



DEPARTMENT OF UTILITIES

Department of Utilities
Water Treatment Facility
2281 Manitowoc Road
Menasha, WI 54952
p: 920-997-4200

www.appleton.org/government/utilities

MEMORANDUM

Date: October 2, 2025
To: Chairperson Brad Firkus and Members of the Finance Committee
From: Chris Stempa, Utilities Director
CC: Ryan Rice, Utilities Deputy Director
Jeri Ohman, Finance Director
Subject: **Action: Award the Water Tower Booster Pump Improvements Contract Bid to Rohde Brothers, Inc. in the amount of \$767,200 with 7.5% contingency of \$57,540 for a project total not to exceed \$824,740**

BACKGROUND:

The City of Appleton water distribution system is a critical component of public health and safety, consisting of a treatment facility, four elevated storage tanks, one standpipe, one reservoir, two booster pumping stations, two valve stations, and approximately 380 miles of water mains across three pressure zones. The system provides reliable service to customers and maintains essential fire flow capacity, even during emergencies.

The 1.0-MG Matthias Street Water Tower in the southeast and the 1.0 MG Glendale Water Tower in the north have both been challenged by hydraulic changes following the construction of the water treatment facility in 2001. To address these issues, it was recommended that the Utilities Department upsize the booster pumps at the Matthais Street Tower and add booster pumps at the Glendale Tower (currently none). These improvements will stabilize system pressures, reduce excursions, and improve efficiency by better aligning water tower operations with diurnal demand.

BIDS

On September 18, 2025, four contractor sealed bids were opened and reviewed by McMahon Associates, Inc. (McMahon). Each bid met the submittal requirements with Rohde Brothers Inc. (Rohde) being the least cost-responsible bidder. The bid from Rohde is summarized in the attached award packet produced by McMahon. The contract award amount totals \$767,200 which is within the total available budget (\$1,220,300).

Booster Bump Improvements Contract Bid Summary

Contractor	Total Bid Amount
Rohde Brothers, Inc.	\$767,200
J.F. Ahern	\$877,500
August Winter & Sons, Inc.	\$955,450
J.H. Hassinger, Inc.	\$964,000

RECOMMENDATION:

I am requesting an award for the Water Tower Booster Pump Improvements Contract bid to Rohde Brothers, Inc. in the amount of \$767,200 with 7.5% contingency of \$57,540 for a project total not to exceed \$824,740.

Please note that the contract documents are structured requiring the Public Service Commission (PSC) to issue a Certificate of Authority granting construction authorization per Wis. Stat. § 196.49 and Wis. Admin. Code § PSC 184.03. The PSC is expected to make that decision by October 11, 2025. Once formal construction authorization is received, the contract documents will be routed for execution.

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



September 24, 2025

Mr. Chris Stempa
City of Appleton Department of Utilities
2281 Manitowoc Road
Menasha, WI 54952

Re: City of Appleton Department of Utilities
Water Tower Booster Pump Improvements
Letter of Recommendation
McM. No. A0005-09-24-00627

On September 18, 2025, bids were received via QuestCDN online bidding services for the above referenced project. Four (4) bids were received, ranging in price from \$767,200.00 to \$964,000.00 (bid tabulation enclosed).

Based upon the bids received, we recommend awarding Contract A0005-09-24-00627 to the low bidder, Rohde Brothers, Inc., in the amount of \$767,200.00.

This Award will be contingent upon pending Public Service Commission approval of this project.

If you agree with our recommendation, please date and sign the enclosed Notices of Award, and return all copies to our office for incorporation into the Contract Documents.

If you have any questions, please feel free to contact me.

Respectfully,

McMahon Associates, Inc.

A handwritten signature in black ink, reading "Donald J. Voogt".

Donald J. Voogt, P.E.
Vice President / Senior Project Manager

DJV:jlh

Enclosures: Notice of Award
Bid Tabulation

SECTION 00 51 00.00

NOTICE OF AWARD

Dated: _____

To: ROHDE BROTHERS, INC.
W5745 Woodchuck Lane
Plymouth, WI 53073

Contract No. A0005-09-24-00627

Project: WATER TOWER BOOSTER PUMP IMPROVEMENTS
For The
CITY OF APPLETON DEPARTMENT OF UTILITIES
Calumet, Outagamie, & Winnebago Counties, Wisconsin

You are notified that your Bid, dated September 18, 2025, for the above Contract has been considered. You are the apparent successful Bidder and have been awarded a Contract for the Water Tower Booster Pump Improvements for the City of Appleton Department of Utilities, Calumet, Outagamie, and Winnebago Counties, Wisconsin.

The Contract Price of your Contract is Seven Hundred Sixty-Seven Thousand Two Hundred and no/100 Dollars (\$767,200.00).

This Notice of Award is contingent upon pending Public Service Commission approval for this project.

Once the contingencies for this award are satisfied, you are to move forward as follows:

1. You must deliver to the OWNER three (3) fully executed counterparts of the Agreement including all the Contract Documents.
2. You must deliver with the executed Agreement the Contract Security (bonds), as specified in the Instructions to Bidders, General Conditions (Paragraph 6.01) and Supplementary Conditions.
3. You must deliver Insurance Certification complying with the General Conditions and Supplementary Conditions of the Contract Documents.

Failure to comply with these conditions within thirty (30) days will entitle OWNER to consider your Bid abandoned, to annul this Notice of Award and to declare your Bid Security forfeited.

One (1) fully signed counterpart of the Agreement, with the Contract Documents attached, will be returned to you within 15-days after you comply with the above noted conditions.

CITY OF APPLETON DEPARTMENT OF UTILITIES
Calumet, Outagamie, & Winnebago Counties, WI

(authorized signature)

(title)

Witness: _____



BID TABULATION

Owner: City of Appleton Department of Utilities
Project Name: Water Tower Booster Pump Improvements
Contract No. A0005-09-24-00627
Bid Date: September 18, 2025
Bid Time: Bids Received until 1:45 p.m. and opened 2:00 p.m., local time
Project Manager: Donald J. Voogt, P.E.

Contract No. A0005-09-24-00627	ROHDE BROTHERS, INC. W5745 Woodchuck Lane Plymouth, WI 53073	J.F. AHERN CO. 855 Morris Street Fond du Lac, WI 54935
BASE BID (Lump Sum)	\$767,200.00	\$877,500.00
Bid Security - 5%	Yes	Yes
Addenda - #1, #2, & #3	Yes	Yes

Contract No. A0005-09-24-00627	AUGUST WINTER & SONS, INC. N850 Cty Rd CB Appleton, WI 54914	J.H. HASSINGER, INC. N60W16289 Kohler Lane Menomonee Falls, WI 53051
BASE BID (Lump Sum)	\$955,450.00	\$964,000.00
Bid Security - 5%	Yes	Yes
Addenda - #1, #2, & #3	Yes	Yes