

CITY OF NEENAH
PUBLIC SERVICES AND SAFETY COMMITTEE MEETING
May 24, 2022 @ 6:30 PM
City Hall, 211 Walnut Street
Council Chambers

NOTICE IS HEREBY GIVEN, pursuant to the requirements of Wis. Stats. Sec. 19.84, that a majority of the Neenah Common Council may be present at this meeting. Common Council members may be present to gather information about a subject over which they have decision-making responsibility. This may constitute a meeting of the Neenah Common Council and must be noticed as such. The Council will not take any formal action at this meeting.

AGENDA

1. Approval of Minutes of the meeting for May 10, 2022 (Attachment)
2. Public Appearances
3. Recommendation to hire a Construction Manager for the Police Department building expansion (Attachment)
4. 2022-2023 Renewal of Retail Class “A” and Class “B” Liquor/Beer Licenses (Attachment)
5. Public Works General Construction and Department Activity (Attachment)
6. Announcements/Future Agenda Items
7. Adjournment

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Neenah will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance, or reasonable accommodation in participating in this meeting or event due to a disability as defined under the ADA, please call the **Public Works Administrative Assistant at (920)886-6240** or the **City’s ADA Coordinator at (920)886-6106** or e-mail attorney@ci.Neenah.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

CITY OF NEENAH
PUBLIC SERVICES AND SAFETY COMMITTEE MEETING MINUTES
Tuesday May 10, 2022, 6:30 PM

Present: Alderpersons Borchardt, Hillstrom, Lendrum, and Stevenson

Excused:

Also Present: Mayor Lang, Public Works Director Kaiser, Police Chief Olson, Public Works Superintendent Radtke

Approval of Minutes of the meeting for the April 26, 2022 meeting

Motion Second/Carried Hillstrom/Borchardt to approve the minutes of the meeting of April 26, 2022. All voting aye.

Public Appearances:

None

Replace Public Works Fleet #48

Superintendent Radtke introduced his memo of May 4, 2022, requesting the purchase of a John Deere 324L compact wheel loader to replace Fleet #48, a 1999 tractor. He also requested the purchase of a snow push box attachment. The 2022 capital equipment budget included \$75,000 for the tractor replacement. The cost of the requested compact wheel loader is \$87,000 and the push box is \$2,150.

Superintendent Radtke noted that the wheel loader provides greater flexibility and can do a number of the tasks more safely than the current tractor. He noted that other tractors are available from the Parks & Rec fleet if needed. He explained that attachments that are currently owned can be used on the wheel loader. Committee discussed the proposed deferral of a pavement roller that was also included in the 2022 capital equipment budget in order to cover the difference between the cost of the requested purchase and the budget. Superintendent Radtke noted the deficiencies of the current roller, the increased amount of asphalt patching work that is being done and the need for a larger roller. He stated that staff was also evaluating the possibility of renting a roller, as needed. He noted that, of the equipment requested in the 2022 capital equipment budget, the roller was the item that staff felt could be deferred until next year.

Motion/Seconded/Carried Stevenson/Hillstrom to recommend Council approve the purchase of a John Deere 324L compact wheel loader and snow push box from Brooks Tractor for a total of \$89,150 with \$75,000 coming from the 2022 capital equipment program funds to replace the 1999 tractor and the remaining \$14,150 to come from the 2022 capital equipment budget funds for the pavement roller replacement. All voting aye.

Report

Committee discussed the options for the \$15,850 in remaining funding for the pavement roller in the capital equipment budget.

2022 1st Quarter Police Department Statistics

Chief Olson reviewed the Calls for Service. He noted that there was an increase of about 500 over the same period last year. He reviewed the Uniform Crime Report.

He noted a recent increase in sexual assaults. Committee discussed the monitoring of registered sex offenders. Chief Olson described the Department's efforts to stay informed about those individuals. He also noted an ordinance that was recently passed in Sparta, WI, related to sex offender placement in their city. In response to a question about department staffing, Chief Olson discussed the Department's philosophy of reducing crime with proactive measures and education.

Chief Olson reviewed the Traffic Warnings and Traffic Citations. He explained the Equipment Violation category. He informed the Committee on the status of the traffic enforcement officer. Chief Olson reviewed the OWI Arrests and Parking Citations. He attributed the decline in parking citations to improved compliance and reduced CSA staff. He reviewed the Accident statistics and the accident location maps.

Chief Olson reviewed the Overdose statistics. He noted that overdoses are up slightly. He cautioned that the 2nd Quarter statistics may reflect an increase in overdoses and overdose deaths due to a highly potent batch of heroin that has come into the Fox Valley. He noted that a county-wide review of overdose death statistics shows that victims come from all age groups and income classes.

Chief Olson reviewed the Dangerous Animals report. Committee discussed possible reasons why no dangerous animal appeals have come to the Committee in several years. Chief Olson reviewed the Open Records Requests report. He noted that background checks are typically for people entering the armed services or government jobs. He noted that the amount that they can charge for background checks is limited by statute.

Chief Olson reviewed the Code Enforcement report. He noted that 28 citations have been issued this year and that 5 were issued in all of 2021. He complimented Enforcement Officer Otto's efforts to address a number of situations that have been ongoing for several years. He noted the impact that strong code enforcement can have on curbing crime. He explained that the vehicle violations that are addressed by code enforcement include parking on lawns and unregistered vehicle parking. In regard to Community Development violations, Ald. Hillstrom noted the recent placement of a clothing/shoe collection box near the Green Bay Road entrance to Fox Point that violates ordinance. He stated that he had also brought this to the attention of Director Haese.

Committee recognized the work of the Neenah Police Department on National Police Week (May 15 – 21, 2022).

Following discussion, **Motion/Second/Carried Stevenson/Borchardt to accept the 2022 1st Quarter Police Statistics and place on file.** All voting aye

Licenses

Future Neenah Summer Kickoff Concert – Committee reviewed the Temporary Class B Retailer’s License for Future Neenah’s Summer Kickoff Concert event, June 15, 2022. Committee noted that Cannova’s and Broken Tree Pizza will be the vendors.

Following discussion, **Motion/Second/Carried Stevenson/Hillstrom to recommend Council approve the Temporary Class B Retailer’s license for Future Neenah’s Summer Kickoff event, June 15, 2022.** All voting aye.

Future Neenah Boogies Downtown – Committee reviewed the Temporary Class B Retailer’s License for Future Neenah’s Boogie Downtown event, August 24, 2022. Committee noted that Paper City Pub and Gord’s Pub will be the vendors.

Following discussion, **Motion/Second/Carried Borchardt/Stevenson to recommend Council approve the Temporary Class B Retailer’s license for Future Neenah’s Boogie Downtown event, August 24, 2022.** All voting aye.

Public Works General Construction and Department Activity

1. Contract 3-20 (Street - Van, Monroe, Gillingham)
 - a. Gillingham, Van, Monroe, Cavalry: Work is complete.
 - b. Shootingstar: The Shootingstar extension has been graded and graveled. The remaining grading and paving work on Shootingstar Drive and Armstrong Street has not been scheduled.
2. Contract 2-21 (Fairview, Laudan): Work is complete. The final estimate is being taken to the Board of Public Works.
3. Contract 4-21 (Epoxy Pavement Marking): About 75% of the work under this contract has been completed. The remaining work has been carried over to this year.
4. Contract 6-21 (Misc. Concrete Pavement, Sidewalk Repairs): Work under this contract was not completed. The remaining work is primarily sidewalk repair within the target area. That will be done this year.
5. Contract 7-21 (Harrison Pond): Pond excavation is complete. Ground conditions have delayed further work on the west retaining wall.
6. Contract 8-21 (Jewelers Park Drive Trail): The boardwalk and north bridge are complete. Trail grading and paving is complete. The south end of Jewelers Park Drive has been graded and graveled. Work on the box culvert near Harrison Street is complete. Paving is scheduled for the week of May 9, with the road opening shortly thereafter.
7. Contract 1-22 (Utility Construction in Fredrick Drive area): Work is scheduled to be complete in the next three weeks. We Energies will be replacing select gas service lines after our utility work is complete.
8. Contract 2-22 (Utility and Street Construction on Grove and Dieckhoff): Sanitary sewer installation is complete. Sewer lateral installation is ongoing.

C.A.

C.A.

9. Contract 3-22 (Street Construction in Fredrick Drive area, Fresh Air Pk, Southview Pk): This contract was awarded to Northeast Asphalt, Inc. Work has not yet been scheduled.
10. Contract 4-22 (S. Commercial Utility Construction): Sanitary sewer main installation is complete. Sewer lateral pipebursting is scheduled to start May 6.
11. Contract 5-22 (CTH JJ/CTH CB Utility Construction): Work is complete. The road construction is being advertised for bid by Winnebago County. Bids were opened on May 6. Vinton Construction was the low bid. Award is expected the week of May 16, with a pre-construction meeting the following week and work to start in early June.
12. Contract 7-22 (Winneconne Ave Overpass Repairs): This contract was awarded to Pheifer Brothers, Inc. Work has not yet been scheduled.
13. Valley Transit Transfer Center: East Central Wisconsin Regional Plan Commission has accepted the transfer center location evaluation for a transportation technical assistance program project. They are scheduling a kickoff meeting for the week of May 16.
14. E-Waste: The electronic waste event is scheduled for May 14 from 8 a.m. to Noon.

Director Kaiser informed the Committee that Assistant Superintendent Bill Waech had tendered his resignation. A search to fill that position will begin immediately.

Announcements/Future Agenda Items: None

Adjournment: **Motion/Second/Carried Hillstrom/Stevenson to adjourn at 7:28 PM.**
All voting aye.

Respectfully submitted,



Gerry Kaiser
Director of Public



Aaron L. Olson
Chief of Police

CITY OF NEENAH POLICE DEPARTMENT



2111 Marathon Avenue
Neenah, Wisconsin 54956

Memo

To: Alderperson Cari Lendrum, Chair
Public Services and Safety Committee
Mayor Jane Lang

From: Chief Aaron L. Olson *ALO*

Date: May 19, 2022

Re: **Recommendation to hire a Construction Manager for the PD building expansion**

Approximately six years ago, we proposed that we expand the footprint of the current Neenah Police Department building. By doing so, we will make the Neenah Police Building sustainable for many years to come, and we will be more relevant. By being relevant, we will be able to attract more police officer candidates and we will reduce our drive time and set up time at other police ranges, which will keep our officers in the City, which creates a safer Neenah.

Many of the current police department buildings that are being built, are costing over \$20,000,000. We do not feel that we need a new building, rather, we need to expand our current building, which will save our tax payers roughly \$15,000,000.

A committee was formed to vet this process, which consists of the following members:

- Mayor Jane Lang
- Council President Todd Stevenson
- Alderperson John S kyrms
- Director Gerry Kaiser
- Police Lieutenant Amy Wagner
- Police Captain Tom Van Sambeek
- Police Assistant Chief Jeff Bernice
- Police Chief Aaron L. Olson

On October 26, 2021, the Public Services and Safety Committee recommended to City Council to approve FGM Architects, for architectural services for the City of Neenah Police Departments Building Expansion. On November 3, 2021, the City Council approved this recommendation.



On April 29, 2022, a request for proposal was submitted to hire a Construction Manager. On May 6, 2022, we held a pre-proposal conference at the Neenah Police Department for all interested Construction Managers. Representatives from Miron Construction and BOLDT Construction came to this meeting.

The deadline for companies to submit their RFP was May 18. Only one company submitted a proposal and that was Miron Construction. Attached is their proposal.

A representative from Miron Construction will be attending the May 24 PSSC and FGM Architects representative may as well.

Recommendation:

Authorize the Neenah Police Department to hire Miron Construction as the Project Manager.



FGM ARCHITECTS



**NEENAH POLICE
DEPARTMENT
TRAINING CENTER**
NEENAH, WISCONSIN

CONSTRUCTION MANAGEMENT PROPOSAL

May 18, 2022

MIRON CONSTRUCTION CO., INC.

1471 McMahan Drive
Neenah, WI 54956-6305
PH 920.969.7000 | FX 920.969.7393

MIRON-CONSTRUCTION.COM



THIS DOCUMENT IS FORMATTED TO PRINT DOUBLE-SIDED; THIS PAGE WAS INTENTIONALLY LEFT BLANK.



TABLE OF CONTENTS

5.01	COVER LETTER
5.02	PROPOSER IDENTITY & STRUCTURE
5.03	EXPERIENCE & REFERENCES
5.04	KEY PERSONNEL
5.05	PROJECT MANAGEMENT APPROACH
5.06	COMPENSATION & EXPENSES
5.07	AFFIDAVIT OF NON-COLLUSION AND/OR CONFLICT OF INTEREST
5.08	ACKNOWLEDGEMENT & ATTESTATION FORM
5.09	INSURANCE & LEGAL RESPONSIBILITIES
5.10	FINANCIAL STATEMENT
5.11	PROJECT SCHEDULE
5.12	INSURANCE

THIS DOCUMENT IS FORMATTED TO PRINT DOUBLE-SIDED; THIS PAGE WAS INTENTIONALLY LEFT BLANK.



Building Excellence

MIRON CONSTRUCTION CO., INC.

1471 McMahan Drive, Neenah, WI 54956-6305

PO Box 509, Neenah, WI 54957-0509

PH 920.969.7000 | FX 920.969.7393

MIRON-CONSTRUCTION.COM

May 18, 2022

Aaron Olson
Neenah Police Chief
2111 Marathon Avenue
Neenah, WI 54956

Dear Aaron,

Miron Construction Co., Inc. is excited to submit our proposal for Construction Management services for the Neenah Police Department Addition - Neenah Police Training Center project. We are proud to call Neenah home and are deeply rooted in the community, constructing some of the most prominent structures in the area. Our corporate headquarters is located just five miles from the project site, ensuring that our team will be ready and available to oversee this project. We are confident that we will be a valued partner throughout the process, offering several significant advantages to your team.

- **CONSTRUCTION MANAGEMENT EXPERIENCE:** Miron is the largest Construction Manager in the state of Wisconsin. We have completed more than \$1.5 billion in governmental projects over the past 10 years, including a number of public safety projects, and we will leverage this experience to ensure a successful outcome on your project.
- **TEAM:** We have assembled a strong and collaborative team to work on this project. Matt Scharenbroch is the project manager assigned to your project. He was instrumental in the successful completion of the Fox Valley Technical College Public Safety Training Center, which included an indoor shooting range. He will draw on his experience to ensure a smooth process from preconstruction through closeout. Project Superintendent Kris O'Connor has extensive experience working on additions and renovations, having completed local projects at the Heart of the Valley YMCA, Fox West YMCA, Little Chute Area School District, Kimberly Area School District, Fox Valley Technical College, and UW-Fox Valley, among many others. He will bring his best practices to this project.
- **COST COMPETITIVE:** Through the wealth of work we have been fortunate to complete in the area, we have built strong relationships within the local subcontractor/supplier community. We know construction costs and have unmatched purchasing power in the local market, and we will leverage our relationships and expertise to garner the most complete and competitive bids for this project.
- **LIMITED DISRUPTION:** We understand that a building impacts its occupants; we know how important it is to create the least amount of disruption as possible and keep your facility operational throughout construction. Our team is well-versed in phasing this type of construction, allowing you to continue conducting business as usual.
- **BEYOND-THE-BOX THINKING:** Let's face it – most contractors can successfully deliver a project for a client. Miron is not like most contractors. We think beyond the physical structures, working closely with owners and design teams to create facilities that help our clients deliver exceptional experiences. Our comprehensive preconstruction services, including conceptual estimating, virtual construction, and sustainability, coupled with our diverse experience, will allow us to effectively engage with the design team to ensure the resulting plans are achievable, meet your expectations, and set the team up for success during construction.

Thank you for the opportunity to submit our qualifications for this exciting project. After reviewing our submission, we hope you will agree that our experience, project team, innovative services, and—most importantly—our **PASSION** make Miron the best choice for your project. If you have any questions or require additional information, please do not hesitate to call.

Sincerely,
MIRON CONSTRUCTION CO., INC.

Tim Kippenhan, Principal-in-Charge | Vice President & COO
920.969.7053 | tim.kippenhan@miron-construction.com



STAY GROUNDED : THINK BIG : RALLY TOGETHER : DIG DEEP : BUILD LEGACIES

THIS DOCUMENT IS FORMATTED TO PRINT DOUBLE-SIDED; THIS PAGE WAS INTENTIONALLY LEFT BLANK.

5.02 PROPOSER IDENTITY & STRUCTURE

Identify the entity that will enter into the Construction Manager Agreement with the City by providing the information shown below. If entity is a joint venture, proposal must include a copy of i) the executed joint venture agreement, or ii) a memorandum of agreement which fully discloses the relationship between the entities of the joint venture.

1. Firm or Identity
2. City, State, Zip, Phone, Facsimile

Miron Construction Co., Inc.

Principal Office

1471 McMahan Drive
Neenah, WI 54956
PH 920.969.7000 | FX 920.969.7393
www.miron-construction.com

Regional Offices

- Eau Claire
- Green Bay
- Madison
- Milwaukee
- Wausau
- Cedar Rapids

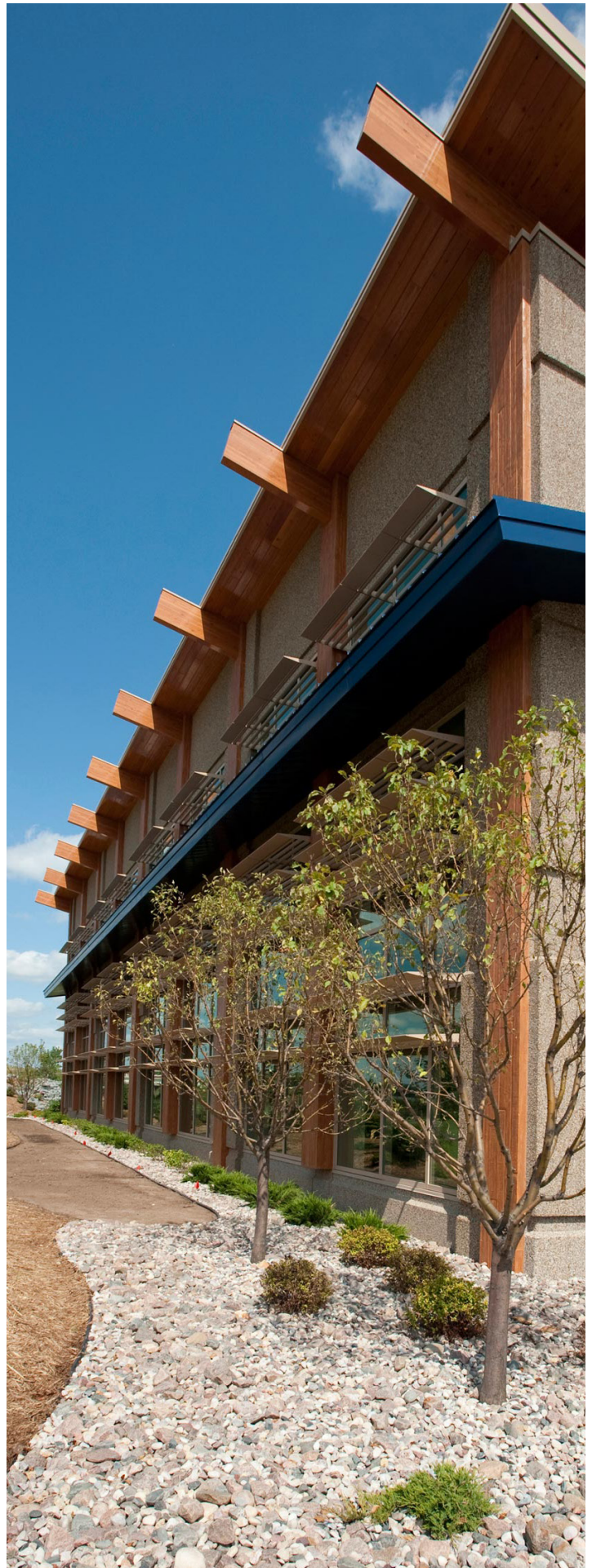
Miron Construction Co., Inc. has been providing professional construction services to clients throughout the Midwest, with an expanded geographical reach across the U.S., for over a century.

Miron is a privately held, family-owned company in its fourth generation with a culture and passion for building instilled in every employee. Our philosophy continues to put the needs of clients, employees, and the communities in which we work on par with revenue and profit.

3. Type of Organization (individual, partnership, corporation, LLC, LLP, other).

Organization Type

Miron Construction is a corporation.



5.02 PROPOSER IDENTITY & STRUCTURE



4. If joint venture, name of joint venture partner(s).

Partners

We are not proposing as a joint venture.

5. List the number of professional/technical persons in the organization.

Professionals

Miron employs more than 300 office professionals and 1,200 field staff.

6. How many years has the organization provided professional Construction Management services? Under what names has the organization provided these services?

Construction Management Services

Miron has been providing construction management services for the past 40 years, under the name Miron Construction Co., Inc.

7. Provide details of in-house construction management services and other relevant capabilities.

In-House Services

Miron specializes in providing construction management services. We offer a full suite of preconstruction, construction, and project close-out services including:

- Project coordination/management
- Planning
- Conceptual estimating
- Value engineering
- Constructability reviews
- Critical path scheduling and project phasing
- Bid management and analysis
- Risk management
- Quality assurance/quality control
- O&M manuals and training
- Project close-out and commissioning
- Virtual construction (BIM)
- LEED/sustainability services

Specialized Expertise

Virtual Construction

Our virtual construction specialists actively engage the design and construction team, promoting the use of virtual building models and associated tools throughout the entire preconstruction and construction process. The results are enhanced design quality, improved collaboration between team members, greater construction efficiency, and minimized change orders that directly impact the bottom line of the project.

LEED & Green Building

Miron is committed to promoting the triple bottom line of people, planet, and payback in our work. Our sustainable efforts are led by Theresa Lehman, LEED Fellow, LEED AP BD+C, ID+C, WELL AP, and Fitwel Ambassador, and is supported by our team of nearly 150 LEED and WELL professionals. Our LEED portfolio includes 67 projects and is valued at \$935 million. While LEED certification may not be a goal of your project, our team is always willing to lend our expertise to help clients achieve any sustainability goals they may have.

8. List any other specialty consultants who would be retained by the organization on this project by name and type of service they would provide.

Consultants

We are not proposing any specialty consultants.

9. List any awards the organization has won in the last three years.

Awards

2022

- Wisconsin Ready Mixed Concrete Association (WRMCA) - Concrete Design Awards - Municipal Category - The Plaza at Gateway Park
- National Association of Women in Construction (NAWIC) Industry of the Year - Chapter 160

- Wisconsin Masonry Alliance (WMA) Excellence in Masonry Design Award (Salute to Masonry) - Notre Dame of De Pere and Oshkosh Corporation Global Headquarters
- The Daily Reporter Top Projects - Green Bay Packaging New Facility for OCC and Corrugated Medium/Linerboard Machine, West De Pere Intermediate School, University of Wisconsin Nicholas Recreation Center, University of Wisconsin-Platteville Boebel Hall

2021

- WSPRA (Wisconsin School Public Relations Association) Spectrum Award of Excellence - Bonduel School District Addition & Renovations and Hortonville High School Classroom Addition & Remodel
- United Way Fox Cities Sustained Excellence Award
- AGC Build Wisconsin Award - Brown County STEM Innovation Center
- Coolest Places to Work - Corridor Business Journal - Miron Construction (Cedar Rapids)
- Employ Humanity Excellence Award
- General Contractors Magazine "Best" Award
- The Daily Reporter Top Projects - Notre Dame of De Pere and Resch Expo
- The Daily Reporter Newsmakers of the Year Award - Charitable Organization of the Year
- Deloitte Wisconsin 75 (Ranked 26)
- Wisconsin Ready Mixed Concrete Association (WRMCA) - Concrete Design Award - Municipal Facility - Wisconsin Rapids Recreation Complex
- ACEC of Wisconsin Engineering Excellence Award - Engineering Achievement Award - Little Falls Dam Reconstruction
- NIRSA Outstanding Sports Facilities Award - UW-Madison Nicholas Recreation Center
- Commercial Construction & Renovation Project Profile Award - Madison College Goodman South Campus Building

2020

- The Daily Reporter Top Projects - Community First Champion Center, Oshkosh Corporation Global Headquarters, The Suites Residence Hall at UW-Eau Claire
- United Way Fox Cities Medium Company Champion Top Performance Award
- General Contractors Magazine - Wisconsin's Best Student Housing Contractor
- Focus on Energy Design Assistance Program Award - Trade Ally Award Winner
- ENR Midwest Best Projects Award for Excellence in Safety - Oshkosh Corporation Global Headquarters

5.02 PROPOSER IDENTITY & STRUCTURE

- In Business Magazine Commercial Design Award - The Sylvee
- WI DNR Recycling Excellence Award - Green Bay Packaging New Facility for OCC and Corrugated Medium/Linerboard Machine
- Wisconsin Golden Trowel Award - Green Bay Packaging New Facility for OCC and Corrugated Medium/Linerboard Machine
- WSPRA (Wisconsin School Public Relations Association) Spectrum Award of Excellence - Neenah High School (New), Dodgeand School District Addition & Renovation, and Mauston School District New Primary School
- USGBC WNC Leadership Award - Madison Fire Station 14

10. List any national or local professional organizations the firm, or its members belong to.

Professional Organizations

- American Council of Engineering Companies of Wisconsin (ACEC)
- Associated General Contractors of WI (AGC)
- American Institute of Architects (AIA)
- Association of Suppliers to the Paper Industry (ASPI)
- Commercial Association of Realtors WI (CARW)
- Eau Claire Area Chamber of Commerce
- FaB Milwaukee
- Food Processing Suppliers Association (FPSA)
- Fox Cities Chamber of Commerce
- International Dairy Foods Association
- Iowa Association of School Business Officials (IASBO)
- Lake States TAPPI/North Central PIMA
- Midwest Food Processors Association (MWFPA)
- RENEW WI
- US Green Building Council
- Wisconsin Association of School Boards (WASB)
- Wisconsin Association of School District Administration (WASDA)
- Wisconsin Association of School Business Officials (WASBO)
- Wisconsin Cheesemakers Association (WCMA)
- Wisconsin Dairy Products Association (WDPA)
- Wisconsin Green Building Alliance (WGBA)
- Wisconsin Hospital Association (WHA)
- Wisconsin Healthcare Engineering Association (WHEA)
- Wisconsin Paper Council (WPC)
- Wisconsin Rural Schools Alliance (WRSA)
- Wisconsin School Public Relations Association (WSPRA)

5.03 EXPERIENCE & REFERENCES



Attach a list of not less than five (5) projects on which your firm or team has provided Construction Management Services during the last five years with an emphasis on the types of projects similar in nature and scope to the City's Police Training Center, specifically experience in construction of indoor shooting ranges.

Project Experience

With more than \$1.5 billion in governmental projects over the past 10 years, including numerous public safety projects, Miron has the experience to successfully complete your Neenah Police Training Center project. Our collaborative approach, along with our comprehensive preconstruction services, allows our team to seamlessly integrate our construction expertise into the design phase to ensure a cost-effective and constructable facility that achieves your project goals.

On the following pages, we have provided a representative listing of our experience as well as additional information on a few similar projects.

5.03 EXPERIENCE & REFERENCES

PROJECT EXPERIENCE - GOVERNMENTAL

Miron Construction Co., Inc.

Project Name	Location	Architect	Project Amount	Completion
Sawyer County Courthouse Addition & Remodel	Hayward	WI Venture Architects	\$7,600,000	07.31.2023
Dane County Regional Airport South Terminal Expansion	Madison	WI Mead & Hunt, Inc.	\$48,726,000	06.13.2023
Meskwaki Recreation Center	Tama	IA ISG	\$29,602,685	04.05.2023
Wausau Wastewater Treatment Facility Addition & Remodel	Wausau	WI Donohue & Associates	\$77,700,000	03.01.2023
North Central Health Care Campus Addition and Remodel	Wausau	WI Angus-Young Associates, Inc.	\$12,800,000	12.30.2022
Rawhide Carriage House Additions & Remodel	New London	WI Architects in Common, LLC.	\$6,000,000	12.15.2022
Marshfield Utilities Facility Building	Marshfield	WI Birschbach & Associates, Ltd.	\$14,716,450	11.01.2022
Village of Weston Municipal Center	Weston	WI Kueny Architects, LLC	\$14,300,000	09.12.2022
Town of Holland WWTF	Kaukauna	WI McMahon	\$7,300,000	08.31.2022
Wausau Drinking Water Treatment Plant	Wausau	WI Donohue & Associates	\$37,900,000	08.16.2022
Rawhide Starr Group Home	New London	WI Architects in Common, LLC.	\$3,300,000	04.12.2022
Salvation Army Oshkosh Addition & Remodel	Oshkosh	WI Bray Associates-Architects, Inc.	\$4,400,000	02.21.2022
Green Bay Water Utility Addition & Renovation	Green Bay	WI Short Elliott Hendrickson Inc. (SEH)	\$4,700,000	12.15.2021
Black River Falls Municipal Utilities New Utility Operations Building	Black River Falls	WI Short Elliott Hendrickson Inc. (SEH)	\$4,000,000	12.07.2021
City of Appleton Intake & Shore Well Pumping Station	Menasha	WI McMahon	\$3,700,000	09.24.2021
King Veterans Home John R. Moses Skilled Nursing Facility	King	WI Eppstein Uhen Architects	\$62,000,000	09.15.2021
Pepin County Highway Facility	Arkansas	WI Barrientos Design & Consulting	\$8,400,000	08.02.2021
Menominee Indian Tribe of Wisconsin Family & Community Engagement Center	Keshena	WI Eppstein Uhen Architects Performa, Inc.	\$11,392,000	07.30.2021
Mount View Care Center	Wausau	WI Angus-Young Associates, Inc.	\$29,900,000	07.23.2021
Dane County Regional Airport Passenger Boarding Bridge Upgrades	Madison	WI Mead & Hunt, Inc.	\$5,087,600	06.09.2021
Brown County Medical Examiner Building	Green Bay	WI Venture Architects	\$7,800,000	05.19.2021
Menasha Public Works Facility	Menasha	WI Gries Architectural Group	\$10,000,000	03.30.2021
Brown County Jail Expansion	Green Bay	WI Zimmerman Architectural Studios, Inc.	\$9,400,000	02.03.2021
Resch Expo Center	Green Bay	WI Kahler Slater	\$93,000,000	01.04.2021
Dane County Regional Airport Terminal Upgrades	Madison	WI Mead & Hunt, Inc.	\$9,033,200	12.14.2020
Waypoint Renovation and Upgrades	Cedar Rapids	IA Solum Lang Architects, LLC	\$3,400,000	11.16.2020
Boys & Girls Club Menasha Addition	Menasha	WI Gries Architectural Group	\$3,900,000	05.22.2020
Wisconsin Rapids Recreation Complex	Wisconsin Rapids	WI MSA Professional Services, Inc.	\$10,936,000	05.19.2020
Fox West YMCA Child Care Center Addition	Greenville	WI McMahon	\$3,433,542	05.01.2020
City of Wausau Fire Station No. 2	Wausau	WI Wendel Companies	\$5,389,295	04.03.2020
Portage County Highway Department Additions & Remodel	Plover	WI Kueny Architects, LLC	\$7,200,000	03.13.2020
South Wood County YMCA	Wisconsin Rapids	WI Zimmerman Architectural Studios, Inc.	\$22,402,464	02.13.2020
Greenville Fire & Safety Building	Greenville	WI Wendel Companies	\$6,200,000	12.17.2019
Walworth County Health & Human Services Building	Elkhorn	WI Venture Architects	\$15,107,402	11.22.2019
Community First Champion Center Fox Cities	Appleton	WI Eppstein Uhen Architects Performa, Inc.	\$27,000,000	11.01.2019
Waupaca County Highway Department Facility	Waupaca	WI Bray Associates-Architects, Inc.	\$21,555,811	10.13.2019

PROJECT EXPERIENCE

Project Name	Location	Architect	Project Amount	Completion
Brown County STEM Innovation Center at UW-Green Bay	Green Bay	WI Somerville Architects & Engineers	\$12,900,000	08.15.2019
Curative Connections Facility Renovation	Green Bay	WI Eppstein Uhen Architects Performa, Inc.	\$6,751,730	07.01.2019
Fitchburg East Fire Station	Fitchburg	WI Short Elliott Hendrickson Inc. (SEH)	\$6,378,650	06.21.2019
Marshfield Clinic Health Systems YMCA Additions & Renovations	Marshfield	WI Kahler Slater	\$12,620,000	06.12.2019
Prospect Meadows Ball Field Park Complex	Marion	IA Hall & Hall Engineers, Inc.	\$10,800,000	06.01.2019
Outagamie County Administrative Center Addition & Renovation	Appleton	WI McMahan	\$19,291,903	05.30.2019
City of Stevens Point Utility Garage	Stevens Point	WI Donohue & Associates	\$6,423,555	02.20.2019
Madison Fire Station 14	Madison	WI OPN Architects, Inc.	\$6,700,000	12.21.2018
Columbia Correctional Health Services and Segregation Units	Portage	WI Venture Architects	\$9,114,000	12.01.2018
City of Madison Comprehensive Fire Protection	Madison	WI CMG & Associates	\$5,593,749	10.17.2018
City of Wausau Riverfront Redevelopment	Wausau	WI Stantec Architecture Inc.	\$7,993,377	10.01.2018
Green County Government Services Building	Monroe	WI Potter Lawson, Inc.	\$12,720,000	09.24.2018
Delta County Jail	Escanaba	MI Byce & Associates, Inc.	\$15,500,000	09.17.2018
Madison Police Department Midtown Station	Madison	WI Engberg Anderson Design Partnership, Inc.	\$7,794,960	09.01.2018
City of Madison Water Treatment Plant	Madison	WI Short Elliott Hendrickson Inc. (SEH)	\$6,060,400	08.01.2018
City of Madison South Livingston Street Garage	Madison	WI GRAEF	\$15,117,261	07.31.2018
UW-Madison Wisconsin Memorial Union Redevelopment Project Phase II & Alumni Park	Madison	WI Ramlow/Stein	\$49,000,000	03.21.2018
Juneau County Services Building	Mauston	WI JSD Professional Services, Inc.	\$6,736,113	01.19.2018
Clintonville Wastewater Treatment Plant Modifications	Clintonville	WI Foth Infrastructure & Environment, LLC	\$6,836,749	01.05.2018
Ho-Chunk Hotel & Casino Renovations & Expansions	Black River Falls	WI HBG Design	\$37,000,000	12.29.2017
Fox Cities Exhibition Center	Appleton	WI Zimmerman Architectural Studios, Inc.	\$31,000,000	12.15.2017
Taycheedah Correctional Institution New Infirmary	Fond du Lac	WI BWBR Architects	\$3,670,019	12.01.2017
State of Wisconsin Green Bay Correctional New Visitors Center	Green Bay	WI Architects Group Limited (AGL)	\$3,237,084	11.17.2017
Madison Water Utility Vehicle Storage	Madison	WI Mead & Hunt, Inc.	\$3,234,790	11.03.2017
Ho-Chunk Nation District 1 Community Center	Black River Falls	WI ISG	\$15,086,795	11.01.2017
Ho-Chunk Hotel & Casino Renovations & Expansions	Wittenberg	WI HBG Design	\$33,000,000	11.01.2017
New Lisbon Wastewater Treatment Facility Upgrade	New Lisbon	WI MSA Professional Services, Inc.	\$4,591,274	11.01.2017
Oshkosh Downtown Branch YMCA Renovation & Addition	Oshkosh	WI Kahler Slater	\$15,800,000	10.31.2017
Village of Little Chute Municipal Services Building	Little Chute	WI Kueny Architects, LLC	\$6,056,912	10.20.2017
Calumet County Highway Facility	Chilton	WI Barrientos Design & Consulting	\$7,366,012	10.03.2017
Green Bay Botanical Garden Grand Garden Expansion	Green Bay	WI Somerville Architects & Engineers	\$3,016,388	06.01.2017

FOX VALLEY TECHNICAL COLLEGE PUBLIC SAFETY TRAINING CENTER

Appleton, Wisconsin



The 95,000-square-foot Public Safety Training Center provides a much-needed program expansion: enrollment in FVTC's Criminal Justice training programs has steadily increased in recent years and the limited capacity of the former Fire Protection Program left a lengthy wait list of students.

The new center combines classroom training with hands-on practice and is used to train public safety personnel in areas such as investigation, firefighting, technical rescue, pursuit, air disasters, and more. Participants are assured real-world experiences during simulations using the facility's extensive training areas, including a 5-story Class A burn building, indoor and outdoor firing ranges, emergency vehicle driving range, Scenario Village, and trench and confined space rescue units. The center is the first fully-integrated training facility in the Midwest.

Owner: Fox Valley Technical College

Architect: Eppstein Uhen Architects

Project: \$34,800,000

Building Area: 95,000 SF

Completion: January 2015

Delivery Method: Construction/Program Manager

GREENVILLE FIRE & SAFETY BUILDING

Greenville, Wisconsin



This new 22,763-square-foot fire station is equipped with a state-of-the-art apparatus bay with six drive-through stalls. The building includes administrative and office spaces as well as a 2,000-square-foot training/community room. An eye-catching hose tower along with a concrete pad located in the northwest corner of the parking lot will be utilized for training exercises.

This facility is an asset to the community, allowing the fire department to keep citizens and volunteers safe for years to come.

Owner: Town of Greenville
Architect: Wendel Companies
Project: \$6,200,000
Building Area: 22,763 SF
Completion: December 2019

MADISON POLICE DEPARTMENT - MIDTOWN DISTRICT

Madison, Wisconsin



Owner: City of Madison

Architect: Engberg Anderson Design
Partnership, Inc.

Project: \$7,799,754

Building Area: 30,000 SF

Completion: September 2018

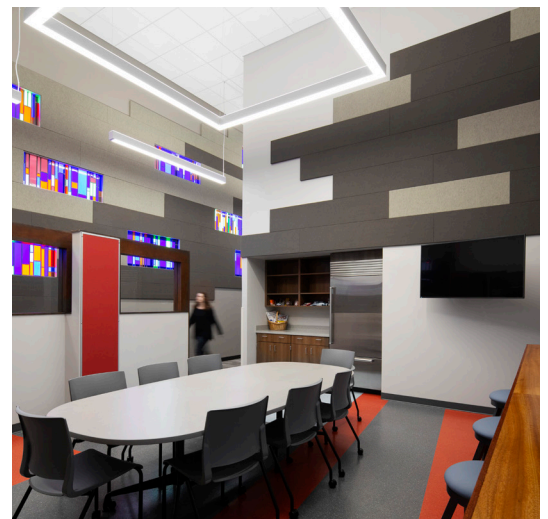


The Midtown District station is the City of Madison's sixth police station and serves areas in the near west side of the city. The 30,000-square-foot facility pays homage to its surrounding neighborhood with several unique design features, including stained glass panels from the church that previously stood on the site.

Other highlights of the facility include:

- On-site fitness center
- Rooftop solar panels
- Underground parking garage

AWARDED GOLD LEED CERTIFICATION



MARION POLICE HEADQUARTERS

Marion, Iowa



This new 42,000-square-foot police headquarters will serve the needs of the growing city of Marion, Iowa for decades to come. The project responds to two critical mandates from the police department – uncompromising functionality and design character the community can take pride in. The project is sustainably designed to take advantage of energy conservation measures possible within the project budget.

The project accommodates all law enforcement operations including communications, emergency operations center, firing range, and training facility. A central lobby element connects all public contact points and includes a multi-purpose space for in-service training and community meetings.

This new facility also includes approximately 13,000 square feet of underground parking.

Owner: City of Marion Police Department

Architect: Wilson Estes Police Architects, PA

Project: \$10,400,000

Building Area: 42,000 SF

Completion: November 2013

Delivery Method: Construction Manager
Built-to-Suit Lease-Purchase

NEENAH-MENASHA FIRE RESCUE NEW FIRE STATION #36

Menasha, Wisconsin



Owner: Neenah-Menasha Fire Rescue

Architect: Gries Architectural Group

Project: \$1,325,522

Building Area: 7,910 SF

Completion: May 2011

Delivery Method: Construction Manager



The City of Menasha recognized that the “old” Station 36 was in need of major repairs. Due to the high cost of the repairs, and the growth on the city’s East side, it was decided that investment in the 1969 facility at its current location was infeasible. A committee was formed to direct the design and construction of a new station more effectively located to serve the city’s areas of growth. A FEMA grant of \$1,208,522 to construct a new fire station cleared the way of budget constraints.

The new station houses four career firefighters 24/7, with one front line apparatus (Engine 36). It contains a two drive-through-bay apparatus room (4,100 SF), full living quarters (3,808 SF) including kitchen, dining room, day room, captain’s office, exercise room, sleeping rooms, locker rooms, and bathrooms, mechanical room, storage room, washroom (laundry and decontamination room), and a separate turn out gear room.

AWARDED SILVER LEED CERTIFICATION



APPLETON POLICE STATION ADDITION & REMODEL

Appleton, Wisconsin



Owner: City of Appleton

Architect: Zimmerman Architectural Studios, Inc.

Project: \$10,500,000

Building Area: 122,000 SF

Completion: May 2010



The first of five phases included construction of a building addition to the east of the existing station and a two-level parking deck. The building addition included a new booking room, a SWAT team ready room, basement firing range, animal control facilities, bike storage, and evidence storage area. Upon completion, personnel were moved into the new quarters and remodeling work began on the existing station.



THIS DOCUMENT IS FORMATTED TO PRINT DOUBLE-SIDED; THIS PAGE WAS INTENTIONALLY LEFT BLANK.

5.04 KEY PERSONNEL



Identify the Project Manager to be assigned to the project and provide a copy of his/her resume. Identify and briefly describe any projects this person is currently assigned to, their expected completion dates and any projects this person may be simultaneously assigned to during this project. Identify the on-site construction superintendent to be assigned to this project and provide a copy of his/her resume. Identify and briefly describe any projects this person is currently assigned to, their expected completion dates and any projects this person may be simultaneously assigned to during this Project.

Project Team

Our key personnel are outlined below, and the organizational chart and resumes can be found on the following pages. Miron also offers an array of preconstruction resources that can be utilized to maximize value to this project.

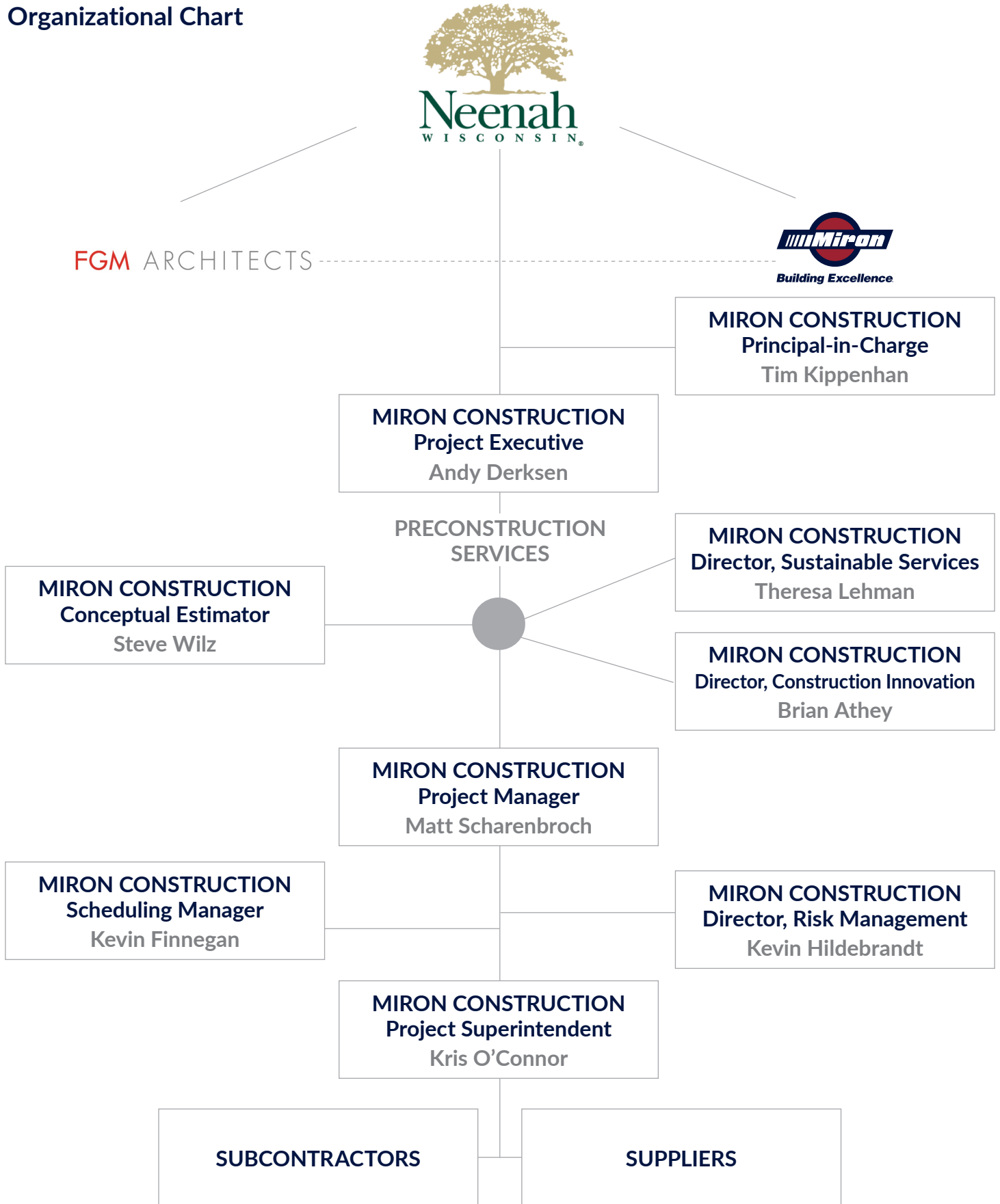
- **Principal-in-Charge:** Tim Kippenhan
- **Project Executive:** Andy Derksen
- **Project Manager:** Matt Scharenbroch
- **Project Superintendent:** Kris O'Connor

Current Project Assignments

- Matt Scharenbroch: Howard-Suamico School District - Bay View Middle School Addition and Renovation. Project completion: September 2024.
- Kris O'Connor: Hydrite Chemical Burner Expansion. Project completion: October 2022.

5.04 KEY PERSONNEL

Organizational Chart





Andy Derksen

Project Executive

LEED AP BD+C

As project executive, Andy is responsible for design, planning, budgeting, scheduling, and construction of the project. He will work closely with the design and construction teams to facilitate a seamless project delivery.

Andy provides overall project strategy, guidance, and management of project development to ensure successful project completion. His duties include oversight of construction management, design development, pricing, quality control, and client satisfaction. Andy brings over 20 years of experience in the construction industry.

Representative Projects

Howard-Suamico District-Wide Addition, Renovation, and Infrastructure Projects
Green Bay, WI
\$98,600,000

Dodgeland School District Addition & Renovation
Juneau, WI
65,500 SF
\$17,000,000

Dane County Regional Airport South Terminal Expansion
Madison, WI
99,500 SF
\$48,726,000

St. Norbert College Gehl-Mulva Science Center and the Medical College of Wisconsin
De Pere, WI
160,313 SF
\$42,575,000

West De Pere High School Classroom Addition and Auditorium Expansion
De Pere, WI
61,000 SF
\$26,800,000

Winneconne High School STEAM, Classroom, and Auditorium Additions
Winneconne, WI
50,200 SF
\$12,500,000

Outagamie County Sheriff Office Interior Alteration
Appleton, WI
16,527 SF
\$1,300,564

Neuroscience Group of Northeast Wisconsin
Neenah, WI
38,020 SF
\$8,550,397

Fox Valley Technical College Science Labs and Classrooms Remodel
Appleton, WI
6,900 SF
\$1,149,541

References

Doug Page - Vice President
Eppstein Uhen Architects
920.347.3130

Curt Kubiak - Executive Director
Orthopedic & Sports Institute of the Fox Valley
920.560.1001

Annette VanHook Thompson - District Administrator
Dodgeland School District
920.386.4404 x1015

Education & Associations

- University of Wisconsin - Stout
Bachelor of Science - Construction Management and Business
- AGC of Wisconsin Project Manager Course
- ASHE Healthcare Construction Certified
- WHEA Certification

5.04 KEY PERSONNEL



Matt Scharenbroch

Project Manager

LEED AP BD+C

Matt manages all project activities including, but not limited to, preliminary planning, budget development, financial control, value engineering assessments, scheduling, coordination of construction activity, project closeout, and owner occupancy.

He is responsible for regular communication with the architectural team and owner regarding items related to budget, constructability, bidding, and schedule.

Representative Projects

Fox Valley Technical College
Public Safety Training Center
Appleton, WI
95,000 SF
\$34,800,000

Fox Valley Technical
College Health Simulation &
Technology Center
Appleton, WI
60,500 SF
\$11,800,000

Howard-Suamico District-
Wide Addition, Renovation,
and Infrastructure Projects
Green Bay, WI
\$98,600,000

Alliance Laundry Systems
Corporate Office Expansion
Ripon, WI
21,817 SF
\$3,609,687

Skyward Inc. New Corporate
Office Building
Stevens Point, WI
184,542 SF
\$32,290,468

Town of Salem Highway &
Fire Facility
Salem, WI
64,000 SF
\$4,816,617

References

George Hoppen
Manager, Facilities & Operations
Fox Valley Technical College
920.735.5675

Gary Woodward, RA, NCARB
Senior Project Architect
EUA
414.291.8107

Education & Associations

- University of Wisconsin - Madison
Bachelor of Science - Civil and Environmental Engineering



Kris O'Connor

Project Superintendent

With more than 30 years of construction experience, Kris will work directly with the project manager and the construction team to manage all phases of construction activity. He is responsible for the daily on-site management of construction, including field labor, subcontractors, equipment, tools, and materials.

Kris will direct all field personnel and coordinate all subcontractor activities while monitoring schedule, quality, and budget. First and foremost, he will maintain a risk-free work environment and ensure the safety of construction crews and all who access the site.

Representative Projects

- | | |
|--|---|
| Little Chute Area School District Intermediate/Middle/High School Addition & Renovation
Little Chute, WI
72,990 SF
\$17,770,000 | Kimberly Area School District Indoor Athletic Training & Practice Facility
Kimberly, WI
54,066 SF
\$5,450,000 |
| YMCA Fox West Addition & Remodeling
Greenville, WI
21,500 SF
\$3,101,057 | Northeast WI Technical College Health Sciences Building Addition & Remodel
Green Bay, WI
22,650 SF
\$2,114,321 |
| Village of Little Chute Municipal Services Building
Little Chute, WI
68,086 SF
\$6,056,912 | Green Bay Botanical Garden Education Center Addition Phase II
Green Bay, WI
23,200 SF
\$2,166,311 |
| Fox Valley Technical College Health Simulation & Technology Center
Appleton, WI
60,500 SF
\$11,800,000 | UW-Fox Valley James W. Perry Hall Communication Arts Center
Menasha, WI
50,699 SF
\$11,363,553 |

References

- | | |
|---|---|
| Brenda Johnson - Executive Director
Heart of the Valley YMCA
920.560.3402 | Mike Helt - Director of Facilities
Gordon Flesch Co.
608.441.6225 |
| Chet Lamers - Manager, Capital Development
Northeast Wisconsin Technical College
920.498.5723 | |

5.04 KEY PERSONNEL



Brian Athey, AIA

Director, Construction Innovation, AIA

LEED Green Associate

Brian focuses on the communication, collaboration, and continuous improvement aspects of virtual construction with owners, design partners, and subcontractors throughout the design and construction phases. He is also very involved in the research, implementation, and training of new processes and technology, always advancing innovations for the greater good of the industry.



Steve Wilz

Conceptual Estimator

LEED Green Associate

Steve develops quality estimates at conceptual and construction document levels; evaluates material and labor costs; selects, evaluates, and tabulates subcontractor estimates and materials; and prepares final tabulations, bid submittals, and presentation of project costs to owners.

Steve will attend meetings and assist with detailed and open-book estimates. He will explore a variety of building systems to establish an optimum design that meets budget expectations.



Theresa Lehman

Director, Sustainable Services

LEED Fellow, LEED AP BD+C, ID+C, WELL AP, Fitwel Ambassador

Theresa has worked on more than 80 projects seeking LEED certification utilizing many of the LEED green building rating systems. While LEED certification may not be a goal for your project, Theresa can provide unrivaled expertise in sustainable design and construction practices and assist the project team in identifying applicable incentive programs.



Kevin Hildebrandt

Director of Risk Management

LEED Green Associate

Kevin brings nearly 30 years of construction risk control experience to Miron. His experience covers all types of construction from large manufacturing projects, industrial outages/turn-arounds, heavy demolition and remodeling, to multi-story new construction.

Kevin's diverse experience with complex and high-risk operations make him an asset to our organization and to our customers. Kevin is responsible for setting the direction, framework, and expectations for corporate risk management, which includes safety training, performance, policy, procedures, and systems. He oversees Miron's team of 14 regional risk control and claims managers.



Kevin Finnegan

Scheduling Manager

LEED Green Associate

Kevin facilitates all schedule-related activities with the project team, and communicates regularly with the project team, consultants, and subcontractors to update and monitor all project schedules. Kevin is also responsible for the analysis, identification, and resolution of potential schedule issues.

5.05 PROJECT MANAGEMENT APPROACH



Provide a detailed outline of the Proposer’s approach toward the delivery of services to complete the Project in accordance with the City’s goals and objectives. The Project Management Approach will describe the process for making recommendations to the City and define procedures that will be employed to address the following (maximum 1 page for each item):

1. Communications with and reporting to the City, the Architect, and with subcontractors.

Communication Tools

Project Management System

Miron utilizes Procore, an integrated project management software that tracks project-related information from the project team and the project site to ensure that the project remains on time and on budget. Everyone involved in the project can access up-to-date project information, including a current set of drawings, submittals, RFIs, contracts, schedules, and punch list items.

Weekly Progress Meetings

Our weekly project site meetings require our project manager and superintendent, a design team representative, an Owner representative, and the foremen for key sub trades to be in attendance. Miron works in conjunction with the other members of the project team in preparing meeting agendas. Minutes taken at these meetings provide a comprehensive report of the project’s progress as well as documentation of the construction schedule, commitments, designs, and directives discussed during the meeting.

5.05 PROJECT MANAGEMENT APPROACH

Monthly Reports

A progress report identifying schedule updates, budgeting, and cost control will be provided on a monthly basis to keep you aware of the project's status. Our project manager typically attends a monthly committee meeting to present this information as well.

2. Project scope and cost control.

Project Scope & Cost Control

To assist with budget and scope management, Miron has developed a scope tracking tool that we use throughout design to document the cost history of a project. We start with the initial budget and list every scope change, its status (pending, accepted, or rejected), and its impact to the budget. This real-time tracking tool allows the team to quickly realize how changes affect a project's cost and ensures the project scope is linked to the budget.

Cost control for your project begins during the design phase, when our estimators use our extensive cost history database to compare your project to work of similar type and scope. An initial estimate is prepared with subsequent estimates prepared as additional detail is added. Each subsequent estimate is compared to previous estimates to identify any cost categories that appear outside of normal parameters.

Miron's team will also prepare thorough scope documents and bid packages with FGM prior to the project being released for bidding. These documents clearly communicate the project scope and timelines and provide subcontractors and suppliers the information they need to submit more complete and competitive bids.

3. Project Schedule - critical path.

Project Schedule

The project schedule is an important communication tool used to ensure the project stays on track – our “road map” for project success. Miron uses the Critical Path Method (CPM) scheduling technique, which is commonly used in the construction industry. The CPM schedule identifies all project-related activities, including design, permitting, procurement, construction, and project close-out, detailing

how long each activity will take and how it relates to other tasks. From the CPM schedule, we can produce graphical representations of the project timeline and calculate the time required to complete the project. We can also determine the critical activities that require attention in order to achieve the milestone dates.

To develop the project schedule, our team works closely with the Owner and design team to determine project needs and desired milestone dates. With this information, our team creates a conceptual schedule that we continue to refine as more details become available.

Our project manager and superintendent further develop the schedule by identifying construction tasks by their respective divisions of work. Once bidding is complete, we gather input from the selected subcontractors and suppliers to create a detailed work schedule within the divisions.

The project schedule is further broken down into a three-week look-ahead that is controlled by our project superintendent and reviewed daily with all on-site personnel. This look-ahead offers a detailed view of the construction activities happening on site and helps crews understand the scope of work taking place each day.

During construction, our project manager maintains the project schedule on a weekly basis to accurately report the day-to-day field operations. Schedule updates are shared in weekly progress meetings as well as in our Owner project reports.

4D Scheduling & Sequencing

Miron has the ability to link project schedules to three-dimensional building models to produce time-lapsed animations. These animations are used to validate the construction process, optimize the schedule by highlighting conflicts, and coordinate project phasing, sequencing, equipment, and site logistics.

4. Coordination of site and regulatory approvals/inspections.

Approvals & Inspections

Miron will coordinate and take care of all site and regulatory approvals and inspections.

5. Quality Control.

Quality Control

Quality control will be implemented on your project by holding the people installing the products accountable for their own workmanship. Quality is discussed with the project team very early in the project: the process begins by defining quality as it relates to the specific project requirements and communicating these expectations to all project team members. Quality expectations are set long before we show up on site and are continually monitored throughout the duration of the project.

Your team, Miron, and FGM provide the guidelines for quality that will be identified on the contract documents and reinforced through Miron's Quality Management Program. A series of audits will take place throughout the project where the contractor installing the product is provided a checklist of the requirements to verify that all items meet or exceed the quality plans.

Miron utilizes a custom project quality management system. This comprehensive guideline and checklist is an outstanding tool used by our field and management personnel. The checklist compiles a list of items pertaining to the various divisions and specification sections.

As all projects have unique elements, we customize each list to correlate with the project.

Our quality program begins at the top with our principals, and from there, the project manager has the ultimate control of the quality of the project. They are responsible for adhering to the quality program as well as for the quality of our subcontractors.

Miron's proven track record assures that very few issues will need to be addressed if the quality expectations are communicated properly to the team prior to the commencement of work. After the checklist of requirements is reviewed and approved by all involved parties, an audit of the project will be performed by the Quality Control Team, which is comprised of Miron as the team leader, and the subcontractor quality representatives. The audit findings are then recorded and any issues are addressed with all parties.

Audits are also utilized as tools to verify the status of the construction schedule. By comparing the audits' findings/exemptions to the project's schedule, Miron can ensure the project's targeted dates are being achieved or exceeded.

Quality Assurance/Quality Control Program

Miron will prepare a Quality Assurance/Quality Control Program (QA/QCP) to ensure that quality items and services are provided during the construction phase of the project. The QA/QCP provides measures by which Miron systematically controls selected activities performed by Miron, its subcontractors, its vendors and suppliers. Provisions are also established for assuring that these selected activities are accomplished in accordance with the contract, specification, the drawings for, and codes and standards applicable to, the construction of the project.

Miron's project manager has ultimate responsibility for the quality of all Miron work on the project. To assist the PM in assuring that all quality-related tasks are accomplished by *all organizations* in accordance with the specified requirements, a Quality Control Manager (QCM) will be assigned to the project. The QCM takes total responsibility for the implementation of Miron QA/QCP on the project.



5.05 PROJECT MANAGEMENT APPROACH

6. Site Safety.

Risk Management

We are committed to providing a safe and hazard-free work environment for our clients, employees, subcontractors, host facilities, and the general public.

Miron takes a multi-discipline approach to risk management that integrates **safety, quality, and production (SQP)** into the building process. This approach guides our daily decisions and work.

Our SQP approach allows us to establish specific project needs and drivers through pre-planning. With this process, we:

- Proactively identify and plan for potential **safety** risks.
- Ensure that we capture and communicate **quality** expectations to all stakeholders and team members.
- Integrate **production** planning to ensure the most efficient strategies that optimize the safety and quality of the project.

Critical to this approach is a highly skilled and safely trained workforce. Armed with the most comprehensive safety training in the industry, our employees and subcontractors possess the knowledge and tools to identify and eliminate unsafe acts and conditions. Miron provides on-site safety, quality, and production management and ensures project-wide accountability in all three categories.

Employees are empowered to make a difference in the safety practices of themselves and others, leveraging Speak Up, Listen Up, Recognize It (SULURI) to not only bring forward issues, but to listen respectfully to one another. This philosophy has allowed us to establish long-lasting relationships with both subcontractors and clients who understand our commitment to safety. We actively use this tool to protect people, property, and our clients' market interests through trust and reliability.



7. Philosophy of dispute resolution.

Dispute Resolution

Miron takes a proactive approach by utilizing our many tools and resources to identify potential conflicts before they require resolution. Some examples of the tools and resources utilized are:

- Design coordination meetings
- Subcontractor coordination meetings
- Quality assurance review of design documents
- RFI logs
- Submittal logs
- Weekly coordination meetings
- Daily foreman's meetings
- Communication between all team members
- Professional and experienced staff

We pride ourselves on our ability to promote teamwork with owners, the design team, subcontractors, and suppliers. When a problem arises, we address it immediately and find a solution. The most critical element in conflict resolution is communication. As long as there is clear communication between the owner, architect, and Miron, the project will be successful.

Miron conducts weekly job site meetings, which we have found to be beneficial and productive, as we require our project manager, on-site superintendent, a design team representative, an owner representative, and the foremen for key sub trades to be in attendance. These meetings allow for open discussions, ensuring that everyone involved in the project is on the same page.

THIS DOCUMENT IS FORMATTED TO PRINT DOUBLE-SIDED; THIS PAGE WAS INTENTIONALLY LEFT BLANK.

5.06 COMPENSATION & EXPENSES

Provide a fee proposal for the total services related to the Project (Attachment A).

Attachment A

Price Proposal Form (Page 1 of 2)

Provide a breakdown of your Price Proposal.

1.0 Construction Manager's Fee

Identify the fee established by the Proposer for all overhead and profit using the budget amounts provided in this RFP. (the "Construction Manager's Fee")

Express the fee as a percentage of those expected construction costs where the Construction Manager is also the Constructor: 2.35 %

Express the fee as a percentage of those expected construction costs where the Construction Manager is not the Constructor 3.35 %

2.0 Not-to-Exceed Reimbursable Expenses

Identify the cost of all reimbursable expenses for this Project.

Per the AIA Document A134, reimbursable expenses are considered a cost of work item and can be included in their appropriate bid packages or can be treated as an allowance item tracked on a time and material basis with a guaranteed maximum price.

\$ _____

3.0 General Conditions - Project Management and Supervision

Identify the costs of all direct project management and supervision for this project using the schedule and budget information provided in this RFP.

\$ 245,385

4.0	Other General Conditions	\${Reserved- Count as \$0.00}
5.0	Trade Subcontracts	\${Reserved- Count as \$0.00}
6.0	Owner's Contingency	\${Reserved - Count as \$0.00}
7.0	Total Not-to-Exceed Price	\$ _____

Attachment A

Price Proposal Form (page 2 of 2)

8.0 Itemization of Labor Rates and Level of Effort

Provide a breakdown of expected hours devoted to this project, labor rates and estimated costs for Project Personnel.

Position	Estimated Hours	Labor	Hourly Rates OH & P	Total	Estimated Total Cost
Project Manager	779		\$90		\$70,110
Project Superintendent	1,558		\$95		\$148,010
Lead Estimator					Included in CM Fee
Document Controls Administrator/ Accountant	779		\$35		\$27,265
Other (Specify)					
Other (Specify)					
Other (Specify)					
Project Totals	3,116 Hours				\$245,385

5.07 AFFIDAVIT OF NON-COLLUSION AND/OR CONFLICT OF INTEREST

A party having signature authority for the Proposer must execute and have notarized the Affidavit of Non-Collusion and/or Conflict of Interest, Attachment B of this RFP, and submit it with the proposal.

Attachment B

AFFIDAVIT OF NON-COLLUSION AND/OR CONFLICT OF INTEREST

Name Tim Kippenhan

Title Vice President & COO

Deposes and says That: Miron Construction Co., Inc.
Name of Company or other form of business

has not, either directly or indirectly, entered into any agreement or participated in any collusion or otherwise taken any action in restraint of free competition in connection with this proposal;

That the proposal has been independently arrived at without collusion with any other proposal or any other competitor or potential competitor;

That the proposal has not knowingly been disclosed prior to the opening of proposals to any other proposal or competitor;

That no attempt has been made to induce any other person or firm to submit or not to submit a proposal;

That aforementioned company is in "compliance with Chapter 946.13 of the Wisconsin Statutes in the matter of private interest in public contracts;

That the above statement is accurate under penalty of perjury.

Signed 

Subscribed and sworn before me this 16th day of May, 2022

Notary Public Deborah A. Paschen

My Commission expires October 13, 2024

THIS DOCUMENT IS FORMATTED TO PRINT DOUBLE-SIDED; THIS PAGE WAS INTENTIONALLY LEFT BLANK.

5.08 ACKNOWLEDGEMENT & ATTESTATION FORM

A person having signature authority for the Proposer must complete and execute the Attestation Form set forth in Attachment C of this RFP.

Attachment C

ACKNOWLEDGEMENT AND ATTESTATION FORM

By submitting a proposal, the undersigned certifies that he or she has reviewed the Request for Proposals for Construction Manager and all Addenda listed below, all as issued by The City for its Project, is familiar with their terms and conditions, and accepts the requirements imposed by them on the Proposer. The undersigned further certifies that if selected as the Construction Manager, it can and will satisfy the objectives of the Project within the constraints of the Milestone Schedule and Project Budget, all set forth in this RFP and its Proposal.

I hereby certify that the foregoing is true and correct:

Proposer's Name: Miron Construction Co., Inc.

By: 

Printed Name Tim Kippenhan

Title: Vice President & COO

Date 05.18.2022

TO DO: Include the drawings and the AIA contract

THIS DOCUMENT IS FORMATTED TO PRINT DOUBLE-SIDED; THIS PAGE WAS INTENTIONALLY LEFT BLANK.

5.09 INSURANCE & LEGAL RESPONSIBILITIES

List the names and addresses of the insurance companies that have written commercial liability insurance policies for your organization and for the events listed in the experience section of this RFP during the past three (3) years. Joint ventures should list the insurers for the company or person expected to be the major owner of the joint venture.

Insurance Contacts

Insurance Company (Carrier)

Zurich North America
Brian Falk, Senior Account Executive
20935 Swenson Drive, Suite 150
Waukesha, WI 53186
262.798.2285
brian.falk@zurichna.com

Insurance Broker (Representative)

Aon Risk Services, Inc. of WI
Scott Brzezinski, Senior Vice President
111 N. Washington St., Suite 300
P.O. Box 23004
Green Bay, WI 54305-3004
920.431.6303
scott.brzezinski@aon.com

Has any insurance company made any payment on behalf of the persons or organizations covered? If so, indicate names and addresses of insurance companies, particulars of payment and date(s).

Payment

No payment has been made on our behalf.

Is your firm now, or has it been within the past three (3) years, involved in any legal action, related to the events described in the experience section above? If yes, please explain in detail and include any judgements made.

Legal Action

No, Miron has not been involved in any legal action related to our experience listed in section 5.03.

THIS DOCUMENT IS FORMATTED TO PRINT DOUBLE-SIDED; THIS PAGE WAS INTENTIONALLY LEFT BLANK.

5.10 FINANCIAL STATEMENT



Attach a copy of your organization's most recent financial statement and any other pertinent information. In lieu of providing a financial statement, you may provide a notarized representation that certifies that your organization and its underlying businesses have a sound financial standing and will provide all pertinent information regarding your financial status to the City, in confidence, if so requested.

Financial Statement

Please see our financial statement under separate cover.

THIS DOCUMENT IS FORMATTED TO PRINT DOUBLE-SIDED; THIS PAGE WAS INTENTIONALLY LEFT BLANK.

5.11 PROJECT SCHEDULE



Provide a proposed critical path Project Schedule that achieves the Milestone dates identified in Section 1.05 of this RFP above.

Preliminary Schedule

Please see our preliminary schedule on the following pages.





Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	2022												2023						
						Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul						
Neenah Police Station		265	265	27-Jun-22	11-Jul-23																			
PRECONSTRUCTION		58	58	27-Jun-22	16-Sep-22																			
A1000	CM Award	1	1	27-Jun-22*	27-Jun-22																			
A1010	Design Development Drawings	10	10	27-Jun-22	11-Jul-22																			
A1020	Construction Documents	15	15	12-Jul-22	01-Aug-22																			
A1350	Front End Spec Documents	15	15	19-Jul-22	08-Aug-22																			
A1320	State Plan Approvals	30	30	02-Aug-22	13-Sep-22																			
A1030	Bidding Period	15	15	09-Aug-22	29-Aug-22																			
A1040	Contract Buyout/Award	13	13	30-Aug-22	16-Sep-22																			
A1340	Local Permits	3	3	14-Sep-22	16-Sep-22																			
EARLY STEEL BID PACKAGE		12	12	26-Jul-22	10-Aug-22																			
A1360	Early Steel Bid Package - Bidding	10	10	26-Jul-22	08-Aug-22																			
A1370	Early Steel Bid Package - Award	2	2	09-Aug-22	10-Aug-22																			
PROCUREMENT		85	85	11-Aug-22	09-Dec-22																			
A1300	Joist & Deck Procurement	85	85	11-Aug-22	09-Dec-22																			
A1310	Structural Steel Procurement	45	45	11-Aug-22	13-Oct-22																			
A1330	Rebar Procurement	35	35	02-Sep-22	21-Oct-22																			
A1050	Submittal Review/Approval	40	40	14-Sep-22	08-Nov-22																			
A1060	Material/Equipment Procurement	40	40	28-Sep-22	22-Nov-22																			
CONSTRUCTION		187	187	19-Sep-22	12-Jun-23																			
A1070	Demo Existing Canopy	10	10	19-Sep-22	30-Sep-22																			
A1080	Sitework/Site Utilities	15	15	03-Oct-22	21-Oct-22																			
A1090	Footings and Foundations	20	20	24-Oct-22	18-Nov-22																			
A1100	Structural Steel	10	10	21-Nov-22	05-Dec-22																			
A1380	Joist and Deck	10	10	12-Dec-22	23-Dec-22																			
A1120	Building Envelope	30	30	27-Dec-22	07-Feb-23																			
A1110	Roofing	15	15	18-Jan-23	07-Feb-23																			
A1130	MEP Rough-Ins	30	30	19-Jan-23	01-Mar-23																			
A1270	Underground Electrical and Plumbing	8	8	25-Jan-23	03-Feb-23																			
A1280	Pour Slab on Grade	6	6	06-Feb-23	13-Feb-23																			
A1140	Interior Wall Framing	10	10	20-Feb-23	03-Mar-23																			
A1150	Drywall	17	17	06-Mar-23	28-Mar-23																			

- █ Actual Work
- █ Remaining Work
- █ Critical Remaining Work
- ◆ Milestone



Preliminary Schedule **05/17/2022**

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	2022						2023								
						Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul		
A1160	Painting	9	9	29-Mar-23	10-Apr-23															
A1170	Ceiling Grid	5	5	11-Apr-23	17-Apr-23															
A1180	MEP Finishes	12	12	18-Apr-23	03-May-23															
A1190	Ceiling Tile	4	4	04-May-23	09-May-23															
A1210	Install Baffles and Bullet Trap	20	20	04-May-23	01-Jun-23															
A1200	Flooring	15	15	10-May-23	31-May-23															
A1220	Site Paving	5	5	22-May-23*	26-May-23															
A1230	Site Restoration	10	10	30-May-23	12-Jun-23															
A1290	Doors and Hardware	8	8	01-Jun-23	12-Jun-23															
PROJECT COMPLETION		20	20	12-Jun-23	11-Jul-23															
A1240	Substantial Completion	0	0		12-Jun-23															
A1250	Punch List/Closeout	20	20	13-Jun-23	11-Jul-23															
A1260	Final Completion	0	0		11-Jul-23															

-  Actual Work
-  Remaining Work
-  Critical Remaining Work
-  Milestone



5.12 INSURANCE



Submit proof of proposer's insurance coverage consistent with the terms and conditions identified in the General Conditions (Attachment E) for each of the following (minimum required aggregate policy limits as noted):

1. Worker's Compensation Insurance (Wisconsin Statutory Limits)
2. Commercial General Liability
 - a. \$1,000,000 Each Occurrence
 - b. \$2,000,000 General Aggregate
 - c. \$1,000,000 Personal and Aggregate Injury
3. Automobile Liability (\$1,000,000 Each Accident)
4. Umbrella Excess Liability (\$5,000,000) (Project Based)
5. Professional Liability (\$2,000,000)

Insurance Certificate

Please see our insurance certificate on the following page.



CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
05/10/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Services Central, Inc. Green Bay WI Office 1175 Lombardi Avenue Suite 350 Green Bay WI 54304 USA	CONTACT NAME: PHONE (A/C No. Ext): (920) 437-7123 FAX (A/C No.): (920) 431-6345	
	E-MAIL ADDRESS:	
INSURED Miron Construction Co., Inc. P. O. Box 509 Neenah WI 54957-0509 USA	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Zurich American Ins Co	16535
	INSURER B: Liberty Insurance Underwriters, Inc.	19917
	INSURER C: Steadfast Insurance Company	26387
	INSURER D:	
	INSURER E:	

Holder Identifier :

COVERAGES CERTIFICATE NUMBER: 570093054749 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. **Limits shown are as requested**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			GLO925922915 GENERAL LIABILITY	04/01/2022	04/01/2023	EACH OCCURRENCE \$5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$5,000,000 GENERAL AGGREGATE \$10,000,000 PRODUCTS - COMP/OP AGG \$10,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY			BAP925922815 BUSINESS AUTOMOBILE	04/01/2022	04/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$5,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION			100003876116 UMBRELLA LIABILITY SIR applies per policy terms & conditions	04/01/2022	04/01/2023	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC925923015 WORKERS' COMPENSATION	04/01/2022	04/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE-EA EMPLOYEE \$1,000,000 E.L. DISEASE-POLICY LIMIT \$1,000,000
C	<input checked="" type="checkbox"/> Env CPL/Prof			EOC581672309 Professional Liability SIR applies per policy terms & conditions	04/01/2022	04/01/2023	Per Aggregate \$5,000,000 Per Occurrence \$5,000,000 SIR/Deductible \$100,000

Certificate No : 570093054749

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER FOR INFORMATIONAL PURPOSES ONLY WI . USA	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

Exhibit A
CITY OF NEENAH
NOTICE OF APPLICATION FOR LICENSE
2022-2023 Renewals

To the Honorable Mayor and Common Council of the City of Neenah, Wisconsin.

The undersigned Committee reports the applications have been made and filed in the office of the City Clerk for licenses as follows, and this Committee recommends to your Honorable Body that such licenses be granted:

“CLASS BLB” MALT AND LIQUOR (Corporation):

BayPoint Bar & Grill, Inc., 944 S. Green Bay Rd, d/b/a BayPoint Bar & Grill, 944 S. Green Bay Rd., Richard Holloway, agent

Don Lei Enterprises, Inc., 129 N. Green Bay Road, d/b/a ICU Bar & Grill, 129 N. Green Bay Rd, Donald Schunk, agent

El Azteca Restaurants, Inc., N474 Eisenhower Dr., Appleton, WI 54915, d/b/a El Azteca Restaurant, 878 Fox Point Plaza, Fe Montalvo, agent

Fire-Lite, Inc., 1171 Gillingham Rd., d/b/a Fire-Lite, 1171 Gillingham Rd., Laura Nelson, agent

LDPK, Inc., 113 W. Wisconsin Ave., d/b/a Cannova’s Pizzeria, 113 W. Wisconsin Ave., Debbie Rasmus, agent

Paper City Pub, Inc, 212 W. Wisconsin Ave., d/b/a Paper City Pub, 212 W. Wisconsin Ave., Matthew Johnson, agent

Pizza Parlor, Inc., 905 S. Commercial St., d/b/a Cranky Pat’s Pizzeria & Pub, 905 S. Commercial St., David P. Earle, agent

Solea Mexican Grill, Inc., 1350 Gillingham Rd., d/b/a Solea Mexican Grill, 1350 Gillingham Rd., Eduardo Sanchez, agent

WIMEX, Inc., 145 W. Wisconsin Ave., d/b/a Zacatecas Mexican Restaurant, 145 W. Wisconsin Ave., Eduardo Lopez, agent

Zuppa’s Inc., 1540 S. Commercial St., d/b/a Zuppa’s, 1540 S. Commercial St., Peter Kuenzi, agent

“CLASS BLB” MALT AND LIQUOR (LLC):

The Reserve, LLC, 116 S. Commercial St, third floor, d/b/a Ballroom at the Reserve, 116 S. Commercial St, third floor, Jessica Pfister, agent

Bridgewood Holdings of Neenah, LLC, 1000 Cameron Way, d/b/a Bridgewood Resort Hotel, 1000 Cameron Way, Richard Batley, agent

Bridgewood Holdings of Neenah, LLC, 1000 Cameron Way, d/b/a Ground Round Bar & Grill, 1010 Cameron Way, Richard Batley, agent

Chang Qing, LLC, 415 S. Commercial St., d/b/a Bao Ju Mandarin Gourmet, 415 S. Commercial St., Li Xin Ni, agent

Charctails, LLC, 133 W. Wisconsin Avenue, d/b/a Town Council Kitchen and Bar, Jonathan Horan, agent

Copperstill Bourbon Bar, LLC, 211 E. Wisconsin Avenue, d/b/a Copperstill Bourbon Bar, 211 E. Wisconsin Avenue, Anthony Kuhr, agent

Glumpf, LLC, 108 W. Wisconsin Ave, d/b/a Sante Wine Bar & Bistro, 108 W. Wisconsin Ave, Matthew R. Gloede, agent

Gord's Pub, LLC, 210 Main St., d/b/a Gord's Pub, 210 Main St., Paula J. Pitsch, agent
Lion's Tail Brewing Co., LLC, 116 S. Commercial St d/b/a Lion's Tail Brewing Co.,
Alexander Wenzel, agent
Little Siam, LLC, 208 W. Wisconsin Ave., d/b/a Little Siam, 208 W. Wisconsin Ave.,
Thong Vue, individual
Mama Beck, LLC, 218 W. Wisconsin Ave., d/b/a Bar Twenty-Two, 218 W. Wisconsin
Ave., Rebecca Hilgers, agent
My Place TNS, LLC, 1127 S. Commercial St., d/b/a My Place TNS, 1127 S. Commercial
St., Terry Nelson, agent
Neenah Gateway Plaza, LLC, One Neenah Center, Suite 700, d/b/a The Plaza/The
Globe Cafe', 229 W. Wisconsin Ave, John J. Hogerty, II, agent
North American Hotel Group, LLC, 123 E. Wisconsin Ave., d/b/a Doubletree by Hilton
Neenah, 123 E. Wisconsin Ave., Brittany M. Johnson, agent
Off the Vine Woodfire Pizza Co., LLC, 124 W. Wisconsin Ave., Ste. 170, d/b/a Broken
Tree Pizza, 124 W. Wisconsin Ave., Ste. 170, Emily Schreiner, agent
Old 41 Saloon, LLC, 293 S. Green Bay Road, d/b/a Old 41 Saloon, 293 S. Green Bay
Road, James Parks, agent
RichterGreene, LLC, 134 W. Wisconsin Ave., d/b/a Greene's Pour House, 134 W.
Wisconsin Ave., Robert Greene, agent
Rolling Thunder Lanes, LLC, 934 Byrd Ave, d/b/a Rolling Thunder Lanes, 934 Byrd
Ave., William Smith, agent
Rumars, LLC, 1338 S. Commercial St., d/b/a The Dome Sports Bar & Grill, Renee
Kaufert, agent
Sherrytown Station, LLC, 432 Sherry St., d/b/a Sherrytown Station, 432 Sherry St.,
Sueann Steward, agent
Short Branch Saloon LLC, 1102 Harrison St, d/b/a Short Branch Saloon, 1102 Harrison
St., Lorrie Davis, agent
Sidetracked Bar & Grill, LLC, 129 N Lake St., d/b/a Sidetracked Bar & Grill, 129 N Lake
St., Kevin M. Redlin, agent
Tho Kin Tho, LLC, 157 S. Green Bay Rd., d/b/a Lucky Dog'z, 157 S. Green Bay Rd.,
Brian Stedl, agent
Two Broke Girlz, LLC, 430 Sherry St., d/b/a Two Broke Girlz, 430 Sherry St., Autumn
Johnson, agent
Wisconsin Apple, LLC, 1409 Kingsley Ave #2, Orange Park FL, 32073, d/b/a
Applebee's, 1111 Westowne Dr., Frank Gonzales, agent
Xtra Innings, LLC, 1348 S Commercial St., d/b/a Xtra Innings, 1348 S Commercial St.,
Nathan Maves, agent
Zuppa's Inc., 1540 S. Commercial St., d/b/a Zuppa's, 1540 S. Commercial St., Peter
Kuenzi, agent

“CLASS BLB” MALT AND LIQUOR (Partnership):

Gretchen H. Diegel/Kristin S. Zagrodnik Partnership, 1330 S Commercial St., d/b/a
Cedar Bar & Grill, 1330 S. Commercial St.

CLASS “B” MALT (Corporation):

Sammy's Pizza, Inc, 322 N. Commercial St., d/b/a Sammy's Pizza, 322 N. Commercial
St., Thomas Miller, agent

“CLASS A” MALT AND LIQUOR (Corporation):

Cellars Wines & Spirits, Inc., 113 N. Green Bay Rd., d/b/a Cellars Wine & Spirits, 113 N. Green Bay Rd., Leroy Schneidewend, agent

Skogen’s Foodliner, Inc., 3800 Emerald Drive E, Onalaska, WI 54650, d/b/a Festival Foods, 647 S. Green Bay Rd., Kurt Gilhart, agent

“CLASS A” MALT AND LIQUOR (LLC):

Gill Liquor, LLC, 1117 S. Commercial St., d/b/a Gill Liquor, 1117 S. Commercial St., Amriptal Gill, agent

Ultra Mart, LLC, Kroger BL, PO Box 305103, Nashville, TN 37230-5103, d/b/a Pick ‘n Save #124, 1530 S. Commercial St., Matthew Sullivan, agent

Ultra Mart Foods, LLC, Kroger BL. PO Box 305103, Nashville, TN 37230-5103, d/b/a Pick ‘n Save #412, 828 Fox Point Plaza, Katie Tesch, agent

“CLASS A” MALT AND LIQUOR (Partnership):

Wal-Mart Stores East, LP, 702 SW 8th St., Licensing Dept. 8916, Bentonville, AR 72716, d/b/a Walmart #2986, 1155 Winneconne Ave, Samantha L. Engelhardt, agent

CLASS “A” MALT (Corporation):

Aldi Inc. (Wisconsin), 9342 S 13th Street, Oak Creek, WI 53154, d/b/a Aldi #37, 927 S. Green Bay Road, Jacob Driessen, agent

Kwik Trip Inc., P.O. Box 2107, La Crosse, WI 54602, d/b/a Tobacco Outlet Plus #526, 501 S. Commercial St., Robert Brown, agent

Walgreen Co., Inc., P.O. Box 901, Deerfield, IL 60015, d/b/a Walgreen’s #03392, 500 S. Commercial St., Amy Gitter, agent

Walgreen Co., Inc., P.O. Box 901, Deerfield, IL 60015, d/b/a Walgreen’s #10236, 1191 Westowne Dr., Angela Grotenhuis, agent

CLASS “A” MALT (LLC):

Dolgencorp, LLC, 100 Mission Ridge, Goodlettsville, TN 37072, d/b/a Doller General Store #21847, 1126 S. Commercial St., Aaron Dalton, agent

Wisconsin CVS Pharmacy, LLC, One CVS Drive, MD #23062A, Woonsocket, RI 02895, d/b/a CVS/Pharmacy #5936, 901 S. Green Bay Road, Marty Pedranzan, agent

Public Services & Safety Committee

Dated: May 24, 2022

Ald. Cari Lendrum, Chairperson



M E M O R A N D U M

DATE: May 19, 2022
TO: Mayor Lang and Members of the Public Services and Safety Committee
FROM: Gerry Kaiser, Director of Public Works
RE: Public Works General Activity

- 1) Contract 3-20 (Street - Van, Monroe, Gillingham)
 - a) Gillingham, Van, Monroe, Cavalry: Work is complete.
 - b) Shootingstar: The Shootingstar extension has been graded and graveled. The remaining grading and paving work on Shootingstar Drive and Armstrong Street has not been scheduled.
- 2) Contract 4-21 (Epoxy Pavement Marking): About 75% of the work under this contract has been completed. The remaining work has been carried over to this year.
- 3) Contract 6-21 (Misc. Concrete Pavement, Sidewalk Repairs): Work was restarted the week of May 16.
- 4) Contract 7-21 (Harrison Pond): Pond excavation is complete. Ground conditions have delayed further work on the west retaining wall. The wall contract checked ground conditions on May 17 and felt that it was too soft to proceed.
- 5) Contract 8-21 (Jewelers Park Drive Trail): The boardwalk and north bridge are complete. Trail grading and paving are complete. Road work on Jewelers Park Drive is complete. Crews are placing topsoil, seed, mulch and erosion mat.
- 6) Contract 1-22 (Utility Construction in Fredrick Drive area): Work is scheduled to be complete in the next week. We Energies will be replacing select gas service lines after our utility work is complete.
- 7) Contract 2-22 (Utility and Street Construction on Grove and Dieckhoff): Sanitary sewer installation is complete. Service replacements are ongoing and should be complete June 3. We Energies will follow that work with gas main replacement.
- 8) Contract 3-22 (Street Construction in Fredrick Drive area, Fresh Air Pk, Southview Pk): This contract was awarded to Northeast Asphalt, Inc. Work has not yet been scheduled. The contractor has indicated that they will mobilize when the Fredrick Drive area is ready for street work.
- 9) Contract 4-22 (S. Commercial Utility Construction): Sanitary sewer main installation is complete. Sewer and water service work is ongoing and should be complete May 27 after which a concrete patch will be placed.
- 10) Contract 5-22 (CTH JJ/CTH CB Utility Construction): Work is complete. Winnebago County has awarded the road construction contract to Vinton Construction. A pre-construction meeting has not been scheduled.
- 11) Contract 7-22 (Winneconne Ave Overpass Repairs): This contract was awarded to Pheifer Brothers, Inc. Work has not yet been scheduled.
- 12) Transit Center Relocation Study: ECWRPC hosted a scoping meeting for the study with their consultant and City staff. The project will consist of 5 tasks – Best Practices Summary, Public Engagement, Site Identification, Draft Report-Presentation-Feedback, and Final Report. The study is scheduled for completion mid-August.
- 13) Jewelers Park Drive Bridge: An RFP has been distributed for engineering, design and construction management services for the construction of a new bridge over Neenah Creek to connect the Bridgewood Golf Course redevelopment project to Jewelers Park Drive. Proposals are due on May 27.