



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final Finance Committee

Monday, January 23, 2023

5:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

2. Roll call of membership

3. Approval of minutes from previous meeting

[23-0060](#) Approval of January 9, 2023 meeting minutes

4. **Public Hearings/Appearances**

5. **Action Items**

[23-0061](#) Request to sole source contract to Parker Coatings for Fire Station #1 rig room floor epoxy in the amount of \$40,674 with a 10% contingency of \$4,068, for a project total not to exceed \$44,742.

Attachments: [Floor Coating Sole Source.pdf](#)

[23-0066](#) Request to award the 2023 Vosters Park Redevelopment Project contract to Triple P Inc, dba Peters Concrete Co. in the amount of \$97,000 with a 15% contingency of \$14,550, for a project total not to exceed \$111,550.

Attachments: [Vosters Park Redevelopment Project.pdf](#)

[23-0072](#) Request to award ARPA Affordable Housing grant funds to RISE Apartments, LLC for a grant total not to exceed \$1,000,000.

Attachments: [Memo ARPA Housing Grant Award 1.pdf](#)

6. **Information Items**

[23-0058](#) Contract 27-22 was awarded to Vinton Construction for \$4,382,957.94 with a contingency of \$107,000 for Concrete Pavement (Re)Construction. Payments issued to date total \$3,467,782.91. Request final payment of \$772,729.56.

[23-0057](#) Contract 28-22 was awarded to Peters Concrete Company for \$1,445,673.50 with a contingency of \$100,000 for Asphalt Pavement Reconstruction. Payments issued to date total \$1,240,911.53. Request final payment of \$49,133.31.

- [23-0063](#) Contract 58-22 was awarded to Al Dix Concrete, Inc. for \$368,000 for Sidewalk Construction. Change orders were approved totaling \$50,000. Final contract amount is \$418,000. Payments issued to date total \$310,800. Request final payment of \$104,580.67.
- [23-0059](#) Contract 59-22 was awarded to Radtke Contractors, Inc. for \$100,000 for Bridge Deck Sealing. Payments issued to date total \$94,579.23. Request final payment of \$5,420.77.
- [23-0064](#) Contract 61-22 was awarded to Green Bay Pipe & TV for \$244,500 for Sewer Cleaning and Televising. Payments issued to date total \$225,157.86. Request final payment of \$19,160.92.
- [23-0073](#) The following 2022 Budget adjustments were approved by the Finance Director in accordance with Policy:

General Fund - Library

Reimbursements	\$1,000
Supplies	\$1,000

to record donation from Noon Optimist for Roaming Ruckus Program

7. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.



"...meeting community needs...enhancing quality of life."

**PARKS, RECREATION & FACILITIES
MANAGEMENT**

Dean R. Gazza, Director

1819 East Witzke Boulevard
Appleton, Wisconsin 54911-8401
(920) 832-5572 FAX (920) 993-3103
Email - dean.gazza@appleton.org

To: Finance Committee

From: Dean R. Gazza, Director of Parks, Recreation and Facilities Management

Date: January 23, 2023

Re: Action: Request to sole source contract to Parker Coatings for Fire Station #1 rig room floor epoxy for a fee of \$40,674 with a contingency of 10% for a project total not to exceed \$44,742.

For 2023, the Facilities Management Division is planning to replace the existing Fire Station #1 rig room floor epoxy. The existing epoxy floor is worn, with areas of cracking, and pieces of epoxy chipping. The existing epoxy floor was installed in 1997. The average life expectancy for a high traffic and industrial grade epoxy floor is 25 years.

This memo is a request to sole source a contract to Parker Coatings. In 2021, Parker Coatings replaced the existing Fire Station #1 mechanic shop epoxy floor. The mechanic shop floor borders the rig room floor. Sole sourcing to Parker Coatings will allow for a consistent epoxy texture and color between the mechanic shop and rig room. Furthermore, the epoxy floor system is an industrial grade with chemical and high wear resistance.

This expense is planned to be funded by the 2023 Facilities Maintenance operations budget. It is the recommendation of the Parks, Recreation & Facilities Management Department to execute a contract with Parker Coatings in the amount of \$40,674 with a 10% contingency for a project total not to exceed \$44,742.

Please feel free to contact me at 832-5572 with any questions, or by email at dean.gazza@appleton.org.



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**PARKS, RECREATION & FACILITIES
MANAGEMENT**

Dean R. Gazza, Director

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Appleton, Wisconsin 54911-8401
(920) 832-5572 FAX (920) 993-3103
Email - dean.gazza@appleton.org

TO: Finance Committee

FROM: Dean R. Gazza

DATE: February 23, 2023

RE: Action: Award the 2023 Vosters Park Redevelopment Project contract to Triple P Inc. dba Peters Concrete Company in the amount of \$97,000 with a 15% contingency of \$14,550 for a project not to exceed \$111,550.

The 2021 excess fund balance approved by council includes \$150,000 for the redevelopment of Vosters Park. Work includes removal of wooded area, filling the site, and restoration. Construction is anticipated to be completed by June, 2023.

The bids were received as follows:

Triple P Inc. dba Peters Concrete Company	\$97,000.00
Vinton Construction Company	\$128,500.00
Tom Van Handel Corporation	\$146,064.00
Northeast Asphalt, Inc.	\$178,575.00
Superior Sewer and Water, Inc.	\$178,579.20

Our consulting engineer has written the City of Appleton a formal letter of recommendation to award the contract to Triple P Inc. dba Peters Concrete Company. Therefore, the Parks, Recreation, and Facilities Management Department recommends awarding the contract to Triple P Inc. dba Peters Concrete Company in the amount of \$97,000 with a 15% contingency of \$14,550 for a project not to exceed \$111,550.

Please contact me at 832-5572 or at dean.gazza@appleton.org with any questions.



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MEMORANDUM

TO: Finance Committee

FROM: Kara Homan, AICP, Director of Community & Economic Development
Jeri Ohman, Director of Finance

DATE: January 18, 2023

RE: Request to award ARPA Affordable Housing grant funds to RISE Apartments, LLC for a grant total not to exceed \$1,000,000

The City of Appleton, via its American Rescue Plan Act (ARPA) consultant, Booth Management Consulting (BMC), released an Affordable Housing Production Grant as a first step to allocate the City's \$3 million ARPA Affordable Housing allocation, as previously approved/budgeted. Grant applications were due December 12, 2022. Two applications were received, requesting a total of approximately \$2 million. Both applications were reviewed by BMC for completeness and ARPA program alignment/regulatory compliance.

Finance and Community & Economic Development staff are advancing a recommendation for one grant application (Rise Apartments, LLC), summarized below. The second grant application remains under review by administration.

Project Applicant: RISE Apartments, LLC

Project Name: RISE Apartments

Grant Request: \$1,000,000

Total Project Cost: \$13,913,458 (est.)

Project Description: Construct a 48-unit affordable housing community at the NW and SW Corners of the intersection of Harris St. and N. Oneida St. in Downtown Appleton (See Exhibit 1: Concept Plan). Said project is in alignment with the *City's College Avenue North Neighborhood Plan*, and will provide 43 rental units dedicated to households earning less than 60% of Area Median Income. The project has been awarded WHEDA affordable housing tax credits & is also bound by a development agreement with the City of Appleton (executed December 2021, amended October 2022). Grant award will be used to keep the project financially solvent considering escalating construction costs due to inflationary pressures.

Staff Recommendation:

Staff recommends approval of an ARPA Affordable Housing grant allocation of \$1,000,000 to RISE Apartments, LLC.

Exhibit 1: RISE Apartments Concept Plan

