



PUBLIC WORKS COMMISSION MEETING AGENDA

TUESDAY, JANUARY 14, 2025 AT 5:30 PM

MUNICIPAL BUILDING - 106 JONES STREET, WATERTOWN, WI 53094 - SECOND FLOOR RM 2044

Virtual Meeting Info: <https://us06web.zoom.us/join> Meeting ID: 225 151 7335 Passcode: 589577 One tap mobile +16469313860

<https://us06web.zoom.us/j/9178580897?pwd=eUOpCUyvIV65zIPMYImMdPU1LVLx5I.1>

All public participants' phones will be muted during the meeting except during the public comment period.

1. CALL TO ORDER

2. COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT

Each individual who would like to address the Committee will be permitted up to three minutes for their comments

3. REVIEW AND APPROVE MINUTES

A. Public Works minutes from December 10, 2024

4. BUSINESS

- A. Review and take possible action: Award Solar Panel Project for WWTP to Eagle Point Solar for \$886,050
- B. Review and take action: Approve 2024 Utility bill write-off of account refunds & credits.
- C. Review and take action: approve purchase of a 31 cubic yard side load refuse truck for the DPW - Solid Waste Division
- D. Review and Discuss: Street and Utility 5-year Capital Improvement Program
- E. Update, no action required: Dewey Avenue Reconstruction Project
- F. Review and take possible action: Nominal Payment Parcel Report for the 2026 Dewey Avenue Reconstruction Project
- G. Review and take possible action: Lake Victoria vegetation control request
- H. Convene into closed session per §19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved (Update on Riverside Park Restrooms)
- I. Reconvene into open session

5. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at cityclerk@watertownwi.gov phone 920-262-4000

A quorum of any City of Watertown Council, Committee, Board, Commission, or other body, may be present at this meeting for observing and gathering of information only

**City of Watertown
Public Works Commission
Tuesday, December 10, 2024**

1. Call to Order

Meeting called to order by Chairman Steve Board at 5:30 p.m.

Attendees: Alders Board, Bartz, and Wetzel, and Commissioner Thompson.

Also present: DPW Director/Engineer Andrew Beyer, Water Systems Manager Peter Hartz, Stormwater Project Manager Maureen McBroom, Assistant Water Systems Manager Tim Hayden, John Butt of Mead Hunt, Katie Vandenberg and Steve Wurster of Ruekert-Mielke, Eric Vieth and Justin Biskemper of Strand Associates, Zack Goodrow, and a resident by phone.

Tim Hayden

2. Comments and Suggestions from Citizens Present

No comments received.

3. Review and Approve Meeting Minutes

- a. Public Works Minutes from November 12, 2024 and November 20, 2024

Motion by Wetzel, supported by Thompson to approve the minutes of November 12, 2024 and November 20, 2024. Motion carried unanimously.

4. Business

- a. Review and take possible action: Wastewater Facilities Plan approval and public hearing date.

Motion by Thompson, supported by Wetzel to approve the Wastewater Facilities Plan as amended and contingent upon the completion of the Public Hearing date of December 17, 2024, before City Council. Motion carried unanimously.

- b. Review and take possible action: Approve and verify the remaining funding breakouts for the private lead service replacement program in census tracts (CT) CT1002, CT9620, and CT City Wide

Motion by Bartz, supported by Thompson, to approve and verify funding breakouts for the private lead service replacement program in census tract (CT) CT1002, CT9620, and CT City Wide remaining allocations and sources for the 2025 Private and Public Lead Service Replacement City Wide Program. Motion carried unanimously.

- c. Review and take possible action: Hire Mead Hunt to provide engineering design and construction related services for the biosolids dryer project for \$344,000.

Motion by Bartz, supported by Wetzel to approve the contract for Mead Hunt for the engineering design and construction related services for the Biosolids Dryer project totaling \$344,000. Motion carried unanimously.

- d. Review and take possible action: Approve the purchase of a Combination Sewer Cleaner Truck.

Motion by Thompson supported by Bartz to approve the purchase of a Combination Sewer Cleaner Truck for the not-to-exceed amount of \$475,0308 to R.N.O.W., Inc. Motion carried unanimously.

- e. Review and take possible action: Hire Strand Associates to complete phase 1 route refinement and preliminary design for the West Side Sanitary Sewer Interceptor project for \$28,500.

Motion by Wetzel, supported by Thompson to approve the Hiring of Strand Associates to complete phase 1 route refinement and preliminary design for the West Side Sanitary Sewer Interceptor project for \$28,500. Motion carried.

- f. Discussion: Storm Water Utility billing overview.

Maureen McBroom, Stormwater Program Manager, provided an overview of the storm water utility.

No action required.

- g. Review and take possible action: Hart Street Drainage Study.

Maureen McBroom, Stormwater Program Manager, provided an update of the Hart Street Drainage Study.

No action required.

- h. Review and take possible action: Modified US Cellular Lease Agreement for 106 Jones Street Communications Tower.

Motion by Board, supported by Bartz to approve the second amendment to tower and ground space lease between US Cellular and the city of Watertown located at 106 Jones Street, Watertown. Motion carried unanimously.

5. Adjournment

Motion by Wetzel supported by Thompson to adjourn. Motion carried unanimously.

Meeting adjourned at 7:02 p.m.

Respectfully submitted by Alderman Steve Board, Chair.



Water Systems

800 Hoffmann Drive • P.O. Box 477 • Watertown WI 53094-0477
WASTEWATER (920) 262-4085 • WATER (920) 262-4075

To: Chairman Board and members of the Public Works Commission
From: Peter Hartz – Water Systems Manager

January 7, 2025

Re: January 14, 2025, Public Works Commission agenda item

Water Systems:

Review and take possible action: Award Solar Panel Project for WWTP to Eagle Point Solar for \$886,050

Background: The Wastewater Department publicly opened bids for the Solar Panel Project on Friday December 20, 2024, at 11:00 AM in the WWTP conference room. Six (6) bids were received, a bid summary and bid tabulation are included with this memo for review. The Wastewater Department is recommending awarding the bid to Eagle Point Solar.

Financial Impact: This project was included in the 2025 capital improvement budget that was approved on 11/19/2024, the budget estimate was \$300,000. Based on Watertown receiving an investment tax credit of 30% and a Focus on Energy solar panel incentive of \$50/kW, the final total to the city would be \$595,485. Applying the DOE grant to this amount, the final payment for the city would be around \$297,742.50, so the work being awarded is within the approved 2025 budget in account # 02-97-30-12.

Recommendation: Award Solar Panel Project for WWTP to Eagle Point Solar for \$886,050

Sincerely,
Peter Hartz

Water Systems Manager

Solar Array Proposal for:



THE CITY OF
WATERTOWN

Opportunity runs through it.

Prepared By:

Eagle Point
SOLAR
Bringing you the **SUN**®

EaglePointSolar.com
Office locations in Iowa, Illinois and Wisconsin



Agriculture | Commercial | Residential | Municipal | Utility | Academic

Transmittal Letter

12/20/2024

Pete Hartz
City of Watertown
800 Hoffmann Drive
Watertown, WI 53094

Pete,

Eagle Point Solar is pleased to provide a response to the City of Watertown this proposal in response to your request to build a solar array at the wastewater plant at the City of Watertown, WI.

Eagle Point Solar is an award-winning solar EPC contractor servicing Iowa, Wisconsin, and Illinois. Since 2010 Eagle Point Solar has installed more than 3900 arrays totaling more than 72 MW. With expertise dealing with regional utilities, local regulations and employees with experience, education and certification, you will not find any other local installer with more experience installing municipal solar projects.

Eagle Point Solar is a locally owned, privately held company with over 100 employees, multiple locations in the Midwest, multiple master electricians, NABCEP certified designers and 6 full time installation crews. Eagle Point Solar brings expertise and capacity that is unmatched in the region.

We respectfully submit our response to your RFP for your consideration and are looking forward to moving to the next step with the City of Watertown.

Respectfully submitted,

If you have any questions regarding this proposal, do not hesitate to contact me at kkraus@eaglepointsolar.com (563) 590-5312.

Sincerely,

A handwritten signature in black ink that reads 'Kent J. Kraus'.

Kent Kraus
Key Accounts Manager
Eagle Point Solar, LLC

EaglePointSolar.com

Office locations in Iowa, Illinois and Wisconsin

Background and Qualifications

Core Focus:

Purpose/Cause/Passion

Energizing people to save money while protecting the environment.

Our Niche:

Turnkey PV Solar Solutions

Core Values:

- Quality
- Client Satisfaction
- Employee Satisfaction
- Constant Improvement
- Sustainable
- Integrity

Three Uniques:

- Our People Are Trusted
- Our Process Is Tested
- Our Results Are Proven

Proven Process:

8-Step Sales Process (Solar Journey)

1. Educate
2. Site Assessment
3. System Design, Engineering & Proposal
4. Permits, Incentives & Utility Paperwork
5. Material Logistics
6. System Installation
7. On-Going Operations & Maintenance
8. Warranty



HISTORY & QUALIFICATIONS

History of Company

Founded in 2010, Eagle Point Solar is dedicated to providing renewable solar energy solutions throughout Iowa, Illinois and Wisconsin. We have designed, engineered and built systems of all sizes for residential homes, small businesses, large commercial facilities, agricultural operations, local government, academic institutions and local utilities. Eagle Point Solar is one of the largest solar installers in the Midwest, and consistently ranked as a Solar Power World Top Solar Contractors and Solar + Storage installer in the U.S. Eagle Point Solar has completed over 3000 solar energy systems in Iowa, Illinois and Wisconsin with an aggregate size exceeding 72 MW. In addition to providing turnkey energy management solutions, we also offer, sales, design & engineering, permitting, utility interconnection, construction and maintenance.

At Eagle Point Solar...

OUR PEOPLE ARE **TRUSTED**

OUR PROCESS IS **TESTED**

OUR RESULTS ARE **PROVEN**

Company Qualifications

Our commitment to the solar industry is evident as we are members of various trade organizations including being a founding member of the Iowa Solar Energy Trade Association (ISETA), a Renew Wisconsin member, as well a current member of the Illinois Solar Energy Association (ISEA).

- We are a professional solar installer/integrator which is 100% focused on the solar industry. Since our founding in 2010 we have grown to a team of over 90 employees with specialized areas of expertise in our industry.
- Full-time, on-staff installers. We do not sub-contract the installation(s) of your solar array(s). We can leverage our knowledge from past projects and complete installations quickly, with consistent quality.
- We have invested in education for our entire staff including time, effort and financial commitments necessary to have multiple NABCEP certified individuals in our organization including:

Tod Hollenback – PV-041616-012867
 Todd Lindquist – PV-090718-020118
 Cory Thielen – PVA-050621-036185
 Kyle Silva – PVA-061521-037755
 David Pardoe – PVA-092221-013749
 Chase Schlegel – PVA-052523-015202

Vivika Heller – PVA-110518-021693
 Joseph Petsche - PV-042217-012772
 Jake Thumann – PVA-061621-037752
 Chase Grabau – PVA-090221-013658
 Mathew Kramer-PVA-030323-014946
 Justin Williams– PVA-080323-015392

- Eagle Point Solar has been providing electrical contracting for solar projects since 2010. We currently employ multiple Master Electricians and a licensed Journeyman Electrician with over 66 years of combined experience.

Brian Gill – Master Electrician 2002 – 35 Years of experience
 Dave Diercks – Master Electrician 2006 – 35 Years of experience
 Ryan Marting – Master Electrician 2021 – 15 Years of experience
 Greg Grant – Master Electrician 2019 – 35 Years of Experience
 Matt Riecher – Licensed Journeyman Electrician 2011 – 15 Years of experience
 Shannon Williams – Licensed Journeyman Electrician – 10 Years of Experience

- We have been named a Solar Power World Top 500 Solar and Solar + Storage Contractor in the U.S. five years in a row, most recently listed as #150.
- Eagle Point Solar was ranked on the Inc. 5000 list in 2019, 2020 and 2021. This is Inc. Magazine’s list of the 5000 fastest growing privately held companies in the U.S.

Key Personnel



Every project has corporate level management from Eagle Point Solar's headquarters in Dubuque, Iowa. Eagle Point Solar will oversee quality of service and product and is the prime contractor responsible for all the project work. Our experienced construction management team has enabled us to attain a reputation as a consistent and efficient solar provider focused on client satisfaction and quality workmanship.

Jim Pullen – CEO & President

Jim has over 25 years of Executive Sales and Operations Management experience. His focus is on process development and improvement, specifically with the sales and construction departments. Jim has also personally provided solar consultations to over 50 clients who have installed solar arrays. Prior to joining Eagle Point Solar, Jim was a small business owner and the Vice President of Sales for an established technology firm.

Randy Ambrosy – Chief Operations Officer

Since 1991, Randy has served in a variety of executive management roles including sales, marketing, product development, international business and operations. Randy has lead acquisition and divestiture teams and has experience managing large projects. Randy brings executive leadership to the team and oversees the construction phases of the business while focusing on process efficiency and improvement. Randy earned his Master in Business Analytics degree from Loras College in 2017.

Joseph Petsche – Vice President of Construction

Joe is a degreed engineer with an MBA from the University of Iowa. He has over 20 years of engineering and project management experience including previous positions with Kinder Morgan Energy Partners, British Petroleum and Amoco. He has managed dozens of energy related projects and is committed to precise planning, efficient execution, cost effective results and total customer satisfaction. Joe has extensive solar training and is NABCEP certified.

Tod Hollenback – Vice President of Design and Procurement

Tod has over 25 years of experience of design, sales, repair and procurement within the technology market. He is responsible for the design process which includes matching compatible equipment to the needs and goals of all client projects. Tod has attended various training programs and is NABCEP certified. Prior to joining Eagle Point Solar, Tod was a small business owner and previously worked for a technology company in various technical and sales roles

Brian Gill – Master Electrician

Brian has been in the electrical trade for nearly 25 years, the last 16 years as a Master Electrician. Prior to joining Eagle Point Solar, Brian worked as the Service & Project Manager for Hawkeye Electric in Dubuque, Iowa. In addition to Brian's extensive electrical background, he has over four years of solar experience as a contractor working on projects for Eagle Point Solar. Brian oversees all electrical functions corporately for Eagle Point Solar including design, engineering and construction. In addition, he manages all electrical contractors and in-house electrical staff.

Scott Morris – Key Accounts Project Manager

Scott has over 25 years of experience in building, servicing, maintaining, and capital project managing within the manufacturing industry. He is tasked with creating comprehensive project plans utilizing the resources necessary to deliver quality projects to Eagle Point customers. Scott's first solar experience was project managing a 529.32kW DC roof array with Eagle Point Solar. Prior to joining Eagle Point Solar, Scott worked in the food industry managing all the technical and capital aspect for multiply sites.

Todd Lindquist – Key Account Technical Supervisor

Todd graduated from the University of Wisconsin-Platteville in 2017 where he earned a Bachelor of Science in Sustainability and Renewable Energy. He has also completed numerous online courses earning his NABCEP (North American Board of Certified Energy Practitioners) PV Installation Professional Certification. Todd is passionate about the environment and alternative forms of energy. Prior to becoming a member of the design team, he spent a year helping with the installation of solar arrays. Todd is tasked with performing site assessments, designing solar systems, estimating and creating CAD drawings. Todd is also a drone operator and has an FAA Remote Pilot Certification.

Kent Kraus – Key Accounts Manager

Kent has over 27 years of experience in marketing and sales management in the technology market with a focus on process development and improvement and bringing new products to market. Kent has spent his career identifying and developing a keen understanding of the needs of his clients while working with them to create the best solutions which deliver the greatest value. For Eagle Point Solar, Kent works exclusively with large multifaceted companies and non-taxable entities, such as schools, municipalities and other government entities and has successfully implemented multiple municipality PPAs. Kent has addressed audiences at national and regional events, speaking on the topics of leadership, vision, goal development and addressing process improvement. Kent has also personally provided solar consultations to over 80 clients who have installed solar arrays.

References



PROJECT DESCRIPTION

INDUSTRY: Utility
NAME: FARMERS ELECTRIC COOPERATIVE
CITY: Kalona
STATE: Iowa
ARRAY SIZE: 800 kW DC
DATE INSTALLED: 2014



PROJECT DESCRIPTION

INDUSTRY: Municipal

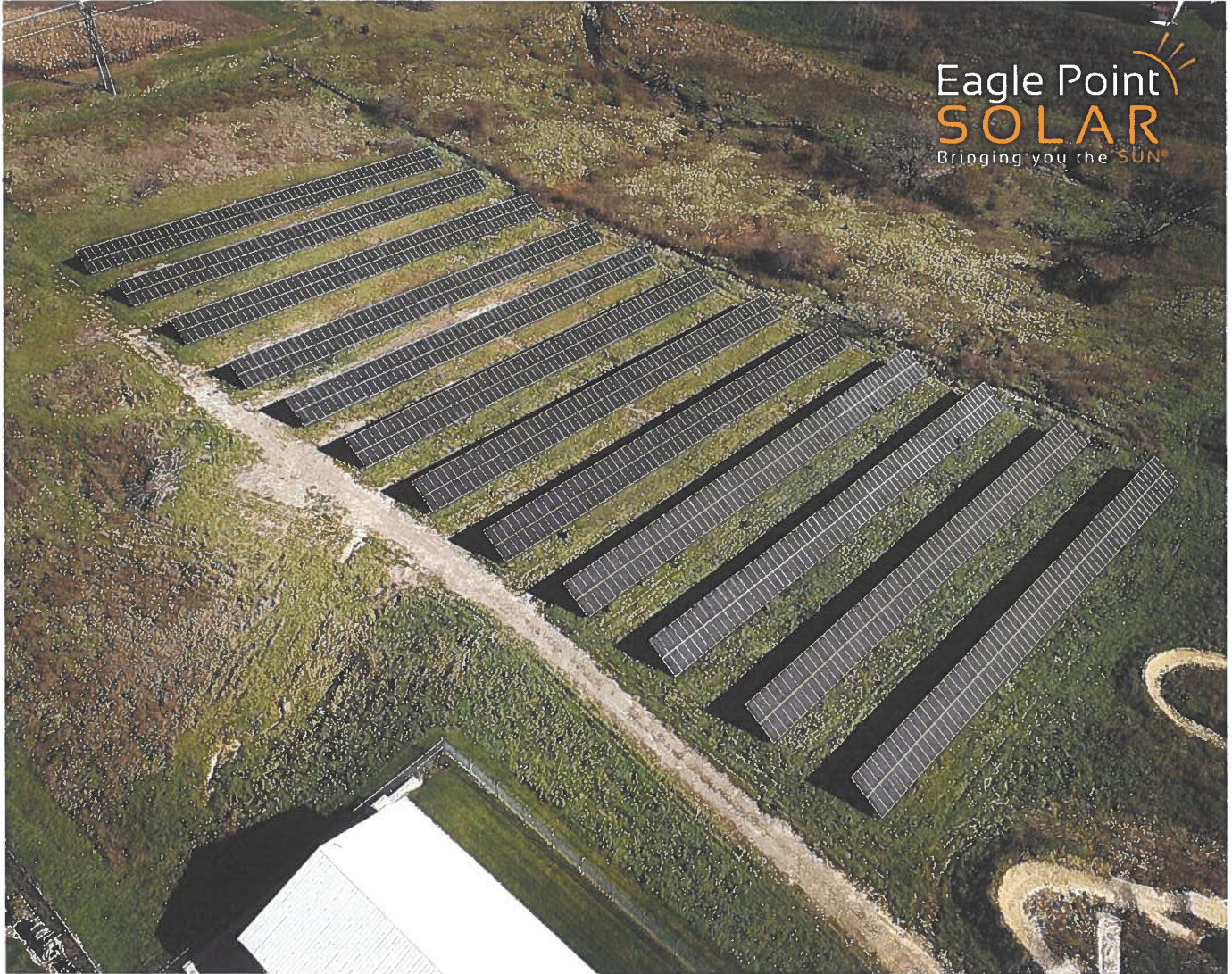
NAME: CITY OF ASBURY WASTE WATER TREATMENT PLANT

CITY: Asbury

STATE: Iowa

ARRAY SIZE: 357.13 kW DC

DATE INSTALLED: 2018



PROJECT DESCRIPTION

INDUSTRY: Utility
NAME: ROCHELLE MUNICIPAL UTILITY
CITY: Rochelle
STATE: Illinois
ARRAY SIZE: 323.95 kW DC
DATE INSTALLED: 2014



PROJECT DESCRIPTION

INDUSTRY: MUNICIPAL
NAME: BLACK HAWK COUNTY - PINECREST
CITY: WATERLOO
STATE: IOWA
ARRAY SIZE: 548.16 kW DC
DATE INSTALLED: 2020



Partial Project Portfolio - Municipalities, Counties, Schools & Utilities

Name:	Projects	Total Size	Third Party Finance
Bayfield County / Washburn	5	532kW	N
Bennett CSD, IA	1	166kW	N
Black Hawk County, IA	7	669kW	N
Cedar County, IA	1	213kW	Y
City of Asbury, IA	4	230kW	Y
City of Belle Plaine, IA	5	241kW	Y
City of Cedar Rapids, IA	5	307kW	Y
City of Dubuque, IA	6	351kW	Y
City of Dyersville, IA	3	297kW	Y
City of Galena, IL	2	400kW	N
City of La Crosse, WI	4	481kW	N
City of Marquette, IA	4	203kW	N
City of Oelwein, IA	5	254kW	Y
City of Olin, IA	5	87kW	Y
City of Peosta, IA	7	405kW	Y
Eau Claire Area School District	2	252kW	N
Farmers Electric CCOP, IA	1	800kW	Y
Hamilton County, IA	1	118kW	Y
Howard Winneshiek CSD, IA	1	35kW	N
Jo Carroll Energy, IL	1	126kW	Y
Johnson County, IA	2	245kW	Y
N.I.C.C., IA	1	104kW	Y
Northland Pines CSD, WI	1	425kW	Y
Olin CSD, IA	2	136kW	N
Rochelle Municipal Utility, IL	1	368kW	N
Sauk County, WI	2	465kW	Y
Scott County, IA	4	105kW	Y
Spoon River Electric Coop, IL	1	70kW	N
Spoon River Valley CSD, IL	1	449kW	Y
University of Wisconsin – Stout	1	48.8kW	N
Upper Iowa University, IA	2	337kW	Y
Village of Dickeyville WWTP, WI	1	32kW	N
Village of McFarland, IA	1	31kW	N
VIT CSD, IL	3	520kW	Y

5 Year Limited Warranty

Definition:

Eagle Point Solar (EPS) provides a 5-year workmanship warranty for every customer for whom it installs a solar array. The 5-year period begins on the date of commissioning and is subject to the following terms:

This warranty covers the work related to the installation of a solar array and completed by EPS- OR, sub-contractor approved by EPS.

Items Covered by the Warranty:

- 1) For all solar arrays:
 - a. Mounting hardware will be mounted securely to the mounting surface in accordance with all Federal, State and Local regulations.
 - b. Railing will be securely fastened to the mounting hardware per manufacturer's requirements.
 - c. Modules will be securely fastened to the racking hardware per manufacturer's requirements.
 - d. Electrical connections will be secure and operational.
 - e. Production monitoring system operation (See Exclusions regarding Internet Service).
- 2) For a solar array mounted on the roof:
 - a. The mounting hardware will not damage or cause the roof to leak.
- 3) For a solar array mounted on the ground:
 - a. Piers or posts will remain securely in the original installation position.

Exclusions:

- 1) Internet Service
 - a. Any interruption of customer's internet service by their service provider causing the solar array or the production monitoring system to malfunction.
 - b. Internet hardware failure by any customer owned hardware related to their internet service.
- 2) Vegetation control
- 3) Acts of God
- 4) Array kWh production
- 5) Normal wear and tear to customer's property during installation
- 6) Equipment issues covered by a manufacturer's warranty
- 7) Preexisting property damage
- 8) Reassignment of customer Monitoring Portal permissions from EPS to other party(s) will immediately void 5 Year Limited Warranty

Warranty claims:

- 1) EPS customer shall promptly notify EPS directly should a potential warranty claim be identified. EPS will at its discretion determine if such claim is valid and also the recourse plan of action. The recourse plan of action will be designed to repair the identified warranted item to their state prior to the warranty claim and be completed in a reasonable time frame.

EaglePointSolar.com

Office locations in Iowa, Illinois and Wisconsin

FIXED PRICE PROPOSAL



Eagle Point Solar is pleased to provide a fixed price proposal for City of Watertown for a solar project at the wastewater plant at City of Watertown, WI.

Eagle Point Solar will provide all supervision, labor, materials, equipment, tools and services necessary to complete our scope of work per the design drawings and/or per the information provided.

Proposal Date: December 20, 2024

Proposal Expiration Date: 60 days after date of Proposal. With the instability in the market, beyond 90 days, the proposal will need to be reviewed to determine if there are any significant changes in costs and the proposal will be updated to reflect such changes.

PROJECT SUMMARY

City of Watertown has requested a proposal for the largest array that can be built at the wastewater treatment plant for net cost \$600,000 after available incentives. Our proposal includes a 495 kW DC ground mounted array. This is an indicative price and has allowances on commodities listed.

INCLUSIONS

1. Performance and Payment Bond
2. Interconnection documentation submission
3. Permitting documentation submission
4. Incentive application submission (If applicable)
5. Finalization of Solar system design
6. Project Management and pre-construction meeting
7. Construction documents for installation/permitting/interconnection
8. Procurement, installation, and delivery of all equipment for the solar power system to the site
9. Davis Bacon Wages included
10. Installation of all racking components
 - a. Guarding on PLP racking
11. Installation of all modules
12. Wiring of DC Modules and Optimizers
 - a. Wire management of PV 2K Wire
13. Trenching and routing of PVC Conduit to Transformer 3 or main breaker for Transformer 3
14. Installation of Solar inverters
 - a. Extended warranty to 10 years
15. Installation of all electrical equipment provided on future One-line diagram
16. Wiring of Inverters and associated electrical equipment, combiners, disconnects, and step-down transformers as needed. Production Meter included.

EaglePointSolar.com

Office locations in Iowa, Illinois and Wisconsin

17. A Shunt trip will be used on the Solar combiner panel to isolate the solar array when the generator is running. A bore will be made from the solar array to the generator feed, to establish a signal from the generator to the shunt trip.
18. Electrical system design
19. Conduit size, wire size, voltage drop calculations, transformer sizing, and equipment location configuration
20. Establish communications at each site for online monitoring within inverter manufacturer hosted portal.
 - a. 10 years of online monitoring included through SolrenView
21. Scheduling for Electrical Inspection or Utility Shutdowns
22. System Commissioning & Testing
23. Provide the following:
 - a. Shop Drawing/Submittal Reviews.
 - b. Prepare As-built drawings based on contractor markup
 - c. Provide periodic project status reports
24. 5 year workmanship warranty

EXCLUSIONS

1. Fencing
2. Civil: Access Roads, Grading, or Storm Water swales
3. Geotechnical boring and pile load testing
4. Pile refusal plan for areas over old WWTP structures
5. Medium voltage solar electrical point of connection
6. Other electrical upgrades as required by either the Utility or AHJ
7. Offsite unloading, storage, or inventorying of equipment
8. Landscape maintenance, brush cutting, tree removal etc.
9. Weather station sensors
10. Integration with SCADA
11. Renewal of Solectria monitoring after year 10
12. 3rd Party monitoring platform
13. 3rd party commissioning and testing
14. Schedule
 - a. Winter conditions to be addressed as needed
 - b. Electrical equipment delays are expected but not defined at this time
 - c. Delays caused by local inspectors not responding timely to scheduled inspections

ASSUMPTIONS

1. Project size and pricing is contingent on 30% Direct Pay ITC and Focus on Energy Business Customer PV Incentive. 2025 Focus on Energy Funding is not released yet and we're assuming the same funding as 2024.
2. WE Energy's will allow our shunt trip operation for isolating the solar array when the generator is running
3. WE Energy's will approve our proposed production meter set up
4. Piles will be driven to full depth.
 - a. We'll address excessive pile refusal with a change order
5. The city would be able to remove some small trees to allow for installation of the ground array (1 tree) and limit shading in the future (4 trees). The trees are located in the south section of the proposed layout.
6. WE Energy's Rate CGS DS-FP, \$.03739/kWh for all exported energy

City of Watertown - WWTP – 495 kW DC Ground Mount Solar Array – 375kW AC



Site Name / Number	City of Watertown - WWTP
System Size (kW AC)	350
System Size (kW DC)	475.2
Year 1 Production (kWh)	617,361
Production Ratio (MWh/kW DC)	1.2992
PV Modules	
Manufacturer	Solar4America
Model	S4A550-144STT
Nameplate (Watts DC)	550
Quantity	864
Warranty	25 Yr Product Warranty, 25 Yr Liner Power Output Warranty (85%)
Tilt (degrees)	30
Azimuth (degrees)	180
Inverters & Optimizers	
Manufacturer	Solectria
Model	XGI 1500-175-480
Nameplate (kW)	175
Inverter Quantity	2
Inverter Warranty	5 Yr Limited Product Warranty, w/ 10 Yr Extension available
Mounting System	
Manufacturer	PLP
Model	PowerPeak AL
Specifications	178" I-Beam
Warranty	10 Yr Limited Product Warranty
Monitoring System	
Manufacturer	Solectria
Specifications	10 years of online monitoring included

EaglePointSolar.com

Office locations in Iowa, Illinois and Wisconsin



FIXED PRICE PROPOSAL

DESCRIPTION	TOTAL
Total City of Watertown Investment.....	\$886,050.00
495 kW DC Ground Mounted Array	
See inclusions above	

Detailed report and Supporting documentation included in the following pages.



S4A550-144MH10STT

550W

144 Half-cut Bifacial
Transparent Back Sheet
10BB Mono Perc



530W-550W



America's Solution for
Quality, Performance,
and Reliability.

Our products are manufactured locally in the US,
under the highest quality standards.



10BB Half-Cut Cell Technology

Efficient circuit design, lower internal current, lower RS loss, GA doped wafer



Significantly Lower Risk of Hot Spot

Special circuit design with much lower hot spot temperature



Excellent Anti-PID Performance

2X industry standard Anti-PID



Lower LCOE

2% more power generation



IP68 Junction Box

High waterproof level

MODULE EFFICIENCY

21.3%

HIGH POWER OUTPUT

550W



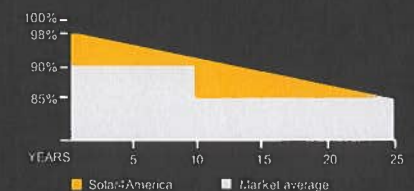
UL61730



(04/2023)

Linear Power
WARRANTY

0.56% year 2.25
Annual Degradation



Solar4America Technology Inc. is headquartered and has module production facilities in Sacramento, California. Our S4A branded product line offers high quality, exceptional performance, and great value to our customers. Our state-of-the-art manufacturing facility uses industry-leading automated production equipment to optimize product performance and quality.

Solar4America Technology Inc.

4803 Urban Ave, McClellan Park, CA 95652, USA
916-671-5606

www.solar4america.com
PVsales@solar4america.com

*Subject to warranty terms and conditions

S4A550-144MH10STT

144 Half-cut Cell | 10BB Mono Perc | Transparent Back Sheet

ELECTRICAL PARAMETERS

Module Type	S4A530		S4A535		S4A540		S4A545		S4A550	
Testing Condition	STC	NMOT	STC	NMOT	STC	NMOT	STC	NMOT	STC	NMOT
Maximum Power - Pmax (W)	530	395	535	398	540	402	545	406	550	410
Maximum Power Voltage - Vmp (V)	41.32	38.6	41.48	38.7	41.64	38.8	41.80	39.0	41.96	39.1
Maximum Power Current - Imp (A)	12.83	10.24	12.90	10.30	12.97	10.36	13.04	10.41	13.11	10.47
Open Circuit Voltage - Voc (V)	49.32	46.4	49.46	46.5	49.60	46.7	49.76	46.8	49.92	47.0
Short Circuit Current - Isc (A)	13.72	11.06	13.79	11.12	13.86	11.17	13.93	11.23	14.00	11.28
Module Efficiency	20.50%		20.70%		20.90%		21.10%		21.30%	

STC: irradiance 1,000 W/m²; Spectra at AM 1.5; module temperature 25°C. Power output tolerance: 0~+5W. Measuring tolerance of power: ±3%
 NMOT: irradiance 800 W/m²; Spectra at AM 1.5; Cell temperature 45°C; Ambient temperature 20°C. Wind speed 1m/s

BIFACIAL REAR SIDE POWER GAIN

 Electrical characteristics with different rear side power gain for reference to 550W front.

Module	Bifaciality: 70±5%				
Maximum Power	Pmax Gain	Voc/V	Isc/A	Vmp/V	Imp/A
578W	5%	49.92	14.70	41.96	13.77
605W	10%	49.92	15.40	41.96	14.42
633W	15%	49.92	16.10	41.96	15.08
660W	20%	49.92	16.80	41.96	15.73
688W	25%	49.92	17.50	41.96	16.39

Bifacial gain: the additional gain from the rear side compared to the power of the front side at the standard test condition. It depends on mounting (structure, height, tilt angle, etc.) and albedo of the ground.

TEMPERATURE CHARACTERISTICS

NMOT	43°C (±2°C)
Temperature Coefficient of Pmax	-0.35%/°C
Temperature Coefficient of Isc	+0.048%/°C
Temperature Coefficient of Voc	-0.26%/°C

MATERIAL CHARACTERISTICS

Dimensions	89.69 x 44.65 x 1.38in (2278 x 1134 x 35mm)
Weight	61.73lbs (28kg)
Frame	Silver anodized aluminum alloy
Glass	3.2mm anti-reflective coated tempered glass
Back Sheet	Transparent
Solar Cells	144(6 x 24) monocrystalline 182 x 91mm
Junction Box	IP68, 3 bypass diodes
Cable & Connector	Length 55.12in (1400mm), 1x4mm ² / MC4 and MC4 Compatible

MAXIMUM RATINGS

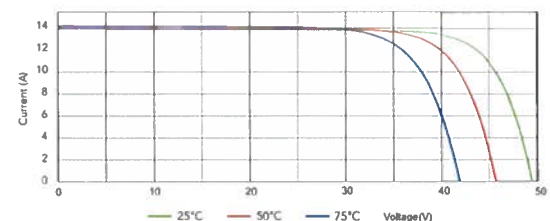
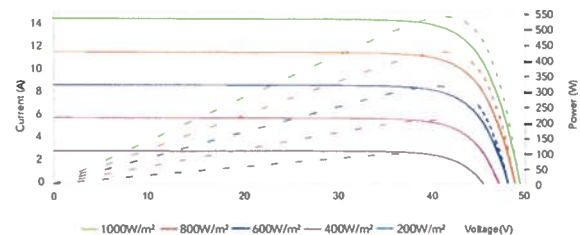
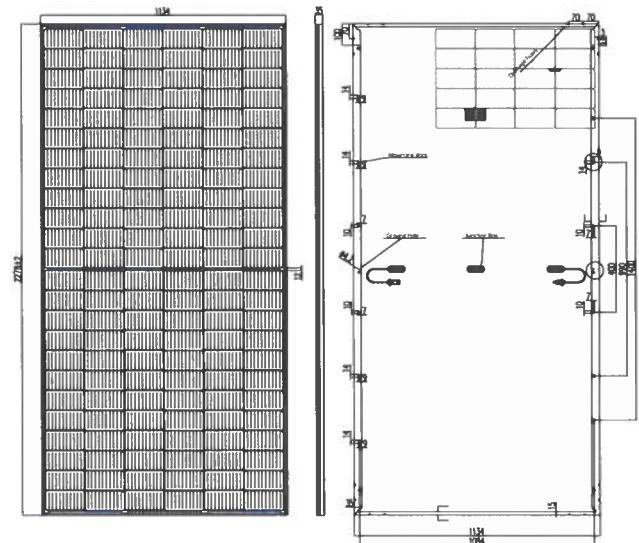
Maximum System Voltage (V)	1500
Series Fuse Rating (A)	30

PACKAGING

Pallet Dimensions	92.52 x 45.67 x 49.61in (2350 x 1160 x 1260mm)
Pallet Quantity	31 Modules
Truck (53') Quantity	713 Modules

SYSTEM DESIGN

Temperature Range	-40°C to +85°C
Mechanical Load Front	5,400 Pa
Mechanical Load Back	2,400 Pa
Safety Protection Class	Class II
Module Fire Performance	Type 1



XGI™ 1500-250 SERIES INVERTERS

SOLECTRIA PREMIUM 3-PHASE TRANSFORMERLESS UTILITY-SCALE INVERTERS

FEATURES

- NEW and MORE POWERFUL!
 - XGI 1500-250/250-600
 - XGI 1500-225-600 (Selectable: 225kW/225kVA or 225kW/250kVA)
 - XGI 1500-200/200-480
 - XGI 1500-175-480 (Selectable: 175kW/175kVA or 175kW/200kVA)
- Industry-leading maximum DC/AC Ratio of 2.0
- Accepts two input PV Output Circuits, with no overcurrent protection required
- Made in the USA with global components
- Buy American Act (BAA) compliant
- 99.0% peak efficiency
- Flexible solution for distributed and centralized system architecture
- Advanced grid-support functionality Rule 21/UL1741SA
- Robust, dependable and built to last
- Lowest O&M and installation costs
- Access all inverters on site via WiFi from one location
- Remote diagnostics and firmware upgrades
- SunSpec Modbus Certified
- Tested compatible with the TESLA PowerPack Microgrid System

OPTIONS

- PV Source Circuit Combiners
- Web-based monitoring
- Extended warranty

MADE IN THE USA



With U.S. and Global Components

Yaskawa Solectria Solar is pleased to introduce its most powerful XGI 1500 inverters, with the XGI 1500-250 models at 600 Vac, and the XGI 1500-200 models for 480 Vac service.



The XGI 1500-250 and XGI 1500-200 feature SiC technology, high power and high efficiency that places them at the top end of the utility-scale string inverters in the market.

Yaskawa Solectria Solar designs all XGI 1500 utility-scale string inverters for high reliability and builds them with the highest quality components -- selected, tested and proven to last beyond their warranty. The XGI 1500 inverters provide advanced grid-support functionality and meet the latest IEEE 1547 and UL 1741 standards for safety.

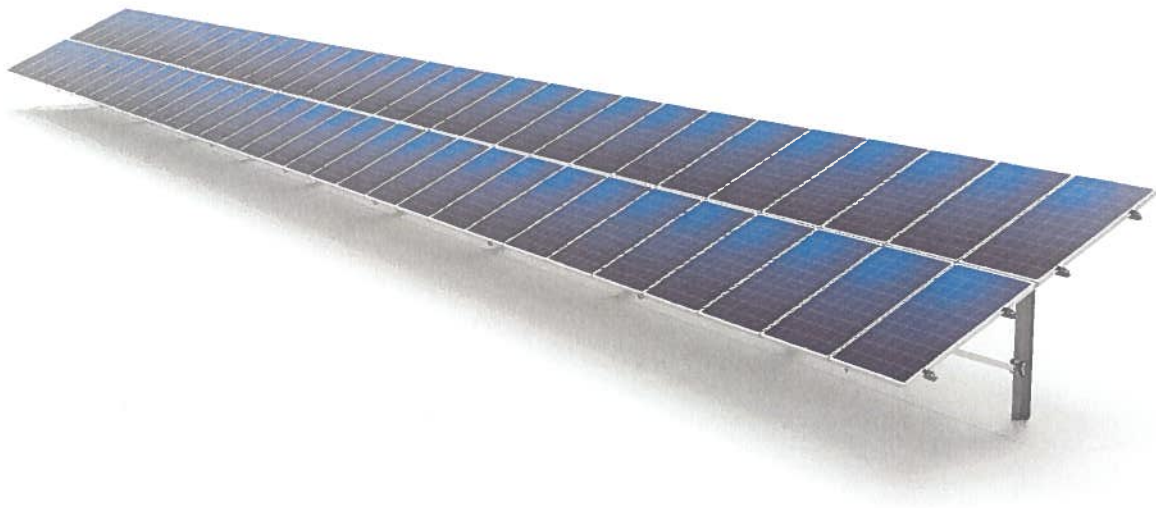
The XGI 1500 inverters provide ideal solutions for ground-mounted utility-scale PV systems, with models available for service connections at 600 Vac and 480 Vac. Designed and engineered in Lawrence, MA, the SOLECTRIA XGI inverters are assembled and tested at Yaskawa America's facilities in Buffalo Grove, IL. The XGI 1500 inverters are Made in the USA with global components, and are compliant with the Buy American Act.

XGI™ 1500-250 SERIES INVERTERS

SPECIFICATIONS

SOLECTRIA MODEL NUMBER		XGI 1500 250/250-600	XGI 1500 225-600	XGI 1500 200/200-480	XGI 1500 175-480
DC Input	Absolute Maximum Input Voltage	1500 VDC			
	Maximum Power Input	860-1250 VDC			
	Voltage Range (MPPT)	860-1450 VDC			
	Operating Voltage Range (MPPT)	1 MPPT			
	Number of MPP Trackers				
	Maximum Operating Input Current	296.7 A	267 A	237.3 A	207.6 A
	Maximum Operating PV Power	255 kW	230 kW	204 kW	179 kW
	Maximum DC/AC Ratio Max Rated PV Power	2.0 500 kW	2.22 500 kW	2.5 500 kW	2.86 500 kW
AC Output	Max Rated PV Short-Circuit Current (Isc x 1.25)	500 A			
	Nominal Output Voltage	600 VAC, 3-Phase		480 VAC, 3-Phase	
	AC Voltage Range	-12% to +10%			
	Continuous Real Output Power	250 kW	225 kW	200 kW	175 kW
	Continuous Apparent Output Power	250 kVA	Selectable: 225 or 250 kVA	200 kVA	Selectable: 175 or 200 kVA
	Maximum Output Current	240.6 A	216.5 A	240.6 A	210.5 A
	Nominal Output Frequency	60 Hz			
	Power Factor (Unity default)	+/- 0.80 Adjustable			
Efficiency	Total Harmonic Distortion (THD) @ Rated Load	<3%			
	Grid Connection Type	3-Ph + N/GND			
	Fault Current Contribution (1 cycle RMS)	144 A			
	Peak Efficiency	99.0%			
	CEC Average Efficiency	98.5%			
	Tare Loss	<1 W			
	Ambient Temperature Range	-40°F to 140°F (-40°C to 60°C)			
	De-Rating Temperature	113°F (45°C)			
Temperature	Storage Temperature Range	-40°F to 167°F (-40°C to 75°C)			
	Relative Humidity (non-condensing)	0 - 95%			
	Operating Altitude	9,840 ft (3 km)			
	Advanced Graphical User Interface	WiFi			
Communications	Communication Interface	Ethernet			
	Third-Party Monitoring Protocol	SunSpec Modbus TCP/IP			
	Web-Based Monitoring	Optional			
	Firmware Updates	Remote and Local			
Testing & Certifications	Safety Listings & Certifications	UL 1741, IEEE 1547, UL 1998			
	Advanced Grid Support Functionality	Rule 21, UL 1741SA			
	Testing Agency	ETL			
Warranty	FCC Compliance	FCC Part 15 (Subpart B, Class A)			
	Standard and Options	5 Years Standard; Option for 10 Years			
Enclosure	Acoustic Noise Rating	73 dBA @ 1 m ; 67dBA @ 3 m			
	DC Disconnect	Integrated 2-Pole 400 A DC Disconnect			
	Mounting Angle	Vertical only			
	Dimensions	Height: 29.5 in. (750 mm) Width: 44.3 in. (1125 mm) Depth: 15.4 in. (390 mm)			
	Weight	290 lbs (131.5 kg)			
	Enclosure Rating and Finish	Type 4X, Polyester Powder-Coated Aluminum			


IT'S PERSONAL



POWER PEAK™

The **POWER PEAK** mounting system is designed for residential, commercial, and utility-scale ground mount installations. The system's single row, vertical post design dramatically reduces the number of ground penetrations and provides increased ground clearance. POWER PEAK structures are easily assembled without lifting equipment and do not require field modifications, including drilling or welding. Pre-assembled components, including patented module clamps, significantly reduce installation time and labor, and the system's unique module rail design incorporates built-in wire channels to increase efficiency and provide a professional-looking appearance.

FEATURES AND BENEFITS

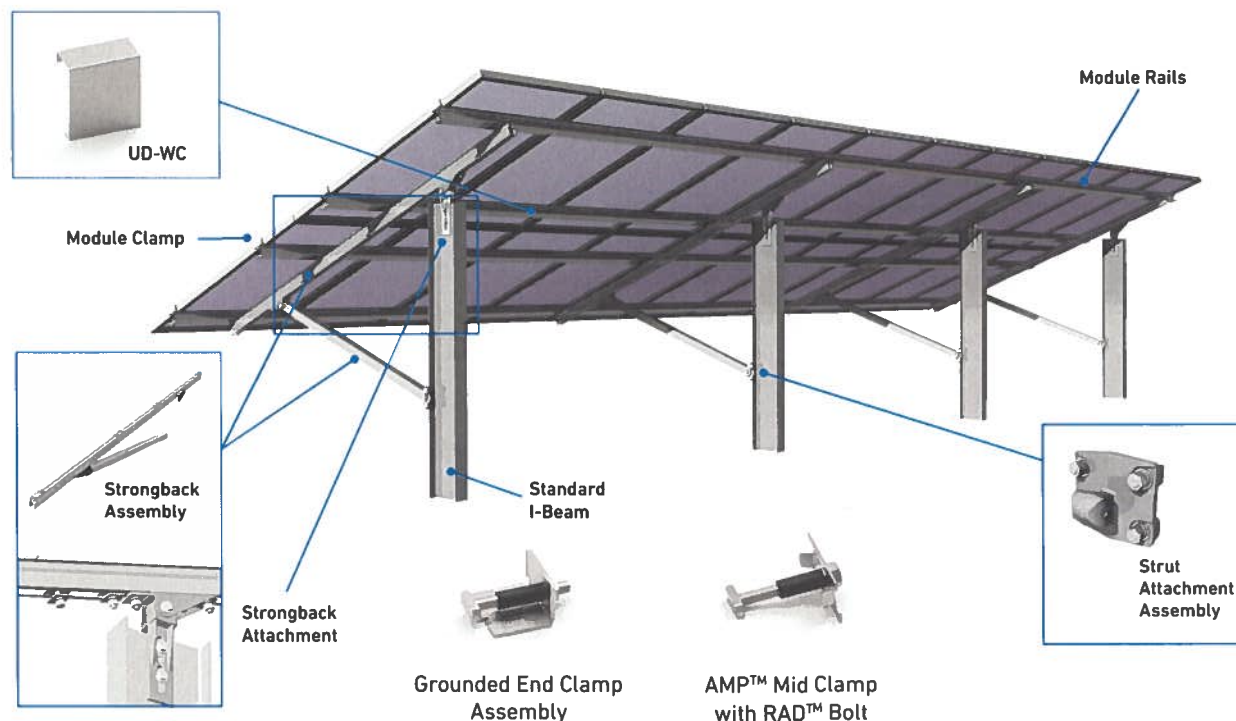
- Featuring high-strength, lightweight aluminum components
- Optimized for site-specific conditions
- Pre-assembled components
- High-strength aluminum or steel attachments
- Integrated wire management channels
- Wind tunnel tested
- Code compliant





COMPONENTS

POWER PEAK™ AL – Aluminum Ground Mount System



Component	Features
Standard I-Beam	<ul style="list-style-type: none"> • Pile driven with standard equipment • Sized per site conditions to reduce overall system costs • Sourced locally to reduce freight costs and delivery times • Pre-punched and galvanized - Ready to install
Strut Attachment Assembly	<ul style="list-style-type: none"> • Field adjustable • Captive bolts – No loose parts • High-strength aluminum corrosion protection • Lateral adjustments resolve twisted posts
Strongback Attachment	<ul style="list-style-type: none"> • Vertical field adjustments (2.5 inches) • High-strength aluminum corrosion protection • Built in articulation for twisted posts (+/- 5 degrees)
Strongback Assembly	<ul style="list-style-type: none"> • Unfold and hang for easy assembly to posts • Factory pre-assembled – strongback/strut/rail brackets • Field adjustable for easy alignment • Lightweight, high-strength aluminum UD POWER RAIL™
Module Rails	<ul style="list-style-type: none"> • Lightweight, high-strength aluminum • Built-in wire channels • Long lengths minimize splices
Module Clamps	<ul style="list-style-type: none"> • Heavy-duty stainless steel • Factory pre-assembled – Lock-in-Place RAD™ Clamp, patented • Built-in electrical bonding • Secure module clamping

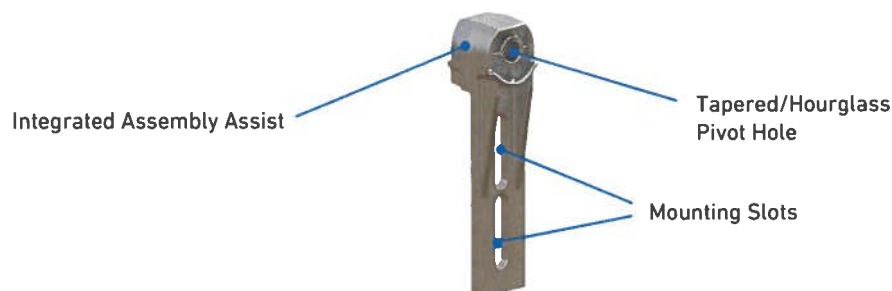
OPTIONAL: Wire Management Clip (UD-WC)



STRONGBACK & STRUT ATTACHMENT

The main attachments are strong, durable, and designed with built-in adjustability.

Strongback Attachment



Feature	Benefit
Integrated Assembly Assist	Without using hardware, the installer can temporarily hang the Strongback Attachment on the I-beam until the next person can follow-up with through bolts
Tapered/Hourglass Pivot Hole	Provides ± 5 -degrees lateral movement of the Strongback for twisted I-beams (see details on next page)
Mounting Slots	Vertical adjustments of ± 1.25 " to compensate for out-of-level I-beams

Strut Attachment

Ships pre-assembled, no gathering of hardware or assembly required.

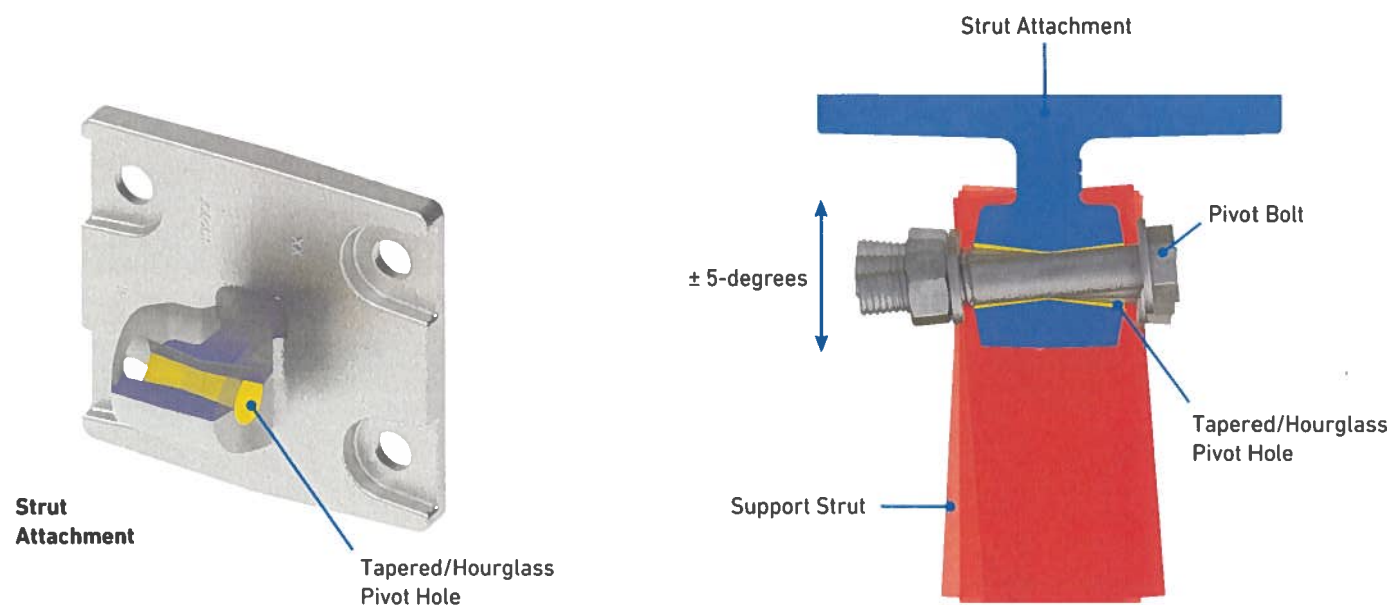
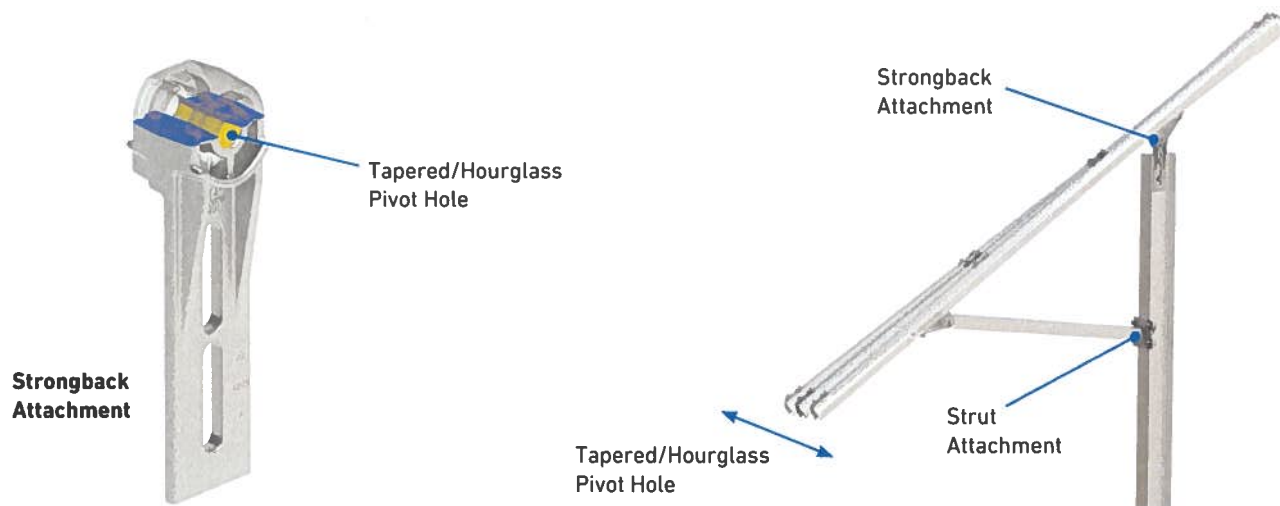


Feature	Benefit
Tapered/Hourglass Pivot Hole	Provides ± 5 -degrees lateral movement of the Strongback for twisted I-beams (see details on next page)
Clamps to I-beams	<ul style="list-style-type: none"> Provides unlimited vertical adjustments along I-beams Installs fully assembled. Slips onto I-beams, no disassembly required. Back Bracket captures head of bolt eliminating need for two wrenches



STRONGBACK & STRUT ATTACHMENT CONTINUED

Each includes an hourglass shaped pivot hole allowing ± 5 -degrees of lateral adjustability.



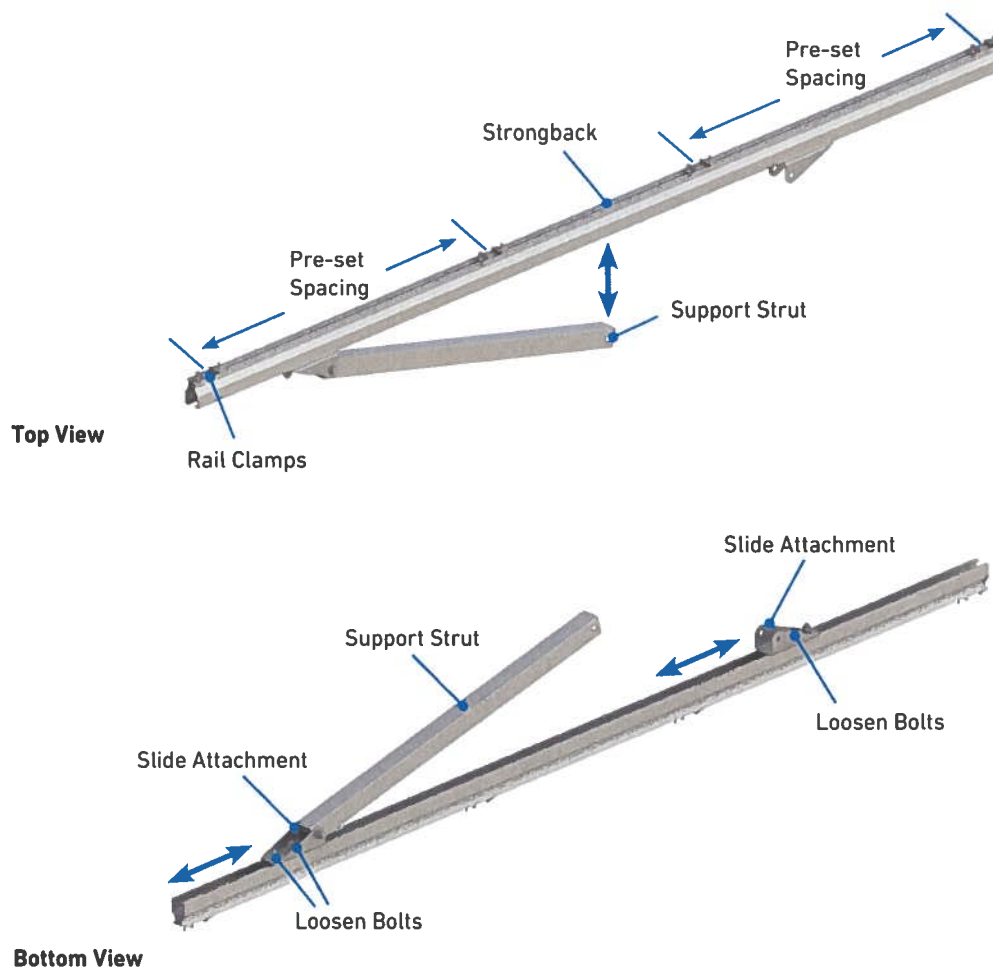
Lateral Movement Cutaway

When desired lateral position is achieved, tighten the Pivot Bolt to lock position. Tapered/Hourglass Pivot Hole provides ± 5 lateral movement of the Strongback for twisted Piles.



STRONGBACK ASSEMBLY

Ships fully assembled as shown below.



Feature	Benefit
Strongback	Available in several size options to optimize design strength and reduce material cost
Support Strut	Folds into the Strongback to ease transportation and reduce shipping costs
Rail Clamps	Preset spacing to meet the module manufacturer's clamping specifications while reducing field measurements and handling of small parts
Loosen Bolts	Loosening Slide Attachment bolts allows installer to adjust the Strongback as needed to follow land contours

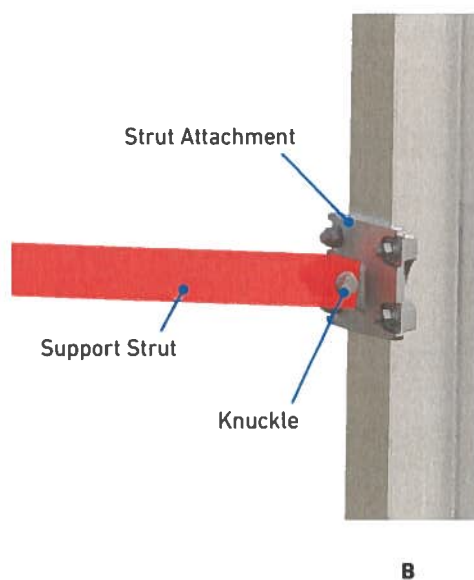
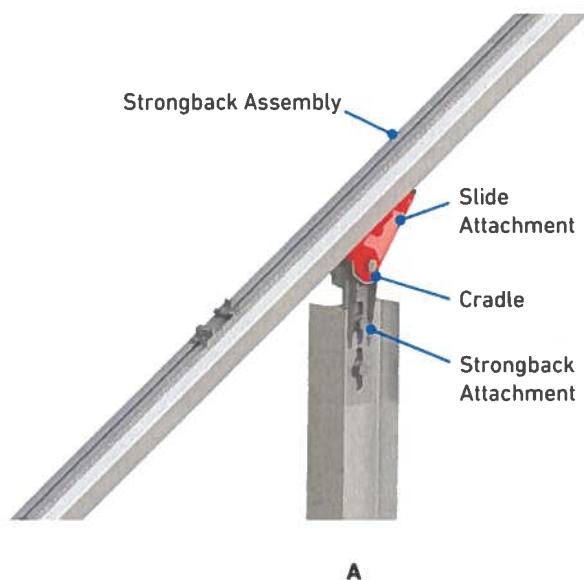
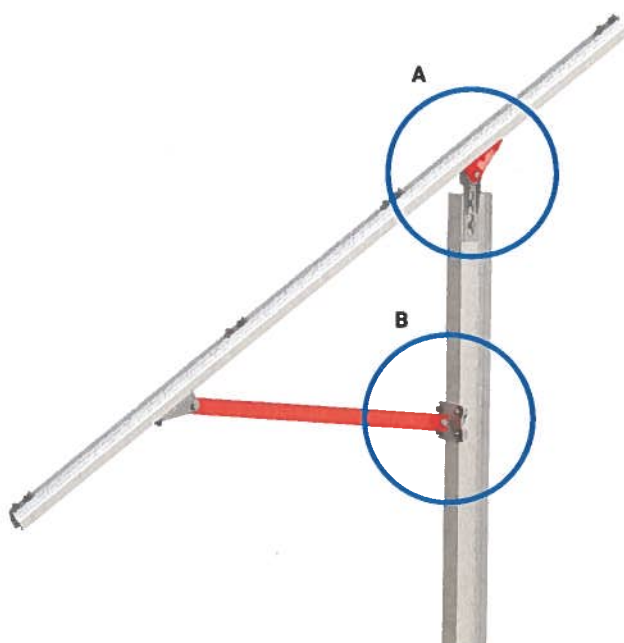


STRONGBACK ASSEMBLY CONTINUED

Pre-hanging the Strongback Assembly

To reduce installation costs, the lightweight components of the Strongback Assemblies allow them to be easily lifted by one person and pre-hung on the I-beams, after which through bolts and hardware are installed to secure it in place. This sets the stage for one person or team to pre-hang the Strongback Assemblies while a second person or team follows up with through bolts and hardware. There is no need for heavy-duty lifting equipment.

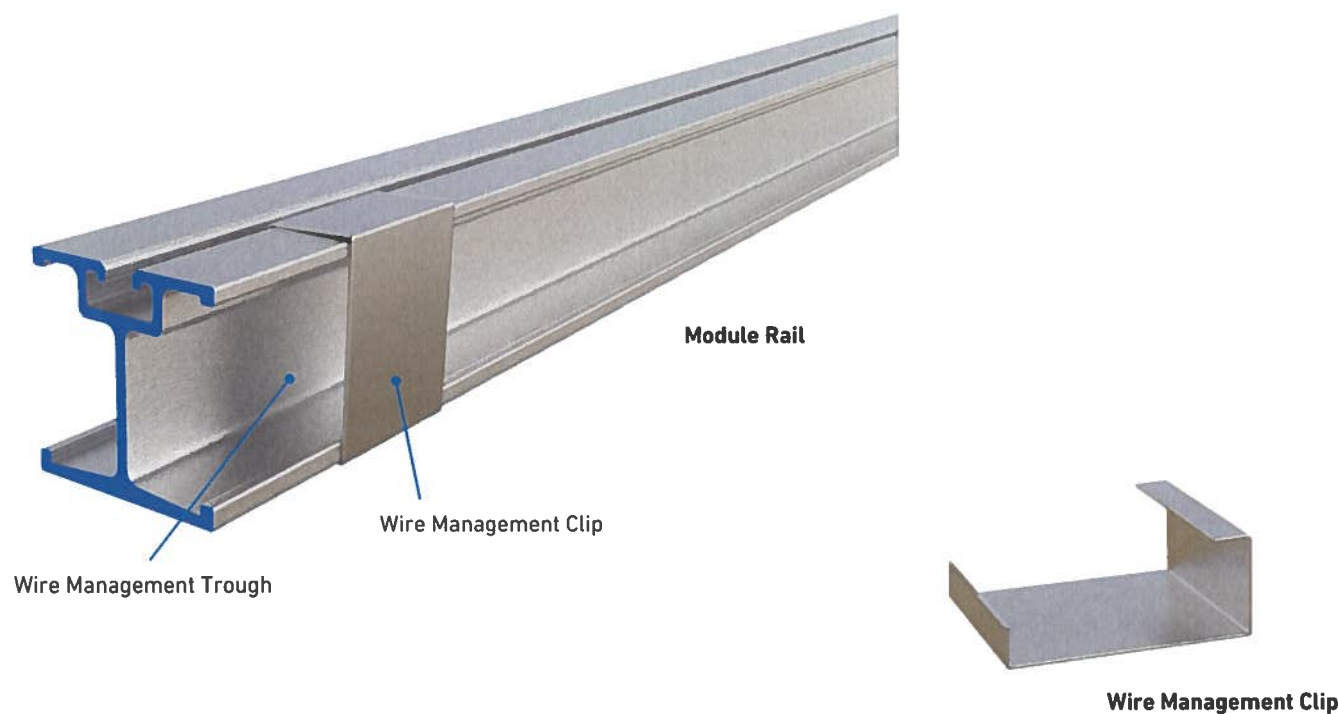
How it works: At the top of the I-beam, the Strongback Attachment has a cradle that accepts and holds the Strongback Assembly in place via the Slide Attachment. Midway down the I-beam, the Strut Attachment includes a knuckle-shaped protrusion that accepts the lower end of the Support Strut. These two attachment points allow the Strongback Assembly to freely hang in place awaiting the through bolts and attaching hardware.





MODULE RAILS

Lightweight aluminum extrusion requires no heavy lifting equipment.

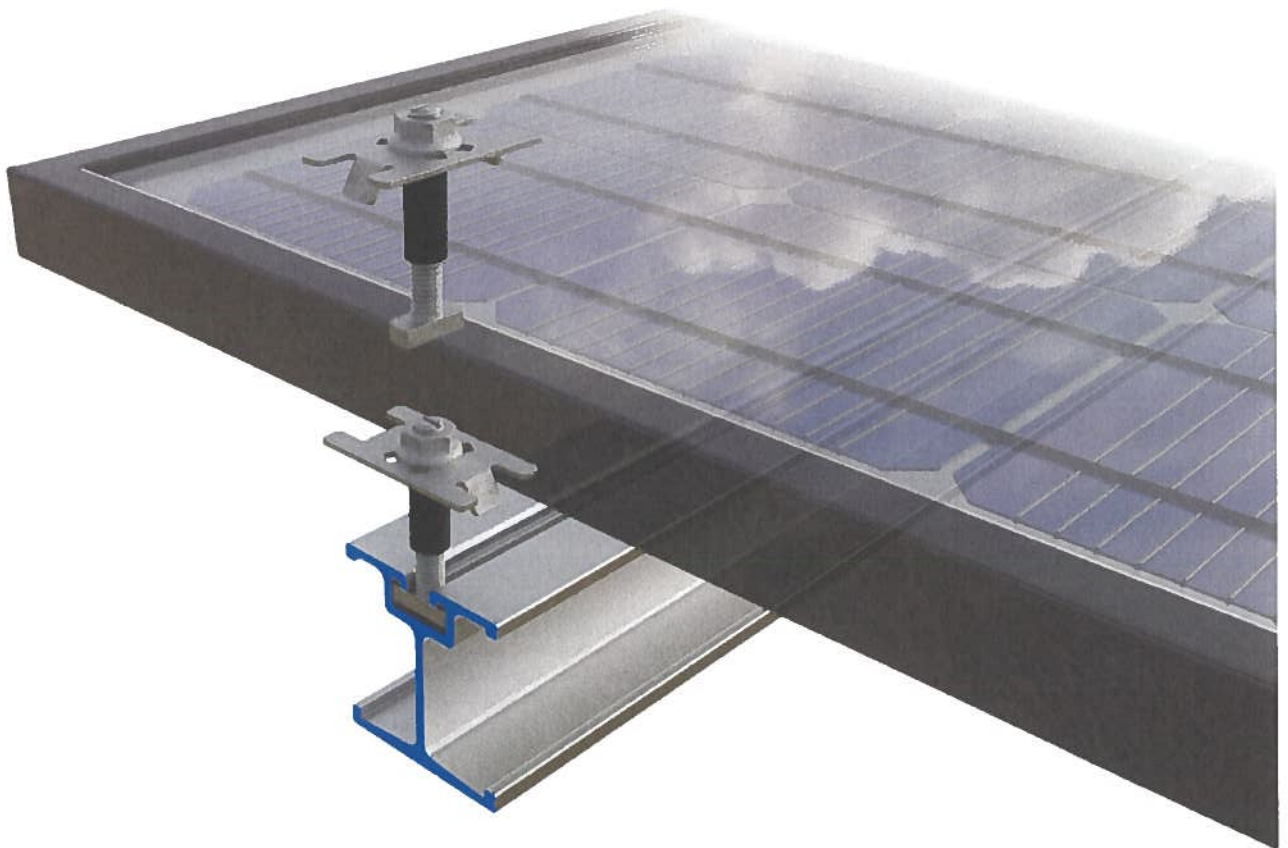


Feature	Benefit
Module Rail	Available in several size options to optimize design strength and reduce material cost
Wire Management Clip	Easily snaps into place and holds wires snug within the trough, providing a clean, professional aesthetic
Wire Management Trough	Allows ample space to contain wires for a clean and professional appearance



POWER PEAK AL

- Fast installation and on-the-fly adjustability
- Single-row I-beam design speeds installation
- Single-Strut design
- Built-in features maximizes adjustability
- Factory pre-assembly minimizes components and on-site labor requirements
- Pre-assembled/integrated grounding module clamps
- Integrated wire management
- UL-2703 listed



GLOBAL HEADQUARTERS 660 BETA DRIVE CLEVELAND, OHIO 44143
+1 440 461 5200 SOLAR@PLP.COM PLP.COM

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**CAPRA
BANK****CAPRA BANK**955 Washington St Suite107
Dubuque IA 52001**CASHIER'S CHECK**

NO:

Section 4, Item A.

72-22086739

Date: December 19, 2024

PAY TO THE

ORDER OF: CITY OF WATERTOWN

Amount: \$44,500.00

**** Forty Four Thousand Five Hundred and 00/100****

For:

Remitter: EAGLE POINT SOLAR LLC

*Handwritten Signature*
TWO SIGNATURES REQUIRED IF OVER \$10,000.00*Handwritten Signature*

Security features. Details on back.

⑈ 18680 ⑈

⑆073922063⑆

146667⑈ 045

**CAPRA
BANK****CAPRA BANK**955 Washington St Suite107
Dubuque IA 52001**CASHIER'S CHECK**

NO: 18680

Date: December 19, 2024

PAY TO THE

ORDER OF: CITY OF WATERTOWN

Amount: \$44,500.00

**** Forty Four Thousand Five Hundred and 00/100****

For:

Remitter: EAGLE POINT SOLAR LLC

CITY OF WATERTOWN, WISCONSIN
SOLAR PANEL PROJECT

Bidder Shall Use This Bid Form In Submitting Its Bids.

BID FORM

BID PROPOSAL FROM:

Company Name: Eagle Point Solar
Street Address: 2400 Kerper Blvd. Suite A20
City, State, Zip Dubuque, IA 52001
(Hereinafter referred to as "BIDDER")

PROJECT IDENTIFICATION:

SOLAR PANEL PROJECT
City of Watertown
Dodge County, Wisconsin

BID DEADLINE: December 20, 2024, at 11:00 a.m.

THIS BID IS SUBMITTED TO:

City of Watertown
Water/Waterwater Utility
800 Hoffman Road
Watertown, WI 53094

(Hereinafter referred to as "OWNER")

1. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Bid Documents for the Bid Price and within the Contract Times indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.
2. Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified in the Agreement.
3. Bidder agrees to furnish all labor and materials for the installation required by these documents of the items listed. Any and all additional items not specifically listed in this Bid Form but that are considered necessary items shall be included in the total project bid price. This is a Lump Sum Contract with award being made based upon the price for the quantities of the various items listed in this Bid Form. OWNER reserves the right to modify the quantities at time of installation.

CITY OF WATERTOWN, WISCONSIN
SOLAR PANEL PROJECT

Bidder Shall Use This Bid Form In Submitting Its Bids.

4. Bidder accepts all of the terms and conditions of the Official Notice to Bidders and Instructions to Bidders, including without limitation those dealing with the disposition of Bid Security. This Bid will remain subject to acceptance for the Bid withdrawal time period specified in the Official Notice to Bidders after the day of Bid opening. Bidder will sign and deliver the required number of counterparts of the Agreement with the required bonds, evidence of insurance coverage and other documents required by the bidding requirements within fifteen (15) days after the date of OWNER's Notice of Award.

5. In submitting this Bid, Bidder represents, as more fully set forth in the Agreement, that:
 - 5.1 Bidder has examined and carefully studied the Bid Documents and Addenda, receipt of which is hereby acknowledged.

 - 5.2 Bidder has become familiar with and satisfied itself as to the general, local, and site conditions that may affect cost, progress, performance, and furnishing of the Work.

 - 5.3 Bidder is familiar with and has satisfied itself as to all federal, state, and local Laws and Regulations that may affect cost, progress, performance, and furnishing of the Work.

 - 5.4 Bidder is aware of the general nature of Work to be performed by OWNER and others at the site that relates to Work for which this Bid is submitted as indicated in the Contract Documents.

 - 5.5 Bidder has correlated the information known to Bidder from information and observations obtained from visits to the site, reports, and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Document.

 - 5.6 Bidder has given OWNER written notice of all conflicts, errors, ambiguities or discrepancies that Bidder has discovered in the Bid Documents and the written resolution thereof by OWNER is acceptable to Bidder, and the Bid Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which the Bid is submitted.

 - 5.7 The Bid is genuine and not made in the interest or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNER.

CITY OF WATERTOWN, WISCONSIN
SOLAR PANEL PROJECT

Bidder Shall Use This Bid Form In Submitting Its Bids.

5.8 In connection with the performance of Work under this Contract, Bidder agrees not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, development disability as defined in s. 51.01(5) Wisconsin Statutes, or national origin.

6. Lump Sum Bid Item:

The Bidder agrees to complete the Lump Sum work, as defined in these Bid Documents, and based upon the undersigned’s own estimate of quantities and costs for the following Lump Sum Bid amount. The Bidder agrees that the Lump Sum Bid amount represents a true measure of the labor and materials required to perform the work, including all allowances for overhead and profit for the lump sum work called for in these Contract Documents.

Lump Sum Bid Amount	(A)	\$886,050.00
---------------------	-----	--------------

7. Withdrawal Of Bid

It is agreed that this Bid and any required Bid Security may not be withdrawn for a period of forty-five (45) days after the Bid Deadline.

8. List Of Subcontractors And Major Suppliers

If awarded this Contract, the Bidder declares he intends to employ the following Subcontractors and Major Suppliers for the Class of Work as noted below:

NAME OF SUBCONTRACTOR/SUPPLIER	CLASS OF WORK
Subcontractor to be Named	Horizontal Boring

CITY OF WATERTOWN, WISCONSIN
SOLAR PANEL PROJECT

Bidder Shall Use This Bid Form In Submitting Its Bids.

The above is a full and complete list of all the proposed Subcontractors and Major Suppliers and the Class of Work to be performed by each, which list shall not be altered without the written consent of the OWNER.

9. Bidder Signature/Certification

I HEREBY CERTIFY this 19th day of December, 2024 that as Bidder, I/we have examined and carefully prepared this Bid from the Bidding Documents and have checked the same in detail before submitting this Bid, and that all statements herein are made on behalf of:

INDIVIDUAL

In the presence of:

<div></div>	<div>(Seal)</div>
<div></div>	<div>Signature</div>
<div>Print Name</div>	<div>Print Name</div>

PARTNERSHIP (Association)

In the presence of:

<div></div>	<div>Firm Name</div>
<div></div>	<div>(Seal)</div>
<div></div>	<div>Signature</div>
<div></div>	<div>Print Name</div>

CORPORATION

In the presence of:

<div></div>	<div>Corporation Name</div>
<div></div>	<div>(Seal)</div>
<div></div>	<div>Signature</div>
<div></div>	<div>Print Name</div>
<div></div>	<div>Title</div>
<div></div>	<div>Corporation Name</div>
<div></div>	<div>(Seal)</div>

CITY OF WATERTOWN, WISCONSIN
SOLAR PANEL PROJECT

Bidder Shall Use This Bid Form In Submitting Its Bids.

_____	Signature
_____	Print Name
_____	Title

NOTE: This Bid is not complete and will be rejected unless the Affidavit of Organization and Authority is completed.
JOINT VENTURE

In the presence of:

_____	Joint Venture Name
_____	(Seal)
_____	Signature
_____	Print Name
_____	Title

In the presence of:

_____	Joint Venture Name
_____	(Seal)
_____	Signature
_____	Print Name
_____	Title

NOTE: Each joint venturer must sign. The manner of signing for each individual, partnership, and corporation that is a party to the joint venture should be in the manner indicated above.

CITY OF WATERTOWN, WISCONSIN
SOLAR PANEL PROJECT

Bidder Shall Use This Bid Form In Submitting Its Bids.

LIMITED LIABILITY COMPANY

In the presence of:

Kurt Kraws
[Signature]
Key Accounts Manager
Eagle Point Solar

Eagle Point Solar
Company Name
[Signature] (Seal)
Signature
Jim Pullen
Print Name
President/CEO
Title

Company Name

Signature (Seal)

Print Name

Title

State of: Iowa
County of: Dubuque

Being duly sworn says that he/she is Jim Pullen - President/CEO of
(Name and Title)
Eagle Point Solar and that answers to the foregoing questions and
(Name of Organization)

all statements contained herein and in the attachments are true and correct.

Subscribed and sworn to me before this 19th day of December 2024

Notary Public Kristina L. Neyen
My commission expires 1-22-25



CITY OF WATERTOWN, WISCONSIN
SOLAR PANEL PROJECT

Bidder Shall Use This Bid Form In Submitting Its Bids.

State of Wisconsin
Department of Workforce Development
Equal Rights Division
Labor Standards Bureau

Disclosure of Ownership

Notice required under Section 15.04(1)(m), Wisconsin Statutes. The statutory authority for the use of this form is prescribed in Sections 66.0903(12)(d) and 103.49(7)(d), Wisconsin Statutes. The use of this form is mandatory. The penalty for failing to complete this form is prescribed in Section 103.005(12), Wisconsin Statutes. Personal information you provide may be used for secondary purposes.

- (1) On the date a contractor submits a bid to or completes negotiations with a state agency or local governmental unit, on a project subject to Section 66.0903 or 103.49, Wisconsin Statutes, the contractor shall disclose to such state agency or local governmental unit the name of any "other construction business", which the contractor, or a shareholder, officer or partner of the contractor, owns or has owned within the preceding three (3) years.
- (2) The term "other construction business" means any business engaged in the erection, construction, remodeling, repairing, demolition, altering or painting and decorating of buildings, structures or facilities. It also means any business engaged in supplying mineral aggregate, or hauling excavated material or spoil as provided by Sections 66.0903(3), 103.49(2) and 103.50(2), Wisconsin Statutes.
- (3) This form must ONLY be filed, with the state agency or local governmental unit that will be awarding the contract, if **both (A) and (B) are met**
 - (A) The contractor, or a shareholder, officer or partner of the contractor:
 - (1) Owns at least a 25% interest in the "other construction business", indicated below, on the date the contractor submits a bid or completes negotiations.
 - (2) Or has owned at least a 25% interest in the "other construction business" at any time within the preceding three (3) years.
 - (B) The Wisconsin Department of Workforce Development (DWD) has determined that the "other construction business" has failed to pay the prevailing wage rate or time and one-half the required hourly basic rate of pay, for hours worked in excess of the prevailing hours of labor, to any employee at any time within the preceding three (3) years.

Other Construction Business

Name of Business			
Street Address or P O Box	City	State	Zip Code
Name of Business			
Street Address or P O Box	City	State	Zip Code
Name of Business			
Street Address or P O Box	City	State	Zip Code
Name of Business			
Street Address or P O Box	City	State	Zip Code
I hereby state under penalty of perjury that the information, contained in this document, is true and accurate according to my knowledge and belief.			
Print the Name of Authorized Officer			
Signature of Authorized Officer		Date Signed	
Name of Corporation, Partnership or Sole Proprietorship			
Street Address	City	State	Zip Code

If you have any questions call (608) 266-0028

ERD-7777 (R. 09/2003)

CITY OF WATERTOWN, WISCONSIN
SOLAR PANEL PROJECT

Bidder Shall Use This Bid Form In Submitting Its Bids.

AFFIDAVIT OF ORGANIZATION AND AUTHORITY

The undersigned hereby certifies that the Bidder is organized as indicated below and that all statements made herein are made on behalf of such Bidder.

Business Name Eagle Point Solar, LLC
Business Address 2460 Kerper Blvd
Dubuque, IA 52001
Telephone Number 563-582-4044
Fax Number _____
E-mail Address jpullen@eaglepointsolar.com
State Contractor Registration/License No. (if applicable) 092-101006-DC

(Complete applicable paragraph 1, 2, 3, 4, or 5.)

1. Corporation.
Bidder is a corporation organized under the laws of the state of _____.
Its corporate president is _____ and its corporate secretary is _____. The _____ is authorized to submit bids and sign construction contracts for the Bidder by action of the board of directors.
2. Limited Liability Corporation.
Bidder is a limited liability corporation organized under the laws of the state of Iowa. Its members are Jim Pullen, Randy Ambrose, Todd Hellenback
Dave Buekholder
The President/CEO is authorized to submit bids and sign construction contracts for the Bidder.
3. Partnership.
Bidder is a partnership consisting of partners _____ and _____.
4. Individual. Bidder is an individual doing business as _____.
5. Joint Venture.
Bidder is a legal entity formed between two or more parties to undertake an economic activity together consisting of _____.

CITY OF WATERTOWN, WISCONSIN
SOLAR PANEL PROJECT

Bidder Shall Use This Bid Form In Submitting Its Bids.

SWORN STATEMENT

I, being duly sworn, hereby certify that I have examined and carefully prepared this Bid from the Contract Documents and have checked the same in detail before submitting this Bid; that I have full authority to make such statements and submit this Bid on behalf of the above Bidder; and that said statements are true and correct.

Signature [Signature]
Name and Title Jim Pullen President/CEO

(Seal, if Bid is by a Corporation)

State of: Iowa
County of: Dubuque

Being duly sworn says that he/she is Jim Pullen / President/CEO of Eagle Point Solar and that answers to the foregoing questions and all statements contained herein and in the attachments are true and correct.

Subscribed and sworn to me before this 19th day of December 2024

Notary Public Kristina L. Neyen
My commission expires 1-22-2025



Addendum No. 1
Solar Panel Project
City of Watertown, WI

December 12, 2024

To All Plan Holders:

The following changes, additions, and/or deletions are hereby made a part of the Bid Documents for the City of Watertown Solar Panel Project dated December 2024, as fully and completely as if the same were fully set forth therein:

1. INSTRUCTIONS TO BIDDERS – Item 4. PREPARATION OF BIDS

A. Add the following:

“4.8 All equipment and construction materials purchased for this contract are subject to the requirements of the Build America, Buy America Act (BABA). The BIDDER will provide to OWNER a Certification of Compliance stating that a good faith effort was made to purchase domestic products including construction materials for use in this project. This requirement is a condition of the grant OWNER will receive from the Department of Energy under Division D of the BIL. BIDDER shall provide all information requested by OWNER as required to satisfy DOE requirements.”

2. INSTRUCTIONS TO BIDDERS – Item 15. WAGE RATES

A. Delete 15.2 and replace with:

“15.2 This project is partially funded under Division D of the Bipartisan Infrastructural Law (BIL). All laborers and mechanics employed by BIDDER in the performance of construction and assembly work of this contract in excess of \$2,000 shall be paid wages at rates not less than those prevailing on similar projects in the locality, as determined by the Secretary of Labor in accordance with subchapter IV of Chapter 31 of Title 40, United States Code commonly referred to as the “David-Bacon Act (DBA).” BIDDER must comply with all of the David-Bacon Act requirements including providing written assurance acknowledging the DBA requirements.”

3. PROJECT DESCRIPTION FOR BIDDERS

A. Change: “The city desires to install as many solar panels as possible within the project budget.”

To: “ The city desires to generate as much power from solar panels as possible within the project budget.”

Addendum No. 1
Solar Panel Project
City of Watertown, WI

4. PROJECT DESCRIPTION FOR BIDDERS
A. Add the following:

“5. One Line Diagram
Drawing 20-E-10 dated March 2002 provides BIDDER with information on the
service entrance switchgear for the facility.”

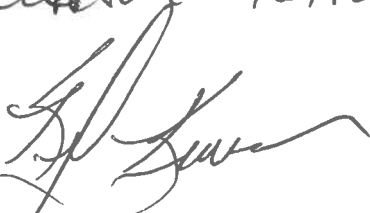
All Bidders shall acknowledge receipt and acceptance of this Addendum No. 1, consisting of 2
pages plus one attachment (drawing 20-E-10) in the space provided in the Bid Form. Bids
submitted without acknowledging this Addendum in the Bid Form may be considered
nonresponsive.

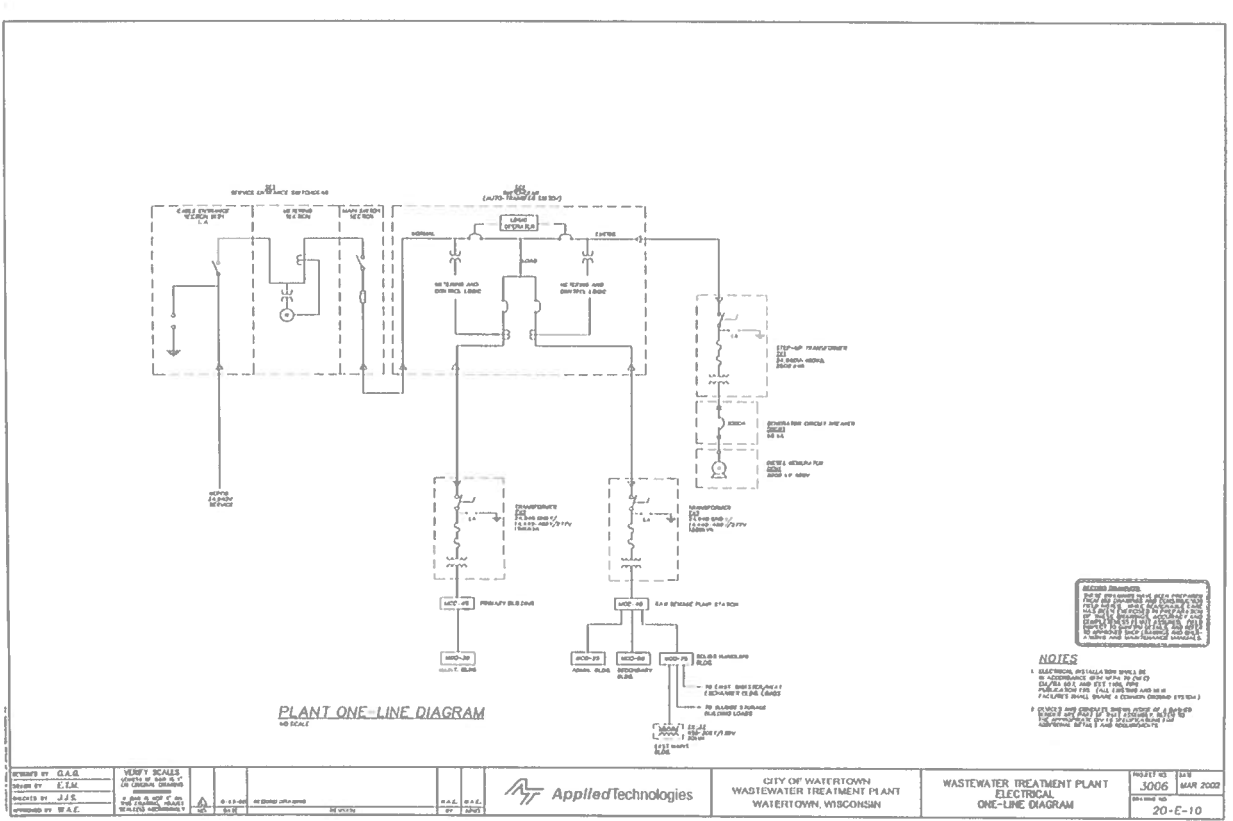
This Addendum was prepared under the direction of: Jonathan R. Butt.

Signed ...*Jonathan R. Butt*.....

Date12/12/2024.....

Received 12/12/2024

A handwritten signature in dark ink, appearing to be "J. R. Butt", written over a horizontal line.



CITY OF WATERTOWN, WISCONSIN
SOLAR PANEL PROJECT

BIDDERS STATEMENT OF QUALIFICATIONS

Submitted to City of Watertown Date Filed: 12/20/2024

Project: SOLAR PANEL PROJECT

NOTE: If the municipality, board, public body, or officer, is not satisfied with the sufficiency of the answers to the questionnaire and financial statement, the Bid may be rejected or disregarded or additional information may be required.

Complete **all** of the following items; if not applicable, print N/A.

1.

Name of Bidder:

Eagle Point Solar
2.

Bidder's Address:

2400 Kerper Blvd. Suite A20 Dubuque, IA 52002
3.

Direct any questions regarding information provided on this form to:

Kent Kraus

(Name)

563-582-4044

(Phone No.)
4.

Type of Organization (check one):

Corporation ☒

Partnership ☐

Individual ☐

Joint Venture ☐

Other ☐

If "Other," attach a brief statement describing the organization.
5.

When organized:

2010
6.

If a corporation, when and where incorporated:

Iowa
7.

Attach a statement listing the corporate officers, partners or other principal members of your organization. Detail the background and experience of the principal members of your personnel, including the officers.
8.

How many years has your organization been engaged in business under the present firm name? 14 years
9.

General character of work performed by your firm:

Solar Engineering, Procurement & Construction
10.

Attach a list of projects, for both public and private clients, that are similar to this project that have been completed by the company. Each referenced project should include: the work performed, the contract amount, the completion date, the name of a contact, and a phone number for the contact.

CITY OF WATERTOWN, WISCONSIN
SOLAR PANEL PROJECT

11.

Has your organization ever defaulted on a contract or failed to complete any work awarded to it? No If so, attach a statement explaining where and why.
12.

Has any officer or partner or your organization been an officer or partner of some other organization within the past 5 years that failed to complete a construction contract during that period? No If so, attach a statement indicating the name of the individual, other organization and reason therefore.
13.

Has any officer or partner of your organization with the past 5 years failed to complete a construction contract handled in his or her own name? No If so, attach a statement indicating the name of individual, name of owner and reason therefore.
14.

Has your organization, any of its owners, a subsidiary or corporate parent, or any officer or director thereof, been convicted in the last 3 years of violating Sec. 133.03, Wisconsin Statutes (Unlawful Contracts: Conspiracies)? If so, indicate:

a.

Date

b.

Claimant

c.

Claimant's Mailing Address:

d.

Attach a statement reciting the particulars of such violation(s).

CITY OF WATERTOWN, WISCONSIN
SOLAR PANEL PROJECT

15. Name of Bonding Company and name, address and telephone number of agent.

N/A. Cashier's check used as security

Dated this _____ day of _____ 2024

Name of Organization: _____

By: _____

(Print Name and Title)

State of: _____
County of: _____

Being duly sworn says that he/she is _____ of
(Name and Title)

_____ and that answers to the foregoing questions and
(Name of Organization)
all statements contained herein and in the attachments are true and correct.

Subscribed and sworn to me before this _____ day
of _____ 2024

Notary Public _____
My commission expires _____

End of Section

CITY OF WATERTOWN, WISCONSIN
SOLAR PANEL PROJECT

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PROJECT DESCRIPTION

INDUSTRY: Utility

NAME: FARMERS ELECTRIC COOPERATIVE

CITY: Kalona

STATE: Iowa

ARRAY SIZE: 800 kW DC

DATE INSTALLED: 2014



PROJECT DESCRIPTION

INDUSTRY: Municipal

NAME: CITY OF ASBURY WASTE WATER TREATMENT PLANT

CITY: Asbury

STATE: Iowa

ARRAY SIZE: 357.13 kW DC

DATE INSTALLED: 2018



PROJECT DESCRIPTION

INDUSTRY: Utility

NAME: ROCHELLE MUNICIPAL UTILITY

CITY: Rochelle

STATE: Illinois

ARRAY SIZE: 323.95 kW DC

DATE INSTALLED: 2014



Eagle Point
SOLAR
Bringing you the SUN®

PROJECT DESCRIPTION

INDUSTRY: MUNICIPAL
NAME: BLACK HAWK COUNTY - PINECREST
CITY: WATERLOO
STATE: IOWA
ARRAY SIZE: 548.16 kW DC
DATE INSTALLED: 2020



Partial Project Portfolio - Municipalities, Counties, Schools & Utilities

Name:	Projects	Total Size	Third Party Finance
Bayfield County / Washburn	5	532kW	N
Bennett CSD, IA	1	166kW	N
Black Hawk County, IA	7	669kW	N
Cedar County, IA	1	213kW	Y
City of Asbury, IA	4	230kW	Y
City of Belle Plaine, IA	5	241kW	Y
City of Cedar Rapids, IA	5	307kW	Y
City of Dubuque, IA	6	351kW	Y
City of Dyersville, IA	3	297kW	Y
City of Galena, IL	2	400kW	N
City of La Crosse, WI	4	481kW	N
City of Marquette, IA	4	203kW	N
City of Oelwein, IA	5	254kW	Y
City of Olin, IA	5	87kW	Y
City of Peosta, IA	7	405kW	Y
Eau Claire Area School District	2	252kW	N
Farmers Electric CCOP, IA	1	800kW	Y
Hamilton County, IA	1	118kW	Y
Howard Winneshiek CSD, IA	1	35kW	N
Jo Carroll Energy, IL	1	126kW	Y
Johnson County, IA	2	245kW	Y
N.I.C.C., IA	1	104kW	Y
Northland Pines CSD, WI	1	425kW	Y
Olin CSD, IA	2	136kW	N
Rochelle Municipal Utility, IL	1	368kW	N
Sauk County, WI	2	465kW	Y

Technical Memorandum

To: Peter Hartz – Watertown
Tim Hayden - Watertown

From: Jon Butt

Date: January 2, 2025

Subject: Solar Panel Project
REVISED Bid Results

Peter & Tim,

This memorandum provides a revised summary of the bids that were received for the Solar Panel Project.

A total of six bids were received on the solar panel project. Attached to this memorandum, you will find a tabulation of the bids. The lowest bid total was received from Next Energy DBA Full Spectrum Solar at \$750,000. The highest bid total was received from Arch Solar at \$1,032,000. There were three bids that had very similar pricing:

- Sun Peak LLC at \$884,900
- Eagle Point Solar at \$886,050
- United Electric at \$850,000

These three bids had a spread of \$36,050 (highest to lowest).

However upon closer review, it is apparent that not all of the bids are based on providing equal amounts of electrical energy generation. The bid from Next Energy is based on providing about 391.6 kW of DC power from the solar panels estimated at 506.4 MWh per year. This is the lowest annual output from the six bidders and the second lowest power from the panels. The highest power output is from Eagle Point Solar at 495 kW of DC power producing 617.7 MWh annually.

An attempt was made to develop a comparison parameter to help summarize the annual power production per dollar. The equipment from a bidder that provides more power per dollar would provide greater value to Watertown. This parameter was calculated as follows:

$$X = \frac{\text{Annual Power Production Estimate}}{(\text{Lump sum Bid amount} - \text{incentives})}$$

This parameter was used to select the winning bidder. The bid that provides the most power for the bid amount minus incentives is the Eagle Point Solar bid with a ratio of 1.04 MWh for every \$1,000. The bid from Faith Technologies is second with a ratio of 1.02 and bids from Next Energy and United Electric are tied for third with a ratio of 1.0.

It is necessary to point out that the bid from United Electric offered a power production range for the bid amount. It is unclear what exactly impacts final selection, and a follow up phone call did not clarify the final panel count. Therefore, the bid analysis is based on the panel count that United Electric would

guarantee to provide at a minimum. If United Electric provided the maximum panel count identified within their bid, the annual power production ratio would be 1.25 MWh per \$1,000.

Mead & Hunt recommends awarding the solar panel project to Eagle Point Solar in the amount of \$886,050. Based on Watertown receiving an investment tax credit of 30% and a Focus on Energy solar panel incentive of \$50/kW, the final total to the City would be \$595,485. Applying the DOE grant to this amount, the final payment for the city would be around \$297,742.50.

The recommendation to award to Eagle Point Solar is based on:

- Providing the largest number of solar panels
- Providing the most power
- Providing the most annual power production
- Providing the largest ratio of annual power production per \$1,000 (bid amount – incentives)

Thank you for this opportunity.

Please let me know if you have any questions.

Sincerely,

Jon

BID RESULTS

Project

City of Watertown Solar Panel Project

Date of Bid Opening

12/20/2024

Time

11:00 AM

Number of Addenda Issued

1

Number of Bidders

6

Range of Bidders

Low: \$750,000.00
High: \$1,032,000.00

1	Bidder	Hunzinger Construction	Next Energy DBA Full Spectrum Solar	SunPeak LLC	EaglePoint Solar	United Electric Inc.		Arch Solar	Faith Technologies	
2	Address									
3	Bid security provided? Correct Amount? (5%)	Y or N	Y	Y	Y	Y		Y	Y	Y or N
4	Addendums properly acknowledged?	Y or N	Y	Y	Y	Y		Y	Y	Y or N
5	Was the Bid submitted on the bid form provided and submitted intact?	Y or N	Y	Y	Y	Y		Y	Y	Y or N
6	Is the bid signed & notarized?	Y or N	Y	Y	Y	Y		Y	Y	Y or N
7	Total Lump Sum Base Bid Amount	No Bid	\$750,000.00	\$884,900.00	\$886,050.00	\$850,000.00		\$1,032,000.00	\$937,237.00	
8	Number of Solar Panels		956	644	864	828	1035	586	846	
9	Total DC Power from Panels (KW)		391.6	408.9	495	455.4	569.3	386.8	490.7	
10	Annual Power Production (MWh)		506.4	535.6	617.7	573.7	717.7	508.6	607.3	
11	Annual Power Production/Total Lump Sum (MWh/\$1,000)		0.675	0.605	0.697	0.675	0.84	0.493	0.648	
12	Incentives Summarized?		Yes - Investment Tax credit (30%) and FOE Incentive (\$50/KW)	Yes - Investment Tax credit (30%) and FOE Incentive (\$50/KW)	Yes - Investment Tax credit (30%) and FOE Incentive (\$50/KW)	Yes - Investment Tax credit (30%) and FOE Incentive (\$50/KW)		Yes - Investment Tax credit and Domestic Content(40%), and FOE Incentive (\$50/KW)	Yes - Investment Tax credit (30%), Domestic Content (\$79.665K) and FOE Incentive (\$50/KW)	
13	Total Net Lump Sum (Base Price minus incentives)		\$505,420.00	\$598,985.00	\$595,485.00	\$572,230.00		\$599,860.00	\$594,043.00	
	Annual Power Production/Total Net Lump Sum (MWh/\$1,000)		1.00	0.89	1.04	1.00	1.25	0.85	1.02	
14	Other		Did not include back flow equipment as they believe it is not required.							

2024 Adjustments Summary

		Breakdown of Charges						Breakdown of Penalties			
Month	Total Dollar Amount	Total # of Accounts	Water	Sewer	Storm Water	Garbage	Deduct Meter Deposit	Water	Sewer	Garbage	Storm Water
January	\$1,206.90	24	-\$816.78	\$1,079.00	\$594.79	\$349.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
February	\$9,511.22	22	\$6,895.84	\$1,423.44	\$635.24	\$556.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
March	\$3,168.31	36	\$2,307.59	\$466.57	\$291.01	\$103.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
April	\$1,868.44	29	\$1,193.44	\$350.27	\$142.61	\$182.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
May	\$46,022.80	33	\$23,305.92	\$21,986.81	\$539.77	\$190.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
June	\$359.83	35	\$1,375.76	-\$215.21	-\$952.73	\$152.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
July	-\$609.70	30	-\$317.48	\$353.21	-\$672.35	\$26.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
August	\$1,852.99	52	\$1,006.00	\$130.68	\$657.10	\$59.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
September	\$1,415.00	57	\$1,128.80	-\$251.08	\$359.67	\$177.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
October	\$508.39	39	\$1,164.54	-\$1,226.80	\$181.11	\$389.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
November	\$4,256.70	29	\$2,111.94	\$1,319.69	\$369.99	\$494.85	\$0.00	-\$11.80	-\$15.97	-\$4.75	-\$7.25
December	\$2,809.34	25	\$1,055.64	\$732.27	\$776.21	\$245.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total 2023:	\$72,370.22	411	\$40,411.21	\$26,148.85	\$2,922.42	\$2,927.51	\$0.00	-\$11.80	-\$15.97	-\$4.75	-\$7.25



Water Systems

800 Hoffmann Drive • P.O. Box 477 • Watertown WI 53094-0477
WASTEWATER (920) 262-4085 • WATER (920) 262-4075

To: Chairman Board and members of the Public Works Commission
From: Peter Hartz – Water Systems Manager

January 08, 2025

Re: January 14, 2025, Public Works Commission agenda item

Water Systems:

1. Review and take action - Approve 2024 Utility bill write-off of account refunds & credits.

As requested by the Water & Wastewater Enterprise Fund Audit Firm, the Public Works Commission is presented with the information for accounting and bookkeeping records. These unpaid balances (comprised of refunded or credited charges for water, sewer, garbage, and stormwater) are 'written off' from the utility bills – credited back to the owners. 2024 total is \$72,370.22 which is comprised of 411 separate accounts.

Sincerely,

Peter Hartz

Water Systems Manger

MEMO

DPW – Street/Solid Waste Division

To: Alderperson Board and Public Works Commission

From: Stacy Winkelman

Date: January 8, 2025

Subject: Refuse Truck Purchase

Background

This was a budgeted purchase for 2024, and specifications were sent out in Spring of 2024, however those specifications did not have the correct information for the truck the City of Watertown needed to purchase. The new specifications went out recently and we now have received quotes for trucks that match our needs.

Budget Goal

\$370,000.00 was budgeted in the Solid Waste Account #17-58-17-60 and has been carried over for the purchase of this truck in 2025.

Financial Impact

The selected quotation is the low quote, is within budget, and meets the needs of our crew and preferences of our maintenance team.

Recommendation

Our division is recommending the purchase of a New Way 31 cubic yard side load refuse truck with a Peterbilt chassis from Envirotech Equipment of Lannon, Wisconsin for \$341,877.00. This includes the trade of our 2018 Peterbilt 31 Cu Yd Eclipse-520 VIN 3BPD70X2JF193995.

2024 Operational Goals

1. Proactively maintains and improves our parks and infrastructure in an effort to ensure quality, safety and compliance
2. Supports employee retention and growth, and also works to address critical staffing areas
3. Invests in the assessment, strategic planning and maintenance of our city buildings
4. Promotes and fosters innovative approaches for community development and growth
5. Maintains a safe and healthy community, and expands community education on safety and health

CITY OF WATERTOWN STREET DEPARTMENT

31 Cubic Yard Refuse Truck

Open date: Friday, December 20, 2024 1:00 p.m.

TAB SHEET

VENDOR	MODEL	DELIVERY DATE	QUOTE
R.N.O.W., Inc. West Allis, Wisconsin steve.krall@rnow-inc.com jeff.shesler@rnow-inc.com	Battle Motors Chassis with Labrie Automizer	End of 2025	\$423,610.00 Less trade \$25,000.00 \$398,610.00
R.N.O.W., Inc.	Peterbilt 520 Chassis with Labrie Automizer	Early 2026	\$414,914.28 Less trade \$25,000.00 \$389,914.28
Envirotech Equipment Lannon, Wisconsin dave.bogie@envirotechequipment.net ross@envirotechequipment.net	New Way with Battle Chassis	Dec. of 2025	\$418,410.00 Less Trade \$60,000.00 \$358,410.00
Envirotech Equipment	New Way with Peterbilt Chassis	Early 2026	\$401,877.00 Less Trade \$60,000.00 \$341,877
J.W.R., Inc. Johnson Creek, Wisconsin tberg@jwrinc.com	Mac LR 64R	Feb. 2025	\$356,973.00 Less Trade \$47,500.00 \$309,473.00 Does Not Meet Spec
McNeilus Truck & Manuf. Dodge Center, Minnesota jnevels@mcneilusco.com			NO BID

MEMO

Public Works Department

To: Chairman Board and Commission Members

From: Andrew Beyer, P.E.

Date: January 9, 2025

Subject: Public Works Commission Meeting of January 14, 2025

Review and Discuss: Street and Utility 5-year Capital Improvement Program

Background

Throughout the year, the Public Works Department refines the 5-Year Capital Improvement Program (CIP). The CIP includes a broad range of infrastructure projects that address current and future needs, as detailed below:

1. Utility and Roadway Reconstruction – Replacing aging utility infrastructure and rehabilitating roadways.
2. Utility Maintenance – improving aging sewer and water utility infrastructure through spot repairs or cured in place pipelining (CIPP) to extend useful service life.
3. Resurfacing Projects – Improving roadway conditions through asphalt overlays, milling, and repaving to extend pavement life and enhance ride quality.
4. Roadway Maintenance Projects – Routine maintenance activities such as patching, crack sealing, seal coating, and pavement marking to preserve roadway integrity.
5. Bike and Pedestrian Projects – Enhancements to non-motorized transportation infrastructure, including bike lanes, multi-use paths, and sidewalk extensions to promote connectivity and safety.
6. Sidewalk Repair – Targeted repairs to address pedestrian safety, accessibility, and compliance with Americans with Disability Act (ADA) standards.
7. Bridge and Dam Maintenance and Repair – Ensuring the structural integrity, safety, and functionality of critical infrastructure.
8. Drainage Projects – Addressing localized flooding, improving public drainage systems, and mitigating stormwater runoff with a focus on water quantity, pollutant control, and system maintenance.
9. Seawall and Shoreline Management Projects – Stabilizing and protecting public shorelines and seawalls to reduce erosion, prevent property damage, and enhance ecological habitats.

MEMO

10. WisDOT Project Coordination – Collaborating with the Wisconsin Department of Transportation (WisDOT) on major roadway and infrastructure projects, including state trunk highway and bridge capital projects.
11. Grant-Funded Projects – Leveraging state or federal grants to fund priority infrastructure initiatives.
12. Engineering Design – Comprehensive planning and design for quality, efficient, and cost-effective implementation, including in-house and consultant-led efforts.

The following Divisions contribute to CIP planning and implementation:

1. Street/Solid Waste Division – focuses on patching, pavement removal and grading on resurfacing projects as needed. Assists with bridge maintenance and stormwater drainage improvements as needed.
2. Water Division – coordinates water main replacements, upgrades and extensions to improve the reliability and quality of water service. Facilitates lead service lateral replacement program.
3. Wastewater Division – Plans and implements projects related to sanitary sewer maintenance, upgrades, and replacement to ensure quality service, environmental compliance, and system efficiency.
4. Stormwater Utility – Addresses stormwater management improvements, including flood mitigation, drainage enhancements, pollution prevention, and compliance with regulatory agencies.
5. Engineering Division – Coordinates project design, technical support, and CIP oversight to ensure interdivisional and Department goals are met.

A presentation will be given to the Public Works Commission detailing the CIP development procedure, and planned projects under the 5-year CIP.

Budget Goal

1. Proactively maintains and improves our parks and infrastructure in an effort to ensure quality, safety and compliance
2. Promotes and fosters innovative approaches for community development and growth
3. Maintains a safe and healthy community, and expands community education on safety and health

MEMO

Financial Impact

The 5-year CIP has a large impact on several budgets annually including:

1. Fund 01 Operational
2. Fund 05 Capital
3. Water Utility
4. Wastewater Utility
5. Stormwater Utility

Recommendation

No recommendation; this item is presented for discussion purposes only.

MEMO

Engineering Division of the Public Works Department

To: Chairman Board and Commission Members
From: Andrew M. Beyer, P.E.
Date: January 6, 2025
Subject: Public Works Commission Meeting of January 14, 2025

Background

Agenda Item:

Review and take possible action: Nominal Payment Parcel Report for the 2026 Dewey Avenue Reconstruction Project

BACKGROUND

Stacey Walther of Steigerwaldt Land Services, inc., Tomahawk, WI has prepared the Nominal Payment Parcel Report as part of the Real Estate Acquisitions phase on the WisDOT Project ID: 3997-01-01 Dewey Avenue Reconstruction Project. Steigerwaldt has conducted a technical review on the lands required for Fee Acquisition and Temporary Limited Easements (TLE) and has prepared the Nominal Payment Parcel Report listing the amount of compensation to be offered to the property owner. The Engineering Division is seeking approval of the report as submitted. Once approved, the report will be signed and submitted to the State.

Attached is the Nominal Payment Parcel Report for your review.

Attachments:

- Nominal Payment Parcel Report

Budget Goal

1. Proactively maintains and improves our parks and infrastructure in an effort to ensure quality, safety and compliance
2. Promotes and fosters innovative approaches for community development and growth

MEMO

3. Maintains a safe and healthy community, and expands community education on safety and health

Financial Impact

The proposed cost of acquisitions is \$5,425.09. The acquisition costs are included in the project's Engineering Design budget.

Recommendation

Engineering Division staff seek approval of Normal Payment Parcel Report as submitted.

NOMINAL PAYMENT PARCEL REPORT

RE1889 01/2023

Section 4, Item F.

Project ID 3997-01-09	Highway Name LOC - STR
Project Name CITY OF WATERTOWN, DEWEY AVENUE	County Jefferson

Prepared By Stacey Walther

^^Elect_Sign1^^

 WisDOT Reviewer or Supervisor Approval Date

PRCL	LAND TYPE	LAND ACQ	UNIT PRICE	ITEMS ACQUIRED / DOLLARS PER	LAND	ITEMS	TOTAL	ROUNDED
1	Commercial	45.00 SF	\$2.75	Temporary Limited Easement (TLE) - 7% of fee value	\$123.75	\$154.28	\$278.03	\$278.03
2	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$96.12	\$96.12	\$96.12
3	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$38.88	\$38.88	\$38.88
4	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$40.50	\$40.50	\$40.50
5	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$82.44	\$82.44	\$82.44
6	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$85.32	\$85.32	\$85.32
7	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$52.20	\$52.20	\$52.20
8	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$88.02	\$88.02	\$88.02
9	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$210.60	\$210.60	\$210.60

10	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$133.92	\$133.92	\$133.92
11	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$112.86	\$112.86	\$112.86
12	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$61.74	\$61.74	\$61.74
13	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$45.00	\$45.00	\$45.00
14	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$45.00	\$45.00	\$45.00
15	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$60.48	\$60.48	\$60.48
16	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5%of fee value	\$0.00	\$91.98	\$91.98	\$91.98
17	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$332.26	\$332.26	\$332.26
18	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$151.38	\$151.38	\$151.38
19	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$175.50	\$175.50	\$175.50
20	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5%of fee value	\$0.00	\$203.94	\$203.94	\$203.94
21	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$176.76	\$176.76	\$176.76
22	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$170.82	\$170.82	\$170.82
23	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$120.06	\$120.06	\$120.06
24	Residential	0.00 SF	\$0.00	Temporary Limited	\$0.00	\$131.58	\$131.58	\$131.58

				Easement (TLE) - 5% of fee value				
25	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$119.70	\$119.70	\$119.70
26	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$45.18	\$45.18	\$45.18
27	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$67.14	\$67.14	\$67.14
28	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$68.40	\$68.40	\$68.40
29	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$65.88	\$65.88	\$65.88
30	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$74.34	\$74.34	\$74.34
31		0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$74.52	\$74.52	\$74.52
32	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$97.56	\$97.56	\$97.56
33	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$70.92	\$70.92	\$70.92
34	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$82.44	\$82.44	\$82.44
35	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$60.66	\$60.66	\$60.66
36	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$48.42	\$48.42	\$48.42
37	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$49.14	\$49.14	\$49.14
38	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$179.28	\$179.28	\$179.28

39	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$93.78	\$93.78	\$93.78
40	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$46.62	\$46.62	\$46.62
41	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5%of fee value	\$0.00	\$45.72	\$45.72	\$45.72
42	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$75.96	\$75.96	\$75.96
43	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$59.04	\$59.04	\$59.04
44	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$65.16	\$65.16	\$65.16
45	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$64.44	\$64.44	\$64.44
46	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$183.52	\$183.52	\$183.52
47	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$52.02	\$52.02	\$52.02
48	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$59.76	\$59.76	\$59.76
49	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$56.70	\$56.70	\$56.70
50	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$84.50	\$84.50	\$84.50
51	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$72.02	\$72.02	\$72.02
52	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$96.98	\$96.98	\$96.98
53	Residential	0.00 SF	\$0.00	Temporary Limited	\$0.00	\$104.52	\$104.52	\$104.52

				Easement (TLE) - 5% of fee value				
54	Residential	0.00 SF	\$0.00	Temporary Limited Easement (TLE) - 5% of fee value	\$0.00	\$175.38	\$175.38	\$175.38

MEMO

Public Works Department

To: Chairman Board and Commission Members

From: Andrew Beyer, P.E.

Date: January 9, 2025

Subject: Public Works Commission Meeting of January 14, 2025

Review and take possible action: Lake Victoria vegetation control request

Background

The City has received a request for assistance with aquatic vegetation and algae treatment of Lake Victoria. The request letter is attached as a reference. Local residents have been hiring a licensed commercial aquatic herbicide applicator and obtaining a Wisconsin Department of Natural Resources (WDNR) Aquatic Plant Management Permit annually to manage aquatic plants and algae in riparian areas of Lake Victoria. The Parks, Recreation, and Forestry (PRF) Commission reviewed this item in late 2024 and moved to table the item. PRF meeting minutes on the item are as follows:

B. Review and recommend: Lake Victoria plant management

Kristine Butteris discussed letters from citizens requesting city assistance in the treatment of Lake Victoria for health and safety purposes. It is also stated in the letter that treatment of lake weeds and algae would be a benefit to both the 10 homeowners along Lake Victoria and community benefit as there is public access to the area. Treatment of the lake doesn't affect the city access path in a positive or negative manner. Majority of public use of Lake Victoria is for fishing which treatment would undermine. It was recommended that the city not assist in the treatment of Lake Victoria due to limited recreational use by the community and hinderance of use if treatment occurred. Treatment is also not currently within city budget. This request will be tabled.

Managing a pond or other waterbody for recreational purposes requires a balanced approach, as an improved waterbody for some activities may negatively impact other activities. For example, fish populations that utilize aquatic plants for cover and habitat may be negatively impacted when large areas of plants are removed for swimming and water sport activities.

The City does not currently chemically manage aquatic plants and algae each year in any other waterbodies. The City does not have a licensed commercial aquatic herbicide applicator for aquatic plant and organism management on staff. City staff do routinely cut terrestrial vegetation and

MEMO

cattails above the water line near inlets and outlets and around the perimeter of city-owned stormwater ponds.

After review, the Public Works Department recommends denying the request for assistance with the aquatic plant treatment. Chemical control of vegetation could negatively impact the sporting and recreational opportunities of Lake Victoria. Additionally, vegetation control is not currently within City budget.

Budget Goal

1. Proactively maintains and improves our parks and infrastructure in an effort to ensure quality, safety and compliance

Financial Impact

The Public Works Department does not have funds allocated for aquatic plant management of Lake Victoria in the 2025 budget.

Recommendation

The Public Works Department recommends to deny the request for assistance with the aquatic plant treatment. Chemical control of vegetation could negatively impact sporting and recreational opportunities of Lake Victoria. Additionally, vegetation control is not currently within City budget.