

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, MARCH 7, 2016 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, March 7, 2016 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer, Alderperson Paul Olson and Darrin Senn. Also attending were Tim Marko, PE, S.E.H. Principal and Project Manager for the Downtown Riverfront Gateway Phase I Improvements and Dick Hebert, Director of Chippewa Falls Parks, Recreation and Forestry Departments.

1. **Motion** by Bauer, seconded by Olson to approve the minutes of the February 22, 2016 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered the attached lease with Family Dollar for public parking on Lot #2 and part of Lot #3, Block #21, City of Chippewa Falls Plat. Director of Public Works Rubenzer stated that most of the lease was not what the City had requested in the February 9, 2015 Board of Public Works minutes and proposed lease extension. Director of Public Works Rubenzer continued that at most the City would perform snow and ice removal at the lot but suggested the February 2015 proposed lease be used or the City is not interested in leasing. Finance Manager Bauer recommended reviewing the liability insurance amounts suggested in the February 2015 proposed lease.
Motion by Rubenzer, seconded by Bauer to send the attached February 9, 2015 Board of Public Works proposed parking lot lease back to the present owner of Lot #2 and part of Lot #3, Block #21, City of Chippewa Falls Plat after Finance Manager Bauer confirms City of Chippewa Falls liability insurance limits. **All present voting aye. MOTION CARRIED.**

3. Tim Marko, PE, S.E.H. Principal and Project Manager for the Downtown Riverfront Gateway Park appeared and presented the attached bid summary for Phase I improvements. Mr. Marko noted that a few corrections had been made to the bids that had been received and opened at 10:00 A.M. on March 7, 2016. Mr. Marko noted that Phase I improvements included the roundabout upgrade, infrastructure completion on the southwest corner of Bridge and River Streets, Amphitheatre stone seating, swinging bench installation, parking lot construction near the Bay Street Lift Station, and fountain, light and decorative vegetation along the welcome path. Director of Public Works Rubenzer stated that the bids were all very reasonable.
Motion by Rubenzer, seconded by Hoffman to recommend the Common Council accept the low bid of \$2,052,718.58 and award the Downtown Riverfront Gateway Park Phase I project to Heartland Contractors of WI, Inc. upon a favorable review of the bid and bid security from City Attorney Ferg. **Voting Aye were Rubenzer, Hoffman, Bauer and Olson. Recusing himself and abstaining from the vote was Senn. MOTION CARRIED.**

4. **Motion** by Senn, seconded by Olson to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:46 P.M.


Richard J. Rubenzer, PE
Secretary, Board of Public Works

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, FEBRUARY 22, 2016 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, February 22, 2016 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer and Alderperson Paul Olson. Absent was Darrin Senn. Mark Bassett, Larry Larson and Sue Thomas, representing the Happy Tails Dog Park Board of Directors were also present at the meeting.

1. **Motion** by Rubenzer, seconded by Hoffman to approve the minutes of the January 25, 2016 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. **Motion** by Hoffman, seconded by Rubenzer to move up agenda item #4. **All present voting aye. MOTION CARRIED.**

3. The Board of Public Works considered the attached user agreement with Happy Tails Dog Park, (HTDP). Mark Bassett of HTDP met with Director of Public Works Rubenzer in December of 2015 and then drafted the attached agreement with assistance from the HTDP Board. The HTDP is currently utilizing approximately one acre of City owned land for a small dog area, parking lot and entrance area and approximately 36 acres for the large dog area, (storm pond). The Board reviewed the entire document and suggested changes as marked on the attached document. Director Rubenzer suggested the entire document be reviewed by City Attorney Ferg but especially items 15-21 of the City responsibilities on page 2 of 6 be word-smithed by Attorney Ferg. Mayor Hoffman suggested adding an item that the agreement be reviewed for possible renewal every five years, (item #22).
Motion by Hoffman, seconded by Rubenzer that the attached draft of a user agreement with Happy Tails Dog Park Board be forwarded to City Attorney Ferg for review and opinion and then to the March 1st or March 15, 2016 Common council for consideration. **All present voting aye. MOTION CARRIED.**

4. The Board of Public Works considered options for public alley repair, maintenance and replacement as detailed on the attachment memo. Director of Public Works Rubenzer suggested that public input be solicited before considering turning maintenance and snow removal responsibilities over to adjacent property owners. After discussing the alternatives;
Motion by Olson, seconded by Hoffman to direct the Engineering Department to rate the surface conditions for the approximately 17 miles of City of Chippewa Falls public alleys. **All present voting aye. MOTION CARRIED.**

5. The Board of Public Works considered the attached agreement with S.E.H. for parking lot design in the new Downtown Entrance Park. Parking was originally intended to be on street and in the new lots on the Northwest and Northeast corners of the Bridge Street/River Street intersection. As the design was progressing, a need for public parking

Please note, these are draft minutes and may be amended until approved by the Common Council.

in the vicinity of Bay, Island and River Street was demonstrated. Eight options were considered. The option chosen was #2 at an estimated price cost of \$171,160. Funding for this design and parking lot will be included in the Phase I construction.

Motion by Olson, seconded by Hoffman to recommend the Common Council approve the attached agreement with S.E.H. for parking lot design at the Downtown Entrance Park in an amount not to exceed \$18,000 and to authorize Mayor Hoffman to execute the said agreement. **All present voting aye. MOTION CARRIED.**

6. The Board considered the attached bid proposal summary for the 2016 Glen Loch Dam Inspection. Director of Public Works Rubenzer noted that only two proposals had been received but that Ayres had performed the 2012 and 2014 inspections and had done a fine job. Mr. Olson asked about when extra budgeted money would be spent. Director of Public Works Rubenzer responded that a draw down valve repair was necessary and that is what the funding would be earmarked for.

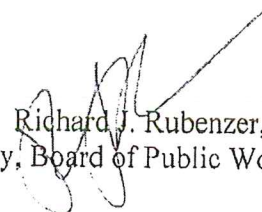
Motion by Olson, seconded by Rubenzer to recommend the Common Council accept the low bid proposal of Ayres Associated Inc. for the 2016 Glen Loch Dam Inspection and award the project to Ayres for an amount of \$1,200. In addition to authorize Mayor Hoffman to execute the document. **All present voting aye. MOTION CARRIED.**

7. Director of Public Works Rubenzer presented the attached agreement with Ayres Associates Inc. for annual groundwater sampling, analysis and inspection at the Nelson Road landfill. He noted the sampling, analyzing and reporting was done twice per year, usually in March/April and October/November and included eleven wells onsite at the landfill and also for four private residential wells located in close proximity to the landfill.

Motion by Rubenzer, seconded by Hoffman to recommend the Common Council accept the low bid proposal of Ayres Associate Inc. for the annual groundwater sampling, analysis and inspection at the Nelson Road landfill. In addition to authorize Mayor Hoffman to execute the document. **All present voting aye. MOTION CARRIED.**

8. The bid letting for the Downtown Entrance Park Phase I project was delayed for two weeks so no bids were presented. **No action taken.**

9. **Motion** by Olson, seconded by Rubenzer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:40 P.M.


Richard J. Rubenzer, PE
Secretary, Board of Public Works

PARKING LOT LEASE

THIS PARKING LOT LEASE (the "Lease") is made and entered into as of the _____ day of January, 2016, by and between TRL Kenosha, LLC ("Landlord") and the City of Chippewa Falls ("Tenant").

RECITALS:

A. Landlord owns certain real property (the "Property") commonly known as 25 W. Central Street, Chippewa Falls, Wisconsin, which contains a retail building (the "Building") occupied by Family Dollar Stores of Wisconsin, Inc. (the "Retailer") and a parking field that serves the Building (the "Parking field"). The Property is legally described on Exhibit A attached hereto; the Parking Field is depicted on the Site Plan attached hereto as Exhibit B.

B. Tenant desires to Lease from Landlord, and Landlord desires to Lease to Tenant, on a non-exclusive basis, the Parking Field in accordance with the terms and conditions of this Lease.

NOW THEREFORE, Landlord and Tenant, in consideration of the mutual agreements set forth herein, do hereby promise, covenant and agree as follows:

1. Premises. Landlord hereby leases to Tenant the non-exclusive right in common with the Retailer and Landlord, the use of the Parking Field for passenger vehicle use. Tenant may permit members of the general public to use the Parking Field for such purposes but shall not unreasonably interfere with the Retailer's use thereof. Tenant shall prohibit its employees, agents and contractors from using the Parking Field except in connection with their patronage of the Retailer's business establishment. Tenant accepts the Premises in its existing "As-Is, Where-Is" condition, without any obligation on Landlord's part to do any work, repair any conditions, or make any improvements or modifications thereto.

2. Term. The Term of this Lease shall be for a period of approximately ten (10) years expiring at 11:59 p.m. on December 31, 2026.

3. Maintenance and Repairs. Tenant shall perform all maintenance, repairs and replacements to the Premises as needed to maintain the Premises in a first-class condition including but not limited to landscaping, snow and ice removal, trash and debris removal, pavement repairs and replacements, and all other matters. Tenant shall keep the Parking Field lit from dusk until dawn at all times during the Term. All of Tenant's obligations hereunder shall be at Tenant's sole cost and expense.

4. Rent. In consideration of Tenant's obligations under Section 3, above, Tenant shall not be required to pay rent for the use of the Premises hereunder.

5. Signage. ^{No} Tenant shall not install any signage or meters in or about the Premises. Landlord or Retailer may install signage on the Premises provided such signage is consistent with the Tenant's rights under this Lease. Notwithstanding the foregoing, Landlord or Retailer

may identify up to five (5) parking stalls for the exclusive use of the Retailer or others that either may designate.

6. Liability of Landlord. Landlord shall not have any liability for, and Tenant waives all claims against Landlord for damage to person or properties sustained by Tenant or Tenant's employees, agents, invitees, Tenants or any other person resulting from the Tenant's use of the Premises or any part thereof or anything adjacent or appurtenant thereto becoming out of repair, or resulting from any accident in or about the Premises.

7. Indemnification of Landlord. Tenant shall hold Landlord harmless from and defend Landlord against any and all claims or liability for any injury or damage to any person or property whatsoever arising out of or resulting from Tenant's use and occupancy of the Premises, or any equipment therein or appurtenances thereto.

8. Default. Should Tenant remain in default hereunder for five (5) days after notice of such default from Landlord, Landlord may, in addition to all other rights or remedies available at law or equity repossess the Premises without notice and remove all persons and property therefrom and declare this Lease terminated. The remedies to which Landlord may resort under this Lease are cumulative and are not intended to be exclusive of any other remedy to which Landlord may be entitled by law or equity. The failure of Landlord to insist in anyone or more cases on strict performance of any provision of this Lease or exercise any right herein contained shall not constitute a waiver in the future of such right. Acceptance by Landlord of Minimum Rent or other payment or acceptance of performance required hereby with knowledge of a breach by Tenant of any provision thereof shall not constitute a waiver of such breach, nor shall any acceptance of Minimum Rent or other payment in a lesser amount than herein provided for operate or be construed in any other manner than as payment on account of the earliest rent or other charge then unpaid by Tenant.

9. Assignment. Tenant shall not assign or Lease any part or all of the Premises, without Landlord's prior written consent, which consent may be withheld, in Landlord's sole discretion.

10. Surrender of Premises. Upon termination of this Lease either by lapse of time or otherwise, Tenant shall surrender to Landlord the Premises in its present condition and repair, reasonable wear and tear, and casualty or condemnation excepted. If Tenant shall fail to vacate the Premises at the end of the term of this Lease, Tenant shall be responsible for all damages Landlord incurs as a result of such holding over. Such damages shall at a minimum be equal to two (2) times the Minimum Rent due hereunder for each day that Tenant is in the Premises after the termination of this Lease.

11. Notice. Any notice required or permitted under this Lease shall be deemed sufficiently given or served if hand delivered or sent by registered or certified mail to Tenant at the Leased Premises, and Landlord at the place designated by Landlord for payment of all amounts due to Landlord hereunder. Either party may in writing designate a different address to which notices shall subsequently be sent. Notices given in accordance with the provisions of this Paragraph shall be deemed received when mailed.

Exhibit A

Legal Description of Property

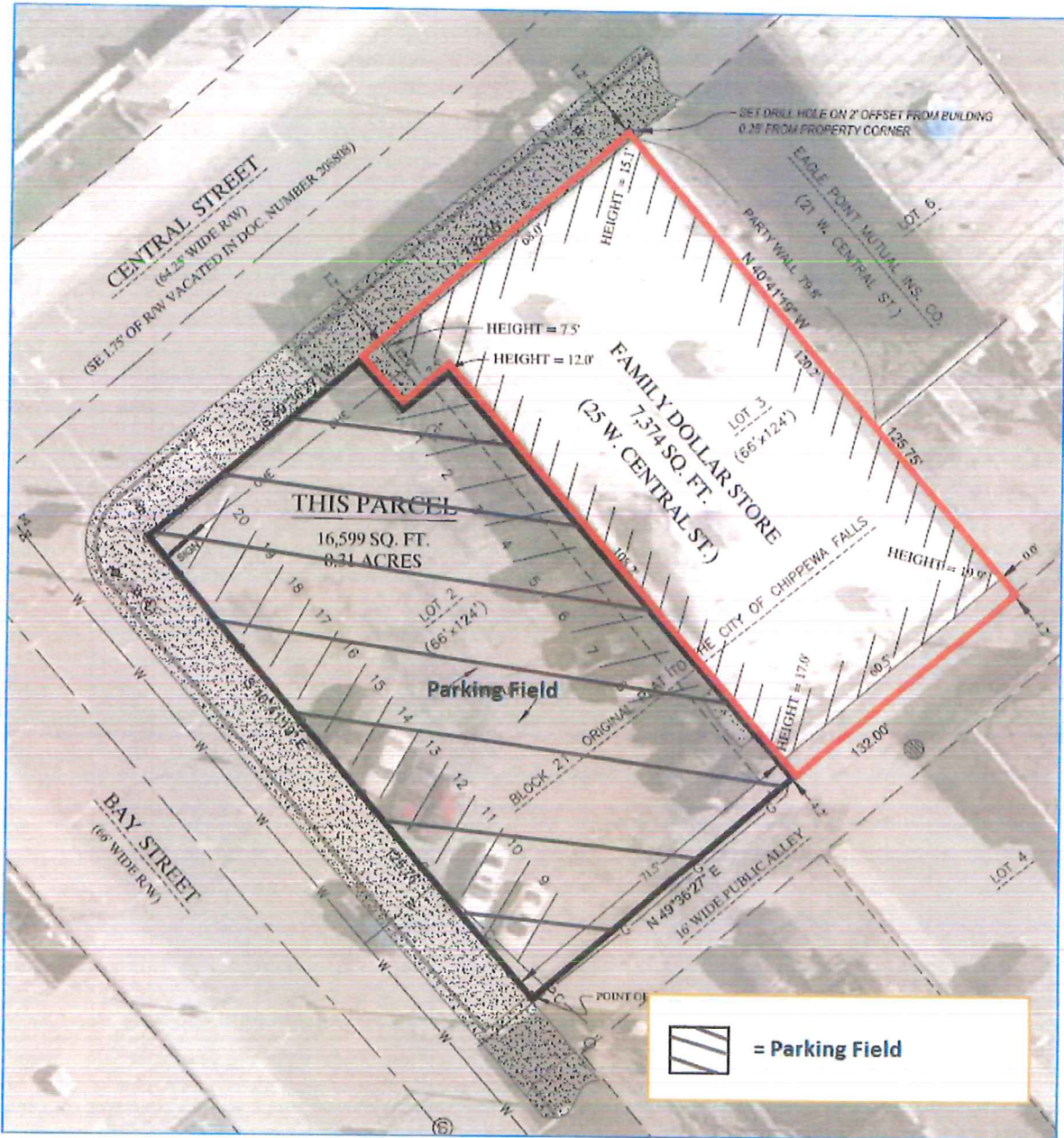
Lots 2 and 3, Block 21, Original Plat of the City of Chippewa Falls, including vacated portion of Central Street adjoining, City of Chippewa Falls, County of Chippewa, State of Wisconsin.

Tax Key No.: 211-132 (228080641-60012102)

Address: 25 West Central Street

Exhibit B

Site Plan



**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, FEBRUARY 9, 2015 -- 5:30 PM**

The Board of Public Works met in City Hall on Monday, February 9, 2015 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer, Council President George Adrian and Darrin Senn.

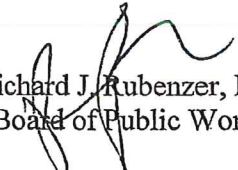
1. **Motion** by Adrian, seconded by Bauer to approve the minutes of the January 26, 2015 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered the attached Special Assessment Rates and corresponding resolution for 2015. Director of Public Works Rubenzer noted that many rates were lower than 2014 but were based on Rural and Main Street actual bids and lower gas prices than have been seen in a number of years. He continued that once levied, Special Assessments cannot be raised if project bids come in higher but are reduced if bids come in lower.
Motion by Hoffman, seconded by Rubenzer to recommend the Common Council accept the proposed Special Assessment Rates for 2015 and approve the corresponding resolution. **All present voting aye. MOTION CARRIED.**

3. The Board discussed the disposition of the parking lot at #25 West Central Street, (formally Snyder Drug, presently Family Dollar). The lot is owned by Family Dollar but was formally leased as a public parking lot by the City of Chippewa Falls. The former lease has expired and the City has continued to plow the lot and enforce the parking limits on the lot. Mayor Hoffman noted that there is still a public need for parking in the lot as library and City Hall patrons are utilizing the lot.
Motion by Hoffman, seconded by Adrian to once again establish a lease with Family Dollar that would allow continued use of the lot at #25 West Central Street as a public parking lot and the City would continue to remove snow from the lot. **All present voting aye. MOTION CARRIED.**

4. The Board discussed the request of North Park Dental to purchase or lease a parking area on City owned parcel #4445.5000 or to discontinue a part of Dennis Street south of said parcel #4445.5000. DPW Rubenzer stated that a street privilege permit process could be used or the property could be sold and part of Dennis Street discontinued. The Board didn't see any future need to open Dennis Street and recommended proceeding with a discontinuance and land sale. Since North Park Dental representative Mark Held was unable to attend the meeting, no action was taken and the item will be placed on the March 9, 2015 Board of Public Works agenda.

5. **Motion** by Senn, seconded by Bauer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:00 P.M.


Richard J. Rubenzer, PE
Secretary, Board of Public Works

Please note, these are draft minutes and may be amended until approved by the Common Council.

LEASE AGREEMENT

THIS LEASE, made between Family Dollar, Lessor, and the City of Chippewa Falls, Lessee,

WITNESSETH:

1. The Lessor does hereby let and lease unto the Lessee the following described lands in the City of Chippewa Falls, Chippewa County, Wisconsin: *and part of lot 3*
Lot 2, Block 21 of the City of Chippewa Falls Plat, Chippewa County, Wisconsin.
Except the area used in conjunction with the loading dock and the single parking stall North and adjacent to the loading dock. Also excepting an 8' x 12' area located along the West edge of the building and the south right-of-way line of Central Street. Said 8' x 12' area is used as a public doorway.
Located at 33 West Central Street.
2. The term of the Lease shall be five years. However, either party may terminate this lease for any reason or without reason or cause upon delivery of written notice to the other of termination not less than 120 days thereafter.
3. In consideration thereof, Lessee shall:
- a) Sign and enforce a 2 hour non-metered parking limit.
 - b) Sweep and remove snow on the regular schedule as performed on municipal owned parking lots.
 - c) Provide liability insurance coverage with limits of \$100,000 and \$300,000 and a one million dollar umbrella.
4. This Lease shall bind the parties hereto, their representatives and assigns and shall go into effect upon signatures herein.
5. Lessor may place, at Lessor's expense, a sign on the leased property, provided any such sign complies with the City's sign code.

Dated this _____ day of _____, 2015

Owner, Family Dollar, Lessor

CITY OF CHIPPEWA FALLS

By: _____
Greg Hoffman, Mayor

Bridget Givens, City Clerk



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March 7, 2016

RE: Downtown Riverfront Gateway Park -
Phase I
Chippewa Falls, Wisconsin
SEH No. CFCIT 131073 14.00

City of Chippewa Falls
30 West Central Street
Chippewa Falls, WI 54729

Dear Honorable Greg Hoffman and Council Members:

On Monday, March 07, 2016, unit price bids were received for the Downtown Riverfront Gateway Park - Phase I project. The attached Bids Received summary shows the total amount bid and bid bond received from each Contractor. The attached Tabulation of Bids shows the unit price bids received from all bids submitted.

Four bids were received for the project. The bids ranged from \$2,065,563.58 to \$4,804,591.47. The low bid was submitted by Heartland Contractors, Inc., Chippewa Falls, WI. We have worked with Heartland Contractors, Inc. on two street and utility improvement projects and they met the requirements of the plans and specifications. We, therefore, recommend award of the project in the low bid amount of \$2,065,563.58.

Enclosed please find the bids and bonds of all unsuccessful bidders. The bids and bonds of the second and third low bidders should be retained until receipt of the executed contract documents from the low bidder. The remaining one can be returned to the unsuccessful Contractor. After receipt of the executed documents, the bids and bonds of the second and third low bidders may likewise be returned. SEH has retained the bond of the low bidder for incorporation into the contract documents.

We hope this analysis of the bids is adequate for your needs. If you have any questions regarding this information, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Timothy M. Marko".

Timothy M. Marko, PE
Sr. Principal/Project Manager

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Enclosure

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Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 10 North Bridge Street, Chippewa Falls, WI 54729-2550
SEH is 100% employee-owned | sehinc.com | 715.720.6200 | 800.472.5881 | 888.908.8166 fax



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BIDS RECEIVED

Downtown Riverfront Gateway Park - Phase I
Chippewa Falls, Wisconsin
Project Manager: Timothy M. Marko, PE

SEH No. CFCIT 131073 64.20

Bid Date: 10:00 a.m., Monday, March 7, 2016

Page 1

Bidder	Addendum Acknowledged	10% Bid Bond	Base Bid	Alternate No. 1	Alternate No. 2	Alternate No. 3	Total Bid Price
Heartland Contractors of WI.Inc. Chippewa Falls, WI	X	X	\$1,886,207.83	\$137,443.00	\$41,912.75	(\$12,845.00)	\$2,065,563.58
Haas Sons, Inc. Thorp, WI	X	X	\$2,216,271.16	\$108,304.00	\$40,000.00	(\$14,680.00)	\$2,364,575.16
McCabe Construction Eau Claire, WI	X	X	\$2,284,682.90	\$191,822.00	\$43,750.00	(\$15,047.00)	\$2,520,254.90
Pember Companies, Inc. Menomonie, WI	X	X	\$4,521,716.12	\$271,075.35	\$65,800.00	(\$134,028.40)	\$4,804,591.47

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TABULATION OF BIDS

Downtown Riverfront Gateway Park - Phase I
 Chippewa Falls, Wisconsin
 SEH No.: CFCIT 131073
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Shaded area denotes corrected figure

Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
BASE BID									
01 55 15	Maintenance and Restoration of Haul Roads	LS	1	1,500.00	1,500.00				
01 55 25	Management of Traffic	LS	1	2,205.00	2,205.00	500.00	500.00	1.00	1.00
01 71 13	Mobilization	LS	1	2,500.00	2,500.00	5,000.00	5,000.00	8,740.00	8,740.00
02 41 33.1	Remove Curb and Gutter	LF	416	2.00	832.00	5.00	2,080.00	2.50	1,040.00
02 41 33.2	Remove Existing Concrete Pavement and slabs	SF	3449	1.00	3,449.00	1.00	3,449.00	0.50	1,724.50
02 41 33.3	Remove Asphaltic Pavement	SF	610	1.20	732.00	1.00	610.00	3.00	1,830.00
02 41 33.4	Remove Concrete Structures	Each	31	100.00	3,100.00	400.00	12,400.00	500.00	15,500.00
02 41 33.5	Remove Structures	Each	3	100.00	300.00	400.00	1,200.00	2,100.00	6,300.00
02 41 33.6	Remove and Relocate Existing Light Pole	Each	1	570.00	570.00	570.00	570.00	570.00	570.00
02 41 33.7	Salvage Existing Sign	LS	1	175.00	175.00	1,000.00	1,000.00	2,000.00	2,000.00
03 30 00.1	4-inch Concrete Pavement	SF	11644	3.10	36,096.40	3.10	36,096.40	4.15	48,322.60
03 30 00.2	6-inch Concrete Pavement	SF	19192	3.60	69,091.20	3.60	69,091.20	6.45	123,788.40
03 30 00.3	10-inch Concrete Pavement	SF	1589	6.50	10,328.50	6.50	10,328.50	7.00	11,123.00
03 30 00.5	Detectable Warning Field	LF	67	50.00	3,350.00	50.00	3,350.00	125.00	8,375.00
03 30 00.6	Concrete Bollards	Each	5	500.00	2,500.00	500.00	2,500.00	340.00	1,700.00
03 30 00.7	Concrete Seating Steps, Reinforced (At River Plaza)	SF	470	120.00	56,400.00	143.00	67,210.00	79.00	37,130.00
00 30 00.8	Overlook Retaining Wall (At River Overlook)	SF	342	36.50	12,483.00	59.00	20,178.00	51.00	17,442.00
04 20 00.1	Unit Masonry Assemblies (Brick Veneer) With Concrete	LF	77	707.00	54,439.00	513.00	39,501.00	475.00	36,575.00
04 20 00.2	Stone Slabs (At Roundabout)	Each	10	3,250.00	32,500.00	5,655.00	56,550.00	6,120.00	61,200.00
04 20 00.3	Stone Block Bench (On Concrete Pads)	Each	10	1,900.00	19,000.00	4,060.00	40,600.00	4,190.00	41,900.00
04 20 00.4	Stone Block Seating at Amphitheater	LF	367	337.00	123,679.00	452.00	165,884.00	499.00	183,133.00
04 20 00.5	Stone Boulders at River	TON	300	600.00	180,000.00	419.16	125,748.00	267.00	80,100.00
04 20 00.6	Stone Cap Bench With Concrete Base (At Community)	LF	104	499.00	51,896.00	509.50	52,988.00	543.00	56,472.00
04 72 00	Cast Stone (Wall Cap for Canted Planter Wall at	LF	77	136.37	10,500.49	143.00	11,011.00	89.00	6,853.00
05 73 00	Decorative Railing	LF	20	45.00	900.00	80.00	1,600.00	100.00	2,000.00
13 01 58	Water Service Piping, 1-inch PVC	LF	300	14.00	4,200.00	13.00	3,900.00	33.50	10,050.00
26 56 19.1	Remove Light Foundation	Each	1	170.00	170.00	170.00	170.00	135.00	135.00
26 56 19.2	Remove Cables or Conduit	LF	350	0.80	280.00	0.80	280.00	0.80	280.00
26 56 19.3	Salvage Lighting Unit	Each	1	300.00	300.00	300.00	300.00	300.00	300.00
26 56 19.4	Conduit Rigid Non-Metallic Schedule 40 2-inch	LF	6250	2.75	17,187.50	2.75	17,187.50	2.75	17,187.50
26 56 19.5	Conduit Rigid Non-Metallic Schedule 40 3-inch	LF	2000	3.70	7,400.00	3.70	7,400.00	3.70	7,400.00
26 56 19.6	Pull Box	Each	10	670.00	6,700.00	670.00	6,700.00	670.00	6,700.00
26 56 19.7	Electrical Wire Lighting 12 AWG	LF	5425	0.30	1,627.50	0.30	1,627.50	0.30	1,627.50



TABULATION OF BIDS

Downtown Riverfront Gateway Park - Phase I
 Chippewa Falls, Wisconsin
 SEH No.: CFCIT 131073
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Shaded area denotes corrected figure

Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
26 56 19.8	Electrical Wire Lighting 10 AWG	LF	1425	0.43	612.75	0.43	612.75	0.43	612.75
26 56 19.9	Electrical Wire Lighting 8 AWG	LF	31550	0.49	15,459.50	0.49	15,459.50	0.49	15,459.50
26 56 19.10	Lighting Control Cabinet Type Special	Each	1	8,850.00	8,850.00	8,850.00	8,850.00	8,850.00	8,850.00
26 56 19.11	Concrete Control Cabinet Base Type Special	Each	1	410.00	410.00	410.00	410.00	410.00	410.00
26 56 19.12	Lighting Unit Type Special	Each	6	3,525.00	21,150.00	3,525.00	21,150.00	3,525.00	21,150.00
26 56 19.13	Lighting Unit Type Special 1	Each	43	3,105.00	133,515.00	3,105.00	133,515.00	3,105.00	133,515.00
26 56 19.14	Lighting Unit Type Special 2	Each	3	1,800.00	5,400.00	1,800.00	5,400.00	1,800.00	5,400.00
26 56 19.15	Utility Bollard	Each	4	1,870.00	7,480.00	1,870.00	7,480.00	1,870.00	7,480.00
26 56 19.16	Light Foundation Design Special	Each	39	593.00	23,127.00	593.00	23,127.00	593.00	23,127.00
26 56 19.17	Light Foundation Design Special 1	Each	14	707.00	9,898.00	707.00	9,898.00	707.00	9,422.00
26 56 19.18	Light Foundation Design Special 2	Each	3	785.00	2,355.00	785.00	2,355.00	785.00	2,355.00
26 56 19.19	Install Salvaged Lighting Unit	Each	1	455.00	455.00	455.00	455.00	455.00	455.00
31 13 15.1	Woods And Brush Removal	Acre	1	51,490.00	51,490.00	6,000.00	6,000.00	14,200.00	14,200.00
31 13 15.2	Clear And Grub	Acre	9.5	2,631.58	25,000.01	1,600.00	15,200.00	1.00	9.50
31 13 15.3	Remove Miscellaneous Scrap Debris	CY	1300	5.00	6,500.00	8.00	10,400.00	5.00	6,500.00
31 13 15.4	Buckthorn and Poison Ivy Removal	AC	1.5	6,700.00	10,050.00	6,700.00	10,050.00	6,700.00	10,050.00
31 13 15.5	Selective Tree Trimming	AC	1.5	750.00	1,125.00	7,500.00	11,250.00	5,500.00	8,250.00
31 23 10.1	Common Excavation	CY	14495	2.50	36,237.50	8.00	115,960.00	7.50	108,712.50
31 23 10.2	Borrow Excavation	CY	1500	8.50	12,750.00	12.00	18,000.00	8.00	12,000.00
31 23 10.3	Excess Excavation	CY	150	6.00	900.00	52.50	7,875.00	90.00	13,500.00
31 23 50	Preparing The Foundation	LS	1	3,530.50	3,530.50	1,000.00	1,000.00	40,000.00	40,000.00
31 25 10.1	Turbidity Barrier	SY	112	35.00	3,920.00	39.00	4,368.00	39.00	4,368.00
31 25 10.2	Class II, Type C Erosion Mat	SY	2732	2.25	6,147.00	3.25	8,879.00	3.25	8,879.00
31 25 10.3	Tracking Pad	LS	1	450.00	450.00	1,200.00	1,200.00	1,000.00	1,000.00
31 25 10.4	Silt Fence	LF	4622	2.00	9,244.00	1.70	7,857.40	1.70	7,857.40
31 25 10.5	Storm Drain Inlet Protection	Each	6	85.00	510.00	50.00	300.00	50.00	300.00
31 37 00	Boulders For Stormwater Management (Riprap)	TON	150	37.00	5,550.00	51.00	7,650.00	72.00	10,800.00
32 11 26.1	Crushed Aggregate Base Course, 6-inch	SY	2783	3.60	10,018.80	3.63	10,102.29	5.10	14,193.30
32 11 26.2	Crushed Aggregate Base Course, 8-inch	SY	7774	4.78	37,159.72	4.86	37,781.64	5.60	43,534.40
32 12 18.1	Asphaltic Concrete Pavement, 3-inch (Trail)	TON	632	86.83	54,876.56	87.00	54,984.00	87.00	54,984.00
32 12 18.2	Asphaltic Concrete Pavement, 3-inch (Roadway)	TON	201	81.84	16,449.84	82.00	16,482.00	82.00	16,482.00
32 14 16	Brick Pavers On Concrete Subbase	SF	9816	11.85	116,319.60	15.85	155,583.60	14.55	142,822.80
32 16 30.1	Concrete Curb And Gutter, 30-inch, Type A	LF	326	16.00	5,216.00	16.00	5,216.00	26.00	8,476.00
32 16 30.2	Concrete Curb And Gutter, 30-inch, Type D	LF	121	16.00	1,936.00	16.00	1,936.00	26.00	3,146.00

Heartland Contractors of WI Inc.
 13167 County Hwy OO
 Chippewa Falls, WI 54729
 \$2,065,563.58

Haas Sons, Inc.
 203 E. Birch Street
 Thorp, WI 54771
 \$2,364,575.16

McCabe Construction
 3101 Alpine Rd, PO Box 1769
 Eau Claire, WI 54702-1769
 \$2,520,254.90



TABULATION OF BIDS

Downtown Riverfront Gateway Park - Phase I
 Chippewa Falls, Wisconsin
 SEH No.: CFCIT 131073
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Item No.	Item	Unit	Quantity	EST.		Heartland Contractors of WI Inc.		Haas Sons, Inc.		McCabe Construction	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
32 16 30.3	Concrete Curb And Gutter, 18-inch, Type D	LF	736	10.00	7,360.00	10.00	7,360.00	23.00	16,928.00		
32 17 23.1	Pavement, Marking, 24-inch, Epoxy	LF	315	9.00	2,835.00	9.00	2,835.00	9.00	2,835.00		
32 17 23.2	Pavement Marking, 4-inch, Epoxy	LF	500	5.30	2,650.00	5.30	2,650.00	4.30	2,150.00		
32 17 23.3	Pavement, Marking, Symbols, Epoxy	Each	3	78.00	234.00	78.00	234.00	78.00	234.00		
32 40 00.1	Bike Loop	Each	9	619.82	5,578.38	619.82	5,578.38	800.00	7,200.00		
32 40 00.2	Pre-Fabricated Planter	Each	22	1,500.00	33,000.00	1,500.00	33,000.00	1,550.00	34,100.00		
32 40 00.3	Pre-Fabricated Bench with Back, Furnish and Install	Each	11	3,076.25	33,838.75	3,076.25	33,838.75	2,795.00	30,745.00		
32 40 00.4	Pre-Fabricated Bench Backless, Furnish and Install	Each	3	2,463.30	7,389.90	2,463.30	7,389.90	2,216.00	6,648.00		
32 40 00.5	Pre-Fabricated Trash/Recycling Receptacle	Each	6	1,010.85	6,065.10	1,010.85	6,065.10	1,005.00	6,030.00		
32 40 00.6	Beam Guardrail	LF	258	31.00	7,998.00	31.00	7,998.00	17.50	4,515.00		
32 40 00.7	Vault Toilet	LS	1	17,440.90	17,440.90	17,440.90	17,440.90	20,135.00	20,135.00		
32 84 00	Irrigation System	LS	1	58,520.00	58,520.00	58,520.00	58,520.00	60,238.00	60,238.00		
32 91 00	Topsoil	SY	36202	1.33	48,148.66	1.33	48,148.66	3.78	136,843.56		
32 92 00.1	Turf Establishment (Seed Mix)	Acre	7	7,995.00	55,965.00	7,995.00	55,965.00	4,828.00	33,796.00		
32 92 00.2	Sod	SY	1900	6.23	11,837.00	6.23	11,837.00	6.25	11,875.00		
32 92 00.3	Native Seeding, Dry/Mesic Prairie Mix	SY	7445	1.65	12,284.25	1.65	12,284.25	1.25	9,306.25		
32 92 00.4	Native Seeding, Wetland Mix	SY	822	1.65	1,356.30	1.65	1,356.30	2.00	1,644.00		
32 93 00.1	Planting Soil Mix (Topsoil Borrow and Existing Soil)	CY	700	17.00	11,900.00	17.00	11,900.00	50.00	35,000.00		
32 93 00.2	Raingarden Planting Medium	CY	625	18.00	11,250.00	18.00	11,250.00	45.00	28,125.00		
32 93 00.3	Aggregate Material For Raingarden	CY	32	26.00	832.00	26.00	832.00	60.00	1,920.00		
32 93 00.4	Engineered Soil For Bioinfiltration	CY	78	27.00	2,106.00	27.00	2,106.00	40.00	3,120.00		
32 93 00.5	Sand Storage	CY	104	7.50	780.00	7.50	780.00	25.00	2,600.00		
32 93 00.6	Relocate Existing Tree (Tree Spading)	Each	4	100.00	400.00	100.00	400.00	800.00	3,200.00		
32 93 00.7	Deciduous Tree 2.5-inch Cal B&B	Each	23	522.00	12,006.00	522.00	12,006.00	472.50	10,867.50		
32 93 00.8	Deciduous Tree 2-inch Br	Each	47	409.00	19,223.00	409.00	19,223.00	420.00	19,740.00		
32 93 00.9	Deciduous Tree 6-foot Height B&B	Each	11	541.00	5,951.00	541.00	5,951.00	400.00	4,400.00		
32 93 00.10	Ornamental Tree 2-inch Cal B&B	Each	4	445.00	1,780.00	445.00	1,780.00	450.00	1,800.00		
32 93 00.11	Ornamental Tree 6-foot B&B	Each	4	419.00	1,676.00	419.00	1,676.00	450.00	1,800.00		
32 93 00.12	Ornamental Tree 1.5-inch Cal B&B	Each	2	448.00	896.00	448.00	896.00	425.00	850.00		
32 93 00.13	Deciduous Shrub No. 5 Cont	Each	694	32.86	22,804.84	32.86	22,804.84	57.75	40,078.50		
32 93 00.14	Grasses No. 1 Cont	Each	121	18.24	2,207.04	18.24	2,207.04	13.00	1,573.00		
32 93 00.15	Grasses 3-4-inch Pot	Each	3271	7.52	24,597.92	7.52	24,597.92	9.98	32,644.58		
32 93 00.16	Perennial 3-4-inch Pot	Each	2563	5.04	12,917.52	5.04	12,917.52	9.98	25,578.74		
32 93 00.17	Landscape Edger	LF	900	14.00	12,600.00	14.00	12,600.00	6.00	5,400.00		

Shaded area denotes corrected figure



TABULATION OF BIDS

Downtown Riverfront Gateway Park - Phase I
 Chippewa Falls, Wisconsin
 SEH No.: CFCIT 131073
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Heartland Contractors of WI Inc.
 13167 County Hwy OO
 Chippewa Falls, WI 54729
 \$2,065,563.58

Haas Sons, Inc.
 203 E. Birch Street
 Thorp, WI 54771
 \$2,364,575.16

McCabe Construction
 3101 Alpine Rd, PO Box 1769
 Eau Claire, WI 54702-1769
 \$2,520,254.90

Shaded area denotes corrected figure

Item No.	Item	Unit	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
32 93 00.18	Landscape Rock	CY	17	225.00	3,825.00	65.00	1,105.00	65.00	1,105.00
33 11 00.1	4-inch PVC Water Main	LF	252	16.00	4,032.00	28.00	7,056.00	41.50	10,458.00
33 11 00.2	6-inch D.I. Water Main	LF	20	45.00	900.00	56.50	1,130.00	49.00	980.00
33 11 00.3	8-inch PVC Water Main	LF	640	21.31	13,638.40	32.40	20,736.00	45.00	28,800.00
33 11 00.4	Fitting Weight	LBS	519	6.50	3,373.50	8.00	4,152.00	8.00	4,152.00
33 11 00.5	4-inch Gate Valve and Box	Each	2	1,250.00	2,500.00	1,105.00	2,210.00	1,060.00	2,120.00
33 11 00.6	6-inch Gate Valve and Box	Each	1	1,295.00	1,295.00	1,260.00	1,260.00	1,330.00	1,330.00
33 11 00.7	8-inch Gate Valve and Box	Each	3	1,700.00	5,100.00	1,700.00	5,100.00	1,760.00	5,280.00
33 11 00.8	Hydrant	Each	1	3,200.00	3,200.00	3,350.00	3,350.00	3,480.00	3,480.00
33 11 00.9	1-inch Corporation Stop	Each	1	250.00	250.00	230.00	230.00	266.00	266.00
33 11 00.10	1-inch HDPE Water Service	LF	10	14.00	140.00	51.00	510.00	33.50	335.00
33 11 00.11	Cut into and Connect to Existing Water Main	Each	1	500.00	500.00	980.00	980.00	1,320.00	1,320.00
33 11 00.12	Connect to Existing Water Main	Each	1	950.00	950.00	680.00	680.00	988.00	988.00
33 11 00.13	Remove Hydrant and Valve	LS	1	400.00	400.00	750.00	750.00	659.00	659.00
33 11 00.14	Remove and Relocated Existing Hydrant	LS	1	850.00	850.00	3,500.00	3,500.00	1,650.00	1,650.00
33 41 00.1	6-inch Perforated HDPE DrainTile	LF	135	9.00	1,215.00	8.00	1,080.00	23.00	3,105.00
33 41 00.2	12-inch HDPE Storm Sewer	LF	200	21.50	4,300.00	25.50	5,100.00	27.00	5,400.00
33 41 00.3	10-inch HDPE Storm Sewer	LF	345	21.00	7,245.00	25.15	8,676.75	23.00	7,935.00
33 41 00.4	Apron Endwall, Corrugated Metal With Grate	Each	9	514.00	4,626.00	600.00	5,400.00	497.00	4,473.00
33 41 00.5	Inlet, Type A	Each	1	650.00	650.00	800.00	800.00	872.00	872.00
33 41 00.6	Inlet, Type A With Type C Lid	Each	1	1,000.00	1,000.00	800.00	800.00	1,320.00	1,320.00
33 41 00.7	Inlet, Type 3	Each	1	675.00	675.00	950.00	950.00	1,050.00	1,050.00
33 41 00	Inlet Casting	Each	3	420.00	1,260.00	400.00	1,200.00	511.00	1,533.00
33 41 00	Connect to Existing Storm Inlet	Each	2	800.00	1,600.00	650.00	1,300.00	659.00	1,318.00
33 41 00	Overflow Inlet	Each	2	550.00	1,100.00	750.00	1,500.00	664.00	1,328.00
33 41 00	Cleanout Standpipe	Each	2	375.00	750.00	575.00	1,150.00	542.00	1,084.00
34 41 40	Signs, Type II	SF	112	35.00	3,920.00	36.75	4,116.00	35.00	3,920.00
TOTAL BASE BID PRICE					1,886,207.83		2,216,271.16		2,284,682.90
ADD ALTERNATE BID NO. 1									
03 30 01	Concrete Fountain Trough	SF	210	8.00	1,680.00	16.00	3,360.00	51.00	10,710.00
13 01 50	Furnish and Install Fountain Complete (Water Features)	LS	1	78,200.00	78,200.00	63,545.00	63,545.00	90,100.00	90,100.00
13 01 57	Irrigation Storage Tank and Reuse Pump System (Water	LS	1	25,000.00	25,000.00	30,000.00	30,000.00	42,200.00	42,200.00
13 01 57	Wet Well (Water Features Equipment)	LS	1	25,000.00	25,000.00	3,400.00	3,400.00	40,000.00	40,000.00



TABULATION OF BIDS

Downtown Riverfront Gateway Park - Phase I
 Chippewa Falls, Wisconsin
 SEH No.: CFCIT 131073
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
13 01 58	Water Service Piping, 1-inch PVC (Water Feature	LF	175	14.00	2,450.00	21.00	3,675.00	29.00	5,075.00
13 01 58	Electrical Conduit and Wiring (3/4-inch PVC for Each	LF	200	8.60	1,720.00	8.70	1,740.00	8.60	1,720.00
13 01 58	Water Supply Backflow Prevention and Permitting	LS	1	1,150.00	1,150.00	1,500.00	1,500.00	1,150.00	1,150.00
32 93 00	Landscape Rock	CY	3	225.00	675.00	100.00	300.00	65.00	195.00
32 93 00	Landscape Edger	LF	112	14.00	1,568.00	7.00	784.00	6.00	672.00
TOTAL ALTERNATE NO. 1 BID PRICE					137,443.00		108,304.00		191,822.00
ADD ALTERNATE BID NO. 2									
32 40 00	Pre-Fabricated Swinging Bench, Furnish and Install	Each	5	8,382.55	41,912.75	8,000.00	40,000.00	8,750.00	43,750.00
TOTAL ALTERNATE NO. 2 BID PRICE					41,912.75		40,000.00		43,750.00
ALTERNATE BID NO. 3									
03 30 00	Cast In-Place Concrete Seating with Radius (At	LF	367	35.00	12,845.00	40.00	14,680.00	41.00	15,047.00
TOTAL ALTERNATE NO. 3 BID PRICE					12,845.00		14,680.00		15,047.00
TOTAL BID PRICE					\$2,065,563.58		\$2,364,575.16		\$2,520,254.90

Shaded area denotes corrected figure



TABULATION OF BIDS

Downtown Riverfront Gateway Park - Phase I
 Chippewa Falls, Wisconsin
 SEH No.: CFCIT 131073
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Pember Companies, Inc.
 N4449 469th Street
 Menomonie, WI 54751
 \$4,804,591.47

Shaded area denotes corrected figure

Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price
BASE BID					
01 55 15	Maintenance and Restoration of Haul Roads	LS	1	5,000.00	5,000.00
01 55 25	Management of Traffic	LS	1	10,000.00	10,000.00
01 71 13	Mobilization	LS	1	179,000.00	179,000.00
02 41 33.1	Remove Curb and Gutter	LF	416	4.70	1,955.20
02 41 33.2	Remove Existing Concrete Pavement and slabs	SF	3449	0.90	3,104.10
02 41 33.3	Remove Asphaltic Pavement	SF	610	1.15	701.50
02 41 33.4	Remove Concrete Structures	Each	31	770.00	23,870.00
02 41 33.5	Remove Structures	Each	3	1,200.00	3,600.00
02 41 33.6	Remove and Relocate Existing Light Pole	Each	1	600.00	600.00
02 41 33.7	Salvage Existing Sign	LS	1	750.00	750.00
03 30 00.1	4-inch Concrete Pavement	SF	11644	3.50	40,754.00
03 30 00.2	6-inch Concrete Pavement	SF	19192	6.50	124,748.00
03 30 00.3	10-inch Concrete Pavement	SF	1589	5.60	8,898.40
03 30 00.5	Detectable Warning Field	LF	67	58.00	3,886.00
03 30 00.6	Concrete Bollards	Each	5	1,600.00	8,000.00
03 30 00.7	Concrete Seating Steps, Reinforced (At River Plaza)	SF	470	130.00	61,100.00
00 30 00.8	Overlook Retaining Wall (At River Overlook)	SF	342	33.50	11,457.00
04 20 00.1	Unit Masonry Assemblies (Brick Veneer) With Concrete	LF	77	1,200.00	92,400.00
04 20 00.2	Stone Slabs (At Roundabout)	Each	10	4,025.00	40,250.00
04 20 00.3	Stone Block Bench (On Concrete Pads)	Each	10	2,320.00	23,200.00
04 20 00.4	Stone Block Seating at Amphitheater	LF	367	300.00	110,100.00
04 20 00.5	Stone Boulders at River	TON	300	350.00	105,000.00
04 20 00.6	Stone Cap Bench With Concrete Base (At Community	LF	104	425.00	44,200.00
04 72 00	Cast Stone (Wall Cap for Canted Planter Wall at	LF	77	350.00	26,950.00
05 73 00	Decorative Railing	LF	20	150.00	3,000.00
13 01 58	Water Service Piping, 1-inch PVC	LF	300	14.00	4,200.00
26 56 19.1	Remove Light Foundation	Each	1	178.55	178.55
26 56 19.2	Remove Cables or Conduit	LF	350	0.84	294.00
26 56 19.3	Salvage Lighting Unit	Each	1	315.08	315.08
26 56 19.4	Conduit Rigid Non-Metallic Schedule 40 2-inch	LF	6250	289.00	1,806,250.00
26 56 19.5	Conduit Rigid Non-Metallic Schedule 40 3-inch	LF	2000	3.89	7,780.00
26 56 19.6	Pull Box	Each	10	703.68	7,036.80
26 56 19.7	Electrical Wire Lighting 12 AWG	LF	5425	0.32	1,736.00

Short Elliott Hendrickson Inc.



TABULATION OF BIDS

Downtown Riverfront Gateway Park - Phase I
 Chippewa Falls, Wisconsin
 SEH No.: CFCIT 131073
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Pember Companies, Inc.
 N4449 469th Street
 Menomonie, WI 54751
 \$4,804,591.47

Shaded area denotes corrected figure

Item No.	Item	Unit	EST. Quantity	Unit Price	Total Price
26 56 19.8	Electrical Wire Lighting 10 AWG	LF	1425	0.45	641.25
26 56 19.9	Electrical Wire Lighting 8 AWG	LF	31550	0.51	16,090.50
26 56 19.10	Lighting Control Cabinet Type Special	Each	1	9,294.86	9,294.86
26 56 19.11	Concrete Control Cabinet Base Type Special	Each	1	2,853.84	2,853.84
26 56 19.12	Lighting Unit Type Special	Each	6	3,702.18	22,213.08
26 56 19.13	Lighting Unit Type Special 1	Each	43	3,261.08	140,226.44
26 56 19.14	Lighting Unit Type Special 2	Each	3	1,840.48	5,521.44
26 56 19.15	Utility Bollard	Each	4	1,964.00	7,856.00
26 56 19.16	Light Foundation Design Special	Each	39	622.81	24,289.59
26 56 19.17	Light Foundation Design Special 1	Each	14	742.54	10,395.56
26 56 19.18	Light Foundation Design Special 2	Each	3	824.46	2,473.38
26 56 19.19	Install Salvaged Lighting Unit	Each	1	477.87	477.87
31 13 15.1	Woods And Brush Removal	Acre	1	5,450.00	5,450.00
31 13 15.2	Clear And Grub	Acre	9.5	7,650.00	72,675.00
31 13 15.3	Remove Miscellaneous Scrap Debris	CY	1300	20.00	26,000.00
31 13 15.4	Buckthorn and Poison Ivy Removal	AC	1.5	7,100.00	10,650.00
31 13 15.5	Selective Tree Trimming	AC	1.5	4,500.00	6,750.00
31 23 10.1	Common Excavation	CY	14495	12.00	173,940.00
31 23 10.2	Borrow Excavation	CY	1500	11.70	17,550.00
31 23 10.3	Excess Excavation	CY	150	113.00	16,950.00
31 23 50	Preparing The Foundation	LS	1	16,000.00	16,000.00
31 25 10.1	Turbidity Barrier	SY	112	67.00	7,504.00
31 25 10.2	Class II, Type C Erosion Mat	SY	2732	3.40	9,288.80
31 25 10.3	Tracking Pad	LS	1	700.00	700.00
31 25 10.4	Silt Fence	LF	4622	1.80	8,319.60
31 25 10.5	Storm Drain Inlet Protection	Each	6	100.00	600.00
31 37 00	Boulders For Stormwater Management (Riprap)	TON	150	94.00	14,100.00
32 11 26.1	Crushed Aggregate Base Course, 6-inch	SY	2783	8.00	22,264.00
32 11 26.2	Crushed Aggregate Base Course, 8-inch	SY	7774	7.85	61,025.90
32 12 18.1	Asphaltic Concrete Pavement, 3-inch (Trail)	TON	632	91.19	57,632.08
32 12 18.2	Asphaltic Concrete Pavement, 3-inch (Roadway)	TON	201	85.95	17,275.95
32 14 16	Brick Pavers On Concrete Subbase	SF	9816	12.10	118,773.60
32 16 30.1	Concrete Curb And Gutter, 30-inch, Type A	LF	326	25.50	8,313.00
32 16 30.2	Concrete Curb And Gutter, 30-inch, Type D	LF	121	24.85	3,006.85



TABULATION OF BIDS

Downtown Riverfront Gateway Park - Phase I
 Chippewa Falls, Wisconsin
 SEH No.: CFCIT 131073
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Pember Companies, Inc.
 N4449 469th Street
 Menomonie, WI 54751
 \$4,804,591.47

Shaded area denotes corrected figure

Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price
32 16 30.3	Concrete Curb And Gutter, 18-inch, Type D	LF	736	11.00	8,096.00
32 17 23.1	Pavement , Marking, 24-inch, Epoxy	LF	315	9.45	2,976.75
32 17 23.2	Pavement Marking, 4-inch, Epoxy	LF	500	4.55	2,275.00
32 17 23.3	Pavement , Marking, Symbols, Epoxy	Each	3	82.00	246.00
32 40 00.1	Bike Loop	Each	9	680.00	6,120.00
32 40 00.2	Pre-Fabricated Planter	Each	22	1,510.00	33,220.00
32 40 00.3	Pre-Fabricated Bench with Back, Furnish and Install	Each	11	3,160.00	34,760.00
32 40 00.4	Pre-Fabricated Bench Backless, Furnish and Install	Each	3	2,510.00	7,530.00
32 40 00.5	Pre-Fabricated Trash/Recycling Receptacle	Each	6	1,250.00	7,500.00
32 40 00.6	Beam Guardrail	LF	258	18.40	4,747.20
32 40 00.7	Vault Toilet	LS	1	15,500.00	15,500.00
32 84 00	Irrigation System	LS	1	117,000.00	117,000.00
32 91 00	Topsoil	SY	36202	3.40	123,086.80
32 92 00.1	Turf Establishment (Seed Mix)	Acre	7	12,370.00	86,590.00
32 92 00.2	Sod	SY	1900	7.80	14,820.00
32 92 00.3	Native Seeding, Dry/Mesic Prairie Mix	SY	7445	7.80	58,071.00
32 92 00.4	Native Seeding, Wetland Mix	SY	822	7.10	5,836.20
32 93 00.1	Planting Soil Mix (Topsoil Borrow and Existing Soil)	CY	700	80.00	56,000.00
32 93 00.2	Raingarden Planting Medium	CY	625	70.00	43,750.00
32 93 00.3	Aggregate Material For Raingarden	CY	32	80.00	2,560.00
32 93 00.4	Engineered Soil For Bioinfiltration	CY	78	63.00	4,914.00
32 93 00.5	Sand Storage	CY	104	55.00	5,720.00
32 93 00.6	Relocate Existing Tree (Tree Spacing)	Each	4	840.00	3,360.00
32 93 00.7	Deciduous Tree 2.5-inch Cal B&B	Each	23	350.00	8,050.00
32 93 00.8	Deciduous Tree 2-inch Br	Each	47	432.00	20,304.00
32 93 00.9	Deciduous Tree 6-foot Height B&B	Each	11	186.00	2,046.00
32 93 00.10	Ornamental Tree 2-inch Cal B&B	Each	4	294.00	1,176.00
32 93 00.11	Ornamental Tree 6-foot B&B	Each	4	475.00	1,900.00
32 93 00.12	Ornamental Tree 1.5-inch Cal B&B	Each	2	275.00	550.00
32 93 00.13	Deciduous Shrub No. 5 Cont	Each	694	48.50	33,659.00
32 93 00.14	Grasses No. 1 Cont	Each	121	11.30	1,367.30
32 93 00.15	Grasses 3-4-inch Pot	Each	3271	6.80	22,242.80
32 93 00.16	Perennial 3-4-inch Pot	Each	2563	6.30	16,146.90
32 93 00.17	Landscape Edger	LF	900	6.30	5,670.00

Short Elliott Hendrickson Inc.



TABULATION OF BIDS

Downtown Riverfront Gateway Park - Phase I
 Chippewa Falls, Wisconsin
 SEH No.: CFCIT 131073
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Pember Companies, Inc.
 N4449 469th Street
 Menomonie, WI 54751
 \$4,804,591.47

Shaded area denotes corrected figure

Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price
32 93 00.18	Landscape Rock	CY	17	68.00	1,156.00
33 11 00.1	4-inch PVC Water Main	LF	252	24.50	6,174.00
33 11 00.2	6-inch D.I. Water Main	LF	20	39.00	780.00
33 11 00.3	8-inch PVC Water Main	LF	640	29.00	18,560.00
33 11 00.4	Fitting Weight	LBS	519	8.80	4,567.20
33 11 00.5	4-inch Gate Valve and Box	Each	2	1,050.00	2,100.00
33 11 00.6	6-inch Gate Valve and Box	Each	1	1,200.00	1,200.00
33 11 00.7	8-inch Gate Valve and Box	Each	3	1,635.00	4,905.00
33 11 00.8	Hydrant	Each	1	3,340.00	3,340.00
33 11 00.9	1-inch Corporation Stop	Each	1	185.00	185.00
33 11 00.10	1-inch HDPE Water Service	LF	10	26.30	263.00
33 11 00.11	Cut Into and Connect to Existing Water Main	Each	1	1,700.00	1,700.00
33 11 00.12	Connect to Existing Water Main	Each	1	1,700.00	1,700.00
33 11 00.13	Remove Hydrant and Valve	LS	1	475.00	475.00
33 11 00.14	Remove and Relocated Existing Hydrant	LS	1	2,000.00	2,000.00
33 41 00.1	6-inch Perforated HDPE DrainTile	LF	135	22.00	2,970.00
33 41 00.2	12-inch HDPE Storm Sewer	LF	200	28.45	5,690.00
33 41 00.3	10-inch HDPE Storm Sewer	LF	345	27.75	9,573.75
33 41 00.4	Apron Endwall, Corrugated Metal With Grate	Each	9	550.00	4,950.00
33 41 00.5	Inlet, Type A	Each	1	890.00	890.00
33 41 00.6	Inlet, Type A With Type C Lid	Each	1	890.00	890.00
33 41 00.7	Inlet, Type 3	Each	1	1,270.00	1,270.00
33 41 00	Inlet Casing	Each	3	565.00	1,695.00
33 41 00	Connect to Existing Storm Inlet	Each	2	1,130.00	2,260.00
33 41 00	Overflow Inlet	Each	2	850.00	1,700.00
33 41 00	Cleanout Standpipe	Each	2	685.00	1,370.00
33 41 40	Signs, Type II	SF	112	37.00	4,144.00
TOTAL BASE BID PRICE					4,521,716.12
ADD ALTERNATE BID NO. 1					
03 30 01	Concrete Fountain Trough	SF	210	16.50	3,465.00
13 01 50	Furnish and Install Fountain Complete (Water Features	LS	1	122,500.00	122,500.00
13 01 57	Irrigation Storage Tank and Reuse Pump System (Water	LS	1	62,000.00	62,000.00
13 01 57	Wet Well (Water Features Equipment)	LS	1	11,300.00	11,300.00



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Downtown Riverfront Gateway Park - Phase I
 Chippewa Falls, Wisconsin
 SEH No.: CFCIT 131073
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Pember Companies, Inc.
 N4449 469th Street
 Menomonie, WI 54751
 \$4,804,591.47

Shaded area denotes corrected figure

Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price
13 01 58	Water Service Piping, 1-inch PVC (Water Feature	LF	175	32.00	5,600.00
13 01 58	Electrical Conduit and Wiring (3/4-inch PVC for Each	LF	200	9.00	1,800.00
13 01 58	Water Supply Backflow Prevention and Permitting	LS	1	9,500.00	9,500.00
32 93 00	Landscape Rock	CY	3	68.25	204.75
32 93 00	Landscape Edger	LF	112	6.30	705.60
TOTAL ALTERNATE NO. 1 BID PRICE					217,075.35
ADD ALTERNATE BID NO. 2					
32 40 00	Pre-Fabricated Swinging Bench, Furnish and Install	Each	5	13,160.00	65,800.00
TOTAL ALTERNATE NO. 2 BID PRICE					65,800.00
ALTERNATE BID NO. 3					
03 30 00	Cast In-Place Concrete Seating with Radius (At	LF	367	365.20	134,028.40
TOTAL ALTERNATE NO. 3 BID PRICE					134,028.40
TOTAL BID PRICE					\$4,804,591.47

LIST OF PROPOSED SUPPLIERS

Company HD-Supply Telephone No. 715-386-6010
 Name of Contact Wade Shever
 Address 637 Commerce Drive Hudson WI 54016
 Material/Equipment to be Supplied Piping

Company Hofacker Telephone No. 715-214-6744
 Name of Contact Ed Hofacker
 Address 2015 Orchard Place Eau Claire WI 54705
 Material/Equipment to be Supplied Castings / Fabric / Poly Pipe

Company County Materials Telephone No. 715-443-6162
 Name of Contact Steve Hackwerth
 Address PO Box 100 Marathon WI 54448
 Material/Equipment to be Supplied Catch Basin

Company Tournesol Siteworks Telephone No. 715-530-7830
 Name of Contact Brian Mitolo
 Address 30955 SAN Antonio St Hayward CA 94544
 Material/Equipment to be Supplied Planters

Company Landscape Forms Telephone No. 1-800-521-2546
 Name of Contact Carrie Miles
 Address 7900 E Michigan Ave Kalamazoo MI 49048
 Material/Equipment to be Supplied Trash / Benches / Swings

Company Pero Telephone No. 612-359-0689
 Name of Contact Ted Duepner
 Address 504 Malcolm Ave SE Suite 100, Minneapolis MN 55414
 Material/Equipment to be Supplied Bike Loops

LIST OF PROPOSED SUBCONTRACTORS

Company Simon Electric Telephone No. 715-246-3873
 Name of Contact Joe Simon
 Address 345 St. Croix Ave. New Richmond, WI 54017
 Type of Construction Electrical

Company Monarch Paving Telephone No. 715-269-2687
 Name of Contact Todd Thum
 Address 768 US Hwy 8 Amery, WI 54001
 Type of Construction Paving

Company Rainmaster Telephone No. 715-831-8484
 Name of Contact Brian Gilbert
 Address 3445 London Rd, Eau Claire WI 54701
 Type of Construction Irrigation

Company Green Oasis Telephone No. 715-723-8807
 Name of Contact Mark McCough
 Address 1403 122nd Street Chippewa Falls, WI 54727
 Type of Construction Landscape on commercial

Company Harmon Concrete Telephone No. 715-832-5604
 Name of Contact Kirk Harmon
 Address 1115 Bauer Ave Eau Claire WI 54705
 Type of Construction Concrete

Company Interstate Landclearing Telephone No. 262-968-4090
 Name of Contact Chris Keller
 Address W336 S1596 Wolf Road Oconomowoc WI, 53066
 Type of Construction Clearing + Grubbing

Huffcut