

**Village Board Publication – Campbellsport Village Board - December 19, 2005**  
**Special Village Board Meeting which was held at the Public Library, 220 N. Helena St.,**  
**Campbellsport, WI 53010**

Item#1 – Meeting was called to order by Pres.Uelmen at 6:00 P.M.

Item#2 – Meeting notice was given to the Campbellsport News, National Exchange, Post Office, Library and posted at Village Hall and compliance with the open meeting law.

Item#3 – Roll Call: Tr.Boldt, Tr.Schwartz, Tr.Twohig, Tr.Stoffel, Tr.Volz Daniels, Tr.Yahr, Pres.Uelmen.

Others in attendance: Joann Schrauth, Dan Gellings-C.D. Smith, Bill Schill, Mark Gruber, Joanne Del Ponte

Item#4 - Dan Gellings of C.D. Smith introduced himself and stated he is currently Vice-President and has worked numerous projects ranging from small to very large projects. He is from the Campbellsport area and work very much like to do manage this DPW garage project and all other aspects of project will be bid out.

Methods used to do projects such as this are:

- 1)Design Bid – Build – Traditional
- 2)Design Build Proposals
- 3)Construction Manager
- 4)Professional Service Agreement

Dan recommended this project to be two(2) phases – AIA-agreement form \$10,000

Professional Service Agreement Phase - Steps 1-5 floor plan & guaranteed price for project

Construction Manager Phase – Percentage of project

First step would be to get an architect on board - Committee and employees should get a schedule of values together(list of items to be included in project.

Look at areas of need – office, washing port, parking area, break room, maintenance of vehicles etc. Heating(modine, natural gas, waste oil), bulk storage for waste oil, hydrant on outside, infloor radiant heat

Mark Gruber mentioned other smaller projects that are being anticipated in the village and should possibly be looked at as addendum items:

- 1)Fire Dept. Training Tower
- 2)Pumphouse for Well #4
- 3)Windows replaced at Sewer Dept
- 4)Generator upgrade – swap and use in different area of village

Tr.Twohig stated he wanted to see a building which the village could be proud of years from now and a permanent value building

Tr.Schwartz questioned warranty period. Dan Gellings stated warranty is from 1 year or more past construction of project. Warranty periods are negotiated and worked out by C.D. Smith and they make all contacts with sub contractor.

Motion by Tr.Twohig, seconded Tr.Stoffel to go contract with C.D. Smith of Fond du Lac to act as Construction Manager and enter into contract not to exceed \$10,000 for DPW garage, Pumhouse for Well#4, Training Tower Ayes-7, Noes-0

Item#5 – Announcements –Pat Twohig stated he would like to be considered for the liaison position on the Library Board and be placed as an agenda on next village board meeting.

Item#8 - Motion by Tr.Stoffel, seconded by Tr.Yahr to adjourn meeting at 7:25 P.M.

Motion carried.

Respectfully submitted,  
Diane Lemke, Clerk/Treasurer CMC

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