



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

**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: 3/3/2017

RE: Action Item: Approval of Bid Packages and project related expenses into the Guaranteed Maximum Price Amendment to Miron Construction for the Fox Cities Exhibition Center for a contract not to exceed \$10,440,199.

Action Item: Reject bids from Elmstar Electric, Suburban Electric, Van Ert Electric and Conference Technologies Incorporation. All bids received were over our budgeted amount. The scope will be reviewed and modified to rebid.

The delivery method utilized for this project is Construction Manager at risk (CM) and varies from the traditional design-bid-build delivery method traditionally used when time is not a project constraint. In this method, the CM is hired as the Owner's agent and contracts directly with sub-contractor(s) in an "at-risk" position. All work is publicly bid to comply with state bidding laws. Once the lowest qualified bidder is determined, the sub-contractor(s) contracts with the CM to complete the work. The CM provides a guaranteed maximum price in which any costs above this are the risk of the CM. The City only pays for the actual costs of the work completed (up to the maximum guarantee) and any change orders if there is a scope change.

It is currently anticipated that the project will include six (6) bid packages. Future bid packages will be incorporated via a change order to the initial contract with the CM.

On February 9, 2017, bids were opened for Bid Package #3 for various areas of construction. We received multiple bids as provided below and recommend proceeding with the lowest responsible bidder:

**Precast Concrete:** Miron Construction Co., Inc.

Contractor	Bid
Miron Construction Co., Inc.	\$314,236

**Masonry:** Miron Construction Co., Inc.

Contractor	Bid
Miron Construction Co., Inc	\$869,229
Hein Construction	\$1,038,800

**Steel Supply & Erection:** Miron Construction Co., Inc.

Contractor	Bid
Miron Construction Co., Inc	\$2,143,327
Merrill Steel	\$2,374,000

**Metal Wall Panels:** Corcoran Glass & Paint, Inc.

Contractor	Bid
Corcoran Glass & Paint, Inc.	\$775,000
Omni Glass & Paint, Inc	\$813,102
Cladding & Component Solutions	\$1,007,895
432Architectural Products of Wausau	\$1,058,800
Muza Sheet Metal Co., Inc	\$1,096,702

**Roofing:** Weinert Roofing

Contractor	Bid
Weinert Roofing	\$432,135
Northern Metal & Roofing Co., Inc.	586,000

**Caulking:** Sciachitano Caulking

Contractor	Bid
Sciachitano Caulking	\$33,500
Caulking Plus	\$34,828

**Rolling / Overhead Doors:** EZ Glide

Contractor	Bid
EZ Glide	\$57,300

**Operable Partitions:** W.L. Hall Co.

Contractor	Bid
W.L. Hall Co.	\$323,283
H.J. Martin & Son, Inc.	\$323,880
JWC Building Specialties	\$347,189

**Aluminum Windows & Entrances:** Omni Glass & Paint, Inc.

Contractor	Bid
Omni Glass & Paint, Inc.	\$1,514,915
Corcoran Glass & Paint, Inc.	\$1,580,900
H.J. Martin & Son, Inc.	\$1,802,668

**Gypsum Board Systems:** VerHalen

Contractor	Bid
VerHalen	\$1,068,500
Appleton Lathing Corporation	\$1,103,873
H.J. Martin & Son, Inc.	\$1,199,988

**Food Service Equipment:** W.L. Streich Equip. Co., Inc.

Contractor	Bid
W.L. Streich Equip. Co., Inc.	\$193,880
Strategic Equipment, LLC	\$195,955
Kessenich's LTD	\$208,240
Boelter LLC	\$226,191

**Fire Protection:** EGI Mechanical, Inc.

Contractor	Bid
EGI Mechanical, Inc.	\$198,000
United States Alliance Fire Protection	\$199,302
J.F. Ahern Co.	\$229,387

**Plumbing:** EGI Mechanical, Inc.

Contractor	Bid
EGI Mechanical, Inc.	\$514,000
Johnson & Jonet	\$524,500
J.F. Ahern Co.	\$529,200
A&J Mechanical Contractors, Inc.	\$582,295
Hurckman Mechanical Industries	\$624,350
August Winter & Sons, Inc	\$650,400
Basset Mechanical	\$699,393

**HVAC:** North American Mechanical, Inc.

Contractor	Bid
North American Mechanical, Inc.	\$1,765,000
Best Mechanical Services	\$1,900,000
B&P Mechanical, Inc.	\$1,920,000
Sure-Fire, Inc.	\$1,932,700
Great Lakes Mechanical, Inc.	\$1,935,500
Rohde Brothers Inc.	\$1,955,139
J.F. Ahern Co.	\$1,991,600
Hurckman Mechanical Industries	\$2,129,000
Basset Mechanical	\$2,175,190
August Winter & Sons, Inc.	\$2,296,200

**Air Barrier System:** Pro-Foamers, Inc

Contractor	Bid
Pro-Foamers, Inc.	\$100,833
Appleton Lathing Corporation	\$124,180

In addition, insurance and performance/payment bonds currently total \$137,032.

Please feel free to contact me at 832-5572 with any questions, or by email at [dean.gazza@appleton.org](mailto:dean.gazza@appleton.org).