

All Action Items

Finance Committee

Mon, Jan 06, 2025 5:30PM

Aldersperson Brad Firkus (District 3) 00:57

Public hearings and appearances. We have one, 24-1625, the Appleton Yacht Club to present the clubs financial reports. Ms. Keuther it—was not able to be with us tonight, but Director Gazza, if you just want to give us a quick summary. We did receive the attachment to the meeting, so we have seen the details, but microphone number please? District five, thank you.

Director Dean Gazza (Parks, Recreation, and Facilities) 01:26

Thank you, chair. In line with the annual reporting requirements, we did receive the financial reports and annual report from the Appleton Yacht Club. As noted, everything looked good up to, up to, you know, the expectations of our agreement, and things have been going extremely well at the club. This year they did some improvements to the boat house areas, as they do every year. Our agreement has a requirement to do annual updates, and they continue to do that and continue to keep the facility and the boat houses well maintained, and the operations are running smoothly. There are no concerns from our department based on what we read, and we value our partnership with them to be able to serve the community so that Appleton can have a yacht club.

Aldersperson Brad Firkus (District 3) 02:25

All right, thank you. Are there any comments?

Aldersperson Brad Firkus (District 3) 02:29

All right, seeing none, we will move on to our action items, starting with 24-1623, request to approve contract amendment one with restoration Systems Incorporated for green ramp, barrier panel emergency repairs phase one in an increase of \$17,225 for a new not to exceed contract total of \$64,455.

Aldersperson Sheri Hartzheim (District 13) 02:49

Move for approval.

Aldersperson Chris Croatt (District 14) 02:50

Second.

Aldersperson Brad Firkus (District 3) 02:50

All right, we have a motion and a second. Are there any comments questions? Okay, mic—District Two? All right, go ahead, Deputy Director Neuberger.

Deputy Director Pete Neuberger (Public Works) 02:59

Thank you, Chair. As referenced in the memo, this is because the phase two and phase three final repair work took longer than were anticipated based on the allocation of temporary shoring days from the phase one contract. So, by the time everything was said and done, we had 53 rather than 28 days of shoring up. So that resulted in the need for the increased rental cost as identified in the amendment.

Aldersperson Brad Firkus (District 3) 03:23

All right, thank you. Alder Hartzheim.

Alderspersion Sheri Hartzheim (District 13) 03:25

Thank you, Chair. Deputy Director Neuberger, where budget-wise are these funds coming from?

Deputy Director Pete Neuberger (Public Works) 03:32

So, these are—initially, these are coming from parking utility funds, and we are anticipating that the utility will be fully reimbursed based on our own insurance policy and whatever can be recouped from the insurance carrier for the driver.

Alderspersion Sheri Hartzheim (District 13) 03:48

Thank you.

Alderspersion Brad Firkus (District 3) 03:49

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

Alderspersion Brad Firkus (District 3) 04:02

24-1624, request to award the 2025 interior finishes and furniture project community development to Chet Wesenberg Architect LLC for a sole source contract not to exceed \$67,400.

Alderspersion Chris Croatt (District 14) 04:17

Move to approve.

Alderspersion Katie Van Zeeland (District 5) 04:19

I'll second for discussion.

Alderspersion Brad Firkus (District 3) 04:20

All right, we have a motion and a second. Director Gazza, let's get your mic on here for you.

Director Dean Gazza (Parks, Recreation, and Facilities) 04:25

Give an overview. So, City Hall has been going through a phase—phases of renovations. Over time, we did the Department of Public Works, the Health Department, and then the common spaces. And this year we had budgeted money to do the Community Development area and the Assessor's area. Chet Wesenberg the architectural group there are a very small architectural firm that works with local engineers. And generally speaking, you would see a 10—you know, generally speaking, you would see—well, I'll go back to the original RFP, because you'd generally see 10% or more for a small project for those architectural and engineering fees. So, you expect, generally, to see, probably, on this project about \$100,000 and where it says \$67,400. A lot of that is to do with the fact that they are a smaller firm.

Director Dean Gazza (Parks, Recreation, and Facilities) 05:16

They always are—have been competitive on all our projects. They've done work at the municipal services building, fire station's another. Other thing is just overall the institutional knowledge he now has. You know, they know the whole electrical infrastructure for the building. They trace the infrastructure. So, a lot of that just things that they already are aware of, and then using some of the same specifications that we'll utilize, because we'll try to use the same finishes and carpeting, ceiling tile, lighting from other areas, other stages previously done. So that's why they come in competitive. So, a portion of that does go to the Wesenberg Architectural group, but then then he'll they'll subcontract for their engineering services for electrical, plumbing, and HVAC.

Alderman Brad Firkus (District 3) 06:09

All right. Any questions? Alder Hartzheim.

Alderman Sheri Hartzheim (District 13) 06:13

Thank you, Chair. Director Gazza, can you explain to me what exactly this \$67,400 is paying for? Is it just design? Is it just—like, I'm super confused, because this seems like a super high price tag.

Director Dean Gazza (Parks, Recreation, and Facilities) 06:27

No, initially you go through conceptual—well, a design process to work with the department to come up with a layout of the that works best for flow. So basically, you're in, you know, the conceptual and design development phase. Then we'll go into construction documents. And that'll go into creating all the construction documents, the exact documents and specifications that will be utilized for the—from the contractors, for to do the bidding, and then the specifications or doing the building, and then the specifications for each of the areas, and then the actual bidding. Then once the project is bid, and we get into construction, then they come to the weekly meetings and do inspections and answer any questions about requests for information, do submittals in regards to we'll ask for submittals for different products that are used to make sure they're meeting that, and then close out and final inspection. But it includes getting the state plan review done, close out of the project, and so forth. So, they handle all the paperwork, review all the pay applications, stuff like that.

Alderman Sheri Hartzheim (District 13) 06:28

You said before that they would subcontract the electrical—

Director Dean Gazza (Parks, Recreation, and Facilities) 06:58

Electrical, plumbing, HVAC, and fire—

Alderman Sheri Hartzheim (District 13) 07:05

That's included in the \$67,400?

Director Dean Gazza (Parks, Recreation, and Facilities) 07:17

Yes. Yeah. When it breaks down, I don't have the breakdown in front of me, but when it breaks down, it even makes it look even more reasonable than it already is at the \$67,400 from what we would normally see.

Alderman Sheri Hartzheim (District 13) 08:10

And in your experience, the 10% is generally what you would see from a project—it sounds like project management.

Director Dean Gazza (Parks, Recreation, and Facilities) 08:19

A project size. Yeah, once you once you get larger, depending on the type of services you're asking for, 10% is give or take at this point.

Alderman Sheri Hartzheim (District 13) 08:31

Okay, I understand the value of them having done many of these things with the city before, and I respect that from the sole source perspective, but I'm still concerned because we haven't really asked anyone else what it would take to do this. Thank you.

Alderman Brad Firkus (District 3) 08:50

Alder van Zeeland.

Aldersperson Katie Van Zeeland (District 5) 08:52

That is helpful information to lead me to my next question. Could you just expand a little bit? You said that in the past that this firm, their pricing has come back much lower. Can you give us a little more information about that and also talk about if there's any sort of discounting that they're including because of the past work or in the totality of the project?

Director Dean Gazza (Parks, Recreation, and Facilities) 09:16

Absolutely. So, the original bid when we went out we got pricing when we started with City Hall, they were, again—it was, it was a interesting figure at that time, because it was around at \$60,000 mark, and other firms were over \$100,000 at that time. So, then we ended up going with them for our architect and engineer. But just, like I said, they've been on other projects just because of this smaller nature. They won't take on an entire building like a library or anything like that, but they do—they have a niche in doing these—more of these remodeled projects that sometimes get a little bit messy because it's—new construction is a lot easier to design and naturally remodel. First you have to go in and see the existing conditions, figure out what's in code, what's out of code, bring it up to code, and so forth.

Director Dean Gazza (Parks, Recreation, and Facilities) 10:13

But the discounting is basically the \$67,400. When you—when they submitted that I was happy to see that. They're not, they're not the type of people that are trying to take advantage of us. That's what I like about them. It's kind of like you look for—you hope that people like them and like us value a long term relationship, don't try to make money in one project and take advantage of the situation or the relationship as long as they can continue to be competitive like this so when we move into the next phase, which would be going up towards the Finance and HR area on Sixth floor, you know, we'd probably at same situation, be back here, and hopefully if they're keep their fees in check, I'd be asking—and they do continue to do a good job. They're doing a good job on this phase it'd probably be recommended because—I mean, you can imagine like so, for example, like with your house, if you had four different architects doing—one does one room, one does another room, one does another room. You know the consistency is of significant value to us as it is to them to keep, you know, for that reason.

Aldersperson Katie Van Zeeland (District 5) 11:23

Chair, may I follow up?

Aldersperson Brad Firkus (District 3) 11:24

Yes.

Aldersperson Katie Van Zeeland (District 5) 11:25

So, do you believe that because the knowledge they have of the systems that you talked about previously, that other companies would charge more because they don't know?

Director Dean Gazza (Parks, Recreation, and Facilities) 11:36

Oh, yep, absolutely.

Aldersperson Katie Van Zeeland (District 5) 11:40

And is this a local company?

Director Dean Gazza (Parks, Recreation, and Facilities) 11:42

He's in Oshkosh.

Aldersperson Katie Van Zeeland (District 5) 11:43

Okay, great. Thank you.

Aldersperson Brad Firkus (District 3) 11:45

Alder Croatt.

Aldersperson Chris Croatt (District 14) 11:47

Thank you, Chair. I'm not opposed to this, and I do think there's a lot of value in the consistency that you talked about. But I just, I just want to clarify, so you talked about 10% normally this would be about \$100,000. Does that mean it's a million dollar project?

Director Dean Gazza (Parks, Recreation, and Facilities) 12:00

Yep, million dollar project at about \$200,000 in furniture, which I don't consider that within the project cost.

Aldersperson Chris Croatt (District 14) 12:07

Okay, thanks. I just wanted to put that into perspective.

Aldersperson Brad Firkus (District 3) 12:12

Anyone else? All right, seeing none, we'll go ahead and vote. All those in favor? Aye. That passes five to zero.