construction. Mike Koenig Construction shall not subcontract any part of the Services without the prior written permission of the City. The City's designated project manager shall have the ability to provide this written permission. The City reserves the right to reject any of the Mike Koenig Construction's personnel or proposed outside professional sub-consultants, and the City reserves the right to request that acceptable replacement personnel be assigned to the project.

Article 15. Independent Contractor Status

During the entire term of this Agreement, Mike Koenig Construction shall be an independent contractor, and in no event shall any of its personnel, agents or sub-contractors be construed to be, or represent themselves to be, employees of the City. Mike Koenig Construction shall be solely responsible for the payment and reporting of all employee and employer taxes, including social security, unemployment, and any other federal, state, or local taxes required to be withheld from employees or payable on behalf of its employees.

Article 16. Indemnification

Mike Koenig Construction is responsible to the City for the acts and omissions of its employees, subcontractors, and any other persons performing any of the work under a contract with Mike Koenig Construction.

As such, Mike Koenig Construction shall indemnify and defend the City—including its Officials, Agents, and Employees—from all liability, including, but not limited to, losses, damages, costs, attorney's fees, expenses, causes of action, claims, or judgments resulting from claimed injury, death, damage to property, or loss of use of property or any person or legal entity arising out of or in any way connected with the performance of work or work to be performed under this Agreement.

Mike Koenig Construction shall reimburse the City for any costs, expenses, judgments, and attorney's fees paid or incurred, by or on behalf of the City, its Officials, Agents, or Employees, or paid for on behalf of the City, its Officials, Agents, or Employees by insurance purchased or self-insurance provided by the City.

For the avoidance of doubt, Mike Koenig Construction shall further hold harmless the City, its Officials, Agents, and Employees from liability or claims for any injuries to or death of Mike Koenig Construction's employees (or the employees of any authorized subcontractor) arising out of or in any way connected with the work or work to be performed under this Agreement, including protection against any claim of the contractor or subcontractor for any payments under any worker's compensation law or any expenses of or any payments made by any worker's compensation insurance carrier on behalf of said contractor or sub-contractor and the contractor shall indemnify the City for any costs, expenses, judgments, and attorney's fees with respect to any above referenced workers' compensation claims incurred or paid by the City or paid on its behalf or on behalf of its Officials, Agents, or Employees by insurance purchased or self-insurance provided by the City.

Article 17. Insurance

Mike Koenig Construction shall not commence work under this Agreement until it has obtained all insurance required under this Article. Additionally, Mike Koenig Construction shall not allow any approved subcontractor to commence work on its subcontract until the subcontractor has obtained all insurance required under this Article.

During the performance of any and all Services under this Agreement, Mike Koenig Construction shall maintain the following insurance in full force and effect, and shall provide proof of insurance to the Purchasing Agent listing the City of Sheboygan as an additional insured:

- a. Workers' Compensation Insurance – Mike Koenig Construction shall acquire and maintain, for the duration of the Agreement, Workers' Compensation Insurance that meets all statutory requirements. In the event this Agreement authorizes any work to be sublet, Mike Koenig Construction shall require any subcontractor to similarly provide Workers' Compensation Insurance in accordance with all statutory requirements.
- b. Commercial General Liability Insurance – Mike Koenig Construction shall acquire and maintain, for the duration of this Agreement, Commercial General Liability Insurance with a policy limit of at least \$2,000,000 per occurrence and \$2,000,000 in the aggregate.

The proof of insurance referenced above shall require the insurance company to notify the City at least thirty (30) days prior to the expiration, cancellation, non-renewal, or material change in the coverage. The Certificate Holder on the proof of insurance should be listed as:

City of Sheboygan, Wisconsin
Bernard Rammer – Purchasing Agent
828 Center Ave., Suite 110
Sheboygan, Wisconsin 53081

The proof of insurance must contain an original signature.

Approval of the insurance by the City shall not relieve or decrease the extent to which Mike Koenig Construction may be held responsible for payment of damages resulting from Mike Koenig Construction's provision of the Services or its operations under this Agreement. If Mike Koenig Construction fails or refuses to procure or maintain the insurance required by these provisions, or fails or refuses to furnish the City the required proof that the insurance has been procured and is in force and paid for, the City shall have the right at its election to terminate the Agreement.

Article 18. Conflict of Interest

Mike Koenig Construction declares that it has no present interest, nor shall it acquire any interest, direct or indirect, which would conflict with the performance of Services under this Agreement. Mike Koenig Construction agrees that no person having any such interest shall be employed in the performance of this Agreement.

Article 19. Waiver

No failure of either party to enforce a term of this Agreement against the other shall be construed as a waiver of that term, nor shall it in any way affect the party's right to enforce that term. No waiver by any party of any term of this Agreement shall be considered to be a waiver of any other term or breach thereof.

Article 20. Severability

The invalidity, illegality or unenforceability of any provision of this Agreement or the occurrence of any event rendering any portion or provision of this Agreement void shall in no way affect the validity or enforceability of any other portion or provision of this Agreement. Any void provision shall be deemed severed from this Agreement, and the balance of the Agreement shall be construed and enforced as if it did not contain the particular provision held to be void. The parties further agree to amend this Agreement to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this Article shall not prevent this entire Agreement from being void should a provision which is of the essence of this Agreement be determined void.

Article 21. Assignment

Neither the City nor Mike Koenig Construction shall assign any rights or duties under this Agreement without the prior written consent of the other party.

Article 22. Third Party Rights

Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and Mike Koenig Construction.

Article 23. Governing Law and Venue

This Agreement shall be governed by the laws of the State of Wisconsin. Venue of any disputes arising under this Agreement shall be in the Sheboygan County Circuit Court, Wisconsin.

Article 24. Non-Discrimination

In connection with the performance of work under this Agreement, Mike Koenig Construction agrees not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability (as defined in Wis. Stat. 51.01(5)), sexual orientation (as defined in Wis. Stat. 111.32(13m)), or national origin. This provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Mike Koenig Construction further agrees to take affirmative action to ensure equal employment opportunities.

Article 25. Compliance with Laws

In performing the Services under this Agreement, Mike Koenig Construction shall comply with any and all applicable federal, state and local statutes, ordinances, plans, and regulations.

The City reserves the right to cancel this Agreement if Mike Koenig Construction fails to follow the requirements of Wis. Stat. 77.66 and related statutes regarding certification for collection of sales

and use tax. The City also reserves the right to cancel this Agreement with any state or federally debarred contractor.

Mike Koenig Construction shall have any and all licenses and permits required to perform the work specified, and shall furnish proof of such licensing authorization and permits upon request.

Article 26. Notices

Any notice required by this Agreement shall be made in writing to the individuals/addresses specified below:

City:

Mike Koenig Construction:

City Clerk	Michael R. Koenig
City of Sheboygan	Mike Koenig Construction Co., Inc.
828 Center Ave.	3502 Behrens Parkway
Sheboygan, Wisconsin 53083	Sheboygan, Wisconsin 53081

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of the City and Mike Koenig Construction.

Article 27. Intent to be Bound

The City and Mike Koenig Construction each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners to the other party to this Agreement, and to the successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement.

Article 28. Force Majeure

Neither party shall be in default by reason of any failure in performance of this Agreement in accordance with reasonable control and without fault or negligence on their part. Such causes may include, but are not restricted to, acts of nature or the public enemy, acts of the government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather. In every case, the failure to perform must be beyond the reasonable control and without the fault or negligence of the party.

Article 29. Integration and Modification

This Agreement may be modified only by a written amendment signed by both parties hereto.

This Agreement consists of the following parts, each of which is as fully a part of this Agreement as if fully set out herein:

1. This Agreement and its Attachments
2. Any Written Amendment to the Agreement which may be delivered or issued after the Effective Date of the Agreement (including Change Orders)
3. Notice of Award

4. The Request for Bids (including all attachments)
5. All Addenda to the Request for Bids
6. Mike Koenig Construction's Bid Response (including the Items to be Attached)
7. All Other Submittals by Mike Koenig Construction
8. The Performance and Payment Bonds

(collectively "the Contract").

This Contract is the entire and integrated agreement between the City and Mike Koenig Construction regarding the subject matter of this Contract. It supersedes all prior and contemporaneous communications, representations and agreements that are not part of this Contract.

In resolving conflicts, errors, discrepancies and disputes concerning the Scope of Work to be performed by Mike Koenig Construction, the document expressing the greater quantity, quality, or other scope of work in question, or imposing the greater obligation upon Mike Koenig Construction and affording the greater right or remedy to the City shall govern. Otherwise, the documents shall be given precedence in the order set forth above.

Article 30. Non-Collusion

Mike Koenig Construction is certifying, under penalty of perjury, that to the best of its knowledge and belief:

1. The prices in its bid were arrived at independently, without collusion, consultation, communication, or agreement, for the purpose of restricting competition as to any other matter relating to such prices with any other bidder, or with any other competitor.
2. The prices quoted in its bid were not knowingly disclosed—directly or indirectly—by the bidder prior to bid opening.
3. No attempt was made to induce any other person, partnership, or corporation to submit or not submit a bid for the purpose of restricting competition.

Article 31. Other Provisions

1. Material Safety Data Sheet. If any item(s) on an order(s) resulting from this Agreement is a hazardous chemical, as defined under 29 C.F.R. 1910.1200, Mike Koenig Construction shall provide one (1) copy of a Material Safety Data Sheet for each item with the shipped container(s) and one (1) copy with the invoice(s).
2. Advertising and News Releases. Reference to or use of the City, or any of its departments, officials, or employees, for commercial promotion is prohibited. News releases pertaining to this procurement shall not be made without prior approval of the City. Release of broadcast e-mails pertaining to this procurement shall not be made without prior written authorization of the City.

3. **Foreign Corporation.** A foreign corporation (any corporation other than a Wisconsin corporation) which becomes a party to this Agreement is required to conform to all the requirements of Wis. Stat. 180 relating to a foreign corporation, and must possess a certificate of authority from the Wisconsin Department of Financial Institutions, unless the corporation is transacting business in interstate commerce or is otherwise exempt from the requirement of obtaining a certificate of authority.
4. **Authority.** Each person executing this Agreement on behalf of a party hereto represents and warrants to the other party: That the execution and delivery of this Agreement has been duly authorized, that the person or persons executing this Agreement have the full power, authority, and right to do so, and that such execution is sufficient and legally binding on such party to enable this Agreement to be enforceable in accordance with its terms.
5. **Definitions.**
 - a. **Final Acceptance:** The event that occurs when Mike Koenig Construction issues to the City or the City issues to Mike Koenig Construction a written statement that Mike Koenig Construction has completed all Punch List items, has made all necessary submittals to the City, and has satisfied all of its obligations under the Agreement.
 - b. **Final Inspection:** The inspection conducted by the City to determine what work must still be completed by Mike Koenig Construction in order for Completion of the Services to occur. After the Final Inspection, the City shall provide Mike Koenig Construction with a Punch List that Mike Koenig Construction must complete in order for Completion of the Services to occur.
 - c. **Final Payment:** Payment by the City to Mike Koenig Construction after Completion of the Services the result of which is Mike Koenig Construction receiving all payments due under the terms of the Agreement for performing and completing the Services.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first written above.

CITY OF SHEBOYGAN, WISCONSIN

MIKE KOENIG CONSTRUCTION

BY: _____
Michael J. Vandersteen, Mayor

BY: _____

ATTEST: _____
Meredith DeBruin, City Clerk

ATTEST: _____

DATE: _____

DATE: _____

RENOVATION TO
SHEBOYGAN FIRE STATION #2
 2413 S. 18th St. SHEBOYGAN, WISCONSIN

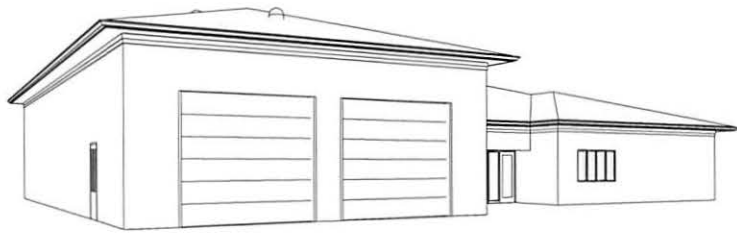


REVISIONS:
 15-1-2018 Construction Set

SCALE: AS SHOWN
 REVISIONS: 15-1-2018 Construction Set
 15-1-2018 Construction Set



LOCATION MAP



AXON VIEW

ARCHITECTURAL
ABACUS ARCHITECTS, INC. 1135A MICHIGAN AVENUE SHEBOYGAN, WI 53081 PHONE: 920-432-4444
A.101 SITE SHEET
A.102 WALL TYPES, ABRII, WEATHING, AND SYMBOLS
A.103 SPECIFICATIONS
A.104 SPECIFICATIONS
A.105 SPECIFICATIONS
A.201 SITE PLAN
A.301 FLOOR PLAN
A.501 EXTERIOR ELEVATIONS
A.502 EXTERIOR ELEVATIONS
A.503 EXTERIOR ELEVATIONS
A.504 EXTERIOR ELEVATIONS
A.601 BUILDING SECTIONS
A.602 BUILDING SECTIONS
A.603 WALL SECTIONS
A.604 WALL SECTIONS
A.700 FOUNDATION PLAN

STRUCTURAL
PERCE ENGINEERS, INC. 181 NORTH BROADWAY MILWAUKEE, WI 53233 PHONE: (414) 278-6048
S.001 GENERAL NOTES
L.000 EXISTING FRAMING PLAN
L.001 COLTARI

H.V.A.C.
CEYRUM CONSULTING ENGINEERS, LLC. 3740 W. LAUREL DRIVE FRANKLIN, WI 53122 PHONE: (414) 781-8502
M.101 EXISTING LEVEL DEMOLITION PLAN
M.102 LOWER LEVEL NEW WORK PLAN
M.103 FIRST FLOOR DEMOLITION PLAN
M.104 FIRST FLOOR NEW WORK PLAN
M.105 EXISTING MECHANICAL PLAN
M.106 EXISTING NEW WORK PLAN

ELECTRICAL
FORNACCI & ASSOCIATES, INC. 3420 S. WESTRIDGE DRIVE NEW BERLIN, WI 53151 PHONE: (262) 784-3323
E.101 SEE LOCATION MAP, NOTES & SYMBOLS
E.102 LIGHTING PLAN
E.201 POWER PLAN
E.301 SCHEDULES
E.401 SPECIFICATIONS
E.402 SPECIFICATIONS

PROJECT INFORMATION
APPLICABLE BUILDING CODES
2015 IBC CODES (CONCRETE AND MASONRY CODE)
2015 IBC CODES (ELECTRICAL AND MECHANICAL CODE)
2015 IBC CODES (ENERGY EFFICIENCY CODE)
BUILDING AREA
EXISTING BUILDING AREA: 11,000 S.F.
NEW BUILDING AREA: 11,000 S.F.
NEW TOTAL AREA: 22,000 S.F.
FOUNDATION CLASSIFICATION
TYPE I (CONCRETE ON GRADE) SECTION 18.01.1
TYPE II (CONCRETE ON GRADE) SECTION 18.01.2
TYPE III (CONCRETE ON GRADE) SECTION 18.01.3
TYPE IV (CONCRETE ON GRADE) SECTION 18.01.4
TYPE V (CONCRETE ON GRADE) SECTION 18.01.5
TYPE VI (CONCRETE ON GRADE) SECTION 18.01.6
TYPE VII (CONCRETE ON GRADE) SECTION 18.01.7
TYPE VIII (CONCRETE ON GRADE) SECTION 18.01.8
TYPE IX (CONCRETE ON GRADE) SECTION 18.01.9
TYPE X (CONCRETE ON GRADE) SECTION 18.01.10
TYPE XI (CONCRETE ON GRADE) SECTION 18.01.11
TYPE XII (CONCRETE ON GRADE) SECTION 18.01.12
TYPE XIII (CONCRETE ON GRADE) SECTION 18.01.13
TYPE XIV (CONCRETE ON GRADE) SECTION 18.01.14
TYPE XV (CONCRETE ON GRADE) SECTION 18.01.15
TYPE XVI (CONCRETE ON GRADE) SECTION 18.01.16
TYPE XVII (CONCRETE ON GRADE) SECTION 18.01.17
TYPE XVIII (CONCRETE ON GRADE) SECTION 18.01.18
TYPE XIX (CONCRETE ON GRADE) SECTION 18.01.19
TYPE XX (CONCRETE ON GRADE) SECTION 18.01.20
TYPE XXI (CONCRETE ON GRADE) SECTION 18.01.21
TYPE XXII (CONCRETE ON GRADE) SECTION 18.01.22
TYPE XXIII (CONCRETE ON GRADE) SECTION 18.01.23
TYPE XXIV (CONCRETE ON GRADE) SECTION 18.01.24
TYPE XXV (CONCRETE ON GRADE) SECTION 18.01.25
TYPE XXVI (CONCRETE ON GRADE) SECTION 18.01.26
TYPE XXVII (CONCRETE ON GRADE) SECTION 18.01.27
TYPE XXVIII (CONCRETE ON GRADE) SECTION 18.01.28
TYPE XXIX (CONCRETE ON GRADE) SECTION 18.01.29
TYPE XXX (CONCRETE ON GRADE) SECTION 18.01.30

PROJECT NOTES
NOTES TO OWNER
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
NOTES TO ARCHITECT
1. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

REVISIONS:
 15-1-2018 Construction Set

SCALE: AS SHOWN
 REVISIONS: 15-1-2018 Construction Set
 15-1-2018 Construction Set

PROJECT INFORMATION
 SHEBOYGAN FIRE STATION #2
 2413 S. 18th St. SHEBOYGAN, WISCONSIN
 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 (920) 432-4444 | 221 EAST 111th PAUL AVENUE, MILWAUKEE, WI 53212 (414) 278-6048

DATE: November 7, 2017

REVISION TO
 SHEBOYGAN FIRE STATION #2

DRAWN BY: PGM
 CHECKED BY: PGM

A
 101

PROJ. NO. 2017-30

ABACUS ARCHITECTS

REVISIONS:

SHEBOYGAN FIRE STATION #2

2413 S. 18th St. SHEBOYGAN, WISCONSIN

LISA MCGONIGLEY SHEBOYGAN WISCONSIN 9208 432-4444 JEFFREY P. VAN ALST 238-8411 WE 4322 4114 41-42-43

DRAWN BY: *AJM*

CHECKED BY: *Checker*

A
105

PROJ. NO. 2017-30

1. **GENERAL NOTES:**

2. **CONSTRUCTION:**

3. **FOUNDATION:**

4. **WALLS:**

5. **FLOORING:**

6. **CEILING:**

7. **MECHANICAL:**

8. **ELECTRICAL:**

9. **PLUMBING:**

10. **PAINTING:**

11. **GLASS:**

12. **IRONWORK:**

13. **ROOFING:**

14. **LANDSCAPE:**

15. **GENERAL CONTRACTOR:**

16. **ARCHITECT:**

17. **ENGINEER:**

18. **INSURANCE:**

19. **PERMITS:**

20. **CONTRACT:**

21. **ADDITIONAL NOTES:**

22. **REVISIONS:**

23. **DATE:**

24. **PROJECT:**

25. **LOCATION:**

26. **OWNER:**

27. **DESIGNER:**

28. **CONTRACTOR:**

29. **DATE OF ISSUE:**

30. **SCALE:**

31. **NOTES:**

32. **REVISIONS:**

33. **DATE:**

34. **PROJECT:**

35. **LOCATION:**

36. **OWNER:**

37. **DESIGNER:**

38. **CONTRACTOR:**

39. **DATE OF ISSUE:**

40. **SCALE:**

41. **NOTES:**

42. **REVISIONS:**

43. **DATE:**

44. **PROJECT:**

45. **LOCATION:**

46. **OWNER:**

47. **DESIGNER:**

48. **CONTRACTOR:**

49. **DATE OF ISSUE:**

50. **SCALE:**

51. **NOTES:**

52. **REVISIONS:**

53. **DATE:**

54. **PROJECT:**

55. **LOCATION:**

56. **OWNER:**

57. **DESIGNER:**

58. **CONTRACTOR:**

59. **DATE OF ISSUE:**

60. **SCALE:**

61. **NOTES:**

62. **REVISIONS:**

63. **DATE:**

64. **PROJECT:**

65. **LOCATION:**

66. **OWNER:**

67. **DESIGNER:**

68. **CONTRACTOR:**

69. **DATE OF ISSUE:**

70. **SCALE:**

71. **NOTES:**

72. **REVISIONS:**

73. **DATE:**

74. **PROJECT:**

75. **LOCATION:**

76. **OWNER:**

77. **DESIGNER:**

78. **CONTRACTOR:**

79. **DATE OF ISSUE:**

80. **SCALE:**

81. **NOTES:**

82. **REVISIONS:**

83. **DATE:**

84. **PROJECT:**

85. **LOCATION:**

86. **OWNER:**

87. **DESIGNER:**

88. **CONTRACTOR:**

89. **DATE OF ISSUE:**

90. **SCALE:**

91. **NOTES:**

92. **REVISIONS:**

93. **DATE:**

94. **PROJECT:**

95. **LOCATION:**

96. **OWNER:**

97. **DESIGNER:**

98. **CONTRACTOR:**

99. **DATE OF ISSUE:**

100. **SCALE:**

101. **NOTES:**

102. **REVISIONS:**

103. **DATE:**

104. **PROJECT:**

105. **LOCATION:**

106. **OWNER:**

107. **DESIGNER:**

108. **CONTRACTOR:**

109. **DATE OF ISSUE:**

110. **SCALE:**

111. **NOTES:**

112. **REVISIONS:**

113. **DATE:**

114. **PROJECT:**

115. **LOCATION:**

116. **OWNER:**

117. **DESIGNER:**

118. **CONTRACTOR:**

119. **DATE OF ISSUE:**

120. **SCALE:**

121. **NOTES:**

122. **REVISIONS:**

123. **DATE:**

124. **PROJECT:**

125. **LOCATION:**

126. **OWNER:**

127. **DESIGNER:**

128. **CONTRACTOR:**

129. **DATE OF ISSUE:**

130. **SCALE:**

131. **NOTES:**

132. **REVISIONS:**

133. **DATE:**

134. **PROJECT:**

135. **LOCATION:**

136. **OWNER:**

137. **DESIGNER:**

138. **CONTRACTOR:**

139. **DATE OF ISSUE:**

140. **SCALE:**

141. **NOTES:**

142. **REVISIONS:**

143. **DATE:**

144. **PROJECT:**

145. **LOCATION:**

146. **OWNER:**

147. **DESIGNER:**

148. **CONTRACTOR:**

149. **DATE OF ISSUE:**

150. **SCALE:**

151. **NOTES:**

152. **REVISIONS:**

153. **DATE:**

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159. **DATE OF ISSUE:**

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161. **NOTES:**

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169. **DATE OF ISSUE:**

170. **SCALE:**

171. **NOTES:**

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199. **DATE OF ISSUE:**

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619. **DATE OF ISSUE:**

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718. **CONTRACTOR:**

719.



REVISIONS:

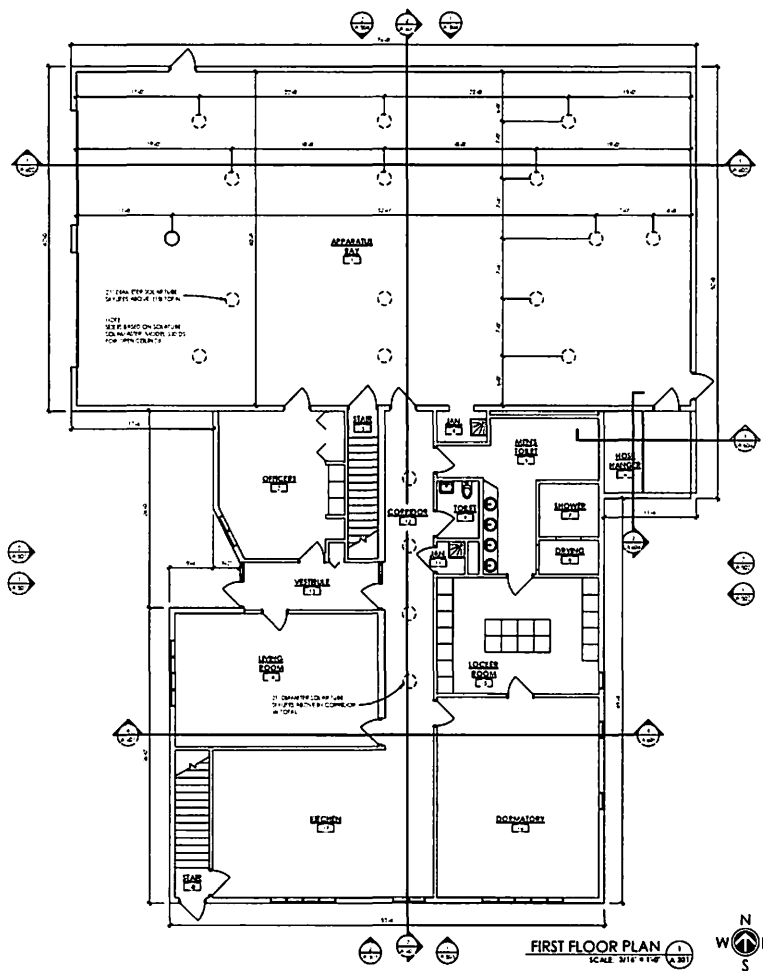
DATE: 10/15/17
PROJECT: SHEROYGAN FIRE STATION #2
DRAWN BY: JAH
CHECKED BY: PM

SHEROYGAN FIRE STATION #2
2413 S. 18TH ST. SHEROYGAN, WISCONSIN
1133A AMERICAN AVE. SHEBOYGAN, WI 53081-1444 | 920 EAST PAUL AVE. ANNANDALE, WI 53001 (414) 824-4444

DETAILED BY: JAH
CHECKED BY: PM

A
301

PROJ. NO. 2017-30



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"





REVISIONS:

NOT TO SCALE
 THESE SHOWN FOR INFORMATION AND
 OTHER REVISIONS TO BE MADE TO THE
 CONTRACT UNDER THE SIGNATURE OF BOTH ON THE
 DATE OF THE REVISIONS.

ABACUS ARCHITECTS INC.

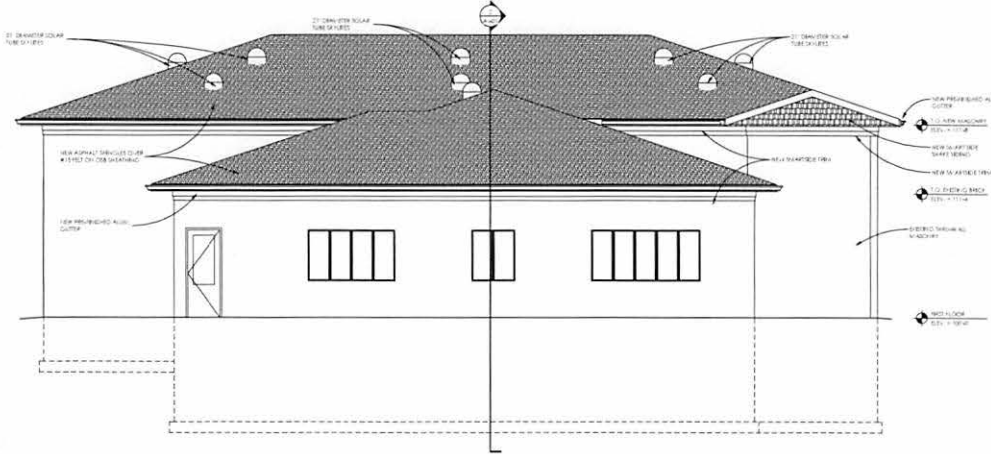
1133A ARMBURGH AVE. SHEBOYGAN, WI 53081 | 262.451.1133 | 262.451.1133 FAX | 262.451.1133

SHEBOYGAN FIRE STATION #2
 2413 S. 18th St. SHEBOYGAN, WISCONSIN
 53081
 REVISED: 11/11/17
 REVISION TO:

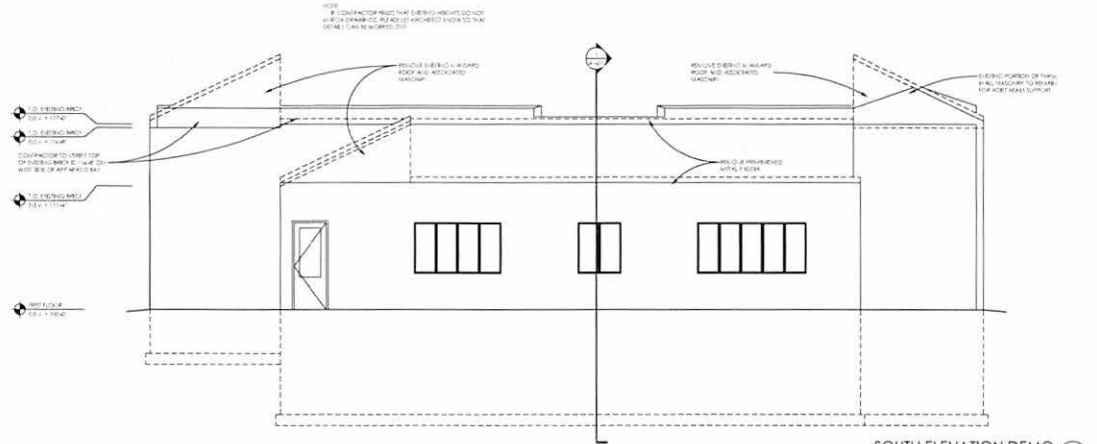
DRAWN BY: JMH
 CHECKED BY: PM

A
503

PROJ. NO. 2017-30



SOUTH ELEVATION NEW
 SCALE: 1/4" = 1'-0" (A 503)



SOUTH ELEVATION DEMO
 SCALE: 1/4" = 1'-0" (A 503)



REVISIONS:

DATE: 10/10/17
PROJECT: SHEBOYGAN FIRE STATION #2
DRAWN BY: JMK
CHECKED BY: PM

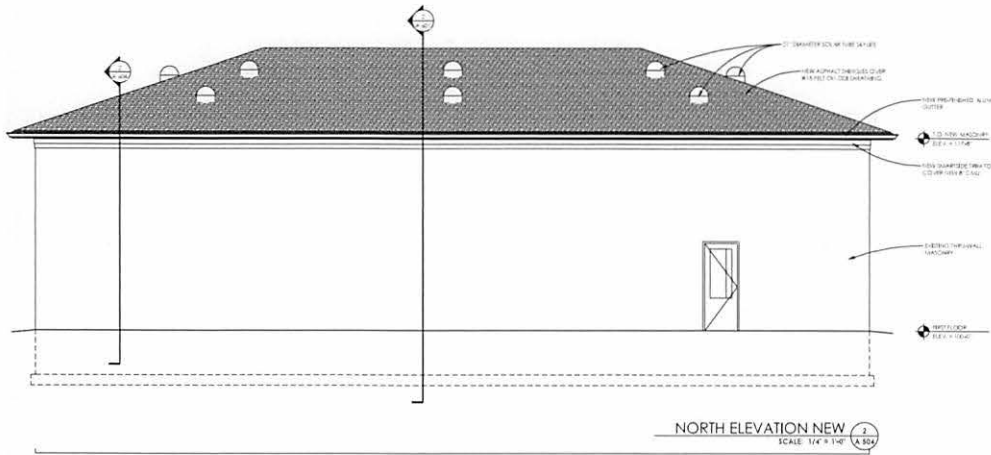
11500 UNIVERSITY AVE. SHEBOYGAN, WI 53081
261 S. 18TH ST. SHEBOYGAN, WISCONSIN
TEL: 920.452.4444 | 222 EAST PAUL AVE. WAUKESHA, WI 53090

REVISIONS:

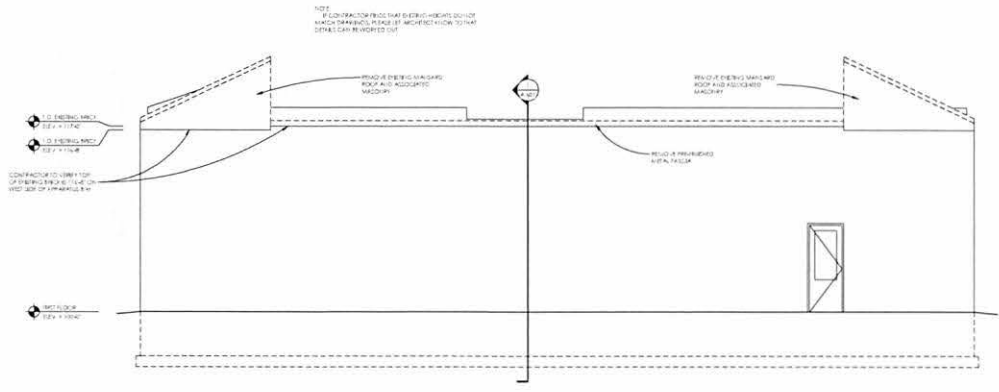
DATE: 10/10/17
PROJECT: SHEBOYGAN FIRE STATION #2
DRAWN BY: JMK
CHECKED BY: PM

A
504

PROJ. NO. 2017-30



NORTH ELEVATION NEW
SCALE: 1/4" = 1'-0"
A 504



NORTH ELEVATION DEMO
SCALE: 1/4" = 1'-0"
A 504

NOTE: RECONSTRUCTION SHALL BE PERFORMED TO MATCH EXISTING FINISHES AND MATERIALS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING CONDITIONS TO BE DEMOLISHED OR RECONSTRUCTED.

CONTRACTOR TO VERIFY TOP OF EXISTING FINISHES TO BE DEMOLISHED OR RECONSTRUCTED.

1\"/>



REVISIONS:

NO DATE REVISIONS

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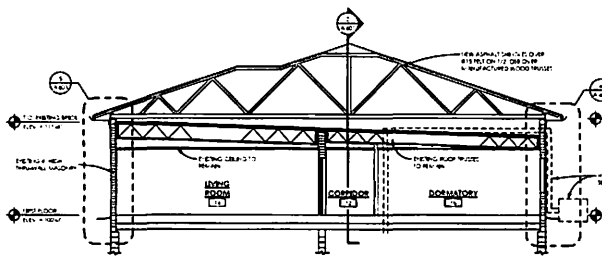
RENOVATION TO
SHEBOYGAN FIRE STATION #2
2413 S. 18th St. SHEBOYGAN, WISCONSIN
LITIA ARCHITECTURE SHEBOYGAN, WISCONSIN 53081 P. 920.424.4444 F. 920.424.4445
LITIA ARCHITECTURE SHEBOYGAN, WISCONSIN 53081 P. 920.424.4444 F. 920.424.4445

DRAWN BY: JMN

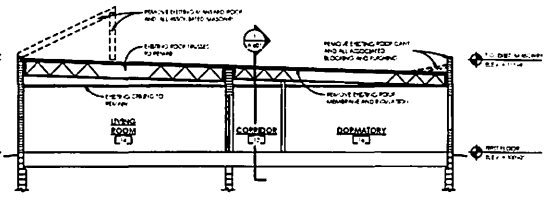
CHECKED BY: JMN

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601

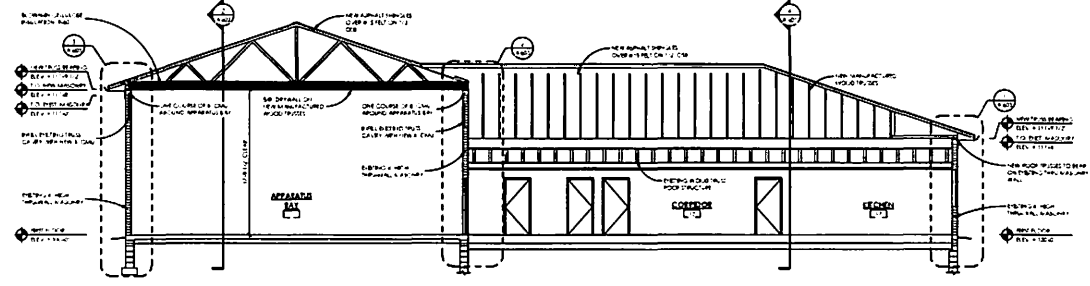
PROJ. NO. 2017-30



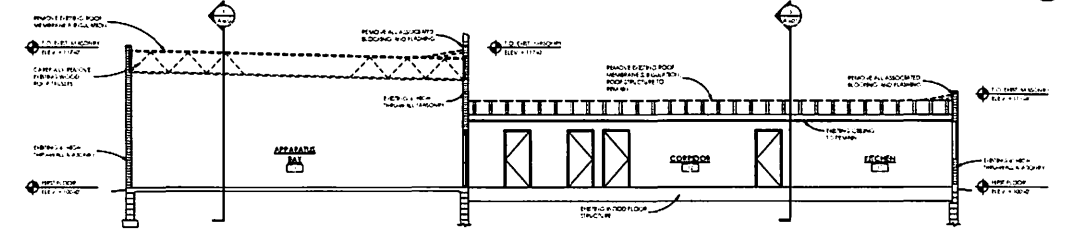
BUILDING SECTION 1
SCALE 3/16" = 1'-0"



BUILDING SECTION DEMO 1
SCALE 3/16" = 1'-0"



BUILDING SECTION 2
SCALE 3/16" = 1'-0"



BUILDING SECTION DEMO 2
SCALE 3/16" = 1'-0"



REVISIONS:

NO. 13 (REVISED)
REVISIONS TO BE MADE BY THE ARCHITECT OR HIS REPRESENTATIVE. THE ARCHITECT'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR.

DATE: 11/13/17

BY: JON

PROJECT NO. 2017-30

PROJECT NAME: SHEBOYGAN FIRE STATION #2

PROJECT ADDRESS: 2413 S. 18TH ST. SHEBOYGAN, WISCONSIN

PROJECT CONTACT: JON@ABACUSARCHITECTS.COM

PROJECT PHONE: 920.433.2444

PROJECT FAX: 920.433.2444

PROJECT EMAIL: JON@ABACUSARCHITECTS.COM

PROJECT WEBSITE: WWW.ABACUSARCHITECTS.COM

PROJECT SOCIAL MEDIA: @ABACUSARCHITECTS

PROJECT ADDRESS: 2413 S. 18TH ST. SHEBOYGAN, WISCONSIN

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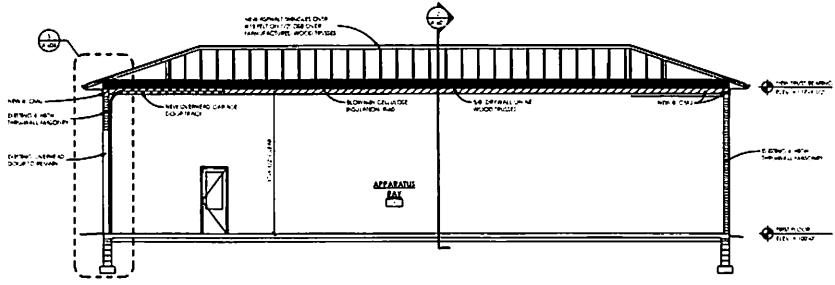
PROJECT ADDRESS: 2413 S. 18TH ST. SHEBOYGAN, WISCONSIN

PROJECT CONTACT: JON@ABACUSARCHITECTS.COM

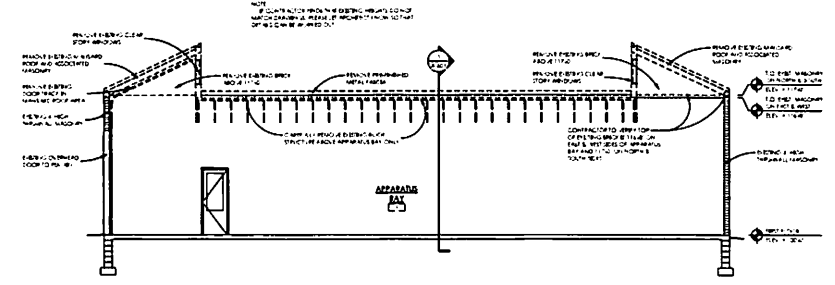
PROJECT PHONE: 920.433.2444

PROJECT FAX: 920.433.2444

PROJECT EMAIL: JON@ABACUSARCHITECTS.COM



BUILDING SECTION 2
SCALE 3/16" = 1'-0"



BUILDING SECTION DEMO 1
SCALE 3/16" = 1'-0"

DESIGNED BY JON

CHECKED BY PM

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602

PROJ. NO. 2017-30

ABACUS ARCHITECTS

REVISIONS:

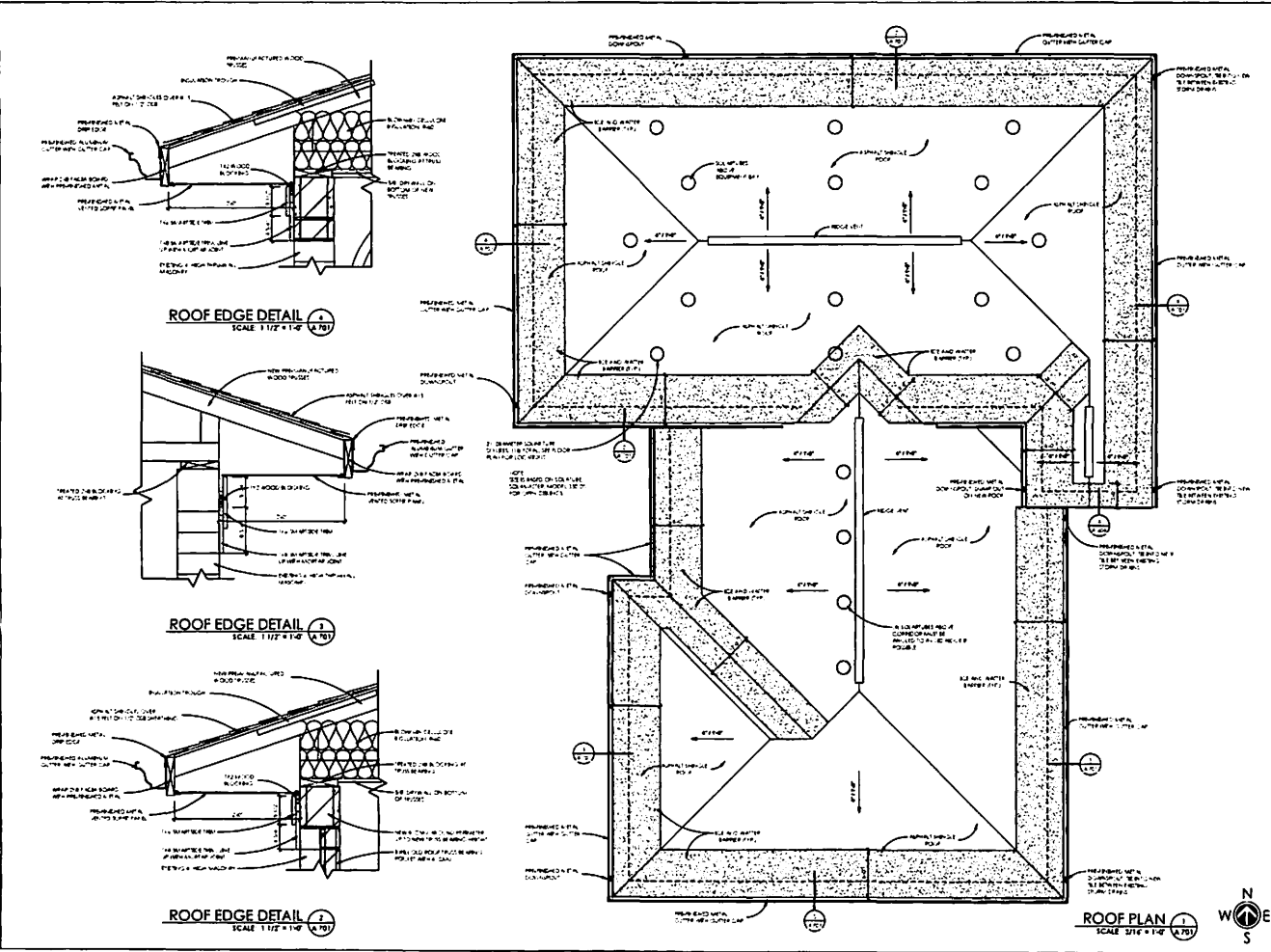
NO. 1
NO. 2
NO. 3
NO. 4
NO. 5
NO. 6
NO. 7
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NO. 9
NO. 10
NO. 11
NO. 12
NO. 13
NO. 14
NO. 15
NO. 16
NO. 17
NO. 18
NO. 19
NO. 20

PROJECT NO. 2017-30
SHEBOYGAN FIRE STATION #2
2413 S. 18TH ST. SHEBOYGAN, WISCONSIN
1111A WISCONSIN AVE. BROOKFIELD, WI 53005
TEL: 414.251.1111 FAX: 414.251.1112

DESIGNED BY: JON
CHECKED BY: PAM

A 701

PROJ. NO. 2017-30





REVISIONS:

REVISIONS: (Table with 2 columns: Description, Date)

SHEBOYGAN FIRE STATION #2
SHEBOYGAN, WISCONSIN
1131A MICHIGAN AVE., SHEBOYGAN, WI 53081, PH: 920-852-4444, 1131A EAST PAUL AVE., WAUKESHA, WI 53091, FAX: 920-852-4445

DATE: 08/24/17
DRAWN BY: FE
CHECKED BY: FE
S001
PROJ. NO. 2017-30



GENERAL NOTES:
1. THE ARCHITECT HAS REVIEWED THE CONTRACT DOCUMENTS...
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES...
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES...
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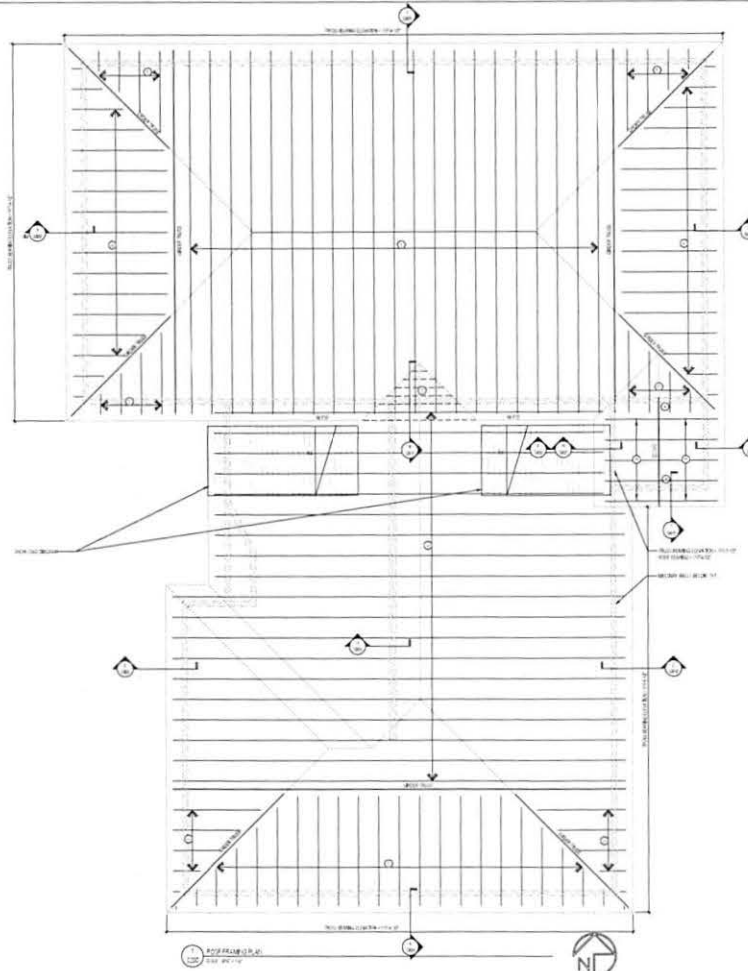
Table with 2 columns: Description, Quantity. Includes items like 'CONCRETE' and 'STEEL'.

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GENERAL NOTES:
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WOOD ROOF PLAN NOTES

1. SEE FINISH SCHEDULE FOR FINISHES AND MATERIALS. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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WOOD ROOF PLAN KEYED NOTES

1. SEE FINISH SCHEDULE FOR FINISHES AND MATERIALS.
2. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
3. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

ABACUS ARCHITECTS

REVISIONS:

DATE: 01/14/2017
 PROJECT: RENOVATION TO
SHEBOYGAN FIRE STATION #2
 SHEBOYGAN, WISCONSIN
 1133A WISCONSIN AVE., SHEBOYGAN, WI 53081 (715) 452-4444, 1133 EAST 11TH AVE., MENA WISCONSIN, WISCONSIN 54851

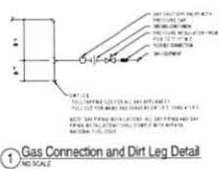
DRAWN BY: JS
 CHECKED BY: JS

S200

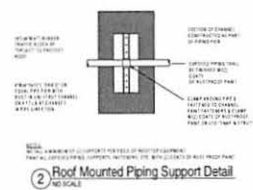
PRG.J. NO. 2017-30

IF YOU HAVE ANY COMMENTS OR QUESTIONS, PLEASE CONTACT THE ARCHITECT AT THE ADDRESS OR PHONE NUMBER LISTED BELOW. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT.

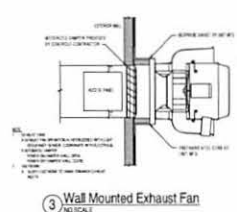




1 Gas Connection and Dirt Leg Detail
NO SCALE



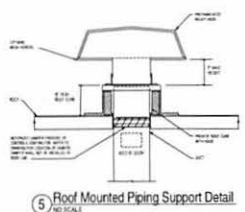
2 Roof Mounted Piping Support Detail
NO SCALE



3 Wall Mounted Exhaust Fan
NO SCALE



4 Wall Mounted Utility Exhaust Fan
NO SCALE



5 Roof Mounted Piping Support Detail
NO SCALE

FAN SCHEDULE											
NO.	TYPE	SIZE	HP	CFM	WATER	TEMP.	WATER	TEMP.	WATER	TEMP.	WATER
1	WALL MOUNTED EXHAUST FAN	12"	1/2	1000	70	70	70	70	70	70	70
2	WALL MOUNTED UTILITY EXHAUST FAN	12"	1/2	1000	70	70	70	70	70	70	70

DIFFUSERS, REGISTERS, AND GRILLES											
NO.	TYPE	SIZE	HP	CFM	WATER	TEMP.	WATER	TEMP.	WATER	TEMP.	WATER
1	DIFFUSER	12"	1/2	1000	70	70	70	70	70	70	70
2	REGISTER	12"	1/2	1000	70	70	70	70	70	70	70
3	GRILLE	12"	1/2	1000	70	70	70	70	70	70	70

SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	PIPE	(Symbol)	DUCTWORK
(Symbol)	CONDENSATE	(Symbol)	DIFFUSER KEY
(Symbol)	...	(Symbol)	...

GENERAL NOTES

- VERIFY ALL PIPING AND FITTINGS TO BE INSTALLED WITH CONDITIONS SPECIFIED AND DIMENSIONS SHALL NOT BE EXCEEDED TO THE TOLERANCE EXACT LOCATION.
- ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ALL PIPING SHALL BE INSTALLED WITH THE TOLERANCE EXACT LOCATION.
- VERIFY ALL PIPING AND FITTINGS TO BE INSTALLED WITH CONDITIONS SPECIFIED AND DIMENSIONS SHALL NOT BE EXCEEDED TO THE TOLERANCE EXACT LOCATION.
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SHEET INDEX

NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...

ABACUS ARCHITECTS

REVISIONS:

NO.	DESCRIPTION
1	...
2	...

SHEBOYGAN FIRE STATION #2
2415 S. BRITTON AVENUE, SHEBOYGAN, WISCONSIN

DESIGNED BY: A. P. ...
CHECKED BY: C. ...

M 100

PROJ. NO. 2017-30

Cervantes Consulting Engineers, LLC

1714 N. Lombard Drive, Milwaukee WI 53112
Phone No. 414 764 1502 Project No. 17-0181
www.cce-engineers.com

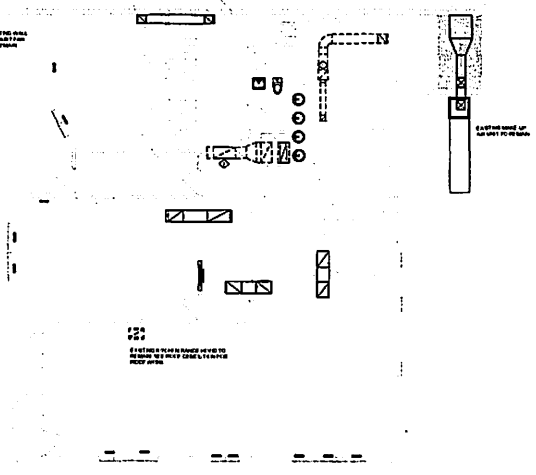
4

EXISTING WALL
TO REMAIN



COMPLETELY REMOVE AND STRIP
CONCRETE JOISTS, BEAMS AND
SUPPORTS FOR CONCRETE SLAB
AND REMOVE ALL CONCRETE
SUPPORTS FROM THE AREA
INDICATED BY THE WAVE LINE
ON THIS SHEET.

REMOVE WALL
TO REMAIN



REMOVE WALL
TO REMAIN

LEVEL 1 DEMOLITION
217-117

DEMOLITION SHEET NOTES

- 1. REMOVE ALL WALLS AND PARTS OF WALLS TO BE DEMOLISHED BY THE DATE OF DEMOLITION.
- 2. REMOVE ALL WALLS AND PARTS OF WALLS TO BE DEMOLISHED BY THE DATE OF DEMOLITION.
- 3. REMOVE ALL WALLS AND PARTS OF WALLS TO BE DEMOLISHED BY THE DATE OF DEMOLITION.



REVISIONS:

SCALE: AS SHOWN

PROJECT NO. 2017-30
 SHEROYAN FIRE STATION #2
 2013 S. 10TH SHEROYAN, WISCONSIN
 ABACUS ARCHITECTS, INC. 1241 WEST WISCONSIN AVENUE, MILWAUKEE, WISCONSIN 53233

DRAWN BY: A. For

CHECKED BY: Checker

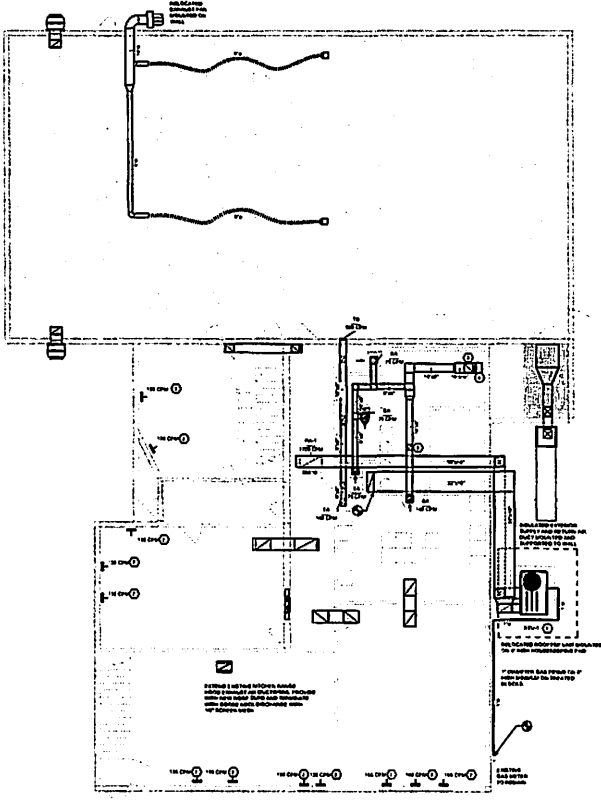
M
102

PROJ. NO. 2017-30

Cervantes Consulting Engineers, LLC



1710 S. Goodland Street, Milwaukee, WI 53221
Phone No. 414-761-5142, Fax No. 414-761-5143
www.cce.com



- NEW WORK SHEET NOTES**
- 1. PROVIDE EXISTING AND FINISH ELEVATIONS FOR ALL ROOMS, WALLS, CEILING, AND FLOOR. PROVIDE EXISTING AND FINISH ELEVATIONS FOR ALL ROOMS, WALLS, CEILING, AND FLOOR. PROVIDE EXISTING AND FINISH ELEVATIONS FOR ALL ROOMS, WALLS, CEILING, AND FLOOR.
 - 2. BALANCE FLOOR FINISHES TO MATCH EXISTING FINISHES ON ADJACENT AREAS.
 - 3. PROVIDE EXISTING FINISHES AND FINISH ELEVATIONS FOR ALL ROOMS, WALLS, CEILING, AND FLOOR.
 - 4. PROVIDE EXISTING FINISHES AND FINISH ELEVATIONS FOR ALL ROOMS, WALLS, CEILING, AND FLOOR.



REVISIONS:

NO REVISIONS

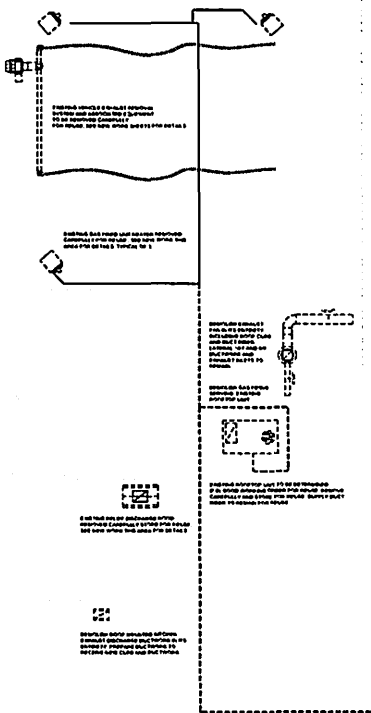
SHEBOYGAN FIRE STATION #2
 2415 S. 18TH STREET, SHEBOYGAN, WISCONSIN
 ANACONDA CONSULTING ENGINEERS, LLC
 DATE: JUNE 2017

DRAWN BY: AUP
 CHECKED BY: CHESTER

M
103

PROJ. NO. 2017-30

Conventus Consulting Engineers, LLC
 2120 S. Granddune Drive, Sheboygan, WI 53102
 Phone No. 414.763.1662 Fax No. 414.763.1663
 www.conventus.com



DEMOLITION SHEET NOTES



REVISIONS:

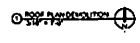
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 PROJECT NO.:
 DATE:

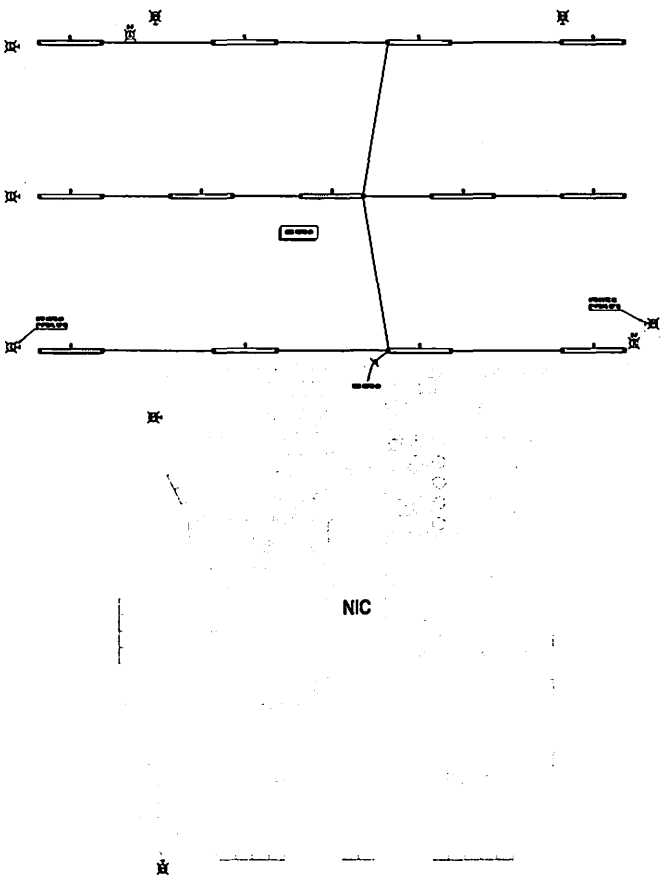
SHEBOYGAN FIRE STATION #2
 2413 S. 18TH SHEBOYGAN, WISCONSIN
 PROJECT NO. 2017-30

DRAWN BY: Author
 CHECKED BY: Checker

M
 104
 PROJ. NO. 2017-30

Cervantes Consulting Engineers, LLC
 2720 W. Southland Drive, Milwaukee, WI 53232
 Phone No. 414.763.8362 Fax No. 414.763.8363
 www.cce.com





- NOTES:**
1. ALL DIMENSIONS SHOWN ARE UNLESS SPECIFIED TO THE CONTRARY. FINISH SHALL BE AS SHOWN.
 2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE. FINISH SHALL BE AS SHOWN. ALL DIMENSIONS SHALL BE TO FACE UNLESS SPECIFIED OTHERWISE.
 3. SEE GENERAL NOTES SHEET 01.
 4. SEE GENERAL NOTES SHEET 02.



REVISIONS:

DATE: 11/15/2011
 DRAWN BY: S.A.S.
 CHECKED BY: D.S.S.

PROJECT NO. 17045
 SHEBOYGAN FIRE STATION #2
 SHEBOYGAN, WISCONSIN
 1115A MCIMPAN AVENUE, SHEBOYGAN, WI 53081 (271) 541-1111 FAX: (271) 541-1111

DRAWN BY: S.A.S.
 CHECKED BY: D.S.S.

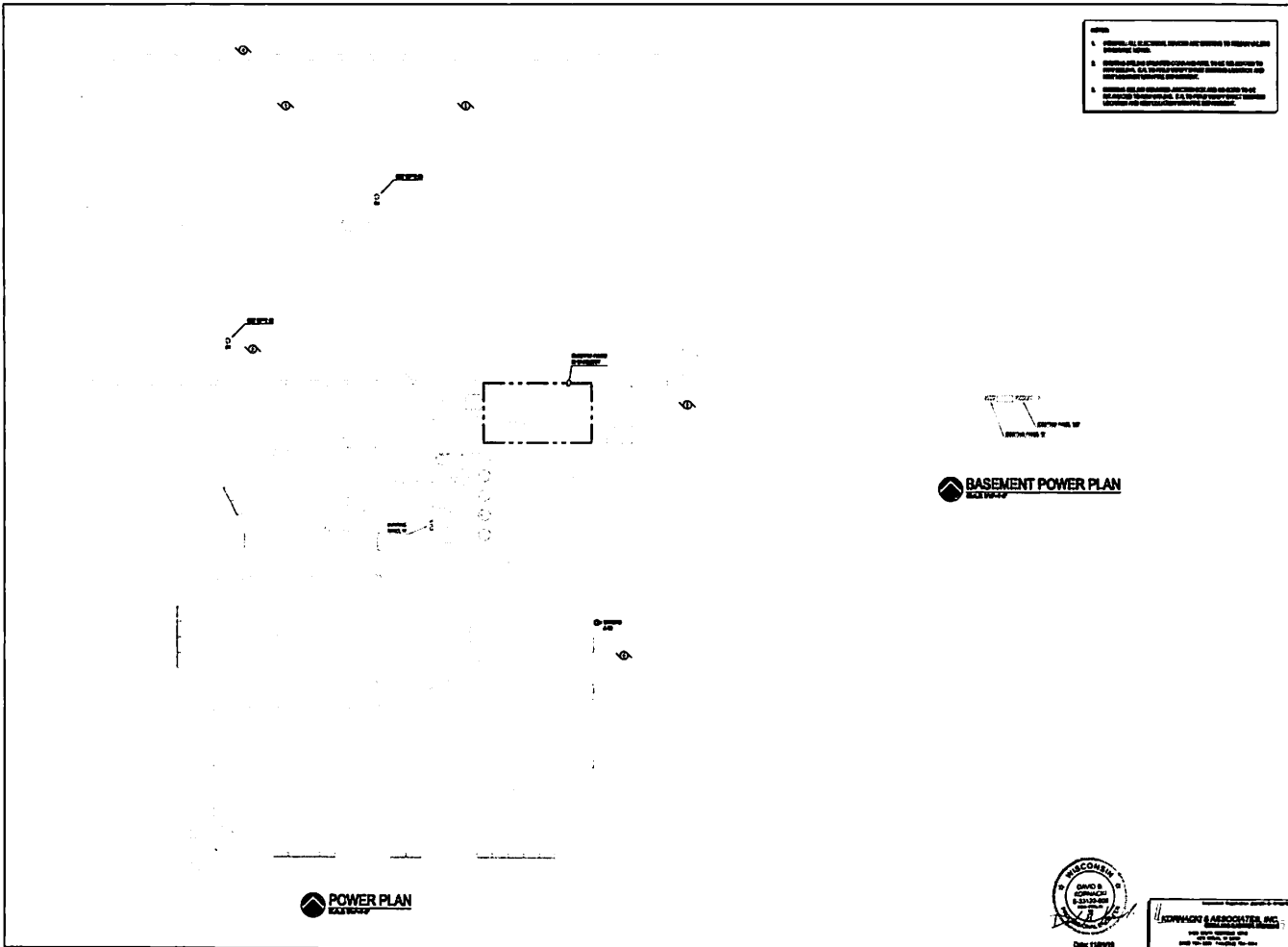
E
101

PROJ. NO. 17045



FORWARD & ASSOCIATES, INC.
 1115A MCIMPAN AVENUE
 SHEBOYGAN, WI 53081
 (271) 541-1111 FAX: (271) 541-1111

DATE: 11/15/2011



- NOTES:**
1. REFER TO ALL OTHER DRAWINGS AND SPECIFICATIONS TO THIS DRAWING FOR COMPLETE DETAILS.
 2. MATERIALS AND WORKMANSHIP SHALL BE AS SHOWN ON THIS DRAWING. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



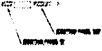
REVISIONS:

NO.	DESCRIPTION

DESIGNED BY: S.A.B.
 DRAWN BY: S.A.B.
 CHECKED BY: D.B.K.

PROJECT NO. 17045
 SHEBOYGAN FIRE STATION #2
 SHEBOYGAN, WISCONSIN
 1134 W. MICHIGAN AVENUE, SHEBOYGAN, WI 53081, P.O. BOX 62-2441 | 231.431.1144 FAX: 414.832.1145

POWER PLAN
 SHEBOYGAN FIRE STATION #2



POWER PLAN
 SHEBOYGAN FIRE STATION #2



ABACUS ARCHITECTS, INC.
 1134 W. MICHIGAN AVENUE, SHEBOYGAN, WI 53081
 P.O. BOX 62-2441 | 231.431.1144 FAX: 414.832.1145

DRAWN BY: S.A.B.
 CHECKED BY: D.B.K.
E
201
 PROJ. NO. 17045

ATTACHMENT 2

CITY OF SHEBOYGAN
Fire Station # 2
Bid # 1978-20-2
Roof Reconstruction and Replacement
REBID Submission Form

TO: City of Sheboygan

By signing below, we certify that we have read and understand all of the specifications and requirements associated with the complete replacement of the roof structure and related mechanical work at Sheboygan Fire Station # 2, 2413 South 18th Street, Sheboygan WI 53081 and as such wish to enter a lump sum, all-inclusive bid for the project as stated below:

BASE BID

\$ 315,500.00

As surety, we also are enclosing a bid bond or Cashier's check in the amount of \$ bid bond which represents not less than 5% of the total BASE BID to ensure that if awarded the project, we will proceed to execution of the contract for the work.

ALTERNATE # 1

At the sole discretion of the City of Sheboygan, we will furnish and install (19) light tubes into the structure as shown in the plans at a cost of:

\$ 23,500.00

In addition, prior to the start of any work, we will provide to the City of Sheboygan a Performance and Payment bond with a face value equal to 100% of the Total All Inclusive cost of the project.

SUBCONTRACTORS

It is our intent to sub- contract with the following firms for provision of goods and services as detailed Below

Company Name	City	Trade or Division of work
Dean's Electric	Sheboygan	Electrical
Manitowoc Heating	Manitowoc	HVAC
Showcase Painting	Sheboygan	Drywall/Paint
Custom Craft	Oostburg	Roofing
Badger Environmental	Green Bay	Asbestos Abatement

RECEIPT OF ADDENDA

We acknowledge receipt of

Addendum # 1 Dated April, 24, 2020

Addendum # 2 Dated _____, _____, 2020

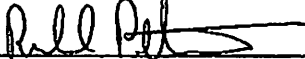
Finally, Should we be awarded the contract, we would mobilize within 21 Days of contract signing, work continuously once on site and expect to complete the project in its entirety no later than October 2, 2020

Company Name Mike Koenig Construction Co., Inc.

Address 3502 Behrens Parkway city Sheboygan State WI Zip 53081

Phone 920-457-0923 Fax 920-457-1024 Email richardp@mikekoenigconstruction.com

Name Richard Peterson Title Project Manager

Signed  Date April 28, 2020

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Randy L. BREHMER, Terence R. GESZVAIN, Jason A. BRAATZ, Chris BREHMER, Cynthia J. BREHMER, Linda A. PIIPP and Melissa BABIAK, all of Butler, Wisconsin, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York, the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland, and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland, in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 18th day of March, A.D. 2020



ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Robert D. Murray
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 18th day of March, A.D. 2020, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, Robert D. Murray, Vice President and Dawn E. Brown, Secretary of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written



Constance A. Dunn

Constance A. Dunn, Notary Public
My Commission Expires: July 9, 2023

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time "

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 28 day of April, 2020.



Brian M. Hodges

By: Brian M. Hodges
Vice President


TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
www.zurichna.com
800-626-4577

ATTACHMENT 2 NON-Collusion Certification

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in case of a joint bidder, each party certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and behalf:

- 1) The prices in this bid have been arrived at independently without collusion, consultation, Communication or agreement, for the purpose of restricting competition as to any other matter relating to such prices with any other bidder, or with any other competitor.
- 2) Unless otherwise required by law, the prices quoted in this bid have not been knowingly disclosed by the bidder, and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or competitor; and.
- 3) No attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not submit a bid for the purpose of restricting competition.

Signature 

Name Richard Peterson

Title Project Manager

Date Signed April 28, 2020

II

Other Matters

7.1

R. O. No. 4 - 20 - 21. By CITY CLERK. May 4, 2020.

Submitting various license applications for the period ending June 30, 2021.

City Clerk

CLASS "A" LIQUOR LICENSE (June 30, 2021) (RENEW)

<u>No.</u>	<u>Name</u>	<u>Address</u>
3245	Festival Foods	595 S. Taylor Drive
2532	Fischer's Food & Liquor	4554 S. 12 th Street
1193	Kwik Trip #361	1618 Calumet Drive
1998	Kwik Trip #780	2622 S. Business Drive
2920	Kwik Trip #873	625 S. Taylor Drive
2763	Kwik Trip #897	2033 North Avenue
3382	Meijer Gas Station #305	902 N. Taylor Drive
3287	Sheboygan BP	1030 S. 14 th Street

"CLASS A" LIQUOR LICENSE (June 30, 2021) (RENEW)

<u>No.</u>	<u>Name</u>	<u>Address</u>
3381	Meijer Store #305	924 N. Taylor Drive
2820	Superior Discount Liquors	823 S. 8 th Street
2702	Tietz's Piggly Wiggly #331	2905 N. 15 th Street
3214	Tietz's Piggly Wiggly #332	3124 S. Business Drive

"CLASS B" LIQUOR LICENSE (June 30, 2021) (RENEW)

<u>No.</u>	<u>Name</u>	<u>Address</u>
3423	Applebees	526 S. Taylor Drive
3146	Bumps Grill Tavern	1902 S. 12 th Street
1833	Champs Sports Bar & Grill	1501 Indiana Avenue
1511	Denny's Bar	2140 Calumet Drive
1516	Emmer's	906 S. 15 th Street
1525	Fountain Park Lounge	922 N. 8 th Street
2192	Harry's Diner	2504 Calumet Drive
2949	Harry's Prohibition Bistro	668 S. Pier Drive
1926	Il Ritrovo	515 S. 8 th Street
1795	Luigi's Italian Restaurant	2910 Kohler Memorial Drive
1699	On the House	1153 High Avenue

AKS

3427 Pacifico Bar and Grill
3217 Parker Johns BBQ & Pizza
3355 Sharpies on Broadway
2373 The Duke of Devon
1752 The End Zone
1412 Trattoria Stefano
2100 Whats Up Bar & Grill
3250 Work Zone Bar and Grill

820 Indiana Avenue
705 Riverfront Drive
1645 S. 12th Street
739 Riverfront Drive
904 Indiana Avenue
522 S. 8th Street
1635 Michigan Avenue
4604 S. Business Drive

CLASS "B" BEER LICENSE (June 30, 2021) (RENEW)

<u>No.</u>	<u>Name</u>	<u>Address</u>
1328	Sheboygan Athletic Club	2338 New Jersey Avenue
2445	La Conquistadora	1218 Indiana Avenue
3018	Pho Vn	2209 S. Business Drive
3407	Taqueria Sheboygan	1410 Indiana Avenue
3358	The Greek Corner	1402 S. 8 th Street
2604	Z Spot Espresso & Coffee, Inc.	1024 Indiana Avenue

"CLASS C" LICENSE (June 30, 2021) (RENEW)

<u>No.</u>	<u>Name</u>	<u>Address</u>
3018	Pho Vn	2209 S. Business Drive
3407	Taqueria Sheboygan	1410 Indiana Avenue
3358	The Greek Corner	1402 S. 8 th Street
2604	Z Spot Espresso & Coffee, Inc.	1024 Indiana Avenue

II

Other Matters

7.2.

R. O. No. 5 - 20 - 21. By CITY CLERK. May 4, 2020.

Submitting various license applications for the period ending June 30, 2021 and June 30, 2022.

City Clerk

BEVERAGE OPERATOR'S LICENSE (NEW) (June 30, 2021)

<u>No.</u>	<u>Name</u>	<u>Address</u>
3158	Elliot, Kathleen A.	152 14 th Street, Fond du Lac
3163	Elliot, David A.	152 14 th Street, Fond du Lac
6169	Jeske, Amanda A.	2109 N. 12 th Street
3172	Jeske, Shelley A.	2807 S. 22 nd Street
9267	Kline, Kevin C.	1418 S. 24 th Street
3173	Licari, Isabella R.	2225 N. 10 th Street
3164	Maurer-Pfister, Angela M.	2332 Carmen Avenue Apt. 4K
7580	Willis, Rita A.	126 Lake Court
3176	Willis, Thomas J.	126 Lake Court

BEVERAGE OPERATOR'S LICENSE (RENEW) (June 30, 2022)

<u>No.</u>	<u>Name</u>	<u>Address</u>
7407	Baird, Jerry E. *Club*	557 Upper Road, Kohler
6748	Bresser, Matt J.	W2385 County Line Rd, Cleveland
4552	Daun, Duane R. *Club*	928 Wisconsin Avenue #317
1250	Dewane, Elaine M.	2839 N. Apache Road
7112	Gutschow, Tyson R. *Club*	4881 Dennwood Drive
8692	Jensen, Kurt R.	627 Saint Clair Avenue
1314	Johnston, Kristen D.	1608A N. 11 th Street
1245	Little, Elizabeth M.	914 Logan Avenue
7941	Mauer, Dale L.	2917 S. 15 th Street
1515	McMurray, Scott J. *Club*	1120 Aspen Court Unit C, Kohler
2650	Munnik, Bryan A.	W2672 Cty Road PPP, Sheboygan Falls
3359	Petermann, Richard J.	4408 White Oak Lane
2614	Raml, Jennifer L.	1020 Covington Dr., Sheboygan Falls
9583	Roehrborn, Becky J.	2027 N. 7 th Street
4552	Sauer, Andrew D. *Club*	1006 N. 17 th Street
6368	Schmidt, Tiffany L.	1622 N. 25 th Street
6444	Schmidtke, James B.	N6137 Center Ave., Sheboygan Falls
2411	Sharp, Christa A.	502 N. 28 th Street
2136	Severance, Harold W. *Club*	2503 N. 26 th Street
2736	Teetzen, Bradley R.	307 Riverhills Dr., Sheboygan Falls

AHS

2405 Timm, Sarah E.
1485 Wendland, Todd EJ *Club*
9627 Wilke, Glenn J. *Club*
3502 Wolff Sr., Richard A.

2732 Geele Avenue
3106 N. 27th Street
4022 Hazelnut Court
1622 N. 25th Street