



DEPARTMENT OF UTILITIES

Department of Utilities
Water Treatment Facility
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www.appleton.org/government/utilities

MEMORANDUM

Date: May 23, 2025
To: Chairperson Vered Meltzer and Members of the Utilities Committee
From: Chris Stempa, Utilities Director
CC: Ryan Rice, Utilities Deputy Director
Kelli Rindt, Enterprise Fund Accounting Manager
Subject: **Utilities Committee Action: Award the North and Ridgeway Tower Coating Contract Bid with Alternate Bids to O&J Coatings Inc. in the amount of \$625,0000 with 5% contingency of \$31,250 for a project total not to exceed \$656,250**

BACKGROUND:

The Appleton Water Utility includes seven elevated storage structures (towers, standpipes, and reservoirs) within the City of Appleton distribution system. These structures are required by the Wisconsin Department of Natural Resources to be cleaned and inspected at least every five years. The interior and exterior paint coatings must be repaired or wholesale repainted as necessary to maintain structural integrity. Typically, the lifespan of a coating system is 15 years without requiring some level of maintenance. The inspections completed at the North Tower and Ridgway Tower in 2020 revealed evidence of coating system failure. At that time, only spot repairs were made given the overall coating system condition. However, the recommendation was given to plan for a complete interior and/or exterior recoating project in 2025.

The Appleton Water Utility allocated a total of \$1.75 million dollars in the 2025 Operations and Maintenance Budget for the repainting of these tower sites (engineering services and coating contractor).

BIDS

On Wednesday, May 21, 2025, eight contractor sealed bids were opened and reviewed by Dixon Engineering. Each bid met the submittal requirements with O&J Coatings being the least cost responsible bidder. The bid from O&J Coatings are summarized in the attached award packet produced by Dixon Engineering. The combined contract amount with the Base Bid and Alternative Bids (deduct for paint not containing heavy metals) totals \$625,000 which is within the total available budget (\$1,430,906). The total bid amounts from all contractors based on the Alternate Bid items are summarized below.

North and Ridgeway Tower Coating Contract Bid Summary

Contractor	Total Bid Amount
O&J Coatings	625,000
E&L Painting	692,700
LC United	732,500
Seven Brothers	739,500
L&T	776,000
Classic Protective	1,047,725
Viking Industrial	1,124,400
TMI Coatings	1,718,800

RECOMMENDATION:

I am requesting an award of the North and Ridgeway Tower Coating Projects base bid with the Alternate Bid to O&J Coatings Inc. in the amount of \$625,2000 with 5% contingency of \$31,250 for a project total not to exceed \$656,250.

If you have any questions or require additional information regarding this project, please contact Chris Stempa at 920-832-5945.

Encl: Bid Tab and Recommendation