



SPECIAL
City of Neenah
Public Services and Safety Committee Agenda
Wednesday, October 7, 2026 at 5:45 PM
Neenah City Hall – 211 Walnut Street
Hauser Room

- I. Call to Order
- II. Roll Call
- III. New Business
 - A. Public Works
 - 1. Approve Church Street Ramp Repairs
- IV. Adjournment

Notice: Pursuant to the requirements of Wis. Stats. Sec. 19.84 (Open Meeting Notice Law), 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 on 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.

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 Clerk's Office (920) 886-6100 or e-mail clerk@neenahwi.gov at least 48 hours prior to the scheduled meeting or event to request an accommodation.



Memorandum

Date: October 7, 2026

To: Maoyor Borchardt, Chairperson Weber, and Members of the Public Services and Safety Committee

From: Mark Rohloff, Interim Public Works Director

RE: Approve Church Street Ramp Repairs

The 2026 Facilities CIP has \$50,000 budgeted to address maintenance repairs at the Church Street parking ramp. Public Works had previously engaged Wells, Inc., in the past to perform these repairs. Wells recommended initial repairs totaling \$99,000; however, recognizing that the budget was insufficient to meet these needs, Facilities Manager Pat Benson identified the priorities for these repairs, which included repairing the vectors (connectors that attach independent sections of concrete) in the garage. When he contacted Wells about scheduling this work and getting council approval, he was informed that Wells was no longer doing garage repairs and that they would have to find a different firm for this work.

Facilities Manager Benson and I contacted firms in the area, and only one company, Restoration Systems, Inc. (RSI), responded. I have experience with RSI from my prior work and can attest to their ability to perform the work. Unfortunately, with no other firms willing to take on this work, especially this late in the season, staff needs council approval to authorize this work with only one quote.

Facilities Manager Benson has worked with RSI to maximize the vector work within the \$50,000 budget. Please contact Mr. Benson or me if you have any questions regarding this proposed work.

Staff recommends approving a contract with RSI in the amount of \$50,000 to conduct this work.

Attachments:

1. Just Proposal



PROPOSAL

City of Neenah

Church St Ramp Repairs 2026

October 1, 2026

Prepared by:
Dan Lephardt, Branch Manager

Prepared for:
Pat Benson, City of Neenah



PROJECT SUMMARY

Restoration Systems (“RSI”) was contacted by Will Kronke, American StructurePoint Inc, in September of 2026 regarding the City of Neenah’s Church Street Parking Structure.

RSI was provided the “Church Street Parking Structure – Survey Notes” that was completed by Graef Engineering in prior year(s) and a limited repair scope to address structural deficiencies concentrated on Level 7 and 8.

See Cost Estimate for pricing and Scope Detail for typical repairs below. Pricing does not reflect or incorporate winter conditions. RSI recommends that work starts by mid-October.

Provided a contract is executed and material submittals approved, RSI would require approximately 1-2 weeks to procure materials and mobilize, and 4-5 weeks on site to complete the work.

Note: Proposal revised based on planning/scope meeting with City of Neenah and American StructurePoint on October 1, 2026.

Dan Lephardt
Branch Manager
RESTORATION SYSTEMS INC

COST ESTIMATES

ITEM	ELEMENT	DESCRIPTION	QUANTITY	UNIT
General Conditions	Mobilization	Pre-project planning and pre-construction meetings with RSI Staff. Project material submittals and procurement.	1	LS
	Access	RSI parking, on-site equipment storage, and restroom provided by Owner. Water and electricity provided by Owner. RSI to furnish material, equipment, and labor for access.		
	Traffic Control	Work scope area to be closed for duration of work.		
	Shoring and Bracing	N/A		
	Debris	RSI to remove, haul off, and dispose of construction debris by means of dump trailer.		
	Special Items	N/A		

CITY OF NEENAH - CHURCH STREET RAMP - LEVEL 7 AND 8 REPAIRS							
ITEM	DESCRIPTION	NOTES/ASSUMPTIONS	MATERIAL DESIGN BASIS	QoU	UoM	\$oU	EXTENDED
GCs	General Conditions	Mobilization, traffic control, dumpsters, general site conditions.	N/A	1	LS	\$ 16,300.00	\$ 16,300.00
Concrete	Haunch Repairs	Assumes (1) 10K shore post per Haunch	Tenon Patching Mix AE Sika MasterProtect P8100	11	EA	\$ 1,000.00	\$ 11,000.00
Vectors	Vector Repairs - Level 8		V2 Composit Biscuit	30	EA	\$ 290.00	\$ 8,700.00
Sealants	R&R Joint Sealant		Sika 2C NS EZ Mix	180	LF	\$ 15.00	\$ 2,700.00
Vectors	Vector Repairs - Level 6 (TBD)		V2 Composit Biscuit	10	EA	\$ 290.00	\$ 2,900.00
Sealants	R&R Joint Sealant		Sika 2C NS EZ Mix	60	LF	\$ 15.00	\$ 900.00
Vectors	Shear Connection Repairs - Level 8	Re-weld and 2 LF joint sealant replacement	Sika 2C NS EZ Mix	8	EA	\$ 245.00	\$ 1,960.00
Vectors	Shear Connection Repairs - Level 6	Re-weld and 2 LF joint sealant replacement	Sika 2C NS EZ Mix	12	EA	\$ 245.00	\$ 2,940.00
Misc	Corrosion Repair - Level 7	Refurbish and paint elements	Sika MasterProtect P8100	26	EA	\$ 100.00	\$ 2,600.00
TOTAL							\$ 50,000.00

ABOUT US

Restoration Systems Inc. is a specialty restoration company generally focusing on concrete repair, masonry repair, and waterproofing of buildings. Our extensive knowledge of building restoration and diverse backgrounds within the industry allow us to make sure your project is done right, on-time, and on budget.

Our goal at Restoration Systems Inc. is to provide quality services that both meets your time and cost requirements. We are able to supply you with highly skilled repair craftsmen to meet your building maintenance needs, and our staff prides itself on exceeding your expectations.

Why Choose Restoration Systems Inc for YOUR project?

The RSI Advantage.



Detailed professionalism from bidding stage to project completion



Transparent game plans for construction, job progress and quality



Strong relationships with our union laborers and bricklayers



Unmatched quality of craftsmanship



Clean & well-maintained job sites and equipment



Proven ability to coordinate and collaborate with cross-functional teams

OUR COMMITMENT TO SAFETY

Every project is different, but one thing never changes: our commitment to safety. From worksite to teamsite, we put the highest level of care and safety into everything we do.

KEY ACTIONS

SITE SPECIFIC SAFETY PLANS

- Designed to outline the entire scope of work and exactly how we plan to keep employees safe

PERIODIC SITE SAFETY AUDITS

- Test workplace safety program effectiveness

DAILY JOB HAZARD ANALYSIS

- Identify and analyze hazards associated with various tasks with the goal to make each worker as safe as possible

WEEKLY TOOLBOX TALKS

- Conducted to promote department safety culture as well as to facilitate health and safety discussions on job sites

COMPREHENSIVE SAFETY PROGRAM

- Audited annually to ensure the highest levels of safety are always maintained

OSHA CERTIFICATIONS

- Field leaders are OSHA trained on the essential practices of identifying, reducing, eliminating, and reporting workplace hazards



CERTIFICATIONS

All of our team members and tradespeople are fully qualified, certified, licensed, insured, and bonded. Your project will be executed with the highest standards of professional conduct.

Our certifications include:



AFFILIATIONS

Restoration Systems Inc. is a proud member of:



ACCEPTANCE

Restoration Systems Inc. proposes to complete the work outlined in this proposal for an all-inclusive fee not including any unforeseen or unexpected conditions. This includes project management, equipment, materials, labor, scheduling, supervision, and quality assurance.

Does not Include: Bonds, permits, inspections, and testing.

By signing this proposal, the purchaser accepts as a binding contract all of its terms and conditions, including the General Conditions and Special Conditions. This proposal shall expire automatically unless the above-named purchaser has delivered a copy of this proposal, duly signed by it, to Restoration Systems Inc. on or before the 30th day from the date hereof. No modification by purchaser to this proposal, or to the General Conditions, shall become a part of the contract unless specifically agreed to in writing by Restoration Systems Inc., and shall automatically make this proposal void and of no effect.

Date Accepted: _____

Owner (Representative)

Restoration Systems Inc.

By: _____

By: _____

Title: _____

Title: _____



TERMS & CONDITIONS

1. **CHANGES IN THE WORK:** It is understood that the type of work called for in this Agreement may require changes as the work progresses. Contractor will perform changes in the work (including changes requested by Customer) only after consultation with the Customer, and execution of a written agreement covering the changes in the scope of the work including any changes in Contract Price and time for performance.
2. **PAYMENT TERMS:** Payment of the Contract Price shall be made monthly upon receipt of an invoice for portion of the Work performed during that month.
3. **TAXES:** Contractor's price includes applicable taxes imposed on the work or materials included in this contract, to the extent required by law to be collected by Contractor.
4. **SECURITY FOR PAYMENT:** Customer understands that if Contractor is not paid it can assert a lien against the property. Contractor will issue waivers of its lien rights only to the extent it receives payment.
 - A. **Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.**
5. **DELAYS AND CLAIMS:**
 - A. **Liability Only for Acts Within Contractor's Control:** Contractor will be excused and will not be liable for any damages, whether direct, incidental or consequential, for any delay or failure in performance (including but not limited to delays due to strikes, fires, accidents, acts of God and delays in performance by Contractor's suppliers and carriers) except to the extent caused by, or within the direct control of Contractor.
 - B. **Notice of Claims, When:** Any claims by Customer against Contractor must be presented in writing with particulars to Contractor within twenty days after they arise; otherwise Contractor shall have no responsibility or liability for such claims.
6. **INSURANCE AND INDEMNIFICATION:**
 - A. Customer shall purchase and maintain property insurance on its property and liability insurance to cover the acts or omissions of its agents and employees at the Site.
 - B. Contractor maintains insurance. A certificate showing coverage limits and carriers will be issued to Customer prior to beginning work at the Site.
 - C. Contractor agrees to indemnify Customer from any loss, damage, or expense which Customer suffers as a result of claims asserted against Customer by third parties (including Contractor's employees) which arise out of Contractor's work at the Site, to the extent caused by the negligent acts or omissions of Contractor or anyone for whom Contractor is responsible. Customer agrees to indemnify Contractor for any loss, damage or expense, which Contractor suffers as a result of claims asserted against Contractor by third parties (including Customer's employees) which arise out of Customer's activities at the Site, to the extent caused by the negligent acts or omissions of Customer or anyone for whom Customer is responsible.
7. **LIMITED WARRANTY AND EXCLUSIVE REMEDIES:**
 - A. **Workmanship:** For a period of one year from the date of substantial completion of Contractor's Work covered hereby, Contractor warrants that it will promptly repair or replace any improper or defective workmanship performed by Contractor under this contract; provided that Contractor has been paid for all work performed, and Contractor has received written notice from Customer of any such defective workmanship within 20 days after Customer first becomes aware thereof (provided such is within the aforesaid one-year period). Contractor will not pay for any inspections or repairs performed by others prior to receipt of notice and a reasonable opportunity to make repairs, if warranted.
 - B. **Warranty on Materials:** Contractor warrants that it will use only new materials unless specified otherwise in this Contract and will deliver to Customer warranties issued by the manufacturer of the materials, if available. Contractor shall have no obligation under any such manufacturer's warranty.
 - C. **Disclaimer of Other Warranties:** THE PROVISIONS IN PARAGRAPHS A AND B ARE THE EXCLUSIVE WARRANTIES PROVIDED TO CUSTOMER AND ARE EXPRESSLY IN LIEU OF ANY OTHER EXPRESS OR IMPLIED WARRANTIES, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.
 - D. **Mold Exclusion:** Contract specifically excludes from any and all warranties connected with this Work any warranty against the growth, infestation or spread of mold, mildew, or other fungal, bacterial or biological substance however caused.
8. **OBLIGATIONS OF CUSTOMER AT SITE OF WORK:**
 - A. **Site Conditions:** For work performed by Contractor at the site, Customer shall provide without charge to Contractor (i) sufficient and proper space for handling and storing the materials and equipment of Contractor; (ii) sufficient power and water for the performance of the Work; (iii) removal of all obstructions to performing the Work as economically as possible.
 - B. **Unanticipated Conditions:** If Contractor encounters unanticipated conditions or structural features, not reasonably ascertainable upon such inspection or testing as was allowed by Customer, Contractor will so advise Customer, and the parties will work out a mutually acceptable adjustment to the Work, the Contract Price, and the time of completion prior to continuation of the Work.
 - C. **Asbestos, Lead, Mold and PCB:** Contractor is not equipped to deal with hazardous material, including but not limited to asbestos, lead, mold or polychlorinated biphenyl ("PCB"). Customer warrants that the Work will not expose Contractor's workers or any other persons to contact with or exposure to such substances. If Contractor encounters material reasonably believed to be asbestos, lead, mold, PCB or another hazardous substance which has not been rendered harmless, Contractor shall immediately stop Work in the area affected and report the condition to the Customer. The Work in the affected area shall not thereafter be resumed except by written agreement of the Customer and Contractor. The Work in the affected area shall be resumed in the absence of such hazardous substance, or when it has been rendered harmless and so agreed in writing by the Customer and Contractor. All cost of testing for, removal of, or to render asbestos, lead, mold or PCB harmless shall be born by Customer.
9. **DEFAULT BY CUSTOMER:** If Customer fails, or is unable for any reason, to make any payment when due, or prevents Contractor from completing its Work in a timely and uninterrupted manner, or fails to comply with any term, condition or provision of this Contract, Contractor may resort to any remedy available to it by this Contract, or by law.
10. **REMEDIES OF CONTRACTOR:** In case of any default by customer, Contractor may, after reasonable notice and opportunity to cure, not to exceed 10 days; (a) demand payment of the contract price, less a sum equal to Contractor's cost of labor and materials not furnished or ordered if the Work is not complete; (b) enter the premises and remove its equipment and any unused material; (c) invoke and pursue such other or additional remedies as may be provided by law.
11. **DISPUTE RESOLUTION:** The parties shall attempt to resolve disputes between themselves, using more senior officials of their respective organizations, if necessary, and prior to the institution of any legal action, they agree to meet with a mutually agreeable or, upon mutual application, court appointed mediator for a minimum of one five hour session. In the event of any legal action to enforce the terms of this Contract, the prevailing party shall be entitled to recover reasonable attorney's fees from the other.
12. **HOURS OF WORK:** Contractor is obligated to perform the Work only during its regular working hours and has no responsibility to work beyond such regular hours. All time beyond regular hours which is required by Customer shall be paid for by Customer in addition to the contract price, at applicable premium rates of pay.
13. **ENTIRE AGREEMENT:** This Contract constitutes the entire agreement between the parties. No representations, statements, correspondence or discussions between Contractor and Customer or Customer's Representative shall be a part of the Contract unless specifically referred to in this Contract.
14. **MODIFICATION:** No waiver, alteration or modification of the terms and conditions of the Contract shall be binding unless said waiver, alteration or modification is in writing and signed by a duly authorized representative of each party.