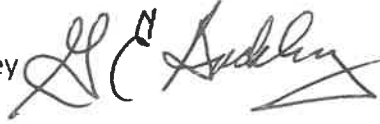


MEMORANDUM

To: City Council

From: Gregory E. Buckley
City Manager



Date: August 2, 2024

Subject: Sandy Bay Phase 3 Infrastructure; Additional Information

The proposed award of bids for Sandy Bay Subdivision Phase 3 Infrastructure is again being presented to the Council for action. The staff recommendation regarding the project remains the same: award the base bid plus add alternative, to build the infrastructure that would serve 26 new home sites. The materials that were provided with the July 29 work session agenda are again attached for your reference.

When this matter was discussed at the work session, there were questions about the status of the fund balance in the Storm Water Fund, which the 2024 Budget anticipated would advance \$350,000 (to be repaid from lot sale proceeds) for this project. The question arose because I also recommended that the Storm Water Fund pay the cost of the “extra” storm water management features (beyond storm water mains and laterals) included in the project as recommended to City Council.

In an attempt to address those concerns, I have put together the summary cash flow analysis that appears on the next page.

As shown, the Storm Water Utility ended 2023 with a cash balance of \$1.2 million.

Operating income for 2024 is budgeted at a modest \$14,423, largely because street sweeping operations were moved into this budget for 2024, and the fund is bearing a \$55,000 expense for a new storm water study and modeling. Based on past years’ experience, I expect that year-end net income will be higher than the budgeted number, but have presented that number as budgeted.

The 2024 Budget also provided for a major capital project—the storm water component of the Roosevelt Avenue reconstruction project, costing about \$400,000—to be paid from cash. Taking into account that project, plus the advance (loan) from Storm Water for Sandy Bay Phase 3 to pay for the “pipes in the ground” (storm water mains and laterals) portion of that project (\$254,200, versus \$350,000 budgeted), we can anticipate the fund balance being drawn down to about \$558,000.

| | | |
|---|----|------------------|
| Fund 680 Storm Water Utility Cash Balance, 12.31.2023 | \$ | 1,201,723 |
| Budgeted 2024 Net Operating Income | \$ | 14,423 |
| Add Back Depreciation | \$ | 110,000 |
| Special Assessment Payments | \$ | 50,000 |
| 2024 Debt Principal Payments (Interest in Ops Budget) | \$ | 164,064 |
| 2024 Capital Projects--Roosevelt | \$ | 400,000 |
| 2024 Project--Sandy Bay Phase 3 (advance to be repaid from lot sales) | \$ | 254,200 |
| Projected Fund Balance, 12.31.2024 | \$ | 557,882 |
| | | |
| 2025 Project (Harbor, 16th, Emmet)--assume paid fr. cash | \$ | 270,000 |
| 2025 Project (Sandy Bay biofilters and swales)--pd. fr. Cash | \$ | 220,040 |
| | | |
| Transfer-In \$200,000 owed for Eggers downtown parcel (purchased January 2020; number reflects 3% annual interest) | \$ | 232,000 |
| 2025 Net Operations plus Special Assessment Payments | \$ | 100,000 |
| Transfer-in from lot sales, 2025 | \$ | 150,000 |
| | | |
| Projected Cash Balance, 12.31.2025 | \$ | 565,642 |
| | | |
| Proj. Cash Balance 12..31.2025 if debt issued for 2025 projects | \$ | 1,055,682 |
| | | |
| Remainder owed to this fund fr. advance for Sandy Bay Phase 3 | \$ | 104,200 |

Looking ahead to 2025, I am projecting that the Storm Water Fund's cash balance will be pretty much unchanged at year-end, at \$565,682, based on:

- Normal operating results for the utility
- Transferring in (from Community Development Fund or elsewhere) the cost that this fund has been carrying for the purchase of that portion of the downtown Eggers plant site (\$200,000 plus interest at 3 percent)
- Repayment of \$150,000 of the 2024 advance for the Sandy Bay project, from lot sales
- Paying cash for 2025 capital projects, at \$490,040 (not recommended—see below)

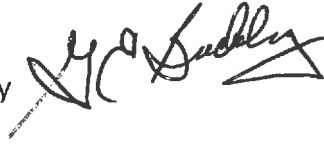
If we want to see the balance in the fund return to around \$1 million, which has been our long-term intent, that could be accomplished by borrowing for the 2025 capital projects, versus trying to pay for them from cash. (Intent has been to keep fund balance at or above \$1 million, in order to be able to issue debt for major projects.)

Based on the above review, I do not see the proposed advance of \$254,200 for Phase 3 nor the "spend" of \$220,400 for Phase 3 creating an undue burden on the Storm Water Utility.

MEMORANDUM

To: City Council

From: Gregory E. Buckley
City Manager



Date: July 26, 2024

Subject: Sandy Bay Subdivision Phase 3

Bids were opened on July 10 for Phase 3 infrastructure construction at the Sandy Bay Highlands residential subdivision.

As was reported by City Engineer Matt Heckenlaible at the July 15 Council meeting, seven bids were received, with the low bid from Advance Construction of Green Bay. That bid came in well below the engineer's cost estimate.

Copies of the bid tabulation and Matt's memo from the July 15 meeting are attached.

The project as bid includes:

- Installation of water, sanitary and storm sewer mains
- Laterals to each lot for each of these utilities
- Construction of stormwater management features
- Grading and graveling of the streets

Additional costs to be incurred, not included in this contract, include:

- Installation of underground electric, by the City's utility crews and contractors
- installation of gas mains and services, by WPS
- Telecom facilities, by the telecom companies
- Completion of the storm water features, including plantings, to be bid in 2025
- installation of low profile concrete curbing and the first layer of asphalt paving (base Course, like is in place in Phase 2), to be bid separately for installation in 2025 or 2026

The bids opened on July 15 were for a "base bid" that encompasses an area that will include 11 new lots, and for an "add alternate" that would expand the project scope to create 15 additional lots for a total of 26 new lots.

The City Engineer and I are recommending award to the low bidder, Advance Construction, of a contract for the "base bid plus add alternate," for a few reasons:

1. Development activity at the subdivision is proceeding at a rapid clip; at the current pace, 11 more lots would be about a 2-year supply. (NOTE: there is currently only one lot still available in Phases 1 and 2.)
2. All permitting is in place, and the design work is done. The regulatory environment two or three years from now might require additional permitting and redesign—more time, more costs.
3. Including more lots under this contract results in an average cost per lot (with all costs taken into account) that is about **\$8,500 lower** than under the base bid alone.

\$1 million was budgeted for this project in the City's 2024 capital budget; \$650,000 in borrowing for water, sanitary sewer and street work, \$350,000 in cash from the storm water utility. That will be enough to cover the contract that is in front of City Council, with about \$54,000 left over to apply to engineering and contingency. But, clearly, completion of all of the infrastructure work for the "base bid plus add alternate" will require the commitment of more resources in the 2025 budget: about \$700,000, based on current bid prices plus estimates for future work. That is why we are also asking that the Council vote on a resolution indicating the intent to do the additional borrowing needed to complete the larger-scale project.

Development of new single family housing and the resulting tax base, population growth/retention and disposable income it brings to the community is a high priority for the City. While we have struggled of late in pursuing new multi-family housing development, new single family housing at this City-developed subdivision has been a bright spot—we have momentum, and we need to keep that momentum going. Thus, the recommendation to award the base bid plus the add alternate.

If this next phase of the subdivision is going to be handled like Phases 1 and 2, the Council will deed the platted lots to the Community Development Authority, which will enter into a realtor listing agreement, set prices for individual lots and oversee lot sales.

Due to construction costs, lot prices will need to be substantially higher in this new phase of the subdivision. Taking all costs into account, average cost per lot under the recommended alternative will be just over \$65,000.

I recommend reducing that cost somewhat by having the stormwater utility be reimbursed from lot sales only for the cost of "pipes in the ground"—the storm sewer mains and laterals. That's \$272,656, or \$300,000 after adding 10 percent for engineering and contingency. I recommend that the stormwater utility not be repaid for the cost of the "added stormwater

management costs” required to comply with current stormwater regs—the biofilters and swales that will manage site runoff for this new development. Those costs total \$198,000 (about \$220,000 with engineering and contingency)—not charging them against the project shaves about \$8,500 off the cost of the average lot, bringing it to \$56,806.

Rationale: this neighborhood will be built to current stormwater standards and will not require “retrofitting” with stormwater measures like those the stormwater utility is paying for in other, already developed areas of the city. Yet, residents in this “new neighborhood” will pay the same storm water charges in support of those measures as everyone else in the city.

Taking the cost of stormwater management features out of the equation, we should be able to sell “plain vanilla” lots in this new phase for \$50,000 to \$55,000, a price that I am told is workable for developers who have built spec homes in the subdivision. In fact, if the City/CDA is willing to continue the incentive of selling lots for spec homes for \$1 down, with the balance due on sale of the house (or within 2 years, if no sale), I have reason to believe we could “pre-sell” several lots in Phase 3.

As for realtor commissions, which are a necessary cost for those lots that are sold to individuals, versus spec home builders, I recommend that the City allocate some of the money from economic development revenue sources, like industrial park lot sales and building rentals, to offset the cost of those commissions. Such revenues have been used in recent years to support our Community Development budget, but it is time that some portion of that budget be funded through the General Fund.

The Council could also consider incurring those commissions as a project cost, reducing the reimbursement to the City from each lot sale, in consideration of the new property taxes that the City realizes from each new home at the subdivision. The City’s share of those new property taxes averages \$2,500 per home, based on the values of homes constructed to date at Sandy Bay Highlands.

I look forward to our discussion on Monday night, and to seeing this project continue to move forward.



**TWO
RIVERS**
WISCONSIN

PUBLIC WORKS
Engineering Division
1717 E. Park Street
P.O. BOX 87
Two Rivers, WI 54241-0087



Memorandum

Department of Public Works

Date: July 15, 2024

To: City Council
Greg Buckley, City Manager

From: Matthew R Heckenlaible, PE, Public Works Director / City Engineer

Re: Award of Contract 3-2024
Sandy Bay Highlands Phase III - Construction

The bid summary for the above-mentioned contract was included within the Council packet for the July 15th, 2024 meeting.

Contract 3-2024: Sandy Bay Highlands Phase III Construction is for underground utilities (sanitary sewer, watermain, storm sewer, extending sanitary, water and storm services into the lots, road grading and graveling along with the excavation of the required stormwater management features. Finalizing the roadways with curb and gutter, the first lift of asphalt and the restoration of the stormwater features is anticipated to be done under separate contracts in 2025.

Contract 3-2024 was bid as two parts. The primary component was to complete the underground utilities, grading and graveling, a appropriate stormwater management work of approximately 400 feet of Orchard Lane and Rawley Court, with this work being completed by Thanksgiving.

The Alternative Add item was to complete the remaining underground utility work, grading and graveling, and appropriate stormwater management work for the remainder of Orchard Lane and approximately 650 feet of Sandy Ridge Drive west of Orchard Lane with this work being completed by June 3, 2025.

Seven qualified bids were received and opened as part of the bid opening process with the low responsive Base bid and Alternative Add bid coming from Advance Construction, Inc. in the amounts of \$463,895.50 and \$481,834.50 for a total bid of \$945,730.00.

The engineering estimate for the contract was \$533,000.00 and \$591,000.00 for the Alternative Add bid for a total engineering estimate of \$1,124,000.00.





**TWO
RIVERS**
WISCONSIN

**PUBLIC WORKS
Engineering Division**

1717 E. Park Street
P.O. BOX 87
Two Rivers, WI 54241-0087



During the preparation of the 2024 budget, \$1,000,000 was set aside for construction in this phase of the development. It was intended to cover the costs of the Base bid, and in this case, the Alternative Add bid as well.

Additional costs will be incurred to make the lots buildable that include the future curb and gutter, first lift of asphalt, the finalization of the stormwater management features, installation of electric, gas and tele/com utilities along with engineering and contingences.

The base bid would yield 11 sellable lots at an estimated final cost of \$811,200, while the base bid and alternative addition bid would yield 26 sellable lots at an estimated final cost of \$1,695,000. Work is to be completed by November 15, 2024, for the Base Bid and June 30, 2025, for the remaining Alternate Bid items.

The recommendation would be to award the Base Bid plus Alternate Add Bid to Advance Construction in the amount of \$945,730.00.



**SUMMARY OF BIDS CONTRACT 3-2024
SANDY BAY HIGHLANDS PHASE 3 UTILITY AND STREET GRADING
BIDS OPENED July 10, 2024 10:00am**

| ITEM NO. | ITEM DESCRIPTION | ESTIMATED QUANTITY | UNITS | Advance Construction, Inc 2141 Woodale Ave Green Bay, WI 54313 | | Alfonso Excavation PO Box 117 Valders, WI 54245 | | Dorner, Inc E506 Luxemburg Rd, PO Box 129 Luxemburg, WI 54217 | | Kruza Construction Incorporated 3616 Kevanue Road Green Bay, WI 54311 | | Mammoh Construction 1616 Wollmer Street Manitowish, WI 54220 | | PTS Contractors, Inc. 4075 Eaton Road Green Bay, WI 54311-9340 | | Vinton Construction Company 1322 33rd Street; PO 137 Two Rivers, WI 54241 | |
|------------------------------|---|--------------------|-------|--|-------------------|---|-------------------|---|-------------------|---|-------------------|--|-------------------|--|-------------------|---|-----------------|
| | | | | BID PRICE | EXTENDED AMOUNT | BID PRICE | EXTENDED AMOUNT | BID PRICE | EXTENDED AMOUNT | BID PRICE | EXTENDED AMOUNT | BID PRICE | EXTENDED AMOUNT | BID PRICE | EXTENDED AMOUNT | BID PRICE | EXTENDED AMOUNT |
| 201.0120 | Clearing | 5 | STA | 1,000.00 | 5,000.00 | 650.00 | 3,250.00 | 1,742.00 | 8,710.00 | 1,020.00 | 5,100.00 | 1,100.00 | 5,500.00 | 1,025.00 | 5,125.00 | 1,000.00 | 5,000.00 |
| 201.0220 | Grubbing | 5 | STA | 800.00 | 4,000.00 | 450.00 | 2,250.00 | 1,531.00 | 7,655.00 | 1,020.00 | 5,100.00 | 1,100.00 | 5,500.00 | 1,025.00 | 5,125.00 | 1,000.00 | 5,000.00 |
| 205.0100 | Excavation Common | 900 | CY | 8.00 | 7,200.00 | 8.50 | 7,650.00 | 27.20 | 24,480.00 | 26.40 | 23,760.00 | 26.00 | 23,400.00 | 26.00 | 23,400.00 | 25.79 | 23,211.00 |
| 305.0110 | Base Aggregate Dense 3/4-Inch | 1730 | TON | 15.60 | 26,988.00 | 17.25 | 29,842.50 | 18.70 | 32,351.00 | 18.30 | 31,659.00 | 17.95 | 31,053.50 | 18.00 | 31,140.00 | 17.75 | 30,707.00 |
| 305.0111 | Base Aggregate Dense 3/8-Inch | 340 | TON | 15.60 | 5,304.00 | 20.00 | 6,800.00 | 21.90 | 7,446.00 | 21.25 | 7,225.00 | 20.95 | 7,123.00 | 21.00 | 7,140.00 | 20.75 | 7,055.00 |
| 311.0110 | Breaker Run | 865 | TON | 15.60 | 13,494.00 | 17.25 | 14,921.25 | 19.80 | 17,127.00 | 19.00 | 16,435.00 | 18.95 | 16,391.75 | 19.00 | 16,435.00 | 18.75 | 16,218.00 |
| 608.0308 | Storm Sewer Pipe 8-Inch | 400 | LF | 43.00 | 17,200.00 | 41.25 | 16,500.00 | 42.00 | 16,800.00 | 39.00 | 15,600.00 | 65.00 | 24,800.00 | 47.00 | 18,800.00 | 57.00 | 22,800.00 |
| 608.0310 | Storm Sewer Pipe 10-Inch | 42 | LF | 47.50 | 1,995.00 | 52.75 | 2,215.50 | 59.00 | 2,478.00 | 50.50 | 2,121.00 | 62.00 | 2,636.00 | 80.00 | 3,360.00 | 69.00 | 2,898.00 |
| 608.0312 | Storm Sewer Pipe 12-Inch | 200 | LF | 55.00 | 11,000.00 | 58.00 | 11,600.00 | 55.00 | 11,000.00 | 56.50 | 11,300.00 | 67.00 | 13,400.00 | 64.00 | 12,800.00 | 74.00 | 14,800.00 |
| 608.0313 | Storm Sewer Pipe 12-Inch, Direct, Bored | 465 | LF | 90.00 | 41,850.00 | 170.00 | 79,050.00 | 53.00 | 24,645.00 | 170.50 | 79,282.50 | 155.00 | 72,075.00 | 150.00 | 69,750.00 | 150.00 | 69,750.00 |
| 608.0315 | Storm Sewer Pipe 15-Inch | 152 | LF | 59.00 | 8,968.00 | 62.00 | 9,424.00 | 54.00 | 7,560.00 | 67.25 | 10,222.00 | 75.00 | 11,400.00 | 67.00 | 10,184.00 | 77.00 | 11,704.00 |
| 608.0318 | Storm Sewer Pipe 18-Inch | 140 | LF | 60.00 | 8,400.00 | 63.50 | 8,890.00 | 54.00 | 7,560.00 | 69.50 | 9,730.00 | 79.00 | 11,060.00 | 68.00 | 9,520.00 | 85.00 | 11,900.00 |
| 608.6006 | Storm Sewer Lateral PVC 4-Inch | 330 | LF | 35.00 | 11,550.00 | 45.00 | 14,850.00 | 35.00 | 11,550.00 | 28.75 | 9,487.50 | 45.00 | 14,850.00 | 38.00 | 12,540.00 | 64.00 | 21,120.00 |
| 611.1230 | Catch Basin 2x3-FT | 4 | EACH | 2,775.00 | 11,100.00 | 2,500.00 | 10,000.00 | 2,214.00 | 8,856.00 | 2,250.00 | 9,000.00 | 2,650.00 | 10,600.00 | 1,900.00 | 7,600.00 | 2,100.00 | 8,400.00 |
| 611.2003 | Manholes 3-FT Diameter | 3 | EACH | 2,000.00 | 6,000.00 | 3,000.00 | 9,000.00 | 3,118.00 | 9,354.00 | 2,600.00 | 7,800.00 | 3,900.00 | 11,700.00 | 1,880.00 | 5,640.00 | 3,200.00 | 9,600.00 |
| 611.2004 | Manholes 4-FT Diameter | 6 | EACH | 3,200.00 | 19,200.00 | 3,500.00 | 21,000.00 | 3,105.00 | 18,630.00 | 3,000.00 | 18,000.00 | 4,000.00 | 24,000.00 | 2,335.00 | 14,010.00 | 2,937.00 | 17,622.00 |
| 522.1018 | Endwall, 18" RCCP | 1 | EACH | 1,200.00 | 1,200.00 | 1,400.00 | 1,400.00 | 2,322.00 | 2,322.00 | 2,866.66 | 2,866.66 | 375.00 | 375.00 | 1,100.00 | 1,100.00 | 2,000.00 | 2,000.00 |
| 625.0500 | Salvaged Topsoil | 2110 | SY | 2.00 | 4,220.00 | 2.00 | 4,220.00 | 5.40 | 11,394.00 | 5.10 | 10,761.00 | 5.25 | 11,077.50 | 5.20 | 10,972.00 | 5.09 | 10,739.00 |
| 630.0140 | Seeding, Fertilizer, and Mulching | 2110 | SY | 1.75 | 3,692.50 | 4.00 | 8,400.00 | 2.60 | 5,486.00 | 4.00 | 8,400.00 | 8.25 | 16,880.00 | 1.80 | 3,798.00 | 1.30 | 2,745.00 |
| 628.1504 | Silt Fence | 1800 | LF | 1.90 | 3,420.00 | 3.00 | 5,400.00 | 2.50 | 4,500.00 | 2.00 | 3,600.00 | 2.00 | 3,600.00 | 2.30 | 4,140.00 | 2.25 | 4,050.00 |
| 628.1105 | Ditch Checks | 5 | EACH | 60.00 | 300.00 | 95.00 | 475.00 | 121.00 | 605.00 | 90.00 | 450.00 | 45.00 | 225.00 | 112.00 | 560.00 | 150.00 | 750.00 |
| 628.7005 | Inlet Protection Type A | 4 | EACH | 110.00 | 440.00 | 120.00 | 480.00 | 90.00 | 360.00 | 100.00 | 400.00 | 75.00 | 300.00 | 153.00 | 612.00 | 150.00 | 600.00 |
| 628.7560 | Tracking Pads | 1 | EACH | 1,200.00 | 1,200.00 | 3,000.00 | 3,000.00 | 2,112.00 | 2,112.00 | 2,000.00 | 2,000.00 | 2,000.00 | 2,000.00 | 2,045.00 | 2,045.00 | 2,000.00 | 2,000.00 |
| 700.0010 | Sanitary Sewer Laterals, 4-Inch PVC | 330 | LF | 43.00 | 14,190.00 | 120.00 | 39,600.00 | 47.00 | 15,510.00 | 33.50 | 11,055.00 | 54.00 | 17,820.00 | 41.00 | 13,530.00 | 73.00 | 24,090.00 |
| 700.0080 | Sanitary Sewer, 8-Inch PVC | 890 | LF | 98.00 | 87,220.00 | 116.00 | 103,240.00 | 65.00 | 57,850.00 | 59.00 | 52,510.00 | 78.00 | 69,420.00 | 58.00 | 51,620.00 | 114.00 | 101,460.00 |
| 700.0180 | Sanitary Sewer Lateral Wye | 11 | EACH | 86.00 | 946.00 | 100.00 | 1,100.00 | 149.00 | 1,639.00 | 126.51 | 1,391.61 | 220.00 | 2,420.00 | 105.00 | 1,155.00 | 160.00 | 1,760.00 |
| 700.0200 | Sanitary Manhole Castings | 3 | EACH | 600.00 | 1,800.00 | 100.00 | 300.00 | 297.00 | 891.00 | 655.00 | 1,965.00 | 930.00 | 2,790.00 | 116.00 | 348.00 | 150.00 | 450.00 |
| 700.0304 | Sanitary Sewer Manhole, 4-FT Diameter | 42 | VF | 575.00 | 24,150.00 | 850.00 | 35,700.00 | 447.00 | 18,774.00 | 391.00 | 16,422.00 | 470.00 | 19,740.00 | 530.00 | 22,260.00 | 459.00 | 19,278.00 |
| 800.0010 | Water Service, 1-Inch | 330 | LF | 15.00 | 4,950.00 | 53.00 | 17,490.00 | 42.00 | 13,860.00 | 22.00 | 7,260.00 | 45.00 | 14,850.00 | 29.00 | 9,570.00 | 53.00 | 17,490.00 |
| 800.0060 | Water Main, 6-Inch PVC | 400 | LF | 47.00 | 18,800.00 | 55.00 | 22,000.00 | 41.00 | 16,400.00 | 37.50 | 15,000.00 | 65.00 | 26,000.00 | 50.00 | 20,000.00 | 56.00 | 22,400.00 |
| 800.0080 | Water Main, 8-Inch PVC | 500 | LF | 59.00 | 29,500.00 | 66.00 | 33,000.00 | 55.00 | 27,500.00 | 51.75 | 25,875.00 | 80.00 | 40,000.00 | 64.00 | 32,000.00 | 69.00 | 34,500.00 |
| 800.0100 | Water Hydrant and Lead | 2 | EACH | 8,344.00 | 16,688.00 | 8,200.00 | 16,400.00 | 8,693.00 | 17,386.00 | 6,860.00 | 13,720.00 | 8,975.00 | 17,950.00 | 8,275.00 | 16,550.00 | 8,235.00 | 16,470.00 |
| 800.0201 | Valve and Box, 1-Inch | 11 | EACH | 390.00 | 4,290.00 | 400.00 | 4,400.00 | 416.00 | 4,576.00 | 336.00 | 3,696.00 | 295.00 | 3,245.00 | 378.00 | 4,158.00 | 490.00 | 5,390.00 |
| 800.0206 | Valve and Box, 6-Inch | 2 | EACH | 1,670.00 | 3,340.00 | 2,000.00 | 4,000.00 | 1,970.00 | 3,940.00 | 1,940.00 | 3,880.00 | 3,550.00 | 4,700.00 | 1,720.00 | 3,440.00 | 1,843.00 | 3,686.00 |
| 800.0208 | Valve and Box, 8-Inch | 2 | EACH | 2,450.00 | 4,900.00 | 2,750.00 | 5,500.00 | 4,208.00 | 8,416.00 | 3,500.00 | 7,000.00 | 3,425.00 | 6,850.00 | 2,500.00 | 5,000.00 | 2,800.00 | 5,600.00 |
| 800.0301 | Tap and Corporation, 1-Inch | 11 | EACH | 400.00 | 4,000.00 | 575.00 | 5,750.00 | 428.00 | 4,708.00 | 350.00 | 3,850.00 | 475.00 | 4,725.00 | 390.00 | 4,290.00 | 1,071.00 | 11,781.00 |
| 900.0010 | Biofilter 1 | 1 | LS | 11,300.00 | 11,300.00 | 23,000.00 | 23,000.00 | 23,319.00 | 23,319.00 | 19,000.00 | 19,000.00 | 31,500.00 | 31,500.00 | 19,100.00 | 19,100.00 | 14,530.00 | 14,530.00 |
| 900.0020 | Biofilter 2 | 1 | LS | 9,200.00 | 9,200.00 | 18,000.00 | 18,000.00 | 17,191.00 | 17,191.00 | 14,000.00 | 14,000.00 | 21,350.00 | 21,350.00 | 12,700.00 | 12,700.00 | 10,050.00 | 10,050.00 |
| 900.0060 | Dry Pond South | 1 | LS | 14,500.00 | 14,500.00 | 55,000.00 | 55,000.00 | 51,370.00 | 51,370.00 | 44,000.00 | 44,000.00 | 40,000.00 | 40,000.00 | 40,900.00 | 40,900.00 | 55,500.00 | 55,500.00 |
| TOTAL BASE BID AMOUNT | | | | | 463,895.50 | | 655,713.25 | | 523,711.00 | | 579,564.27 | | 643,900.75 | | 532,417.00 | | 176 |

**SUMMARY OF BIDS CONTRACT 3-2024
SANDY BAY HIGHLANDS PHASE 3 UTILITY AND STREET GRADING
BIDS OPENED July 10, 2024 10:00am**

| ITEM NO. | ITEM DESCRIPTION | ESTIMATED QUANTITY | UNITS | Advances Construction, Inc 2141 Woodale Ave Green Bay, WI 54313 | | Alfonso Excavation PO Box 117 Valders, WI 54245 | | Dorner, Inc E506 Luxemburg Rd, PO Box 129 Luxemburg, WI 54217 | | Krause Construction Incorporated 3636 Kewauaue Road Green Bay, WI 54311 | | Mammoth Construction 1616 Wollmer Street Manitowish, WI 54220 | | PTS Contractors, Inc. 4075 Eaton Road Green Bay, WI 54311-9348 | | Vitkon Construction Company 1322 13rd Street, PO 137 Two Rivers, WI 54241 | |
|--|-------------------------------------|--------------------|-------|---|-----------------|---|---------------------|---|-----------------|---|-----------------|---|-----------------|--|-----------------|---|-----------------|
| | | | | BID PRICE | EXTENDED AMOUNT | BID PRICE | EXTENDED AMOUNT | BID PRICE | EXTENDED AMOUNT | BID PRICE | EXTENDED AMOUNT | BID PRICE | EXTENDED AMOUNT | BID PRICE | EXTENDED AMOUNT | BID PRICE | EXTENDED AMOUNT |
| BID ALTERNATE A BID ITEMS | | | | | | | | | | | | | | | | | |
| 201.0120A | Cleaning | 5 | STA | 1,000.00 | 5,000.00 | 650.00 | 3,250.00 | 1,742.00 | 8,710.00 | 1,000.00 | 5,000.00 | 1,100.00 | 5,500.00 | 1,025.00 | 5,125.00 | 1,000.00 | 5,000.00 |
| 201.0220A | Grubbing | 5 | STA | 800.00 | 4,000.00 | 450.00 | 2,250.00 | 1,531.00 | 7,655.00 | 1,000.00 | 5,000.00 | 1,100.00 | 5,500.00 | 1,025.00 | 5,125.00 | 1,000.00 | 5,000.00 |
| 205.010A | Excavation Common | 960 | CY | 8.00 | 7,680.00 | 8.50 | 8,160.00 | 26.20 | 25,152.00 | 25.50 | 24,480.00 | 25.00 | 24,000.00 | 25.00 | 24,000.00 | 24.79 | 23,798.4 |
| 305.0110A | Base Aggregate Dense 3/4-Inch | 1940 | TON | 15.60 | 30,264.00 | 17.25 | 33,465.00 | 18.70 | 36,278.00 | 18.25 | 35,405.00 | 17.95 | 34,823.00 | 18.00 | 34,920.00 | 17.75 | 34,435.1 |
| 305.0111A | Base Aggregate Dense 3/8-Inch | 290 | TON | 15.60 | 15,132.00 | 20.00 | 5,800.00 | 21.90 | 19,206.00 | 19.00 | 18,430.00 | 18.95 | 18,381.50 | 19.00 | 18,430.00 | 18.75 | 18,187.4 |
| 311.0110A | Breaker Run | 970 | TON | 42.00 | 29,442.00 | 41.00 | 28,741.00 | 42.00 | 29,442.00 | 39.00 | 27,339.00 | 62.00 | 43,462.00 | 72.00 | 30,145.00 | 57.00 | 39,957.1 |
| 608.0308A | Storm Sewer Pipe PVC 8-Inch | 701 | LF | 55.00 | 4,125.00 | 58.00 | 4,300.00 | 61.00 | 4,575.00 | 54.00 | 4,050.00 | 67.00 | 5,025.00 | 72.00 | 5,400.00 | 78.00 | 5,850.1 |
| 608.0312A | Storm Sewer Pipe 12-Inch | 75 | LF | 59.00 | 2,950.00 | 62.00 | 3,100.00 | 63.00 | 3,150.00 | 71.00 | 3,550.00 | 75.00 | 3,750.00 | 75.00 | 3,750.00 | 79.00 | 3,950.1 |
| 608.0315A | Storm Sewer Pipe 15-Inch | 50 | LF | 60.00 | 15,000.00 | 63.00 | 15,750.00 | 56.00 | 14,000.00 | 71.00 | 17,750.00 | 79.00 | 19,750.00 | 67.00 | 16,750.00 | 77.00 | 19,250.1 |
| 608.0318A | Storm Sewer Pipe 18-Inch | 250 | LF | 35.00 | 15,750.00 | 44.00 | 19,800.00 | 35.00 | 15,750.00 | 28.75 | 12,937.50 | 45.00 | 20,250.00 | 30.00 | 13,500.00 | 64.00 | 28,800.1 |
| 608.0306A | Storm Sewer Lateral PVC 4-Inch | 450 | LF | 2,000.00 | 6,000.00 | 2,750.00 | 3,175.00 | 3,172.00 | 9,516.00 | 2,800.00 | 6,600.00 | 3,900.00 | 11,700.00 | 1,850.00 | 5,550.00 | 3,200.00 | 9,600.1 |
| 611.2003A | Manholes 4-FT Diameter | 6 | EACH | 3,200.00 | 19,200.00 | 3,500.00 | 21,000.00 | 3,990.00 | 19,740.00 | 3,000.00 | 18,000.00 | 4,000.00 | 24,000.00 | 2,600.00 | 15,600.00 | 2,957.00 | 17,622.1 |
| 611.2004A | Manholes 4-FT Diameter | 1 | EACH | 1,050.00 | 1,050.00 | 1,250.00 | 1,400.00 | 1,871.00 | 1,871.00 | 1,800.00 | 1,800.00 | 325.00 | 325.00 | 970.00 | 970.00 | 1,895.00 | 1,895.00 |
| 522.1012A | Endwall, 12" RCCP | 1 | EACH | 1,200.00 | 1,200.00 | 1,400.00 | 1,400.00 | 2,322.00 | 2,322.00 | 2,208.00 | 2,208.00 | 375.00 | 375.00 | 1,150.00 | 1,150.00 | 2,000.1 | 2,000.1 |
| 625.0500A | Endwall, 18" RCCP | 2370 | SY | 2.00 | 4,740.00 | 2.00 | 4,740.00 | 3.70 | 8,769.00 | 3.50 | 8,295.00 | 3.95 | 9,361.50 | 3.60 | 8,532.00 | 3.50 | 8,295.1 |
| 625.0500A | Salvaged Topsoil | 2370 | SY | 1.75 | 4,147.50 | 4.00 | 9,480.00 | 2.60 | 6,162.00 | 4.00 | 9,480.00 | 8.00 | 18,960.00 | 1.80 | 4,266.00 | 1.30 | 3,081.1 |
| 630.0140A | Seeding, Fertilizer, and Mulching | 2370 | LF | 1.90 | 1,330.00 | 3.00 | 2,100.00 | 2.50 | 1,750.00 | 2.00 | 1,400.00 | 2.00 | 1,400.00 | 2.30 | 1,610.00 | 2.25 | 1,575.1 |
| 628.1504A | Silt Fence | 15 | EACH | 60.00 | 900.00 | 95.00 | 1,425.00 | 121.00 | 1,815.00 | 90.00 | 1,350.00 | 45.00 | 675.00 | 112.00 | 1,680.00 | 150.00 | 2,250.1 |
| 628.1105A | Ditch Checks | 450 | LF | 43.00 | 19,350.00 | 123.00 | 55,350.00 | 47.00 | 21,150.00 | 33.50 | 15,075.00 | 52.00 | 23,400.00 | 45.00 | 20,250.00 | 73.00 | 32,850.1 |
| 700.0010A | Sanitary Sewer Laterals, 4-Inch PVC | 1110 | LF | 86.00 | 95,460.00 | 118.00 | 130,980.00 | 60.00 | 66,600.00 | 50.00 | 55,500.00 | 78.00 | 86,580.00 | 56.00 | 62,160.00 | 92.00 | 102,120.1 |
| 700.0080A | Sanitary Sewer, 8-Inch PVC | 15 | EACH | 600.00 | 2,400.00 | 1,000.00 | 400.00 | 92.00 | 368.00 | 655.00 | 2,620.00 | 930.00 | 3,720.00 | 115.00 | 460.00 | 150.00 | 600.1 |
| 700.0200A | Sanitary Manhole Castings | 4 | EACH | 550.00 | 2,200.00 | 875.00 | 3,500.00 | 756.00 | 3,024.00 | 412.00 | 1,648.00 | 470.00 | 1,880.00 | 593.00 | 2,372.00 | 465.00 | 1,860.1 |
| 800.0010A | Water Service, 1-Inch | 450 | LF | 15.00 | 675.00 | 53.00 | 3,500.00 | 42.00 | 18,900.00 | 22.00 | 9,900.00 | 45.00 | 20,250.00 | 30.00 | 13,500.00 | 53.00 | 23,850.1 |
| 800.0060A | Water Main, 6-Inch PVC | 400 | LF | 49.60 | 19,840.00 | 55.00 | 35,750.00 | 44.00 | 28,600.00 | 41.00 | 26,650.00 | 65.00 | 42,250.00 | 34.00 | 35,100.00 | 58.00 | 37,700.1 |
| 800.0080A | Water Main, 8-Inch PVC | 400 | LF | 58.00 | 23,200.00 | 65.00 | 26,000.00 | 54.00 | 21,600.00 | 51.00 | 20,400.00 | 80.00 | 32,000.00 | 63.00 | 25,200.00 | 79.00 | 31,600.1 |
| 800.010A | Water Hydrant and Lead | 4 | EACH | 8,280.00 | 33,120.00 | 8,200.00 | 32,800.00 | 8,623.00 | 34,492.00 | 6,860.00 | 27,440.00 | 8,975.00 | 35,900.00 | 8,335.00 | 33,340.00 | 8,335.00 | 33,340.1 |
| 800.0201A | Valve and Box, 1-Inch | 15 | EACH | 390.00 | 5,850.00 | 400.00 | 6,000.00 | 416.00 | 6,240.00 | 336.00 | 3,300.00 | 295.00 | 4,425.00 | 378.00 | 5,670.00 | 490.00 | 7,350.1 |
| 800.0206A | Valve and Box, 6-Inch | 2 | EACH | 1,670.00 | 3,340.00 | 2,000.00 | 4,000.00 | 1,993.00 | 3,986.00 | 3,880.00 | 3,880.00 | 2,350.00 | 4,700.00 | 1,720.00 | 3,440.00 | 1,843.00 | 3,686.1 |
| 800.0208A | Valve and Box, 8-Inch | 1 | EACH | 2,450.00 | 2,450.00 | 2,750.00 | 2,750.00 | 2,813.00 | 2,813.00 | 2,800.00 | 2,800.00 | 3,425.00 | 3,425.00 | 2,500.00 | 2,500.00 | 2,800.00 | 2,800.1 |
| 800.0301A | Tap and Corporation, 1-Inch | 15 | EACH | 400.00 | 6,000.00 | 575.00 | 8,625.00 | 428.00 | 6,420.00 | 350.00 | 5,250.00 | 475.00 | 7,125.00 | 390.00 | 5,850.00 | 1,071.00 | 16,065.1 |
| 900.0030A | Biofilter 3 | 1 | LS | 11,100.00 | 11,100.00 | 17,500.00 | 17,500.00 | 15,820.00 | 15,820.00 | 14,000.00 | 14,000.00 | 18,000.00 | 18,000.00 | 12,270.00 | 12,270.00 | 8,700.00 | 8,700.1 |
| 900.0040A | Biofilter 4 | 1 | LS | 11,000.00 | 11,000.00 | 16,500.00 | 16,500.00 | 15,292.00 | 15,292.00 | 13,500.00 | 13,500.00 | 16,500.00 | 16,500.00 | 11,500.00 | 11,500.00 | 8,200.00 | 8,200.1 |
| 900.0050A | Biofilter 5 | 1 | LS | 12,000.00 | 12,000.00 | 28,000.00 | 28,000.00 | 23,470.00 | 23,470.00 | 21,000.00 | 21,000.00 | 38,700.00 | 38,700.00 | 20,300.00 | 20,300.00 | 15,200.00 | 15,200.1 |
| 900.0070A | Dry Pond North | 1 | LS | 18,000.00 | 18,000.00 | 51,000.00 | 51,000.00 | 28,505.00 | 28,505.00 | 24,500.00 | 24,500.00 | 25,000.00 | 25,000.00 | 27,000.00 | 27,000.00 | 31,900.00 | 31,900.1 |
| TOTAL BID ALTERNATE A BID AMOUNT | | | | 481,834.50 | | | 673,173.50 | 554,117.00 | | 478,053.50 | | 640,678.50 | | 510,577.00 | | 616,779.41 | |
| TOTAL BASE BID + BID ALTERNATE A AMOUNT | | | | 945,730.00 | | | 1,328,886.75 | 1,077,828.00 | | 1,007,617.77 | | 1,284,579.25 | | 1,042,994.00 | | 1,2 | 177 |

City of Two Rivers
 Sandy Bay Highlands Phase 3
 Comparison of Bid Alternates, Future Costs

INCLUDING ADDED STORMWATER MGT. COSTS

| | Alt 1 | Alt 2 | Alt 3 (Entire Development) |
|---|----------------------|------------------------|-------------------------------|
| Bid Costs | Base Bid | Base Bid+Alt A | Base+BidAlt+Future |
| Roadway | 75,258.50 | 152,976.00 | 152,976.00 |
| Water | 86,868.00 | 199,818.00 | 199,818.00 |
| Sanitary Sewer | 128,306.00 | 272,656.00 | 272,656.00 |
| Storm Sewer | 138,463.00 | 233,180.00 | 233,180.00 |
| Storm Water Quality Mgt | 35,000.00 | 87,100.00 | 87,100.00 |
| Total Bid | 463,895.50 | 945,730.00 | 945,730.00 |
| <i>Future Bid (Util + Roadway)</i> | | | 269,425.00 |
| <i>Future C&G & Asphalt Binder</i> | 97,160.00 | 206,860.00 | 257,045.00 |
| <i>Future Completion of Biofilters</i> | 25,430.55 | 110,848.25 | 151,589.25 |
| <i>Electric</i> | 100,000.00 | 163,402.61 | 218,598.69 |
| <i>Gas</i> | 40,000.00 | 80,000.00 | 120,000.00 |
| <i>Telecom</i> | | | |
| Total Future Work | 262,590.55 | 561,110.86 | 1,016,657.94 |
| Total Estimated Construction Cost | \$ 726,486.05 | \$ 1,506,840.86 | \$ 1,962,387.94 |
| Const Cost less Elect & Gas Costs | \$ 586,486.05 | \$ 1,263,438.25 | \$ 1,623,789.25 |
| City Engineering/Contingency (10%) | \$ 58,650.00 | \$ 126,340.00 | \$ 162,380.00 |
| Total Construction with Eng/Cont | \$ 785,136.05 | \$ 1,633,180.86 | \$ 2,124,767.94 |
| Consultant Design | \$ 26,020.00 | \$ 61,510.00 | \$ 75,700.00 |
| Total Project Cost | \$ 811,156 | \$ 1,694,691 | \$ 2,200,468 |
| Number of Lots | 11 | 26 | 32 |
| Cost per Lot | \$ 73,741 | \$ 65,180 | \$ 68,765 |
| Number of Lots with 4 build sites within PUD Lot #17 | No Change | No Change | \$ 35 |
| Cost per Lot w/ Stormwater Mgt. | \$ 73,741 | \$ 65,180 | \$ 62,871 |

By increasing the number of build sites by 4, decreases the ALL in cost, including stormwater management, per lot by \$5,894,641 / site (lot)

Alternate 1 - Orchard Ln, from Lake Breeze Way to Rawley Ct, and Rawley Court

Alternate 2 - Orchard Ln from Lake Breeze Way to N. P/I; Rawley Ct; & Sandy

Alternate 3 - Orchard Ln, Rawley Ct, and Sandy Ridge Dr in the entirety

City of Two Rivers
Sandy Bay Highlands Phase 3
Comparison of Bid Alternates, Future Costs

EXCLUDING ADDED STORMWATER MGT. COSTS

| | Alt 1 | Alt 2 | Alt 3 (Entire Development) |
|--|----------------------|------------------------|-------------------------------|
| Bid Costs | Base Bid | Base Bid+Alt A | Base+BidAlt+Future |
| Roadway | 75,258.50 | 152,976.00 | 152,976.00 |
| Water | 86,868.00 | 199,818.00 | 199,818.00 |
| Sanitary Sewer | 128,306.00 | 272,656.00 | 272,656.00 |
| Storm Sewer | 138,463.00 | 233,180.00 | 233,180.00 |
| Storm Water Quality Mgt | 35,000.00 | 87,100.00 | 87,100.00 |
| Total Bid | 463,895.50 | 945,730.00 | 945,730.00 |
| <i>Future Bid (Util + Roadway)</i> | | | 269,425.00 |
| <i>Future C&G & Asphalt Binder</i> | 97,160.00 | 206,860.00 | 257,045.00 |
| <i>Future Completion of Biofilters</i> | 25,430.55 | 110,848.25 | 151,589.25 |
| <i>Electric</i> | 100,000.00 | 163,402.61 | 218,598.69 |
| <i>Gas</i> | 40,000.00 | 80,000.00 | 120,000.00 |
| <i>Telecom</i> | | | |
| Total Future Work | 262,590.55 | 561,110.86 | 1,016,657.94 |
| Total Estimated Construction Cost Less Stormwater Mgt | \$ 666,055.50 | \$ 1,308,892.61 | \$ 1,723,698.69 |
| Const Cost less Elect & Gas Costs | \$ 526,055.50 | \$ 1,065,490.00 | \$ 1,385,100.00 |
| City Engineering/Contingency (10%) | \$ 52,610.00 | \$ 106,550.00 | \$ 138,510.00 |
| Total Construction with Eng/Cont | \$ 718,665.50 | \$ 1,415,442.61 | \$ 1,862,208.69 |
| Consultant Design | \$ 26,020.00 | \$ 61,510.00 | \$ 75,700.00 |
| Total Project Cost | \$ 744,686 | \$ 1,476,953 | \$ 1,937,909 |
| Number of Lots | 11 | 26 | 32 |
| Cost per Lot | \$ 67,699 | \$ 56,806 | \$ 60,560 |
| Number of Lots with 4 build sites within PUD Lot #17 | No Change | No Change | \$ 35 |
| Cost per Lot w/o Stormwater Mgt. | \$ 67,699 | \$ 56,806 | \$ 55,369 |

By increasing the number of build sites by 4, decreases the ALL in cost, including stormwater management, per lot by \$5.191 / site (lot)

- Alternate 1 - Orchard Ln, from Lake Breeze Way to Rawley Ct, and Rawley Court**
- Alternate 2 - Orchard Ln from Lake Breeze Way to N. P/I; Rawley Ct; & Sandy**
- Alternate 3 - Orchard Ln, Rawley Ct, and Sandy Ridge Dr in the entirety**