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**PARKS, RECREATION & FACILITIES  
MANAGEMENT**

**Dean R. Gazza, Director**

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TO: Finance Committee

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

DATE: 3/26/2018

RE: Action Item: Approval of Bid Packages and project related expenses into the Guaranteed Maximum Price Amendment to Miron Construction for the Jones Park Project for a contract not to exceed \$3,753,690 plus a contingency of 5% for a contract not to exceed \$3,937,861.

Action Item: Request a budget transfer from Downtown Development CIP to Jones Park Project for \$887,558.

On March 13, 2018, bids were opened for the Jones Park Project. We bid nineteen different individual bid packages as provided below and recommend proceeding with the lowest responsible bidder in each category. I am dismayed by the current bidding climate and its result on overall cost of construction. You will notice we had very minimal interest by contractors. Though I cannot speak for each individual contractor, the amount of work and lack of contractors has created a challenging bidding environment that is driving up costs. In addition, material prices in some areas have seen significant increases. When I established this budget about a year ago I did not anticipate this current bidding climate occurring. Our architect has noted seeing similar results throughout Wisconsin.

Note that I did bid certain components of this project in September 2017 and again in October 2017 in which I requested the bids be rejected and rebid due to the costs I felt were too high at that point. I was hopeful rebidding in early spring would produce better results based on our past experiences.

If we rebid again, it does not appear conditions in the market will improve and only can anticipate they will get worse, therefore I recommend accepting these bids to allow the project to remain on schedule for a 2018 completion.

**Earthwork, Building & Selective Demolition:** Calnin & Goss, Inc.

<b>Contractor</b>	<b>Bid</b>
Calnin & Goss, Inc.	<b>\$957,300</b>
Ostrega Excavation, Inc.	\$998,189

**Site Concrete:** Martell Construction, Inc.

<b>Contractor</b>	<b>Bid</b>
Martell Construction	<b>\$369,900</b>

**Fencing:** Fortress Fence

<b>Contractor</b>	<b>Bid</b>
Fortress Fence	<b>\$2,725</b>

**Seeding & Landscaping:** Schmalz Landscaping Co.

<b>Contractor</b>	<b>Bid</b>
Green Boyz, Inc.	\$308,345
Highway Landscapers	\$214,660
Lakeshore Cleaners	\$133,033.08
Midwest Landscape Co.	\$182,325
Schmalz Landscaping	<b>\$103,700</b>
Vandehey Company	\$171,933.92

**Site Utilities:** Scott DeNoble & Sons Construction, Inc.

<b>Contractor</b>	<b>Bid</b>
Scott DeNoble & Sons Co. Inc.	<b>\$149,033</b>

**Building Cast-in Place Concrete:** Miron Construction

<b>Contractor</b>	<b>Bid</b>
Miron Construction	<b>\$267,775</b>

**Masonry:** Wm. A. Heim Co., Inc.

<b>Contractor</b>	<b>Bid</b>
Miron Construction	\$233,937
Wm. A. Heim Co., Inc.	<b>\$230,800</b>

**Steel Material & Erection:** Miron Construction

<b>Contractor</b>	<b>Bid</b>
Miron Construction	<b>\$270,135</b>

**General Trades:** Miron Construction

<b>Contractor</b>	<b>Bid</b>
Miron Construction	<b>\$455,259</b>

**Roofing:** Weinert Roofing

<b>Contractor</b>	<b>Bid</b>
Weinert Roofing	<b>\$70,859</b>

**Caulking:** No bidders

<b>Contractor</b>	<b>Bid</b>
Allowance	<b>\$14,400</b>

**Aluminum Windows, Entrances, Glass/Glazing:** Corcoran Glass & Paint, Inc.

<b>Contractor</b>	<b>Bid</b>
Corcoran Glass & Paint, Inc.	<b>\$47,317</b>

**Rolling Doors & Shutters:** EZ Glide – Essential Products

<b>Contractor</b>	<b>Bid</b>
EZ Glide – Essential Products	<b>\$20,400</b>

**Gypsum Board Systems:** No bidders

<b>Contractor</b>	<b>Bid</b>
Allowance	<b>\$9,000</b>

**Tile:** No bidders

<b>Contractor</b>	<b>Bid</b>
Allowance	<b>\$7,000</b>

**Painting:** Omni Glass & Paint

<b>Contractor</b>	<b>Bid</b>
Omni Glass & Paint	<b>\$24,875</b>

**Plumbing:** EGI Mechanical, Inc.

<b>Contractor</b>	<b>Bid</b>
EGI Mechanical, Inc.	<b>\$192,600</b>

**HVAC:** Best Mechanical

<b>Contractor</b>	<b>Bid</b>
Best Mechanical	<b>\$112,500</b>

**Electrical:** Quantum Electrical Solutions, LLC

<b>Contractor</b>	<b>Bid</b>
Elmstar Electrical	\$478,900
Quantum Electrical Solutions, LLC	<b>\$377,836</b>

**Total Bids:**

<b>Contractor</b>	<b>Bid</b>
Total of Bids	<b>\$3,683,414</b>
Alternate A: Hillside Play	(\$92,168)
Alternate B: Water Feature	(\$97,747)
<b>Total: W/Alternates Removed</b>	<b>\$3,493,499</b>

**Other Project Costs:**

<b>Contractor</b>	<b>Bid</b>
Contingency	\$184,171
General Conditions	\$126,000
General Requirements	\$54,000
Insurance, Permits and Bonds	\$80,191

**Total Contract:**

<b>Contractor</b>	<b>Bid</b>
<b>Total Contract</b>	<b>\$3,937,861</b>

To reduce the cost, we recommend accepting credits to not construct the hillside play area and the water feature. These credits total \$189,915. In addition, we will experience an additional \$100,000 reduction in cost by not having to purchase the hill-side play equipment. A playground will still be constructed at ground level. In addition, we will seek opportunities for further cost savings.

The project budget includes a 5% (\$184,171) contingency and allocations for utility relocations, Wi-Fi, security cameras, playground equipment and materials testing services. Note that the contingency is only utilized when unforeseen work is required to successfully finish the project.

To close the gap in funding to complete this project we are recommending a budget transfer from the Downtown Development CIP for monies previously allocated for a new pedestrian ramp underneath the new Oneida Street bridge which was delayed and may not be constructed based on future developments that may provide additional access points to Water Street and Rocky Blier Run.

Overall, the bidding environment is not on our side. As can be witnessed above we received a very limited amount of bids in each category despite multiple bid advertisements per state statutes. It is believed that many factors are causing higher prices including limited availability of contractors, a significant amount of work available to contractors and rising material prices. For example, steel, copper, gypsum board are just a few of the materials experiencing significant price hikes.

We have already rejected two bidding cycles on this project due to costs we felt were out of line, thus we feel there is no reason to do the same for this bid. It is believed that costs will only increase by waiting longer based on the construction forecasts in Wisconsin.

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