



City of Neenah
Board of Public Works Agenda
Tuesday, January 21, 2025 at 11:00 AM
Third Floor Conference Room
Neenah City Hall
211 Walnut Street

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.

- I. Approval of the minutes of the January 7, 2025 meeting. (Minutes can be found on the city website)
- II. Appearances.
- III. Unfinished Business.
- IV. New Business.
 - A. Public Works
 1. Change Order No.1, Contract 2-24, Sanitary Sewer & Laterals, Storm Water, Water Main & Services and Street Construction on E. Doty Avenue, to Kruczek Construction, Inc., for extra work done on the project, in the amount of \$28,068.95. (Attachment)
 - B. Water Utility
 1. Pay Request No. 2, Contract 1-24W Removal and Replacement of Carbon Dioxide Tank and Related Appurtenances, to Rohde Brothers, Inc. in the amount of \$38,000.00. (Attachment)
 2. Pay Request No. 3, Contract 2-24W Booster Station Contract B - Process, Mechanical, Electrical and Plumbing Construction, to Sabel Mechanical LLC., in the amount of \$190,689.19. (Attachment)
 3. Change Order No. 1, Contract 2-24W Booster Station Contract B - Process, Mechanical, Electrical and Plumbing Construction, to Sabel Mechanical LLC., in the amount of (\$4,625.00) and to extend the completion date to January 24, 2025. (Attachment)
- IV. Any announcements/questions for the Board.
- V. 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 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.



**City of Neenah
Board of Public Works Minutes
Tuesday, January 7, 2025 at 1:00 PM
Hauser Room
Neenah City Hall
211 Walnut Street**

MEMBERS PRESENT: Mayor Lang, Director of Community Development & Assessment Haese, Director of Public Works Kaiser, City Attorney Rashid, Director of Finance Rasmussen, Alderman Hillstrom, and Alderman Lendrum.

ALSO PRESENT: Water Utility Director Mach and Clerk Nagel

EXCUSED: None.

CALL TO ORDER: Mayor Lang called the meeting to order at 1:00 PM.

- I. Approval of the minutes of the December 12, 2024 meeting. (Minutes can be found on the city website)
MSC by Haese/Lendrum to approve the minutes as written, all voting aye.
- II. Appearances.
None
- III. Unfinished Business.
None
- IV. New Business.
 - A. Public Works
 1. Pay Request No.2, Contract No 4-24, S. Park Easement, Sanitary & Storm Sewer, Water Main, and Street Construction, to Scott Lamers Construction, in the amount of \$64,701.65. (Attachment)
MSC Kaiser/Hillstrom to approve Pay Request No. 2, Contract No. 4-24, in the amount of \$64,701.65, all voting aye
 2. Pay Request No.5, Contract 7-24, Concrete Pavement, Sidewalk Repair and New Sidewalk, to Jim Fischer, Inc., in the amount of \$87,288.73. (Attachment)
MSC Kaiser/Rasmussen to approve Pay Request No.5, Contract 7-24, in the amount of \$87,288.73, all voting aye.

The contract is for miscellaneous concrete pavement and sidewalk repair. Not all the work will be completed but will be added to 2025 project work.
 3. Pay Request No.2, Contract 11-24, Douglas Park Storm Water Pond, to Calnin & Goss, Inc., in the amount of \$128,712.09. (Attachment)
MSC Kaiser/Lendrum to approve Pay Request No.2, Contract 11-24, in the amount of \$128,712.09. all voting aye.

Work is going well. There is another week of digging, balk of the excavation work is complete.
- IV. Any announcements/questions for the Board.
None
- V. Adjournment.
MSC Hillstrom/Kaiser to adjourn, all voting aye. Meeting adjourned at 1:07pm.

Respectfully Submitted,

Charlotte K. Nagel

Charlotte Nagel, City Clerk

Change Order No: 1
 Contract No: 2-24
 Project: Sant Sewer & Laterals, Storm Water, Water Main Services and Street Construction
 Streets: E. Doty Avenue
 Current Contract Total: \$2,295,807.21

Account Number: _____ Project Number: _____ Budget: _____

Notes:

Project Code	Description	UofM	Contract Bid Qty	Qty Change		New Bid Qty	Unit Price	Extension
				Add	Delete			
	Upsize Sanitary Manholes	LS		1	0		\$4,687.50	\$4,687.50
SEW02	Excavate @447 W Wisconsin Ave Sanitary Lateral	LS		1	0	1	\$2,300.00	\$2,300.00
SEW02	Install Flat Tops on Manholes	LS		1	0	1	\$5,656.30	\$5,656.30
<i>W0535</i>	New 2" Water Service @ 212 E. Doty Ave	LS		1	0	1	\$2,414.71	\$2,414.71
<i>W0535</i>	Cap Water Main at Manhole of Elm St	Ls		1	0	1	\$3,330.50	\$3,330.50
STW01	Connect 36" RCP Storm Manhole	LS		1	0	1	\$2,300.00	\$2,300.00
STW01	Install Extra Storm Water Catch Basin	LS		1	0	1	\$355.00	\$355.00
STW01	Install Yard Drain Parking Lot D	LS		1	0	1	\$2,403.75	\$2,403.75
STW01	Parking Lot D Restoration	LS		1	0	1	\$4,621.19	\$4,621.19
Total Change Order No.1								\$28,068.95

Reason for Change
 Extra Work done on project

Contract Amount

Original: \$2,295,807.21
 Previous C.O.'s (+/-): \$0.00
 This C.O.'s (+/-): \$28,068.95
 Revised: \$2,323,876.16

Contract Time Calendar Days

Original: _____
 Previous C.O.'s (+/-): _____
 This C.O.'s (+/-): _____
 Revised: _____

This document shall become an amendment to the contract and all stipulations and covenants of the contract shall apply hereto.

Contractor: *[Signature]*
 Department: *[Signature]*
 Water Department: *[Signature]*
 (If applicable) _____
 Board of PW: _____

Date: 1-14-2025
 Date: 1-15-2025
 Date: 1/15/2025
 Date: _____

Pay To: Rhode Brothers, Inc
PO Box 409
Plymouth, WI 53073

Contract No. 1-24W Removal and Replacement of Carbon Dioxide Tank
and Related Appurtenances

Date: January 7, 2025

Pay Request No. 2

<u>Account Description</u>	<u>Account #</u>	<u>Payment</u>
Removal and Replacement of Carbon Dioxide Tank		\$40,000.00
Retainage		(\$2,000.00)
	400-0499-770-9999 WO 530	<u>\$38,000.00</u>

Approved by Water Utility 1/7/2025 

Approved by Board of Public Works 1/21/2025

Approved by Water Commission N/A

Number of Attachments 3

City of Neenah
Water Utility
Contract Payment Form

ROHDE BROTHERS, INC.
 PO BOX 409
 PLYMOUTH, WI 53073
 (920)893-5905

CITY OF NEENAH
 211 Walnut St
 Neenah, WI 54956

INVOICE ID: 56593
 DRAW ID: 56593
 DATE: December 31, 2024

CONTRACT ID: 24036
 Neenah CO2 Tank Replacement
 LOCATION:

CUSTOMER ID: 55330

Item Id	Description	Contract Amount	Completed To Date	Retainage	Less Previous Billings	Total This Invoice Less Retainage
01	Neenah CO2 Tank Replacement	253,084.00	55,000.00	750.00	15,000.00	40,000.00
Total		253,084.00	55,000.00	750.00	15,000.00	40,000.00

Invoice Sub-total 40,000.00

Amount due this Invoice \$40,000.00

Contract Summary

Original amount	Approved changes	Revised amount	Invoiced amount	Remaining amount	Billed percent	Retainage balance
236,376.00	16,708.00	253,084.00	55,000.00	198,084.00	21.73 %	750.00

Contract 1-24W Removal & Replacement of Carbon Dioxide Tank & Related Appurtenances

Item Description	Quantity	Unit	Price	Extension	Pay Request No. 1			Pay Request No. 2			Contract Balancing						
					Qty	\$ Due	Retainage	Amount	Paid	Qty	\$ Due	Retainage	Amount	Paid	Qty	\$ Due	Retainage
1 Remove 30 ton carbon dioxide tank, vaporizer primary regulator and heater						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2 Refrigerated 30 ton carbon dioxide tank						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 Non-Refrigerated 30 ton carbon dioxide tank	1			\$236,400.00		\$15,000.00	\$750.00	\$14,250.00	\$0.00	\$0.00		\$40,000.00	\$2,000.00	\$38,000.00	\$55,000.00	\$52,250.00	\$0.00
4 Vaporizer						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5 Primary Regulator						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6 Heater						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Base Bid Water				\$236,400.00		\$15,000.00	\$750.00	\$14,250.00	\$0.00	\$0.00		\$40,000.00	\$2,000.00	\$38,000.00	\$55,000.00	\$52,250.00	\$0.00

Pay To: Sabel Mechanical LLC
W3150 County Road H
Fond du Lac WI 54937

Contract No. 2-24W Booster Station Contract B
Process, Mechanical, Electrical and Plumbing Construction
McMahon N0002-09-22-00496-B

Date: January 15, 2025

Pay Request No. 3

<u>Account Description</u>	<u>Account #</u>	<u>Payment</u>
Amount Requested		\$200,725.47
Retainage		(\$10,036.28)
Booster Station Contract B	400-0499-770-9999 WO506	<u>\$190,689.19</u>

Approved by Water Utility January 15, 2025 

Approved by Board of Public Works January 21, 2025

Approved by Water Commission N/A

Number of Attachments 6

City of Neenah
Water Utility
Contract Payment Form

McMAHON

ENGINEERS ARCHITECTS

1445 McMAHON DRIVE PO BOX 1025
NEENAH, WI 54956 NEENAH, WI 54957-1025

McMAHON ASSOCIATES, INC.

TELEPHONE: 920.751.4200
FAX: 920.751.4284

CERTIFICATE FOR PAYMENT

NEENAH WATER UTILITY
211 Walnut Street
Neenah, WI 54956

Contract No. N0002-09-22-00496-B
Project File No. N0002-09-22-00496
Certificate No. Three (3)
Issue Date: January 8, 2025
Project: NEENAH WATER UTILITY
Water Booster Station MEP Construction

This is To Certify That, In Accordance With The Contract Documents Dated: June 27, 2024

Sabel Mechanical, LLC
W3150 County Road H
Fond du Lac, WI 54937

Is Entitled To Partial Payment For Work Performed Through: November 27, 2024

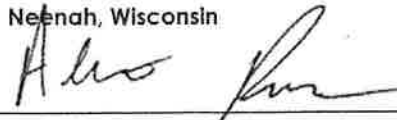
- Contractor's Application for Payment Attached
- Itemized Cost Breakdown Attached

Original Contract	<u>\$724,900.00</u>	Completed To Date	<u>\$499,150.51</u>
Net Change Orders	<u>\$0.00</u>	Retainage - 5%	<u>\$24,957.53</u>
Current Contract Amount	<u>\$724,900.00</u>	Subtotal	<u>\$474,192.98</u>
		Previously Certified	<u>\$283,503.79</u>

Amount Due This Payment: \$190,689.19

Please process and forward payment to Sabel Mechanical, LLC.

Certified By:
McMAHON ASSOCIATES, INC.
Neenah, Wisconsin



Alrik R. Ristau
Construction Services Engineer



W3150 Co Rd H
Fond du Lac, WI 54937
920-581-5810

Bill To

NEENAH WATER UTILITY
234 SOUTH PARK AVENUE
NEENAH, WI 54956

Invoice 240970

Nov 27, 2024

Job Number

241600

Payment Terms

Net 30

Total Due

\$190,689.19

Due Date

Dec 27, 2024

CUSTOMER NAME

NEENAH WATER UTILITY

PROPERTY NAME

Neenah Water Booster Station

PROPERTY ADDRESS

1534 Freedom Meadows Dr
Neenah, WI 54956

AUTHORIZED BY

Gary Gorges

CUSTOMER WO

NTE

Invoice Summary

Draw #3, Electrical, heating, Stainless Steel pipe fabrication, painting, Ceiling, Plumbing, Gas piping

Total	\$190,689.19
Amount Paid	\$0.00
Balance	\$190,689.19

Terms of Service

PAST DUE AMOUNTS ARE SUBJECT TO A FINANCE CHARGE AT THE MAXIMUM RATE ALLOWED BY STATE. REASONABLE COLLECTION FEES AND ATTORNEY FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.

Contractor's Application for Payment

Owner: <u>City of Neenah Water Utility</u>	Owner's Project No.: _____
Engineer: <u>McMahon Engineer</u>	Engineer's Project No.: _____
Contractor: <u>Sabel Mechanical LLC</u>	Contractor's Project No.: <u>241600</u>
Project: <u>Contract B Water Booster Station Process, Mechanical, Electrical, & Plumbing Constr.</u>	
Contract: <u>N002-09-22-004696-B</u>	
Application No.: <u>3</u>	Application Date: <u>11/27/2024</u>
Application Period: From <u>10/30/2024</u> to <u>11/27/2024</u>	

1. Original Contract Price	\$ 724,900.00
2. Net change by Change Orders	\$ -
3. Current Contract Price (Line 1 + Line 2)	\$ 724,900.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 499,150.51
5. Retainage	
a. <u>5%</u> X \$ <u>499,150.51</u> Work Completed	\$ 24,957.53
b. _____ X \$ <u>156,274.60</u> Stored Materials	\$ -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 24,957.53
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 474,192.98
7. Less previous payments (Line 6 from prior application)	\$ 283,503.79
8. Amount due this application	\$ 190,689.19
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 225,749.49

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Sabel Mechanical LLC

Signature:  **Date:** 11/27/2024

Recommended by Engineer	Approved by Owner
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____
Approved by Funding Agency	
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Change Order No: 1

Contract: 2-24W

Project: Booster Station Contract B
Process, Mechanical, Electrical & Plumbing Construction
(McMahon Contract N0002-09-22-00496-B)

Contractor: Sabel Mechanical LLC
W3150 County Road H
Fond du Lac WI 54937

Current Contract: \$724,900.00

Change Ordered Herewith:	Account Number	
1. Add (1) Weather resistant Receptacle Outside	400-0499-770-9999 WO506	\$1,260.00
2. Change from I-Line to NF Panel		(\$4,998.00)
3. Change NEMA 4x to MEMA 4 Panel		(\$950.00)
4. Contractor 5 % Markup		\$63.00
5. Extend Substantial Completion Date to January 10, 2025		
6. Extend Final Completion Date to January 24, 2025		
TOTAL		(\$4,625.00)

Reason for Change:

1. Needed to comply with the NEC
2. Changes of date due to lead times.

<u>Contract Amount</u>		<u>Contract Time (Calendar Days)</u>	
Original:	<u>\$724,900.00</u>	Original:	<u>11/1/2024</u>
Previous C.O.'s (+/-):	<u>\$0.00</u>	Previous C.O.'s (+/-):	<u></u>
This C.O. (+/-):	<u>(\$4,625.00)</u>	This C.O. (+/-):	<u>85</u>
Revised:	<u>\$720,275.00</u>	Revised:	<u>1/24/2025</u>

This document shall become an amendment to the contract and all stipulations and covenants of the contract shall apply hereto.

Contractor: _____

Date: _____

Water Department *[Signature]*

Date: 1/16/2025

Board of PW: _____

Date: _____

McMAHON ASSOCIATES, INC.

TELEPHONE: 920.751.4200
FAX: 920.751.4284

Sabel Mechanical, LLC
W3150 County Road H
Fond du Lac, WI 54937

Contract No. N0002-09-22-00496-B
Project File No. N0002-09-22-00496
Change Order No. One (1)
Issue Date: January 14, 2025
Project: CITY OF NEENAH – Water Booster Station
Building Construction – Contract B

You Are Directed To Make The Changes Noted Below In The Subject Contract:

	(Item Description)	(Price)
1.1	Add (1) Weather Resistant Receptacle Outside By ACCU-1.....ADD	\$1,260.00
1.2	Credit To Change From I-Line To NF PanelDEDUCT	(\$4,998.00)
1.3	Credit To Change NEMA 4x to NEMA 4 Panel.....DEDUCT	(\$950.00)
1.4	Contractor 5% Mark-upADD	\$63.00
1.5	Extend Substantial Completion Date to January 10, 2025	
1.6	Extend Final Completion Date to January 24, 2025	
	TOTAL	(\$4,625.00)

The Changes Result In The Following Adjustments:

	<u>CONTRACT PRICE</u>	<u>TIME</u>
Prior To This Change Order	<u>\$724,900.00</u>	<u>11/01/2024</u> days
Adjustments Per This Change Order	<u>(\$4,625.00)</u>	<u>85</u> days
Current Contract Status	<u>\$720,275.00</u>	<u>1/24/2025</u> days

Recommended:


McMAHON ASSOCIATES, INC.
Neenah, Wisconsin


Accepted:

SABEL MECHANICAL, LLC
Fond du Lac, Wisconsin

Authorized:

NEENAH WATER UTILITY
City of Neenah, Wisconsin

By: 
Date: January 14, 2025

By: 
Date: January 15, 2025

By: _____
Date: _____

- OWNER Copy
- CONTRACTOR Copy
- ENGINEER Copy (Contract Copy)

Three (3) Copies Should Accompany This Change Order
Execute And Return To ENGINEER For Distribution



Change Order Request

Date: 10/25/2024

Project Name	Neenah Water Booster Station	PO#	6442 C
Customer Name	Sabel Mechanical	Phone #	414-943-2293
		Email	Dick@sabelmechanical.com
Requested By	Airk Ristau	Phone #	920-716-5400
		Email	ARistau@mcmgrp.com

CHANGE REQUEST OVERVIEW

Description of Changes Needed	Add (1) weather resistant receptacle outside by ACCU-1 NEMA 4x to NEMA 4 panel credit Panel credit for changing from an I-line panel to a NF panel
Reason for Changes	Needed to comply with the NEC Changes due to lead times.
Support and Justification Documents	List all attached documents which support the requested change, and justify any increased cost and time

-----Office Use Only-----

CHANGE IN CONTRACT PRICE

Original Price	\$134,922.00
Sum of Previous Revisions	(\$1,260.00) (\$5,948.00) (\$950.00) (\$4,798.00) 130,234.00
Net Increase / Decrease for This Change Order	-\$4,688.00
Total Contract Price with Approved Changes	\$130,234 ✓

CHANGE IN CONTRACT TIME

Net Increase/Decrease	-\$4688.00
Material Total	-\$5,244
Labor Total	\$556.00
Equipment Total	\$0

Check box for Change Orders requiring immediate attention - to be billed on time and material.

Accepted By: _____ Date: _____

Name _____ Title _____

Signature _____

CR Fochs Electrical Contractors: Date: 10/25/24

Kurt Walotka Project Manager
Name _____ Title _____

Kurt Walotka
Signature _____

Phone: 920-850-8373

Email: Info@crfochs.com

Website: crfochs.com



Change Order Request

Date: 8/21/2024

Project Name	Neenah Water Booster Station	PO#	6442
Customer Name	Sabel Mechanical	Phone #	414-943-2293
		Email	Dick@sabelmechanical.com
Requested By	Alrik Ristau	Phone #	920-716-5400
		Email	ARistau@mcmgrp.com

CHANGE REQUEST OVERVIEW

Description of Changes Needed	Add (1) weather resistant receptacle outside by ACCU-1
Reason for Changes	Needed to comply with the NEC
Support and Justification Documents	List all attached documents which support the requested change, and justify any increased cost and time

-----Office Use Only-----

CHANGE IN CONTRACT PRICE

Original Price	\$134,922.00
Sum of Previous Revisions	\$0
Net Increase / Decrease for This Change Order	\$1260
Total Contract Price with Approved Changes	\$136,182.00 ✓

CHANGE IN CONTRACT TIME

Net Increase/Decrease	\$1,260.00
Material Total	\$701.76
Labor Total	\$556.9
Equipment Total	\$0

Check box for Change Orders requiring immediate attention - to be billed on time and material.

Accepted By: _____ Date: _____

CR Fochs Electrical Contractors: Date: _____

Name Title

Name Title

Signature

Signature

Phone: 920-850-8373

Email: Info@crfochs.com

Website: crfochs.com