



ANGUS-YOUNG  
ARCHITECTS/ENGINEERS

## PROJECT MEMO

**TO:** Mr. Brad Marquardt  
**COMPANY:** City of Whitewater  
**FROM:** Brad Werginz - Architect  
**RE:** Bid Summary and Recommendation  
**PROJECT:** City of Whitewater – Police Department Evidence Storage Building

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March 6<sup>th</sup>, 2026

### Introduction

The purpose of this memo is to summarize the results of the construction bids received for the City of Whitewater police department evidence storage building and associated site improvements.

Below, I have provided an analysis of the bid process, followed by a recommendation for award of a construction contract.

### Bid Summary

Bid documents were released by Angus-Young on February 12<sup>th</sup>, 2026. A 21-day bidding period was provided, with a mandatory pre-bid meeting conducted on February 24<sup>th</sup>, 2026, for all interested bidders. Site access was provided after the meeting, for all contractors interested in touring the existing on-site conditions.

A total of four (4) bids were received at City Hall and were publicly read aloud on March 5<sup>th</sup>, 2026 immediately following the 2:00 pm deadline for bid submittals.

Each bidder submitted costs for constructing the proposed 5,000 S.F. storage building, and all associated site improvements as detailed in the bidding documents prepared by Angus-Young.

In addition to acknowledging receipt of two (2) addendums issued during the bidding process, bidders were also required to submit a 10% bid bond, construction change order mark-up percentage, and calendar day duration for completion of construction.

Bid amounts ranged from \$852,000 to \$1,029,907.85 for all base bid work. The two lowest bidders were within 10% of each other. The bid tabulation is attached for reference. These bid amounts are favorable compared to earlier estimated construction costs.

All (4) bidders included construction duration times with their bids, which are noted in the attached bid tabulation. It was noted in the bid package that construction could commence on March 30<sup>th</sup>, 2026. An expected final completion date of 10/30/2026 for all work was also noted.



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### Base Bid Information Analysis

#### **Low Base Bid – Gilbank Construction, Inc. (Clinton, Wisconsin) - \$852,000**

In reviewing the bid and supplemental information submitted by Gilbank Construction, no irregularities were noted. Gilbank's bid proposal included a construction duration period of 180 days.

### Recommendation and Award

The low bidder presented in this memo is a highly qualified general contractor, with the expertise and experience necessary to construct a quality building for the City of Whitewater Police Department. Most notably, Gilbank Construction recently completed the New Public Works Facility for the City of Fort Atkinson in 2025.

It is the recommendation of Angus-Young, for the City of Whitewater to award the construction contract to Gilbank Construction, Inc., for all work, as they were the lowest qualified bid received, for a total contract amount of **\$852,000**.

A construction contingency allowance, should be accounted for by the City as well, for approximately 5% of the construction amount, or \$40,000. The contingency is intended to cover unforeseen conditions or small changes in the work necessary for project completion.

Respectfully,

Brad Werginz, Architect

C.C. Jim Tibbetts, Project Manager

**BID TALLY**

**Police Department Evidence Storage Building - Whitewater, Wisconsin**

AYA Project Number 80440

March 5th, 2026 2:00 PM (CST)

<u>Bidding Contractor</u>	Bid Bond 00 43 13	Addendum 1&2 Acknowledgement	Change Order Percentage	Calendar Days of Construction	<p align="center"><b>Base Bid No. 01</b> General Construction - Drawings and Divisions 0-33 of the Project Manual</p>
Gilbank Construction, Inc.	<b>X</b>	<b>X</b>	<b>10.0%</b>	<b>180</b>	<b>\$852,000.00</b>
RR Walton & Company Ltd.	<b>X</b>	<b>X</b>	<b>10.0%</b>	<b>214</b>	<b>\$1,029,907.85</b>
Superior Construction	<b>X</b>	<b>X</b>	<b>10.0%</b>	<b>100</b>	<b>\$915,362.00</b>
Campbell Construction	<b>X</b>	<b>X</b>	<b>8.5%</b>	<b>105</b>	<b>\$1,011,898.00</b>