

# Capital Project Request Form



Request Type:

Department:  Date:

Title of Request:

Department Priority

Linked to another project?  
 Yes  
 No

Project Request is:  New  
 Replacement  
 Modification

Estimated Useful Life:

This is a limited field, please attach documents for more detail.

Description:

Basis of Cost:  Quote  
 Bid  
 Estimate

Total Cost

Revenue (if any)   
Net Cost

Will there be additional costs in future years to complete this project?

select one:  Yes  
 No

If yes, amount?

Finance Dept: Account  Sent to Dept:

Action:

## Kim Lynch

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**From:** Kim Lynch  
**Sent:** Wednesday, May 12, 2021 12:53 PM  
**To:** Adam Tegen; Shawn Alfred; Nick Reimer; Todd Blaser; Jeremy Walvoord; Dan Koski; Greg Vadney  
**Cc:** Greg Minikel; Sonja Birr  
**Subject:** CAWG request for Magnolia Ave Wall  
**Attachments:** CAWG request Magnolia Ave Wall.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Response</b>
	Adam Tegen	Approve: 5/13/2021 8:00 AM
	Shawn Alfred	Reject: 5/21/2021 12:09 PM
	Nick Reimer	Approve: 5/12/2021 1:49 PM
	Todd Blaser	Approve: 5/12/2021 1:05 PM
	Jeremy Walvoord	
	Dan Koski	Approve: 5/12/2021 4:17 PM
	Greg Vadney	Approve: 5/20/2021 5:13 PM
	Greg Minikel	
	Sonja Birr	

PI Committee approved the project and requested to ask CAWG for funding of \$85,000.

This will need to go to Finance yet and then Council.

Use voting buttons above. Please remember to reply all with questions, so everyone stays informed.

There currently is about \$420k in ELF/Spendable/Unbudgeted.

**Kim Lynch** | *Comptroller/Deputy Treasurer*

City of Manitowoc  
900 Quay Street  
Manitowoc, WI 54220  
(920) 686-6962





# 21-0434

**Standing Committee:** Public Infrastructure Committee

**Document Name:** Magnolia Avenue Failing Retaining Wall

**Action:**

Place on File - No Council action needed

Refer to:

Refer to Council

Consent

Non-Consent

**Committee Recommendation:**

*Committee made motion to approve option #1 w/ fence & trees - CAUG → Finance.*

**Attest:**

\_\_\_\_\_  
Chair – Alderperson John Brunner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Vice-Chair – Alderperson Jim Brey

\_\_\_\_\_  
Alderperson Steve Czekala

\_\_\_\_\_  
Alderperson Chad Beeman

\_\_\_\_\_  
Alderperson Tim Boldt

**Approved:**

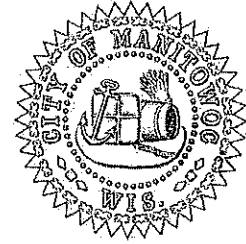
\_\_\_\_\_  
Justin M. Nickels  
Mayor

\_\_\_\_\_  
Date



# CITY OF MANITOWOC

WISCONSIN, USA  
[www.manitowoc.org](http://www.manitowoc.org)



Date: May 4, 2021

To: Public Infrastructure Committee

From: Greg Minikel, P.E., Engineering Division Manager

Re: Magnolia Ave. Failing Retaining Wall (Item #21-0434)

The existing retaining wall on Magnolia Ave. near the railroad tracks between North 10<sup>th</sup> and North 18<sup>th</sup> St. had a major failure and a large segment of the wall collapsed on or about March 28<sup>th</sup>. The DPI crews cleaned up the area and salvaged many of the retaining wall blocks that were not damaged. They are stockpiled on pallets out at the DPW building for reuse.

The retaining wall was originally built in 2003 (just shy of 18 years ago) when the new Magnolia Ave. was constructed. The City designed the wall at that time and we installed 3 inch draitile behind the wall. We are not positive as to the cause of the failure, but we believe it was a combination of trees planted above the wall, the wall ended up slightly higher in elevation than the backyard, so water was running behind the wall and not over the wall, and it is possible that the draitile plugged up over the years and was not removing the water from behind the wall. We did notice that the wall was leaning a couple years ago.

We received a quote from Vinton Construction on March 31<sup>st</sup> to replace the entire wall (167 lineal feet) with a brand new poured-in-place concrete retaining wall. The cost proposal was \$119,000.

We also reached out to Highway Landscapers and they provided us with three different proposals on April 14<sup>th</sup>. Their lowest cost option (Option 1) was to reuse the existing blocks and rebuild the wall in basically the same location, but the top of the wall would be about 8 inches lower than the old wall. The cost proposal for Option 1 is \$67,871.10.

We recommend that the Committee approve the Highway Landscaper's Option 1 proposal at a cost of \$67,871.10. The Committee will also have to refer this issue to the Capital Allocation Work Group (CAWG) to request them to find a way to fund this project. If we delay this project until 2022, we will likely see more failures of the wall and the fence will likely collapse as well, so that the costs could end up being higher if we wait until 2022.

Dir. of Public Infrastructure Daniel J. Koski  
CITY HALL • 900 Quay Street • Manitowoc, WI 54220-4543  
Phone (920) 686-6910 • Fax (920) 686-6906

**Greg Minikel**

21-0434

**From:** Greg Minikel  
**Sent:** Monday, March 29, 2021 4:38 PM  
**To:** Dan Koski; Billy Hutterer; Scott Yindra  
**Cc:** Karen Dorow; Curtis Hall; Brock Wetenkamp; Shawn Alfred; Paul Braun; Dan Koski ; Jill Erickson; Lynn Hoffman; Matt Smits; Mike Zimmer; Sonja Birr; Steve Herzog  
**Subject:** FW: Magnolia Ave. Retaining Wall Failing  
**Attachments:** IMG\_1371.JPG; ATT00001.txt; Plan # 02-01-15 (Magnolia Ave. - RR Tracks to N. 18th St. (2002).pdf; 202005211444.pdf; IMG\_0145.JPG; Re: FW: Magnolia Ave. Retaining Wall Failing

I do not ever remember hearing back from Highway Landscapers on this. He e-mailed me back stating that he would get us something and I do not remember seeing a proposal or cost estimate. I also asked them for an estimate back in 2019 when they were in town on our asphalt paving project, but I cannot seem to find the e-mail and never got anything from them at that time either.

Anyway the wall failed yesterday or this morning. The call was forwarded to me from Bill Nichols.

Vinton will be pulling out the RR tracks that is adjacent to this wall. Perhaps, we can get them to replace the wall.

The entire length has failed. The wall cost \$20,000 back in 2002. I would guess we are looking at \$30,000 to \$50,000 to replace it.

We need to start over. 2 years ago, Chad suggested a poured wall versus these block walls. A poured wall would likely be substantially more than the block retaining walls.

Let's discuss at our managers meeting tomorrow.

I also just called back, Dan Hoefert, 1428 Hamann Road. His phone number is (920) 973-9729 and his e-mail address is: [mrhafe@icloud.com](mailto:mrhafe@icloud.com)

I told him that we would be trying to figure out the next steps.

He stated that he would be interested in installing his own fence. He said that he has lived there about 7 years and he and his neighbor Steve are on very good terms so that they will work with each other on the fence. The wall and fence span across both of these properties.

Shawn,

Just an FYI on our emergency that will need some money.

-----Original Message-----

From: Greg Minikel  
Sent: Thursday, May 21, 2020 3:02 PM  
To: Scott Skinkis ([shighwaylandscapers@new.rr.com](mailto:shighwaylandscapers@new.rr.com)); Don Erickson ([donhighway17@gmail.com](mailto:donhighway17@gmail.com))

Cc: Dan Koski; Billy Hutterer; Karen Dorow; Mike Zimmer  
Subject: FW: Magnolia Ave. Retaining Wall Failing

Scott or Don:

I happened to drive past this wall again today and it looked like it may be leaning more than it did last July.

Could Highway Landscapers take a look at this retaining wall and gives us some recommendations and/or cost estimates to repair or replace this retaining wall??

I have attached the old plans and the old specifications for the wall. I know we have a detail drawing of the wall somewhere, but I cannot seem to find it at the moment.

Thanks.

Greg Minikel, P.E.  
Engineering Division Manager  
Dept. of Public Infrastructure  
City of Manitowoc  
900 Quay Street  
Manitowoc, WI 54220  
Ph. (920) 686-6910  
Cell: (920) 374-0411  
E-mail: [gminikel@manitowoc.org](mailto:gminikel@manitowoc.org)

-----Original Message-----

From: Greg Minikel [<mailto:gminikel@manitowoc.org>]  
Sent: Thursday, July 11, 2019 7:47 PM  
To: Dan Koski; Mike Zimmer  
Cc: Chad Scheinoha; Steve Herzog  
Subject: Magnolia Ave. Retaining Wall Failing

I noticed today that the 6.5 ft. High wall on Magnolia Ave. just east of the tracks has tilted/shoved/bowed out about 15" to the north.

This is a City wall I believe and was installed in 2002.

We need to discuss options.

It would be very bad if this wall fell in while someone is walking by it



## Greg Minikel

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**From:** shighwaylandscapers@new.rr.com  
**Sent:** Thursday, May 21, 2020 6:28 PM  
**To:** Greg Minikel  
**Subject:** Re: FW: Magnolia Ave. Retaining Wall Failing

Yes Greg we get a look at it and get you an estimate next week if that works....Thanks for the opportunity Greg

On May 21, 2020 3:02 PM, Greg Minikel <[gminikel@manitowoc.org](mailto:gminikel@manitowoc.org)> wrote:

Scott or Don:

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Greg Minikel, P.E.  
Engineering Division Manager  
Dept. of Public Infrastructure  
City of Manitowoc  
900 Quay Street  
Manitowoc, WI 54220  
Ph. (920) 686-6910  
Cell: (920) 374-0411  
E-mail: [gminikel@manitowoc.org](mailto:gminikel@manitowoc.org)

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SPEED  
LIMIT  
25

NO STOPPING  
IN THIS BLOCK



## RETAINING WALLS

The Contractor shall furnish and construct a new retaining wall on the south side of Magnolia Avenue from approximately Station 75+50 to Station 76+75 as directed by the Engineer. The retaining wall is estimated to be 135 feet long and will vary in height between 5 feet and 7 feet. The face of the new retaining walls shall be placed 18 feet from the back of the new concrete curb.

The exact location of the retaining walls will be determined in the field by the Engineer after the new concrete curb and gutter has been installed. The location and/or length of the retaining wall may change slightly. The exact height of the retaining walls will also be determined in the field.

The new retaining walls shall be constructed with Keystone Sculptured Rockface Grey, Standard Units. The new retaining walls shall be installed in accordance with the manufacturer's recommendations.

There is a detail sheet included in the plans, which shows the dimensions of the block units and the general construction details.

The first row of blocks for the retaining wall shall be embedded a minimum of 8 inches below the existing ground grade or the top of the new curb elevation. The first row of blocks shall be set on top of the base-leveling pad.

The base-leveling pad shall be constructed with a minimum of six (6") inches of ¾ inch crushed stone material. Pea stone or rounded aggregate is not acceptable material for the leveling pad. The base-leveling pad shall be compacted to 90% Modified Proctor density.

The new retaining wall shall be constructed with an 8.8-degree batter. The batter shall be going to the south (away from the street) back into the hillside.

The area behind the wall known as the drainage zone shall be no less than three (3') feet behind the back of the retaining wall modular unit. The voids in the modular unit as well as the drainage zone shall be filled with ¾ inch crushed stone and compacted. The drainage zone shall be compacted in eight (8") inch layers.

The top of each unit shall be swept clean prior to the placement of the next row of units.

The Contractor shall furnish and install geogrid material in the construction of the retaining walls. The geogrid material shall be placed between the 4<sup>th</sup> and 5<sup>th</sup> layer of block and the 8<sup>th</sup> and 9<sup>th</sup> layer of block. The geo-grid material shall be placed under the block and shall extend behind the wall for a minimum distance of three (3') feet. All costs for furnishing and install the geogrid material shall be included in the unit price bid per square foot of "Retaining Wall".

The Contractor shall use one of the following geogrids:

1. Miragrid 2T manufactured by Mirafi.
2. UX1400 manufactured by Tensar Corporation.
3. Stratagrid 200 manufactured by Strata Systems.

The ends of all retaining walls shall terminate with a curve going into the hillside.

The Keystone caps shall be glued in place.

The Contractor shall furnish and install a 3-inch diameter perforated PVC pipe for the drainage system behind the retaining wall. The 3-inch perforated pipe shall discharge into the new storm sewer as shown on the plans.

**All costs for furnishing and installing a completely new retaining wall system shall be included in the unit price bid per square feet of "Retaining Wall". The retaining wall shall be measured from the top of the base leveling pad to the top of the Keystone cap of the retaining wall.**

After the Contractor has completed the retaining wall work, the City of Manitowoc Department of Public Works will construct a split rail wood fence with wire mesh on top of the new retaining wall as a public safety measure.

## **MAILBOXES**

The Contractor shall carefully remove all existing mailboxes within the construction limits on all of the streets included in this project. The Contractor shall carefully place the existing mailboxes in a safe place on each respective property.

The Manitowoc Post Office is willing to furnish the Contractor with temporary mailboxes and deliver them to the location of the temporary mailbox site. The temporary mailboxes come in a bank of boxes, having one support column, with each bank of boxes having 8, 12, 16 or 32 individual mailboxes. The mailbox support column must be anchored to a slab of concrete. The concrete shall be furnished and installed by the Contractor and the concrete slab shall be a minimum of two feet (2') wide by three feet (3') long and four inches (4") thick or built to the dimensions required by the Post Office.

The Contractor should contact Mrs. Lou Brown (Delivery Manager) or Mr. Mike Kirby of the Manitowoc Post Office at (920) 682-6166 to arrange and discuss the delivery and installation requirements of the temporary bank of mailboxes. The Contractor shall affix the property owner's address to each individual mailbox as directed by the Post Office.

The Contractor may, as an alternate, furnish and install his own bank of mailboxes, which shall be supported on wooden supports, all to the satisfaction of the Engineer and the Post Office. The Contractor shall affix the property owner's address to each individual mailbox.

The Contractor shall remove the temporary bank of mailboxes at the completion of the project and shall restore all disturbed areas with topsoil and seed.

The Contractor shall install the temporary bank of mailboxes at the following location and as directed by the Engineer and/or Post Office.

1. One bank of temporary mailboxes (with 32 individual boxes) shall be installed on the northeast corner of Fleetwood Drive and Pleasant Street Intersection.



**Magnolia Retaining Wall Repair  
City of Manitowoc, Wisconsin  
c/o Mike Zimmer**

\*\* All Items in this quote are tied.  
Arrangements can be made prior to bid opening to separate items\*\*

ITEM #	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
<b>Option 1</b>					
	Remove and Reinstall Existing Wall, Reusing Block Providing Excavation, New Wall Backfill, Complete Restoration of Landscaping, Seed and Erosion Matting behind Wall. Quantity based on 168 LF Long and 6 LF High.	1	LS	\$67,871.10	\$67,871.10
<b>Option 2</b>					
	Same as Option 1, except incorporating new block (Rockwood Retaining Wall)	1	LS	\$82,758.15	\$82,758.15
<b>Option 3</b>					
	Same as Option 1, except for use of a product called Rib Rock (Samples and dimensions attached), a little costlier but very stable, heavy individual stone. Would not require grid.	1	LS	\$105,840.00	\$105,840.00

**\*\*QUOTE VALID FOR 30 DAYS FROM APRIL 14, 2021\*\***  
Sales Tax, if Applicable



**VINTON CONSTRUCTION COMPANY**

An Equal Opportunity Employer  
2705 N. Rapids Rd.  
P.O. Box 1987  
Manitowoc, WI 54221-1987

(920) 682-0375  
Fax: (920) 682-2838

**PROPOSAL**

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Greg Minikel  
City of Manitowoc  
900 Quay St.  
Manitowoc, WI 54220

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**RE:** Retaining Wall

**Proposal Date: 3/31/2021**

Quantity	Unit	Description	Unit Price	Amount
<b>Vinton Construction Company proposes to remove and replace retaining wall on Magnolia Ave.</b>				
1.00	LS	167 lf retaining wall	\$119,000.00	\$119,000.00

**Conditions:**

- Our price includes:
  - Removal of existing wall
  - Removal of existing sidewalk
  - Excavation
  - New poured retaining wall
  - Backfilling and topsoil
  - New 6' wide sidewalk
- Our price does not include:
  - Fence Removal
  - Tree Removal
  - Seeding and watering
- Location of new retaining wall will have to be decided to work with easements and within a safe work zone.

**TOTAL DUE:**

**\$119,000.00**