



“...meeting community needs...enhancing quality of life.”

**PARKS, RECREATION & FACILITIES  
MANAGEMENT**

**Dean R. Gazza, Director**

1819 East Witzke Boulevard  
Appleton, Wisconsin 54911-8401  
(920) 832-5572 FAX (920) 993-3103  
Email - [dean.gazza@appleton.org](mailto:dean.gazza@appleton.org)

TO: Finance Committee

FROM: Dean R. Gazza

DATE: 8/22/2022

RE: Action: Reject bids from Cardinal Construction Co., Inc., and Frank O Zeise Construction Co., Inc. for the 2022 Telulah Pavilion Renovation Project.

The 2022 Capital Improvement Plan includes \$200,000 to renovate the large and small pavilions at Telulah Park. Of that amount \$24,850 has been utilized for design leaving a balance of \$175,150 for construction. Bids were opened on August 2, 2022, for the 2022 Telulah Pavilion Renovation Project.

The bids received were as follows:

Cardinal Construction Co., Inc.	\$220,187
Frank O Zeise Construction Co., Inc.	\$309,800

The bids exceeded our allocated project budget for the 2022 Telulah Pavilion Renovation Project. After conferring with our consulting engineer (Martenson and Eisele), the Parks, Recreation and Facilities Management Department is recommending rejecting the bids, reviewing the current project bidding documents for items that can be deferred to a future year, and re-bidding with a reduction in project scope. The items reduced from the project scope will be addressed in a future year CIP.

The Parks, Recreation and Facilities Management Department recommends rejecting these bids. Please contact me at 832-5572 or at [dean.gazza@appleton.org](mailto:dean.gazza@appleton.org) with any questions.



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TO: Finance Committee

FROM: Dean R. Gazza

DATE: 8/22/2022

RE: Action: Reject bid from Cardinal Construction, Inc. in the amount of \$631,600 for the Appleton Wastewater Treatment Plant F1-Building Remodeling Project.

The 2022 Capital Improvement Plan includes \$300,000 to renovate the F1-Building at the Wastewater Treatment Plant. Previously, \$24,500 had been utilized for engineering services, leaving a balance of \$275,500 for construction. Only one bid was received for the project and was over the allocated budget.

The bids received were as follows:

Cardinal Construction, Inc. \$631,600

The bid exceeded our allocated project budget for the AWWTP F1-Building Remodeling Project. After conferring with our consulting engineer (McMahon and Associates), the Parks, Recreation and Facilities Management Department is recommending rejecting the bid, reviewing the current project bidding documents for items that can be deferred to a future year, and re-bidding with a reduction in project scope. The items reduced from the project scope will be addressed in a future year CIP.

Please contact me at 832-5572 or at [dean.gazza@appleton.org](mailto:dean.gazza@appleton.org) with any questions.



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TO: Finance Committee

FROM: Dean R. Gazza

DATE: 8/22/2022

RE: Action: Reject bids from Otis Elevator Company and Frank O Zeise, Construction Co., Inc. for the 2022 Appleton Red Ramp Elevator Upgrades Project.

The 2022 Capital Improvement Plan includes \$275,000 to upgrade the elevators at the Appleton Red Parking Ramp. Of that amount \$10,900 has been utilized for design leaving a balance of \$264,100 for construction. Bids were opened on August 2, 2022, for the Appleton Red Ramp Elevator Upgrades Project.

The bids received were as follows:

Otis Elevator Company	\$724,500
Frank O Zeise, Construction Co., Inc.	\$724,987

The bids exceeded our allocated project budget for the Appleton Red Ramp Elevator Upgrades Project. After conferring with our consulting engineer (McMahon and Associates), the Parks, Recreation and Facilities Management Department is recommending rejecting the bids, reviewing the current project bidding documents for items that can be deferred to a future year, and re-bidding with a reduction in project scope. The items reduced from the project scope will be addressed in a future year CIP.

The Parks, Recreation and Facilities Management Department recommends rejecting these bids. Please contact me at 832-5572 or at [dean.gazza@appleton.org](mailto:dean.gazza@appleton.org) with any questions.



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TO: Finance Committee

FROM: Dean R. Gazza

DATE: 8/22/2022

RE: Action: Reject bid from The Wilson Group, Inc. in the amount of \$173,086 for the Appleton Wastewater Treatment Plant 2022 Asbestos Remediation Project.

The 2022 Appleton Wastewater Treatment Plant operating budget includes \$125,000 to remediate the asbestos in A-Building. Previously, \$19,500 had been utilized for engineering services, leaving a balance of \$105,500 for construction. Only one bid was received for the project and was over the allocated budget.

The bids received were as follows:

The Wilson Group, Inc.        \$173,086

After conferring with our consulting engineer (Donohue and Associates), the Parks, Recreation and Facilities Management Department is recommending rebidding the project at a later date to seek more competitive bids.

Please contact me at 832-5572 or at [dean.gazza@appleton.org](mailto:dean.gazza@appleton.org) with any questions.



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TO: Finance Committee

FROM: Dean R. Gazza

DATE: 8/22/2022

RE: Action: Reject bids from B & P Mechanical, Inc., Great Lakes Mechanical, Inc., Rohde Brothers, Inc., August Winter and Sons, Inc., and Belonger Corporation, Inc. for the 2022 Appleton Wastewater Treatment Plant H & J Buildings HVAC Upgrades Project.

The 2022 Capital Improvement Plan includes \$750,000 to upgrade the HVAC systems for the H & J Buildings, the V-Building, and to make upgrades to the boiler system at the Appleton Wastewater Treatment Plant. Of that amount \$48,000 has been utilized for design leaving a balance of \$702,000 for construction. Of that amount \$250,000 has been allocated for the H & J Buildings HVAC Upgrades. Bids were opened on August 2, 2022, for the H & J Buildings portion of the 2022 AWWTP HVAC Upgrades Project.

The bids received were as follows:

B & P Mechanical, Inc.	\$302,200
Great Lakes Mechanical, Inc.	\$328,000
Rohde Brothers, Inc.	\$354,800
August Winter and Sons, Inc.	\$401,000
Belonger Corporation, Inc.	\$460,000

The bids exceeded our allocated project budget of \$250,000 for the H & J Buildings portion of the 2022 AWWTP HVAC Upgrades Project. After conferring with our consulting engineer (Donohue and Associates), the Parks, Recreation and Facilities Management Department is recommending rejecting the bids, reviewing the current project bidding documents for items that can be deferred to a future year, and re-bidding with a reduction in project scope. The items reduced from the project scope will be addressed in a future year CIP.

The Parks, Recreation and Facilities Management Department recommends rejecting these bids. Please contact me at 832-5572 or at [dean.gazza@appleton.org](mailto:dean.gazza@appleton.org) with any questions.