



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final Finance Committee

Monday, June 19, 2023

5:00 PM

Council Chambers, 6th Floor

Special

1. Call meeting to order
2. Pledge of Allegiance
3. Roll call of membership
5. **Public Hearing/Apearances**
6. **Action Items**

[23-0726](#)

Request to approve Bid Packages and project related expenses into the Guaranteed Maximum Price Amendment to the Boldt Company for the Library Construction Project for a contract not to exceed \$30,928,427.

Attachments: [2023 Library Bid Guaranteed Maximum Price Approval 6.16.23.pdf](#)

[23-0727](#)

Request to approve increase of contract to Skidmore, Owings & Merrill (SOM) from \$2,892,633 to \$4,272,451.

Attachments: [2023 Architectural Contract 6.16.23.pdf](#)

7. **Information Items**
8. **Adjournment**

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.

**We are currently experiencing intermittent issues/outages with our audio/video equipment. Meeting live streams and recordings are operational but unreliable at times. This is due to delays in receiving necessary system hardware components. We continue to look for solutions in the interim and we hope to have these issues resolved soon.*



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

TO: Finance Committee

FROM: Dean R. Gazza, Director of Parks, Recreation and Facilities Management

DATE: 6/19/2023

RE: Action Item: Approval of Bid Packages and project related expenses into the Guaranteed Maximum Price Amendment to The Boldt Company for the Library Construction Project for a contract not to exceed \$30,928,247.

The delivery method utilized for this project is Construction Manager at risk (CM). 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 pays for the actual costs of the work completed (up to the maximum guarantee) and any change orders if there is a scope change.

On June 15, 2023, bids were opened for all areas of construction. We received multiple bids as provided below and recommend proceeding with the lowest responsible bidders. Upon approving the bids Boldt Construction will enter a contract with each to complete the related work.

Bid Unit 02A - Demolition:

Contractor	Bid
The Boldt Company	\$1,267,739
HM Brandt, LLC	\$1,483,518
The MRD Group	\$1,729,000
Veit	\$1,353,500

Bid Unit 03A – Building Concrete:

Contractor	Bid
The Boldt Company	\$1,287,371

Bid Unit 03B – Polished Concrete:

Contractor	Bid
Protective Coating Specialists	\$140,629
Floorcare USA Inc.	\$223,448

Bid Unit 04A - Masonry:

Contractor	Bid
The Boldt Company	\$518,468

Bid Unit 05A – Structural Steel & Miscellaneous Metals:

Contractor	Bid
The Boldt Company	\$1,022,068
Benson and Houle	\$987,000
SPE, Inc.	\$1,204,300
Red Cedar	\$1,996,000

Bid Unit 05B – Cold Formed & Light Gauge Framing & Gypsum Assemblies:

Contractor	Bid
The Boldt Company	\$1,682,255
Appleton Lathing Corporation	\$1,596,830

Bid Unit 06A – General Trades:

Contractor	Bid
The Boldt Company	\$2,698,269

Bid Unit 07A – Membrane Roofing:

Contractor	Bid
Craft, Inc.	\$1,180,825

Bid Unit 08A – Exterior Enclosure:

Contractor	Bid
Corcoran	\$2,272,082
Omni Glass	\$1,969,691

Bid Unit 09A – Flooring:

Contractor	Bid
Macco's	\$440,657
Gegare Tile, Inc.	\$482,590
Schleis Floor Covering	\$459,953
HJ Martin	\$502,290

Bid Unit 09B – Painting/Wall Coverings:

Contractor	Bid
Corcoran	\$476,897
Omni Glass & Paint	\$538,034
Spies Painting	\$258,890

Bid Unit 09D – Acoustic Ceilings:

Contractor	Bid
Appleton Lathing Corporation	\$623,955
Verhalen, Inc.	\$391,267
Performance Contracting, Inc.	\$446,942

Bid Unit 14A – Elevators:

Contractor	Bid
Otis Elevator Company	\$533,701

Bid Unit 21A – Fire Protection:

Contractor	Bid
United States Fire Protection	\$644,631
Fireline Sprinkler LLC	\$278,000

Bid Unit 22A – Plumbing:

Contractor	Bid
August Winter & Sons	\$1,479,000
J.F. Ahern	\$1,284,380

Bid Unit 23A – HVAC:

Contractor	Bid
Johnson & Jonet Mech., Inc.	\$5,192,000
B&P Mechanical, Inc.	\$4,350,000
August Winter & Sons, Inc.	\$5,890,000
Hurckman Mechanical	\$4,942,850
J.F. Ahern Co.	\$4,931,600

Bid Unit 23B – Geo-Thermal:

Contractor	Bid
Allowance	\$1,200,000

Bid Unit 26A – Electrical:

Contractor	Bid
Elmstar Electric Company	\$5,055,523
Faith Technologies, Inc	\$4,162,945
Van Ert Electric	\$4,204,672
Northland Electric Services	\$4,733,000

Bid Unit 31A – Site Clearing/Sitework:

Contractor	Bid
Calnin & Goss, Inc.	\$436,000
Ostregna Excavating, Inc.	\$621,783
Veit & Company, Inc.	\$505,597

Bid Unit 32A – Asphalt Paving:

Contractor	Bid
Northeast Asphalt, Inc.	\$93,595
MCC	\$116,655

Bid Unit 32B – Site Concrete:

Contractor	Bid
Martell Construction	\$306,900

Bid Unit 32C – Landscape/Irrigation:

Contractor	Bid
Schmalz Custom Landscaping	\$198,800
Lowneys Landscaping Center, Inc.	\$523,250

Bid Unit 33A – Utilities:

Contractor	Bid
Calnin & Goss, Inc.	\$467,000
Veit & Company, Inc.	\$563,880
Joe DeNoble Sewer & Water Inc.	\$472,391

In addition, general conditions, general requirements, equipment construction fee, insurances, performance/payment bonds and contingency total \$30,928,247.

Bids for Construction – \$24,848,957
Geo-Thermal (Owner) Allowance - \$1,200,000
General Conditions – \$1,695,017
General Requirements - \$711,969
Equipment - \$813,122
Construction Fee – \$139,630
Insurance Builders Risk – \$35,000
Insurance General Liability - \$304,437
Performance and Payment Bond - \$180,115
Contingency - \$1,000,000

Please feel free to contact me at 832-5572 with any questions, or by email at dean.gazza@appleton.org.



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FROM: Dean R. Gazza, Director of Parks, Recreation and Facilities Management

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RE: Action Item: Approval of increased contract to Skidmore, Owings & Merrill (SOM) from \$2,892,633 to \$4,272,451.

The Request for Proposal by architects required that fees were based on the cost of construction totaling \$24.4 million dollars to ensure all architects provided equal cost proposals and represented the amount the City of Appleton had allocated towards the project. The City of Appleton's allocation increased by \$2 million and private donations were estimated at \$12 million thus the architectural fees were increased per the contract by \$973,800 to represent the estimated cost of construction of \$35.2 million.

After the initial bids were received it was decided a redesign to get the project within the approved budget was required. The additional redesign fees totaled \$381,018 plus \$25,000 in reimbursables.

Overall, the architects' fees have been adjusted to \$4,167,451 and reimbursables total \$105,000 totaling a contract amount of \$4,272,451.

Please feel free to contact me at 832-5572 with any questions, or by email at dean.gazza@appleton.org.