Memorandum

To: Board of Public Works
From: Greg Keil, CDD, Mark Radtke, DPW, Brian Tungate, PRD
Date: December 10, 2014
RE: Recommendation to Award - Gilbert Shoreline Park Improvements Contracts

The Gilbert Shoreline Park Improvements Project involves the construction of a multi-use concrete trail, renovation of an existing trestle structure, and various shoreline and landscaping amenities. The project was split into two contracts, Contract Unit 2014-03 for the trail construction and Contract Unit 2014-04 for the trestle modifications. The bid openings for this project were held on October 14, 2014. Three bids were received for the trail portion and two bids were received for the trestle portion. The bid tabulation is attached for your review. The low bidder for both projects is Janke General Contractors.

The low bids for both contracts amount to $773,563.50. Deduct change orders in the amount of $40,155.00 are before the Board for consideration at tonight's meeting. If approved, the change orders would reduce the total cost for both contracts to $733,408.50. The cost estimate for the entire project, prepared by RA Smith National, was $700,322.50. When the bids were let it was our hope and expectation that the bids would come in well below the estimate. This was not the case, and can be attributed to several factors, including the expansion of the project scope in the area of the pond, and an increase in prices resulting from the general upswing in construction projects due to an improving economy.

The City of Menasha was awarded $499,400 in Stewardship Funds from the Wisconsin Department of Natural Resources for this project. In order to receive the entire grant amount, the City will meet the DNR's requirement to show approximately $1 million in total costs, which includes the project amount and the land donation value ($279,000).

The City's local match will break down as follows: $140,000 for the donated land value, $62,000 in anticipated donations or in-kind services (almost $25,000 already received), $25,000 in Parkland Dedication funds, and $248,000 through TIF #11. It should be noted that in the end, the City will have a public park worth more than $1 million with approximately one quarter of the cost supported with public funding (TIF #11).

At this juncture, several options exist as follows:

- Don't do the project We believe this would be a poor choice because our residents would be deprived of significant new waterfront recreational opportunities. Furthermore, it would have a substantial negative effect on the redevelopment prospects for and the future taxable value of the Gilbert site.

- Rebid the project We also don't think this is a good choice for a number of reasons including the following. There was limited interest in the project in as much as we only received two bids on the trestle contract and three bids on the trail contract. Secondly, there was a large gap ($274,892.55) between the low bidder and the next lowest bid on the trestle contract, with the likely prospect that the low bidder would increase its bid amount now knowing what others bid. Lastly, construction materials (especially concrete) and labor costs are on an upward trend due to a cement shortage and more demand for materials and labor.
- Modify the project Staff has been evaluating components of the bid package to determine what pieces may be reduced or eliminated. A portion of each contract has already been addressed through the two pending change orders before the Board of Public Works. Additional modifications that impact contract quantities such as reducing the trail width from 12 feet to10 feet and reducing the topsoil thickness in some landscaping areas are also contemplated. We do not intend to effect any drastic changes in the project scope that may compromise the integrity of the project as a whole.
- Commit more local funds Staff has initiated efforts to solicit contributions for discreet project items such as benches and trees as well as broader project sponsorship. We already have close to $25,000 committed and further fundraising efforts are expected to return additional contributions. The remaining funds needed to fill the gap can ultimately be funded out of TID#11, which had identified $650,000 in project plan expenditures for the shoreline park. Insufficient increment has been generated by TID #11 to fill the remaining projected gap of $248,000 at this time. If the project is to proceed as planned, an advance of this amount from the general fund reserves or a separate borrowing for this purpose would need to be undertaken.

It is staff's recommendation that we proceed with the project making modifications through change orders, aggressively pursue fundraising options, and fund the remaining gap through a temporary advance of fund reserves to TID #11. We, therefore, recommend that Contract Unit No. 2014-03 for the trail construction be awarded to Janke General Contractors in the amount of $478,038.50 and that Contract Unit No. 2014-04 for the trestle modifications be awarded to Janke General Contractors in the amount of $295,525.00.

City of Menasha, WI

Bid Opening Tabulation

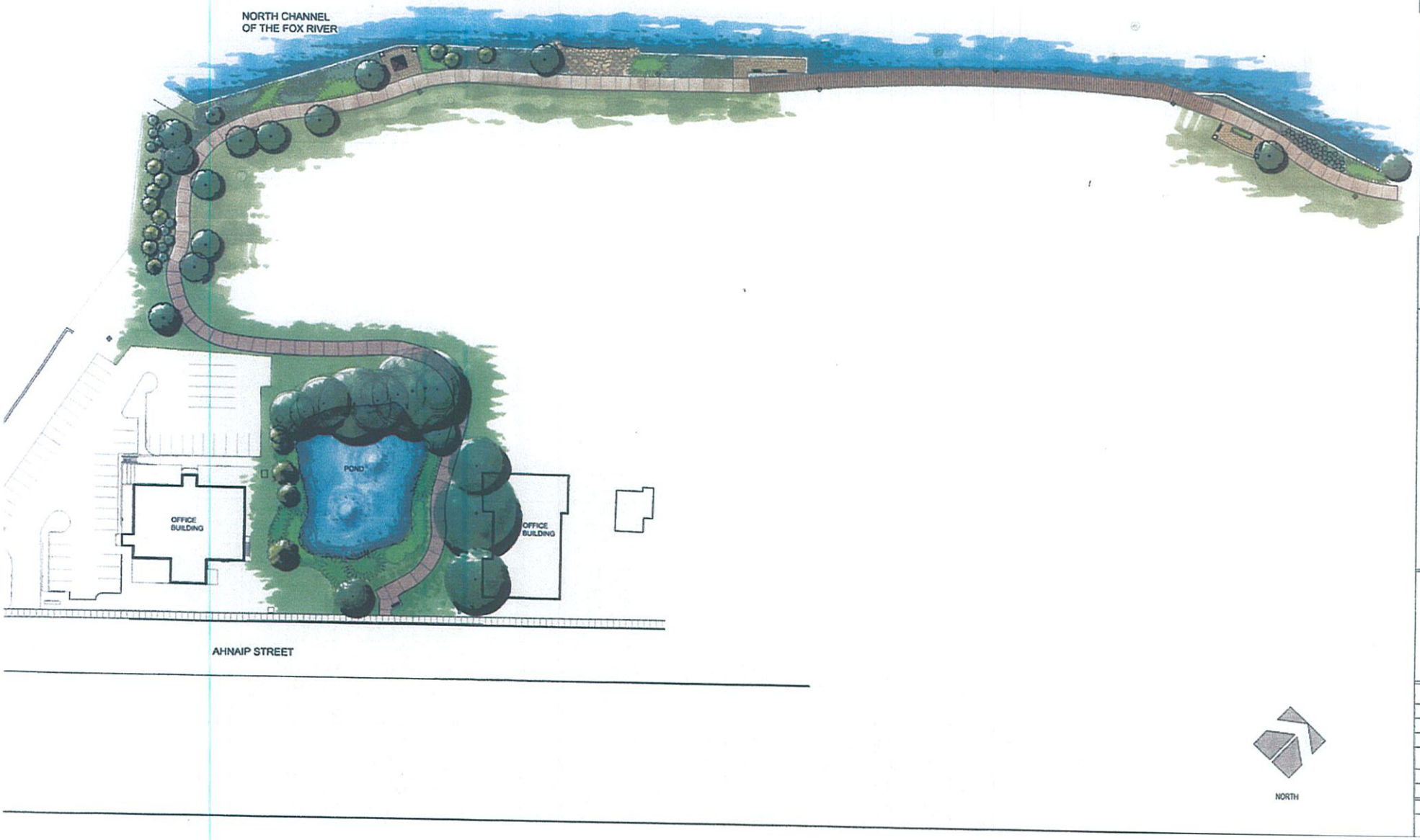
Bid Opening: October 14, 2014, 11:00 a.m.

Gilbert Riverfront Trail - 2014-03 (eBidDoc #3518577)

Bidder	Bid Bond	Bid Total
~~Advance Construction~~	NO BID	$
Janke General Contractors	V	$ 478,038.50
~~Larson Construction~~	NO BID	$
Miron Construction	V	$ 517,550.99
~~Sommers Construction~~	NO BID	$
Vinton Construction	V	$ 508,473.95

Gilbert Trestle Improvements - 2014-04 (eBidDoc #3528803)

Bidder	Bid Bond	Addenda Confirmed		Bid Total
		No. 1	No. 2	
Janke General Contractors	V	V	V	$ 295,525.00
~~Larson Construction~~	NO BID			$
Miron Construction	V	V	V	$ 570,417.55
~~NuGen Johnson, LLC~~	NO BID			$
~~Vinton Construction~~	NO BID			$



DESC	DATE

R.A. Smith National
Beyond Surveying and Engineering
16745 W. Bluemound Road, Brookfield, WI 53005-6058

MENASHA RIVER PARK
MENASHA, WI

OVERALL

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DATE: 12/2/2013
SCALE: 1" = 40'
JOB NO. 1100015
PROJECT MANAGER:
JEFF M. MAZANEC, P.E
DESIGNED BY: TM
CHECKED BY: TM
SHEET NUMBEI