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**Invitation: Ridgeway Bid Opening @ Fri Dec 1, 2023 2:30pm - 3:30pm (CST) (clerk@ridgewaywi.gov)**

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**Blake Theisen** <blake@parkitecture.org>  
To: Lori Phelan <clerk@ridgewaywi.gov>  
Cc: Katie MacDonald <katie@parkitecture.org>

Wed, Dec 6, 2023 at 10:58 PM

Good evening Lori- please find attached the bid tab and our recommendation to the Village Board for award of the project to Rule Construction. Four bids were received but two were incomplete and we have recommended rejection of the Finks and Meise bids. Rule Construction was the lowest complete bid and still came in below our opinion of probable cost. Please let me know if you have any questions.

Thanks-

**Blake Theisen, PLA**

Principal

Parkitecture + Planning

901 Deming Way, Suite 201

Madison, WI 53717

p. 608.886.6808

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**From:** Lori Phelan <clerk@ridgewaywi.gov>  
**Sent:** Wednesday, November 15, 2023 2:45 PM  
**To:** Blake Theisen <blake@parkitecture.org>  
**Cc:** Katie MacDonald <katie@parkitecture.org>  
**Subject:** Re: Invitation: Ridgeway Bid Opening @ Fri Dec 1, 2023 2:30pm - 3:30pm (CST) (clerk@ridgewaywi.gov)

Hi Blake and Katie,

[Quoted text hidden]

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**2 attachments**

 **23\_1201 Ridgeway Bid Tab.pdf**  
437K

 **23\_1206 Ridgeway Recommendation.pdf**  
89K

Ridgeway Community Park  
Recommendation of Bid Results

December 6, 2023

Lori Phelan  
Village of Ridgeway  
208 Jarvis Street, Suite A  
Ridgeway, WI 53582



Dear Lori:

This memo is in reference to the bid opening for the Ridgeway Community Park that took place Friday December 1, at 2:30 PM.

We have reviewed the four bids received, and found two to be incomplete and two to be complete. The two incomplete bids were from Finks Paving and Excavating, and Meise Construction. The bid from Finks did not include 7 of the 17 items. We reviewed the bid and scope assumptions with Meise Construction and found the electrical sub-contractor did not include any of the new light fixtures in their cost which would have more than doubled the bid item cost received. For this reason, we deem it incomplete. The two remaining bids were from Rule Construction (\$310,336.91 including Alt A1) and Parisi Construction (\$359,254.00 including Alt A1). We reviewed the scope assumptions with both Rule and their electrical sub-contractor and find their bid to be complete. Rule Construction has built several similar projects recently and is qualified for this project. We have recent working project experience with them, high confidence in their abilities to perform the project scope.

Our opinion of probable cost for the project was \$333,822.50 including the Alt A1 and Rule's low bid was approximately \$23,500 below our OPC.

After reviewing the bid price and discussing the bid with the contractor, it is our opinion that the Village should accept the Rule bid as received and accept the Alternate A1. We have reviewed the unit pricing submitted and find the costs to be reasonable for industry standards.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Blake Theisen', is written over a light blue horizontal line.

Blake Theisen, PLA, ASLA  
Principal

Parkitecture + Planning  
901 Deming Way, Suite 201  
Madison, WI 53717

E blake@parkitecture.org  
P 608.203.8203

Ridgeway Community Park (#8809132)  
 Owner: Village of Ridgeway  
 Solicitor: Parkitecture + Planning  
 12/01/2023 02:30 PM CST

Section	Tit	Line Item	Item Code	Item Description	UoFM	Quantity	Engineer Estimate		Fink's Paving & Excavating, In		Meise Construction Inc		Rule Construction, Ltd		Parisi Construction , LLC.	
							Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
<b>General</b>								<b>\$298,822.50</b>		<b>\$74,290.00</b>		<b>\$225,496.25</b>		<b>\$277,380.84</b>		<b>\$328,254.00</b>
		1		1 Mobilization	LS	1	\$18,000.00	\$18,000.00	\$0.00	\$0.00	\$28,000.00	\$28,000.00	\$8,000.00	\$8,000.00	\$35,000.00	\$35,000.00
		2		2 Erosion Control	LS	1	\$4,000.00	\$4,000.00	\$0.00	\$0.00	\$9,500.00	\$9,500.00	\$2,500.00	\$2,500.00	\$6,500.00	\$6,500.00
		3		3 Demolition	LS	1	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$4,500.00	\$4,500.00	\$10,000.00	\$10,000.00	\$1,600.00	\$1,600.00
		4		4 Earthwork	LS	1	\$15,000.00	\$15,000.00	\$17,900.00	\$17,900.00	\$8,000.00	\$8,000.00	\$5,100.00	\$5,100.00	\$30,000.00	\$30,000.00
		5		5 Dense Graded Basecourse	TON	720	\$20.00	\$14,400.00	\$15.00	\$10,800.00	\$35.00	\$25,200.00	\$15.00	\$10,800.00	\$20.00	\$14,400.00
		6		6 Concrete Pavement - 5" Thickened	SF	595	\$12.50	\$7,437.50	\$12.00	\$7,140.00	\$16.00	\$9,520.00	\$16.00	\$9,520.00	\$11.50	\$6,842.50
		7		7 Concrete Pavement - 5"	SF	210	\$8.00	\$1,680.00	\$15.00	\$3,150.00	\$8.00	\$1,680.00	\$8.00	\$1,680.00	\$14.75	\$3,097.50
		8		8 Tactile Warning Plates	SF	28	\$35.00	\$980.00	\$0.00	\$0.00	\$52.00	\$1,456.00	\$52.00	\$1,456.00	\$53.00	\$1,484.00
		9		9 Asphalt Pavement - Parking Lot	TON	145	\$105.00	\$15,225.00	\$195.00	\$28,275.00	\$155.45	\$22,540.25	\$135.45	\$19,640.25	\$160.00	\$23,200.00
		10		10 Pavement Markings	SF	1	\$1,500.00	\$1,500.00	\$725.00	\$725.00	\$1,500.00	\$1,500.00	\$750.00	\$750.00	\$800.00	\$800.00
		11		11 Regulatory Signs	EA	2	\$1,200.00	\$2,400.00	\$0.00	\$0.00	\$750.00	\$1,500.00	\$250.00	\$500.00	\$865.00	\$1,730.00
		12		12 4" Storm Sewer	LF	30	\$60.00	\$1,800.00	\$30.00	\$900.00	\$40.00	\$1,200.00	\$30.00	\$900.00	\$250.00	\$7,500.00
		13		13 Storm Sewer Outfall	LS	1	\$500.00	\$500.00	\$100.00	\$100.00	\$800.00	\$800.00	\$500.00	\$500.00	\$500.00	\$500.00
		14		14 Trench Drain	LF	24	\$350.00	\$8,400.00	\$162.50	\$3,900.00	\$375.00	\$9,000.00	\$275.00	\$6,600.00	\$325.00	\$7,800.00
		15		15 Site Electrical And Exterior Athletic Lighti	LS	1	\$180,000.00	\$180,000.00	\$0.00	\$0.00	\$80,000.00	\$80,000.00	\$189,434.59	\$189,434.59	\$165,000.00	\$165,000.00
		16		16 Restoration	LS	1	\$9,500.00	\$9,500.00	\$0.00	\$0.00	\$8,100.00	\$8,100.00	\$7,500.00	\$7,500.00	\$20,000.00	\$20,000.00
		17		17 Limestone Screenings Trail	LS	1	\$8,000.00	\$8,000.00	\$1,400.00	\$1,400.00	\$13,000.00	\$13,000.00	\$2,500.00	\$2,500.00	\$2,800.00	\$2,800.00
<b>Alternates Optional</b>								<b>\$35,000.00</b>		<b>\$0.00</b>		<b>\$54,500.00</b>		<b>\$32,956.07</b>		<b>\$31,000.00</b>
		A1	A1	Removal and Installation of Light Poles	LS	1	35000	35000	\$0.00	\$0.00	\$54,500.00	\$54,500.00	\$32,956.07	\$32,956.07	\$31,000.00	\$31,000.00
<b>Base Bid plus Alt Total:</b>								<b>\$333,822.50</b>		<b>\$74,290.00</b>		<b>\$279,996.25</b>		<b>\$310,336.91</b>		<b>\$359,254.00</b>
									INCOMPLETE BID RECEIVED		INCOMPLETE BID RECEIVED					