



# CITY OF APPLETON

Department of Parks & Recreation

1819 East Witzke Blvd.

Appleton, WI 54911

p: 920-832-3919

f: 920-993-3103

www.appleton.org

TO: Finance Committee

FROM: Dean R. Gazza

DATE: 8/11/2025

**RE:** Action: Award the “Mead Pool Coating and ADA Upgrades Project” contract to Cardinal Construction Co., Inc. in the amount of \$424,727 with a contingency of 7% for a project total not to exceed \$454,458.

Action: Approve a budget amendment to transfer \$144,878 from the 2025 Parks Hardscapes CIP to fully fund the Mead Pool Coating and ADA Upgrades Project.

## **BACKGROUND**

The 2024 Capital Improvement Plan (CIP) includes \$350,000 for the Mead Pool Coating and ADA Upgrades Project. Of that amount, \$40,400 was allocated for design services, leaving a construction budget of \$309,560. The scope of work includes:

- Removal and replacement of the failing pool coating, which is deteriorating and no longer meets the performance standards required for continued operation. The new coating will be compliant with the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) regulations for public aquatic facilities.
- Construction of an ADA-compliant restroom and changing facility designed to accommodate teens and adults with disabilities. The existing facilities at Mead Pool are not adequate to meet current ADA standards, nor are they aligned with modern public health and accessibility expectations. The new facilities will be designed in accordance with both ADA and DATCP public health regulations to ensure they are accessible, hygienic, and functional for all patrons.

This accessibility upgrade has been a long-standing request from the community and is critical to providing equitable, inclusive access to our aquatic facilities.

Despite efforts to keep the project within budget, construction bids came in higher than expected due to a significant increase in material and labor costs—particularly for the specialty pool coating, which has more than doubled in cost since it was last applied.

To move forward, we are requesting a budget amendment to transfer funds from the 2025 Parks Hardscapes CIP.

## **PUBLIC BID RESULTS**

Bids were received as follows:

- **Cardinal Construction Co., Inc. (Low Bid)** – \$424,727
- IEI General Contractors, Inc. – \$428,914

## **FUNDING REQUEST & JUSTIFICATION**

We are requesting a budget transfer of \$144,878 from the 2025 Parks Hardscapes Project, which has a total allocation of \$350,000. This project includes:

- Lower Telulah/Riverheath Trail improvements
- Repaving of Veterans Memorial Park - Parking Lot #1

This transfer will allow the trail improvements project to proceed in 2025 as planned, while deferring the Veterans Memorial Park parking lot repaving to the 2026 CIP. Deferring that work enables the City to fully fund the essential improvements at Mead Pool this year, addressing both urgent facility maintenance and long-standing accessibility concerns.

## **RECOMMENDATION**

We recommend transferring \$144,878 from the 2025 Parks Hardscapes CIP to the Mead Pool Coating and ADA Upgrades Project.

Our consulting engineer has provided a formal recommendation to award the construction contract to Cardinal Construction Co., Inc., the lowest responsive bidder. The Parks and Recreation Department has reviewed and concurs with this recommendation. We recommend awarding the contract in the amount of \$424,727, with a 7% contingency to be used only as needed.

Please contact me at (920) 832-5572 or via email at [dean.gazza@appletonwi.gov](mailto:dean.gazza@appletonwi.gov) with any questions.