



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: 10/20/2025

RE: Action: Award the Parks and Recreation Facility Renovation Project contract to Blue Sky Contractors, LLC in the amount of \$1,073,103 with a contingency of 8% for a project total not to exceed \$1,158,951.

Action: Approve a budget amendment to transfer \$186,000 from the 2025 Parks Hardscapes CIP to fully fund the Parks and Recreation Facility Renovation Project.

BACKGROUND

The 2025 Capital Improvement Plan (CIP) includes \$1,200,000 for the Parks and Recreation Facility Renovation Project. The project will modernize and reconfigure the Parks and Recreation Department offices located at 1819 East Witzke Boulevard, enhancing accessibility, customer service, and operational efficiency.

Major improvements include the creation of a secure, ADA-accessible customer service area to improve staff and visitor safety and accommodate all users; construction of ADA-compliant restrooms; full interior renovation of staff workspaces; and upgrades to mechanical, electrical, and communication systems to meet current building standards. The renovations will transform the existing facility into a functional and welcoming environment for both staff and the public.

Due to increased construction and material costs, bids were received higher than the original construction allocation. To complete the project, staff recommends transferring \$186,000 from the 2025 Parks Hardscapes CIP. These funds are needed to provide adequate contract contingency and to support a furniture purchase that will occur congruent with construction.

The funding being transferred was originally allocated for resurfacing of the Parks and Recreation Facility parking lot. Temporary pavement repairs will be made as needed, and full resurfacing will be deferred to a future Hardscapes CIP project.

PUBLIC BID RESULTS

Bids were received and opened on October 14, 2025 for the Parks and Recreation Facility Renovation Project. The total bids were as follows:

Blue Sky Contractors, LLC (low Bid)	\$1,073,103
RJM Construction, LLC	\$1,119,830
Northcentral Construction Corporation	\$1,146,764
Elite Builds, Inc.	\$1,223,275
Milbach Construction Services, Co.	\$1,295,937
IEI General Contractors	\$1,300,380
The Reese Group, LLC	\$1,305,170
Frank O. Zeise Construction Co., Inc.	\$1,368,972

The low bid of \$1,073,103 was submitted by Blue Sky Contractors, LLC, which has been reviewed and found to be complete and responsive.

FUNDING REQUEST & JUSTIFICATION

The total project budget is \$1,386,000, consisting of \$1,200,000 from the 2025 CIP and a \$186,000 transfer from the 2025 Parks Hardscapes Project. Of this total, \$71,580 has been used for professional architectural and design services, leaving sufficient funds to complete the project with an 8% construction contingency and provide for a concurrent furniture purchase.

The recommended contract award to Blue Sky Contractors, LLC is \$1,073,103, with an 8% contingency for a total not to exceed \$1,158,951. The remaining funds within the approved project budget will be used for furniture purchases under a separate but concurrent contract, ensuring the facility is fully equipped and operational at the time of project completion.

This funding approach maintains the total project within the approved budget while allowing the department to deliver a fully functional, secure, and accessible facility.

RECOMMENDATION

1. Approve a budget amendment to transfer \$186,000 from the 2025 Parks Hardscapes CIP to the Parks and Recreation Facility Renovation Project.
2. Award the construction contract to Blue Sky Contractors, LLC in the amount of \$1,073,103 with a contingency of 8% for a total not to exceed \$1,158,951.

Our consulting architect has provided a formal recommendation to award the construction contract to Blue Sky Contractors, LLC, the lowest responsive bidder. The Parks and Recreation Department has reviewed and concurs with this recommendation.

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