



4613 Custer St.
Manitowoc, WI 54221-0245
(920) 973-3786 (Mobile)
(920) 683-3459 (Fax)
(920) 682-8282 (Office)
bimhoff@hamann.com

Proposal

Name: City of Two Rivers – Neshotah Park	Attn: Mike Mathis	Date: September 23, 2025
Street Address: 2111 Pierce St., Two River		

Description: Neshotah Park Restroom Renovations

Clarifications and exclusions to base proposal:

- **Base Bid**
 - Women's restroom
 - Remove existing sinks and countertops
 - Install (3) new wall hung lavatory sinks with touchless faucets
 - Eliminate (3) toilets and surrounding partitions
 - Install (5) new toilets with touchless flush valves
 - (4) in the existing locations
 - Move ADA toilet west with offset collar
 - Install new toilet partitions
 - Patch concrete and CMU wall where toilets were eliminated
 - Paint (4) walls affected by changes
 - Corner to corner and floor to ceiling
 - Match as close as possible to the existing
 - Paint floor patches
 - Match as close as possible to the existing
 - Install new grab bars in the ADA stall
 - Reuse all existing bathroom accessories
 - Men's restroom
 - Remove existing sinks and countertops
 - Install (2) new wall hung lavatory sinks with touchless faucets
 - Remove (6) existing urinals and CMU half wall behind
 - Construct a new stud wall, approx. 8'-3" wide, floor to ceiling with ceramic tile finishes as necessary for new urinals
 - Install (3) new floor mounted urinals with touchless flush valves
 - Patch concrete and CMU wall where urinals were reworked
 - Paint (4) walls affected by changes
 - Corner to corner and floor to ceiling
 - Match as close as possible to the existing
 - Paint floor patches
 - Match as close as possible to the existing
 - Remove (3) existing toilets
 - Install (3) new toilets with touchless flush valves
 - Toilet partitions to remain as existing
 - Reuse all existing bathroom accessories

For the Sum of:

\$57,395.00



- Remove (3) existing toilets
- Rework drain and water piping for new toilet layout
- Patch wall and floor as necessary
- Install (3) new toilets with touchless flush valves
- Install new partition walls
- Install new grab bars in the ADA stall

- Remove the existing water heater
- Install (1) high efficiency low-flow electric water heater

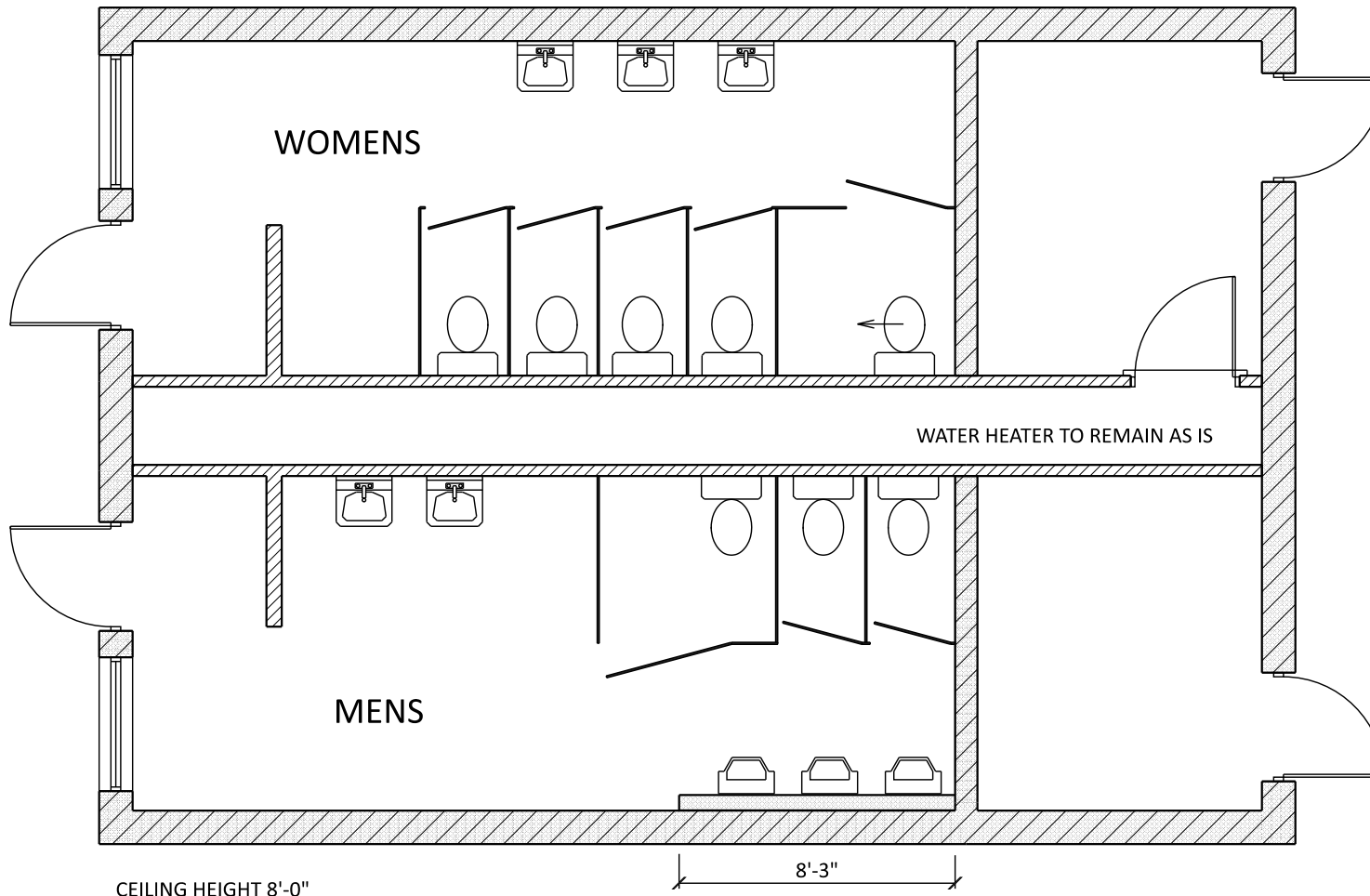
- Prepare and apply epoxy floor coating on all restroom floors
- Does not include mechanical rooms

Page 2 of 2

City of Two Rivers - Pierce St Restrooms

Estimate Table

Description	Unit Price	Total Estimate
000 Base Bid		
01 GENERAL		8,854.18
02 EXISTING CONDITIONS		5,190.58
03 CONCRETE		2,668.58
04 MASONRY		1,584.67
05 METALS		524.34
06 WOOD AND PLASTICS		242.85
07 THERMAL AND MOISTURE		485.29
09 FINISHES		6,346.33
10 SPECIALTIES		8,546.65
22 PLUMBING		22,951.56
000 - Base Bid Totals		\$57,395.02
001 Alternate #1 - Men's Room Toilet Changes		
02 EXISTING CONDITIONS		1,433.31
03 CONCRETE		1,154.42
04 MASONRY		410.90
09 FINISHES		551.38
10 SPECIALTIES		5,730.67
22 PLUMBING		2,205.50
001 - Alternate #1 - Men's Room Toilet Changes Totals		\$11,486.18
002 Alternate #2 - Water Heater		
22 PLUMBING		1,323.30
002 - Alternate #2 - Water Heater Totals		\$1,323.30
003 Alternate #3 - Epoxy Coating Entire Floor		
09 FINISHES		4,626.04
003 - Alternate #3 - Epoxy Coating Entire Floor Totals		\$4,626.04



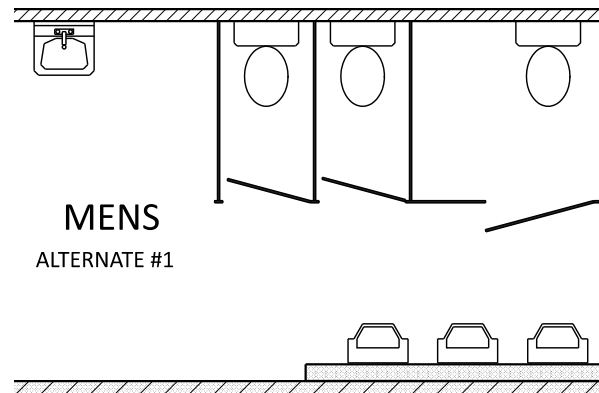
WOMEN'S RESTROOM
 REMOVE EXISTING SINKS AND COUNTERTOPS
 INSTALL (3) NEW WALL HUNG LAVATORY SINKS
 ELIMINATE (2) TOILETS
 INSTALL (5) NEW TOILETS,
 (4) IN THE EXISTING LOCATIONS
 MOVE ADA TOILET WEST WITH OFFSET COLLAR
 INSTALL NEW TOILET PARTITIONS
 PATCH CONCRETE AND BLOCK WHERE TOILETS WERE ELIMINATED
 PAINT (4) WALLS EFFECTED BY CHANGES
 CORNER TO CORNER AND FLOOR TO CEILING
 MATCH AS CLOSE AS POSSIBLE TO THE EXISTING
 PAINT FLOOR PATCHES
 MATCH AS CLOSE AS POSSIBLE TO THE EXISTING
 INSTALL NEW GRAB BARS IN THE ADA STALL
 REUSE ALL EXISTING BATHROOM ACCESSORIES

MEN'S RESTROOM
 REMOVE EXISTING SINKS AND COUNTERTOPS
 INSTALL (2) NEW WALL HUNG LAVATORY SINKS
 REMOVE (6) EXISTING URINALS AND CMU HALF WALL BEHIND
 CONSTRUCT STUD WALL, APPROX. 8'-3" WIDE, FLOOR TO
 CEILING WITH CERAMIC TILE FINISHES AS NECESSARY
 FOR NEW URINALS
 INSTALL (3) NEW FLOOR MOUNTED URINALS WITH INDIVIDUAL FLUSH
 PATCH CONCRETE AND BLOCK WHERE URINALS WERE REWORKED
 PAINT (4) WALLS EFFECTED BY CHANGES
 CORNER TO CORNER AND FLOOR TO CEILING
 MATCH AS CLOSE AS POSSIBLE TO THE EXISTING
 PAINT FLOOR PATCHES
 MATCH AS CLOSE AS POSSIBLE TO THE EXISTING
 REPLACE (3) TOILETS
 TOILET PARTITIONS TO REMAIN AS IS
 REUSE ALL EXISTING BATHROOM ACCESSORIES

**TWO RIVERS
 NESHOTAH PARK
 PIERCE ST. RESTROOMS**

SCALE 3/16" = 1'

HAMANN CONSTRUCTION



ALTERNATE #1 - MEN'S RESTROOM
 REMOVE (3) EXISTING TOILETS
 REWORK DRAIN AND WATER PIPING FOR NEW
 TOILET LAYOUT
 PATCH WALL AND FLOOR AS NECESSARY
 INSTALL (3) NEW TOILETS
 INSTALL NEW PARTITION WALLS
 INSTALL NEW GRAB BARS IN THE ADA STALL

ALTERNATE #2 - WATER HEATER REPLACEMENT
 INSTALL (1) LOW-FLOW WATER HEATER

ALTERNATE #3 - EPOXY FLOOR COATING
 PREPARE AND APPLY EPOXY FLOOR COATING
 ON ALL RESTROOM FLOORS
 DOES NOT INCLUDE MECHANICAL ROOMS