

It is expected that a Quorum of the Personnel Committee, Administration Committee, and Common Council will be attending this meeting: (although it is not expected that any official action of any of those bodies will be taken)

CITY OF MENASHA
Board of Public Works
Third Floor Council Chambers
140 Main Street, Menasha
December 15, 2014
6:30 PM
or immediately following Common Council

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. [December 1, 2014](#)
- D. DISCUSSION / ACTION ITEMS
 - 1. [Recommendation to Award – Contract Unit No. 2014-03; Gilbert Riverfront Trail; Janke General Contractors; \\$478,038.50](#)
 - 2. [Recommendation to Award – Contract Unit No. 2014-04; Gilbert Trestle Improvements; Janke General Contractors; \\$295,525.00](#)
 - 3. [Change Order – Janke General Contractors; Contract Unit No. 2014-03; Gilbert Riverfront Trail; DEDUCT: \\$35,155.00 \(Change Order No. One\)](#)
 - 4. [Change Order – Janke General Contractors; Contract Unit No. 2014-04; Gilbert Trestle Improvements; DEDUCT: \\$5,000 \(Change Order No. One\)](#)
- E. ADJOURNMENT

"Menasha is committed to its diverse population. Our Non-English speaking population and those with disabilities are invited to contact the Menasha City Clerk at 967-3603 24-hours in advance of the meeting for the City to arrange special accommodations."

CITY OF MENASHA
Board of Public Works
Third Floor Council Chambers
140 Main Street, Menasha
December 1, 2014
MINUTES

DRAFT

A. CALL TO ORDER

Meeting called to order by Chairman Sevenich at 7:11 p.m.

B. ROLL CALL/EXCUSED ABSENCES

PRESENT: Aldermen Langdon, Keehan, Zelinski, Englebert, Benner, Nichols, Taylor, Sevenich

ALSO PRESENT: Mayor Merkes, CA/HRD Captain, PC Styka, DPW Radtke, CDD Keil, ASD Steeno, PHD McKenney, Clerk Galeazzi

C. MINUTES TO APPROVE

1. [November 17, 2014](#)

Moved by Ald. Taylor seconded by Ald. Langdon to approve minutes.

Motion carried on voice vote.

D. COMMUNICATIONS

1. [Intent to Apply for Focus on Energy Incentive Funds](#)

DPW Radtke explain staff has recently been informed by WE Energies of a refund due the City for overbilling for street lighting. Staff is proposing to use the refund from WE Energies and the funds in the 2015 budget to convert more street lights to LED lighting. Staff intend to apply for Focus on Energy incentive funding to help with the cost of converting the street lights.

E. DISCUSSION / ACTION ITEMS

1. [Storm Water Utility Financial Report](#)

DPW Radtke and ASD Steeno gave an update on the financial status of Storm Water Utility.

General discussion ensued on the status of Lower Fox River Total Maximum Daily Load (TMDL) and financial status of Storm Water Utility.

2. [Request to Remove a Portion of Elevated Walkway Behind 175 Main Street](#)

DPW Radtke explained the request from Bakalor Properties to remove the section of the public walkway to the south of the building at 175 Main Street. They would remove the section of public walkway and put up security fencing during the demolishing of the building. They would replace the walkway to fit into the structure that will be constructed.

Moved by Ald. Taylor seconded by Ald. Langdon to recommend to Common Council the request to remove a portion of elevated walkway behind 175 Main Street.

Motion carried on roll call 8-0.

F. ADJOURNMENT

Moved by Ald. Taylor seconded by Ald. Langdon to adjourn at 7:35 p.m.

Motion carried on voice vote.

Respectfully submitted by Deborah A. Galeazzi, WCMC, City Clerk

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 to 10 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	✓	\$ 478,038.50
Larson Construction	NO BID	\$
Miron Construction	✓	\$ 517,550.99
Sommers Construction	NO BID	\$
Vinton Construction	✓	\$ 508,473.95

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

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

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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).

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City of Menasha, WI

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Advance Construction	NO BID	\$
Janke General Contractors	✓	\$ 478,038. ⁵⁰
Larson Construction	NO BID	\$
Miron Construction	✓	\$ 517,550.99
Sommers Construction	NO BID	\$
Vinton Construction	✓	\$ 508,473.95

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

Bidder	Bid Bond	Addenda Confirmed		Bid Total
		No. 1	No. 2	
Janke General Contractors	✓	✓	✓	\$ 296,525.00
Larson Construction	NO BID			\$
Miron Construction	✓	✓	✓	\$ 570,417.55
NuGen Johnson, LLC	NO BID			\$
Vinton Construction	NO BID			\$

Change Order

DATE: December 11, 2014

CHANGE ORDER NO: ONE (1)

CONTRACTOR: **Janke General Contractors**
CONTRACT NO: **Unit No. 2014-03**
PROJECT: **Gilbert Riverfront Trail**

You are directed to make the changes noted below in the subject contract unit number.

Deducted from Trail Bid

1. Remove west abutment

2. Allowance for used sheet pile- east abutment
3. 12"x25' wooden pile ramp replacing west abutment, includes decking and railings
4. Remove block retaining wall on west end, replace w/sloped fill
5. 20% less outcrop stone- at water access site
6. 20% less heavy rip rap at water access site

Total Deduct = \$35,155.00

The changes result in the following adjustments:

	CONTRACT-TOTAL	TIME
Prior to this Change Order	<u>\$478,038.50</u>	_____ Days
Adjustments per this Change Order	<u>(\$35,155.00)</u>	_____ Days
Current Contract Status	<u>\$442,883.50</u>	_____ Days

Directed/Authorized
City of Menasha Dept. of Public Works
By: _____

Date: _____

Accepted

By: _____

Date: _____

Change Order

DATE: December 11, 2014

CHANGE ORDER NO: ONE (1)

CONTRACTOR: Janke General Contractors
CONTRACT NO: Unit No. 2014-04
PROJECT: Gilbert Trestle Improvements

You are directed to make the changes noted below in the subject contract unit number.

Deducted from Trestle Bid

1. Modifications to sub-decking, reducing material/labor and providing a minimum 10' clear width
2. Remove overlook

Total Deduct = \$5,000.00

The changes result in the following adjustments:

	CONTRACT-TOTAL	TIME
Prior to this Change Order	<u>\$295,525.00</u>	_____ Days
Adjustments per this Change Order	<u>(\$5,000.00)</u>	_____ Days
Current Contract Status	<u>\$290,525.00</u>	_____ Days

Directed/Authorized
City of Menasha Dept. of Public Works

By: _____

Date: _____

Accepted

By: _____

Date: _____