

AGENDA

Board of Public Works Meeting
Tuesday, January 27, 2015 – 7:00 P.M.
Jackson Village Hall
N168W20733 Main Street

1. Call to Order and Roll Call.
2. Approval of Minutes for November 25, 2014, meeting.
3. Review of Water and Sewer Charges for Lot 115 Green Valley.
4. Review of Jackson Roof Audit Report – Andrew Bath, Garland Co.
5. Review of Storm Water Easement – Laurel Springs Subdivision.
6. Review of Engineering Proposal - Sidewalk on West Side of Jackson Dr. from Jackson Dr. to Well #6.
7. Pay Request #2 – Digester Improvements Project – Sabel Mechanical, LLC.
8. Jackson Trail Project – Ridgeway Drive to Eagle Drive – update.
9. Jackson Water Distribution System Extension - Certificate of Substantial Completion No. 1.
10. Director of Public Works Report.
11. Citizens/Village Staff to address the Board.
12. Adjourn.

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

Public Works Report

January 27, 2015

Treatment Plant - Designed Capacity – 1.25 million gallons per day
 Peak Flow Capacity – 6.0 million gallons per day

Year 2012

January	Avg. Flow 825,741 g.p.d.	Min. Flow 692,000 g.p.d.	Max. 1.001 MGD
February	Avg. Flow 860,207 g.p.d.	Min. Flow 735,000 g.p.d.	Max. 1.392 MGD
March	Avg. Flow 1.115 MGD	Min. Flow 820,000 g.p.d.	Max. 1.753 MGD
April	Avg. Flow 890,733 g.p.d.	Min. Flow 710,000 g.p.d.	Max. 1.247 MGD
May	Avg. Flow 941,258 g.p.d.	Min. Flow 700,000 g.p.d.	Max. 1.632 MGD
June	Avg. Flow 645,267 g.p.d.	Min. Flow 530,000 g.p.d.	Max. 722,000 g.p.d.
July	Avg. Flow 614,710 g.p.d.	Min. Flow 496,000 g.p.d.	Max. 1.077 MGD
August	Avg. Flow 638,387 g.p.d.	Min. Flow 545,000 g.p.d.	Max. 859,000 g.p.d.
September	Avg. Flow 560,867 g.p.d.	Min. Flow 473,000 g.p.d.	Max. 637,000 g.p.d.
October	Avg. Flow 770,161 g.p.d.	Min. Flow 536,000 g.p.d.	Max. 1.336 MGD
November	Avg. Flow 539,600 g.p.d.	Min. Flow 452,000 g.p.d.	Max. 661,000 g.p.d.
December	Avg. Flow 790,645 g.p.d.	Min. Flow 572,000 g.p.d.	Max. 1.393 MGD

Year 2013

January	Avg. Flow 944,193 g.p.d.	Min. Flow 699,000 g.p.d.	Max. 2.054 MGD
February	Avg. Flow 845,179 g.p.d.	Min. Flow 697,000 g.p.d.	Max. 1.394 MGD
March	Avg. Flow 1.028 MGD	Min. Flow 637,000 g.p.d.	Max. 1.028 MGD
April	Avg. Flow 1.473 MGD	Min. Flow 934,000 g.p.d.	Max. 3.042 MGD
May	Avg. Flow 1.167 MGD	Min. Flow 932,000 g.p.d.	Max. 1.908 MGD
June	Avg. Flow 1.1207 MGD	Min. Flow 859,000 g.p.d.	Max. 1.791 MGD
July	Avg. Flow 777,097 g.p.d.	Min. Flow 643,000 g.p.d.	Max. 1.337 MGD
August	Avg. Flow 673,677 g.p.d.	Min. Flow 551,000 g.p.d.	Max. 1.148 MGD
September	Avg. Flow 629,533 g.p.d.	Min. Flow 532,000 g.p.d.	Max. 761,000 g.p.d.
October	Avg. Flow 688,064 g.p.d.	Min. Flow 600,000 g.p.d.	Max. 884,000 g.p.d.
November	Avg. Flow 763,800 g.p.d.	Min. Flow 660,000 g.p.d.	Max. 1.122 MGD
December	Avg. Flow 697,677 g.p.d.	Min. Flow 564,000 g.p.d.	Max. 802,000 g.p.d.

Year 2014

January	Avg. Flow 695,355 g.p.d.	Min. Flow 626,000 g.p.d.	Max. 822,000 g.p.d.
February	Avg. Flow 659,286 g.p.d.	Min. Flow 581,000 g.p.d.	Max. 874,000 g.p.d.
March	Avg. Flow 941,613 g.p.d.	Min. Flow 611,000 g.p.d.	Max. 1.285 MGD
April	Avg. Flow 1.172 MGD	Min. Flow 814,000 g.p.d.	Max. 3.188 MGD
May	Avg. Flow 947,322 g.p.d.	Min. Flow 688,000 g.p.d.	Max. 1.474 MGD
June	Avg. Flow 1.199 MGD	Min. Flow 732,000 g.p.d.	Max. 2.223 MGD
July	Avg. Flow 846,226 g.p.d.	Min. Flow 670,000 g.p.d.	Max. 1.646 MGD
August	Avg. Flow 743,322 g.p.d.	Min. Flow 603,000 g.p.d.	Max. 1.039 MGD
September	Avg. Flow 646,567 g.p.d.	Min. Flow 532,000 g.p.d.	Max. 759,000 g.p.d.
October	Avg. Flow 707,484 g.p.d.	Min. Flow 584,000 g.p.d.	Max. 898,000 g.p.d.
November	Avg. Flow 698,267 g.p.d.	Min. Flow 581,000 g.p.d.	Max. 1.086 MGD
December	Avg. Flow 788,065 g.p.d.	Min. Flow 658,000 g.p.d.	Max. 1.228 MGD

Years Summary of Water Consumption

2000 Total Pumpage 180,485,400 gallons	2001 Total Pumpage 184,613,300 gallons
2002 Total Pumpage 200,630,000 gallons	2003 Total Pumpage 278,246,000 gallons
2004 Total Pumpage 216,055,000 gallons	2005 Total Pumpage 223,215,000 gallons
2006 Total Pumpage 207,719,000 gallons	2007 Total Pumpage 217,224,000 gallons
2008 Total Pumpage 229,613,000 gallons	2009 Total Pumpage 231,160,000 gallons
2010 Total Pumpage 239,326,000 gallons	2011 Total Pumpage 240,268,000 gallons
2012 Total Pumpage 253,492,000 gallons	2013 Total Pumpage 228,371,000 gallons
2014 Total Pumpage 230,973,000 gallons	

Year 2012

Jan.	Avg.	574,550 g.p.d.	Highest Day 872,000 gal.	Total	17,811,000 gallons
Feb	Avg.	551,100 g.p.d.	Highest Day 712,000 gal	Total	15,982,000 gallons
March	Avg.	551,480 g.p.d.	Highest Day 762,000 gal	Total	17,096,000 gallons
April	Avg.	624,700 g.p.d.	Highest Day 1.033 MGD	Total	18,741,000 gallons
May	Avg.	660,940 g.p.d.	Highest Day 1.115 MGD	Total	20,489,000 gallons
June	Avg.	967,300 g.p.d.	Highest Day 1.337 MGD	Total	29,019,000 gallons
July	Avg.	1.016 MGD	Highest Day 1.322 MGD	Total	31,510,000 gallons
August	Avg.	750,810 g.p.d	Highest Day 1.127 MGD	Total	23,275,000 gallons
Sept	Avg.	713,970 g.p.d.	Highest Day 1.031 MGD	Total	21,419,000 gallons
October	Avg.	681,610 g.p.d.	Highest Day 1.218 MGD	Total	21,130,000 gallons
Nov	Avg.	599,730 g.p.d.	Highest Day 874,000 gal.	Total	17,992,000 gallons
Dec	Avg.	613,810 g.p.d.	Highest Day 838,000 gal.	Total	19,028,000 gallons

Year 2013

Jan.	Avg.	562,000 g.p.d.	Highest Day 837,000 gal.	Total	17,422,000 gallons
Feb	Avg.	549,820 g.p.d.	Highest Day 718,000 gal	Total	15,395,000 gallons
March	Avg.	540,520 g.p.d.	Highest Day 725,000 gal	Total	16,756,000 gallons
April	Avg.	585,170 g.p.d.	Highest Day 981,000 gal	Total	17,555,000 gallons
May	Avg.	595,810 g.p.d.	Highest Day 752,000 gal.	Total	18,470,000 gallons
June	Avg.	681,400 g.p.d.	Highest Day 914,000 gal.	Total	20,442,000 gallons
July	Avg.	787,230 g.p.d.	Highest Day 1.039 MGD	Total	24,404,000 gallons
August	Avg.	796,580 g.p.d.	Highest Day 1.107 MGD	Total	24,694,000 gallons
Sept	Avg.	631,500 g.p.d.	Highest Day 838,000 gal.	Total	18,945,000 gallons
Oct	Avg.	850,000 g.p.d.	Highest Day 1.13 MGD	Total	26,310,000 gallons
Nov	Avg.	568,600 g.p.d.	Highest Day 731,000 gals.	Total	17,058,000 gallons
Dec	Avg.	588,230 g.p.d.	Highest Day 701,000 gals.	Total	18,235,000 gallons

Year 2014

Jan.	Avg.	620,550 g.p.d.	Highest Day 789,000 gals.	Total	19,237,000 gallons
Feb.	Avg.	612,390 g.p.d.	Highest Day 717,000 gals.	Total	17,147,000 gallons
March	Avg.	603,710 g.p.d.	Highest Day 678,000 gals.	Total	18,715,000 gallons
April	Avg.	602,600 g.p.d.	Highest Day 1.037 MGD	Total	18,078,000 gallons
May	Avg.	599,290 g.p.d.	Highest Day 729,000 gals.	Total	18,578,000 gallons
June	Avg.	658,000 g.p.d.	Highest Day 815,000 gals.	Total	19,740,000 gallons
July	Avg.	684,320 g.p.d.	Highest Day 881,000 gals.	Total	21,214,000 gallons
August	Avg.	703,320 g.p.d.	Highest Day 1.019 MGD	Total	21,803,000 gallons
Sept	Avg.	639,170 g.p.d.	Highest Day 747,000 gals.	Total	19,275,000 gallons
October	Avg.	658,940 g.p.d.	Highest Day 1.042 MGD	Total	20,427,000 gallons
Nov	Avg.	595,800 g.p.d.	Highest Day 733,000 gals.	Total	17,874,000 gallons
Dec	Avg.	610,970 g.p.d.	Highest Day 742,000 gals.	Total	18,940,000 gallons

Pump Capacity - Well #1- 400 g.p.m. Well #2 - abandon; Well #3 -900 g.p.m. Well #4 - 1200 g.p.m. Well #5 – 1,100 g.p.m. Well #6 – 800 g.p.m.

WWTP – Holding & Septage Receiving

2005	\$ 87,562.01	2007	\$152,201.07	2009	\$183,815.34	2011	\$220,576.28
2006	\$101,115.11	2008	\$210,441.47	2010	\$197,653.66	2012	\$236,224.70
2013	\$235,336.46	2014	\$203,938.32				

2012	Holdings (gals)	Grease (gals)	G Decant (gals)	Septage (gals)	S Decant (gals)	Total Billings
Jan	1,402,300	30,600	23,000	12,200	12,200	\$15,188.15
Feb	1,331,200	46,200	26,000	15,300	51,950	\$15,083.05
March	1,509,600	46,100	44,250	29,000	79,100	\$18,373.15
April	1,330,150	42,600	12,000	60,200	178,200	\$19,300.03
May	1,440,500	42,300	25,200	86,250	201,850	\$22,274.95
June	1,293,750	47,600	31,300	81,900	187,550	\$21,133.28
July	1,290,750	55,400	38,300	58,900	156,700	\$20,062.23
August	1,366,250	42,100	27,000	63,300	168,750	\$20,035.28
September	1,155,650	42,300	21,500	115,950	204,750	\$21,251.08
October	1,363,500	49,500	12,000	149,300	307,750	\$26,673.75
November	1,335,027	34,100	3,500	64,200	245,710	\$20,449.10
December	1,342,050	51,200	23,500	22,900	84,750	\$16,420.93

2013	Holdings (gals)	Grease (gals)	G Decant (gals)	Septage (gals)	S Decant (gals)	Total Billings
Jan	1,573,249	44,300	8,000	8,050	52,800	\$15,821.33
Feb	1,403,100	47,400		6,450	46,300	\$14,142.85
March	1,518,450	43,800	28,500	7,250	84,100	\$16,957.58
April	1,764,000	68,200	28,500	38,300	294,900	\$26,445.80
May	1,666,950	17,700	9,800	74,900	182,000	\$21,263.19
June	1,432,600	11,400	4,000	85,750	193,200	\$19,694.61
July	1,549,200	19,800		71,300	166,750	\$19,560.46
August	1,483,850	13,900	24,000	64,300	170,100	\$19,559.73
September	1,306,600	33,200	8,000	69,750	208,200	\$19,658.31
October	1,441,750	52,900	17,000	95,550	335,550	\$26,163.73

2014	Holdings (gals)	Grease (gals)	G Decant (gals)	Septage (gals)	S Decant (gals)	Total Billings
Jan	1,298,100	26,700	8,000	2,000	40,000	\$12,377.30
Feb	1,214,100	42,400	8,000	9,450	16,250	\$12,181.61
March	1,411,000	43,200	5,000	10,300	57,200	\$14,633.31
April	1,634,000	21,800		39,350	191,100	\$19,620.21
May	1,451,750			63,500	199,450	\$18,414.39
June	1,553,200			30,900	253,600	\$19,225.00
July	1,474,650			40,400	205,450	\$17,812.13
August	1,344,650			35,250	187,250	\$16,176.13
September	1,308,700		3,500	54,650	246,050	\$18,292.51
October	1,431,150			89,350	351,950	\$23,106.38
November	1,078,600			66,100	251,214	\$17,013.86
December	1,400,900			12,650	162,910	\$15,085.50

Cranberry Creek Phase 4

The Development Agreement has been approved by the Village Board. Staff is working with the Developer to finalize the utility plans, and the necessary DNR submittals. Once the documents have been completed, the plans will be on the Board of Public Works agenda for review and approval. The project is planned to start sometime in 2015. No change.

Stonewall Ridge Development

The Village is waiting for the developer to propose a new site plan. We will require the final lift of asphalt in the spring of 2015.

Rosewood Drive/TIF #4 Expansion Project

The property is being advertised for sale.

Laurel Springs Subdivision

The installation of street trees and final lift of asphalt remain to complete the subdivision. The developer has planted street trees this past Fall. We will require the final lift of asphalt in the spring of 2015.

English Oaks Subdivision

We will require the final lift of asphalt in the spring of 2015.

CMAQ Grant – Park-n-Ride Lot and Shared Use Path along CTH P

We have received the Real Estate reimbursement, and now the project is complete.

GIS Program

We are continuing to make changes to the mapping. We are working with Mpower for the Integrator upgrade. Major changes to the program are coming. February 3rd is scheduled to upgrade the program by Mpower.

Digester Upgrade project

The pumps are scheduled to be delivered in February 2015. We have received the piping for the project. The emptying of the tank is being completed by staff, and the process has been very difficult. We now are borrowing a grinder pump to help in the process. Once the digester is emptied we will inspect the tank's cover.

Corridor Study 2040 of STH 60

The WisDOT has placed the project on hold due to Federal Funding requirements.

West Shore Pipeline Break

The Smart flushing system was installed in the Jackson Water Expansion Project for the Town of Jackson, and now awaits We-Energies to supply power to the site. Completion of the flushing station could happen in February. The Jackson Water Utility is reviewing as-built plans.

Respectfully submitted, Brian W. Kober, P.E.

DRAFT MINUTES

Board of Public Works Meeting

Tuesday, November 25, 2014 – 7:00 P.M.

Jackson Village Hall

N168W20733 Main Street

1. Call to Order and Roll Call.

Chairman Tr. Don Olson called the meeting to order at 7:00 p.m.

Members present: Tr. Jack Lippold, Tr. Scott Mittelsteadt, Brian Heckendorf, Linda Granec.

Members excused: Scott Thielmann, Corinne Benson.

Staff present: Brian Kober.

2. Approval of Minutes for October 28, 2014, meeting.

Motion by Brian Heckendorf, second by Tr. Lippold to approve the minutes of the October 28, 2014, Board of Public Works meeting.

Vote: 5 ayes, 0 nays. Motion carried unanimously.

3. Final Pay Request - Shared Use Path Apple Lane & CTH P – Denny Rahn.

Director of Public Works, Brian Kober, presented information on the item. This was held from last year to make sure the seed took. Brian recommended a payment of \$1,000 to close out the contract. Motion by Tr. Mittelsteadt, second by Linda Granec to Recommend Approval of the Final Pay Request – Shared Use Path Apple Lane & CTH P – Denny Rahn in the amount of \$1,000.

Vote: 5 ayes, 0 nays. Motion carried unanimously.

4. Review of replacing Bobcat Skid-Steer Loader at WWTP.

Brian Kober presented information on the item. It is a budgeted item for 2015. Brian has expedited the item due to the engine change. This is for the street department and then the street department skid-steer loader will go to the water wastewater treatment plant. Brian commented that they do go fast after the first of the year. Brian continued that he will check on the type of engine. Motion by Linda Granec, second by Tr. Mittelsteadt to recommend approval of the Bobcat Skid-Steer Loader and for Brian to verify the type of engine of tier three or tier four.

Vote: 5 ayes, 0 nays. Motion carried unanimously.

5. Verizon Wireless Antenna Modification Project – White Water Tower.

Brian Kober presented information on the item. Verizon is replacing antennas. Verizon did this a couple of years ago. Motion by Linda Granec, second by Tr. Mittelsteadt to recommend to the Village Board to allow Verizon Wireless to perform antenna modification on the white water tower subject to any costs that will be passed onto Verizon.

Vote: 5 ayes, 0 nays. Motion carried unanimously.

6. Notification of Request for MS4 General Permit for Village of Jackson.

Brian Kober presented information on the item. On October 28th, the Village received notification of request from the DNR for the Village to apply for a Municipal Separate Storm Sewer System Permit. There is a full year to comply. Brian commented on the grant application

for the storm water. Brian is currently waiting for written notification of the grant. Motion by Tr. Olson, second by Tr. Lippold to recommend to the Village Board for the staff to submit the Notice of Intent. Brian will report back on the item in January or February. Vote: 5 ayes, 0 nays. Motion carried unanimously.

7. Adverse Possession Against the Government.

Brian Kober presented information on the item. This is for information purposes only and how the law has changed through the years. If private individuals have fences etc. on Village property, it will need to be removed from Village property. Brian and Jim Micech will work with property owners.

8. Director of Public Works Report.

Brian Kober reviewed the Public Works Report. Motion by Tr. Lippold, second by Tr. Mittelsteadt to place the report on file. Vote: 5 ayes, 0 nays. Motion carried unanimously.

9. Citizens/Village Staff to address the Board.

No Comments.

10. Adjourn.

Motion by Tr. Mittelsteadt, second by Tr. Lippold to adjourn at 7:55 p.m. Vote: 5 ayes, 0 nays. Motion carried unanimously.

Respectfully submitted by: Deanna L. Boldrey

Brian Kober

From: Dan Rathke [watersuper@villageofjackson.com]
Sent: Thursday, January 15, 2015 2:09 PM
To: Brian Kober
Subject: water usage Lot 115 GV

The water utility investigated a high water usage at Lot 115 Green Valley. 341,000 gallons of water was registered on the water meter. It was noted by the Utilities meter reader of large amount of standing water behind the home and also a hose faucet was running at that time. The utility had replaced the water meter and tested it for accuracy. We did three tests on the meter.

15 GPM = 99.9%

2 GPM = 126%

¼ GPM = 93%

The meter failed the test according to the AWWA standards due to the fact the meter ran fast at the 2 GPM test. The limits for the test is 98.5% to 101.5%. According to PSC we should credit the overage to the homeowner.

PSC 185.77 Complaint tests. Each utility shall promptly make an accuracy test without charge of any metering installation upon request of the customer if 24 months or more have elapsed since the last complaint test of the meter in the same location. If less than 24 months have elapsed, an amount equal to one-half the estimated cost of the meter test shall be advanced to the utility by the customer. Said amount shall be refunded if the test shows the meter to be over registering by more than 2 percent. A report giving the results of such test shall be made to the customer and a complete original test record shall be kept on file in the office of the utility. Upon request, the test shall be made in the presence of the customer during normal business hours. (See also s. [PSC 185.35](#), Adjustment of bills.)

History: Cr. [Register, January, 1997, No. 493](#), eff. 2-1-97.

I would recommend we would adjust the water bill 25% of the 341,000 consumption which would be 86,000 gallons.

Utility Inventory - VILLAGE OF JACKSON
File Maintain Process Reports Setup Help

Update Meters

Setup Test Data History Memo

Meter Serial Nbr: 50613454

Date Tested	AS FOUND			AS LEFT			Reason	By Whom
	Light	Peak	Heavy	Light	Peak	Heavy		
1/15/2015	0.00	0.00	0.00	93.00	126.00	99.90	Complaint	Bob
1/01/2000	96.80	100.10	99.40	96.50	97.80	99.60	N/A	Dan

Insert Change Delete Print

OK Cancel Record will be Changed

Browsing Records

Wisconsin... Workhorse... Utility Bill... Utility Inva... Microsoft E... Inbox - Mic... water usag... water com... 2:04 PM 1/15/2015

Dan Rathke
Water Utility, Supervisor
N168 W20733 Main St
Jackson, WI 53037
262-677-9001
414-840-9832 (cell)

Account Nbr: Customer Name: HAEUSER, SANDY
 Service Address:
 PSC Classification: Residential

Meter Nbr: 78510003 Rate Type: 3/4" METER Install Date: 1/09/2015
 Route/Seq Nbr: 80-1700 Location: Pressure Zone Cd: 00
 ROM Serial Nbr: ROM Install Date:
 Register ID: 78510003

Utilities: SEWER WATER

Memos: 1st: HIGH USAGE 12/26/14 ADJ. PER BRIAN BY 86,000 GAL.
 2nd:
 3rd:

<u>Read Date</u>	<u>Reading</u>	<u>Consumption</u>	<u>Comment</u>
1/09/2015	0	0	New Meter
1/09/2015	514000	2000	METER CHG OUT
12/26/2014	512000	341000	Remote Reading
10/01/2014	171000	11000	Remote Reading
6/27/2014	160000	6000	Remote Reading
3/31/2014	154000	9000	Remote Reading
12/27/2013	145000	14000	Remote Reading
9/26/2013	131000	11000	Remote Reading
7/01/2013	120000	5000	Remote Reading
3/26/2013	115000	4000	Remote Reading
12/27/2012	111000	9000	Remote Reading
9/27/2012	102000	11000	Remote Reading
7/02/2012	91000	16000	Remote Reading
4/02/2012	75000	16000	Remote Reading
12/28/2011	59000	16000	Remote Reading
9/30/2011	43000	10000	Remote Reading
6/28/2011	33000	7000	Remote Reading
4/05/2011	26000	6000	Remote Reading
12/22/2010	20000	5000	Remote Reading
10/04/2010	15000	7000	Remote Reading
6/29/2010	8000	7000	Remote Reading
3/29/2010	1000	1000	Remote Reading
3/01/2010	0	0	New Meter
3/01/2010	252000	10000	METER CHANGE
12/28/2009	242000	23000	Remote Reading
9/28/2009	219000	12000	Remote Reading
6/26/2009	207000	13000	Remote Reading
3/30/2009	194000	6000	Remote Reading
1/05/2009	188000	7000	Remote Reading
9/30/2008	181000	8000	Remote Reading

1/23/2015 11:35 AM

Account History - Detail
ALL Transactions - ALL Utilities

Page: 1
UTIL

Post Date: From: 1/01/2014
Thru: 1/23/2015

Account Nbr: From:
Thru:

Group Cd: From:
Thru:

Account Nbr:	Name:				<u>Running Balance</u>
	12/31/2013 - Balance:				65.44
Post Date:	1/06/2014	Trans Date:	1/06/2014	Type: Late Charge	
Trans ID:					
				<u>Utility</u>	<u>Amount</u>
				FIRE PROTECT	0.09
				SEWER	0.38
				WATER	0.18
					66.09
Post Date:	1/06/2014	Trans Date:	1/06/2014	Type: Cash Receipt	
Trans ID:	139669				
				<u>Utility</u>	<u>Amount</u>
				FIRE PROTECT	-10.71
				SEWER	-43.22
				WATER	-21.07
					-8.91
Post Date:	1/13/2014	Trans Date:	1/15/2014	Type: Bill	
Trans ID:					
				<u>Utility</u>	<u>Amount</u>
				FIRE PROTECT	24.45
				SEWER	111.48
				WATER	54.60
					181.62
Post Date:	2/06/2014	Trans Date:	2/06/2014	Type: Late Charge	
Trans ID:					
				<u>Utility</u>	<u>Amount</u>
				FIRE PROTECT	0.23
				SEWER	1.06
				WATER	0.52
					183.43
Post Date:	2/19/2014	Trans Date:	2/19/2014	Type: Cash Receipt	
Trans ID:	142463				
				<u>Utility</u>	<u>Amount</u>
				FIRE PROTECT	-9.57
				SEWER	-43.91
				WATER	-21.52
					108.43
Post Date:	3/03/2014	Trans Date:	3/03/2014	Type: Cash Receipt	
Trans ID:	142735				
				<u>Utility</u>	<u>Amount</u>
				FIRE PROTECT	-10.01
				SEWER	-45.92
				WATER	-22.50
					30.00
Post Date:	3/06/2014	Trans Date:	3/06/2014	Type: Late Charge	
Trans ID:					
				<u>Utility</u>	<u>Amount</u>
				FIRE PROTECT	0.04
				SEWER	0.18
				WATER	0.09
					30.31
Post Date:	3/17/2014	Trans Date:	3/17/2014	Type: Cash Receipt	
Trans ID:	143064				
				<u>Utility</u>	<u>Amount</u>
				FIRE PROTECT	-5.11

1/23/2015 11:35 AM

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UTIL

Post Date: From: 1/01/2014 Account Nbr: From: Group Cd: From:
Thru: 1/23/2015 Thru: Thru:

			SEWER	-23.42	
			WATER	-11.47	-9.69
Post Date:	4/09/2014	Trans Date:	4/15/2014	Type:	Bill
Trans ID:			<u>Utility</u>	<u>Amount</u>	
			FIRE PROTECT	24.45	
			SEWER	87.73	
			WATER	42.60	145.09
Post Date:	5/08/2014	Trans Date:	5/08/2014	Type:	Late Charge
Trans ID:			<u>Utility</u>	<u>Amount</u>	
			FIRE PROTECT	0.23	
			SEWER	0.82	
			WATER	0.40	146.54
Post Date:	6/05/2014	Trans Date:	6/05/2014	Type:	Cash Receipt
Trans ID:	146408		<u>Utility</u>	<u>Amount</u>	
			FIRE PROTECT	-24.79	
			SEWER	-87.67	
			WATER	-42.54	-8.46
Post Date:	6/05/2014	Trans Date:	6/09/2014	Type:	Late Charge
Trans ID:			<u>Utility</u>	<u>Amount</u>	
			FIRE PROTECT	0.23	
			SEWER	0.83	
			WATER	0.40	-7.00
Post Date:	7/08/2014	Trans Date:	7/15/2014	Type:	Bill
Trans ID:			<u>Utility</u>	<u>Amount</u>	
			FIRE PROTECT	24.45	
			SEWER	73.48	
			WATER	35.40	126.33
Post Date:	8/06/2014	Trans Date:	8/06/2014	Type:	Late Charge
Trans ID:			<u>Utility</u>	<u>Amount</u>	
			FIRE PROTECT	0.23	
			SEWER	0.70	
			WATER	0.33	127.59
Post Date:	9/04/2014	Trans Date:	9/04/2014	Type:	Cash Receipt
Trans ID:	149937		<u>Utility</u>	<u>Amount</u>	
			FIRE PROTECT	-24.01	
			SEWER	-71.54	
			WATER	-34.45	-2.41
Post Date:	10/07/2014	Trans Date:	10/15/2014	Type:	Bill
Trans ID:			<u>Utility</u>	<u>Amount</u>	
			FIRE PROTECT	24.45	

1/23/2015 11:35 AM

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UTIL

Post Date: From: 1/01/2014 Account Nbr: From: Group Cd: From:
Thru: 1/23/2015 Thru: Thru:

		SEWER	97.23	
		WATER	47.40	166.67
Post Date:	11/06/2014	Trans Date:	11/06/2014	Type: Late Charge
Trans ID:		<u>Utility</u>	<u>Amount</u>	
		FIRE PROTECT	0.24	
		SEWER	0.96	
		WATER	0.47	168.34
Post Date:	11/24/2014	Trans Date:	11/24/2014	Type: Cash Receipt
Trans ID:	153314	<u>Utility</u>	<u>Amount</u>	
		FIRE PROTECT	-24.48	
		SEWER	-97.82	
		WATER	-47.70	-1.66
Post Date:	1/08/2015	Trans Date:	1/15/2015	Type: Bill
Trans ID:		<u>Utility</u>	<u>Amount</u>	
		FIRE PROTECT	24.45	
		SEWER	1,664.73	
		WATER	693.23	2,380.75
Post Date:	1/19/2015	Trans Date:	1/16/2015	Type: Adjustment
	Description: Balance adjustment-ADJ. 86,000 GAL			
Trans ID:	ADJ.HIGH BIL	<u>Utility</u>	<u>Amount</u>	
		SEWER	-408.50	
		WATER	-165.98	1,806.27
				<hr/>
		Ending Balance:		1,806.27

The Garland Company, Inc.

Roof Asset Management Program



Village of Jackson Roof Audit 2014

Prepared By
Andrew Bath

Prepared For
Brian Kober

December 16, 2014

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Client Data

Client: Jackson, Village of

Client Data

Name	Jackson, Village of		
Address 1	N168 W20733	Address 2	-
City	Jackson	State	Wisconsin
ZIP	53937	Country	United States

Contact Info

Contact Person	Brian Kober	Title	Director of Public Works
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Email:	dirpubwks@villageofjackson.com		

Definitions of Conditions Found on Your Roof

Alligatoring: a result of the drying out and shrinking of the asphalt surface resulting in a “mud-cracking” pattern. The pattern is most pronounced in areas of exposed asphalt. It is caused by the heat and UV rays of the sun beating down on the exposed asphalt surface. If left untreated, the alligatoring condition can develop into splits in the roof membrane. As the surface continues to shrink and dry out, cracks will develop down to the depth of felts and may stress-crack the membrane in cold weather. These crack channels will allow water to penetrate and damage the roof system.

Ballast Deterioration: Over time the stones or ballast on EPDM roofs split causing sharp razor-like edges, which easily puncture the single ply EPDM membrane. This is caused by thermal cycles where the ballast is extremely hot and then experiences a rapid drop in temperature due to thunderstorms or rain. Furthermore, freeze and thaw cycles also cause the above condition.

Bare Felts: areas lacking in surface asphalt, mineral, granule, or aggregate due to wind and water erosion. Weathering causes the roofs surfacing materials to oxidize and wear away after a period of time. Loss of protection from the surfacing material results in accelerated deterioration of asphalt (the roof’s water repellent) and felts (the roof membrane’s strength). Heat and UV rays dry out unprotected asphalt, which then leave the bare roofing felts exposed to the elements. The exposed membrane will then absorb moisture and degrade through freeze/thaw or wet/dry cycles, causing premature failure.

Blisters: soft spongy pockets or swellings in the roofing material. They occur between layers of felt or between the roof membrane and substrate. Air or moisture vapor entrapped within a blister expands as the roof and outside air temperatures rise. This results in sufficient pressure to push the roofing felts upwards and apart. Blisters may be ruptured by roof traffic, expanding frozen water, or hail (especially during colder weather). Some blisters may become so large as to affect drainage, which may then cause ponding water. Laps could also be pulled apart, resulting in leakage. A ruptured blister will immediately allow water to penetrate and damage the roof system.

Blueberries: these are the result of dried out surface asphalt. They appear on the roof as small blue or black balls or berries. When the top pour of asphalt erodes to this stage, the roof system has lost at least 40% of its waterproofing ability.

Caulking Deterioration: As caulking is exposed to UV rays and temperature fluctuations it loses its flexibility and develops cracks. Once this occurs splits develop instantly allowing water to penetrate walls and buildings causing damage as well as leaks.

Condensation Drains: Mechanical Units drain a significant amount of water on a hot summer day and can subsequently dump this water directly onto the roof deck if not piped appropriately. It is recommended that PVC piping should be connected to all HVAC units with the pipe terminating at the drain. A simple step can alleviate hundreds of gallons of water from contacting a roof system on a daily basis which in turn could extend the life cycle of this particular roof system.

Coping Stone Joint Deterioration: Coping stone joints commonly leak due to the expansion and contraction that takes place between the pieces of stone that make up the caps. In addition, a combination of factors such as poor joint design, poor installation, and incorrect material choice may cause the sealant in the joint to fail. Once the joint leaks, water will infiltrate the roofing system, saturate the insulation at the base of the parapet wall, and leak in to the building.

Core cuts were taken in the roof system in order to properly determine the make-up of the roof system and further evaluate the approximate age of the assembly and remaining life cycle left in the roof system. These 2" holes are cut with a tool all the way down to the deck of the roof assembly. This shows a sandwich of the roof system and allows an experienced professional the opportunity to examine the layers within the system and what hidden costs might lay within the make-up of the roof if further work were to be undertaken.

Curb Flashing Deterioration: The flashing on curbs and units is often the first area on a roof needing assistance. The inherent nature of an air handler unit running can cause tremendous vibration and movement in this area. This area should be monitored and checked frequently as it can allow water to enter buildings if not inspected frequently. Further, this area is often left exposed to the elements and not covered by the final surfacing material due to it being a vertical rise. Coating these areas is often a necessary solution for long term building envelope performance.

Deflected Insulation: insulation that is damaged as a result of becoming wet from membrane leaks or damaged from roof loads such as ponding water, traffic, equipment, stands, etc. The collapsed or deflected insulation usually is a source of ponding which will increase as the ponding collapses or deflects additional insulation. The insulation's ability to provide a proper substrate as well as the overall securement to the roof system components both above and below the insulation is compromised putting the entire system at risk of blow off and premature failure.

Duct Deterioration: The duct waterproofing has deteriorated due to UV exposure and expansion/contraction. This is damaging the underlying insulation, negating its insulating value. This not only causes increased cooling and heating costs, it also allows water to enter the ductwork resulting in leaks as well as corrosion.

EPDM Perforation: EPDM is a porous material. Over time as EPDM is exposed to UV rays it deteriorates, chinks and loses its rubber characteristics, much like an old rubber band left outside, it becomes brittle, filled with cracks, shrinks, and loses its elongation capabilities. When this occurs multiple punctures/tears occur in the membrane causing complete roof failure.

EPDM Flashing Deterioration: Over time as UV rays hit the EPDM it begins to shrink. This will result in tears allowing water to penetrate directly in to the building causing damage to the deck as well as the inside of the building. When the single ply EPDM membrane is at this stage tears will develop at an increased rate every year eventually causing a total roof failure.

Expansion/Control Joint Blister: Movement of the roof causes the expansion/control joint seams to fail. This allows water to seep in thru the plies of the roof system causing a pocket of water. Eventually the water blister/pocket will burst causing immediate leaks inside the building.

Fastener Back-Out: This is a very common condition on any type of mechanically fastened roof where no recovery board is installed over the fastener, thermal bridging occurs. This causes the fasteners to back out of the deck slowly creating a tent like appearance on the roof and eventually causing punctures. Water can then enter the building and walls causing leaks.

Flashing Seam Deterioration: Expansion and contraction movement of the roof causes stress in the perimeter flashing causing it to tear. Moisture can then enter the roofing system and building. Moisture entry will cause damage to the insulation and reduce its insulating properties. It will also allow water to enter the building causing internal damage.

Fishmouths: Wrinkles or openings at the edge of the membrane caused by poor adhesion or installation. Fishmouths are a common cause of early failure on 2-ply torch down and single ply roof systems. These systems are prone to workmanship error due to two factors (1) the manual heating/welding of the adhesive, which is very unpredictable for constant heat, and (2) the roof system only consists of 1 to 2 plies, which translates in to a very thin layer of water protection.

Forest Debris: Pine needles and other leaves build up on the roof membrane causing plugged drains and scuppers thereby causing ponding water and structural weight loading. As the leaves and pine needles rot a "compost effect" occurs, this in effect causes soil to form on top of the roof membrane. This soil creates a perfect medium for plant and weed growth. When seeds take hold the roots will often penetrate through the membrane causing immediate leaks and damage internally.

Gas Line Support Deterioration: Over time as the expanded polystyrene insulation is exposed to UV rays it "melts" literally "eating" in to the underlying roof membrane, eventually causing leaks and building damage.

Improper curb assembly: The curb assembly is too small for the unit curb. This has created an opening, which will allow snow and driving rain to enter the building.

Mineral Roof Granule Deterioration: It is very common for mineral finished roofs to experience bare felts as early as five years after installation. Manufacturing quality control issues as well as weather "washing off" the factory applied mineral coating causes these areas. Typically this is indicated by accumulations of mineral where ponding is present. Bare felts cause exposure of the membrane to the sun/UV rays, which cause rapid membrane deterioration. Therefore, it is extremely important to coat these areas as soon as they appear.

Perimeter Flashing Deterioration: Expansion and contraction movement of the roof causes stress in the perimeter flashing causing it to tear. Moisture can then enter the roofing system and building. Moisture entry will cause damage to the insulation and reduce its insulating properties. It will also allow water to enter the building causing internal damage.

Picture Framing: Picture Framing indicates that the entire roof is full of ridges forming an oil picture frame pattern. This condition is present on roofs with older or phenolic insulation. The insulation will "cup" over time allowing thermal bridging at all joints. Thermal bridging causes the roof to buckle in to ridges, which eventually split and cause a total roof failure.

Pitch Pocket Deterioration: metal protrusions that penetrate the roof system to allow conduits to run from the rooftop into the building. Movement from the protrusion can break the waterproofing compound, creating cracks. Over time, the release of solvents from the compound can cause the material to shrink, leaving gaps along the edges of the pan and around structural support. Water can enter through a defective pitch pan and find its way into the interior of the building. Moisture can also penetrate into the roof system leading to premature failure.

Ponding Water: ponding water occurs as rain or snow melt water collects in large pools on the surface of a roof system. These pools begin to form because of two reasons: (1) roof drains are blocked or clogged with debris, (2) roof drains are built alongside building support columns which maintain a consistent height while the rest of the roof system is built on a deck which tends to move and deflect under the downward pressure of weight. In both cases, roof depressions that collect and hold water will tend to grow in size as the added weight of the ponding water will continue to deflect the roof deck even further.

Ponding water has many negative effects on a roof system. The added weight can crush insulation to the point where it becomes a useless thermal barrier - this will cost you big money since your HVAC system will have to work longer and harder to maintain a comfortable interior temperature. In the winter ponding water will expand as it freezes. This expansion will weaken small imperfections in the roof system. Small cracks and tears will widen until they rupture to allow water into the building.

Ponding water also accelerates the aging of a roof. The natural waterproofing oils in the asphalt will separate from the membrane if the system remains submerged under water for periods longer than 48 hours. And finally, a negatively deflected deck becomes a structural concern. The deck's tolerances will only accept a limited amount of weight and deflection before it becomes a candidate for a roof collapse.

Reglet Joint Deterioration: expansion and contraction of the wall metal counter flashing coupled with the exposure to UV rays causes the sealing caulking to crack over time. This allows water to enter behind the metal and run down the wall. If any failure is present in the underlying BUR flashing membrane immediate leaks will occur.

Ridges: these show up on the surface of built up roofs as linear buckling felt lines protruding upward through the surface layers of asphalt and aggregate. Ridges are formed by either thermal changes expanding and contracting the roofing felts or by gaps in the underlying insulation that allow vapor to migrate upwards through the roof system. Over a period of time ridges will grow and erode until they are stripped of their protective asphalt. These exposed ridges, through repeated weather cycling, will eventually crack and split to allow water into the roof system.

Roof Contamination: Chemicals or oils could have contaminated this roof area. In some cases oils and chemicals will "eat" thru the roof membrane causing premature roof failure. Typically these contaminants are also hazardous to the environment and should, therefore, be removed.

Roof Top Debris: Roof top debris is typically left on the roof by trades working on units or penetrations. This debris is a tremendous hazard as it could at any time blow off the roof possibly causing bodily harm or damaging material goods.

Single Ply Tenting: Single Ply Tenting occurs at the perimeter of the roof. As the single ply membrane is exposed to UV rays it shrinks. This in turn causes the perimeter to look like a tent and exerts extreme pressure on this 1 millimeter thin membrane. Couple this pressure with the brittleness of this old rubber membrane and multiple tears/punctures develop which in turn cause leaks inside the building and will lead to complete roof failure. The stretching and movement of the membrane in this case has caused the membrane to pull away from the termination bar and cause an opening for water to enter the building envelope.

Single Ply Flashing Deterioration: A typical single ply EPDM rubber roof membrane is approximately 1 millimeter thick. Therefore, it is extremely easy to puncture or tear. Specifically on this roof where the river rock ballast is in direct contact with the EPDM single ply flashing multiple leaks will occur from "cuts" caused by the river rock ballast.

Single Ply Tears: A typical single ply EPDM rubber roof membrane is approximately 1 millimeter thick. Couple this weakness with the common shrinking effect experienced by 8 year or older single ply systems and the facility manager is typically left with an ever increasing amount of tears causing immediate leaks.

Single Ply Seam Deterioration: Due to the inherent nature of single ply membranes, which shrink with exposure to the elements, extreme pressure is present on the membrane seams. These seams are either heat welded or sealed with adhesive and cannot withstand the aforementioned pressure. Therefore, they will tear and cause immediate leaks and associated water damage inside the building.

Splits: membrane splits are usually caused by building movement, ridges, and expansion and contraction. Such movement can be caused by lack of attachment of one or more of the component parts of the roof system, or where the building itself generates movement. Weak or inflexible membranes reach a point where they cannot accommodate further movement. At this time the roof splits open. The open split allows water to enter the roofing system, saturating the insulation, and causes leaks into the building. If allowed to persist, the area of damage will expand.

Two Ply Delamination: As can be seen here the 2 membranes are delaminated and therefore not forming a monolithic membrane. In this case water has "wicked" in between the two plies from the seam. This moisture will expand and contract with temperature change until it "tears" the roof apart causing instant leaks.

Vegetation Growth: Vegetation often occurs on inverted or ballasted single ply roof assemblies. Sand and dirt builds up on the single ply membrane below the ballast and insulation. Over time this creates a perfect medium for plant and weed growth. When seeds take hold the roots will often penetrate through the membrane causing immediate leaks and damage internally.

Wet/Collapsed Insulation: Due to the complete failure of the membrane the insulation in this area is wet and collapsed posing great risk of mold development. Furthermore, the prolonged moisture exposure to the deck has caused severe corrosion, which impacts the structural integrity of the building and if severe enough may cause the roof to collapse. This roof is a "ticking time bomb" as to when greater leaks or other failures might occur.

Wall Expansion Joint Deterioration: The urethane expansion joint sealant has cracked due to building movement and age. This allows water to enter the interior wall causing brick deterioration and the possibility of mold and other structural damage.

Wall Efflorescence: Efflorescence is caused when soluble salts and other water dispersible materials come to the surface of concrete and mortars. It is induced by low temperatures, moist conditions, condensation, rain, dew, and water. Typically efflorescence is caused by either water penetrating the wall from the outside or water entering the wall thru deteriorated perimeter flashing. Over time this will degrade the mortar of the wall requiring the wall to be repointed.

Wind Scour is a common phenomenon as wind speed actually builds as the air is pushed over the roof of the building after it impacts the walls. This causes a vortex in air circulation which actually can lift the roof assembly. In this case, the wind has only moved the immediate aggregate debris from the area and is of little concern. However, the aggregate should be reapplied in this area with mastic in order to keep the UV from breaking down the membrane and possibly causing roof failure.

Metal

Ice and Snow Damming: The low slope of this metal roof coupled with the valley design causes tremendous snow and ice damming during the winter. When snow and ice dams it literally tears the roof apart during the constant freeze and thaw cycles of the winter season. This causes damage to the roof and allows water immediate entry in to the roof system and building.

Fastener Back-Out: This is a very common condition on this type of metal roof. When the metal expands and contracts the pressure causes the fasteners to create pressure on the panel increasing the size of the fastener penetrations. This coupled with thermal bridging causes the fasteners to back out of the metal. In this case water can then enter the building and walls causing leaks and in some cases damage to the mortar or concrete existing in the wall.

Coping Cap Deterioration: Coping cap seams commonly leak due to the expansion and contraction that takes place between the pieces of metal that make up the caps. In addition, a combination of factors such as poor joint design, poor installation, and incorrect material choice may cause the sealant in the joint to fail. Once the joint leaks water will infiltrate the roofing system, saturate the insulation at the base of the parapet wall, and leak in to the building.

Metal Corrosion: This section is covered in surface corrosion under and above the existing coating. This is likely due to the properties of the coating. A simple paint will not deter the continuing progress of rust on metal. When a corroded metal roof is coated a rust inhibitive coating is a must to stop continued deterioration. Even though the corrosion is out of sight it still continues to expand. In this case the previous coating is starting to flake in some spots.

Improper Projection Installation, which causes moisture to "pool" at the base of the projection. Properly installed, a water deflector also known, as a cricket in the shape of a V would deflect the water from the projection.

Improper Construction Detail: In this case the fasteners were installed directly thru the panel into the underlying structural support thereby not allowing the panel to expand and contract. This causes the seal to fail allowing immediate leaks in to the building.

Exposed Fasteners: The amount of fasteners on this roof is a great concern. As can be seen here fasteners are in a state of corrosion as well as showing signs of backing out due to thermal bridging. This roof system is of a poor design for the climate. Also note that this roof system was not designed with continuous metal sheets. Metal expands and contracts during climate temperature change. This over time causes the laps to break their seal allowing for direct water entry in to the roof system.

Metal Panel Corrosion: Due to age the original coating has deteriorated to the point that it exposes the bare metal. This has caused severe corrosion in the existing panel. The elastomeric coating applied 10 years ago did not have rust inhibitors present. This condition should be treated before it becomes a structural liability.

Panel Seam Deterioration: As temperature fluctuates metal inherently expands and contracts. This constant movement causes stress on the panel seam, which is typically sealed with a sandwiched bead of caulking or butyl between panels. Furthermore, the expansion and contraction also causes the fasteners holding the panel seams together to "tear" the metal around them thus creating holes, which cause leaks and the panel seams to lose their tight seal. This combined with snow, ice, and water build up causes a complete panel seam failure as seen here.

Metal Panel Lap Deterioration: The metal expansion and contraction during temperature change cause the panel laps to lose their water proof seal, which is created by caulking. Furthermore, this type of barn style panel is not designed to be water tight. Rather it is a water shedding system. During the winter snow and ice buildup will penetrate the seams and cause extensive leaks inside the building.

Copper Counter Flashing Deterioration: In this case the copper ridge cap flashing was blown off during high winds. This allows water to enter in to the attic at the ridge. Causing internal damage to the structure as well as insulation.

Metal Shingle Puncture: In this case a fastener has backed out beneath the metal shingle. The constant expansion and contraction of the shingle caused by temperature fluctuation has caused the metal to puncture on the pressure point caused by the underlying fastener head. This puncture immediately allows water to enter under the metal shingle and in to the building.

Slate

Copper Counter Flashing Deterioration: In this case the copper ridge cap flashing was blown off during high winds. This allows water to enter in to the attic at the ridge. Causing internal damage to the structure as well as insulation.

Slate Tile Deterioration: A few slate tiles have cracked and fallen off during storms. This has exposed the non-watertight wood deck below and is causing water to leak in to the attic space. If left for too long this can cause possible rot of the structure as well as mold and electrical hazards on the structure.

Shingles

Perimeter Shingle Deterioration: Over time areas lacking in surface asphalt, mineral, granule, or aggregate develop due to wind and water erosion. Weathering causes the roofs surfacing materials to oxidize and wear away after a period of time. Loss of protection from the surfacing material results in accelerated deterioration of asphalt (the roof's water repellent) and felts (the roof shingle's strength). Heat and UV rays dry out unprotected asphalt, which then leave the bare roofing felts exposed to the elements. The exposed membrane will then absorb moisture and degrade through freeze/thaw or wet/dry cycles, causing premature failure. At that time ice and snow build up as well as building movement causes the shingle to tear off, exposing the fasteners, which in turn allows water to enter the building causing damage to the underlying insulation and wood deck. busy

Shingle Deterioration: As organic three-tab shingles are exposed to the elements they become brittle and shrink. This in turn causes the shingle to "crumble" and "curl". Once the mineral surfacing "crumbles" apart it exposes the underlying organic felt, which rapidly deteriorate when exposed to freeze/thaw cycles. This in turn allows ice and water to enter the building causing internal damage and leaks.



Facility Summary

Client: Jackson, Village of

Facility: Fire Department

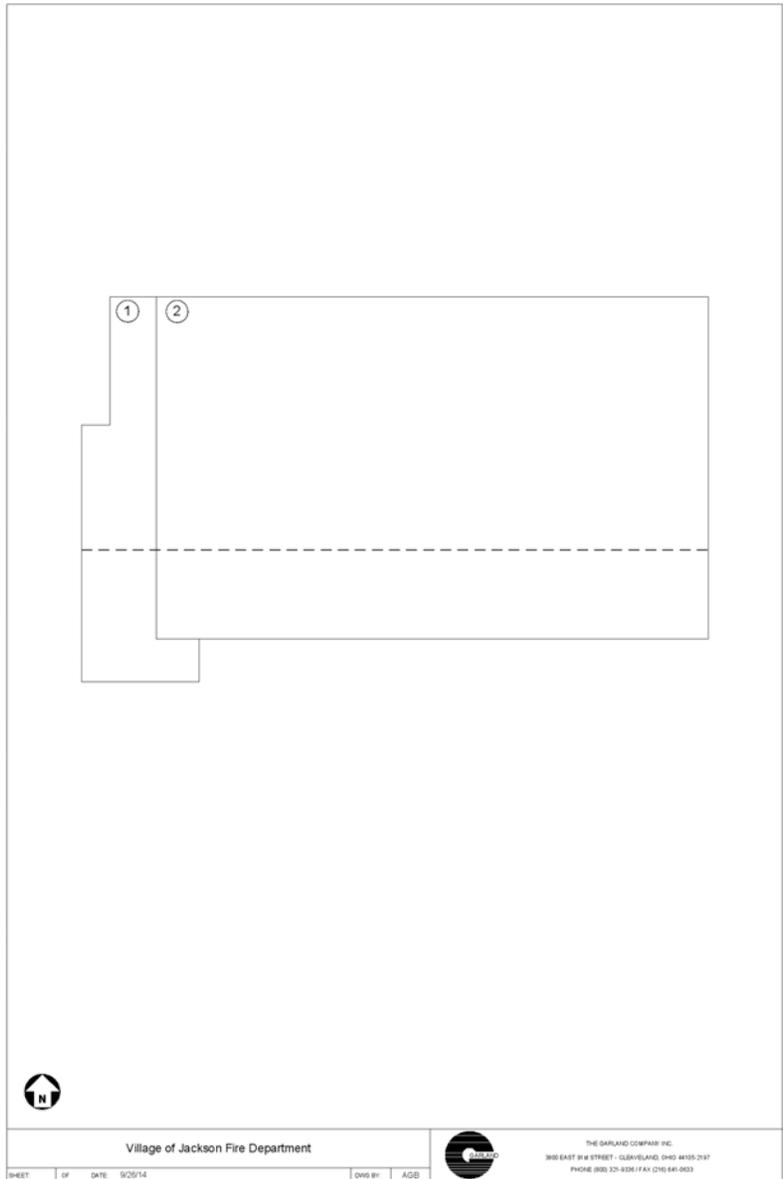


Facility Data

Address 1	W204 N16722 Jackson Drive
Address 2	-
City	Jackson
State	Wisconsin
ZIP	53037
Type of Facility	Municipal
Contact Person	Brian Kober

Asset Information

Name	Date Installed	Square Footage	Roof Access
Section 1		1,800	Ladder Needed
Section 2		12,200	Ladder Needed





Construction Details

Client: Jackson, Village of

Facility: Fire Department

Roof Section: Section 1

Information

Year Installed	-	Square Footage	1,800
Slope Dimension	1/2:12	Eave Height	16'
Roof Access	Ladder Needed	System Type	Metal



Roof Section Photo



Inspection Report

Client: Jackson, Village of

Facility: Fire Department

Report Date: 09/26/2014

Roof Section: Section 1

Inspection Information

Inspection Date	09/26/2014	Core Data	No
Inspection Type	Visual Inspection	Leakage	Yes
Deck Conditions	Fair		

Flashing Conditions

Perimeter	Poor	Wall	Poor
Projections	Poor	Counterflashing	-

Miscellaneous Details

Reglets	-	Debris	No
Control Expansion Joints	-	Ponding Water	-
Parapet Wall	-	Coping Joints	-

Perimeter

Rating	Poor
Condition	There are areas along the wall flashings where the sealant has failed and water could be entering the building. The edge detail above the gutter is a poor design that can allow water to enter the system, especially during freeze thaw cycles when snow is present.

Field

Rating	Poor
Condition	The liquid coating is or has failed on most areas of this roof.

Penetrations

Rating	Poor
Condition	There are only a few penetrations; however, a few of them have areas where there is Caulking Deterioration .

Drainage

Rating Fair

Condition Water is exiting the roof the way it was originally designed.

Overall

Rating Poor

Condition Due to design limitations and age, this roof is at the point where consistent maintenance may be needed. The coating that was installed recently to extend the roof's life has failed and is no longer protecting the original roof. The village should only pursue active leaks until additional monies are available to replace or restore this section.



Photo 1

Overview and West perimeter



Photo 2

South perimeter



Photo 3

Close up of the pitting of the coating.



Photo 4

Gutter along the North perimeter



Photo 5

Close up of metal edge detail along the North perimeter. Arrows are pointing to areas where water can enter the system and building.



Photo 6

Lap seam where panels meet.



Photo 7

West perimeter. Arrows point to areas where coating is failing.



Photo 8

Close up of an area of coating failure.



Photo 9

The majority of this roof section's coating has failed or is failing.



Photo 10

East perimeter



Photo 11

Caulking Deterioration in control joint



Photo 12

Excessive amounts of caulk applied throughout the years, some of which is no longer watertight.



Photo 13

Excessive amounts of caulk applied throughout the years, some of which is no longer watertight.



Photo 14

Wall penetration where sealant is no longer watertight.



Photo 15

Vent's flashing is no longer watertight and caulk has deteriorated.



Photo 16

Coating is peeling off the vent and corrosion is occurring.



Solution Options

Client: Jackson, Village of

Facility: Fire Department

Roof Section: Section 1

Replace Options

Solution Option:	Replace	Action Year:	2016
Square Footage:	1,800	Expected Life Years:	40
Budget Range:	\$64,800.00 - \$72,000.00		



Construction Details

Client: Jackson, Village of

Facility: Fire Department

Roof Section: Section 2

Information

Year Installed	-	Square Footage	12,200
Slope Dimension	1/2:12	Eave Height	20'
Roof Access	Ladder Needed	System Type	Metal



Roof Section Photo



Inspection Report

Client: Jackson, Village of

Facility: Fire Department

Report Date: 09/26/2014

Roof Section: Section 2

Inspection Information

Inspection Date	09/26/2014	Core Data	No
Inspection Type	Visual Inspection	Leakage	Yes
Deck Conditions	Fair		

Flashing Conditions

Perimeter	Fair	Wall	-
Projections	Poor	Counterflashing	-

Miscellaneous Details

Reglets	-	Debris	No
Control Expansion Joints	Fair	Ponding Water	-
Parapet Wall	-	Coping Joints	-

Perimeter

Rating	Fair
Condition	The perimeter appears to be in fair condition. Continue to monitor for accelerated deterioration and address immediately.

Field

Rating	Poor
Condition	There are thousands of fasteners located throughout the field. Some of these fasteners are no longer watertight due to original and repaired sealant failing. Oil Canning is present throughout the roof system and can lead to roof failure if severe enough. The details throughout the field are inconsistent, this may be do to poor design or multiple additions.

Penetrations

Rating	Poor
Condition	There are only a few penetrations on this roof; however, one of them has been a leak source for a long time. There have been multiple repairs made to this penetration with little to no success. When the roof is replaced or restored, this penetrations should be either removed or replaced.

Drainage

Rating	Fair
Condition	Water appears to be leaving the roof the way it was designed. Snow may sometimes build up at the Ridge Cap, which could be a concern due to the sealant that is beginning to fail there.

Overall

Rating	Poor
Condition	Due to the roofs age and design limitations, it is in poor condition. Maintenance issues with continue to increase until it is replaced or restored. The village should be pursuing active leaks only until extra monies become available to replace or restore this roof section.



Photo 1

Overview and South perimeter



Photo 2

West perimeter



Photo 3

Lap seam where panels meet each other.



Photo 4

Gutter detail along the North perimeter.



Photo 5

Oil Canning was found on every panel. This condition occurs when the metal panels flex during hot and cold cycles and are not allowed to move due to fasteners holding them in place. Over time this condition will lead to roof failure.



Photo 6

Fastener that backed out

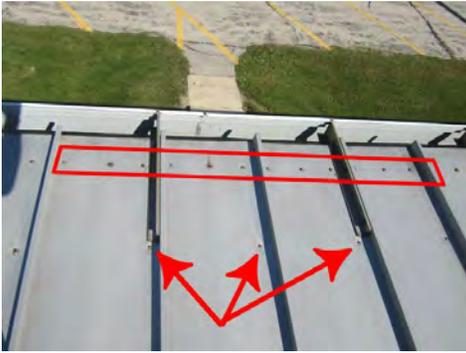


Photo 7

Fasteners that prevent your metal panels from flexing which is leading to the oil canning shown in the earlier photo.



Photo 8

Damaged seam that could rust if untreated.



Photo 9

Joint used to connect an addition. Sheet metal is not galvanized and rusting.



Photo 10

East perimeter



Photo 11

Ridge



Photo 12

South perimeter

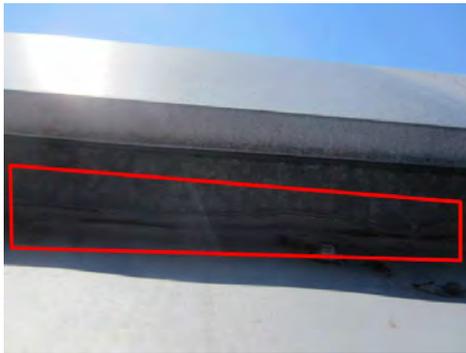


Photo 13

View under ridge cap exposing caulk as the last line of defense against water infiltration.



Photo 14

Many fasteners on the roof are rusting like this one.



Photo 15

Fastener that is not flush with the metal panel.



Photo 16

Fastener that is no longer watertight and should be resealed.



Photo 17

Sealant around the fasteners in this picture has failed.

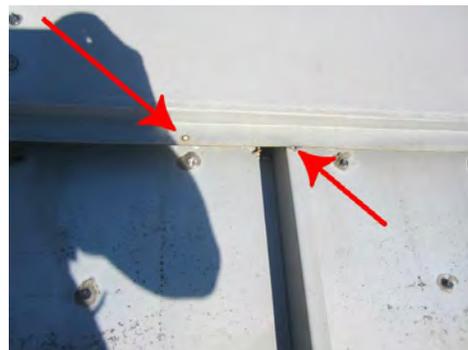


Photo 18

Hole in standing seam doesn't line up with the hole in the ridge cap. Was this by accident or by design?

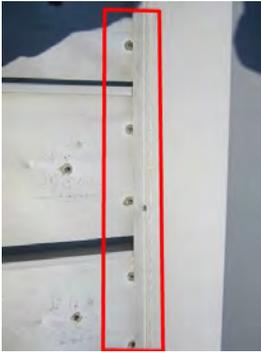


Photo 19

The details on the ridge cap are consistent.



Photo 20

The details on the ridge cap are consistent.



Photo 21

This penetration has been the source of a leak for awhile and has been repaired multiple times without success.



Solution Options

Client: Jackson, Village of

Facility: Fire Department

Roof Section: Section 2

Replace Options

Solution Option:	Replace 	Action Year:	2016
Square Footage:	12,200	Expected Life Years:	40
Budget Range:	\$439,200.00 - \$488,000.00		



Facility Summary

Client: Jackson, Village of

Facility: Jackson Community Center

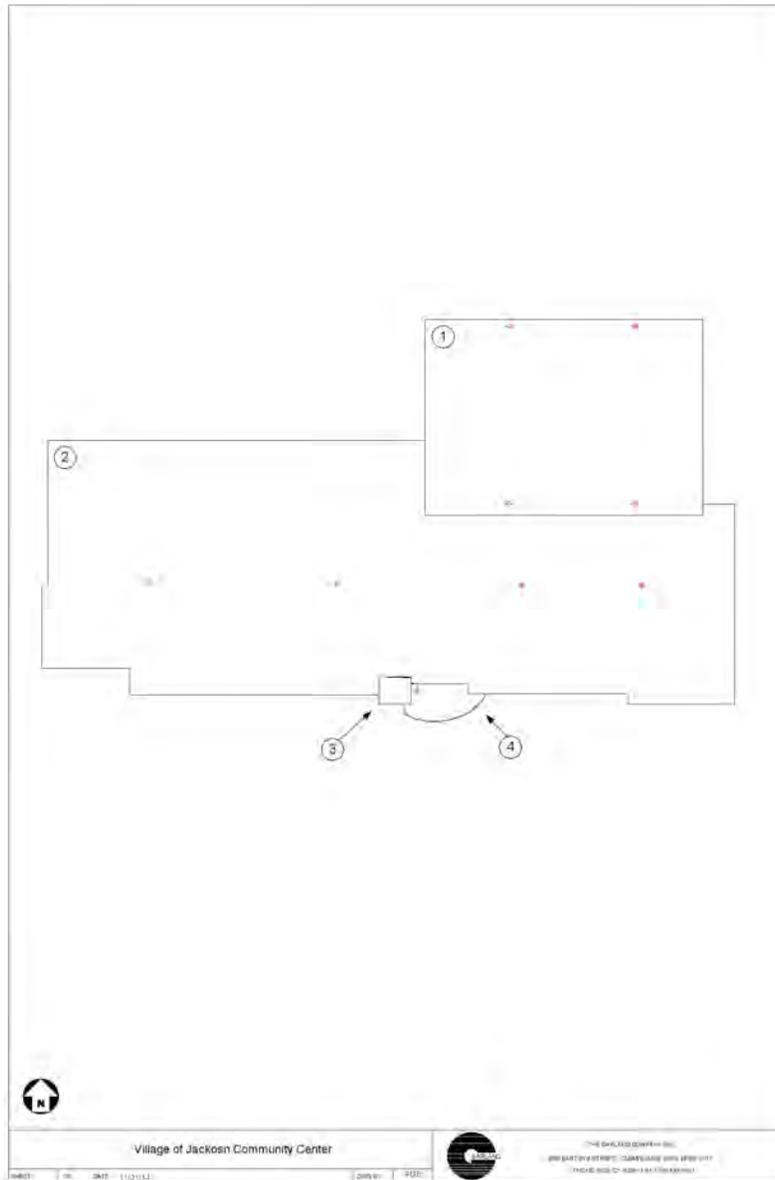


Facility Data

Address 1	N165 W20330 Hickory Lane
Address 2	-
City	Jackson
State	Wisconsin
ZIP	53037
Type of Facility	Municipal
Contact Person	Brian Kober

Asset Information

Name	Date Installed	Square Footage	Roof Access
Section 1	2008	7,000	Attached Ladder
Section 2	2008	15,300	Ladder Needed
Section 3	2008	110	Ladder Needed
Section 4	2008	280	Ladder Needed





Construction Details

Client: Jackson, Village of

Facility: Jackson Community Center

Roof Section: Section 1

Information

Year Installed	2008	Square Footage	7,000
Slope Dimension	1/4:12	Eave Height	24'
Roof Access	Attached Ladder	System Type	Ballasted EPDM



Roof Section Photo



Inspection Report

Client: Jackson, Village of

Facility: Jackson Community Center

Report Date: 10/14/2013

Roof Section: Section 1

Inspection Information

Inspection Date	10/14/2013	Core Data	No
Inspection Type	Visual Inspection	Leakage	No
Deck Conditions	Good		

Flashing Conditions

Perimeter	Good	Wall	Poor
Projections	Good	Counterflashing	Fair

Miscellaneous Details

Reglets	-	Debris	No
Control Expansion Joints	-	Ponding Water	Minor
Parapet Wall	-	Coping Joints	Good

Perimeter

Rating	Good		
Condition	Overtime the EPDM membrane will dry and shrink. The aging of the membrane can often be the cause for Single Ply Tenting . This condition will cause Single Ply Tears and Single Ply Flashing Deterioration allowing water to easily enter the roof system. The perimeter of this roof section is in good condition; however, should be monitored with routine inspections.		

Field

Rating	Good		
Condition	Overtime the EPDM membrane will dry, shrink and usually Single Ply Seam Deterioration becomes a big problem. The aging of the membrane can often be the cause for Single Ply Tenting . This condition will cause Single Ply Tears and Single Ply Flashing Deterioration allowing water to easily enter the roof system. This roof is almost fifteen years old which puts it in the back half of its useful life. The ballast stone in this climate often fracture creating Ballast Deterioration which doesn't mix well with the thin rubber membrane. As of now the field is in good condition; however, it should be monitored with routine inspections.		

Penetrations

Rating	Good
Condition	Penetrations are in good condition at this point; however, they should be monitored with routine inspections.

Drainage

Rating	Fair
Condition	The weight of the ballast stones often changes the original flow pattern of water by deflecting the insulation. Deflected insulation is one of several causes for Ponding Water and can expedite the aging process of this type of system. The drainage is currently working the way it was intended.

Overall

Rating	Good
Condition	This roof is under ten years old and is in the front half of its service life. We didn't find any visible areas of concern but there are hundreds of feet of field membrane and flashing seams that are hidden from view under the ballast. Routine maintenance and inspections should be conducted until this section is replaced.



Photo 1

West perimeter



Photo 2

Overview and South perimeter



Photo 3
North perimeter



Photo 4
East perimeter



Photo 5
HVAC unit



Photo 6
South perimeter



Construction Details

Client: Jackson, Village of

Facility: Jackson Community Center

Roof Section: Section 2

Information

Year Installed	2008	Square Footage	15,300
Slope Dimension	1/4:12	Eave Height	16'
Roof Access	Ladder Needed	System Type	Ballasted EPDM



Roof Section Photo



Inspection Report

Client: Jackson, Village of

Facility: Jackson Community Center

Report Date: 10/14/2013

Roof Section: Section 2

Inspection Information

Inspection Date	10/14/2013	Core Data	No
Inspection Type	Visual Inspection	Leakage	Yes
Deck Conditions	Good		

Flashing Conditions

Perimeter	Good	Wall	Poor
Projections	Good	Counterflashing	Fair

Miscellaneous Details

Reglets	-	Debris	No
Control Expansion Joints	-	Ponding Water	Minor
Parapet Wall	-	Coping Joints	Good

Perimeter

Rating	Good		
Condition	Overtime the EPDM membrane will dry and shrink. The aging of the membrane can often be the cause for Single Ply Tenting . This condition will cause Single Ply Tears and Single Ply Flashing Deterioration allowing water to easily enter the roof system. The perimeter of this roof section is in good condition; however, should be monitored with routine inspections.		

Field

Rating	Good		
Condition	Overtime the EPDM membrane will dry, shrink and usually Single Ply Seam Deterioration becomes a big problem. The aging of the membrane can often be the cause for Single Ply Tenting . This condition will cause Single Ply Tears and Single Ply Flashing Deterioration allowing water to easily enter the roof system. This roof is almost fifteen years old which puts it in the back half of its useful life. The ballast stone in this climate often fracture creating Ballast Deterioration which doesn't mix well with the thin rubber membrane. As of now the field is in good condition; however, it should be monitored with routine inspections.		

Penetrations

Rating	Good
Condition	Penetrations are in good condition at this point; however, they should be monitored with routine inspections.

Drainage

Rating	Fair
Condition	The weight of the ballast stones often changes the original flow pattern of water by deflecting the insulation. Deflected insulation is one of several causes for Ponding Water and can expedite the aging process of this type of system. The drainage is currently working the way it was intended.

Overall

Rating	Good
Condition	This roof is under ten years old and is in the front half of its service life. We didn't find any visible areas of concern but there are hundreds of feet of field membrane and flashing seams that are hidden from view under the ballast. Routine maintenance and inspections should be conducted until this section is replaced.



Photo 1

Overview and North perimeter along gym wall.



Photo 2

East perimeter



Photo 3

Close up of flashing detail around HVAC unit.



Photo 4

South perimeter



Photo 5

Flashing and wall detail around section 3.



Photo 6

South perimeter



Photo 7

West perimeter



Photo 8

North perimeter



Photo 9

East perimeter along gym wall.



Construction Details

Client: Jackson, Village of

Facility: Jackson Community Center

Roof Section: Section 3

Information

Year Installed	2008	Square Footage	110
Slope Dimension	1/4:12	Eave Height	16'
Roof Access	Ladder Needed	System Type	Ballasted EPDM



Roof Section Photo



Inspection Report

Client: Jackson, Village of

Facility: Jackson Community Center

Report Date: 10/14/2013

Roof Section: Section 3

Inspection Information

Inspection Date	10/14/2013	Core Data	No
Inspection Type	Visual Inspection	Leakage	No
Deck Conditions	Good		

Flashing Conditions

Perimeter	Good	Wall	Poor
Projections	Good	Counterflashing	Fair

Miscellaneous Details

Reglets	-	Debris	No
Control Expansion Joints	-	Ponding Water	Minor
Parapet Wall	-	Coping Joints	Good

Perimeter

Rating	Good		
Condition	Overtime the EPDM membrane will dry and shrink. The aging of the membrane can often be the cause for Single Ply Tenting . This condition will cause Single Ply Tears and Single Ply Flashing Deterioration allowing water to easily enter the roof system. The perimeter of this roof section is in good condition; however, should be monitored with routine inspections.		

Field

Rating	Good		
Condition	Overtime the EPDM membrane will dry, shrink and usually Single Ply Seam Deterioration becomes a big problem. The aging of the membrane can often be the cause for Single Ply Tenting . This condition will cause Single Ply Tears and Single Ply Flashing Deterioration allowing water to easily enter the roof system. This roof is almost fifteen years old which puts it in the back half of its useful life. The ballast stone in this climate often fracture creating Ballast Deterioration which doesn't mix well with the thin rubber membrane. As of now the field is in good condition; however, it should be monitored with routine inspections.		

Penetrations

Rating	Good
Condition	Penetrations are in good condition at this point; however, they should be monitored with routine inspections.

Drainage

Rating	Fair
Condition	The weight of the ballast stones often changes the original flow pattern of water by deflecting the insulation. Deflected insulation is one of several causes for Ponding Water and can expedite the aging process of this type of system. The drainage is currently working the way it was intended.

Overall

Rating	Good
Condition	This roof is under ten years old and is in the front half of its service life. We didn't find any visible areas of concern but there are hundreds of feet of field membrane and flashing seams that are hidden from view under the ballast. Routine maintenance and inspections should be conducted until this section is replaced.



Photo 1

East and South perimeters



Photo 2

North and West perimeters



Construction Details

Client: Jackson, Village of

Facility: Jackson Community Center

Roof Section: Section 4

Information

Year Installed	2008	Square Footage	280
Slope Dimension	1/4:12	Eave Height	16'
Roof Access	Ladder Needed	System Type	Ballasted EPDM



Roof Section Photo



Inspection Report

Client: Jackson, Village of

Facility: Jackson Community Center

Report Date: 10/14/2013

Roof Section: Section 4

Inspection Information

Inspection Date	10/14/2013	Core Data	No
Inspection Type	Visual Inspection	Leakage	No
Deck Conditions	Good		

Flashing Conditions

Perimeter	Good	Wall	Poor
Projections	Good	Counterflashing	Fair

Miscellaneous Details

Reglets	-	Debris	No
Control Expansion Joints	-	Ponding Water	Minor
Parapet Wall	-	Coping Joints	Good

Perimeter

Rating	Good		
Condition	Overtime the EPDM membrane will dry and shrink. The aging of the membrane can often be the cause for Single Ply Tenting . This condition will cause Single Ply Tears and Single Ply Flashing Deterioration allowing water to easily enter the roof system. The perimeter of this roof section is in good condition; however, should be monitored with routine inspections.		

Field

Rating	Good		
Condition	Overtime the EPDM membrane will dry, shrink and usually Single Ply Seam Deterioration becomes a big problem. The aging of the membrane can often be the cause for Single Ply Tenting . This condition will cause Single Ply Tears and Single Ply Flashing Deterioration allowing water to easily enter the roof system. This roof is almost fifteen years old which puts it in the back half of its useful life. The ballast stone in this climate often fracture creating Ballast Deterioration which doesn't mix well with the thin rubber membrane. As of now the field is in good condition; however, it should be monitored with routine inspections.		

Penetrations	
Rating	Good
Condition	Penetrations are in good condition at this point; however, they should be monitored with routine inspections.

Drainage	
Rating	Fair
Condition	The weight of the ballast stones often changes the original flow pattern of water by deflecting the insulation. Deflected insulation is one of several causes for Ponding Water and can expedite the aging process of this type of system. The drainage is currently working the way it was intended.

Overall	
Rating	Good
Condition	This roof is under ten years old and is in the front half of its service life. We didn't find any visible areas of concern but there are hundreds of feet of field membrane and flashing seams that are hidden from view under the ballast. Routine maintenance and inspections should be conducted until this section is replaced.

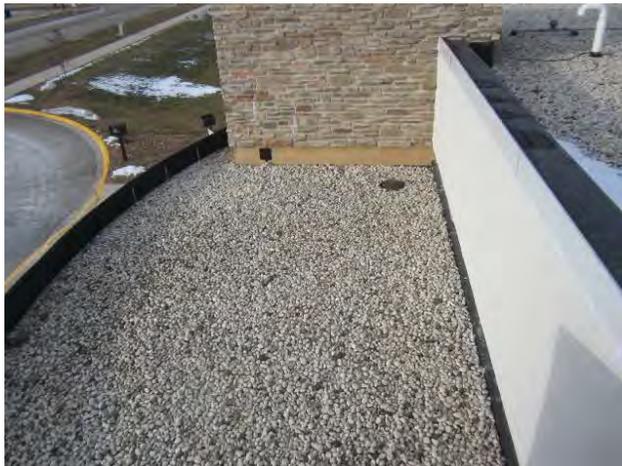


Photo 1

Overview of roof section



Facility Summary

Client: Jackson, Village of

Facility: Village Hall and Police Department

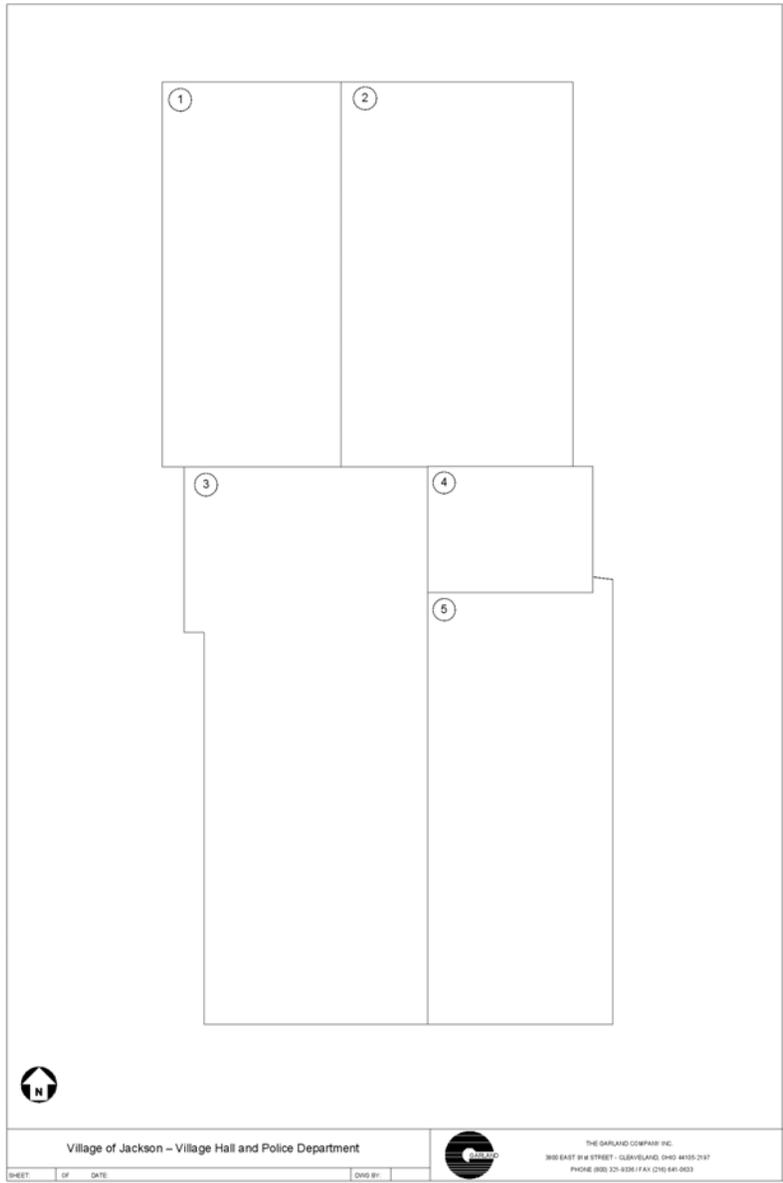


Facility Data

Address 1	N168 W20733 Main Street
Address 2	-
City	Jackson
State	Wisconsin
ZIP	53037
Type of Facility	Municipal
Contact Person	Brian Kober

Asset Information

Name	Date Installed	Square Footage	Roof Access
Section 1		1,100	Ladder Needed
Section 2		1,500	Ladder Needed
Section 3		2,475	Ladder Needed
Section 4		360	Ladder Needed
Section 5		1,425	Ladder Needed



Village of Jackson – Village Hall and Police Department			<small>THE GARLAND COMPANY INC.</small> <small>380 EAST 9th STREET - CLEVELAND, OHIO 44102-2137</small> <small>PHONE (800) 320-9356 / FAX (216) 641-0033</small>
SHEET	OF		DATE



Construction Details

Client: Jackson, Village of

Facility: Village Hall and Police Department

Roof Section: Section 1

Information

Year Installed	-	Square Footage	1,100
Slope Dimension	1/2:12	Eave Height	20'
Roof Access	Ladder Needed	System Type	Liquid Coating

Assembly

Roof #	Layer Type	Description	Attachment	R-Value	Thickness
1	Deck	Wood Plank		-	-
1	Membrane	BUR	Hot applied	.24	-
2	Membrane	PVC	Adhesive	-	-
2	Membrane	Liquid Coating		-	-



Roof Section Photo



Inspection Report

Client: Jackson, Village of

Facility: Village Hall and Police Department

Report Date: 09/26/2014

Roof Section: Section 1

Inspection Information

Inspection Date	09/26/2014	Core Data	Yes
Inspection Type	Core Analysis	Leakage	No
Deck Conditions	Unknown		

Flashing Conditions

Perimeter	Poor	Wall	-
Projections	Fair	Counterflashing	-

Miscellaneous Details

Reglets	-	Debris	No
Control Expansion Joints	-	Ponding Water	-
Parapet Wall	Fair	Coping Joints	Poor

Perimeter

Rating	Poor
Condition	Water is trapped in the perimeter flashings and Coping Joint Deterioration is present along the West and North perimeters. These conditions will accelerate the aging process.

Field

Rating	Poor
Condition	The coating is failing exposing the original membrane.

Drainage

Rating	Good
Condition	The roof has good slope and water is exiting the system quickly.

Other

Rating	Poor
Condition	The chimney located in the North West corner of the section has Tuck Point Deterioration.

Overall

Rating	Poor
Condition	<p>This roof system's age is unknown but is beyond the intended service life. A combination of age related deficiencies and inherent design limitations puts the operations underneath this roof at great risk.</p> <p>As the roof requires more maintenance and the corresponding roof traffic increases, the potential for the thinning single ply membrane to get punctured from things like sharp stone edges, tools, etc. will also increase.</p> <p>There is no insulation above the roof deck causing poor thermal efficiency costing hundreds if not thousands in wasted energy costs.</p> <p>The best long term option is to repair the membrane for active leaks and then replace the system as soon as monies allow.</p>



Photo 1

Overview of roof section



Photo 2

South perimeter. Large area of failed coating in boxed area. **Coping Stone Joint Deterioration** along the West perimeter.



Photo 3

Close up of coating that is failing.



Photo 4

Large **Water Blister** along the East perimeter of the roof section. Water is trapped between the coating and original roof.



Photo 5

Tuck Point Deterioration around chimney.



Solution Options

Client: Jackson, Village of

Facility: Village Hall and Police Department

Roof Section: Section 1

Replace Options

Solution Option:	Replace	Action Year:	2015
Square Footage:	1,100	Expected Life Years:	35
Budget:	\$27,500.00		

Remove existing roof system and replace with new 30 year warranted, 35 year life cycle Modified BUR system as follows-

1. Remove membrane, membrane flashings, insulations and counterflashings exposing decking and flashing substrate.
2. Inspect the exposed roof decking and repair/replace existing failed or damaged roof decking as required at unit price.
3. Inspect wood blocking at perimeter and at roof curbs, replace any failed/rotten wood blocking.
4. Add additional treated wood blocking at perimeter, penetration and curbs as required by details.
5. Nail base sheet to wood deck to meet wind uplift design requirements.
6. Install flat and tapered polyisocyanurate insulation providing a total or average system "r" value of 24.
7. Install tapered insulation crickets at the high sides of all curbs and penetrations in hot asphalt.
8. Install 1/2" high density asphalt impregnated wood fiberboard set over the Polyisocyanurate insulation.
9. Install three base plies of type IV felts in solid moppings of hot type III asphalt.
10. Install HPR Cap Sheet in solid moppings of hot type III asphalt.
11. Install two ply flashings at perimeter, curbs, projections and penetrations.
12. Install new coping cap, edge metal and counterflashing per details.
13. Install heavy flood coat of polymer modified coal tar pitch with a pea gravel flood coat fully embedded.
14. Provide a 30 year roof system warranty.



Construction Details

Client: Jackson, Village of

Facility: Village Hall and Police Department

Roof Section: Section 2

Information

Year Installed	-	Square Footage	1,500
Slope Dimension	1/2:12	Eave Height	20'
Roof Access	Ladder Needed	System Type	Liquid Coating

Assembly

Roof #	Layer Type	Description	Attachment	R-Value	Thickness
1	Deck	Wood Plank		-	-
1	Membrane	BUR	Hot applied	.24	-
2	Membrane	PVC	Adhesive	-	-
2	Membrane	Liquid Coating		-	-



Roof Section Photo



Inspection Report

Client: Jackson, Village of

Facility: Village Hall and Police Department

Report Date: 09/26/2014

Roof Section: Section 2

Inspection Information

Inspection Date	09/26/2014	Core Data	Yes
Inspection Type	Core Analysis	Leakage	No
Deck Conditions	Unknown		

Flashing Conditions

Perimeter	Poor	Wall	-
Projections	-	Counterflashing	-

Miscellaneous Details

Reglets	-	Debris	No
Control Expansion Joints	-	Ponding Water	-
Parapet Wall	Fair	Coping Joints	Poor

Perimeter

Rating	Poor
Condition	Water is trapped in the perimeter flashings and Coping Joint Deterioration is present along the West and North perimeters. These conditions will accelerate the aging process.

Field

Rating	Poor
Condition	The coating is failing exposing the original membrane.

Drainage

Rating	Good
Condition	The roof has good slope and water is exiting the system quickly.

Overall

Rating

Poor

Condition

This roof system's age is unknown but is beyond the intended service life. A combination of age related deficiencies and inherent design limitations puts the operations underneath this roof at great risk.

As the roof requires more maintenance and the corresponding roof traffic increases, the potential for the thinning single ply membrane to get punctured from things like sharp stone edges, tools, etc. will also increase.

There is no insulation above the roof deck causing poor thermal efficiency costing hundreds if not thousands in wasted energy costs.

The best long term option is to repair the membrane for active leaks and then replace the system as soon as monies allow.



Photo 1

Overview and East perimeter



Photo 2

South perimeter and areas of coating failure.



Photo 3



Photo 4

West perimeter

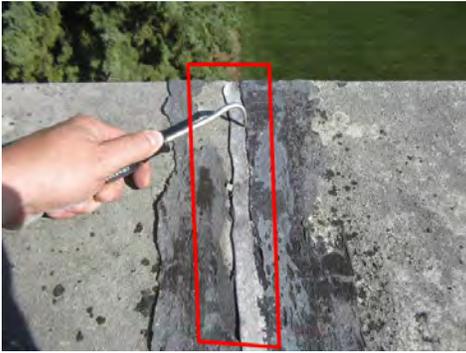


Photo 5

Coping Joint Deterioration along the East perimeter



Photo 6

North perimeter



Photo 7

View of the coating failure on this roof



Solution Options

Client: Jackson, Village of

Facility: Village Hall and Police Department

Roof Section: Section 2

Replace Options

Solution Option:	Replace	Action Year:	2015
Square Footage:	1,500	Expected Life Years:	35
Budget:	\$37,500.00		

Remove existing roof system and replace with new 30 year warranted, 35 year life cycle Modified BUR system as follows-

1. Remove membrane, membrane flashings, insulations and counterflashings exposing decking and flashing substrate.
2. Inspect the exposed roof decking and repair/replace existing failed or damaged roof decking as required at unit price.
3. Inspect wood blocking at perimeter and at roof curbs, replace any failed/rotten wood blocking.
4. Add additional treated wood blocking at perimeter, penetration and curbs as required by details.
5. Nail base sheet to wood deck to meet wind uplift design requirements.
6. Install flat and tapered polyisocyanurate insulation providing a total or average system "r" value of 24.
7. Install tapered insulation crickets at the high sides of all curbs and penetrations in hot asphalt.
8. Install 1/2" high density asphalt impregnated wood fiberboard set over the Polyisocyanurate insulation.
9. Install three base plies of type IV felts in solid moppings of hot type III asphalt.
10. Install HPR Cap Sheet in solid moppings of hot type III asphalt.
11. Install two ply flashings at perimeter, curbs, projections and penetrations.
12. Install new coping cap, edge metal and counterflashing per details.
13. Install heavy flood coat of polymer modified coal tar pitch with a pea gravel flood coat fully embedded.
14. Provide a 30 year roof system warranty.



Construction Details

Client: Jackson, Village of

Facility: Village Hall and Police Department

Roof Section: Section 3

Information

Year Installed	-	Square Footage	2,475
Slope Dimension	1/4:12	Eave Height	12'
Roof Access	Ladder Needed	System Type	TPO

Assembly

Roof #	Layer Type	Description	Attachment	R-Value	Thickness
1	Deck	Concrete		-	-
1	Membrane	BUR	Hot Mopped	.24	-
2	Insulation	Expanded polystyrene		3.57	1"
2	Membrane	Thermoplastic (TPO)	Adhesive	-	-



Roof Section Photo



Inspection Report

Client: Jackson, Village of

Facility: Village Hall and Police Department

Report Date: 09/26/2014

Roof Section: Section 3

Inspection Information

Inspection Date	09/26/2014	Core Data	Yes
Inspection Type	Core Analysis	Leakage	Yes
Deck Conditions	Unknown		

Flashing Conditions

Perimeter	Failed	Wall	Fair
Projections	-	Counterflashing	-

Miscellaneous Details

Reglets	-	Debris	No
Control Expansion Joints	Failed	Ponding Water	-
Parapet Wall	Fair	Coping Joints	Poor

Perimeter

Rating	Failed
Condition	The entire perimeter along the East side of this section is failing and allowing water to enter the system. Single Ply Tenting is occurring along the West perimeter. The termination bar along the North perimeter has Caulking Deterioration .

Field

Rating	Poor
Condition	The reinforcing scrim in the TPO membrane is visible due to wearing and I found one tear in the thin membrane.

Drainage

Rating	Fair
Condition	

Overall

Rating Failed

Condition This roof system's age is unknown but is beyond the intended service life. A combination of age related deficiencies and inherent design limitations puts the operations underneath this roof at great risk.

The shrinking and tenting or pulling of the membrane at the perimeter places additional stress to the flashing membrane and seams with membrane splits and seam failure becoming more and more frequent.

As the roof requires more maintenance and the corresponding roof traffic increases, the potential for the thinning single ply membrane to get punctured from things like sharp stone edges, tools, etc. will also increase.

There are two roofs on this system and they are allowing water that leaks through the top roof membrane to be trapped in between the two roof assemblies. Based on the cores taken it is believed that the roof to be full of water. The water that is loaded up in the system provides the following additional concerns-

-Adds a significant and unmeasurable amount of weight to the roof structure.

-Causes the roof insulation to provide almost zero amount of thermal efficiency costing hundreds or thousands in wasted energy costs.

-Puts the area below at risk to future roof leaks, the water will eventually find its way through the original roof membrane which is currently keeping the water out of the building and will prove to be nearly impossible to locate and seal the leak to protect the interior operations.

-Increased risk of mold infiltration to the building assembly leading to dangerous indoor air quality issues. The chronic nature of the trapped and or slowly leaking/seeping water into the building will come in contact with the organic building materials that will allow mold growth.

The best long term option is to repair the membrane for active leaks and then replace the system as soon as monies allow.



Photo 1

Overview and West perimeter



Photo 2

South perimeter



Photo 3

Single Ply Tenting along the West perimeter



Photo 4

Caulking Deterioration along the termination bar located at the North perimeter.

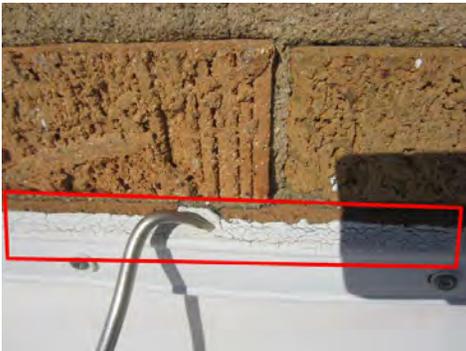


Photo 5

Close up of the **Caulking Deterioration** along the termination bar.



Photo 6

Two different roof sections meet in this photo. The adhesives have failed and water is entering both systems along this detail.



Photo 7

Puncture in the field of the roof.



Photo 8

South perimeter

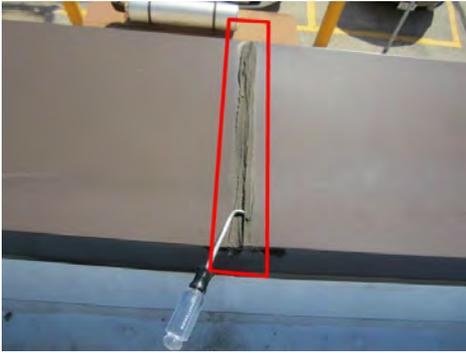


Photo 9

Caulking Deterioration located at coping cap joints along South and West perimeters.

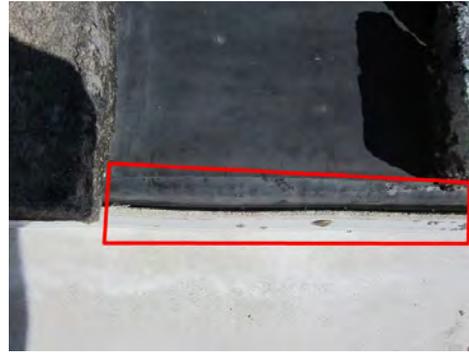


Photo 10

Transition between roof sections. Some of the water flowing from the upper roof to the lower roof is getting under the lower roof's membrane through the detail shown. This termination bar is not watertight and is a poor design.



Photo 11

Both moisture meters detected **Wet Insulation**. I cored this area to confirm the meter's findings.



Photo 12

EPS insulation is soaking wet and discolored. Water in photo came from the core sample.



Photo 13

Location of previous photos.



Photo 14

Meter along the South side of the roof is showing the presence of wet insulation.



Photo 15

Close up of meter in previous photo.



Photo 16

Meter along the East perimeter of the roof is showing the presence of wet insulation.



Photo 17

Close up of meter in previous photo.



Solution Options

Client: Jackson, Village of

Facility: Village Hall and Police Department

Roof Section: Section 3

Replace Options

Solution Option:	Replace	Action Year:	2015
Square Footage:	2,475	Expected Life Years:	35
Budget:	\$54,450.00		

Remove existing roof system and replace with new 30 year warranted, 35 year life cycle Modified BUR system as follows-

1. Remove membrane, membrane flashings, insulations and counterflashings exposing decking and flashing substrate.
2. Inspect the exposed roof decking and repair/replace existing failed or damaged roof decking as required at unit price.
3. Inspect wood blocking at perimeter and at roof curbs, replace any failed/rotten wood blocking.
4. Add additional treated wood blocking at perimeter, penetration and curbs as required by details.
5. Nail base sheet to concrete deck to meet wind uplift design requirements.
6. Install flat and tapered polyisocyanurate insulation providing a total or average system "r" value of 24.
7. Install tapered insulation crickets at the high sides of all curbs and penetrations in hot asphalt.
8. Install 1/2" high density asphalt impregnated wood fiberboard set over the Polyisocyanurate insulation.
9. Install three base plies of type IV felts in solid moppings of hot type III asphalt.
10. Install HPR Cap Sheet in solid moppings of hot type III asphalt.
11. Install two ply flashings at perimeter, curbs, projections and penetrations.
12. Install new coping cap, edge metal and counterflashing per details.
13. Install heavy flood coat of polymer modified coal tar pitch with a pea gravel flood coat fully embedded.
14. Provide a 30 year roof system warranty.



Construction Details

Client: Jackson, Village of

Facility: Village Hall and Police Department

Roof Section: Section 4

Information

Year Installed	-	Square Footage	360
Slope Dimension	1/4:12	Eave Height	12'
Roof Access	Ladder Needed	System Type	Ballasted EPDM

Assembly

Roof #	Layer Type	Description	Attachment	R-Value	Thickness
1	Deck	Concrete		-	-
1	Membrane	EPDM	Ballasted	-	-



Roof Section Photo



Inspection Report

Client: Jackson, Village of

Facility: Village Hall and Police Department

Report Date: 09/26/2014

Roof Section: Section 4

Inspection Information

Inspection Date	09/26/2014	Core Data	No
Inspection Type	Visual Inspection	Leakage	No
Deck Conditions	Unknown		

Flashing Conditions

Perimeter	Fair	Wall	Fair
Projections	-	Counterflashing	Fair

Miscellaneous Details

Reglets	-	Debris	No
Control Expansion Joints	-	Ponding Water	None
Parapet Wall	-	Coping Joints	-

Perimeter

Rating	Fair
Condition	All perimeters appear to be in fair condition at this point in time.

Field

Rating	Fair
Condition	The field is in fair condition; however, the ballast makes inspections difficult.

Drainage

Rating	Poor
Condition	Some of the water leaving this roof is entering section 3's roof system due to poor design. This is not having a negative impact on this section; however, it is a big problem for the building.

Overall

Rating Fair

Condition We didn't find any visible areas of concern but there are hundreds of feet of field membrane and flashing seams that are hidden from view under the ballast. Routine maintenance and inspections should be completed until this section is replaced.



Photo 1

North perimeter



Photo 2

West perimeter where failing termination bar is located.



Photo 3

Close up of transition to lower roof section.



Solution Options

Client: Jackson, Village of

Facility: Village Hall and Police Department

Roof Section: Section 4

Replace Options

Solution Option:	Replace	Action Year:	2015
Square Footage:	360	Expected Life Years:	35
Budget:	\$7,920.00		

Remove existing roof system and replace with new 30 year warranted, 35 year life cycle Modified BUR system as follows-

1. Remove all ballast, membrane, membrane flashings, insulations and counterflashings exposing decking and flashing substrate.
2. Inspect the exposed roof decking and repair/replace existing failed or damaged roof decking as required at unit price.
3. Inspect wood blocking at perimeter and at roof curbs, replace any failed/rotten wood blocking.
4. Add additional treated wood blocking at perimeter, penetration and curbs as required by details.
5. Nail base sheet to concrete deck to meet wind uplift design requirements.
6. Install flat and tapered polyisocyanurate insulation providing a total or average system "r" value of 24.
7. Install tapered insulation crickets at the high sides of all curbs and penetrations in hot asphalt.
8. Install 1/2" high density asphalt impregnated wood fiberboard set over the Polyisocyanurate insulation.
9. Install three base plies of type IV felts in solid moppings of hot type III asphalt.
10. Install HPR Cap Sheet in solid moppings of hot type III asphalt.
11. Install two ply flashings at perimeter, curbs, projections and penetrations.
12. Install new coping cap, edge metal and counterflashing per details.
13. Install heavy flood coat of polymer modified coal tar pitch with a pea gravel flood coat fully embedded.
14. Provide a 30 year roof system warranty.



Construction Details

Client: Jackson, Village of

Facility: Village Hall and Police Department

Roof Section: Section 5

Information

Year Installed	-	Square Footage	1,425
Slope Dimension	1/4:12	Eave Height	12'
Roof Access	Ladder Needed	System Type	Fully Adhered EPDM

Assembly

Roof #	Layer Type	Description	Attachment	R-Value	Thickness
1	Deck	Concrete		-	-
1	Membrane	EPDM	Adhesive	-	-



Roof Section Photo



Inspection Report

Client: Jackson, Village of

Facility: Village Hall and Police Department

Report Date: 09/26/2014

Roof Section: Section 5

Inspection Information

Inspection Date	09/26/2014	Core Data	No
Inspection Type	Visual Inspection	Leakage	Yes
Deck Conditions	Unknown		

Flashing Conditions

Perimeter	Failed	Wall	-
Projections	-	Counterflashing	-

Miscellaneous Details

Reglets	-	Debris	No
Control Expansion Joints	Failed	Ponding Water	-
Parapet Wall	Fair	Coping Joints	Poor

Perimeter

Rating	Failed
Condition	The adhesives along the West perimeter where it ties into section 3 has failed. Water is entering both sections along this detail.

Field

Rating	Fair
Condition	Seams appear to be in fair condition in the field as of now.

Overall

Rating Failed

Condition

This roof system's age is unknown but is beyond the intended service life. A combination of age related deficiencies and inherent design limitations puts the operations underneath this roof at great risk.

As the roof requires more maintenance and the corresponding roof traffic increases, the potential for the thinning single ply membrane to get punctured from things like sharp stone edges, tools, etc. will also increase.

There are two roofs on this system and they are allowing water that leaks through the top roof membrane to be trapped in between the two roof assemblies. The water that is loaded up in the system provides the following additional concerns-

-Adds a significant and unmeasurable amount of weight to the roof structure.

-Causes the roof insulation to provide almost zero amount of thermal efficiency costing hundreds or thousands in wasted energy costs.

-Puts the area below at risk to future roof leaks, the water will eventually find its way through the original roof membrane which is currently keeping the water out of the building and will prove to be nearly impossible to locate and seal the leak to protect the interior operations.

-Increased risk of mold infiltration to the building assembly leading to dangerous indoor air quality issues. The chronic nature of the trapped and or slowly leaking/seeping water into the building will come in contact with the organic building materials that will allow mold growth.

The best long term option is to repair the membrane for active leaks and then replace the system as soon as monies allow.



Photo 1

Overview of the roof section.



Photo 2

South perimeter



Photo 3

Caulking Deterioration along coping cap joints.



Photo 4

Seam between the two lower roof sections has failed. Water is entering the roof system in this area.



Photo 5

Close up showing moisture in the roof system.



Solution Options

Client: Jackson, Village of

Facility: Village Hall and Police Department

Roof Section: Section 5

Replace Options

Solution Option:	Replace	Action Year:	2015
Square Footage:	1,425	Expected Life Years:	35
Budget:	\$31,350.00		

Remove existing roof system and replace with new 30 year warranted, 35 year life cycle Modified BUR system as follows-

1. Remove membrane, membrane flashings, insulations and counterflashings exposing decking and flashing substrate.
2. Inspect the exposed roof decking and repair/replace existing failed or damaged roof decking as required at unit price.
3. Inspect wood blocking at perimeter and at roof curbs, replace any failed/rotten wood blocking.
4. Add additional treated wood blocking at perimeter, penetration and curbs as required by details.
5. Nail base sheet to concrete deck to meet wind uplift design requirements.
6. Install flat and tapered polyisocyanurate insulation providing a total or average system "r" value of 24.
7. Install tapered insulation crickets at the high sides of all curbs and penetrations in hot asphalt.
8. Install 1/2" high density asphalt impregnated wood fiberboard set over the Polyisocyanurate insulation.
9. Install three base plies of type IV felts in solid moppings of hot type III asphalt.
10. Install HPR Cap Sheet in solid moppings of hot type III asphalt.
11. Install two ply flashings at perimeter, curbs, projections and penetrations.
12. Install new coping cap, edge metal and counterflashing per details.
13. Install heavy flood coat of polymer modified coal tar pitch with a pea gravel flood coat fully embedded.
14. Provide a 30 year roof system warranty.



Facility Summary

Client: Jackson, Village of

Facility: Booster and Well Stations

Facility Data

Address 1	W208 N16898 N. Center Street
Address 2	-
City	Jackson
State	Wisconsin
ZIP	53037
Type of Facility	Municipal
Contact Person	Brian Kober

Asset Information

Name	Date Installed	Square Footage	Roof Access
Booster Station		-	Ladder Needed
Well Station 2		-	Ladder Needed
Well Station 3		-	Ladder Needed
Well Station 4		-	Ladder Needed
Well Station 5		-	Ladder Needed
Well Station 6		-	Ladder Needed



Construction Details

Client: Jackson, Village of

Facility: Booster and Well Stations

Roof Section: Booster Station

Information

Year Installed	-	Square Footage	-
Slope Dimension	-	Eave Height	12'
Roof Access	Ladder Needed	System Type	Shingles





Inspection Report

Client: Jackson, Village of

Facility: Booster and Well Stations

Report Date: 09/26/2014

Roof Section: Booster Station

Inspection Information

Inspection Date	09/26/2014	Core Data	No
Inspection Type	Visual Inspection	Leakage	No
Deck Conditions	Unknown		

Flashing Conditions

Perimeter	Good	Wall	Good
Projections	Poor	Counterflashing	-

Miscellaneous Details

Reglets	-	Debris	No
Control Expansion Joints	-	Ponding Water	-
Parapet Wall	-	Coping Joints	-

Perimeter

Rating	Good
Condition	

Field

Rating	Good
Condition	

Penetrations

Rating	Poor
Condition	

Drainage

Rating Good

Condition

Overall

Rating Good

Condition



Photo 1



Photo 2



Construction Details

Client: Jackson, Village of

Facility: Booster and Well Stations

Roof Section: Well Station 2

Information

Year Installed	-	Square Footage	-
Slope Dimension	1/4:12	Eave Height	12'
Roof Access	Ladder Needed	System Type	Liquid Coating





Inspection Report

Client: Jackson, Village of

Facility: Booster and Well Stations

Report Date: 09/26/2014

Roof Section: Well Station 2

Inspection Information

Inspection Date	09/26/2014	Core Data	No
Inspection Type	Visual Inspection	Leakage	No
Deck Conditions	Unknown		

Flashing Conditions

Perimeter	Fair	Wall	Fair
Projections	Fair	Counterflashing	-

Miscellaneous Details

Reglets	-	Debris	Yes
Control Expansion Joints	-	Ponding Water	Moderate
Parapet Wall	-	Coping Joints	-

Perimeter

Rating	Fair
Condition	

Field

Rating	Fair
Condition	

Penetrations

Rating	Fair
Condition	

Drainage

Rating Fair

Condition

Overall

Rating Fair

Condition



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

Pitting of the coating



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Construction Details

Client: Jackson, Village of

Facility: Booster and Well Stations

Roof Section: Well Station 3

Information

Year Installed	-	Square Footage	-
Slope Dimension	1/4:12	Eave Height	14'
Roof Access	Ladder Needed	System Type	Fully Adhered EPDM





Inspection Report

Client: Jackson, Village of

Facility: Booster and Well Stations

Report Date: 09/26/2014

Roof Section: Well Station 3

Inspection Information

Inspection Date	09/26/2014	Core Data	No
Inspection Type	Visual Inspection	Leakage	No
Deck Conditions	Unknown		

Flashing Conditions

Perimeter	Good	Wall	Fair
Projections	Fair	Counterflashing	-

Miscellaneous Details

Reglets	-	Debris	No
Control Expansion Joints	-	Ponding Water	None
Parapet Wall	-	Coping Joints	-

Perimeter

Rating	Fair
Condition	

Field

Rating	Fair
Condition	

Penetrations

Rating	Fair
Condition	

Drainage

Rating Fair

Condition

Overall

Rating Fair

Condition



Photo 1

Curbs are low but they are higher than the edge of the roof.



Photo 2



Photo 3



Construction Details

Client: Jackson, Village of

Facility: Booster and Well Stations

Roof Section: Well Station 4

Information

Year Installed	-	Square Footage	-
Slope Dimension	-	Eave Height	16'
Roof Access	Ladder Needed	System Type	Shingles





Inspection Report

Client: Jackson, Village of

Facility: Booster and Well Stations

Report Date: 09/26/2014

Roof Section: Well Station 4

Inspection Information

Inspection Date	09/26/2014	Core Data	No
Inspection Type	Visual Inspection	Leakage	No
Deck Conditions	Unknown		

Flashing Conditions

Perimeter	Fair	Wall	Fair
Projections	Poor	Counterflashing	-

Miscellaneous Details

Reglets	-	Debris	No
Control Expansion Joints	-	Ponding Water	-
Parapet Wall	-	Coping Joints	-

Perimeter

Rating	Fair
Condition	

Field

Rating	Poor
Condition	

Penetrations

Rating	Fair
Condition	

Drainage

Rating	Good
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Condition	
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Overall

Rating	Fair
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Condition	
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Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

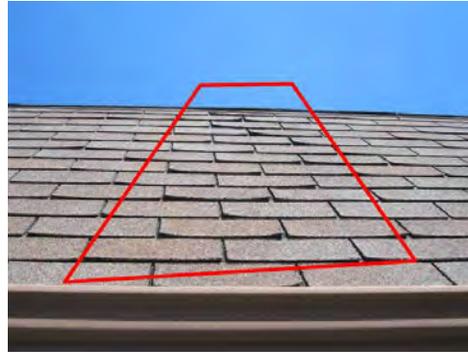


Photo 8



Photo 9



Photo 10



Construction Details

Client: Jackson, Village of

Facility: Booster and Well Stations

Roof Section: Well Station 5

Information

Year Installed	-	Square Footage	-
Slope Dimension	-	Eave Height	12'
Roof Access	Ladder Needed	System Type	Shingles





Inspection Report

Client: Jackson, Village of

Facility: Booster and Well Stations

Report Date: 09/26/2014

Roof Section: Well Station 5

Inspection Information

Inspection Date	09/26/2014	Core Data	No
Inspection Type	Visual Inspection	Leakage	No
Deck Conditions	Unknown		

Flashing Conditions

Perimeter	Good	Wall	Good
Projections	Good	Counterflashing	-

Miscellaneous Details

Reglets	-	Debris	No
Control Expansion Joints	-	Ponding Water	None
Parapet Wall	-	Coping Joints	-

Perimeter

Rating	Good
Condition	

Field

Rating	Good
Condition	

Penetrations

Rating	Good
Condition	

Drainage

Rating	Good
Condition	

Overall

Rating	Good
Condition	



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Construction Details

Client: Jackson, Village of

Facility: Booster and Well Stations

Roof Section: Well Station 6

Information

Year Installed	-	Square Footage	-
Slope Dimension	-	Eave Height	12'
Roof Access	Ladder Needed	System Type	Shingles





Inspection Report

Client: Jackson, Village of

Facility: Booster and Well Stations

Report Date: 09/26/2014

Roof Section: Well Station 6

Inspection Information

Inspection Date	09/26/2014	Core Data	No
Inspection Type	Visual Inspection	Leakage	No
Deck Conditions	Unknown		

Flashing Conditions

Perimeter	Good	Wall	Good
Projections	Good	Counterflashing	-

Miscellaneous Details

Reglets	-	Debris	No
Control Expansion Joints	-	Ponding Water	-
Parapet Wall	-	Coping Joints	-

Perimeter

Rating	Good
Condition	

Field

Rating	Good
Condition	

Penetrations

Rating	Good
Condition	

Drainage

Rating	Good
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Condition	
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Overall

Rating	Good
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Condition	
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Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Executive Summary

Client: Jackson, Village of

Facility *	Asset *	System Type	Age(years)	Square Footage	Leakage	Rating	Recommendation	Action Year
Booster and Well Stations	Booster Station	Shingles	N/A	0	No	Good		
	Well Station 2	Liquid Coating	N/A	0	No	Fair		
	Well Station 3	Fully Adhered EPDM	N/A	0	No	Fair		
	Well Station 4	Shingles	N/A	0	No	Fair		
	Well Station 5	Shingles	N/A	0	No	Good		
	Well Station 6	Shingles	N/A	0	No	Good		
	Booster and Well Stations Total:				0			
Fire Department	Section 1	Metal	N/A	1,800	Yes	Poor	Replace	2016
	Section 2	Metal	N/A	12,200	Yes	Poor	Replace	2016
Fire Department Total:				14,000				
Jackson Community Center	Section 1	Ballasted EPDM	6	7,000	No	Good		
	Section 2	Ballasted EPDM	6	15,300	Yes	Good		
	Section 3	Ballasted EPDM	6	110	No	Good		

Facility *	Asset *	System Type	Age(years)	Square Footage	Leakage	Rating	Recommendation	Action Year
	Section 4	Ballasted EPDM	6	280	No	Good		
Jackson Community Center Total:				22,690				
Village Hall and Police Department	Section 1	Liquid Coating	N/A	1,100	No	Poor	Replace	2015
	Section 2	Liquid Coating	N/A	1,500	No	Poor	Replace	2015
	Section 3	TPO	N/A	2,475	Yes	Failed	Replace	2015
	Section 4	Ballasted EPDM	N/A	360	No	Fair	Replace	2015
	Section 5	Fully Adhered EPDM	N/A	1,425	Yes	Failed	Replace	2015
Village Hall and Police Department Total:				6,860				
Client Total:				43,550				



Priority Summary

Client: Jackson, Village of

Facility *	Asset *	System Type	Age(years)	Leakage	Rating
Good					
Booster and Well Stations	Booster Station	Shingles	N/A	No	Good
Booster and Well Stations	Well Station 5	Shingles	N/A	No	Good
Booster and Well Stations	Well Station 6	Shingles	N/A	No	Good
Jackson Community Center	Section 1	Ballasted EPDM	6	No	Good
Jackson Community Center	Section 2	Ballasted EPDM	6	Yes	Good
Jackson Community Center	Section 3	Ballasted EPDM	6	No	Good
Jackson Community Center	Section 4	Ballasted EPDM	6	No	Good
Fair					
Village Hall and Police Department	Section 4	Ballasted EPDM	N/A	No	Fair
Booster and Well Stations	Well Station 2	Liquid Coating	N/A	No	Fair
Booster and Well Stations	Well Station 3	Fully Adhered EPDM	N/A	No	Fair
Booster and Well Stations	Well Station 4	Shingles	N/A	No	Fair
Poor					
Village Hall and Police Department	Section 1	Liquid Coating	N/A	No	Poor
Village Hall and Police Department	Section 2	Liquid Coating	N/A	No	Poor

Facility *	Asset *	System Type	Age(years)	Leakage	Rating
Fire Department	Section 1	Metal	N/A	Yes	Poor
Fire Department	Section 2	Metal	N/A	Yes	Poor
Failed					
Village Hall and Police Department	Section 3	TPO	N/A	Yes	Failed
Village Hall and Police Department	Section 5	Fully Adhered EPDM	N/A	Yes	Failed



Yearly Budget Summary

Client: Jackson, Village of

Facility *	Asset *	Recommendation	Cost	Expected Life
Year: 2015				
Village Hall and Police Department	Section 1	Replace	\$27,500.00	35 Year(s)
Village Hall and Police Department	Section 2	Replace	\$37,500.00	35 Year(s)
Village Hall and Police Department	Section 3	Replace	\$54,450.00	35 Year(s)
Village Hall and Police Department	Section 4	Replace	\$7,920.00	35 Year(s)
Village Hall and Police Department	Section 5	Replace	\$31,350.00	35 Year(s)
Total for 2015:			\$158,720.00	
Year: 2016				
Fire Department	Section 1	Replace	\$68,400.00	40 Year(s)
Fire Department	Section 2	Replace	\$463,600.00	40 Year(s)
Total for 2016:			\$532,000.00	

Brian Kober

From: Nancy Washburn [nwashburn@bielinski.com]
Sent: Monday, December 22, 2014 4:16 PM
To: Brian Kober
Subject: FW: Laurel Springs Easement
Attachments: 4860_001.pdf

Hi Brian – Attached is the easement we would like to record for certain lots in Laurel Springs that will benefit from the additional storm sewer.

Please review and approve. We will record once we have your approval.

Thank you and Happy Holidays!

Nancy Washburn

Acquisitions and Development Manager

Bielinski Homes

P: 262.548.5582

C: 262-290-6709

F: 262.547.6331

nwashburn@bielinski.com

bielinski.com

From: con5035@bielinski.com [<mailto:con5035@bielinski.com>]

Sent: Monday, December 22, 2014 4:13 PM

To: Nancy Washburn

Subject: Attached Image

Bielinski Homes Inc. Confidentiality Notice

This message is being sent by Bielinski Homes, Inc. It is intended exclusively for the individuals and entities to which it is addressed. This communication, including any attachments, may contain information that is proprietary, privileged, or confidential, including but not limited to information that is protected under the HIPAA privacy rules, or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy, disseminate or act in reliance of this message or any part of it. If you have received this message in error, please notify the sender immediately by email and delete all copies of this message. This message is protected by applicable legal privileges and is confidential. No confidentiality or privilege is waived or lost due to transmission to an unintended recipient.

Pursuant to Circular 230 promulgated by the Internal Revenue Service, if this message, or any attachment hereto, contains advice concerning any federal tax issue or submission, please be advised that this message was not intended or written to be used, and that it cannot be used, for the purpose of avoiding federal tax penalties unless otherwise expressly indicated.

**GRANT OF DRAINAGE
EASEMENT**

Document Number

Document Title

THIS GRANT OF DRAINAGE EASEMENT ("Grant") is made as of the ____ day of _____, 2014 ("Commencement Date") by Bielinski Homes, Inc. ("Grantor") to Bielinski Homes, Inc., Laurel Springs Homeowners Association, Inc. and the Village of Jackson (collectively, the "Grantee").

Recitals

Grantor is the owner of certain real estate located in the Jackson, Washington County, Wisconsin described as Lots 86, 87, 88, 89 and 90 of Laurel Springs, located in the Northeast 1/4 of Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin ("Property").

Grantor desires to grant an easement to Grantee for the installation, utilization and maintenance of drainage areas located within the Property subject to the terms and conditions contained herein.

Recording Area

Name and Return Address:

Timothy J. Voeller, Esq.
Bielinski Homes, Inc.
1830 Meadow Lane, Suite A
Pewaukee, Wisconsin 53072

PIN:

Grant

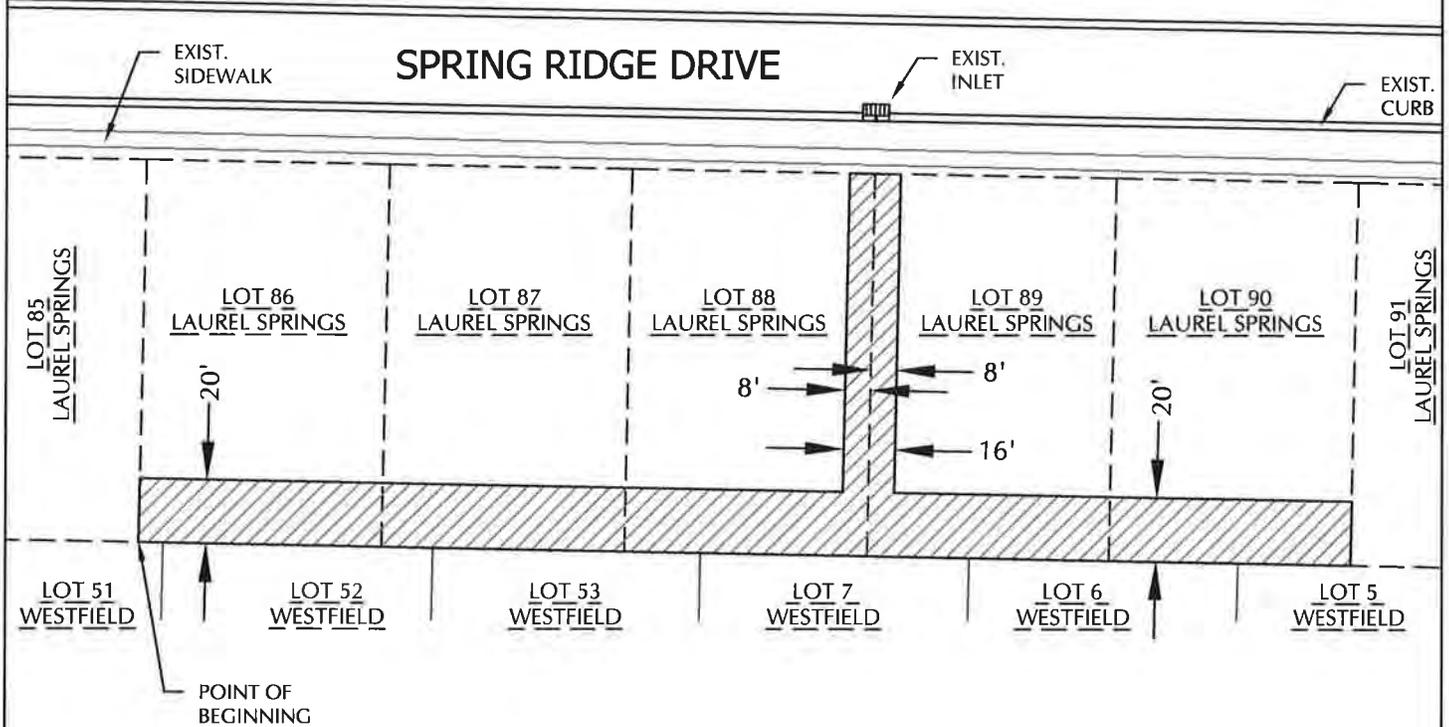
1. Easement. Grantor hereby grants to Grantee a non-exclusive easement to install, reconstruct, maintain, repair, replace, operate, supplement and/or remove the drainage areas, appurtenances, equipment and fixtures related thereto, together with a right of ingress and egress over the portion of the Property as described on Exhibit A attached hereto and incorporated herein by this reference (collectively the "Easement Area") for the benefit of the Grantee and its respective contractors, agents and employees.

2. Use of Easement Areas. No buildings or fences shall be constructed within the Easement Area. In the event the Grantee finds it necessary to disturb the Easement Area in the exercise of its duties and responsibilities for future repairs, if necessary, Grantee agrees to restore the Easement Area, as nearly as is possible, to the condition existing prior to such disturbance.

3. Covenants Running with the Land. All the terms of this Grant, including the benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of and be enforceable by Grantor and Grantee and their respective heirs, personal representatives, successors and assigns.

EXHIBIT

BEING A PART OF LOTS 86, 87, 88, 89 AND 90 OF LAUREL SPRINGS AND LOCATED IN SE 1/4 OF THE NE 1/4 OF SEC. 18, T.10N., R.20E., VILLAGE OF JACKSON, WASHINGTON COUNTY, WI.

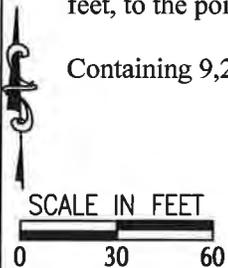


Legal Description of Drainage Easement

Being a part of Lots 86, 87, 88, 89, and 90 of Laurel Springs and Located in the SE 1/4 of the NE 1/4 of Section 18, in Township 10 North, of Range 20 East, in the Village of Jackson, Washington County, Wisconsin, described as follows, to-wit:

Beginning at the Southwest corner of Lot 86, thence N.01°02'29"E., along the westerly lot line of Lot 86 a distance of 20.00 feet; thence S.88°57'31"E., twenty feet north and parallel the south line of Laurel Springs Subdivision, 220.00 feet; thence N.01°02'29"E., eight feet west and parallel to the east line of said lot 88 a distance of 100.00 feet, to the south right-of-way of Spring Ridge Drive; thence S.88°57'31"E., along said right-of-way, 16.00 feet; thence S.01°02'29"W., eight feet east and parallel to the west line of said Lot 89 a distance of 100.00 feet; thence S.88°57'31"E., twenty feet north and parallel the southerly lot line of Laurel Springs Subdivision, 144.00 feet, to a point on the east line of lot 90 of Laurel Springs; thence S.01°02'29"W., along said east line 20.00 feet, to the Southeast lot corner of Lot 90; thence N.88°57'31"W., along the south line of Laurel Springs Subdivision, 380.00 feet, to the point of beginning.

Containing 9,200 square feet or 0.21 acres



January 19, 2015

Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

Attention: Brian W. Kober, P.E.
Director of Public Works

Subject: Proposal for Engineering Services
Jackson Drive sidewalk

Dear Mr. Kober:

Thank you for the opportunity to work with you in providing engineering services for the addition of sidewalk along the west side of Jackson Drive. We look forward to maintaining our good working relationship with you by providing quality and efficient service that the Village can expect when working with Gremmer & Associates. The following is Gremmer & Associates' proposal to provide engineering services for the proposed project. Hereinafter, the Village of Jackson will be referred to as the OWNER and Gremmer & Associates, Inc. as the CONSULTANT.

SCOPE OF WORK

Scope of the project consists of survey and design for the addition of new sidewalk along the west side of Jackson Drive from Main Street to Cranberry Creek Lane. The ENGINEER will provide the following services. Items of work not specifically mentioned below shall be considered additional services.

1. Topographic and utility survey of the west side of Jackson Drive (from back of curb to approximately 10' beyond right-of-way) from Main Street to Cranberry Creek Lane.
2. Assist the Village in conducting one public information meeting, including preparation of meeting exhibits and handouts and attendance at the meeting.
3. Preliminary and final design/plans for the new sidewalk.
4. Provide specifications and contract documents for the Village's use in bidding the project.
5. Meet with Village of Jackson engineering staff as necessary throughout the project.

OWNER'S RESPONSIBILITY

1. Review and approval of preliminary and final plans.
2. Payment of any governmental review fees.
3. Advertisement, bidding and contract document copying and distribution.

ADDITIONAL SERVICES

1. Wetland delineation.
2. DNR and/or US Army Corps of Engineers permitting/coordination.
3. Preparation of any easement or right-of-way documents/descriptions.
4. Construction staking, construction observation, or construction assistance.

COMPENSATION

ENGINEER’S lump sum fee to complete the work, as listed in the Scope of Work section of this document, is \$15,894.

ENGINEER’S fee to complete any construction staking, construction observation, or construction assistance will be billed on a time and materials basis in accordance with the attached Professional Services Fee Schedule, dated May 1, 2014 and labeled Exhibit A.

The CONSULTANT shall prepare monthly invoices based upon services provided during the billing cycle. Invoices shall be paid by the OWNER within 30 days of OWNER’S receipt of said invoice.

Additional services, at the request of the OWNER, will be billed according to the attached Professional Services Fee Schedule, dated May 1, 2014, and labeled Exhibit A.

GENERAL TERMS & CONDITIONS

CONSULTANT services will be performed in accordance with the attached General Terms and Conditions, dated May 1, 2014, and labeled Exhibit B.

AUTHORIZATION AND TIMING

The receipt of a signed copy of the Agreement shall be considered as authorization to proceed with the services described.

Thank you again for the opportunity to propose on the subject project. If you have any questions or comments, please contact me at (920) 924-5720.

Sincerely,

Thomas L. Lanser
President
Gremmer & Associates, Inc.

If this proposal is acceptable, please sign below and return one copy to me for our files.

For the OWNER: Village of Jackson

Name

Date

Title



Exhibit A



PROFESSIONAL SERVICES FEE SCHEDULE

May 1, 2014 to April 30, 2015

Project Manager.....	\$120.00/hour
Project Engineer.....	\$105.00/hour
Senior Designer / Civil Engineer IV.....	\$93.00/hour
Registered Land Surveyor / Survey Crew Chief.....	\$89.00/hour
One-man Survey Crew with GPS.....	\$120.00/hour
Civil Engineer III / Engineering Specialist IV.....	\$85.00/hour
Civil Engineer II / Engineering Specialist III.....	\$76.00/hour
Civil Engineer I / Engineering Specialist II.....	\$69.00/hour
Engineering Specialist I / Civil Engineering Technician III.....	\$64.00/hour
Civil Engineering Technician II.....	\$58.00/hour
Civil Engineering Technician I.....	\$52.00/hour
Office Services.....	\$48.00/hour
Mileage.....	Current IRS rate
Meals, lodging, air travel, telephone, supplies, postage.....	At Cost
Printing Services (In-house)	
Photocopies (black & white).....	\$0.10/impression
Photocopies (color).....	\$0.25/impression
Large Format Plots (black & white).....	\$1.00/S.F.
Large Format Plots (color).....	\$2.00/S.F.
Mylar.....	\$2.00/S.F.
Printing Services (Outside Service).....	At Cost
Expert Witness.....	\$200.00/hour

Note: Office Services, Civil Engineering Technician, and Engineering Specialist are paid time and one-half their actual wage for overtime. The respective billed rate will be approximately 17% higher than the published rate to account for the overtime rate.



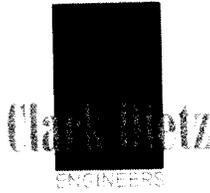
GENERAL TERMS AND CONDITIONS

May 1, 2014 to April 30, 2015

1. This agreement, upon execution by both parties hereto, can be amended only by written instrument signed by both parties. As the project progresses, facts uncovered may reveal a change in direction, which may alter the scope. Gremmer & Associates, Inc., will promptly inform the Owner in writing of such situations so that changes in this agreement can be negotiated as required. In the event the Owner orders additional work to be performed and a written instrument is not executed by both parties, the Owner shall be responsible for all costs associated with the additional work.
2. Costs and schedule commitments shall be subject to renegotiation for delays caused by the Owner's failure to provide specified facilities or information, or for delays caused by unpredictable occurrences, including without limitation, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults by suppliers of materials or services, shutdowns, acts of God or the public enemy, or acts or regulations of any governmental agency. Temporary delay of services caused by any of the above, which results in additional costs beyond those outlined, may require renegotiation of this agreement.
3. Payment is due to Gremmer & Associates, Inc., upon 30 days of receipt of the invoice for professional services rendered. Failure to make any payment when due is a breach of this Agreement and will entitle Gremmer & Associates, Inc., at its option, to suspend or terminate the Agreement and the provisions of the Scope of Work. Interest of 1.5 percent per month (18 percent per annum) will accrue on accounts overdue by 30 days.
4. The Owner shall make available to Gremmer & Associates, Inc., all relevant information or data pertaining to the project which is required to perform the Scope of Work.
5. Gremmer & Associates, Inc., will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices normally provided in the performance of the services at the time and the location in which the services were performed.
6. Gremmer & Associates, Inc., will maintain insurance coverage in the following amounts:

Worker's Compensation	Statutory
General Liability	
General Aggregate	\$2,000,000
Operations / Injury	\$1,000,000
Automobile Liability	
Liability / Injury	\$1,000,000
Property Damage	Value or Repair
Professional Liability Insurance	\$1,000,000
Umbrella Liability Insurance	\$2,000,000

7. Termination of the agreement by the Owner or Gremmer & Associates, Inc., shall be effective upon seven (7) days written notice to the other party. The written notice shall include the reasons and details for termination. Gremmer & Associates, Inc., will prepare a final invoice showing all charges incurred through the date of termination. The Owner agrees to pay Gremmer & Associates, Inc., for the services performed to the date of termination.
8. Gremmer & Associates, Inc., intends to serve as the Owner's professional representative for those services as defined in this agreement and to provide advice and consultation to the Owner as a professional. Any opinions of probable project costs, approvals, and other decisions made by Gremmer & Associates, Inc., for the owner are rendered on the basis of experience and qualifications and represent our professional judgment. The Owner recognizes that Gremmer & Associates, Inc., does not have control over the costs of labor, materials or equipment, or over competitive bidding methods. Accordingly, Gremmer & Associates, Inc., does not make any commitment or assume any duty to assure that bids or negotiated prices will not vary from any cost opinions prepared by Gremmer & Associates, Inc.
9. This agreement shall not be construed as giving Gremmer & Associates, Inc., the responsibility or authority to direct or supervise construction means, methods, techniques, sequence, or procedures of construction selected by contractor or subcontractors, or the safety precautions and programs incident to the work of the contractors or subcontractors.
10. The Owner releases Gremmer & Associates, Inc., from any liability and agrees to defend, indemnify and hold Gremmer & Associates, Inc., harmless from any and all claims, damages, losses, and/or expenses, direct or indirect, or consequential damages, including but not limited to attorney's fees and charges, and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the services, except liability arising from the negligence of Gremmer & Associates, Inc.



LETTER OF TRANSMITTAL

Project Name: Digester Improvements Project
Project Number: J0420040
Date: January 12, 2015

To: Brian Kober, P.E.
 Village of Jackson
 N168 W20733 Main Street
 Jackson, WI 53037

Item	Quantity	Date	Description
1	2	12/30/14	Pay Request #2

- Purpose:**
- | | |
|--|---|
| <input type="checkbox"/> For your approval | <input type="checkbox"/> Return of submittal |
| <input type="checkbox"/> For your information | <input type="checkbox"/> No Exception Taken |
| <input type="checkbox"/> For your review and comment | <input type="checkbox"/> Rejected |
| <input type="checkbox"/> As you requested | <input type="checkbox"/> Submit Specified Item |
| <input checked="" type="checkbox"/> Original Copies | <input type="checkbox"/> Make Corrections Noted |
| <input checked="" type="checkbox"/> For your signature | <input type="checkbox"/> Revise and Resubmit |
| <input type="checkbox"/> For your quotation | <input type="checkbox"/> |

Remarks:

Please find enclosed the aforementioned documents. The Pay Request is ready for your review and payment. If you have any questions, please give me a call at (262) 657-1550.

Signed: 
 Gregory J. Droessler, P.E.

Copies:



January 12, 2015

Mr. Brian Kober, P.E.
Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

Re: Digester Improvements Project

Dear Mr. Kober:

Clark Dietz, Inc. has reviewed the second pay request from Sabel Mechanical, LLC for the Digester Improvements Project currently underway at the wastewater treatment plant. The total amount requested on this draw is \$43,226.48 for the following work completed:

- Delivery of the process piping to the contractor.
- Delivery and partial installation of the digester pump control panels.

Less the 5% retainage, Sabel is requesting a payment of \$41,065.16. At this time Clark Dietz, Inc. takes no exceptions to their request and recommends payment by the Village. It should be noted that no trailing partial lien waiver was provided with this application as the previous payment was for the bonds and insurance only.

Sincerely,
Clark Dietz, Inc.

A handwritten signature in black ink, appearing to read "Gregory J. Droessler", is written over a white background.

Gregory J. Droessler, P.E.
Project Manager

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: Village of Jackson N168 W20733 Main Street Jackson, WI 53037 FROM CONTRACTOR: Sabel Mechanical LLC N7295 Winnebago Drive Fond du Lac, WI 54935 CONTRACT FOR: Digester Improvements	PROJECT: Village of Jackson WWTP Digester Improvements Jackson, WI 53037 VIA ARCHITECT: Clark Deitz, Inc 5017 Green Bay Road Suite 126 Kenosha, WI 53144	APPLICATION #: 1010-2 PERIOD TO: 12/30/14 PROJECT NOS: CONTRACT DATE: 08/01/14	Distribution to: <input type="checkbox"/> Owner <input type="checkbox"/> Const. Mgr <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor
---	--	---	--

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM-----	\$	367,900.00
2. Net change by Change Orders-----	\$	
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$	367,900.00
4. TOTAL COMPLETED & STORED TO DATE-\$ (Column G on Continuation Sheet)		58,673.10
5. RETAINAGE:		
a. 5.0% of Completed Work (Columns D+E on Continuation Sheet)	\$	2,933.66
b. 10.0% of Stored Material (Column F on Continuation Sheet)	\$	
Total Retainage (Line 5a + 5b or Total in Column 1 of Continuation Sheet-----)	\$	2,933.66
6. TOTAL EARNED LESS RETAINAGE----- (Line 4 less Line 5 Total)	\$	55,739.45
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)-----		
	\$	14,674.29
8. CURRENT PAYMENT DUE-----	\$	41,065.16
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	312,160.56

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

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

CONTRACTOR:
 By: Debbi Van Pelt Date: 12/30/14

State of: _____
 County of: _____
 Subscribed and sworn to before
 me this _____ day of _____
 Notary Public: _____
 My Commission expires: _____

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED ----- \$ _____
 (Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

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

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER: 1010-2

PROJECT:

APPLICATION DATE: 08/19/14

Village of Jackson WWTP

PERIOD TO: 30-Dec-14

Digester Improvements

ARCHITECT'S PROJECT NO:

Jackson, WI 53037

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G		H Balance To Finish (C - G)	I Retainage
			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G/C)		
1	General Contract work	29,317.00	15,446.62	1,989.00		17,435.62	59%	11,881.38	871.78
2	General Demolition Work	13,060.00						13,060.00	
3	Painting Work	14,880.00						14,880.00	
4	Process Piping	47,544.00		19,237.48		19,237.48	40%	28,306.52	961.87
5	Electrical Work	33,659.00		22,000.00		22,000.00	65%	11,659.00	1,100.00
6	Digester Mxing Equipment	114,000.00						114,000.00	
7	Digester Covers	55,440.00						55,440.00	
8	Allowance	20,000.00						20,000.00	
9	Digester Inspection	40,000.00						40,000.00	
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SUBTOTALS PAGE 2		367,900.00	15,446.62	43,226.48		58,673.10	16%	309,226.90	2,933.66



03/28/2014 PM 10:18



03/27/2014 AM 12:13

03/27/2014 AM 12:13





03/28/2014 PM 10:17



03/28/2014 PM 10:00



03/27/2014 AM 12:20



FILE NAME : F:\BIM-3372_Jackson STH 60 Trail - Village of Jackson\CD\Sheet\Plan\3372_01.t10.dwg
 PLOT DATE : 12/11/14
 PLOT BY : ----
 SHEET SET : 1.00
 PLOT SCALE : 1:1

PLAN OF PROPOSED IMPROVEMENT

STONE WALL CONNECTION TRAIL VILLAGE OF JACKSON

(NON-HWY)
WASHINGTON COUNTY

BLOOM PROJECT NUMBER
3372

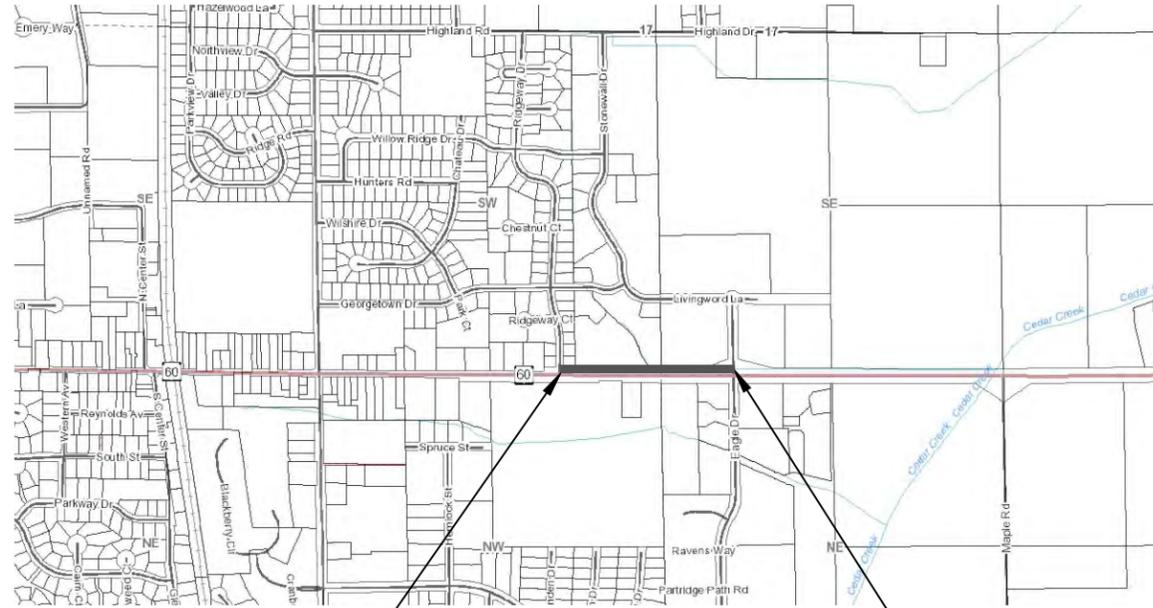


**WDNR MEETING
OPTION 1
DEC. 11, 2014**

ORDER OF SHEETS

- Section No. 1 Title
- Section No. 2 Typical Sections and Details
(Includes Erosion Control Plans)
- ~~Section No. 3 Estimate of Quantities~~
- ~~Section No. 3 Miscellaneous Quantities~~
- Section No. 5 Plan and Profile
- Section No. 6 Standard Detail Drawings
- ~~Section No. 7 Sign Plates~~
- ~~Section No. 8 Structure Plans~~
- Section No. 9 Computer Earthwork Data
- Section No. 9 Cross Sections

TOTAL SHEETS =



BEGIN PROJECT
STONEWALL CONNECTION TRAIL
STA 0+30
Y= 147,929
X= 369,774

END PROJECT
STA. 13+37

TOTAL NET LENGTH OF CENTERLINE = 1307 Ft.

CONVENTIONAL SYMBOLS

- PLAN**
- CORPORATE LIMITS
 - PROPERTY LINE
 - LOT LINE
 - LIMITED HIGHWAY EASEMENT
 - EXISTING RIGHT OF WAY
 - PROPOSED OR NEW R/W LINE
 - SLOPE INTERCEPT
 - FENCE
 - RR TRACKS
 - REFERENCE LINE
 - EXISTING CULVERT
 - PROPOSED CULVERT (Box or Pipe)
 - COMBUSTIBLE FLUIDS
 - MARSH AREA
 - WOODED OR SHRUB AREA

- PROFILE**
- GRADE LINE
 - ORIGINAL GROUND
 - MARSH OR ROCK PROFILE (To be noted as such)
 - SPECIAL DITCH
 - GRADE ELEVATION
 - CULVERT (Profile View)
 - UTILITIES**
 - ELECTRIC
 - FIBER OPTIC
 - GAS
 - OVERHEAD LINE
 - SANITARY SEWER
 - STORM SEWER
 - TELEPHONE
 - WATER
 - UTILITY PEDESTAL
 - POWER POLE
 - TELEPHONE POLE

COORDINATES ON THIS PLAN ARE REFERENCED TO THE WI. COUNTY
COORDINATE SYSTEM, WASHINGTON ZONE, WCCS WASHINGTON DATUM

ELEVATIONS SHOWN ON THIS PLAN ARE REFERENCED TO NGVD29.

ACCEPTED FOR
VILLAGE OF JACKSON

(Date) (Signature & Title of Official)

ORIGINAL PLANS PREPARED BY



(Date) (Signature)

FILE NAME : F:\BML-3372_Jackson STH 60 Trail - Village of Jackson\C34#SheetPlan#3372_01.gn01.dwg PLOT DATE : 10/15/14 PLOT BY : PLOT SCALE : 1:1 SHEET SET : 2.00

GENERAL NOTES

THE LOCATIONS OF EXISTING AND PROPOSED UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE AND AFFECTED UTILITIES PRIOR TO THE START OF WORK. ANY LOCAL MUNICIPAL UTILITY WHICH IS NOT A MEMBER OF THE DIGGERS HOTLINE MUST BE CONTACTED SEPARATELY.

TRAFFIC CONTROL DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS DIRECTED BY THE ENGINEER.

NO TREES OR SHRUBS SHALL BE REMOVED WITHOUT APPROVAL OF THE ENGINEER.

ALL HOLES OR OPENINGS BELOW SUBGRADE RESULTING FROM ABANDONMENT OR REMOVAL OF EXISTING STRUCTURES SHALL BE FILLED WITH GRANULAR BACKFILL, WHICH SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE ABANDONMENT OR REMOVAL ITEM.

PRIOR TO ORDERING DRAINAGE PIPES AND STRUCTURES, THE CONTRACTOR SHALL VERIFY RELATED DRAINAGE INFORMATION IN THE PLAN WITH THE ENGINEER. INLET AND DISCHARGE ELEVATIONS FOR DRAINAGE STRUCTURES SHOWN ON THE PLAN MAY BE ADJUSTED BY THE ENGINEER TO FIT FIELD CONDITIONS.

A SAWED JOINT IS REQUIRED WHERE NEW ASPHALTIC CONCRETE SURFACE MEETS EXISTING ASPHALTIC CONCRETE SURFACE.

THE EROSION CONTROL FEATURES AS SHOWN IN THE PLANS ARE AT SUGGESTED LOCATIONS. EXACT LOCATIONS WILL BE DETERMINED BY THE ENGINEER IN THE FIELD.

INLET PROTECTION SHALL BE PLACED AT ALL INLET LOCATIONS ACCEPTING STORM WATER FROM THE PROJECT AREA OR AS DIRECTED BY THE ENGINEER IN THE FIELD.

REMOVAL OF EROSION CONTROL DEVICES IS INCLUDED IN THE COST OF THEIR RESPECTIVE BID ITEMS.

CROSS SECTIONS SHOWN INCLUDE THE THICKNESS OF TOPSOIL WHERE REQUIRED. TOPSOIL SHALL BE REPLACED WITH 4-INCH TYPICAL DEPTH.

STATIONING, DISTANCES AND OFFSETS FOR SIGNS SHOWN ON THE PLANS ARE APPROXIMATE AND THE LOCATIONS OF SIGNS ARE TO BE DETERMINED BY THE ENGINEER IN THE FIELD.

ALL SIGNS, TEMPORARY OR EXISTING, WHICH CONFLICT WITH THE TRAFFIC CONTROL "IN USE" SHALL BE REMOVED AS NEEDED AND/OR DIRECTED BY THE ENGINEER. NO WORKING LIGHTS SHALL BE VISIBLE ON A LAID DOWN SIGN.

DISTURBED AREAS WITHIN THE RIGHT OF WAY, EXCEPT THE AREAS WITHIN THE FINISHED SHOULDER POINTS, SHALL BE TOPSOILED, FERTILIZED AND SEEDS AS DIRECTED BY THE ENGINEER IN THE FIELD.

FERTILIZER SHALL NOT BE USED NEAR NAVIGABLE WATERWAYS OR WETLANDS.

ALL TYPES OF HMA PAVEMENT SHALL BE CONSTRUCTED WITH THE FOLLOWING LAYERS AND GRADATIONS:

TOTAL LAYER PAVEMENT THICKNESS	LAYERS	NOMINAL MAXIMUM SIZE GRADATION	AC
4.0"	1 3/4" UPPER LAYER	12.5 mm	PG 64-28
	2 1/4" LOWER LAYER	19.0 mm	PG 64-22

STANDARD ABBREVIATIONS

AC ACRE
 AECPRC APRON ENDWALL CULVERT PIPE REINFORCED CONCRETE
 AECPRCHE APRON ENDWALL CULVERT PIPE REINFORCED CONCRETE HORIZONTAL ELLIPTICAL
 AEW APRON END WALL
 AGG AGGREGATE
 AH AHEAD
 ASPH ASPHALTIC
 B/C BACK OF CURB
 BK BACK
 BM BENCH MARK
 CE COMMERCIAL ENTRANCE
 CONC CONCRETE
 CL OR C/L CENTER OR CONSTRUCTION LINE
 CP CULVERT PIPE
 CPCM CULVERT PIPE CORRUGATED METAL
 CPRCCULVERT PIPE REINFORCED CONCRETE
 CPRCHE CULVERT PIPE REINFORCED CONCRETE HORIZONTAL ELLIPTICAL
 CPT CULVERT PIPE TEMPORARY
 CY CUBIC-YARD
 D DEGREE OF CURVE
 Δ DELTA
 DIA DIAMETER
 DISCH DISCHARGE
 DWY DRIVEWAY
 EL OR ELEV ELEVATION
 EW END WALL
 EBS EXCAVATION BELOW SUBGRADE
 FF FACE TO FACE
 FE FIELD ENTRANCE
 FT FOOT
 HES HIGH EARLY STRENGTH
 HMA HOT MIX ASPHALT
 INV INVERT
 LT LEFT
 LHF LEFT HAND FORWARD
 L LENGTH OF CURVE
 LF LINEAR FOOT
 MIN MINIMUM
 ML OR M/L MATCHLINE
 NC NORMAL CROWN
 PAVT PAVEMENT
 PCC POINT OF COMPOUND CURVE
 PC POINT-OF CURVE
 PE PRIVATE ENTRANCE
 PGL PROFILE GRADE LINE
 PI POINT OF INTERSECTION
 PL PROPERTY LINE
 PLE PERMANENT LIMITED EASMENT
 PRC POINT OF REVERSE CURVATURE
 PT POINT OF TANGENT
 R RADIUS OF CURVE
 RL OR R/L REFERENCE LINE
 REINF REINFORCED
 REQ'D OR REQD REQUIRED
 RC REVERSE CROWN
 RT RIGHT
 RHF RIGHT HAND FORWARD
 R/W RIGHT OF WAY
 SALV SALVAGED
 SF SQUARE FOOT
 SY SQUARE YARD
 SDD STANDARD DETAIL DRAWING
 STA STATION
 SSPRC STORM SEWER PIPE REINFORCED CONCRETE
 SSPRCHE STORM SEWER PIPE REINFORCED CONCRETE HORIZONTAL ELLIPTICAL
 SE SUPER ELEVATION
 T TANGENT
 TEMP TEMPORARY
 TLE TEMPORARY LIMITED EASEMENT
 TYP TYPICAL
 VPCC VERTICAL POINT OF COMPOUND CURVATURE
 VPC VERTICAL POINT OF CURVE
 VPI VERTICAL POINT OF INTERSECTION
 VPRC VERTICAL OPINT OF REVERSE CURVATURE
 VPT VERTICAL POINT OF TANGENCY



Call 811 3 Work Days Before You Dig
or Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN.

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

UTILITY CONTACTS

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260 W SEEBOTH STREET
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djensen@mmsd.com

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FAX: (414) 263-8483
peter.fantle@wisconsin.gov

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FAX: (414) 771-4490
jhinds@bloomcos.com

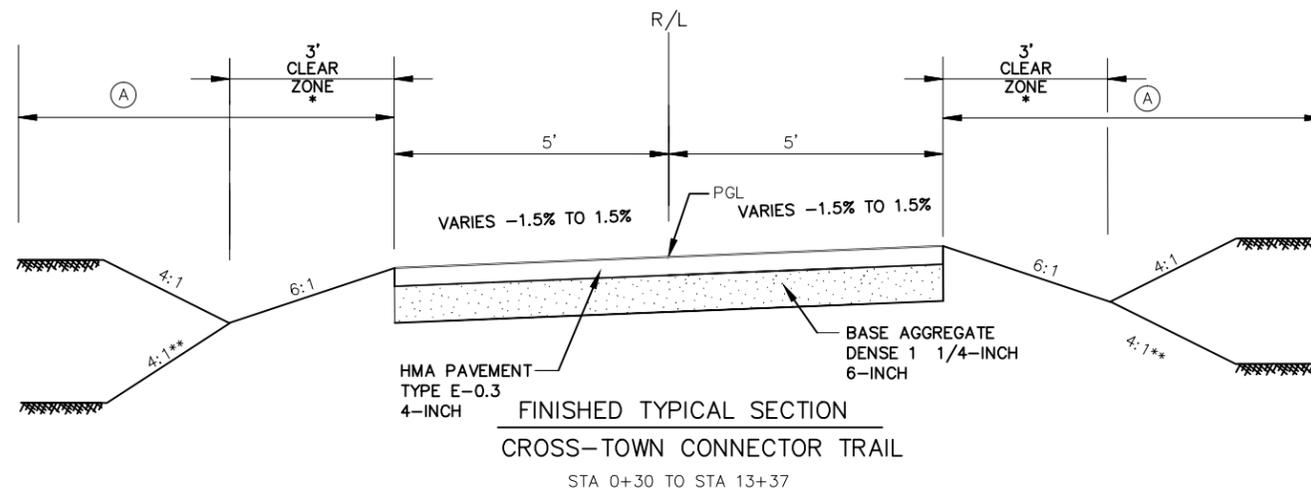


STONEWALL CONECTION TRAIL
RIDGEWAY RD TO EAGLE DR
VILLAGE OF JACKSON



Designer	Technician	Approval
JAA	TAL	JLH

Sheet Number
2.02



NOTES

(A) SALVAGED TOPSOIL, SEEDING MIXTURE NO. 20, FERTILIZER TYPE B AND MULCH

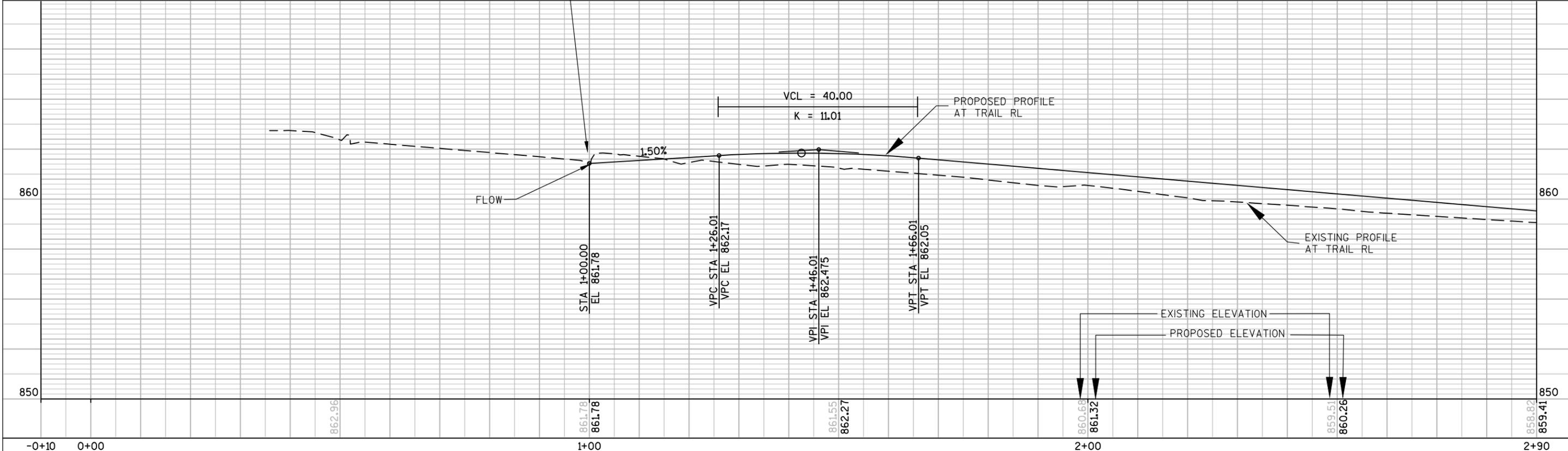
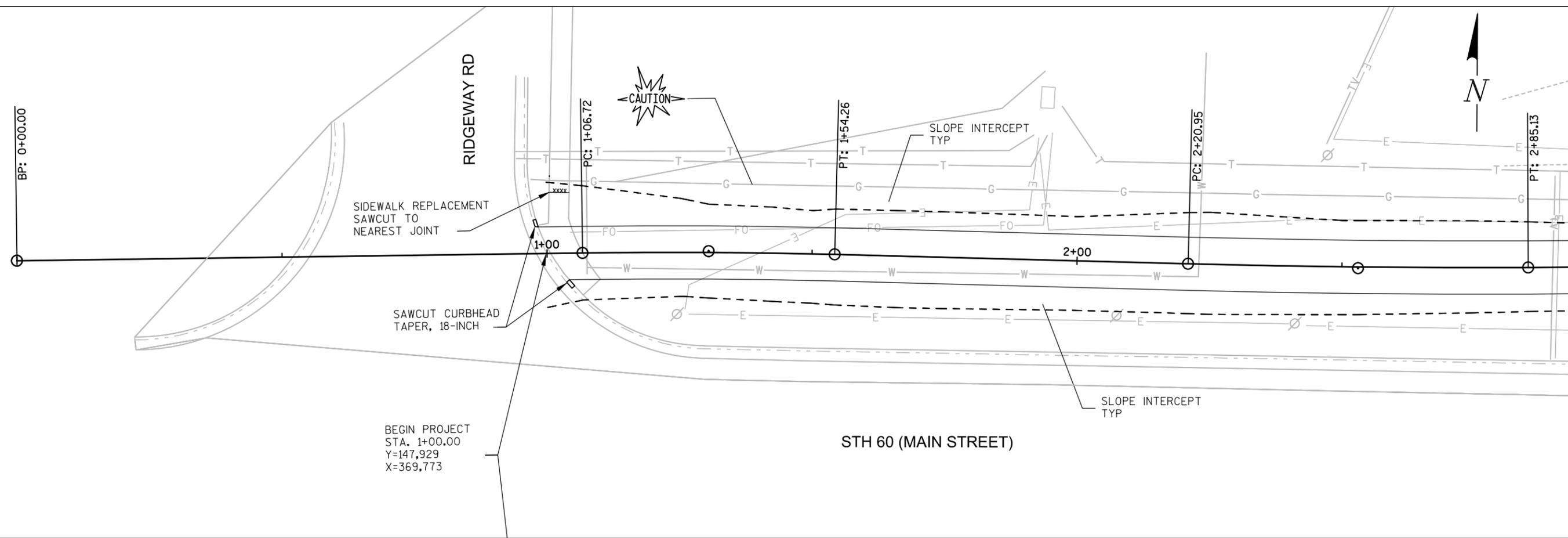
SEE CROSS SECTIONS FOR TRAIL CROSS SLOPES

PGL = POINT REFERRED TO ON PROFILE
X = POINT REFERRED TO ON CROSS SECTIONS

*6:1 MAX SLOPE

**FILL SLOPE TO BE 3:1 OUTSIDE CLEAR ZONE ADJACENT TO WETLANDS

FILE NAME : F:\B\MI-3372-Jackson STH 60 Trail - Village of Jackson\C344Sheets\Plans\3372-01-pp01.dwg
 PLOT BY : ----
 SHEET SET : 5.00
 PLOT SCALE : 40:1



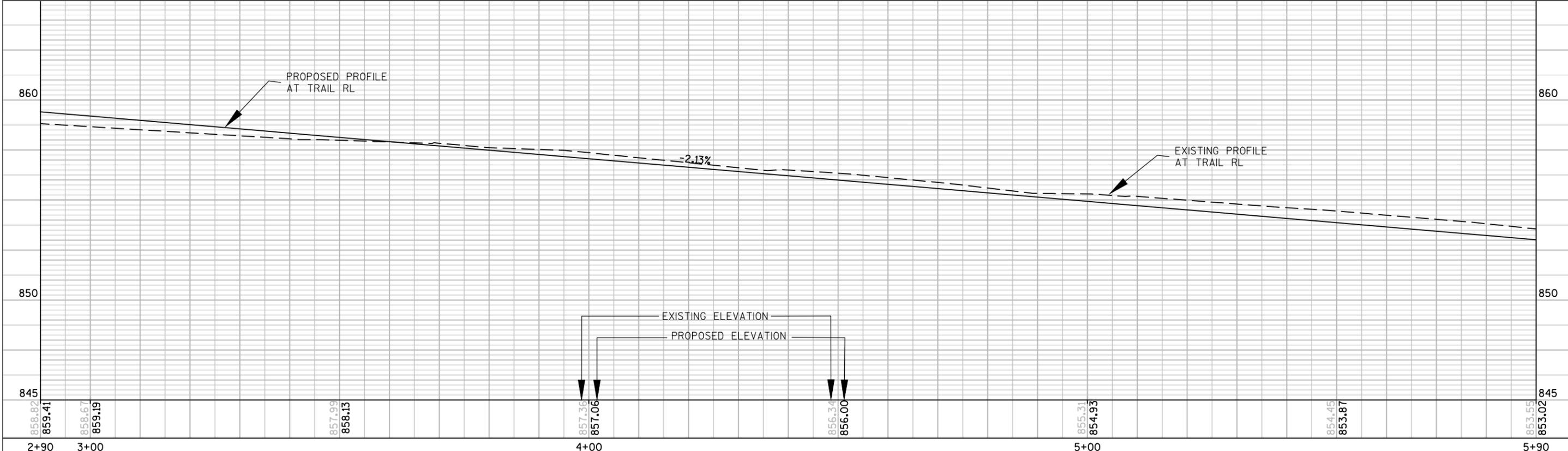
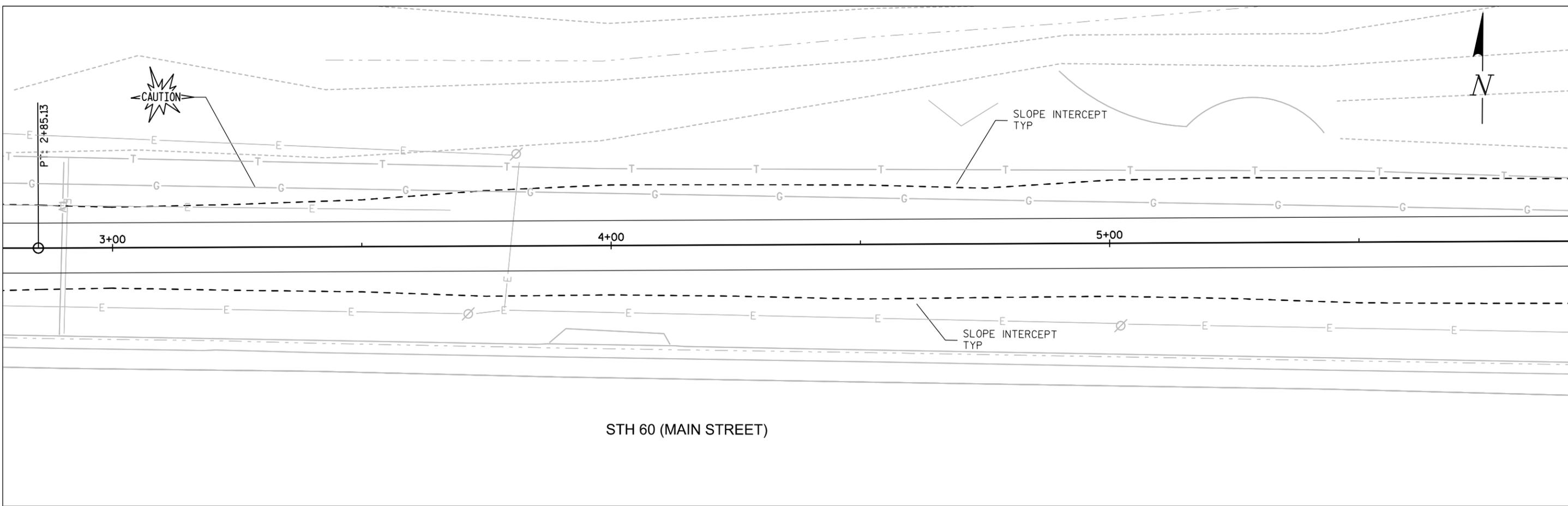
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Infrastructure Innovation and Ingenuity
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 Phone: (414) 771-3390 Fax: (414) 771-4490

**STONEWALL CONNECTION TRAIL
 RIDGEWAY RD TO EAGLE DR
 VILLAGE OF JACKSON**

Scale: 0 10 20 40
 Date: 12/11/14
 Designer: JAA Technician: TAL Approval: JLH Sheet Number: 5.01

PLOT SCALE : 40:1
SHEET SET : 5.00
PLOT BY : ----

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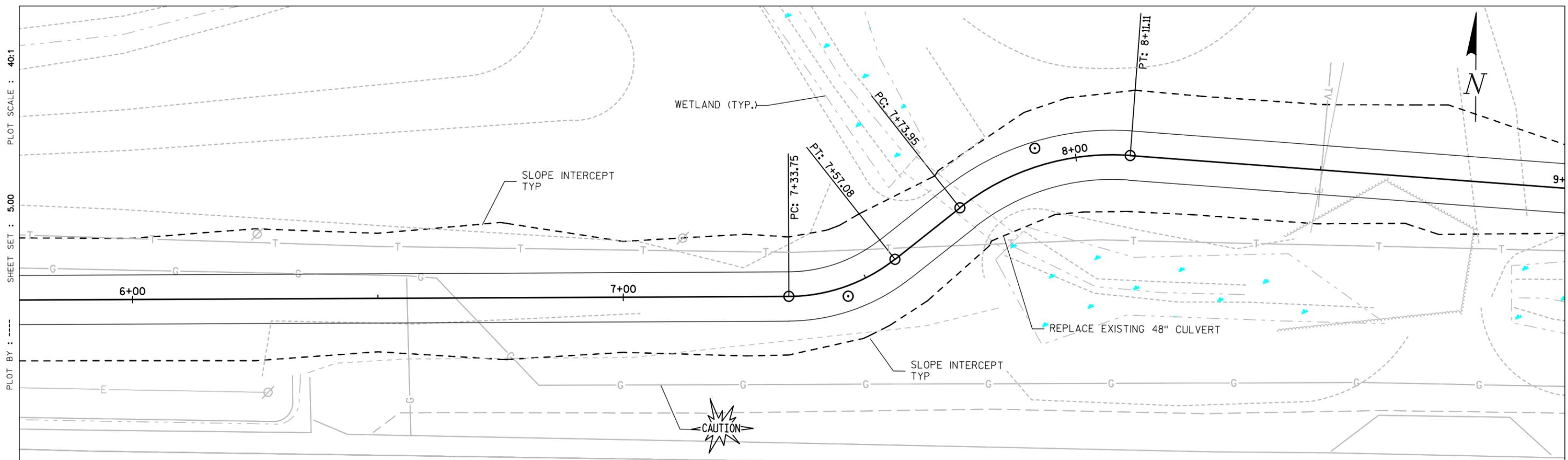
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**STONEWALL CONNECTION TRAIL
RIDGEWAY RD TO EAGLE DR
VILLAGE OF JACKSON**

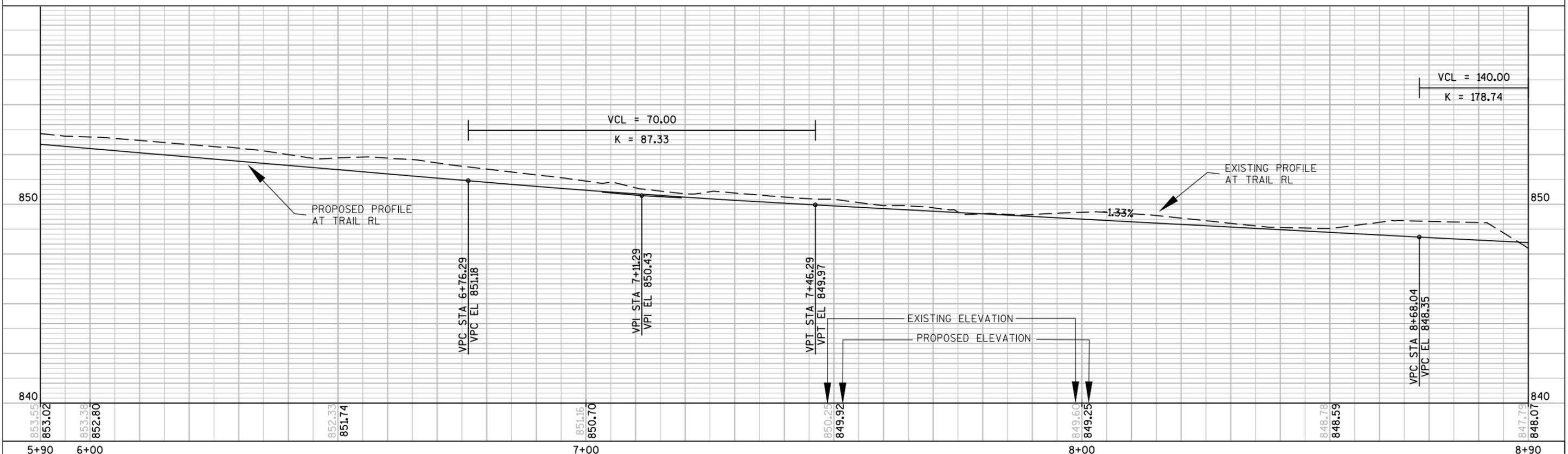
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Designer JAA Technician TAL Approval JLH Sheet Number 5.02

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 SHEET SET : 5.00
 PLOT SCALE : 40:1

FILE NAME : F:\B\MI-3372-Jackson STH 60 Trail - Village of Jackson\C344\Sheets\Plan\3372.01_pp03.dwg



STH 60 (MAIN STREET)



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**STONEWALL CONNECTION TRAIL
 RIDGEWAY RD TO EAGLE DR
 VILLAGE OF JACKSON**

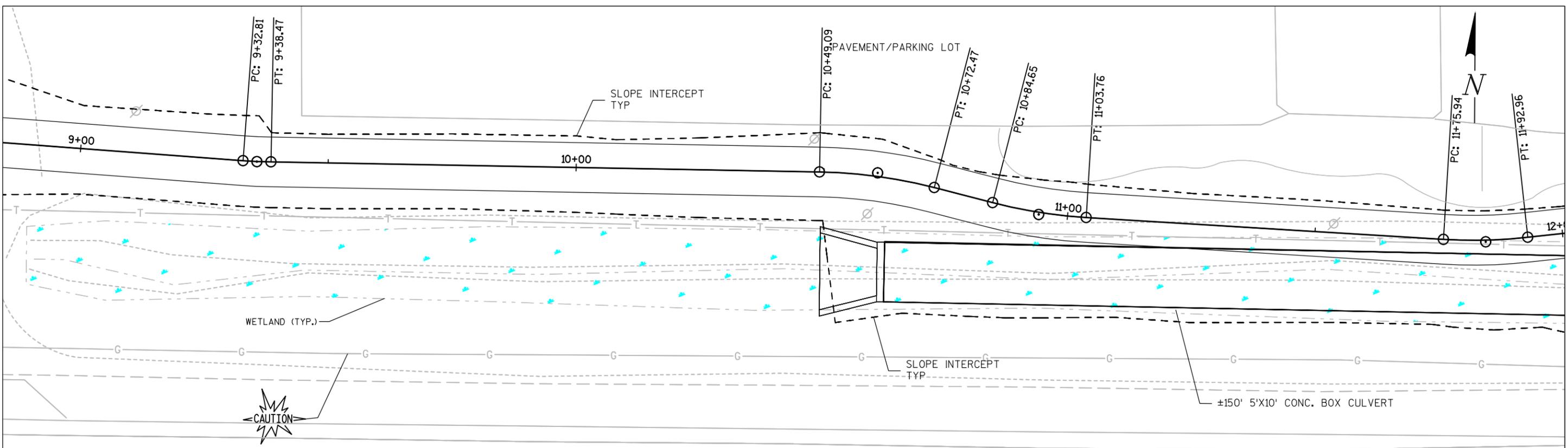
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 Designer: JAA Technician: TAL Approval: JLH Sheet Number: 5.03

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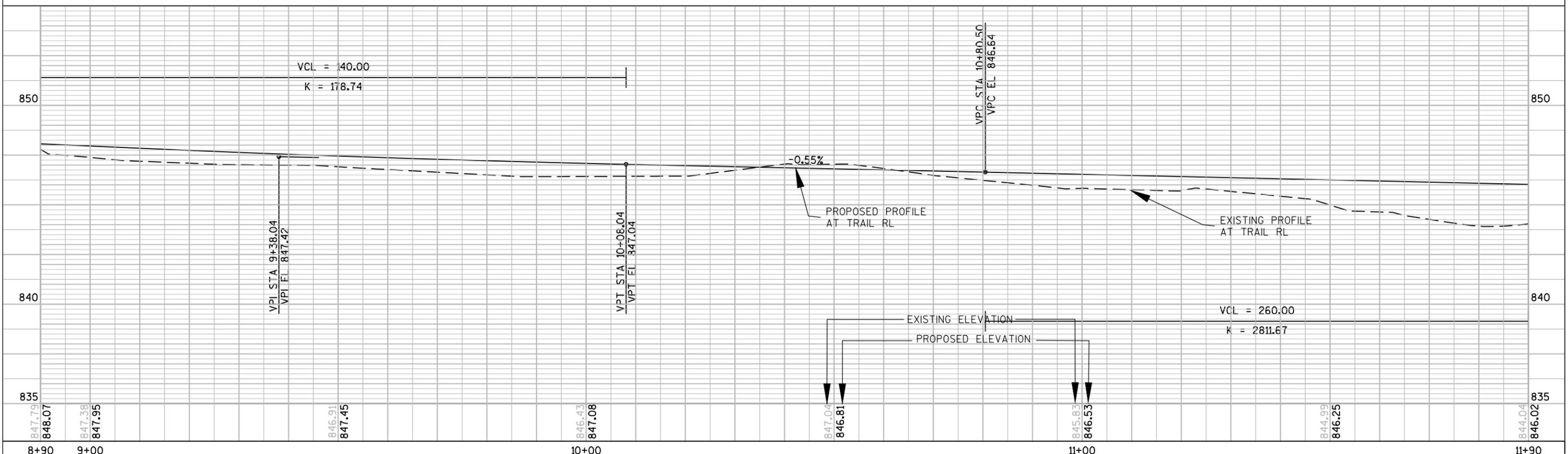
PLOT BY : ----

SHEET SET : 5.00

PLOT SCALE : 40:1



STH 60 (MAIN STREET)



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**STONEWALL CONNECTION TRAIL
 RIDGEWAY RD TO EAGLE DR
 VILLAGE OF JACKSON**

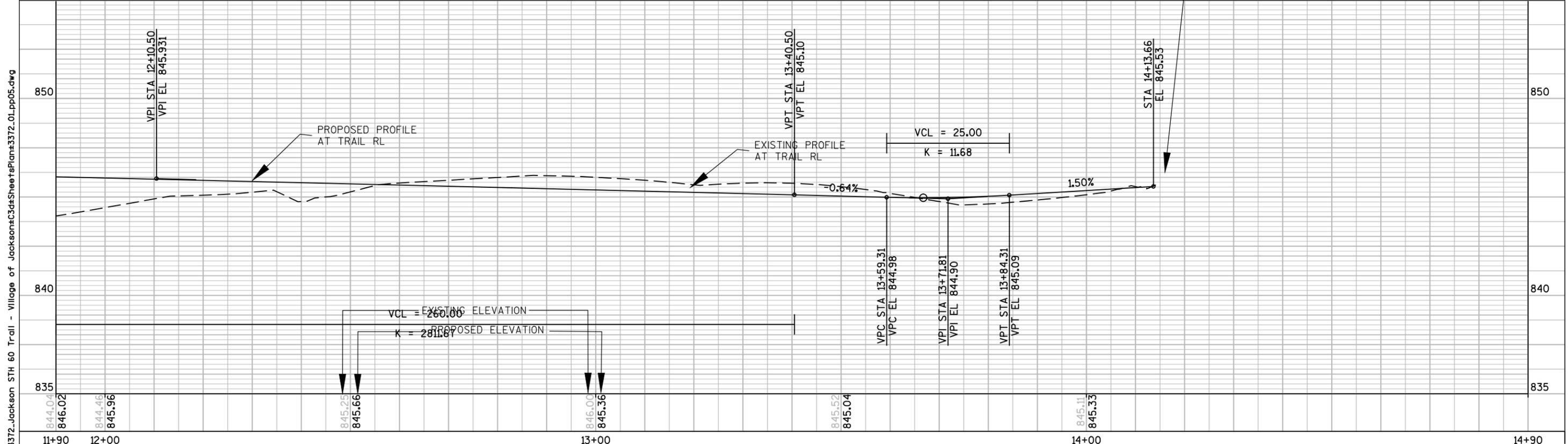
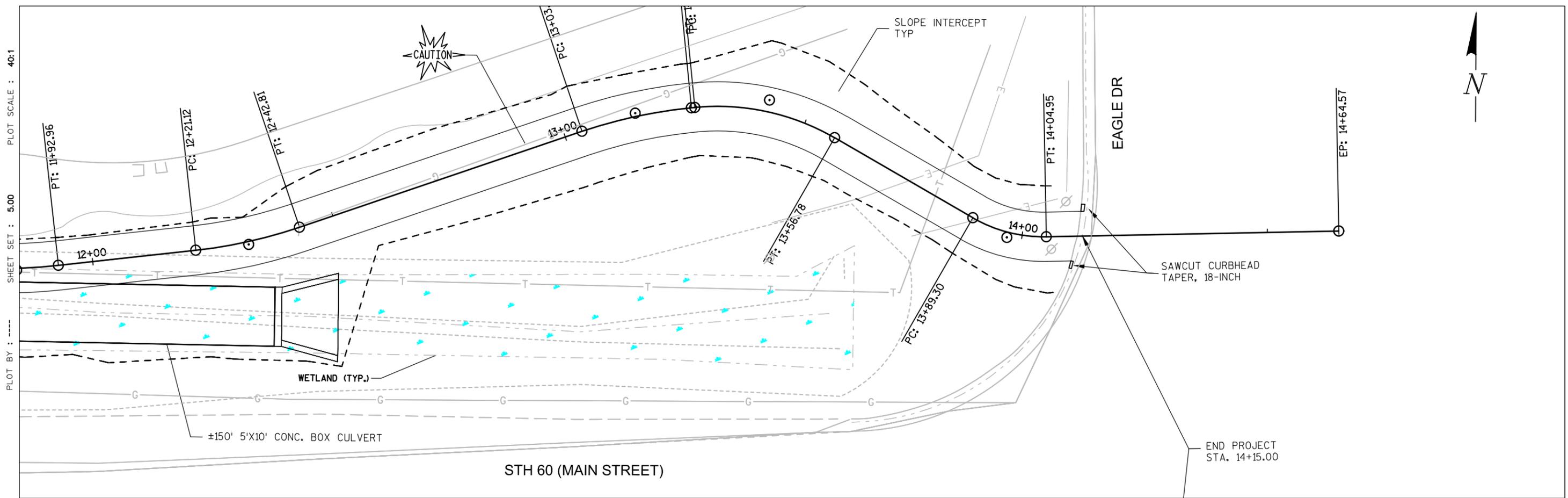
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 Designer: JAA Technician: TAL Approval: JLH Sheet Number: 5.04

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PLOT BY : -----

SHEET SET : 5.00

PLOT SCALE : 40:1

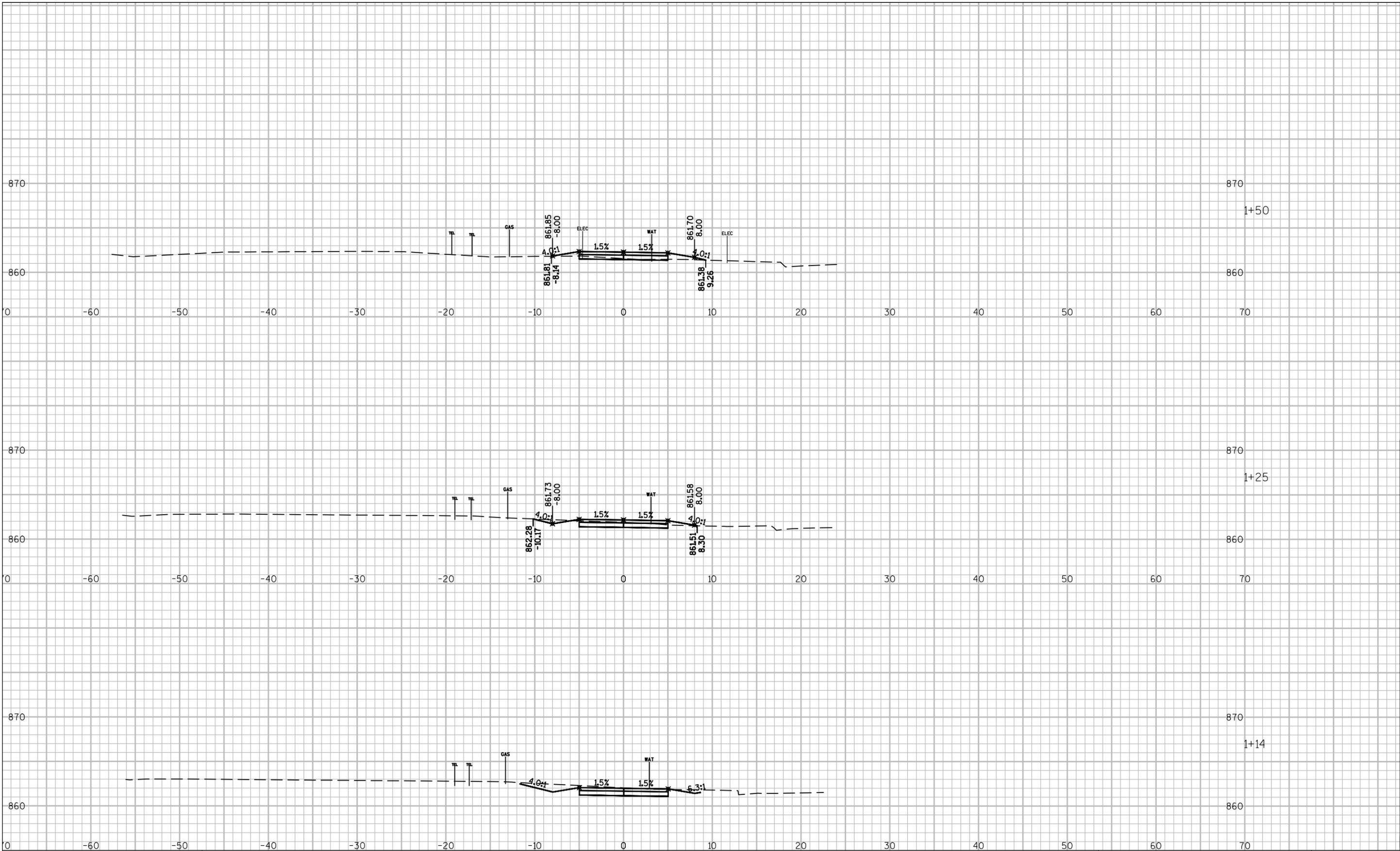


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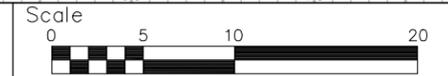
**STONEWALL CONNECTION TRAIL
 RIDGEWAY RD TO EAGLE DR
 VILLAGE OF JACKSON**

Scale: 0 10 20 40
 Date: 12/11/14
 Designer: JAA Technician: TAL Approval: JLH Sheet Number: 5.05

FILE NAME : F:\BIM\3372-Jackson STH 60 Trail - Village of Jackson\C3d#Sheets\Plan\3372_09_xs.dwg PLOT BY : JASON ATCHISON SHEET SET : 5.00 PLOT SCALE : 10:1



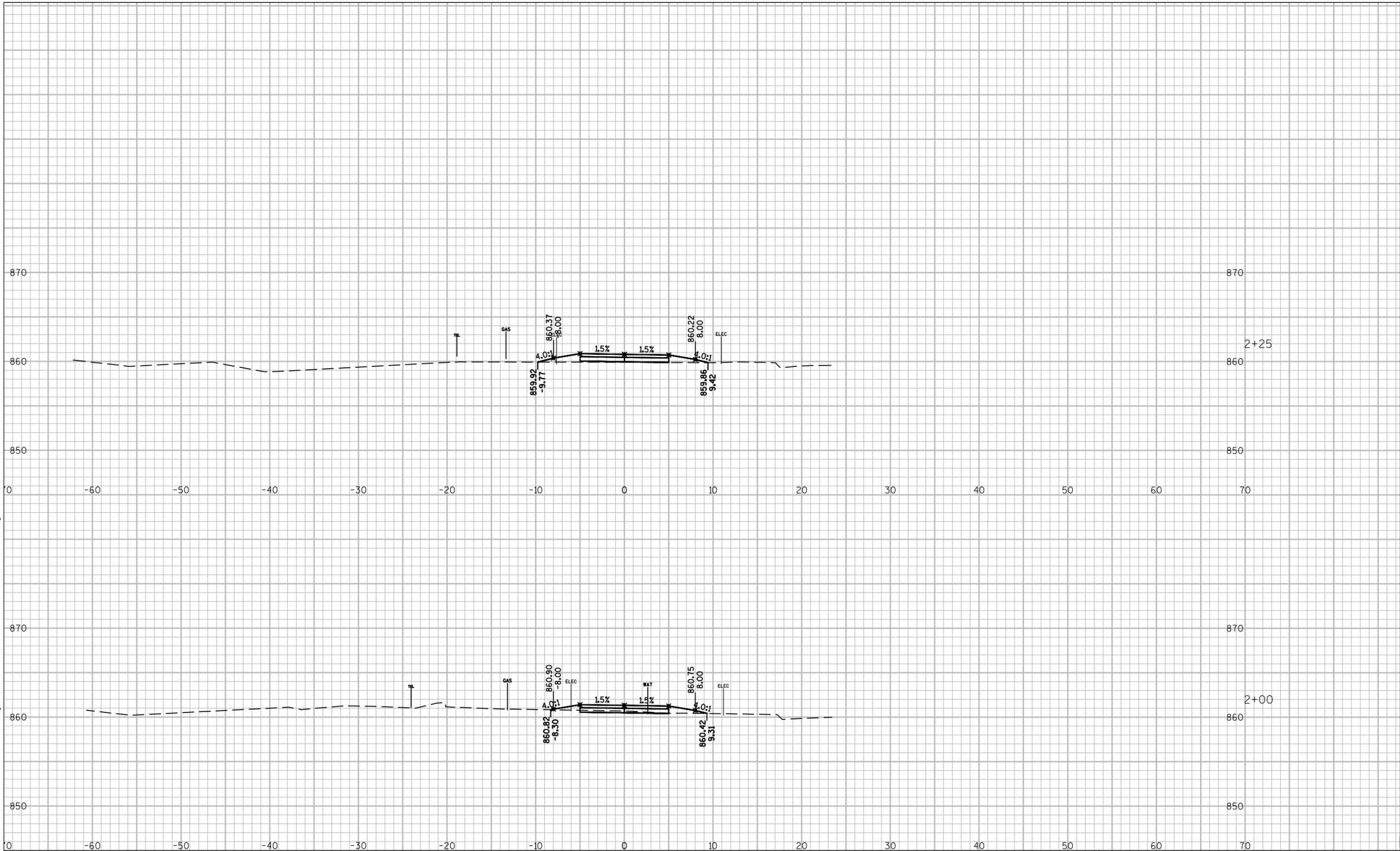
**STONEWALL CONNECTION TRAIL
RIDGEWAY RD TO EAGLE DR
VILLAGE OF JACKSON**



Date
12/11/14

Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.01
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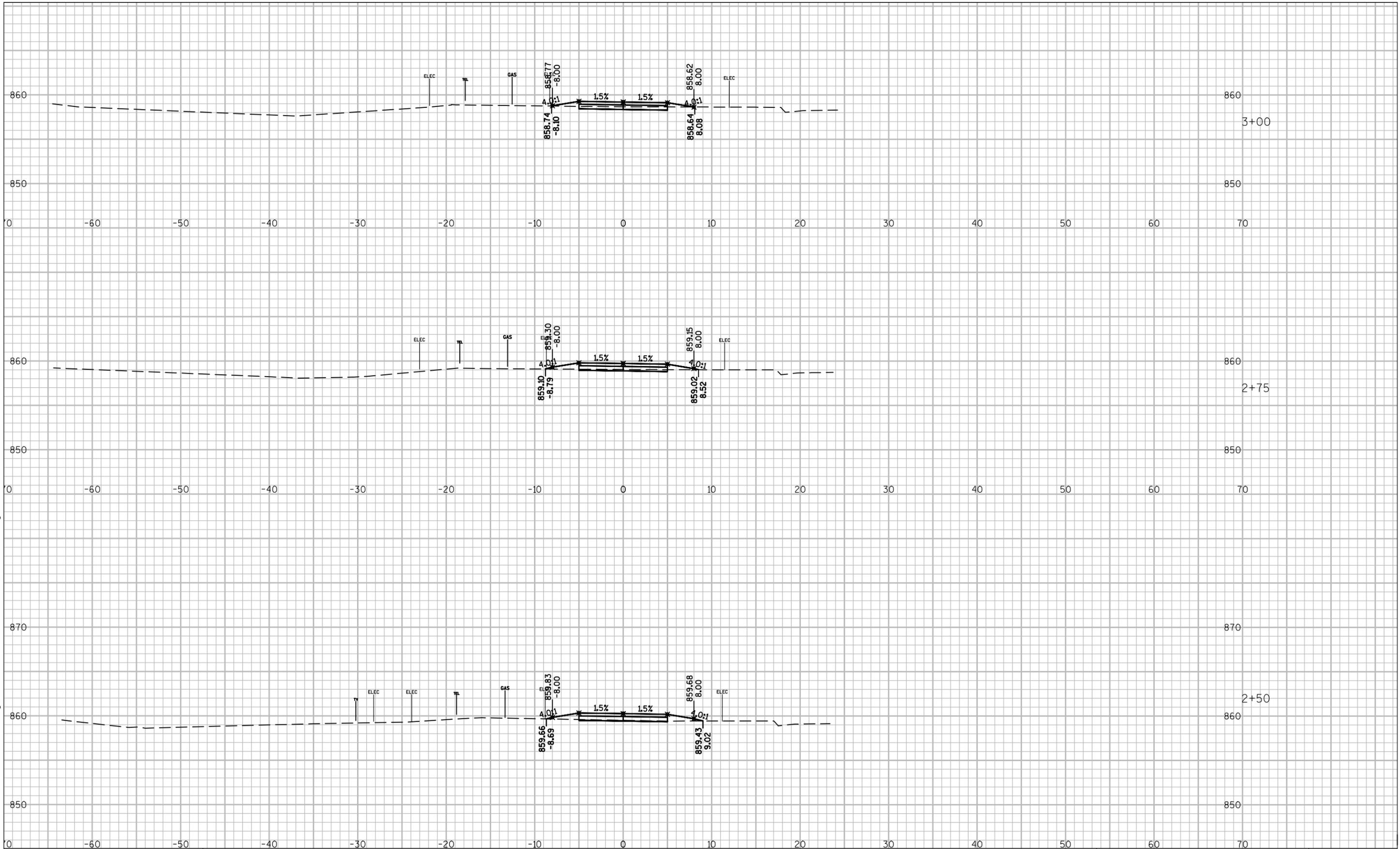
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**STONEWALL CONNECTION TRAIL
RIDGEWAY RD TO EAGLE DR
VILLAGE OF JACKSON**

Scale 			Date 12/11/14
Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.02

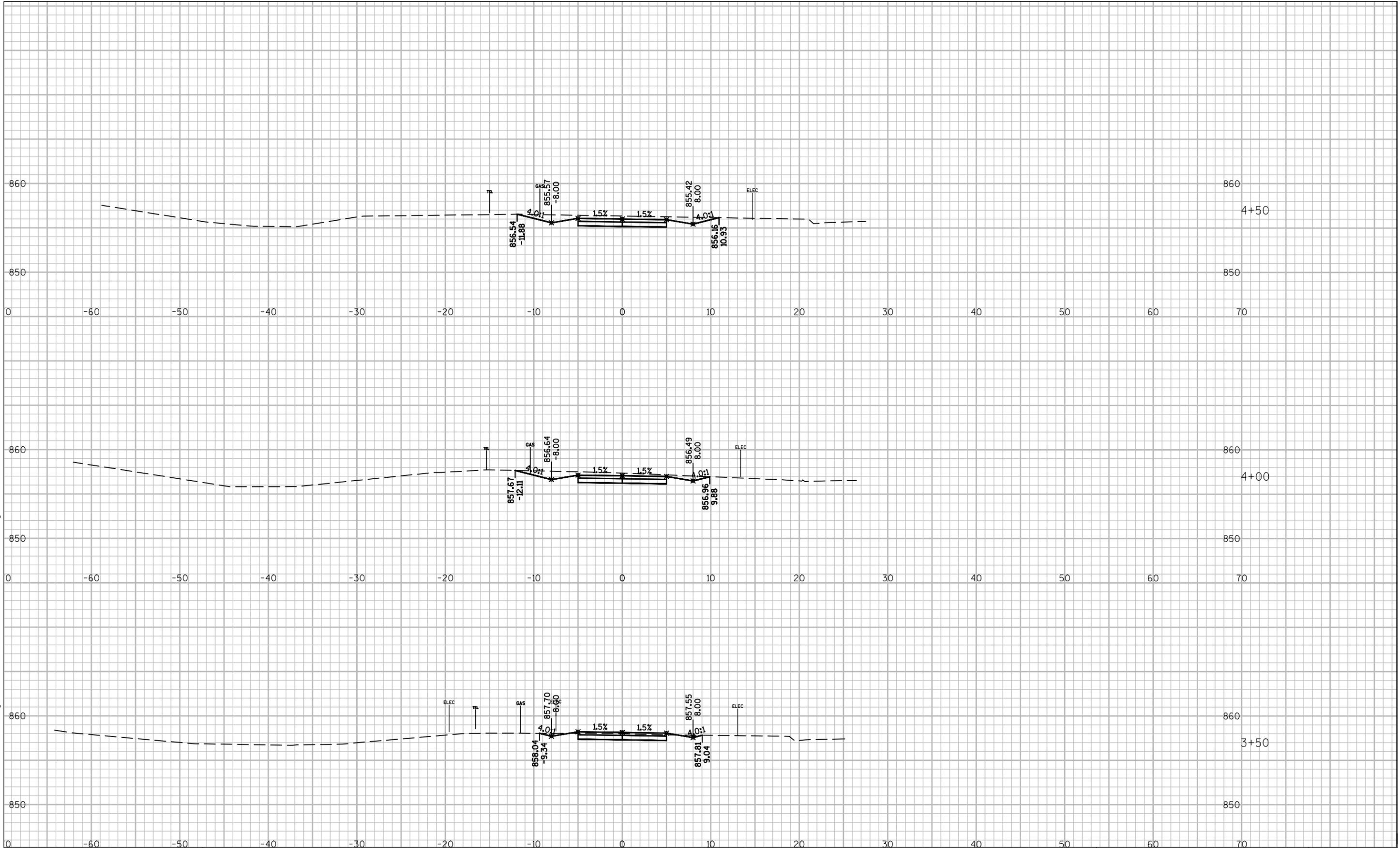
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STONEWALL CONNECTION TRAIL RIDGEWAY RD TO EAGLE DR VILLAGE OF JACKSON

Scale 0 5 10 20			Date 12/11/14
Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.03

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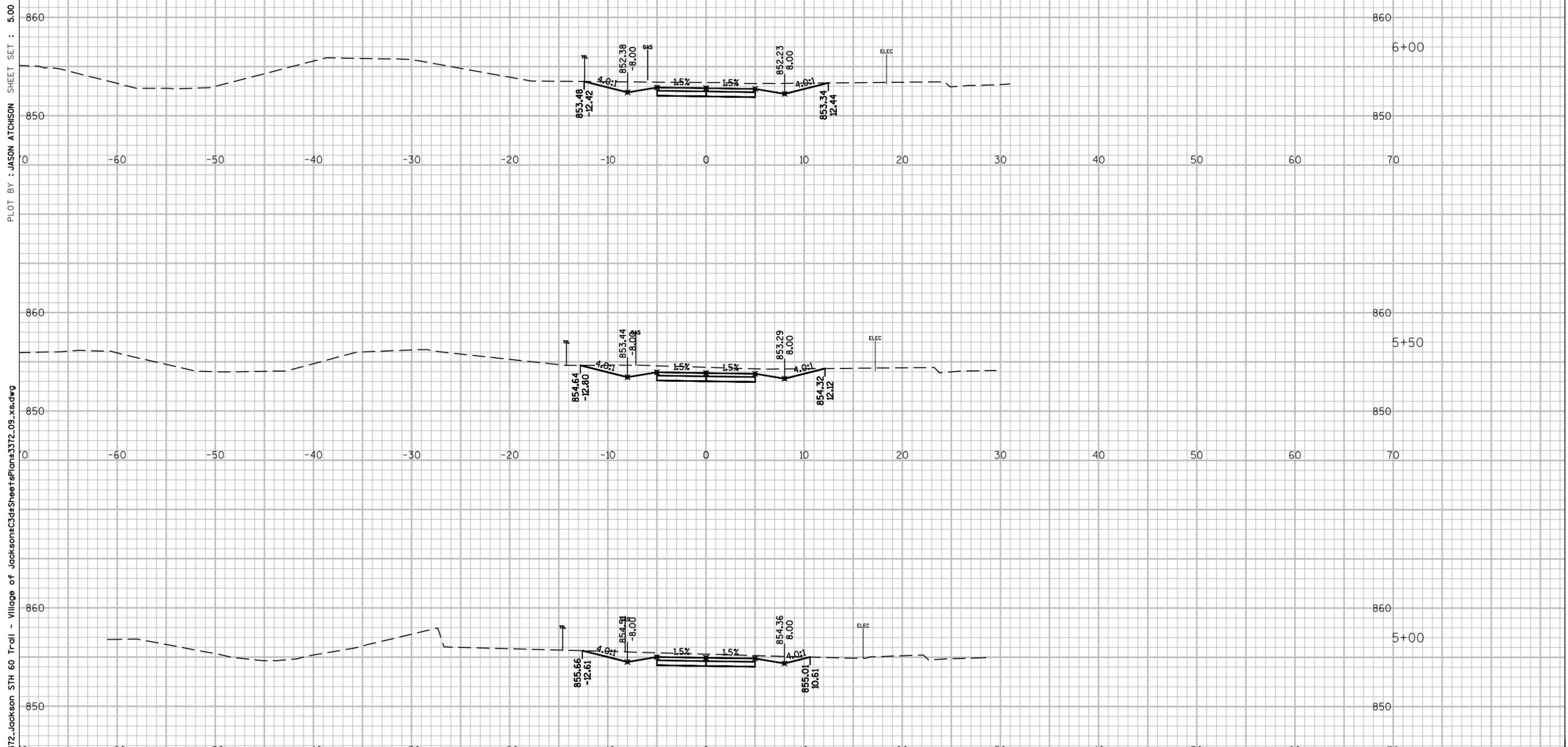
**STONEWALL CONNECTION TRAIL
RIDGEWAY RD TO EAGLE DR
VILLAGE OF JACKSON**

Scale 			Date 12/11/14
Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.04

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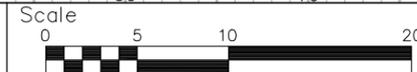
PLOT SCALE : 10:1



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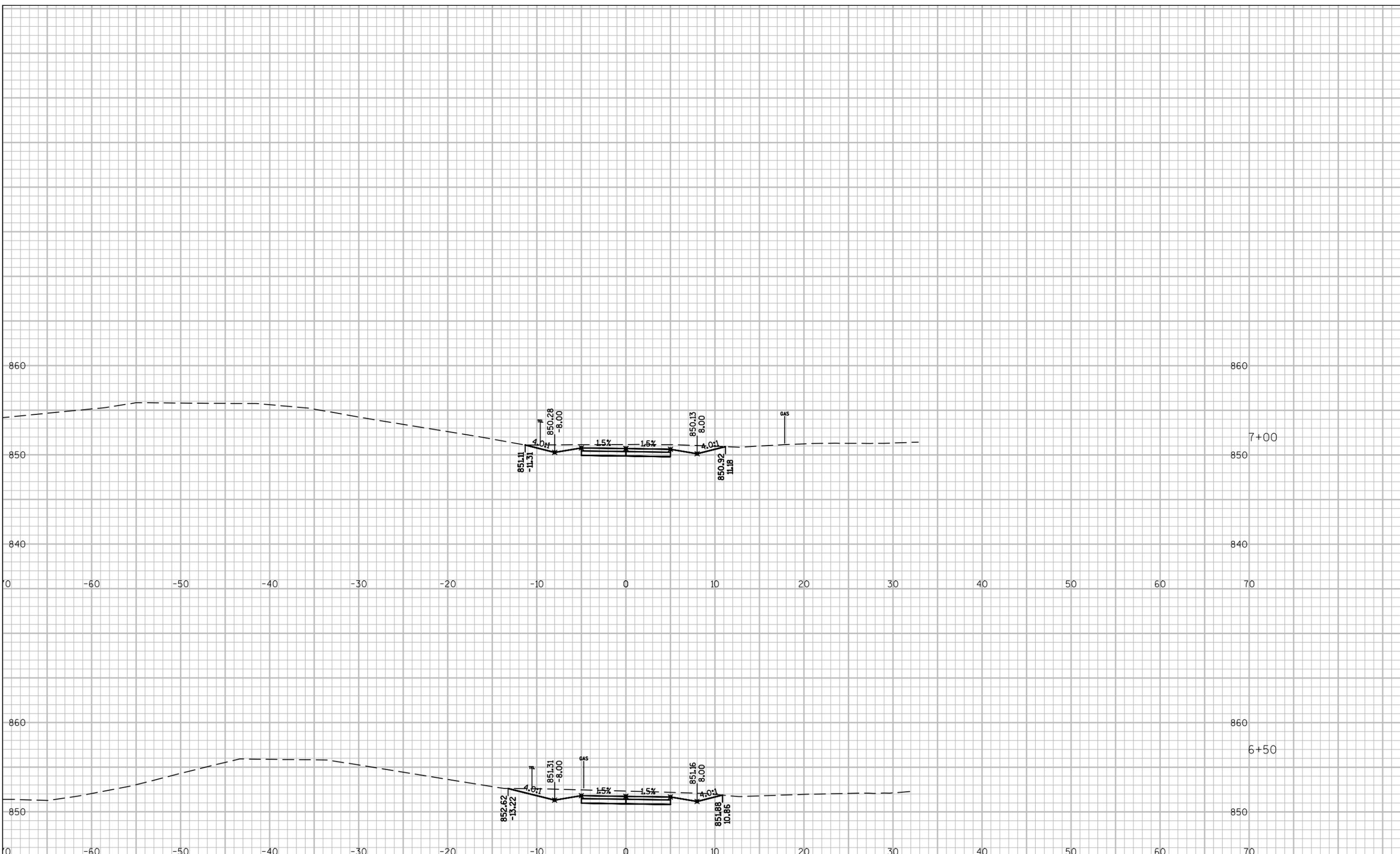
STONEWALL CONNECTION TRAIL
RIDGEWAY RD TO EAGLE DR
VILLAGE OF JACKSON



Date 12/11/14

Designer	Technician	Approval	Sheet Number
JAA	TAL	JLH	9.05

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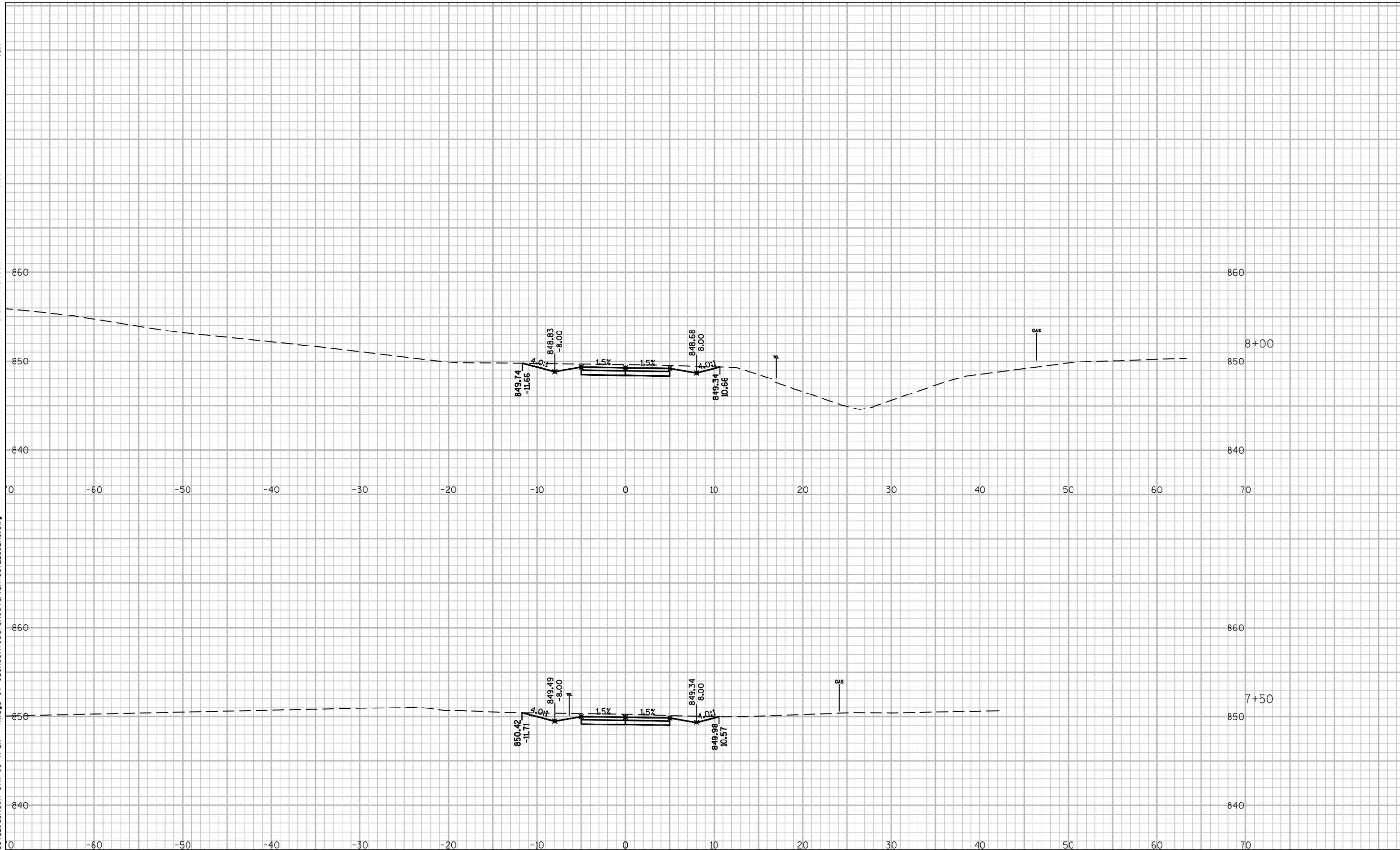


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STONEWALL CONNECTION TRAIL
RIDGEWAY RD TO EAGLE DR
VILLAGE OF JACKSON

Scale 0 5 10 20			Date 12/11/14
Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.06

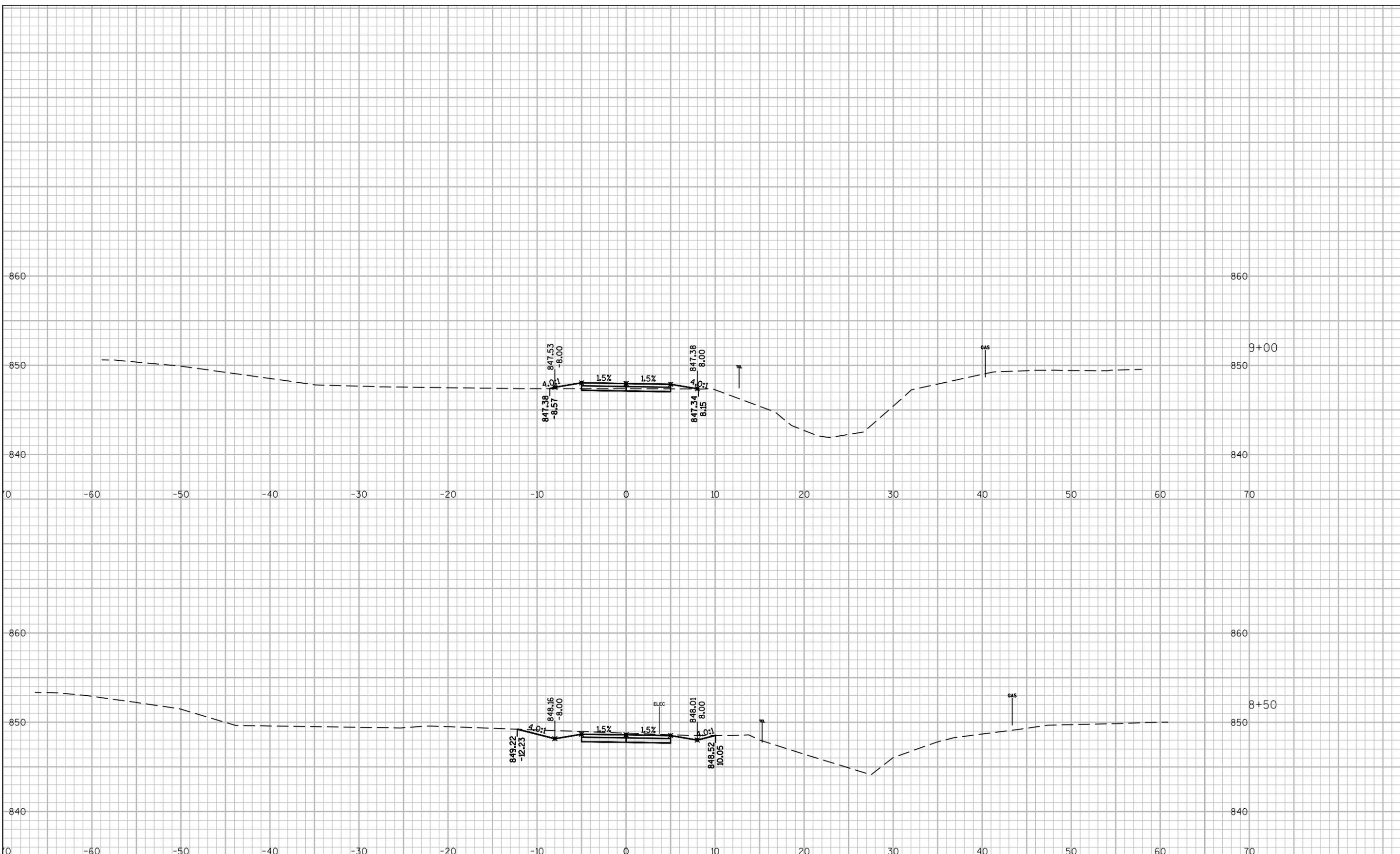
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**STONEWALL CONNECTION TRAIL
RIDGEWAY RD TO EAGLE DR
VILLAGE OF JACKSON**

Scale 0 5 10 20			Date 12/11/14
Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.07

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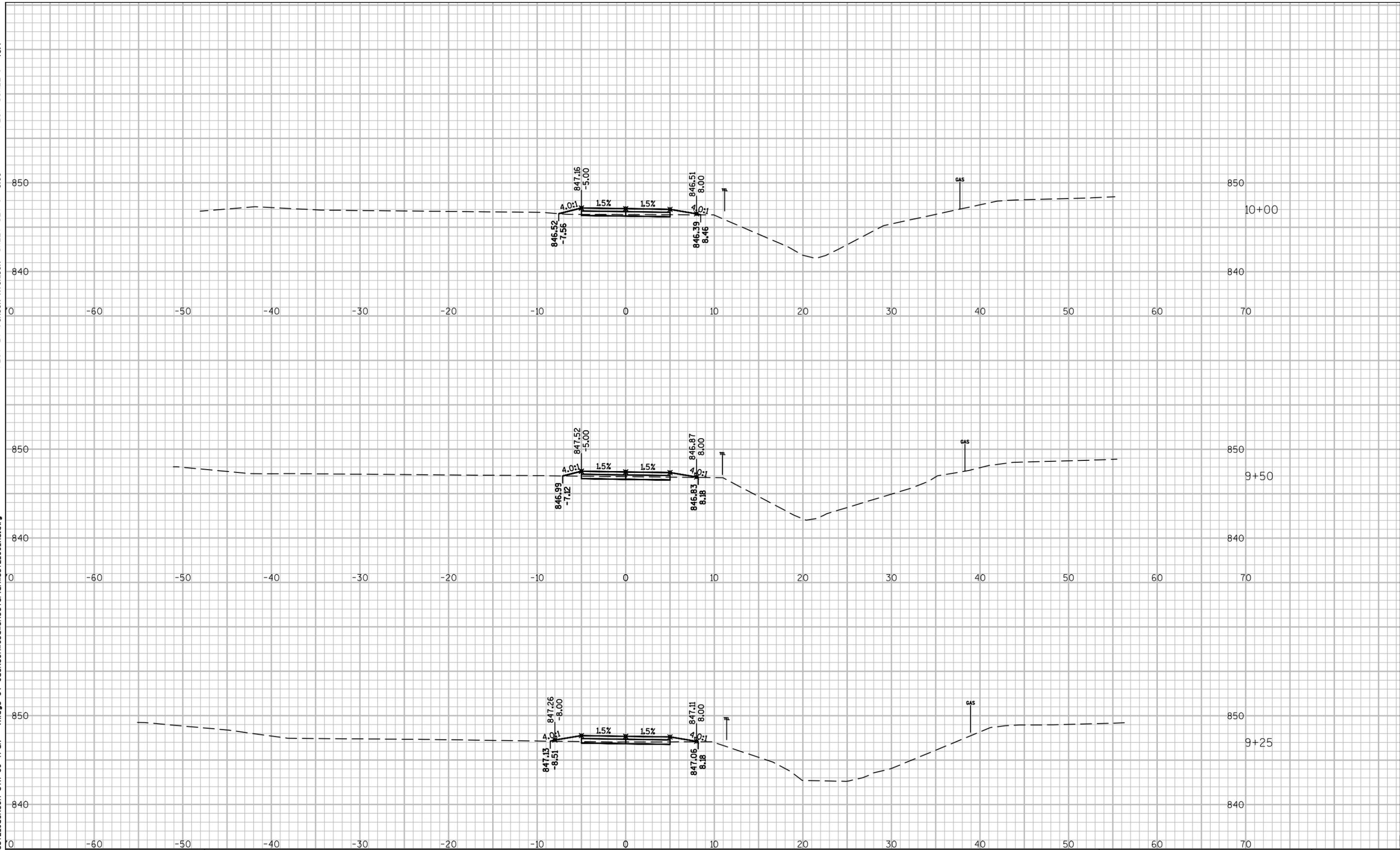


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**STONEWALL CONNECTION TRAIL
 RIDGEWAY RD TO EAGLE DR
 VILLAGE OF JACKSON**

Scale 0 5 10 20			Date 12/11/14
Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.08

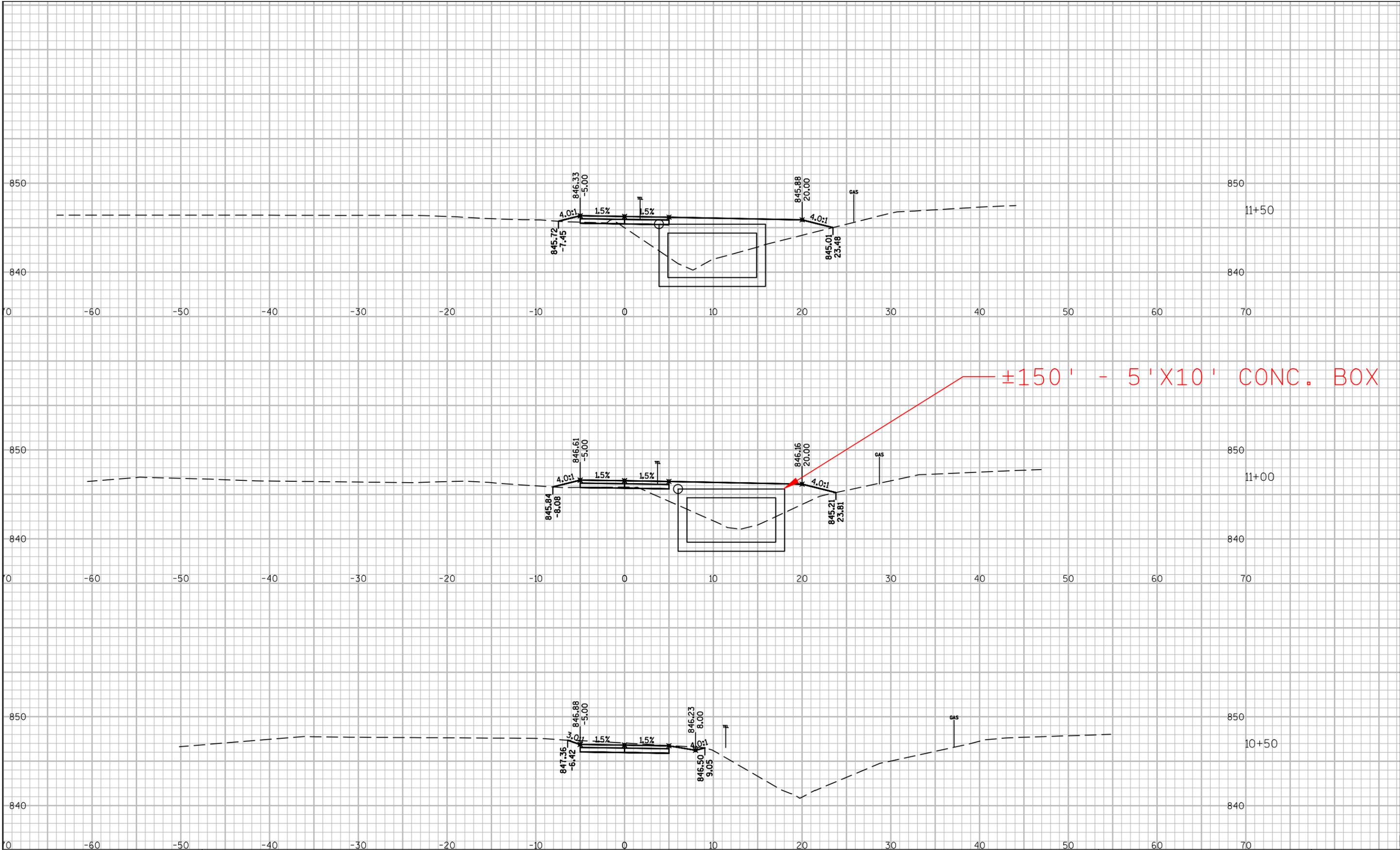
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**STONEWALL CONNECTION TRAIL
RIDGEWAY RD TO EAGLE DR
VILLAGE OF JACKSON**

Scale 0 5 10 20			Date 12/11/14
Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.09

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**STONEWALL CONNECTION TRAIL
 RIDGEWAY RD TO EAGLE DR
 VILLAGE OF JACKSON**

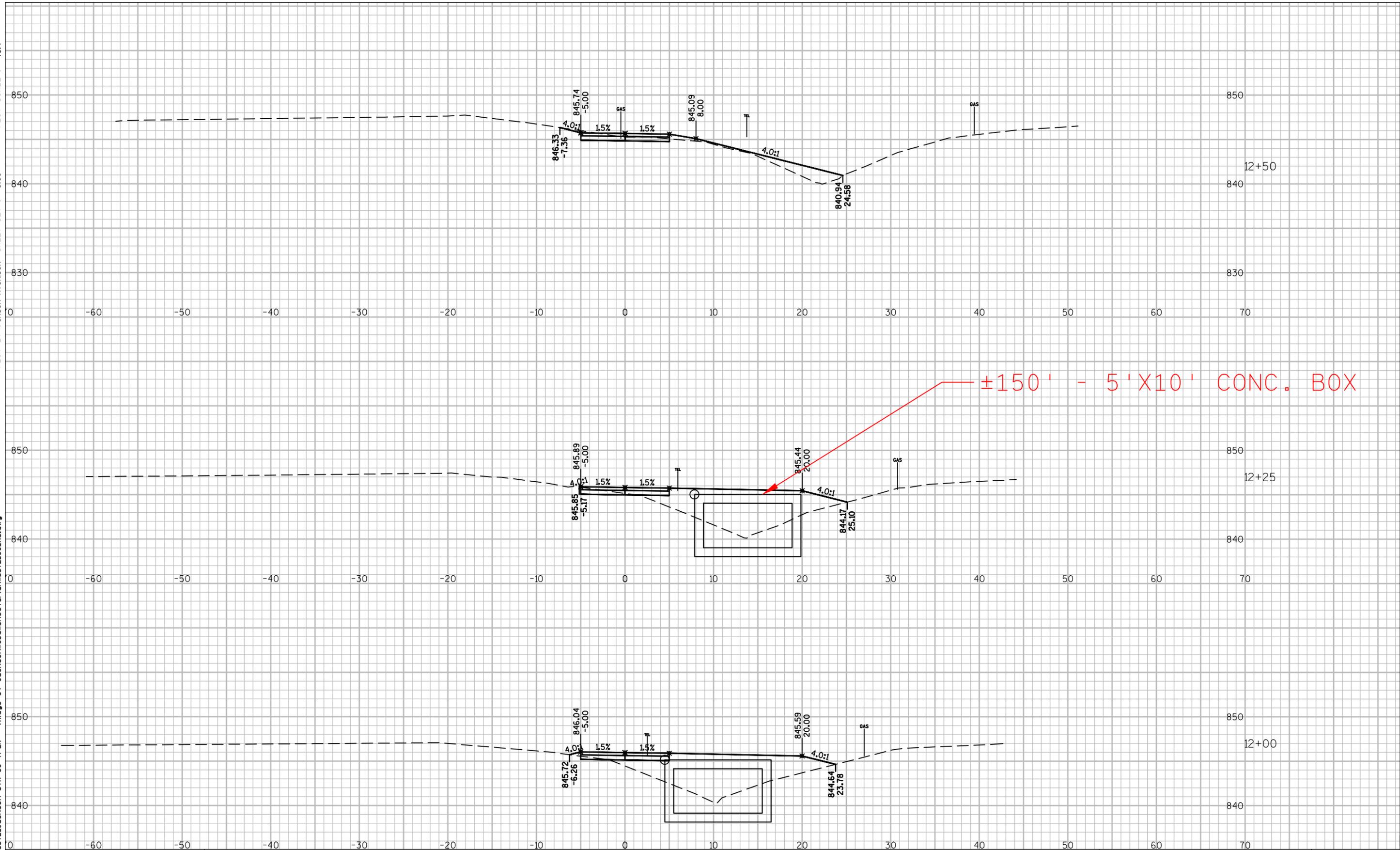
OPTION 1



Date
 12/11/14

Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.10
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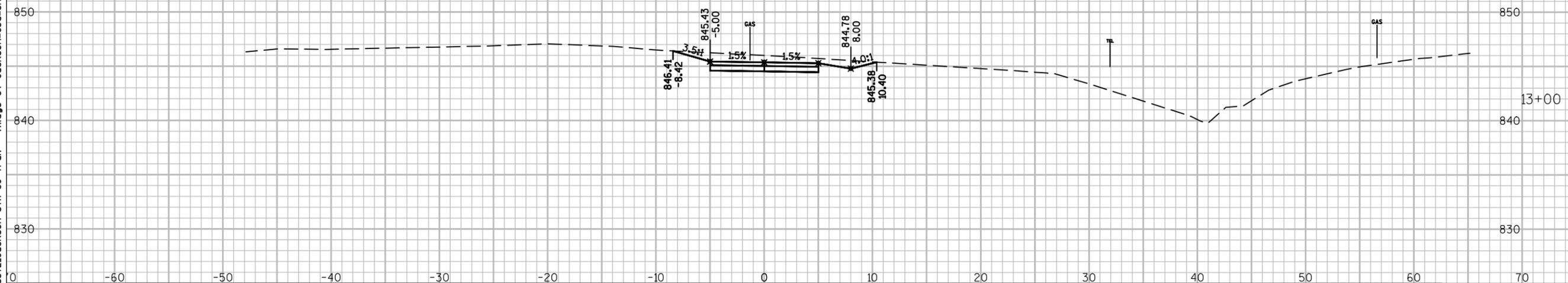
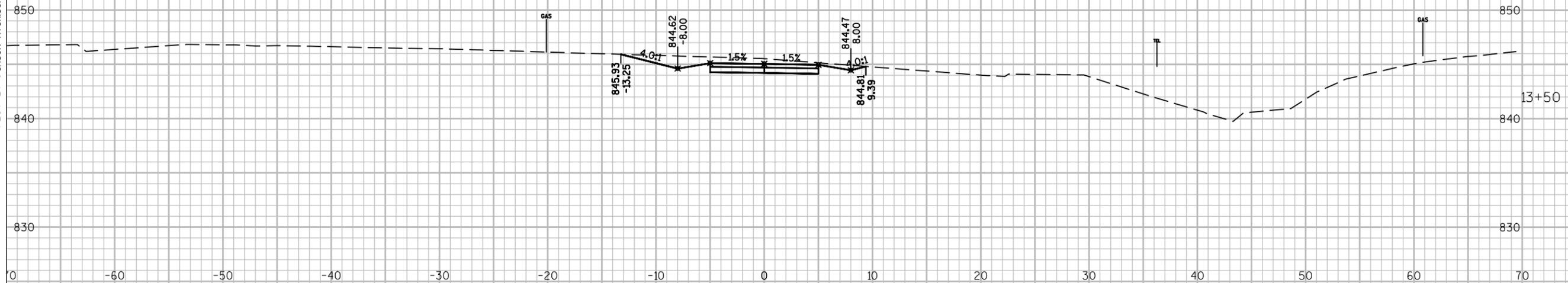


**STONEWALL CONNECTION TRAIL
RIDGEWAY RD TO EAGLE DR
VILLAGE OF JACKSON**

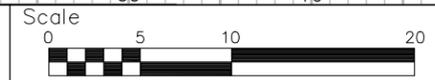
OPTION 1

Scale 0 5 10 20			Date 12/11/14
Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.11

FILE NAME : F:\BIM\3372-Jackson STH 60 Trail - Village of Jackson\C3d#Sheets\Plans\3372_09_xs.dwg PLOT BY : JASON ATCHISON SHEET SET : 5.00 PLOT SCALE : 10:1



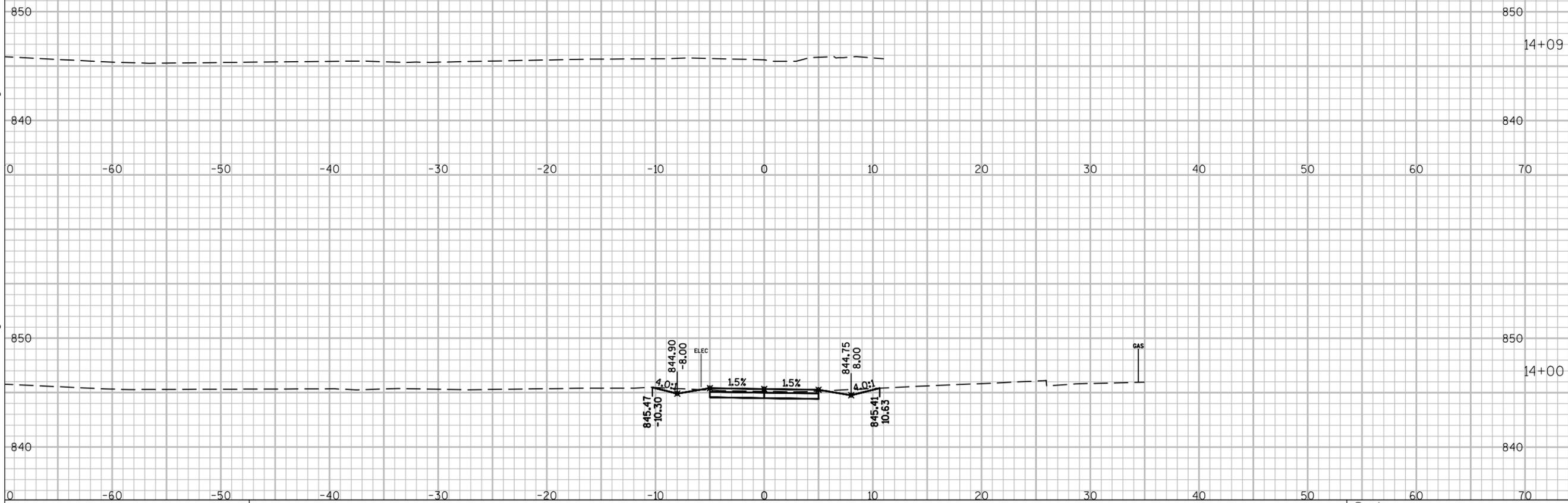
**STONEWALL CONNECTION TRAIL
RIDGWAY RD TO EAGLE DR
VILLAGE OF JACKSON**



Date 12/11/14

Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.12
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COMPANIES, LLC
Infrastructure Innovation and Ingenuity

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STONEWALL CONNECTION TRAIL
RIDGEWAY RD TO EAGLE DR
VILLAGE OF JACKSON



Date
 12/11/14

Designer	Technician	Approval	Sheet Number
JAA	TAL	JLH	9.13

PLOT BY : ----- SHEET SET : 1.00 PLOT SCALE : 1:1
 FILE NAME : F:\BIM-3372_Jackson_STH 60 Trail - Village of Jackson\C3d\SheetPlan\02_RW\3372_01_H101-2.dwg

PLAN OF PROPOSED IMPROVEMENT

STONE WALL CONNECTION TRAIL VILLAGE OF JACKSON

(NON-HWY)
WASHINGTON COUNTY

BLOOM PROJECT NUMBER
3372

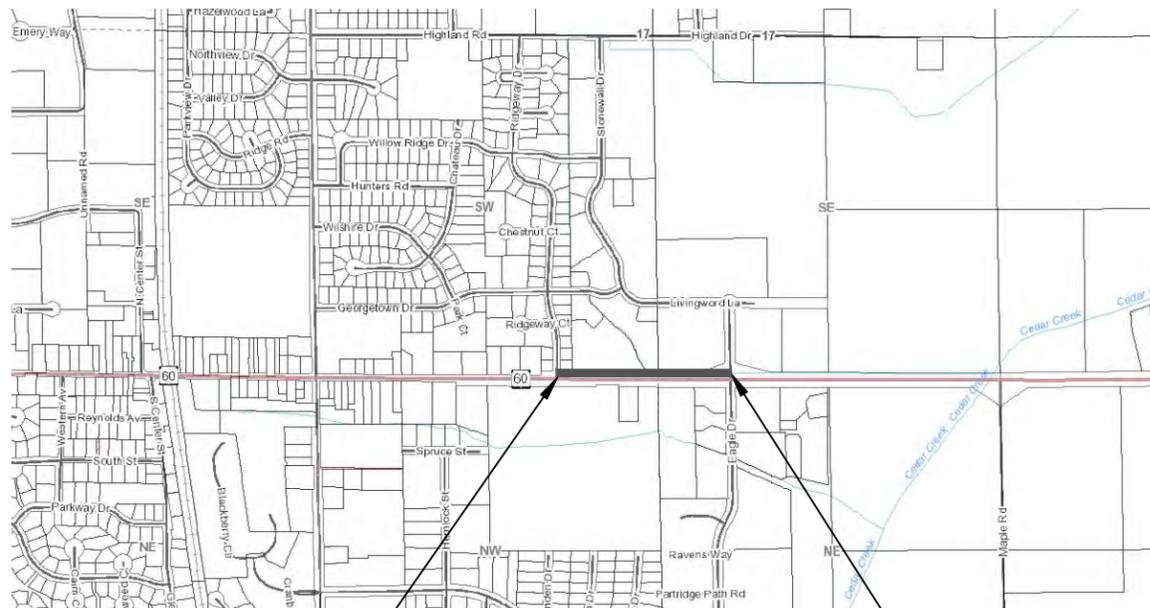


**WDNR MEETING
OPTION 2
DEC 11, 2014**

ORDER OF SHEETS

Section No. 1	Title
Section No. 2	Typical Sections and Details (Includes Erosion Control Plans)
Section No. 3	Estimate of Quantities
Section No. 3	Miscellaneous Quantities
Section No. 5	Plan and Profile
Section No. 6	Standard Detail Drawings
Section No. 7	Sign Plates
Section No. 8	Structure Plans
Section No. 9	Computer Earthwork Data
Section No. 9	Cross Sections

TOTAL SHEETS =



BEGIN PROJECT
STONEWALL CONNECTION TRAIL
 STA 0+30
 Y= 147,929
 X= 369,774

END PROJECT
 STA. 13+37

TOTAL NET LENGTH OF CENTERLINE = 1307 Ft.

CONVENTIONAL SYMBOLS

PLAN

CORPORATE LIMITS	
PROPERTY LINE	
LOT LINE	
LIMITED HIGHWAY EASEMENT	
EXISTING RIGHT OF WAY	
PROPOSED OR NEW R/W LINE	
SLOPE INTERCEPT	
FENCE	
RR TRACKS	
REFERENCE LINE	
EXISTING CULVERT	
PROPOSED CULVERT (Box or Pipe)	
COMBUSTIBLE FLUIDS	
MARSH AREA	
WOODED OR SHRUB AREA	

PROFILE

GRADE LINE	
ORIGINAL GROUND	
MARSH OR ROCK PROFILE (To be noted as such)	
SPECIAL DITCH	
GRADE ELEVATION	
CULVERT (Profile View)	

UTILITIES

ELECTRIC	
FIBER OPTIC	
GAS	
OVERHEAD LINE	
SANITARY SEWER	
STORM SEWER	
TELEPHONE	
WATER	
UTILITY PEDESTAL	
POWER POLE	
TELEPHONE POLE	

COORDINATES ON THIS PLAN ARE REFERENCED TO THE WI. COUNTY COORDINATE SYSTEM, WASHINGTON ZONE, WCCS WASHINGTON DATUM

ELEVATIONS SHOWN ON THIS PLAN ARE REFERENCED TO NGVD29.

ACCEPTED FOR
VILLAGE OF JACKSON

(Date) (Signature & Title of Official)

ORIGINAL PLANS PREPARED BY

BLOOM COMPANIES, LLC
Infrastructure Innovation and Ingenuity

(Date) (Signature)

FILE NAME : F:\BML-3372_Jackson STH 60 Trail - Village of Jackson\C34#SheetPlan#02 RW#3372-02.gn01-2.dwg PLOT DATE : 10/15/14 PLOT BY : ----- SHEET SET : 2.00 PLOT SCALE : 1:1

GENERAL NOTES

THE LOCATIONS OF EXISTING AND PROPOSED UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE AND AFFECTED UTILITIES PRIOR TO THE START OF WORK. ANY LOCAL MUNICIPAL UTILITY WHICH IS NOT A MEMBER OF THE DIGGERS HOTLINE MUST BE CONTACTED SEPARATELY.

TRAFFIC CONTROL DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS DIRECTED BY THE ENGINEER.

NO TREES OR SHRUBS SHALL BE REMOVED WITHOUT APPROVAL OF THE ENGINEER.

ALL HOLES OR OPENINGS BELOW SUBGRADE RESULTING FROM ABANDONMENT OR REMOVAL OF EXISTING STRUCTURES SHALL BE FILLED WITH GRANULAR BACKFILL, WHICH SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE ABANDONMENT OR REMOVAL ITEM.

PRIOR TO ORDERING DRAINAGE PIPES AND STRUCTURES, THE CONTRACTOR SHALL VERIFY RELATED DRAINAGE INFORMATION IN THE PLAN WITH THE ENGINEER. INLET AND DISCHARGE ELEVATIONS FOR DRAINAGE STRUCTURES SHOWN ON THE PLAN MAY BE ADJUSTED BY THE ENGINEER TO FIT FIELD CONDITIONS.

A SAWED JOINT IS REQUIRED WHERE NEW ASPHALTIC CONCRETE SURFACE MEETS EXISTING ASPHALTIC CONCRETE SURFACE.

THE EROSION CONTROL FEATURES AS SHOWN IN THE PLANS ARE AT SUGGESTED LOCATIONS. EXACT LOCATIONS WILL BE DETERMINED BY THE ENGINEER IN THE FIELD.

INLET PROTECTION SHALL BE PLACED AT ALL INLET LOCATIONS ACCEPTING STORM WATER FROM THE PROJECT AREA OR AS DIRECTED BY THE ENGINEER IN THE FIELD.

REMOVAL OF EROSION CONTROL DEVICES IS INCLUDED IN THE COST OF THEIR RESPECTIVE BID ITEMS.

CROSS SECTIONS SHOWN INCLUDE THE THICKNESS OF TOPSOIL WHERE REQUIRED. TOPSOIL SHALL BE REPLACED WITH 4-INCH TYPICAL DEPTH.

STATIONING, DISTANCES AND OFFSETS FOR SIGNS SHOWN ON THE PLANS ARE APPROXIMATE AND THE LOCATIONS OF SIGNS ARE TO BE DETERMINED BY THE ENGINEER IN THE FIELD.

ALL SIGNS, TEMPORARY OR EXISTING, WHICH CONFLICT WITH THE TRAFFIC CONTROL "IN USE" SHALL BE REMOVED AS NEEDED AND/OR DIRECTED BY THE ENGINEER. NO WORKING LIGHTS SHALL BE VISIBLE ON A LAID DOWN SIGN.

DISTURBED AREAS WITHIN THE RIGHT OF WAY, EXCEPT THE AREAS WITHIN THE FINISHED SHOULDER POINTS, SHALL BE TOPSOILED, FERTILIZED AND SEEDS AS DIRECTED BY THE ENGINEER IN THE FIELD.

FERTILIZER SHALL NOT BE USED NEAR NAVIGABLE WATERWAYS OR WETLANDS.

ALL TYPES OF HMA PAVEMENT SHALL BE CONSTRUCTED WITH THE FOLLOWING LAYERS AND GRADATIONS:

TOTAL LAYER PAVEMENT THICKNESS	LAYERS	NOMINAL MAXIMUM SIZE GRADATION	AC
4.0"	1 3/4" UPPER LAYER	12.5 mm	PG 64-28
	2 1/4" LOWER LAYER	19.0 mm	PG 64-22

STANDARD ABBREVIATIONS

AC ACRE
 AECPRC APRON ENDWALL CULVERT PIPE REINFORCED CONCRETE
 AECPRCHE APRON ENDWALL CULVERT PIPE REINFORCED CONCRETE HORIZONTAL ELLIPTICAL
 AEW APRON END WALL
 AGG AGGREGATE
 AH AHEAD
 ASPH ASPHALTIC
 B/C BACK OF CURB
 BK BACK
 BM BENCH MARK
 CE COMMERCIAL ENTRANCE
 CONC CONCRETE
 CL OR C/L CENTER OR CONSTRUCTION LINE
 CP CULVERT PIPE
 CPCM CULVERT PIPE CORRUGATED METAL
 CPRCCULVERT PIPE REINFORCED CONCRETE
 CPRCHE CULVERT PIPE REINFORCED CONCRETE HORIZONTAL ELLIPTICAL
 CPT CULVERT PIPE TEMPORARY
 CY CUBIC-YARD
 D DEGREE OF CURVE
 Δ DELTA
 DIA DIAMETER
 DISCH DISCHARGE
 DWY DRIVEWAY
 EL OR ELEV ELEVATION
 EW END WALL
 EBS EXCAVATION BELOW SUBGRADE
 FF FACE TO FACE
 FE FIELD ENTRANCE
 FT FOOT
 HES HIGH EARLY STRENGTH
 HMA HOT MIX ASPHALT
 INV INVERT
 LT LEFT
 LHF LEFT HAND FORWARD
 L LENGTH OF CURVE
 LF LINEAR FOOT
 MIN MINIMUM
 ML OR M/L MATCHLINE
 NC NORMAL CROWN
 PAVT PAVEMENT
 PCC POINT OF COMPOUND CURVE
 PC POINT-OF CURVE
 PE PRIVATE ENTRANCE
 PGL PROFILE GRADE LINE
 PI POINT OF INTERSECTION
 PL PROPERTY LINE
 PLE PERMANENT LIMITED EASMENT
 PRC POINT OF REVERSE CURVATURE
 PT POINT OF TANGENT
 R RADIUS OF CURVE
 RL OR R/L REFERENCE LINE
 REINF REINFORCED
 REQ'D OR REQD REQUIRED
 RC REVERSE CROWN
 RT RIGHT
 RHF RIGHT HAND FORWARD
 R/W RIGHT OF WAY
 SALV SALVAGED
 SF SQUARE FOOT
 SY SQUARE YARD
 SDD STANDARD DETAIL DRAWING
 STA STATION
 SSPRC STORM SEWER PIPE REINFORCED CONCRETE
 SSPRCHE STORM SEWER PIPE REINFORCED CONCRETE HORIZONTAL ELLIPTICAL
 SE SUPER ELEVATION
 T TANGENT
 TEMP TEMPORARY
 TLE TEMPORARY LIMITED EASEMENT
 TYP TYPICAL
 VPCC VERTICAL POINT OF COMPOUND CURVATURE
 VPC VERTICAL POINT OF CURVE
 VPI VERTICAL POINT OF INTERSECTION
 VPRC VERTICAL OPINT OF REVERSE CURVATURE
 VPT VERTICAL POINT OF TANGENCY



Call 811 3 Work Days Before You Dig
 or Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
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TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN.

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

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 peter.fantle@wisconsin.gov

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 FAX: (414) 771-4490
 jhinds@bloomcos.com



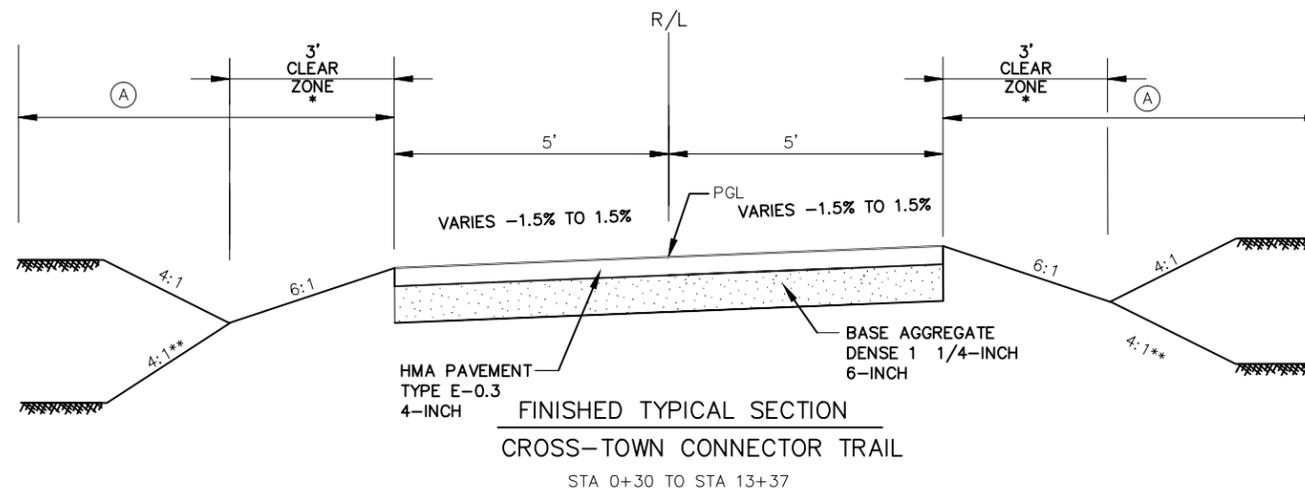
**STONEWALL CONECTION TRAIL
 RIDGEWAY RD TO EAGLE DR
 VILLAGE OF JACKSON**



Date

Designer	Technician	Approval
JAA	TAL	JLH

Sheet Number
2.02



NOTES

(A) SALVAGED TOPSOIL, SEEDING MIXTURE NO. 20, FERTILIZER TYPE B AND MULCH

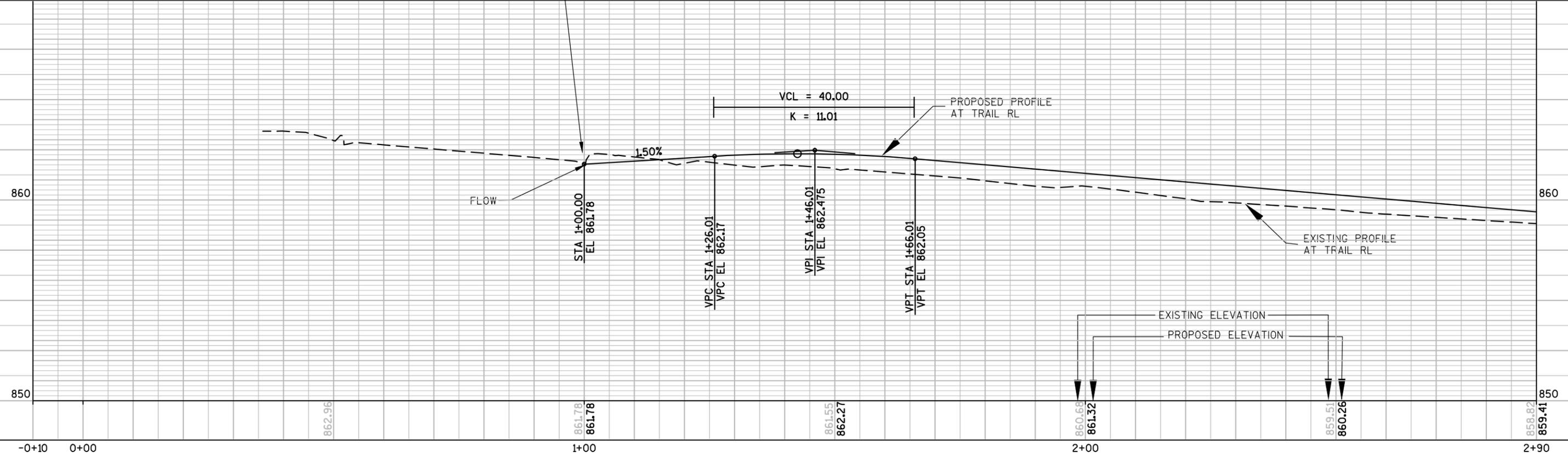
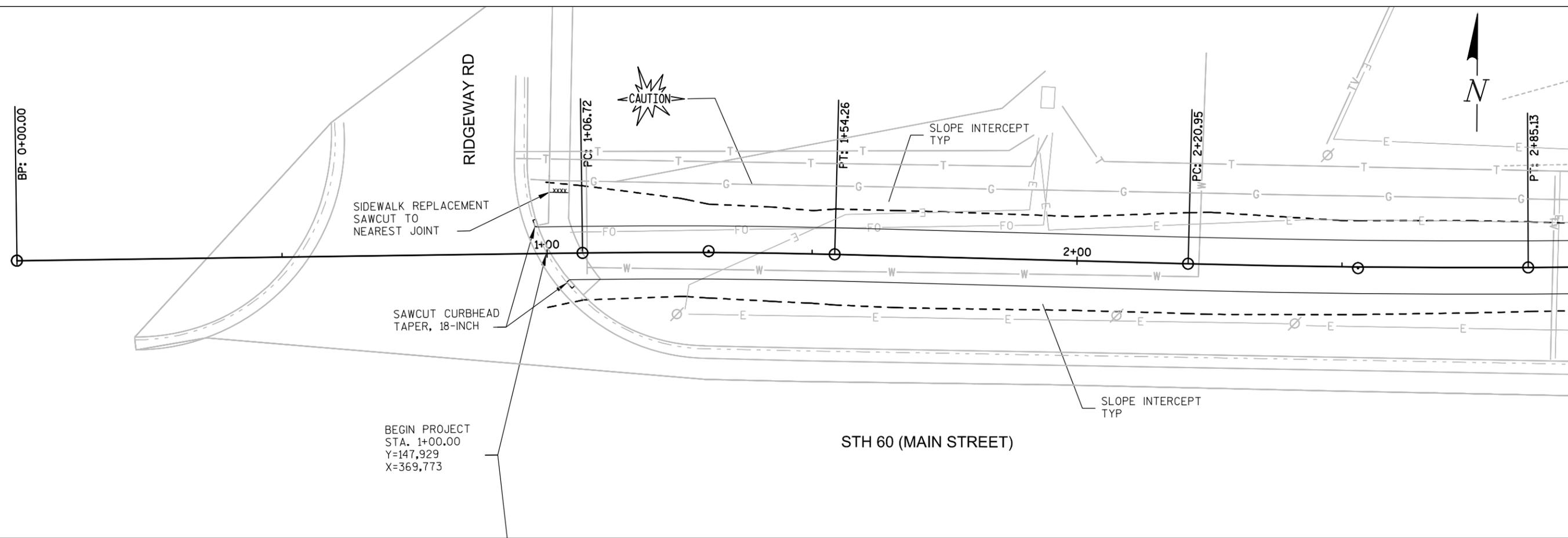
SEE CROSS SECTIONS FOR TRAIL CROSS SLOPES

PGL = POINT REFERRED TO ON PROFILE
X = POINT REFERRED TO ON CROSS SECTIONS

*6:1 MAX SLOPE

**FILL SLOPE TO BE 3:1 OUTSIDE CLEAR ZONE ADJACENT TO WETLANDS

FILE NAME : F:\B\MI-3372-Jackson STH 60 Trail - Village of Jackson\C344Sheets\Plans\02 RW#3372_05-pp01-2.dwg
 PLOT BY : ----
 SHEET SET : 5.00
 PLOT SCALE : 40:1



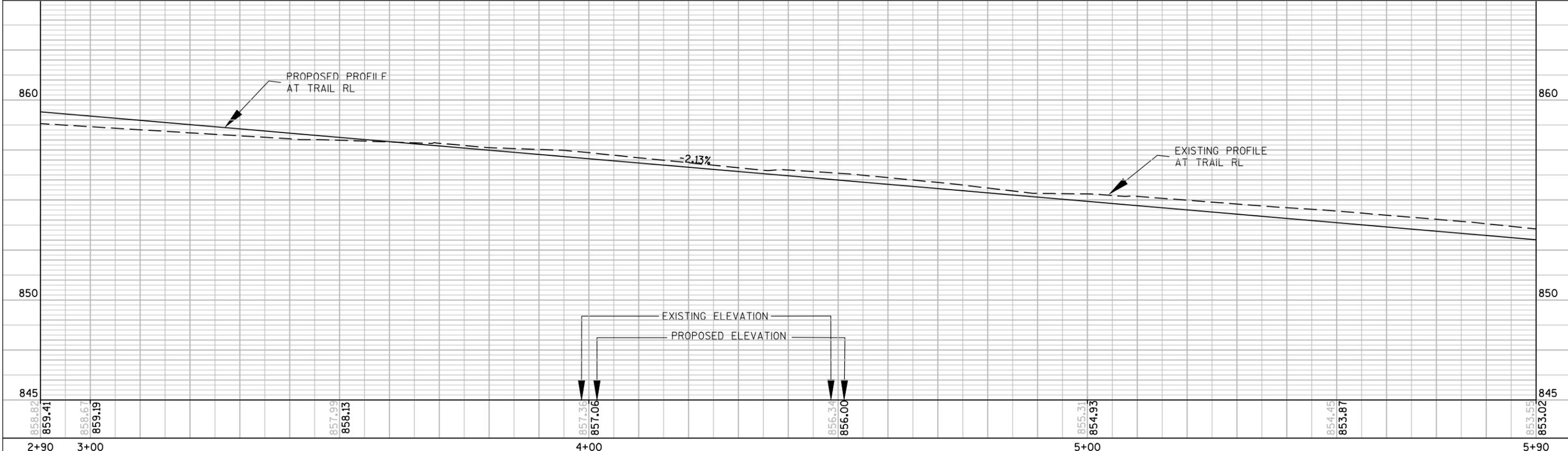
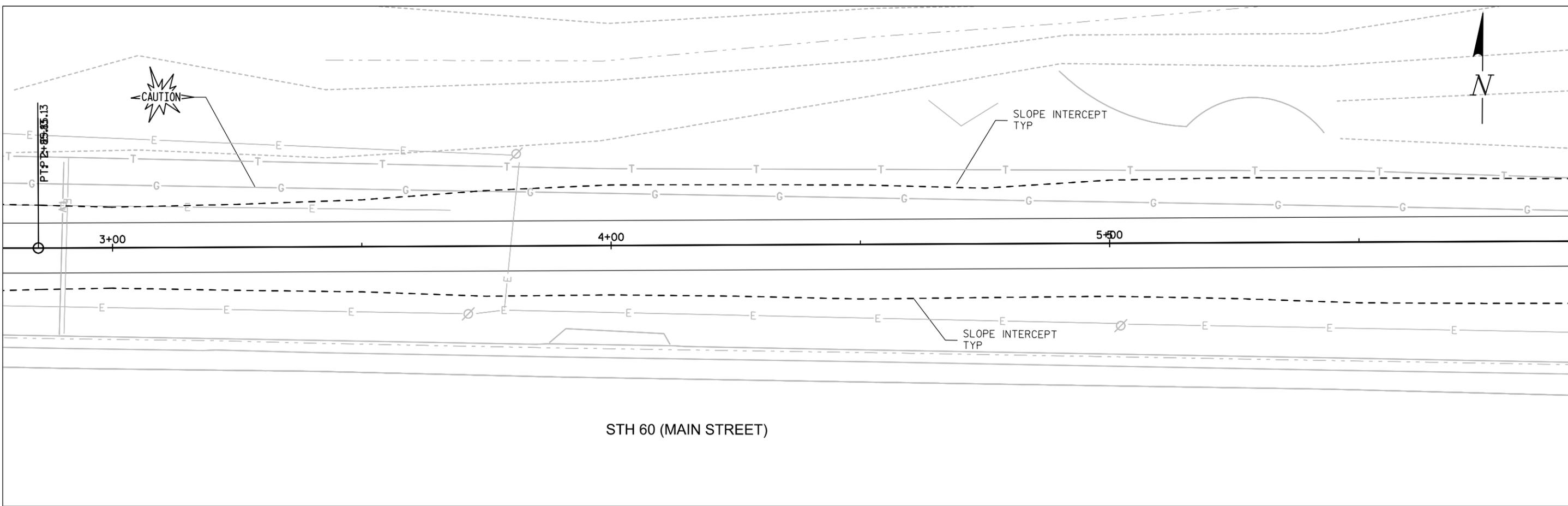
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**STONEWALL CONNECTION TRAIL
 RIDGEWAY RD TO EAGLE DR
 VILLAGE OF JACKSON**

Scale: 0 10 20 40
 Date: 12/11/14
 Designer: JAA Technician: TAL Approval: JLH Sheet Number: 5.01

PLOT SCALE : 40:1
SHEET SET : 5.00
PLOT BY : ----

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VILLAGE OF JACKSON**

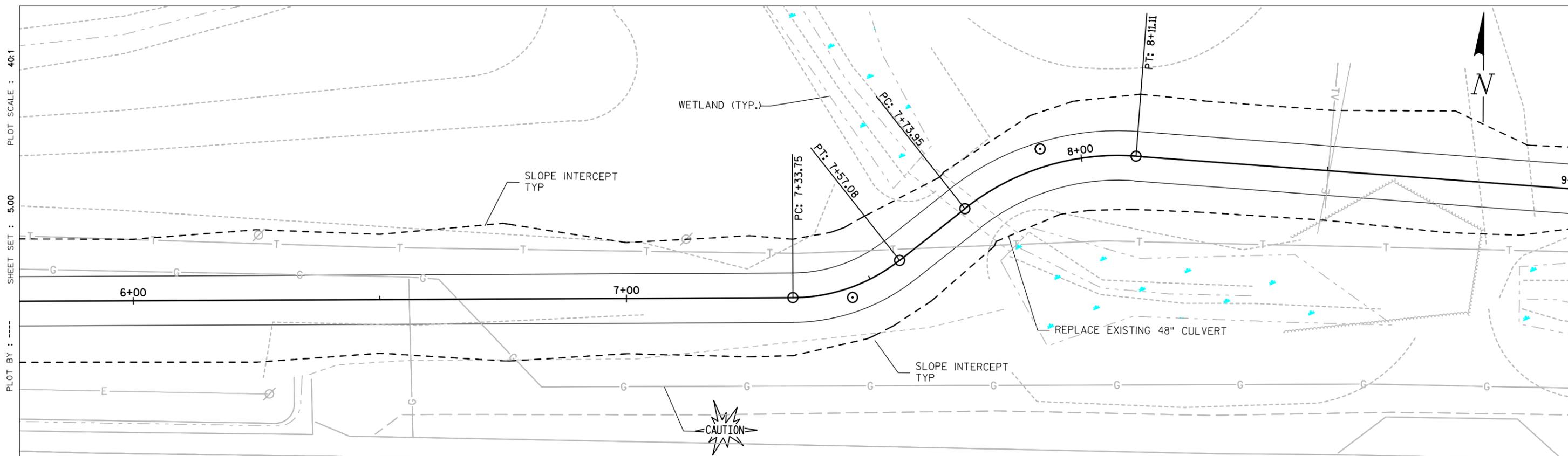
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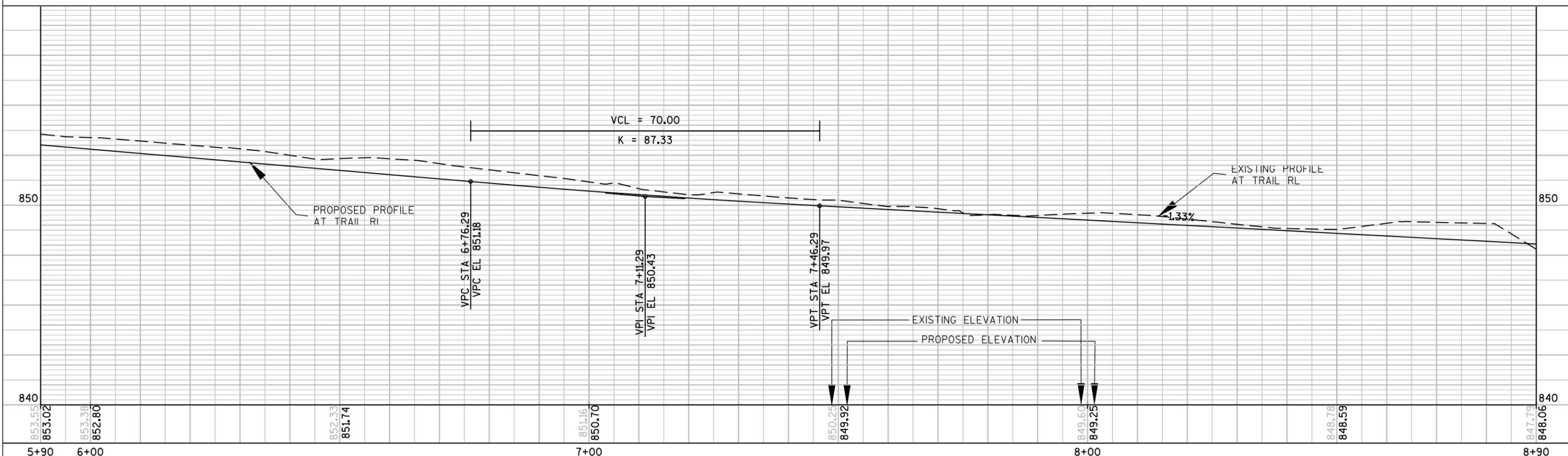
Designer JAA	Technician TAL	Approval JLH	Sheet Number 5.02
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PLOT BY : ----

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STH 60 (MAIN STREET)



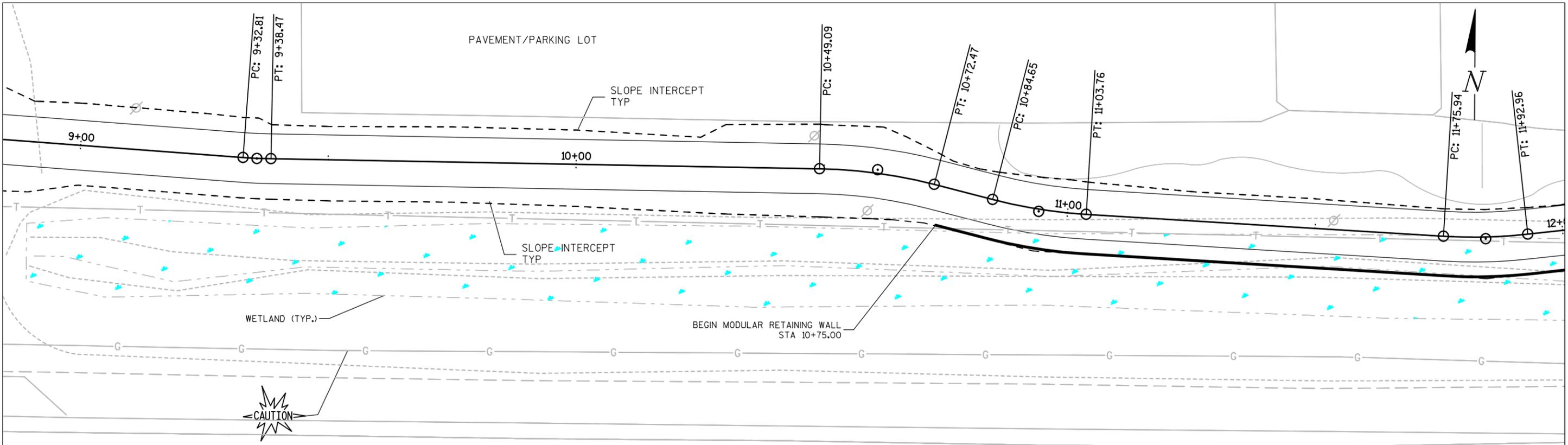
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**STONEWALL CONNECTION TRAIL
RIDGWAY RD TO EAGLE DR
VILLAGE OF JACKSON**

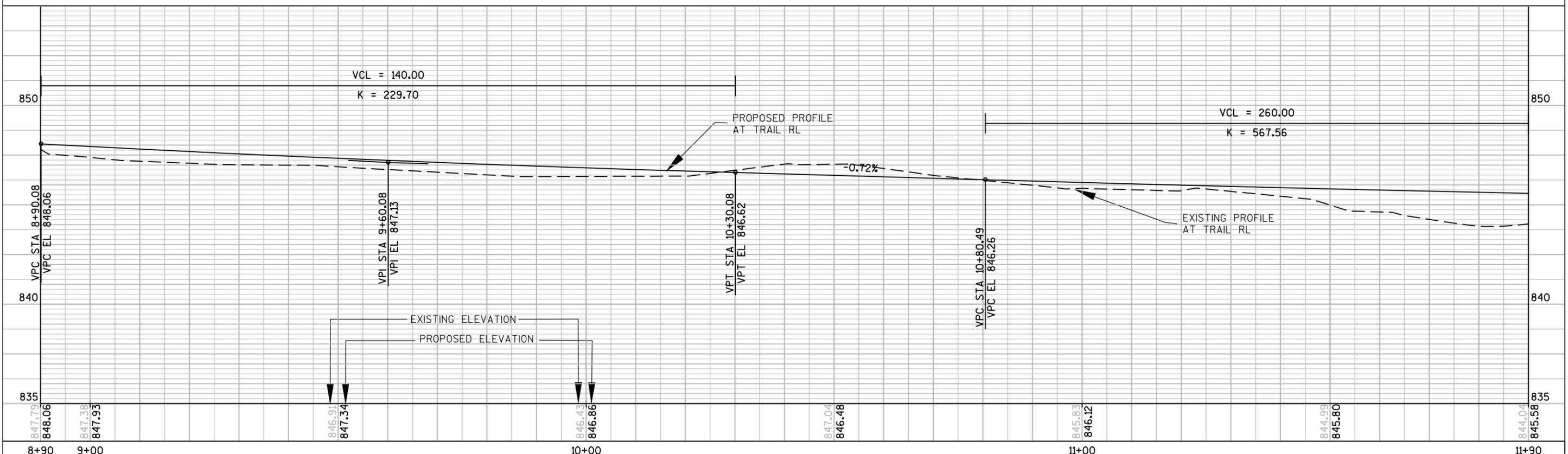
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Designer JAA Technician TAL Approval JLH Sheet Number 5.03

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STH 60 (MAIN STREET)



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VILLAGE OF JACKSON**

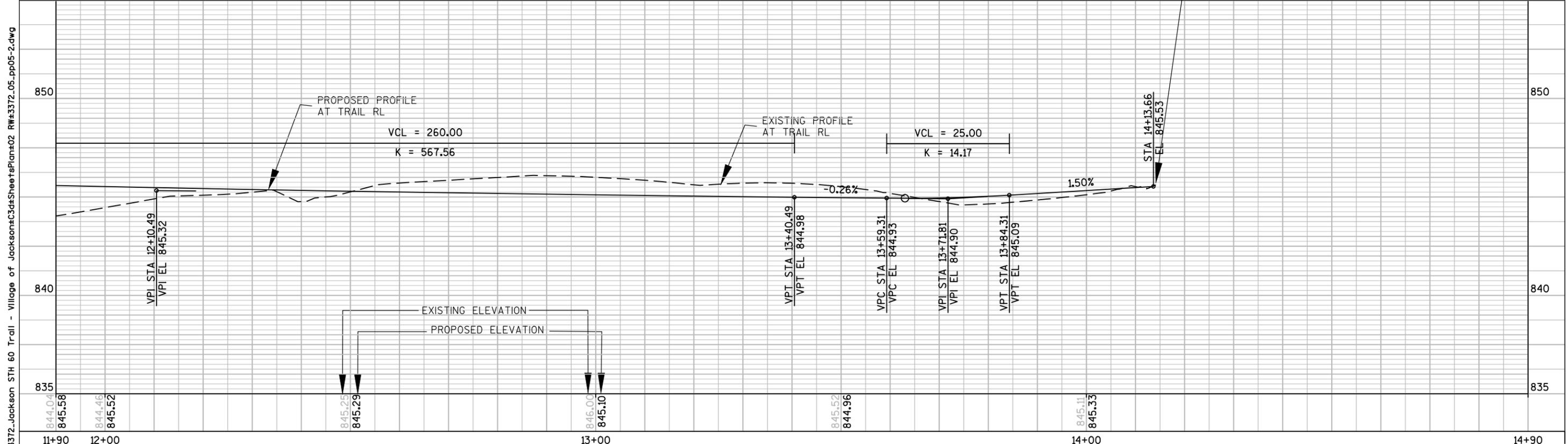
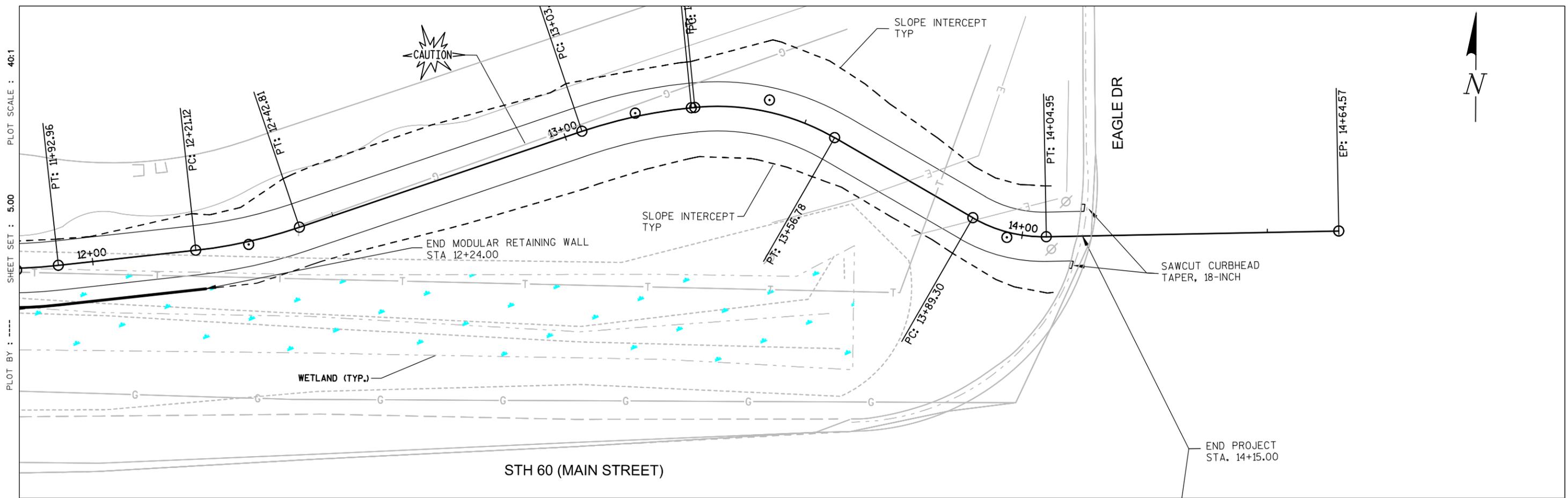
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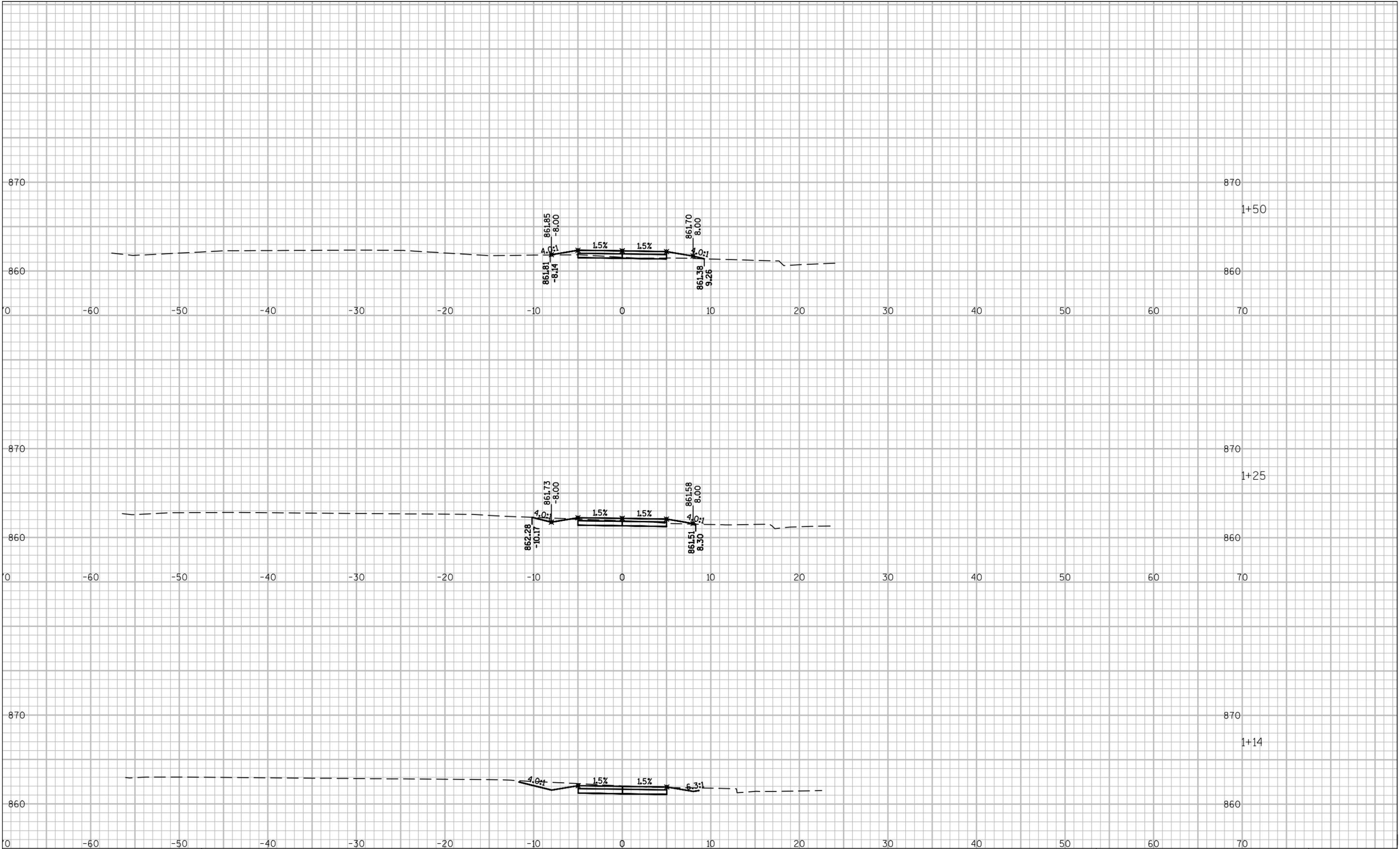


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**STONEWALL CONNECTION TRAIL
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 VILLAGE OF JACKSON**

Scale: 0 10 20 40
 Date: 12/11/14
 Designer: JAA Technician: TAL Approval: JLH Sheet Number: 5.05

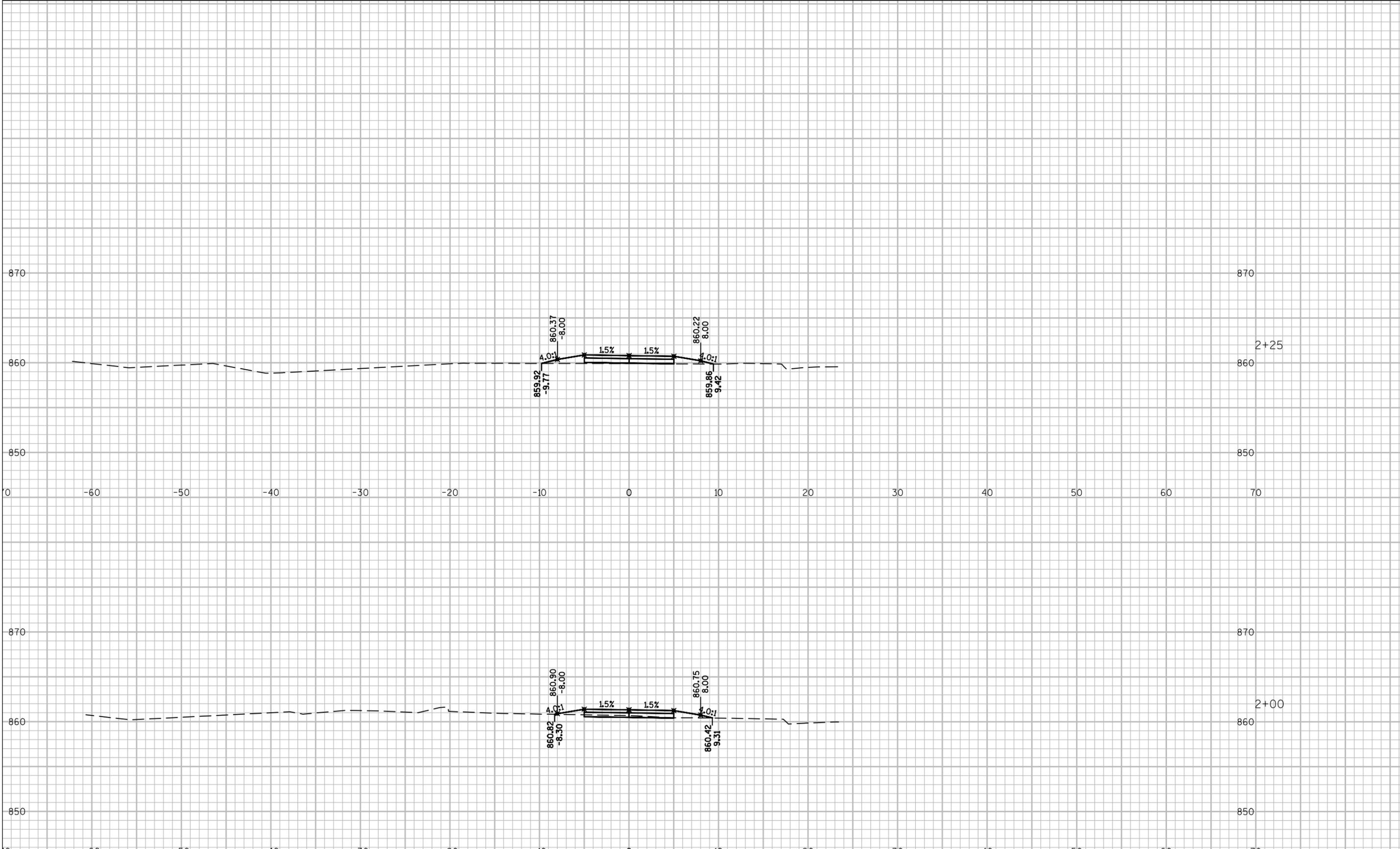
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**STONEWALL CONNECTION TRAIL
RIDGEWAY RD TO EAGLE DR
VILLAGE OF JACKSON**

Scale 			Date 12/11/14
Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.01

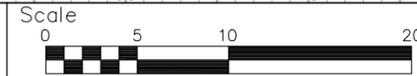
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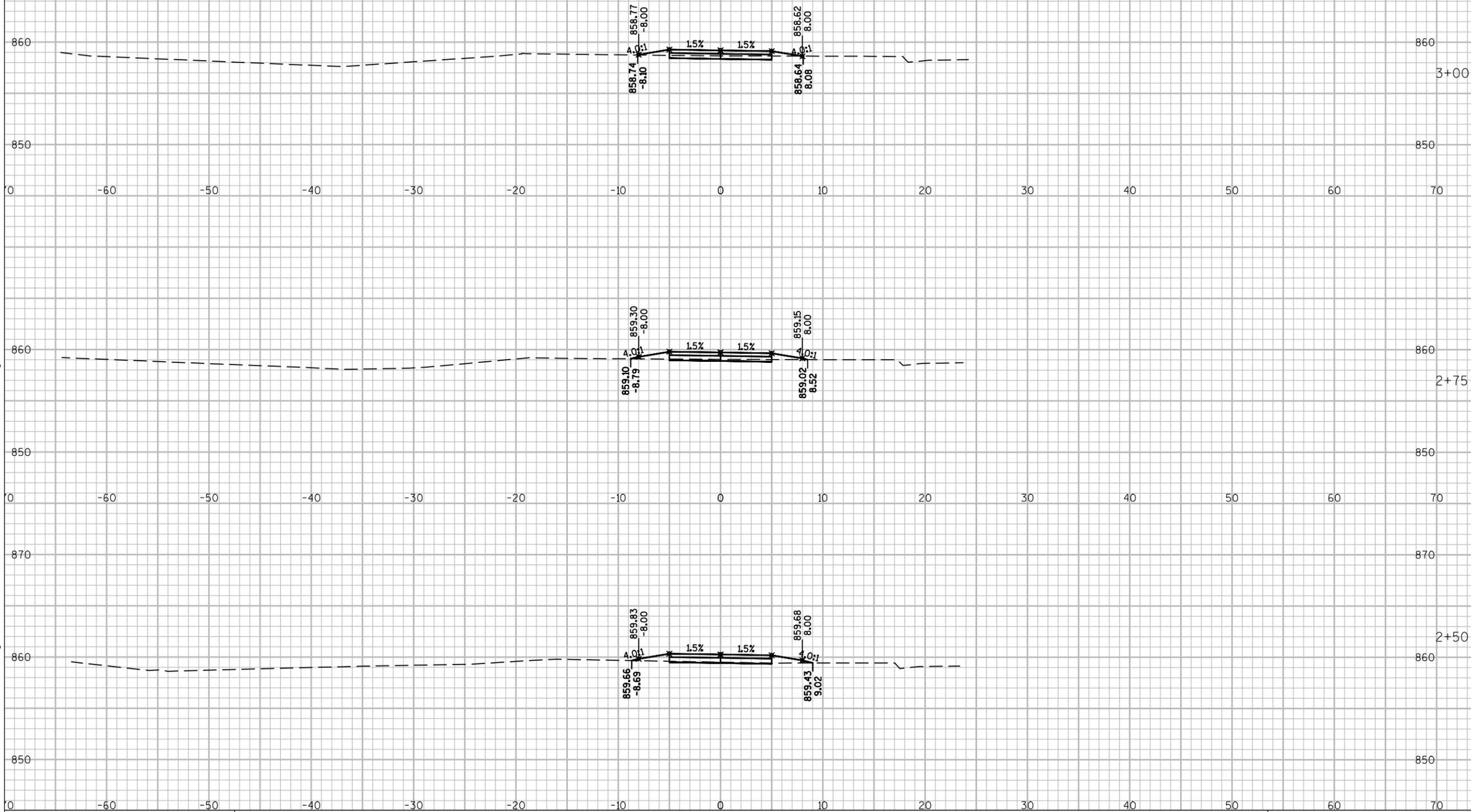
**STONEWALL CONNECTION TRAIL
 RIDGEWAY RD TO EAGLE DR
 VILLAGE OF JACKSON**



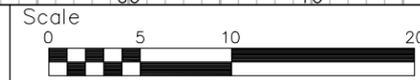
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Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.02
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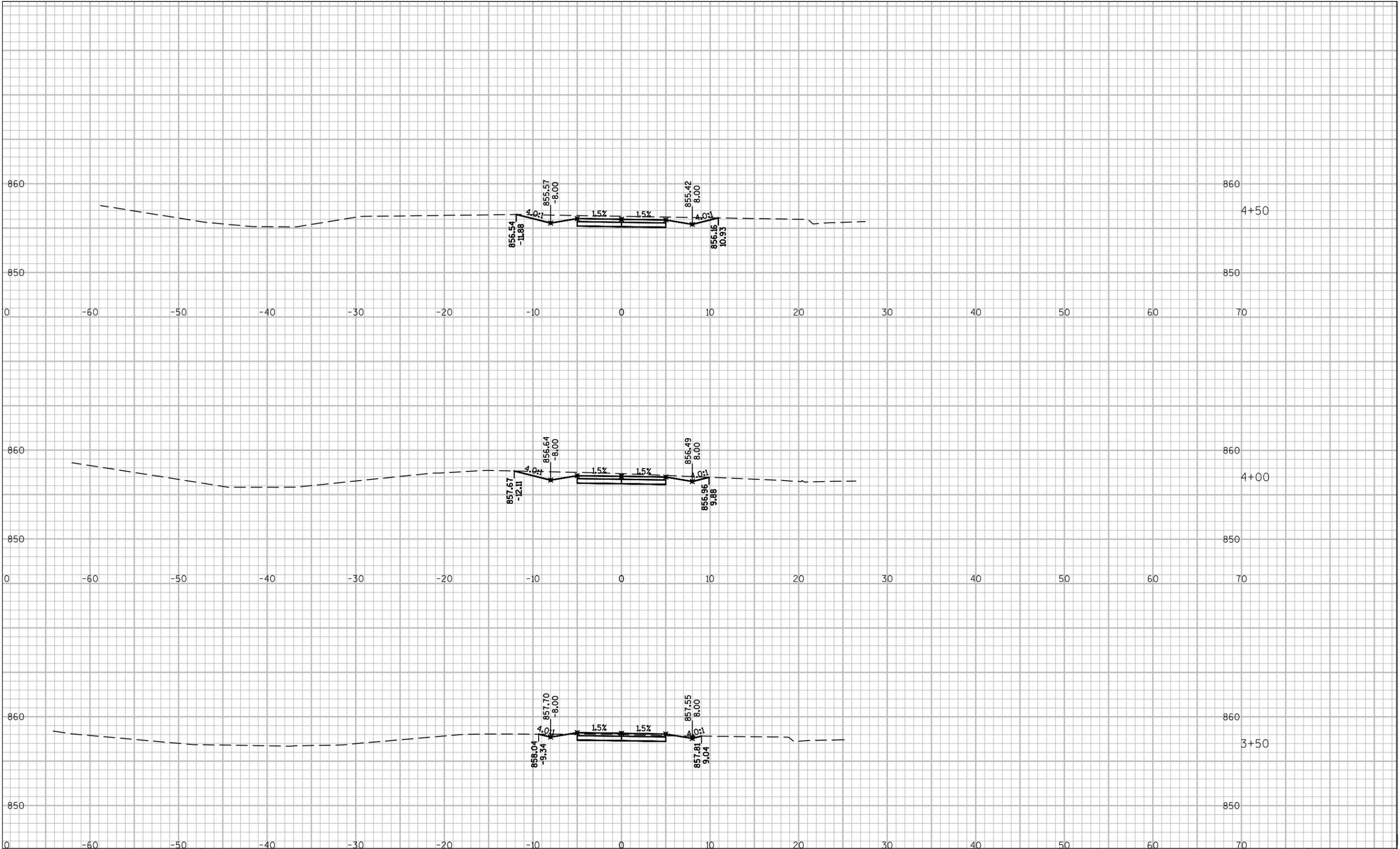
**STONEWALL CONNECTION TRAIL
RIDGEWAY RD TO EAGLE DR
VILLAGE OF JACKSON**



Date
12/11/14

Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.03
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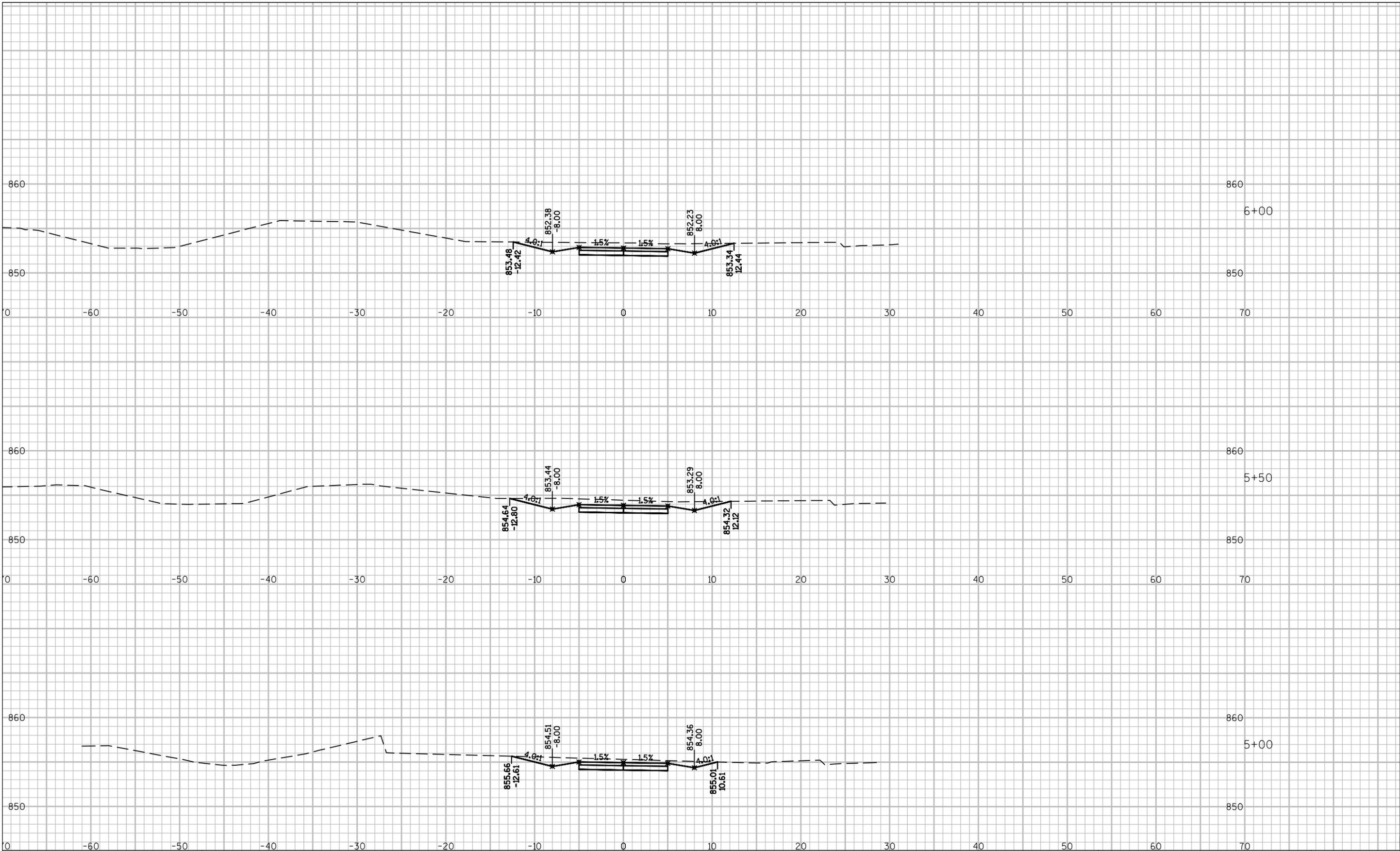
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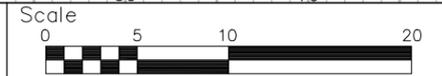
**STONEWALL CONNECTION TRAIL
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VILLAGE OF JACKSON**

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Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.04

FILE NAME : F:\BIM\3372-Jackson STH 60 Trail - Village of Jackson\C3d#Sheets\Plan#02 RW#3372.09_xs01-12-23dwg DATE : 10/20/14 PLOT BY : JASON ATCHISON SHEET SET : 5.00 PLOT SCALE : 10:1



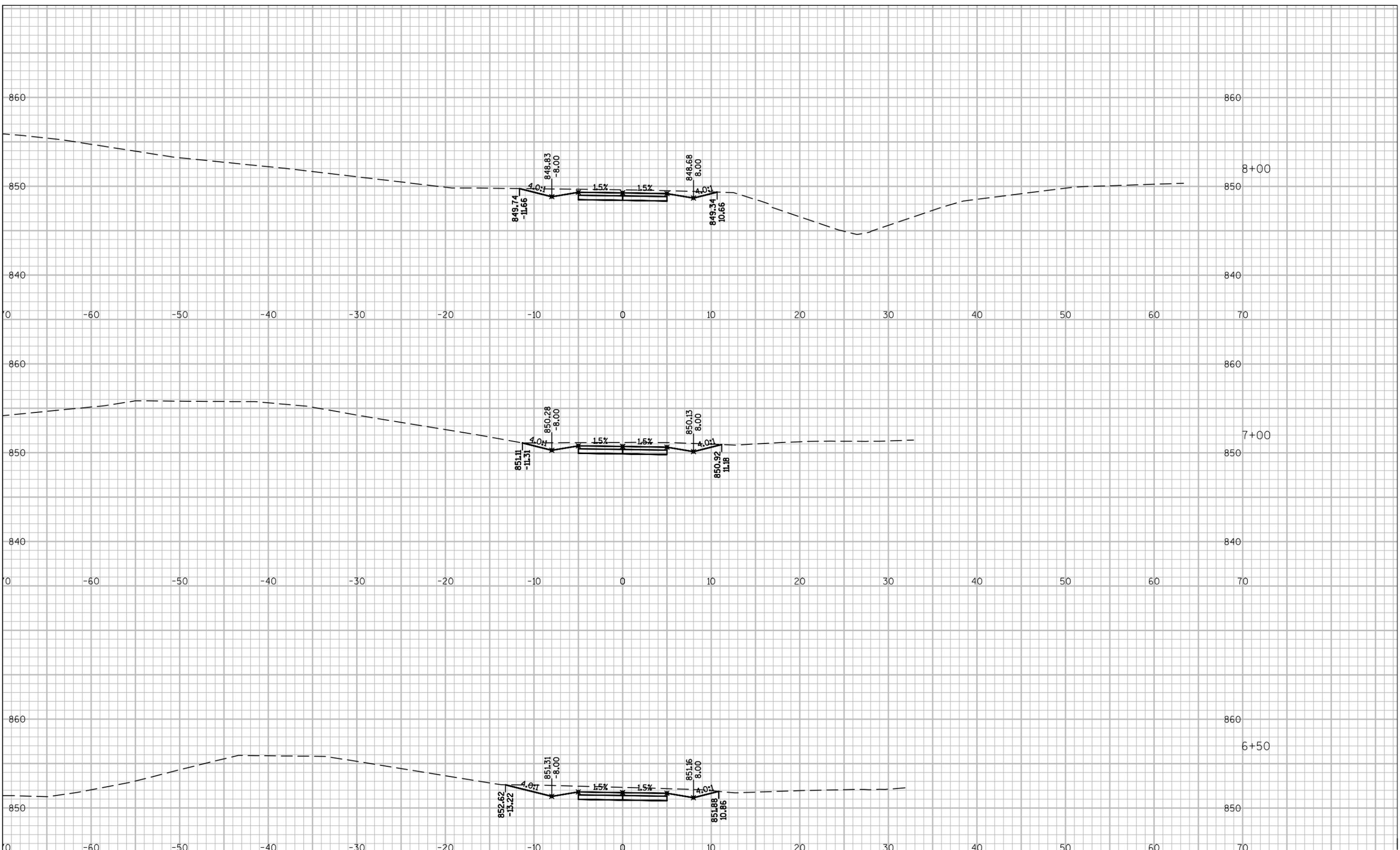
**STONEWALL CONNECTION TRAIL
RIDGWAY RD TO EAGLE DR
VILLAGE OF JACKSON**



Date 12/11/14

Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.05
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FILE NAME : F:\B\B\3372-Jackson STH 60 Trail - Village of Jackson\C3d#Sheets\Plans\02 RW#3372.09-xs01-12-23dwg DATE : 11/4/14 PLOT BY : JASON ATCHISON SHEET SET : 5.00 PLOT SCALE : 10:1

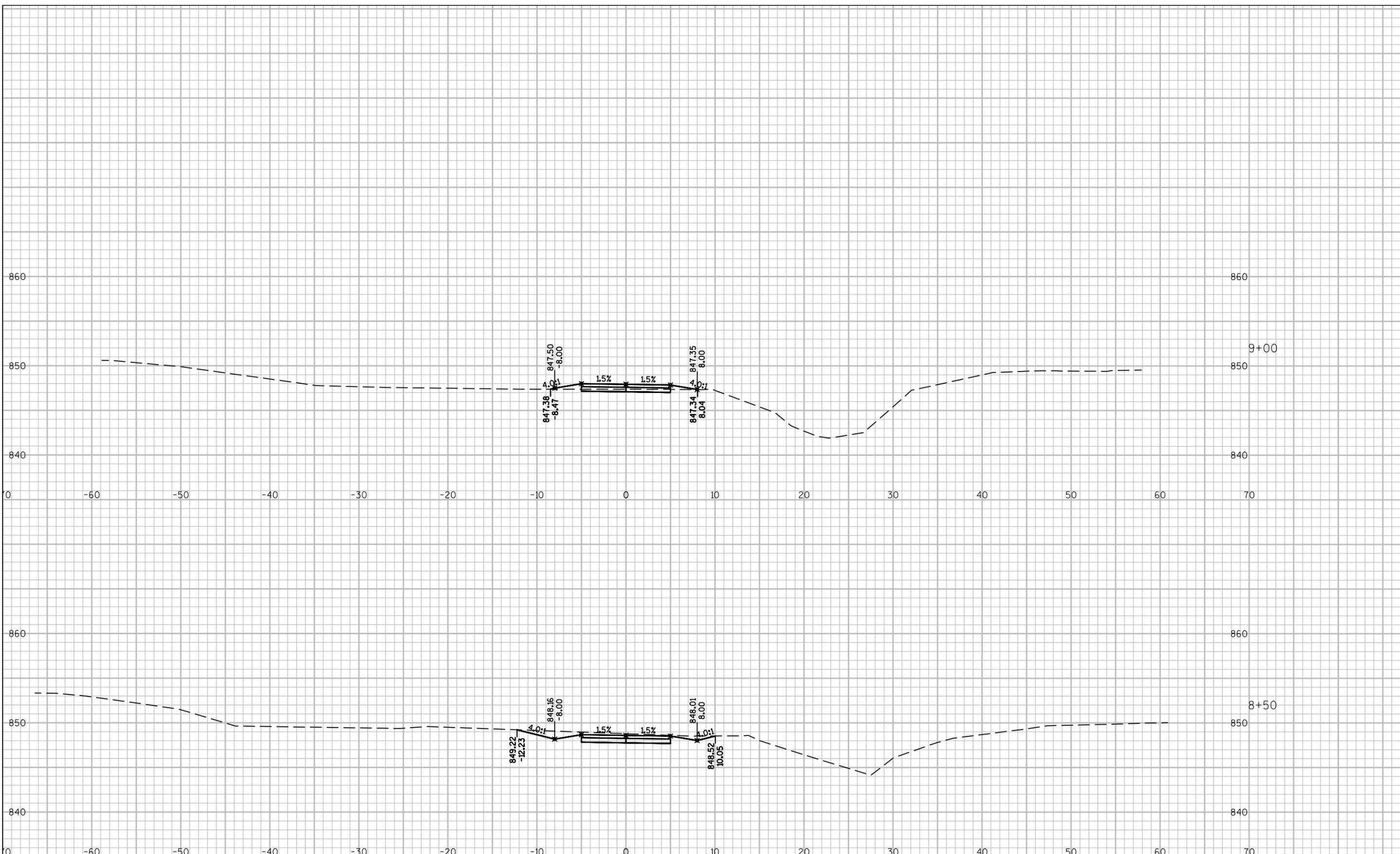


**STONEWALL CONNECTION TRAIL
RIDGEWAY RD TO EAGLE DR
VILLAGE OF JACKSON**

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Scale 			Date 12/11/14
Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.06

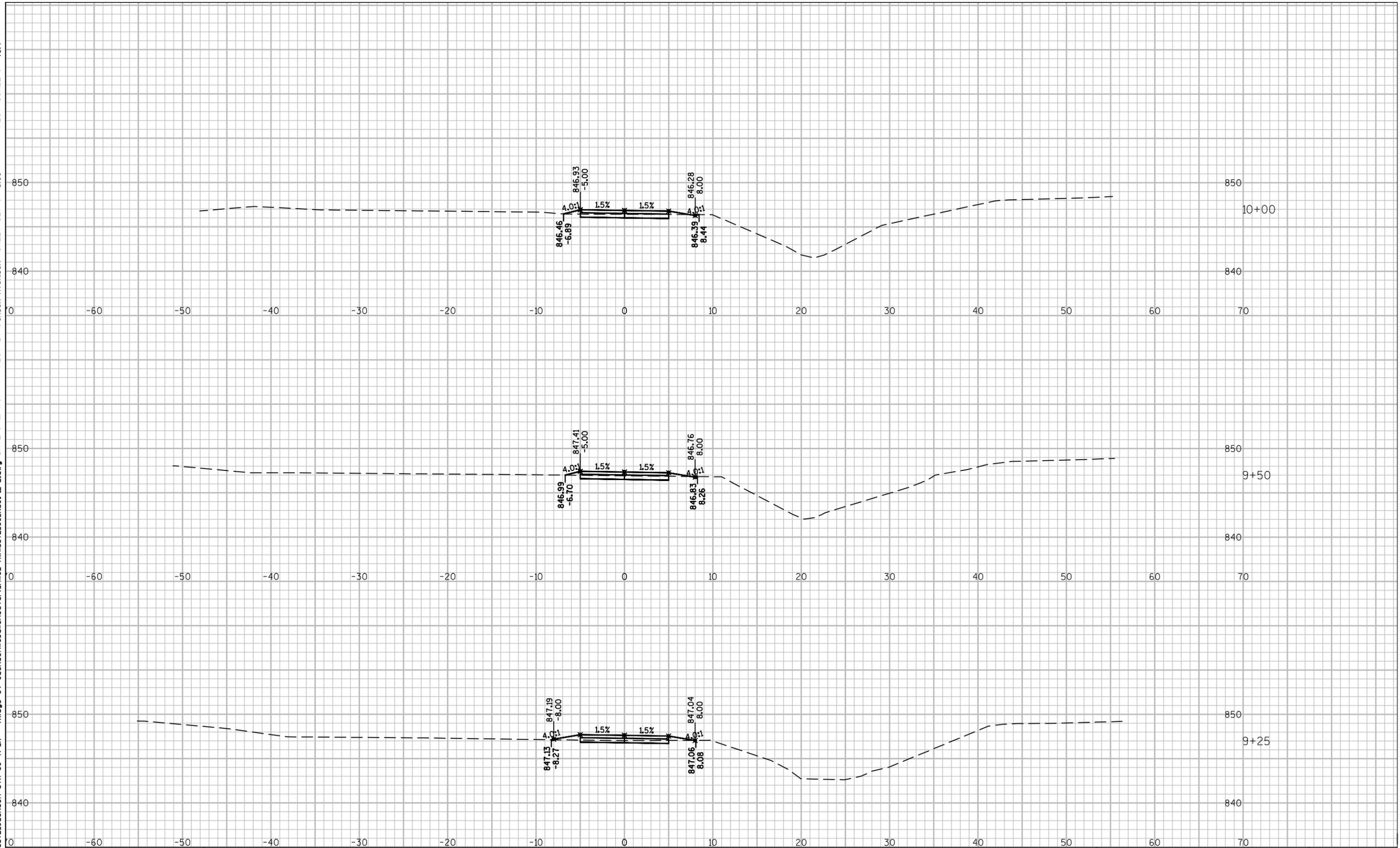
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**STONEWALL CONNECTION TRAIL
RIDGWAY RD TO EAGLE DR
VILLAGE OF JACKSON**

Scale 0 5 10 20			Date 12/11/14
Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.07

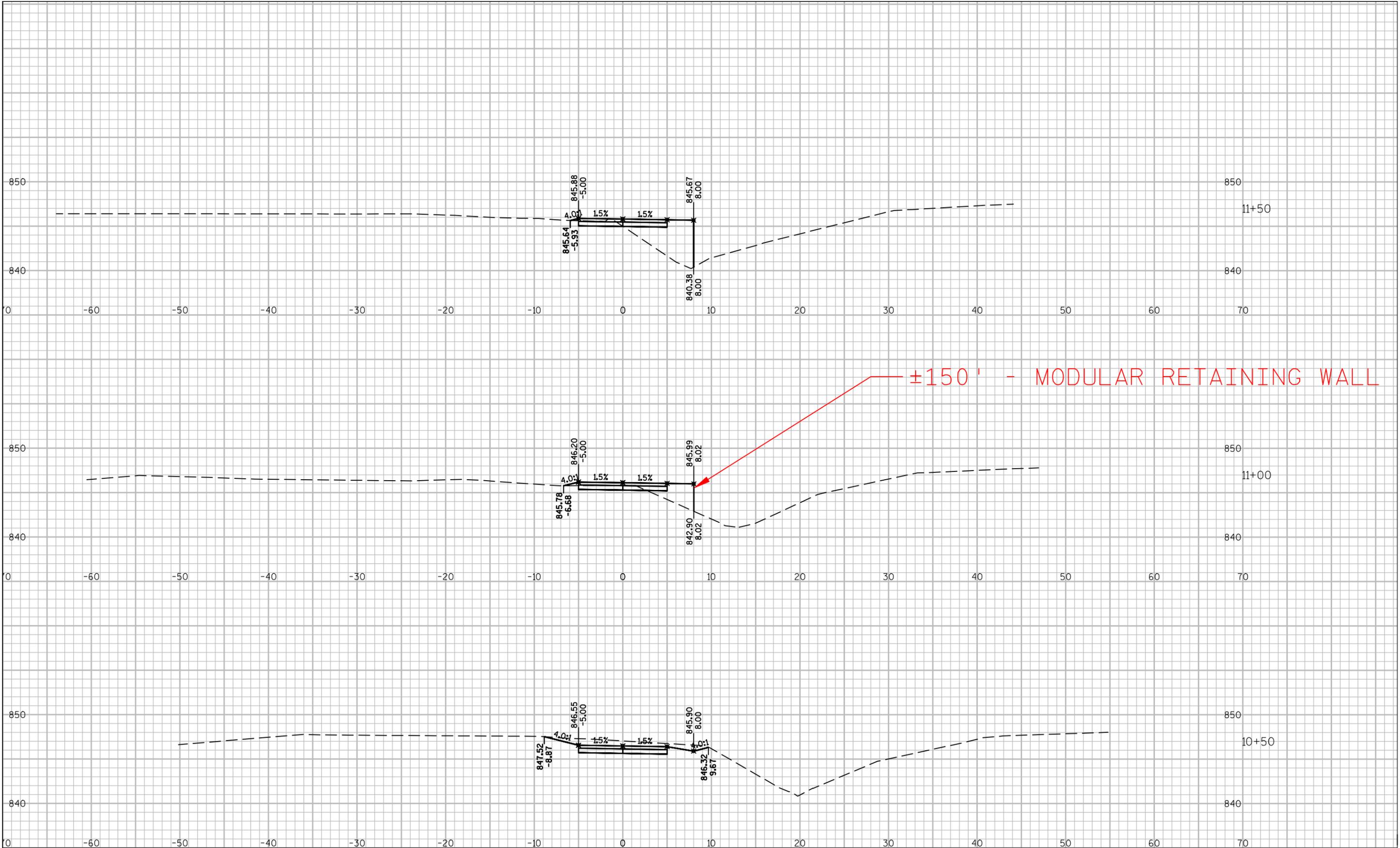
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**STONEWALL CONNECTION TRAIL
RIDGWAY RD TO EAGLE DR
VILLAGE OF JACKSON**

Scale 			Date 12/11/14
Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.08

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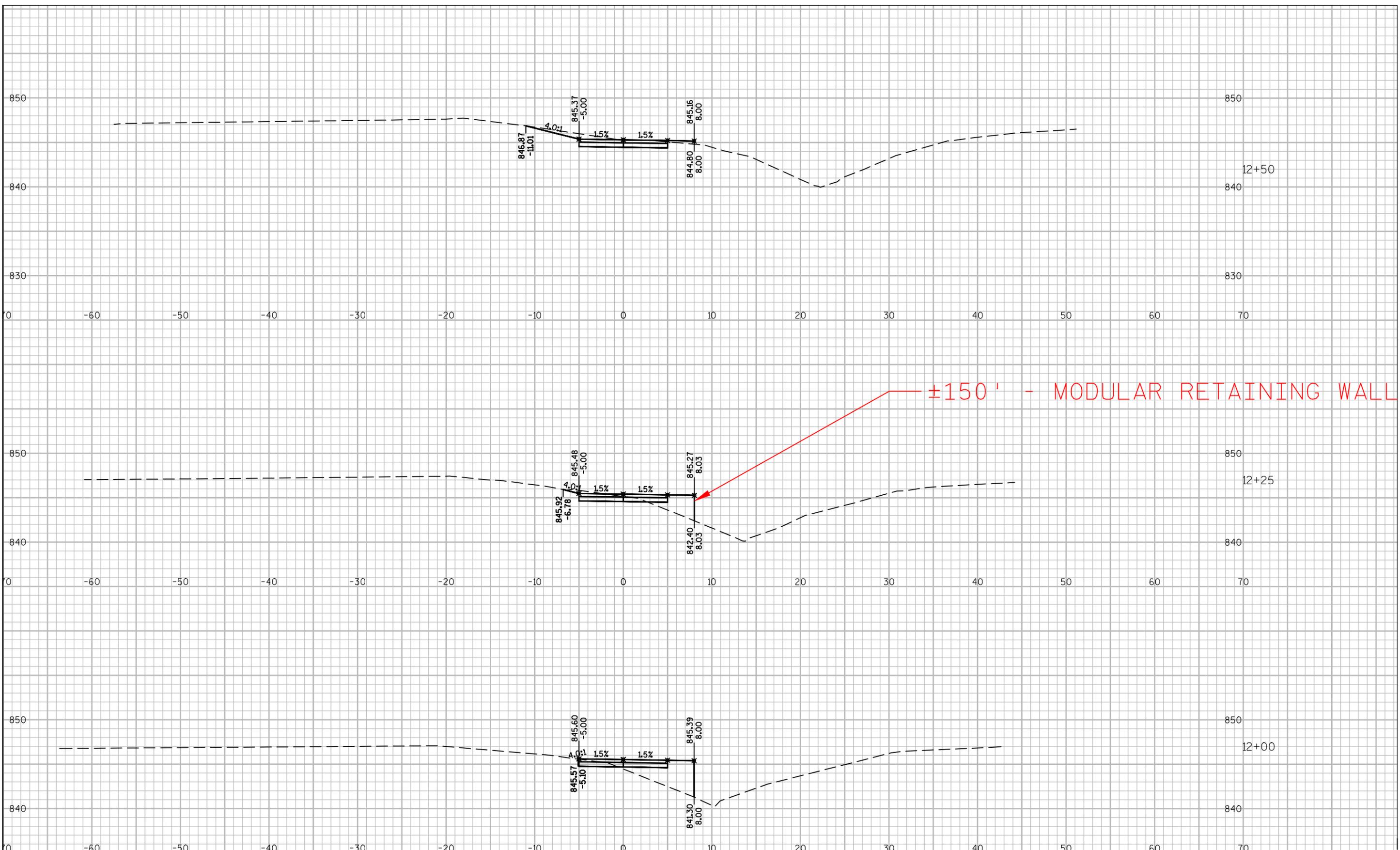


**STONEWALL CONNECTION TRAIL
RIDGEWAY RD TO EAGLE DR
VILLAGE OF JACKSON**

OPTION 2

Scale 0 5 10 20			Date 12/11/14
Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.09

FILE NAME : F:\B\MI-3372-Jackson STH 60 Trail - Village of Jackson\C3d#Sheets\Plan#02 RW#3372.09-xs01-12-2d\dwg DATE : 11/4/14 PLOT BY : JASON ATCHISON SHEET SET : 5.00 PLOT SCALE : 10:1



±150' - MODULAR RETAINING WALL

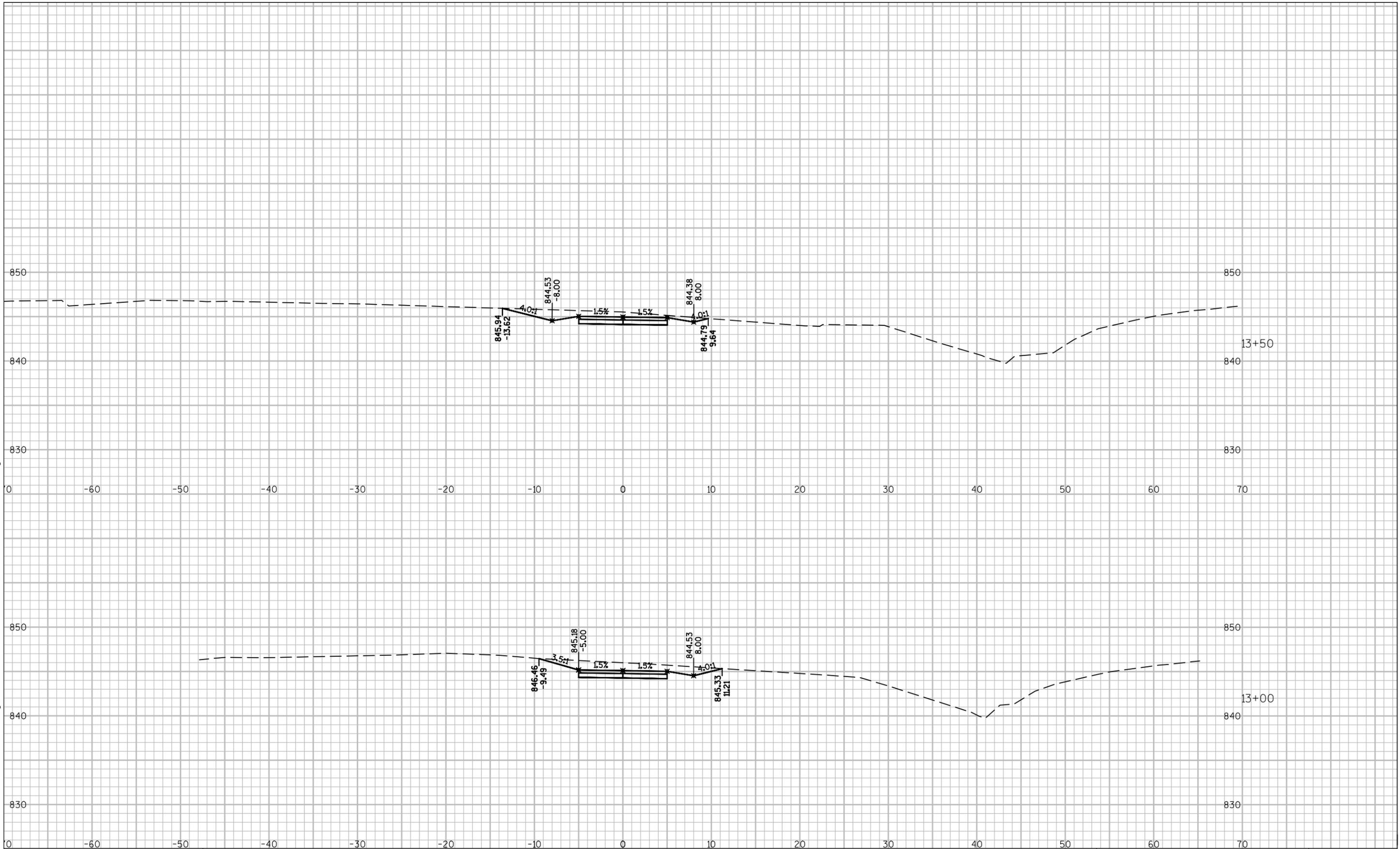
BLOOM COMPANIES, LLC
Infrastructure Innovation and Ingenuity
 10501 W. Research Drive • Milwaukee, WI 53226
 Phone: (414) 771-3390 Fax: (414) 771-4490

**STONEWALL CONNECTION TRAIL
 RIDGEWAY RD TO EAGLE DR
 VILLAGE OF JACKSON**

OPTION 2

Scale 0 5 10 20	Date 12/11/14
Designer JAA	Technician TAL
Approval JLH	Sheet Number 9.10

FILE NAME : F:\B\MI-3372-Jackson STH 60 Trail - Village of Jackson\C3d#Sheets\Plan#02 RW#3372_09_xs01-12-23dwg DATE : 11/4/14 PLOT BY : JASON ATCHISON SHEET SET : 5.00 PLOT SCALE : 10:1



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COMPANIES, LLC
Infrastructure Innovation and Ingenuity

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 Phone: (414) 771-3390 Fax: (414) 771-4490

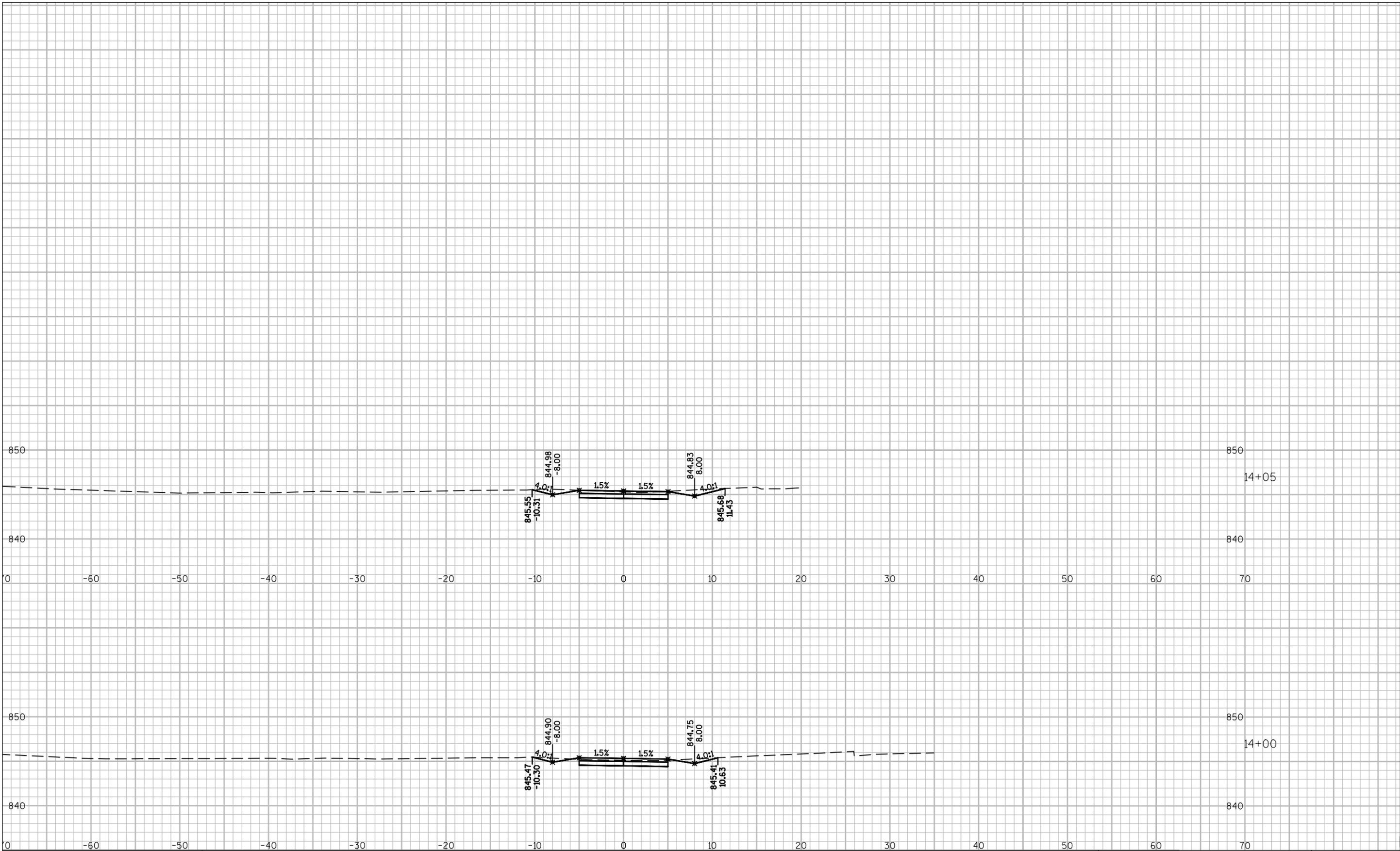
STONEWALL CONNECTION TRAIL
RIDGEWAY RD TO EAGLE DR
VILLAGE OF JACKSON

Scale
 0 5 10 20

Date
 12/11/14

Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.11
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FILE NAME : F:\B\MI-3372-Jackson STH 60 Trail - Village of Jackson\C3d#Sheets\Plan\02 RW#3372.09_xs01-12-2d\dwg DATE : 11/4/14 PLOT BY : JASON ATCHISON SHEET SET : 5.00 PLOT SCALE : 10:1



**STONEWALL CONNECTION TRAIL
 RIDGEWAY RD TO EAGLE DR
 VILLAGE OF JACKSON**

Scale 			Date 12/11/14
Designer JAA	Technician TAL	Approval JLH	Sheet Number 9.12

Brian Kober
Village of Jackson
N168 W20733 Main Street
Jackson, Wisconsin 53037

Subject:

Water Distribution System, Certificate of Substantial Completion No. 1
West Shore Pipe Line Company, Jackson, Wisconsin

Dear Mr. Kober:

Please find attached the Certificate of Substantial Completion No. 1 for the Village of Jackson (Village) Water Distribution System Extension Contract constructed in Jackson, Wisconsin. With the exception of punch list items (attached), surface course paving, and restoration to be completed in May and June of 2015, work on the project has been completed. We appreciate the assistance provided by the Village during construction.

A meeting was held on December 9, 2014 with representatives of ARCADIS, PTS Contractors, Inc., the Village and the Town of Jackson (Town) to discuss the process for substantial completion and Village acceptance of the water distribution system extension. This process is established by the Project Manual (which includes the executed Contract Agreement between PTS Contractors and West Shore Pipe Line Company [WSPC]) and the development agreement between the Village and WSPC. The attached Certificate of Substantial Completion No. 1 is being provided to the Village in accordance with Article IX of the development agreement.

The process for Village acceptance of the water distribution system extension is specified in Article IV of the development agreement. One of the requirements for Village acceptance (Article 4.1.C) is the receipt of final record drawings. Draft record drawings were submitted to the Village and Town for review on December 23, 2014. Upon receipt of comments, the record drawings will be finalized and submitted to the Village.

From the discussions at our December 9, 2014 meeting, it is our understanding that Village acceptance of the attached Certificate of Substantial Completion No. 1 and final record drawings would be sufficient to provide WSPC with confirmation of Village acceptance of the water distribution system extension. ARCADIS notes that Articles 4.1.A and 4.1.B of the development agreement address submittal of liens waivers. The enclosed Certificate of Substantial Completion No.1 represents completion of the water distribution system extension; lien waivers for this work are enclosed. Lien waivers associated with the punch list items included with the

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126 N. Jefferson Street
Suite 400
Milwaukee
Wisconsin 53217
Tel 414.276.7742
Fax 414.276.7603
www.arcadis-us.com

ENVIRONMENT

Date:
January 23, 2015

Contact:
Ed Buc

Phone:
414.276.7742

Email:
ebuc@arcadis-us.com

Our ref:
WI001304.0004

Certificate of Substantial Completion No. 1 will be provided when these items are completed.

ARCADIS appreciates your continued assistance to expeditiously review the submitted record drawings for this important and time critical project. Should you have any questions relating to the information presented herein, please feel free to call at your convenience.

Sincerely,

ARCADIS U.S., Inc.



James P. Cooper, PE
Water Resources Engineer



Thomas F. Lachcik, PE, BCEE
Project Design Manager



Edmund A. Buc, PE, CHMM
Principal Engineer

Attachments:
Certificate of Substantial Completion No. 1
Lien Waivers

Copies:

Mr. Patrick Hodgins, Senior Director HSSE, West Shore Pipe Line Company
Mr. Larry Landsness, WDNR
Mr. Eric Nitschke, WDNR Southeast Region Director
Mr. Dan Ownby, President, West Shore Pipe Line Company

CERTIFICATE OF SUBSTANTIAL COMPLETION No. 1

Owner: West Shore Pipe Line Company and
Buckeye Pipe Line Company, LP

Owner's Contract No.:

Contractor: PTS Contractors, Inc.

Contractor's Project No.:

Engineer: ARCADIS U.S., Inc.

Engineer's Project No.: WI001304.0004

Project: Village of Jackson Water Distribution System Extension Contract Name:

This preliminary Certificate of Substantial Completion No. 1 applies to:

All Work

The following specified portions of the Work:

The portion of the Work associated with the intended use of the water distribution system under the Contract, except for miscellaneous pavement, final surface course pavement, restoration work, and the items listed in the attached Preliminary Punch List have been substantially completed and ready for their intended use.

December 18, 2014

Date of Substantial Completion No. 1

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, Village of Jackson, Town of Jackson and Engineer, and found to be substantially complete. The Date of Substantial Completion No. 1 of the Work or portion thereof designated above is hereby established, subject to the provisions of the Contract pertaining to Substantial Completion No. 1. The date of Substantial Completion No. 1 in the final Certificate of Substantial Completion No. 1 marks the commencement of the contractual correction period and applicable warranties required by the Contract.

A punch list of items to be completed or corrected is attached to this Certificate. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract.

The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance, and warranties upon Owner's use or occupancy of the Work shall be as provided in the Contract, except as amended as follows:

Amendments to Owner's
responsibilities:

None

As follows

Amendments to
Contractor's responsibilities:

None

As follows:

The following documents are attached to and made a part of this Certificate: Preliminary Punch List

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents, nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract.

EXECUTED BY ENGINEER:		RECEIVED:		RECEIVED:	
By: <u>Thomas F. Leibel</u>	By: <u>Ben Parker</u>	By: <u>Steve</u>	(Authorized signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: <u>Construction Manager</u>	Title: <u>Sr. District Project Manager</u>	Title: <u>Project Manager</u>			
Date: <u>1/8/2015</u>	Date: <u>1/12/2015</u>	Date: <u>1/12/15</u>			

Remaining Punch List Items
1/22/2015

ID	Sheet No.	Location	Issue Description	Issue Status	Acceptance - Village	Acceptance - Town	Acceptance - County	Acceptance - ARCADIS	Modified	Comment By
2	2	All Service Connections	Contractor shall verify continuity of tracer wire from curb box to house. Engineer note's this shall be completed by Village per Specification Section 33 05 05, Paragraph 3.2.A.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 10:59	Village
3	2	Throughout Project	After a meeting with Village, contractor, GAI and Arcadis on 11-14-14, it was decided that just the valves that need immediate attention will be addressed this year. Prior to surface course next year ALL valves will be reinspected and decisions will be made for each regarding plumbness, whether or not there's hot mix around it and how they will be raised, etc.....	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	1/21/2015 9:10	Village
5	5	Crosswind at Western, 0+65	Hydrant set 6" too high, wrench marks on cap and operating nut. Need to correct hydrant height, file burrs of caps and operating nut, prime and paint per Specification Section 40 05 53, Paragraphs 2.3.C.5. and 2.10.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 10:54	Village
9	12	2025 Western	Remove rocks from ditch on North side of western, east of where the drill rig sat for this service installation per Specification Section 01 74 05, Paragraph 1.4.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 10:59	Town
10	12	Western, Maple and east	Fore slope of ditch on north side of road is steeper than existing. Flow line may have been moved closer to road.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 10:59	Town
11	12	2015 Western	Undermining of existing pavement occurred during excavation. Note Specification Section 31 23 16.13, Paragraph 3.10.E.7.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	1/22/2015 12:47	ARCADIS
16	21	CTH T	Roadway shall be restored with 6" (2 lifts) of 58-28 type E-1 asphalt pavement on 12" of ¾-inch base aggregate dense within the trench limits and north to the outside edge of pavement. From the south trench limit to the centerline, 2" shall be milled and resurfaced in the uniform final lift.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 10:59	County
17	21	CTH G	The existing gravel shoulder has been depleted to primarily dirt. All gravel shoulders adjacent to the water main installation shall be restored with ¾" base aggregate dense material, which meets state specifications, to a width of 3 feet and a depth of 4 inches.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 10:59	County
24	25	Mockingbird at Western	Hydrant access drive pavement surface shall slope away from road surface as shown on Sheet 132 of the Drawings. Confirm adequate inverts to allow for placement of bedding and pavement. Replace with elliptical culvert if necessary.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 10:59	ARCADIS
25	26	West end of Hummingbird, 1+20	Hydrant set 12" too low, chains broken off. Install proper hydrant depth and reattach or replace chains per Specification Section 40 05 53, Paragraphs 2.3.C.5. and 2.10.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 10:54	Village
36	36	West end of Golden Harvest, 0+26	Hydrant is 6" too high. Hydrant flange shall be 6" above finished grade per Specification Section 40 05 53, Paragraphs 2.3.C.5. and 2.10.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 10:54	Village
43		2979 Maple	Driveway shall be repaired to pre-construction condition. May need additional traffic bond.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	1/15/2015 11:31	ARCADIS
50	52	CTH G	Several locations along the edge of pavement have suffered permanent damage and/or full depth failure. These isolated locations shall be marked by Washington County and saw cut and repaired with the same full depth pavement replacement as required above on CTH T.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 10:59	County
53	52	CTH G	Due to consistent seal coat surface damage, the entire roadway width within the project limits shall have a new layer of seal coat applied. The work shall be done prior to September 30, 2014 or in the summer of 2015.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 10:59	County
54	52	CTH G	Washington County stipulates that the current 2-year warranty on the project work is extended to 5 years. Engineer note's this is due to the inadequate trench backfill material placed along portions of Cty ROW.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 10:59	County
55	53	2860 Division	Ditch line does not provide positive drainage and debris in culvert. Clean out culvert and regrade to provide positive drainage.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 11:00	Town
56	53	2818 Division	Remove rock and asphalt chunks in ditch line	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 11:00	Town
57	53	2818 Division to 2860 Division	Regrade ditch to provide positive drainage	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 11:00	Town
58	55	CTH G	The pavement failure due to blasting at approximately station 14+00 RT (apx. 30 feet wide), which has already been temporarily repaired, shall be saw cut out the roadway centerline and restored with the same full depth pavement replacement as required above on CTH T.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 11:00	County
62	65	Sherman at Division, 64+17	Straighten top section of valve box 12/5/14 box still angled/ see photo	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 11:00	Village
64	66	2097 Mill	Owner has requested sod around the curb box.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	1/22/2015 12:52	ARCADIS
65	68	2011 Mill	Restoration has resulted in weeds. Owner requests sod as soon as possible. Ditch is too steep, regrade to reduce slope. OWNER HAD REQUESTED SOD - mjs	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 11:00	ARCADIS
73	78	North end of Wildflower, 9+18	Straighten valve box, wrench marks on hydrant operating nut and caps. File burrs off of caps and operating nut, prime and paint. Valve box straightened, hydrant not painted. 11-14-14 Ponding water, regrade and revegetation.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 10:54	Village
79	87	NW corner of Sherman and Maple	Gabe Note : Swamp Area seeded but not regraded....area lower than surrounding swamp.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 11:00	ARCADIS

Remaining Punch List Items
1/22/2015

ID	Sheet No.	Location	Issue Description	Issue Status	Acceptance - Village	Acceptance - Town	Acceptance - County	Acceptance - ARCADIS	Modified	Comment By
90	10	Western at Maple	Existing traffic signage throughout intersection are no longer plumb. Straighten road signs per General Note 6 on Sheet 4 of the Drawings. 10/30 stop signs still bend at angles. 1/22 - Stop sign on NW corner of intersection still not plumb. LMR	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	1/22/2015 15:58	ARCADIS
91	72	1859 Mill	Replace sod and landscaping tall grass where damaged due to drill rig placement for 1870 Mill Service per Service Connection General Note 1 on Sheet 4 of the Drawings.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 11:00	ARCADIS
107		2430 Crosswind Trail	Sod needed at location of gas main excavation - result of gas main strike	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 11:01	ARCADIS
108		2985 Crosswind Trail	Sod has settled, bring up grade to match existing lawn.	(1) Unresolved	FALSE	TRUE	FALSE	FALSE	12/9/2014 15:12	ARCADIS
109		1836 Western	Ditch too steep, causing homeowner issues with mowing	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:12	ARCADIS
110		1676 Western	Siding damaged during lateral installation. 12/17/14 Damage (dent) to siding still present - PTS needs to confirm means of resolution.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	1/8/2015 15:52	ARCADIS
113		3152 Wildflower	Place sod at foundation excavation and replace area of sod at berm that was not prepped/placed correctly.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:12	ARCADIS
114		Sherman at Oakland	Seed placed during main line restoration should have been restored with sod. The seed in this area is sparse and full of weeds. Restore entire area with sod.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:12	ARCADIS
115		Throughout project area	Remove emat if sufficient vegetation present. 11/13 most matting still present despite vegetation.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:13	ARCADIS
116		1930 Western	Drilling Mud fracked out in yard in flower bed area. Clean up drill mud. 12/5/14 Mud in flower bed cleaned. Additional drill mud in lawn and trees to south not done/needs cleanup.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:13	Town
135	49	3209 Maple - Homeowner Comment	Ditch needs re-landscaping, stones on lawn, tire tracks on the grass	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:13	Town
136	51	3279 Maple - Homeowner Comment	Ruts and erosion in ditch	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:13	Town
137		2955 Division	Insulate lateral where 6' cover was not maintained. 11/13 - No repairs apparent by house and sidewalk.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	1/8/2015 15:59	ARCADIS
139	27	1974 Hummingbird - Homeowner Comment	Ditch fore-slope is steeper than before watermain installation. Rocks in grass. Driveway repairs were done with the wrong material. Current material should be removed. Replacement material must be 3/8" T.B. (or screenings) from Lannon Stone. Material must be graded and rolled/compacted.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:13	Town
140	57	2985 Division - Homeowner Comment	Level out ruts alongside driveway	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:13	ARCADIS
141		1646 Western	The block wall on either side of the driveway by the road should be repaired. Blocks were removed when the mainline came through.	(1) Unresolved	FALSE	FALSE	FALSE	TRUE	12/9/2014 15:13	ARCADIS
148		2430 Crosswind Circle	Remove gravel from the perimeter of the lawn.	(1) Unresolved	FALSE	FALSE	FALSE	TRUE	12/9/2014 15:13	ARCADIS
149		2430 Crosswind Circle	Install concrete patio in the spring.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:14	ARCADIS
187		1859 Mill	In the spring, repair landscaping/lawn adjacent to the driveway that damaged by the Elexico and PTS crews. There are large ruts alongside the driveway, where the crew drove on the lawn.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:14	ARCADIS
188		2985 Division - Homeowner comment	Homeowner would like sod placed near putting green in spring	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:14	ARCADIS
189		Flushing stations	Supply O and M manuals for flushing stations. Have not received as of 12-17-14.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/17/2014 14:22	Village
192		NW Corner of Golden Harvest and Crosswind Trl	Remove rocks in ditch	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:14	ARCADIS
194		2014 Hummingbird	Remove asphalt from ditch	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:14	ARCADIS
195		Lot 9 GoldenHarvest	Bump out asphalt around curb stop valve box with surface in 2015	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:14	Town
196		2992 Division	Match surface asphalt to conc drive in 2015	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:14	Town
197		1974 Hummingbird	Remove Asphalt from ditch next to driveway	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:14	Town
198		2869 Mockingbird	Remove asphalt at cross culvert across from 2869 Mockingbird	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:14	Town
199		Western and Mockingbird	Failing existing pvt on southbound lane of Mockingbird at Western. Fix in 2015	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:14	Town
200		Western	Remove rocks in south ditch line from 1885 western to Division Rd.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:14	Town
201		2992 Division	Remove Rocks at edge of field just north of 2992 division	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:14	Town
202		Across from 3037 Division	Clean out culvert across from 3037 Division (Farm access on east side of Division).	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:15	Town
203		Across from 3037 Division	Topsoil placed for restoration along division is washing down into blasted bedrock backfill. Check whole ditch for rocks and topsoil depth with Town in 2015.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:15	Town
204		2992 Division	Regrade ditch to provide positive drainage 2015. See Town for ditch grades.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:15	Town
205		1790 Western	Re-Patch floor at service entrance. Provide smooth patch, full depth of exist conc floor.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:15	Town
233		Throughout Project	Restoration of all disturbed areas including locations of former wells, curb boxes, locations where drill rig accessed, etc.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:15	ARCADIS
234		Throughout Project	Paving - complete surface course over all roads and driveways, including shouldering and striping.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 15:16	ARCADIS
240		3020 Maple	Complete well abandonment - pull pump, seal well, cut casing	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 10:57	ARCADIS
250		3166 Wildflower	Complete well abandonment - pull pump, seal well, cut casing	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 10:57	ARCADIS
264		Vacant lot on Wildflower	Curb box too high, cut and lower.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/9/2014 14:45	Village
269		1740 western	Cant turn valve in curb stop. Attach wire. As of 1-14-15 this has not been fixed. Curb stop may be all the way down and can't be turned per Dan R.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	1/14/2015 7:42	Village
274		1880 Western	Remove 50A/2P circuit breaker, welding receptacle, and associated conduit and wiring.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/12/2014 13:56	ARCADIS

Remaining Punch List Items
1/22/2015

ID	Sheet No.	Location	Issue Description	Issue Status	Acceptance - Village	Acceptance - Town	Acceptance - County	Acceptance - ARCADIS	Modified	Comment By
276		1915 Western	Securely fasten booster pressure switch cable to wall or water piping with wire clips or cable ties as required, maximum of 18" spacing.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/12/2014 13:56	ARCADIS
277		1986 Sherman	Securely fasten booster pressure switch cable to wall or water piping using cable clips or ties, with a maximum of 18" spacing.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/12/2014 13:56	ARCADIS
278		2987 Division	Update panelboard directory for booster pump breaker. Directory was incorrectly updated to show "spare" for the booster pump breaker.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/12/2014 13:57	ARCADIS
285		1987 Mill	Booster pump circuit breaker shall be replaced with a 20A/2P breaker. Remove (2) 50A/1P circuit breakers from existing panelboard, and relabel panelboard directory as "space" for the removed breakers. Provide covers for all open spaces in panelboard.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/12/2014 14:01	ARCADIS
287		1987 Mill	Install #4 grounding electrode conductor from existing water pipe (in basement floor) to panelboard ground bus.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/12/2014 14:00	ARCADIS
292		2933 Division	Provide junction box or conduit fitting for booster pressure switch wiring splice. Use approved insulated spring connectors as listed in Specification 26 05 19.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/12/2014 14:04	ARCADIS
297	139	Flushing System	Complete electrical installation of flushing system as shown on the Contract Drawings.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/12/2014 14:07	ARCADIS
300		Flushing System	Complete system integration listed in Specification 40 60 05, including installation, start-up, and demonstration. This includes work at the Flushing System, repeater site, and village SCADA system.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/12/2014 14:10	ARCADIS
304		1824 Western	Add a pipe support near the dual check valve (vertical pipe section).	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/15/2014 18:59	ARCADIS
305		2987 Division	Add a pipe or tubing to route any emergency pressure relief valve discharge to sump crock at this location.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/15/2014 19:01	ARCADIS
306		2985 Division	Add piping or tubing to route any emergency pressure relief valve discharge to the same floor drain as the softener discharge tubing.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/15/2014 19:02	ARCADIS
307		1880 Western	Replace bracket for hot box lid	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/16/2014 10:22	ARCADIS
308		1915 Western	Install sound blanket over booster pump	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/16/2014 12:19	ARCADIS
309		1836 Western	Install sound blanket over booster pump	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/16/2014 12:21	ARCADIS
310		2985 Division	Install sound blanket over booster pump	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	12/16/2014 12:21	ARCADIS
311		SMART Flushing System	Restoration and paving associated with installation of system.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	1/8/2015 15:56	ARCADIS
321		Throughout project	Remove shoulder material from ditches	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	1/22/2015 9:18	ARCADIS
322		2045 Mill - Homeowner comment	Curb stop too high	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	1/22/2015 9:18	ARCADIS
323		2045 Mill - Homeowner comment	Restore curb stop area with better quality seed or overseed, grass sparse.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	1/22/2015 9:22	ARCADIS
324		3152 Wildflower - Homeowner comment	Repair dead and/or unevenly laid sod at curb stop	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	1/22/2015 10:41	ARCADIS
325		3152 Wildflower - Homeowner comment	Repair dead and/or unevenly laid sod at numerous locations on the right-of-way in front of our property	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	1/22/2015 10:46	ARCADIS
326		3152 Wildflower - Homeowner comment	Removal of well pump, along with capping and sealing of well	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	1/22/2015 13:25	ARCADIS
327		3152 Wildflower - Homeowner comment	Disconnect electrical to well pump and confirm viability of electrical household ground due to severed supply line while excavation occurred.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	1/22/2015 13:38	ARCADIS
328		1730/1740 Western	Binder course between 1730 and 1740 Western is failing - mud visible through pavement. Will need repair in spring.	(1) Unresolved	FALSE	FALSE	FALSE	FALSE	1/22/2015 14:11	ARCADIS
6	8	Western, west of Maple	North side of road, remove all stone and rock from field per Specification Section 01 74 05, Paragraph 1.4. If topsoil depth does not match the rest of field, add topsoil to match average depth within field. ARCADIS noted that this work was completed by outside contractors and should be considered resolved. LMR	(2) Awaiting Approvals	FALSE	FALSE	FALSE	FALSE	1/22/2015 13:21	Town
15	21	CTH T	Repair ditch line on the north side, including any necessary reshaping to achieve clear drainage and restoration with 6 inches of topsoil, seed, and erosion mat on any disturbed slopes greater than 4:1.	(2) Awaiting Approvals	FALSE	FALSE	FALSE	TRUE	12/9/2014 15:16	County
49	52	2818 Division	Repair rock retaining wall at south end of culvert	(2) Awaiting Approvals	FALSE	FALSE	FALSE	TRUE	11/15/2014 8:49	Town
51	52	CTH G	All disturbed ditches on the project shall be restored with 6" of topsoil, seed, and erosion mat on any slopes greater than 4:1. Erosion mat shall also be placed on any previously manicured lawn areas. All bedrock chunks greater than 4" shall be removed prior to placing the topsoil.	(2) Awaiting Approvals	FALSE	FALSE	FALSE	TRUE	12/5/2014 11:11	County
52	52	CTH G	All disturbed ditches shall also be restored with a consistent flow line maintaining positive drainage throughout the project limits. This includes steady flow through all existing and newly replaced driveway culverts and removal of silt from culvert ends as necessary to prevent ponding and negative drainage.	(2) Awaiting Approvals	FALSE	FALSE	FALSE	TRUE	11/20/2014 6:43	County
60	61	Division north of Mill	Regrade ditch on west side of Division from culvert at Mill St, north to cross culvert under Division. Provide positive drainage and match flow line of field tile from farm field.	(2) Awaiting Approvals	FALSE	FALSE	FALSE	TRUE	11/20/2014 6:44	Town
111		3207 Division	Mailbox needs to be reset to correct height	(2) Awaiting Approvals	FALSE	FALSE	FALSE	FALSE	1/8/2015 15:54	Town
117		NE corner of Division and Western	County lot has an 18" CMP with east end buried in gravel at drive to lot. Clean out.	(2) Awaiting Approvals	FALSE	FALSE	FALSE	FALSE	1/22/2015 15:56	Town
118		2090 Western	Ruts along east side of Maple in forslope of ditch Mailbox Repair Required	(2) Awaiting Approvals	FALSE	FALSE	FALSE	TRUE	11/20/2014 6:45	Town
133	49	3209 Maple - Homeowner Comment	12/5/2014 mail box straight	(2) Awaiting Approvals	FALSE	FALSE	FALSE	TRUE	12/5/2014 11:23	Town

Remaining Punch List Items
1/22/2015

ID	Sheet No.	Location	Issue Description	Issue Status	Acceptance - Village	Acceptance - Town	Acceptance - County	Acceptance - ARCADIS	Modified	Comment By
134	49	3209 Maple - Homeowner Comment	Driveway Culvert is bent - needs replacement Small dent at edge; repair required, not replacement (LMR) dent repaired 11/19 conditions similar to pre construction photo.	(2) Awaiting Approvals	FALSE	FALSE	FALSE	TRUE	11/20/2014 6:47	Town
142		1750 Western	Replace mail box post - Damaged during construction. Post was not damaged during construction per pre-construction photos - LMR	(2) Awaiting Approvals	FALSE	FALSE	FALSE	TRUE	12/2/2014 13:10	Town
280		1836 Western	Support power wiring (yellow Romex cable) to either ceiling or beam. The cable is currently unsupported. Use conduit for portion of power wiring run that is on the basement wall.	(2) Awaiting Approvals	FALSE	FALSE	FALSE	FALSE	1/22/2015 13:29	ARCADIS
281		1836 Western	Provide junction box or conduit fitting for the booster pump pressure switch wiring splice. Use approved insulated spring connectors as listed in Spec 26 05 19.	(2) Awaiting Approvals	FALSE	FALSE	FALSE	FALSE	1/22/2015 13:30	ARCADIS
282		2985 Division	Securely fasten booster pressure switch cable to wall or water piping with cable clips or cable ties as required, with a maximum spacing of 18".	(2) Awaiting Approvals	FALSE	FALSE	FALSE	FALSE	1/22/2015 13:30	ARCADIS
283		2985 Division	Secure liquidtight non-metallic conduit between junction box and low-suction pressure switch. Secure power cable prior to turn into conduit at pump controller.	(2) Awaiting Approvals	FALSE	FALSE	FALSE	FALSE	1/22/2015 13:31	ARCADIS
284		2985 Division	Install ground conductor at existing water pipe and reconnect to existing ground conductor from panelboard ground bus.	(2) Awaiting Approvals	FALSE	FALSE	FALSE	FALSE	1/22/2015 13:31	ARCADIS
289		1824 Western	Label the appropriate circuit breaker in panelboard directory with "booster pump".	(2) Awaiting Approvals	FALSE	FALSE	FALSE	FALSE	1/22/2015 13:36	ARCADIS
290		1824 Western	Provide junction box or conduit fitting for booster pressure switch wiring splice. Use approved insulated spring connectors as listed in Specification 26 05 19.	(2) Awaiting Approvals	FALSE	FALSE	FALSE	FALSE	1/22/2015 13:36	ARCADIS

PARTIAL WAIVER of LIEN

DATE: May 21, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$93,353.78 Check # 74826

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

Wissota Sand and Gravel

PO Box 1228

Eau Claire, WI 54702

Cecilia Walters

Title: Office Manager

Date: 5-29-14

****Please email signed lien waiver to mwotachek@ptscontractors.net**

PARTIAL WAIVER of LIEN

DATE: May 21, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$18,000.00 Check 74817

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

North Shore Engineering, Inc.

11433 North Port Washington Road

Mequon, WI 53092

Jeri Ludwig

Title: OFFICE MANAGER

Date: 5-28-14

**Please email signed lien waiver to mwotachek@ptscontractors.net

PARTIAL WAIVER of LIEN

DATE: May 16, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

Pay Request #4 \$18,515.25 Check 74792

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

— **Rock Removal Resources**
 1125 N. Military Avenue
— **Green Bay, WI 54303**

Andrea R. Hawkins
Title: Accounting Manager
Date: 5.19.2014

****Please email signed lien waiver to mwotachek@ptscontractors.net**

C

PARTIAL WAIVER of LIEN

DATE: May 21, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,
by PTS Contractors, Inc. 4075 Eaton Road, GB WI 54311 contractor,
for Village of Jackson Water Distribution System Extension

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

\$339,567.89 Ach Payment 5/22/2014

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

HD Supply Waterworks Ltd
HD Waterworks Supply

PO Box 91036

Chicago, IL 60693-1036

[Signature]

Title: Credit Mgr

Date: 5-27-14

**Please email signed lien waiver to mwotachek@ptscontractors.net

PARTIAL WAIVER of LIEN

DATE: May 21, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$3,391.25 Checks 74825

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

Wisconsin Testing Laboratories

W140 N5886 Lily Road

Menomonee Falls, WI 53051

Ally D. Smith

Title: MEMBER

Date: 5-23-14

****Please email signed lien waiver to mwotachek@ptscontractors.net**

PARTIAL WAIVER of LIEN

DATE: May 21, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$149,376.31 ACH Payment 5/30/2014

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

HD Supply Waterworks Ltd.

PO Box 91036

Chicago, IL 60693-1036

BMC Conway

Please complete
and return in the
envelope provided

: Credit Memo
: 6-4-14

**Please em

.net

Thank you

DATE: May 29, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$10,783.78 Check 74852

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

Payne & Dolan, Inc.
PO Box 781
Waukesha, WI 53178-0781

Title: David Dietz - Agent

Date: 6-2-14

**Please email signed lien waiver to mwotachek@ptscontractors.net

PARTIAL WAIVER of LIEN

C

DATE: May 21, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,
by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,
for Village of Jackson Water Distribution System Extension

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

\$106,548.71 ACH Payment 6/12/2014

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

HD Supply Waterworks Ltd.

PO Box 91036

Chicago, IL 60693-1036

BAMC Conaway
Title: Credit Mgr

Date: 6-16-14

**Please email signed lien waiver to mwotachek@ptscontractors.net

C

PARTIAL WAIVER of LIEN

DATE: June 26, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,
by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,
for Village of Jackson Water Distribution System Extension

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

\$21,566.80 ACH Payment 6/27/2014

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

thru May 29th, 2014

HD Supply Waterworks Ltd.
PO Box 91036
Chicago, IL 60693-1036

BANK
Title: Credit Manager
Date: 7-7-2014

**Please email signed lien waiver to mwotachek@ptscontractors.net

PARTIAL WAIVER of LIEN

DATE: June 25, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$74,920.04 **Check # 74983**

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

Wissota Sand and Gravel

PO Box 1228

Eau Claire, WI 54702

Angela Walter

Title: Office Manager

Date: 7.7.14

****Please email signed lien waiver to mwotachek@ptscontractors.net**

PARTIAL WAIVER of LIEN

DATE: June 25, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

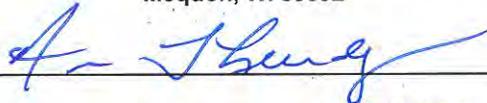
same being situated in Brown County, State of Wisconsin, described as

\$12,000.00 **Check 74970**

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

North Shore Engineering, Inc.

11433 North Port Washington Road
Mequon, WI 53092



Title: OFFICE MANAGER

Date: 7-7-14

****Please email signed lien waiver to mwotachek@ptscontractors.net**

C

PARTIAL WAIVER of LIEN

DATE: June 20, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$21,566.80 ACH Payment 6/27/2014

for all labor performed and for all material furnished for the erection, construction, alteration

or repair of said building and appurtenances, except,

thru May 29th, 2014

HD Supply Waterworks Ltd.

PO Box 91036

Chicago, IL 60693-1036

BANK Conahan

Title: Credit Mgr.

Date: 7-7-2014

**Please email signed lien waiver to mwotachek@ptscontractors.net

PARTIAL WAIVER of LIEN

DATE: June 25, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$2,792.25 **Check 74981**

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

Wisconsin Testing Laboratories

W140 N5886 Lily Road

Menomonee Falls, WI 53051



Title: MEMBER

Date: 7-3-14

**Please email signed lien waiver to mwotachek@ptscontractors.net

PARTIAL WAIVER of LIEN

DATE: June 25, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$21,619.35 Check 74973

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

Payne & Dolan, Inc.
PO Box 781
Waukesaha, WI 53178-0781



Title: Agent / David Dietz

Date: 6-30-14

****Please email signed lien waiver to mwotachek@ptscontractors.net**

PARTIAL WAIVER of LIEN

DATE: June 25, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$22,142.10 Check 74976

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

Rock Removal Resources LLC

1125 N. Military Ave

Green Bay, WI 54303

Andrea R. Havins

Title: Controller

Date: 7.1.2014

**Please email signed lien waiver to mwotachek@ptscontractors.net

PARTIAL WAIVER of LIEN

DATE: June 25, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,
by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,
for Village of Jackson Water Distribution System Extension

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

\$21,619.35 Check 74973

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

Payne & Dolan, Inc.
PO Box 781
Waukesha, WI 53178-0781

David Dietz
Title: Agent / David Dietz

Date: 6-30-14

**Please email signed lien waiver to mwotachek@ptscontractors.net

PARTIAL WAIVER of LIEN

DATE: July 10, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,
by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,
for Village of Jackson Water Distribution System Extension

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

\$27,050.24 ACH Payment 7/11/2014

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

HD Supply Waterworks Ltd.

PO Box 91036

Chicago, IL 60693-1036

B. McCowan

Title: Credit Manager

Date: 7-15-14

**Please email signed lien waiver to mwotachek@ptscontractors.net

PARTIAL WAIVER of LIEN

DATE: July 29, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$43,856.38 Check # 75114

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

Wisota Sand and Gravel
PO Box 1228
Eau Claire, WI 54702

[Handwritten Signature]

Title: *[Handwritten Title]*

Date: *[Handwritten Date]*

****Please email signed lien waiver to mwotachek@ptscontractors.net**

PARTIAL WAIVER of LIEN

DATE: July 29, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$20,028.44 Check 75106

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

Rock Removal Resources LLC

1125 N. Military Ave
Green Bay, WI 54303

Andrea P. Havens

Title: Controller

Date: 7-30-2014

**Please email signed lien waiver to mwotachek@ptscontractors.net

PARTIAL WAIVER of LIEN

DATE: August 8, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,
by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,
for Village of Jackson Water Distribution System Extension

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

\$10,364.38 Check 75156

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

Payne & Dolan, Inc.

PO Box 781
Waukesha, WI 53178-0781

Title: Agent / Dave Dietz

Date: 8-12-14

****Please email signed lien waiver to mwotachek@ptscontractors.net**

PARTIAL WAIVER of LIEN

DATE: August 8, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

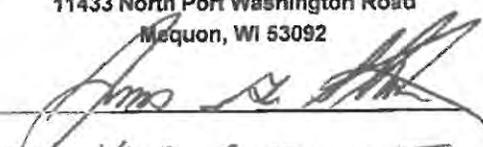
same being situated in Brown County, State of Wisconsin, described as

\$26,550.75 Check 75153

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

North Shore Engineering, Inc.

11433 North Port Washington Road
Mequon, WI 53092


Title: VICE PRESIDENT

Date: 8/11/2014

****Please email signed lien waiver to mwotachek@ptscontractors.net**

PARTIAL WAIVER of LIEN

DATE: August 26, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

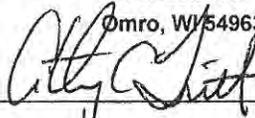
\$56,685.21 Check 75198

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

Falcon Drilling and Blasting

PO Box 508

Omro, WI 54963



Title: Vice President

Date: 9/3/14

**Please email signed lien waiver to mwotachek@ptscontractors.net

SEP 02 2014

PARTIAL WAIVER of LIEN

DATE: August 26, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

 \$30,282.04 Check # 75231

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

 Wissota Sand and Gravel

 PO Box 1228

 Eau Claire, WI 54702

 Angela Walter

Title: *Office Manager*

Date: *8/28/14*

****Please email signed lien waiver to mwotachek@ptscontractors.net**

PARTIAL WAIVER of LIEN

DATE: August 26, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

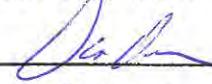
for Village of Jackson Water Distribution System Extension

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

\$30,496.26 Check 75219

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

Payne & Dolan, Inc.
PO Box 781
Waukesha, WI 53178-0781



Title: David Dietz - Agent

Date: 8-28-14

****Please email signed lien waiver to mwotachek@ptscontractors.net**

PARTIAL WAIVER of LIEN

DATE: August 26, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$6,000.00 Check 75209

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

Laabs Well Drilling, Inc.
W68N913 Washington Ave.
Cedarburg, WI 53012

Robert Laabs

Title: President

Date: 8-29-14

**Please email signed lien waiver to mwotachek@ptscontractors.net

PARTIAL WAIVER of LIEN

DATE: August 26, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$30,282.04 Check # 75231

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

Wissota Sand and Gravel
PO Box 1228
Eau Claire, WI 54702

George W. Walter

Title: *Office Manager*

Date: *8/28/14*

**Please email signed lien waiver to mwotachek@ptscontractors.net

PARTIAL WAIVER of LIEN

DATE: August 26, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,
by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,
for Village of Jackson Water Distribution System Extension

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

\$104,890.50 Check 75181

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

Bore Master Inc.

PO Box 546

Pewaukee, WI 53072



Daniel B. Olson

Title: President

Date: 8-28-14

**Please email signed lien waiver to mwotachek@ptscontractors.net

PARTIAL WAIVER of LIEN

DATE: September 9, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$7,000.00 Check 75277

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

Laabs Well Drilling, Inc.
W68N913 Washington Ave.
Cedarburg, WI 53012

Robert Laabs

Title: President

Date: 9-13-2014

**Please email signed lien waiver to mwotachek@ptscontractors.net

PARTIAL WAIVER of LIEN

DATE: September 24, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

1 \$26,836.00 Check 75342

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

Horsch and Miller, Inc.

PO Box 380

Slinger, WI 53086



Title: Secretary

Date: 9/30/14

****Please email signed lien waiver to mwotachek@ptscontractors.net**

PARTIAL WAIVER of LIEN

DATE: September 24, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,
by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,
for Village of Jackson Water Distribution System Extension

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

\$46,861.31 ACH Payment 9/24/2014

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

HD Supply Waterworks Ltd.
PO Box 91036
Chicago, IL 60693-1036

BAMCConahan
Title: Credit Mgr
Date: 9-30-14

**Please email signed lien waiver to mwotachek@ptscontractors.net

PARTIAL WAIVER of LIEN

DATE: September 24, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,
by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,
for Village of Jackson Water Distribution System Extension

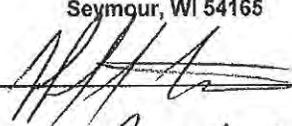
same being situated in Brown County, State of Wisconsin, described as

\$104,226.98 Check 75334

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, retainage

Elexco, Inc.

423 E. Bronson Road
Seymour, WI 54165



Title: President

Date: 9-26-14

**Please email signed lien waiver to mwotachek@ptscontractors.net

SEP 27 2014

PARTIAL WAIVER of LIEN

DATE: September 24, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$7,000.00 Check 75345

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

Laabs Well Drilling, Inc.

W68N913 Washington Ave.

Cedarburg, WI 53012

Robert Laabs

Title: Owner

Date: 9-26-2014

****Please email signed lien waiver to mwotachek@ptscontractors.net**

PARTIAL WAIVER of LIEN

DATE: October 24, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$500.00 Check 75483

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

North Shore Engineering, Inc.

11433 North Port Washington Road

Mequon, WI 53092

Jan M. Porecki
Title: OFFICE MGR.

Date: 10/31/14

**Please email signed lien waiver to mwotachek@ptscontractors.net

PARTIAL WAIVER of LIEN

DATE: October 24, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$8,750.00 Check 75476

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

Laabs Well Drilling, Inc.

W68N913 Washington Ave.

Cedarburg, WI 53012

Robert Laabs

Title: *owner*

Date: *10-27-14*

**Please email signed lien waiver to mwotachek@ptscontractors.net

OCT 29 2014

PARTIAL WAIVER of LIEN

DATE: October 24, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,
by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,
for Village of Jackson Water Distribution System Extension

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

\$19,291.07 Check 75472

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

Horsch and Miller, Inc.

PO Box 380

Slinger, WI 53086

Julie A. Brault

Title: Secretary

Date: 10/28/14

**Please email signed lien waiver to mwotachek@ptscontractors.net

PARTIAL WAIVER of LIEN

DATE: November 19, 2014

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

for West Shore Pipe Line Company and Buckeye Pipe Line Co., L.P. owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for Village of Jackson Water Distribution System Extension

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

\$11,212.50 Check 75585

for all labor performed and for all material furnished for the erection, construction, alteration
or repair of said building and appurtenances, except, _____

Laabs Well Drilling, Inc.

W68N913 Washington Ave.

Cedarburg, WI 53012

Robert Laabs

Title: _____

President

Date: _____

11-24-2014

****Please email signed lien waiver to mwotachek@ptscontractors.net**