



# City of Appleton

100 North Appleton Street  
Appleton, WI 54911-4799  
[www.appletonwi.gov](http://www.appletonwi.gov)

## Meeting Agenda - Final Utilities Committee

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Tuesday, May 27, 2025

4:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order
2. Pledge of Allegiance
3. Roll call of membership
4. Approval of minutes from previous meeting

[25-0584](#) Approval of the April 22, 2025 Utilities Committee Meeting Minutes.

**Attachments:** [April 22, 2025 Utilities Committee Meeting Minutes.pdf](#)

### 5. Public Hearing/Appearances

### 6. Action Items

[25-0585](#) Award the North and Ridgeway Tower Coating Contract Bid with Alternate Bids to O&J Coatings Inc. in the amount of \$625,000 with 5% contingency of \$31,250 for a project total not to exceed \$656,250.

**Attachments:** [250523\\_UC Memo\\_Ridgeway-North Tower Coating Project Bid Award.pdf](#)  
[Recommendation Letter.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.*

*For questions on the agenda, contact Chris Stempa at 920-832-5945.*



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## Meeting Minutes - Final Utilities Committee

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Tuesday, April 22, 2025

4:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order

*Chairperson Meltzer called the Utilities Committee Meeting to order at 4:30 p.m.*

2. Pledge of Allegiance

3. Roll call of membership

**Present:** 5 - Meltzer, Stancil-Martin, Lambrecht, Dougherty and Heffernan

4. Approval of minutes from previous meeting

[25-0392](#)

Approval of the March 25, 2025 Utilities Committee Meeting Minutes.

**Attachments:** [March 25, 2025 Utilities Committee Meeting Minutes.pdf](#)

**Heffernan moved, seconded by Stancil-Martin, that the March 25, 2025 Utilities Committee Meeting Minutes be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Meltzer, Stancil-Martin, Lambrecht, Dougherty and Heffernan

5. Public Hearing/Appearances

6. Action Items

[25-0393](#)

Elect a Vice-Chair for the Utilities Committee

*Aldersperson Lambrecht was nominated by Aldersperson Heffernan and approved as Vice-Chairperson by unanimous consent.*

[25-0394](#)

Set Meeting Date and Time for the Utilities Committee to meet.

*The Utilities Committee will continue to meet at 4:30 p.m. on the Tuesday following the Common Council Meeting.*

[25-0395](#)

Designate a Contact Person who can answer specific questions about agenda items for the Utilities Committee.

*Director Stempa will continue to be the contact person to answer questions regarding agenda items.*

**7. Information Items**

**8. Adjournment**

**Heffernan moved, seconded by Lambrecht, that the Utilities Committee Meeting be adjourned at 4:34 p.m.. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Meltzer, Stancil-Martin, Lambrecht, Dougherty and Heffernan



## DEPARTMENT OF UTILITIES

Department of Utilities  
Water Treatment Facility  
2281 Manitowoc Road  
Menasha, WI 54952  
p: 920-997-4200

[www.appleton.org/government/utilities](http://www.appleton.org/government/utilities)

### MEMORANDUM

**Date:** May 23, 2025  
**To:** Chairperson Vered Meltzer and Members of the Utilities Committee  
**From:** Chris Stempa, Utilities Director  
**CC:** Ryan Rice, Utilities Deputy Director  
Kelli Rindt, Enterprise Fund Accounting Manager  
**Subject:** **Utilities Committee Action: Award the North and Ridgeway Tower Coating Contract Bid with Alternate Bids to O&J Coatings Inc. in the amount of \$625,0000 with 5% contingency of \$31,250 for a project total not to exceed \$656,250**

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### 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 inspections completed at the North Tower and Ridgway Tower in 2020 revealed evidence of coating system failure. At that time, only spot repairs were made given the overall coating system condition. However, the recommendation was given to plan for a complete interior and/or exterior recoating project in 2025.

The Appleton Water Utility allocated a total of \$1.75 million dollars in the 2025 Operations and Maintenance Budget for the repainting of these tower sites (engineering services and coating contractor).

### BIDS

On Wednesday, May 21, 2025, eight contractor sealed bids were opened and reviewed by Dixon Engineering. Each bid met the submittal requirements with O&J Coatings being the least cost responsible bidder. The bid from O&J Coatings are summarized in the attached award packet produced by Dixon Engineering. The combined contract amount with the Base Bid and Alternative Bids (deduct for paint not containing heavy metals) totals \$625,000 which is within the total available budget (\$1,430,906). The total bid amounts from all contractors based on the Alternate Bid items are summarized below.

**North and Ridgeway Tower Coating Contract Bid Summary**

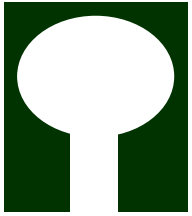
<b>Contractor</b>	<b>Total Bid Amount</b>
O&J Coatings	625,000
E&L Painting	692,700
LC United	732,500
Seven Brothers	739,500
L&T	776,000
Classic Protective	1,047,725
Viking Industrial	1,124,400
TMI Coatings	1,718,800

**RECOMMENDATION:**

I am requesting an award of the North and Ridgeway Tower Coating Projects base bid with the Alternate Bid to O&J Coatings Inc. in the amount of \$625,2000 with 5% contingency of \$31,250 for a project total not to exceed \$656,250.

If you have any questions or require additional information regarding this project, please contact Chris Stempa at 920-832-5945.

**Encl:** Bid Tab and Recommendation



# DIXON

**ENGINEERING & INSPECTION SERVICES  
FOR THE COATING INDUSTRY**

4811 S. 76th Street  
Suite 109  
Greenfield, WI 53220  
Telephone: (414) 529-1859  
Fax: (414) 282-7830

May 22, 2025

Mr. Chris Stempa  
City of Appleton  
2281 Manitowoc Road  
Menasha, WI 54952

Subject: 300,000-Gallon Spheroid (Ridgeway) and 500,000-Gallon Spheroid (North)  
Tank Repainting and Repair Project - Recommendation for Award

Dear Mr. Stempa:

Dixon Engineering has reviewed the bids submitted for repainting and repair of the 300,000-gallon spheroid and 500,000-gallon spheroid tanks and recommends award to the low bidder, O&J Coatings, Inc. of Hurst, Texas, for the bid amount of \$625,000 which includes the Exterior Repaint with Containment – Not Heavy Metal Bearing Alternate, Dry Interior Partial Repaint – Not Heavy Metal Bearing Alternate, Pit Piping Repaint – Not Heavy Metal Bearing Alternate, and Cost to Work Around Four Antennas & Affiliated Cables Alternate. O&J Coatings, Inc. is a prequalified contractor with Dixon and is in good standing.

If you have any questions, please contact me at (414) 429-3430.

FOR DIXON ENGINEERING, INC.,

Kayla Mulcahy  
Project Manager  
NACE Certified #10049

## Section 00 51 00 - NOTICE OF AWARD

Date of Issuance: **May 22, 2025**  
Owner: **City of Appleton, Wisconsin** Owner's Project No.:  
Engineer: **Dixon Engineering, Inc.** Engineer's Project No.: **49-45-4-6,11-25**  
Project: **300,000 Gallon Spheroid (Ridgeway) and 500,000 Gallon Spheroid (North)**  
Contract Name: **Ridgeway – Exterior Repaint with Containment, Wet Interior Repaint, Dry Interior Partial Repaint, and Miscellaneous Repairs. North – Exterior Repaint with Containment, Wet Interior Repaint, Dry Interior Spot Repaint, and Miscellaneous Repairs**  
Bidder: **O&J Coatings, Inc.**  
Bidder's Address: **1720 Cynthia Lane, Hurst, TX 76054**

You are notified that Owner has accepted your Bid dated **May 21, 2025** for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

### **Ridgeway Tank**

**Condensate Platform Ladder Extension (\$2,000)**  
**Condensate Drain Line (\$2,000)**  
**Access Tube Air Gap Seal (\$1,000)**  
**Roof Handrail and Painter's Railing (\$15,000)**  
**Exterior Repaint with Containment – Not Heavy Metal Bearing (\$150,000)**  
**Wet Interior Repaint (\$110,000)**  
**Seam Sealer (\$3,000)**  
**Dry Interior Partial Repaint – Not Heavy Metal Bearing (\$10,000)**  
**Pit Piping Repaint – Heavy Metal Bearing (\$10,000)**  
**Cost to Work Around Four Antennas and Affiliated Cables (\$5,000)**

### **North Tank**

**Mud Valve (\$4,000)**  
**Condensate Drain Line (\$2,000)**  
**Remove Drain Line (\$1,000)**  
**Overflow Pipe Discharge Modification (\$3,000)**  
**Roof Vent (\$8,000)**  
**Roof Painter's Railing (\$6,000)**  
**Exterior Repaint with Containment (\$160,000)**  
**Wet Interior Repaint (\$120,000)**  
**Seam Sealer (\$3,000)**  
**Dry Interior Spot Repaint (\$10,000)**

The Contract Price of the awarded Contract is **\$625,000**. Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver the Contract security (such as required performance, payment, and maintenance bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Articles 2 and 6.
2. Other conditions precedent (if any): **None**

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: **City of Appleton, Wisconsin**

By *(signature)*: \_\_\_\_\_

Name *(printed)*: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Contractor: **O&J Coatings, Inc.**

By *(signature)*: \_\_\_\_\_

Name *(printed)*: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Copy: Engineer