
VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 7/29/2025

Title: Award of contracts: Site Work/Utility, General Construction, HVAC, Electrical, Plumbing for Fire Rescue Station 70.

Recommended Action: Motion to approve the following contracts for the new Fire Station 70 building:

Site/Utility: Miron Construction Co. for \$1,219,365.
General Construction: Miron Construction Co. for \$5,649,501.
HVAC: Johnson and Jonet for \$1,062,700.
Electrical: VOE Power Systems, LLC for \$894,129.
Plumbing: IKM Building Solutions for \$662,001.

Background and Additional Information:

The Village Board had previously approved the Construction Manager type of project. Under this project type, Wendel is serving as the Construction Manager and the Architect. The project was bid as six separate contracts. The Bid Tabulation is attached showing the bids received for each contract. The low bidders (reviewed by Wendel in advance of the approval) included the following:

Site/Utility: Miron Construction Co. for \$1,219,365.
General Construction: Miron Construction Co. for \$5,649,501.
HVAC: Johnson and Jonet for \$1,062,700.
Electrical: VOE Power Systems, LLC for \$894,129.
Plumbing: IKM Building Solutions for \$662,001.
Total Costs: \$9,487,696

The bids for each contract included Alternate Bid Items highlighted below:

Alternate #1: Add alternate to provide all labor and materials to construct two additional apparatus bays between grids 13 & 14 as described in the construction documents.

Alternate #2: Add alternate to provide all labor and materials to complete the living quarters area as described in the construction documents.

Alternate #3: Add alternate to provide concrete pavement in lieu of asphalt pavement at the front apron as described in the construction documents

Alternate #4: Add alternate to provide concrete pavement in lieu of asphalt pavement at the rear apron as described in the construction documents

Alternate #5: Add alternate to provide all labor and materials to complete the landscaping as described in the construction documents.

Village staff is recommending approving the final bid costs with Alternate 1 (additional bays) and 2 (building out the living quarters). Staff feel these are responsible bids for this work and feel if we do not move forward at this time, it will cost the village taxpayers much more in the future.

Alternate 3- 5 are not being recommended for approval at this time. Per the Bid documents, the contractor is required to hold their prices for the work. Should the project see costs savings when 75% complete, the decision can be made at that time to change orders in Alternates 3-5.

Please note the low bidder for the plumbing changes depending on the selection of the alternates. If Alternate 1 & 2 are selected, the low bidder for Plumbing is IKM, if neither or one alternate is selected the low bidder is JF Ahren.

It should also be noted that in the bid tabulation the low bidder for electrical was Enterprise Electric. Enterprise Electric did not submit the required bid bond. After conferring with the Village Attorney, the League of WI Municipalities and the Town Association attorneys it was determined the Enterprise Electric bid could not be accepted with no Bid Bond. Therefore, the recommendation is to proceed with the next bidder VOE Power Systems.

The sixth contract let was for Fire Protection. No bids were received for this. After confirming with the Village Attorney, it would be necessary for the Village to re-bid the Fire Protection bid. Wendel estimates the Fire Protection cost to be about \$150,000. The Village Manager has directed Wendel to hold off on bidding the Fire Protection bid until Fall to see if summer construction work slows down and we get some bidders. This work will not need to be completed until next year so there is time to delay on bidding.

Besides the building related costs, there are additional costs for Wendel's time as the construction manager on the project and this totals about \$284,630. There are other costs figured in to the budget that include construction contingency, FFE, security, AV, station alerting system, Geotechnical, Architectural/Engineering, Unsuitable soils, gas, water, sewer and plan review fees. These items total approximately \$2.0 million.

Staff are working to finalize these costs like furniture and fixtures and security and the other items. Also, there is approximately \$500,000 for unsuitable soil and winter conditions and those costs will probably not be needed fully.

The total project cost is estimated at \$11,772,326. The budget was \$11,500,000. Staff feel there will be substantial costs saved to reach the budgeted amount.

Village staff completed the borrowing for the Fire Station and the DPW expansion project. The total borrowed for these projects was \$6.5M for the Fire Station and \$2.0M for the DPW expansion for a total of \$8.5M. The interest rate was 4.12%, which was under the finance advisor's projection of 4.75% - 5%.

Budget Impacts: Proceeds to fund the project will be transferred to the Capital Improvements Fund. The proceeds shall include the following:

\$6.5M from Capital Borrowing proceeds
\$3.5M Fund Balance budgeted in 2026 budget
\$351,079 transfer from General Fund designated fund balance- safety building
\$968,921 transfer from Fire Impact Fees
\$180,000, transfer for debt interest earnings
\$272,000, transfer from general fund balance (only used if needed)

Attachments: Letter of Recommendation from Wendel dated 7/22/2025, Bid Tabulation