



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- [www.cityoflakegeneva.com](http://www.cityoflakegeneva.com)

**CITY OF LAKE GENEVA SPECIAL COMMON COUNCIL**  
**MONDAY, OCTOBER 21, 2019 5:30 P.M.**  
**LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)**

**Members:**

Mayor Tom Hartz, Council President, John Halverson, Council Vice President, Cindy Flower,  
Alderspersons: Selena Proksa, Doug Skates, Tim Dunn, Ken Howell, Shari Straube, and Rich Hedlund

**AGENDA**

1. Mayor Hartz calls the meeting to order
2. Pledge of Allegiance – Alderperson Hedlund
3. Roll Call
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes
5. Discussion/Action regarding awarding the bid for the Riviera Roof Project to Renaissance Roofing in an amount not to exceed \$488,855.00 with Option A- Clay Tile and alternate #1 (*total project estimated cost to be \$787,829.00*)
6. Discussion/Action regarding awarding the bid for the Riviera Glass and Glazing Project to Ackman Glass in an amount not to exceed \$470,040.00 with Option A and both alternates #1 & #2 (*total project estimated cost \$799,964.00*)
7. Discussion/Action regarding awarding the bid for the Riviera Tuck-pointing Project to MRI in an amount not to exceed \$309,701.00 with Option B and alternate #1 (*total project estimated cost \$564,693.00*)
8. Discussion/Action regarding identifying and approving the fund source(s) for the Riviera Roof, Riviera Glass & Glazing, and the Riviera Tuck-pointing projects (*total project estimated cost to be funded for all three projects is \$2,152,486.00*)
9. **Adjournment**

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

Riviera – Lake Geneva

Summary of Roof Replacement and Shell Trades

October 21, 2019

Roofing

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

Glass & Glazing – Windows

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

Tuckpointing

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

Summary

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

**CITY OF LAKE GENEVA  
FUNDING SOURCES FOR RIVIERA RENOVATION PROJECTS**

<b>Project Description</b>	<b>Options</b>	<b>Contractor</b>	<b>Contractor Bid</b>	<b>Estimated Total Project Cost</b>
Riviera Roof Project	Option A - Alternate #1	Renaissance Roofing	\$ 488,855	\$ 787,829
Riviera Glass & Glazing	Option A - Alternates #1 and #2	Ackman Glass	\$ 470,040	\$ 799,864
Riviera Tuck Pointing	Option B - Alternate #1	MRI	\$ 309,701	\$ 564,693
<b>GRAND TOTALS</b>			\$ 1,268,596	\$ 2,152,386
Amount Transferred from Tourism Fund				\$ (75,136)
Amount Transferred from Lakefront Fund*				\$ (500,000)
Amount to be Paid from Borrowed Funds				\$ 1,577,250

*Lakefront Fund Balance - 12/31/18	\$ 1,059,856
2019 Addition to Fund Balance	\$ 75,000
Estimated Fund Balance - 12/31/19	\$ 1,134,856
Subtract: Assigned for West Pier Replacement	\$ (255,840)
Subtract: Amount Transferred to Capital Projects for Riviera Projects	\$ (500,000)
Available Balance in Lakefront Fund	\$ 379,016