

23-0777 Request to award the City of Appleton's 2023 Dance Studio Flooring contract to CMG Flooring

Finance Committee

Mon, Jun 26, 2023, 5:30PM

Aldersperson Brad Firkus (District 3) 11:46

The next item is 23-0777 Request to award the city of Appleton's 2023 Dance Studio flooring contract to CMG flooring in the amount of \$65,943 with a contingency of \$10,000 for a project total not to exceed \$75,943, along with the following budget amendment: 2023 City Hall elevator project would be deducted by \$100,000 \$100,000. And just a correction of about the agenda. It says it would deduct \$100,000 from the 2023 dance studio move construction, that would actually be an addition of \$100,000 to the 2023 dance studio move construction. So, do I hear a motion?

Aldersperson Katie Van Zeeland (District 5) 12:32

Move to approve.

Aldersperson Chris Croatt (District 14) 12:34

Second.

Aldersperson Brad Firkus (District 3) 12:34

All right, motion and a second. Any comments or questions? Director Gazza?

Director Dean Gazza (Parks, Recreation, and Facilities) 12:37

Sure. this one's a matter of timing. So, what we were trying to do is—we're waiting for the, once the development agreement administratively goes through. And that also includes another agreement that separates our lease that we have with them, and in that is the is the agreement to pay us the \$100,000 to help us not only with some of our move costs, but some of our increased rent costs. It doesn't make us whole, but it was a significant amount that we were able to negotiate.

Director Dean Gazza (Parks, Recreation, and Facilities) 13:11

So, we're waiting for that, but in the meantime, we have to begin doing—outfitting the dance studio, so that way we can be in there by mid-August, so basically six weeks. So, in order to get items on an order and get the walls built and get some of that—we'll naturally not have some of the things in at the time we move over there, but enough to run our programs. We'll be in good shape.

Director Dean Gazza (Parks, Recreation, and Facilities) 13:39

Regarding the flooring, the flooring is unique in that it's—we're on a concrete floor. So rather than in putting in hardwood floors, like in some cases, you would in another situation that had to be finished every year, we learned from that, and the team went around and looked at some of the other flooring in other dance areas—like up in Green Bay their rec program. And they have a—it's like a hard rubberized mat that's good for both tap dancing but dancing when all you have to do is wipe it down with water, never have to refinish it, and it has you know a life that'll outlive us. But it does require these little wood—I think they're 18 by 18—a base to give it a little float and then allow air to go underneath it. So that's why the expense. And trying to find somebody that was willing to do that and could buy the stuff was very difficult, but I wanted to get three numbers. All three companies said they were going to propose and then at the end two of them came back and said schedule wouldn't allow but at least we have one that was willing to do it the last week of July.

Alderson Brad Firkus (District 3) 14:50

All right. Alder Hartzheim?

Alderson Sheri Hartzheim (District 13) 14:52

Thank you, chair. Director Gazza was this, was this dollar figure what you planned? I know that we're expecting this \$100,000 from Dark Horse—and that's the number, correct, \$100,000?

Director Dean Gazza (Parks, Recreation, and Facilities) 15:06

Yeah.

Alderson Sheri Hartzheim (District 13) 15:06

And how was that going to be separated out as far as what it would pay for? What did your department plan for a budget for that \$100,000?

Director Dean Gazza (Parks, Recreation, and Facilities) 15:16

Yeah, it was a combination of the flooring would be the most expensive, and then separate—the dividing walls, building out some walls. And then the move itself, moving the items over there. And then the other one would be the increase in rent, and then we have some utilities. So, when I factored that out, I was out about 125, 135 at the time. And so, we went in with that number. They came back with a number of like, \$20,000 to start with, and we went back for quite a while and agreed to land on the \$100,000, which I felt good about. And so, we didn't have make—get 100%, you know, whole from them, but at least the majority of it is. So, as I see the cost coming in now—we'll have this, we'll have some walls, some doors, some move costs—I'm hoping to land within that 125 135 range.

Alderson Sheri Hartzheim (District 13) 16:14

Are you expecting that the \$100,000 will cover even just the construction portion of this? Or...?

Director Dean Gazza (Parks, Recreation, and Facilities) 16:21

Yeah, the construction should be, I'm estimating, 25, 35? You know, it's, it's—

Alderson Sheri Hartzheim (District 13) 16:33

In addition to the flooring amount?

Director Dean Gazza (Parks, Recreation, and Facilities) 16:34

Yeah.

Alderson Sheri Hartzheim (District 13) 16:35

Okay. I'm okay with the temporary budget move, because I believe that that's just a timing issue until we receive those funds from Dark Horse. I'm concerned about one quote and not knowing whether we're getting robbed for that \$65,000 amount.

Director Dean Gazza (Parks, Recreation, and Facilities) 16:57

I did get a material cost from 'em and the material was over \$50,000. And so, I offered to buy the materials and have the other the other companies install it if they wanted. So at least I knew what the material costs were going to be and then broke out the labor. So, then I felt good about that, too. But if I would have just got that number with nothing to checks and balances of how much was labor how much was materials, I would feel uncomfortable too, you know, knowing that. But understanding the base, getting a price for the base, that, then

there's reducers that gotta go to the door. And there's all the, you know, all the glue and adhesive stuff that's involved. It's all broken down real good.

Aldersperson Sheri Hartzheim (District 13) 16:57

Thank you. That's helpful. And then lastly, are these leasehold improvements. Where does this fit in—does the city own this, then because we're leasing this property in Northland Mall?

Director Dean Gazza (Parks, Recreation, and Facilities) 17:53

Yeah, we would own it if—upon leaving the space, it would be the expectation that we would end up taking it with us. It would be challenging to do that because you can put it down in a couple of different ways. You can do a temporary where you just roll it out and it's temporary. But we you know, being that we're going to be there at least five years, we're putting it in and doing more of a professional install. So, I don't know if we if we would take it out what kind of condition would be in. So, I don't know the value. Similar to like the hardwood floors upstairs, unfortunately, we invested in and can't take them out and reuse them.

Aldersperson Sheri Hartzheim (District 13) 18:30

Thank you. I just wanted to clarify what was the case in that regard. Thanks.

Aldersperson Brad Firkus (District 3) 18:35

All right. Anyone else? Alder Croatt.

Aldersperson Chris Croatt (District 14) 18:39

Thank you, Chair. Thank you. I'm only familiar with one of the companies listed here. Are—two questions, are these all local companies.

Director Dean Gazza (Parks, Recreation, and Facilities) 18:47

CMG is out of state. So, they're coming in.

Aldersperson Chris Croatt (District 14) 18:51

Have they ever done any work for the city before?

Director Dean Gazza (Parks, Recreation, and Facilities) 18:54

They haven't done any work for the city, but they have done—they're a certified installer for this floor, and I checked on 'em and they got quite a significant install [indecipherable].

Aldersperson Chris Croatt (District 14) 19:03

I ask because the memo states the installer must have the necessary certification and ability to install the flooring so I'm assuming they all qualified for that.

Director Dean Gazza (Parks, Recreation, and Facilities) 19:10

Well, the other the other two were not considered certified, but when trying to get three prices, I was trying to be flexible. And like DNM said they did not install that specific brand, but they do install other dance floor brands. And so, I was going to take that into consideration just to keep the cost down, just in case that certification was something that was heightening the price.

Aldersperson Chris Croatt (District 14) 19:36

Okay, thanks.

Alderman Brad Firkus (District 3) 19:39

All right. Thank you. Anyone else? Seeing none, we'll go ahead and vote. All those in favor? Aye. Opposed? Abstentions? Motion passes four to zero.