



DEPARTMENT OF
UTILITIES

Department of Utilities
Water Treatment Facility
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MEMORANDUM

Date: February 18, 2026
To: Chairperson Vered Meltzer
CC: Ryan Rice, Deputy Director of Utilities
John Pogrant, Water Treatment Facility Operations Supervisor
Jeri Ohman, Enterprise Accounting Fund Manager
From: Chris Stempa, Director of Utilities
Subject: **Action: Approval of an Engineering Services contract for the Lindbergh Standpipe Coating Project to Dixon Engineering, Inc. in the amount of \$51,465 plus a 5.0% contingency of \$2,573 for a total cost of \$54,038**

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 interior and exterior of the 2.0 MG Lindbergh Standpipe was last coated in 2019. Areas of the interior topcoat have been subsequently observed to have partially delaminated from the tank floor to approximately 8 feet up. The cause was believed to be attributed to flash condensation on the primed steel despite the contractor heating the interior of the vessel during unseasonably cold weather which contributed to premature failure.

Although the Lindbergh Standpipe recoating project was not originally identified in the 2026 budget, AWTF management is recommending its prioritization based on documented evidence of premature interior coating failure. Addressing this condition in a timely manner is important to preserve asset integrity, maintain water quality, and avoid more costly repairs if deterioration were to progress.

This recommendation is also informed by the volume of active 2025 construction projects, which limits operational and staff capacity to effectively support recoating of the Matthias Water Tower as originally planned in the 2026 O&M budget. Resequencing these projects

allows staff to better manage workload, coordinate operational impacts, and maintain safe and reliable system performance.

For these reasons, advancing the Lindbergh Standpipe recoating at this time represents a prudent allocation of resources aligned with asset management priorities and current operational constraints.

PROPOSAL EVALUATION

Invitations for professional services proposals were sent to three qualified engineering firms, Dixon Engineering, Inc. (Dixon), McMahon Associates, Inc., and Strand Associated. These firms were selected for their project familiarity and project team members that had a history of similar water industry project work and a history with the Appleton Water Utility elevated storage sites.

An evaluation team completed their review of proposals and scored according to the results in the table below.

COMPANY	QUOTE	SCORE	VALUE (\$/Pt)
Dixon Engineering, Inc.	\$51,465	265	\$289
McMahon Associates, Inc.	\$29,250	179	\$180
Strand Associates	\$44,795	223	\$407

The proposal evaluation process begins with an independent review by the evaluation team, conducted without knowledge of proposer fees. Team members score each proposal solely on the qualitative criteria established in the RFP. After individual scores are consolidated, sealed cost proposals are opened.

Fees are then evaluated in relation to the qualitative scores to assess overall value, rather than as a stand-alone weighted criterion. This value comparison includes calculating a “price-per-point” metric by dividing each proposer’s cost by their qualitative score. This metric is used as a reference tool only and is not intended to independently determine the award recommendation.

The final step of the evaluation considers project-specific factors or unique elements that may influence the overall assessment, allowing the review team to apply informed judgment alongside the scoring results when forming a recommendation.

Dixon’s proposal was determined to provide the services required to deliver a successful project at the best overall best value based on the criteria previously outlined. Dixon has successfully provided similar services as part of the 2025 Ridgeway and North Tower Coating Projects sites and have past inspections experience at Lindbergh Standpipe.

FUNDING SOURCE

The Lindbergh Standpipe was not identified in the 2026 budget for recoating work. Funding for the Dixon Engineering contract would be supported by the transfer of available funding from the Matthias Tower Coating Project which totals \$580,000.

Separately, the Finance Committee is being presented with an action item to approve the transfer of funding from the 2016 Matthias Tower Coating Project to the Lindbergh Standpipe Coating Project which will support the Dixon Engineering contract.

RECOMMENDATION

Approval of an Engineering Services contract for the Lindbergh Standpipe Coating Projects to Dixon Engineering, Inc. in the amount of 51,465 plus a 5.0% contingency of \$2,573 for a total cost of \$54,038.

If you have any questions regarding this project, please contact Chris Stempa at ph: 832-5945.