



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, MAY 24, 2022, 1:30 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

- I. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. Roll Call.

- I. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Randy Scannell, Deby Dehn, Kathy Hinkfuss, Melanie Parma, and vacancy.
Liaisons: Jeff Mirkes, Leah Weycker, and Brooke Hafs.

C. Approval of the Agenda.

- I. Approval of the agenda for the May 24, 2022, meeting of the Redevelopment Authority.

D. Regular Business.

- I. Consideration with possible action on awarding of contract "Parks I-22 Green Bay Shipyard Redevelopment - Phase I" improvements.

E. Informational.

- I. Director's report and project updates.
2. Next Regular Meeting: June 14, 2022 at 1:30 PM

F. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.

- 3) **QUORUM:** Please take notice that a majority or quorum of the Common Council will attend this Redevelopment Authority meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) **REPRESENTATION:** The party requesting the communication, or their representative, should be present at this meeting.

Virtual Meeting Instructions



Redevelopment Authority Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/83188044732?pwd=YUducEM2VUZWOGVYZzMyNTA0c1FJQT09>

Meeting ID: 831 8804 4732

Passcode: 084117

One tap mobile

+13017158592,,83188044732# US (Washington DC)

+13126266799,,83188044732# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Meeting ID: 831 8804 4732

Passcode: 084117

Find your local number: <https://us02web.zoom.us/j/kc4U7kFumh>

Public Comments

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting.

Additional Information

1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must state their name and address for the minutes.
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order Newly Revised 12th edition*.
2. Please log into the Zoom meeting at least 10 minutes before the meeting begins to ensure a proper connection and that your technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
3. Once you are in the meeting please mute yourself.
 - a. You may unmute yourself when you are called upon to speak.
4. Waiting room
 - a. When you call in or connect via web or Zoom app, you will be placed in a “waiting room.”
 - b. The meeting host will then admit you to the meeting, and mute you upon entrance (you will still be able to hear and or otherwise observe the meeting).
5. Registering
 - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You'll receive another email confirming that you're registered for the meeting.
 - b. If you're using a phone, your registration will be tied to an email.
6. Raising your hand
 - a. Committee/Commission/Board members—you can either use CivicClerk and request to speak or you can also utilize the “raise your hand” tool in the Zoom platform (you'd need to use a computer or tablet) to let the host know you would like to speak. You can also un-mute yourself and start speaking.
 - b. Persons with items on the agenda or other interested parties—you can also utilize the “raise your hand” tool on the Zoom platform via computer or mobile device. You will be allowed to speak once the committee, commission, or board has moved to “open the floor for interested parties to speak.” Once discussion on your agenda item has concluded, the host will mute you, unless the committee opens the floor again.
7. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—in advance of the meeting, please download the Zoom Meeting app by using either the Apple Store or the Play Store. You will be asked to input your name, to identify you for the meeting.
 - d. Computer—you can access the meeting through a web browser by clicking on the meeting link, or through the Zoom Meeting app. If using the app, please download it in advance of the meeting. You will be asked to input your name, to identify yourself for the meeting.
 - e. For tablet and computer users--if you download the app you may be asked to verify your email.

8. Zoom etiquette
 - a. Muting yourself when you're not speaking will prevent your background noise from interfering with others' ability to listen to and participate in the meeting.
 - b. If you're using a telephone, please identify yourself with your phone number and state your name and address before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourself.
9. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee/commission/board meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching a Common Council meeting live on YouTube will see a gray screen with the City logo during closed session.
10. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number in the Zoom Meeting Information box.

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not wish to speak, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button





Report to the
**Redevelopment Authority
of the City of Green Bay**

MEETING DATE

May 24, 2022

PREPARED BY

Neil Stechschulte, Director

AGENDA ITEM # D.I

Consideration with possible action on awarding of contract "Parks I-22 Green Bay Shipyard Redevelopment - Phase I" improvements.

BACKGROUND

The RDA issued a request for bid proposals for Phase I improvements to the Shipyard Redevelopment area. These improvements included:

- I. A multi-modal public path and/or boardwalk with landscaping along the entire waterfront boundaries of the slip, composed of a combination of concrete, pavers, asphalt, crushed limestone, wood or engineered decking, and/or similar hard surfaces; and
- II. A floating dock for transient boaters, fishing pier, accessible kayak launch, and wildlife habitat enhancement features; and
- III. A temporary parking lot with approximately nineteen (19) parking stalls with a connecting temporary access drive and temporary pedestrian walkway, all to be located on 100 W. Mason St. (Tax Parcel 2-78).

Six bids were received and evaluated to ensure bidders met the required qualifications. The tabulation of those bids is attached.

RECOMMENDATION

Award of contract "Parks I-22 Green Bay Shipyard Redevelopment - Phase I" to the lowest qualified bidder, Peters Concrete Co., including the base bid (\$6,074,388.75) and alternative bid (\$1,712,965.75), for a total amount of \$7,787,354.50.

FISCAL IMPACT

Project is to be funded through authorized debt that will be paid back through TID proceeds from the Merge Urban Development project, the Impact Seven project and other increment growth in TID 22.

ATTACHMENTS

1. Shipyard Phase I Bid Summary
2. Shipyard Phasing Plan



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

100 N. Jefferson Street, Room 300
Green Bay, WI 54301
Tel (920) 448-3100
Fax (920) 448-3102

BID
COMPARISON

PROJECT #:

PROJECT #:

PROJECT #:

FUNDING #:

\$2,562,752.25 FUNDING #:

\$2,562,752.25 FUNDING #:

\$2,562,752.25

CONTRACT: PARKS 1-22 (GREEN BAY SHIPYARD
REDEVELOPMENT - PHASE 1)

CONTRACT: PARKS 1-22 (GREEN BAY SHIPYARD
REDEVELOPMENT - PHASE 1)

CONTRACT: PARKS 1-22 (GREEN BAY SHIPYARD
REDEVELOPMENT - PHASE 1)

ITEM NO.	DESCRIPTION	Quantity	UNIT	ENGINEERS ESTIMATE		Advance Construction Inc.		Peters Concrete Co.		Vinton Construction Co.		Michels Construction, Inc.		Northeast Asphalt, Inc.		Janke General Contractors								
				UNIT BID PRICE	AMOUNT	UNIT	BID PRICE	AMOUNT	UNIT	BID PRICE	AMOUNT	UNIT	BID PRICE	AMOUNT	UNIT	BID PRICE	AMOUNT	UNIT	BID PRICE	AMOUNT				
ALTERNATE BID																								
1001.01	6" Colored Concrete Sidewalk A	13925	SF	\$40.00	\$557,000.00		\$10.25		\$142,731.25	\$9.60		\$133,680.00	\$10.00		\$139,250.00	\$10.40		\$144,820.00	\$9.25		\$128,806.25	\$10.00		\$139,250.00
1001.02	6" Colored Concrete Sidewalk B	1635	SF	\$40.00	\$65,400.00		\$13.00		\$21,255.00	\$12.45		\$20,355.75	\$13.00		\$21,255.00	\$13.50		\$22,072.50	\$12.00		\$19,620.00	\$13.00		\$21,255.00
1001.03	Floating Dock	1	LS	\$800,000.00	\$800,000.00		\$1,014,431.00		\$1,014,431.00	\$610,000.00		\$610,000.00	\$625,000.00		\$625,000.00	\$860,000.00		\$860,000.00	\$467,500.00		\$467,500.00	\$900,000.00		\$900,000.00
1001.04	Mass Mover System	1	LS	\$50,000.00	\$50,000.00		\$26,400.00		\$26,400.00	\$15,000.00		\$15,000.00	\$15,000.00		\$15,000.00	\$19,855.00		\$19,855.00	\$9,350.00		\$9,350.00	\$60,000.00		\$60,000.00
1001.05	Floating Dock Access Gangway	2	EA	\$275,000.00	\$550,000.00		\$53,500.00		\$107,000.00	\$125,000.00		\$125,000.00	\$250,000.00		\$250,000.00	\$186,800.00		\$186,800.00	\$110,000.00		\$110,000.00	\$220,000.00		\$220,000.00
1001.06	6' Bench	14	EA	\$2,500.00	\$35,000.00		\$2,345.00		\$32,830.00	\$2,000.00		\$28,000.00	\$3,500.00		\$49,000.00	\$3,367.00		\$47,138.00	\$2,359.50		\$33,033.00	\$2,750.00		\$38,500.00
1001.07	Trash Receptacle	8	EA	\$2,500.00	\$20,000.00		\$2,370.00		\$18,960.00	\$2,000.00		\$16,000.00	\$3,200.00		\$25,600.00	\$3,255.00		\$26,040.00	\$2,387.00		\$19,096.00	\$2,755.00		\$22,040.00
1001.08	Bike Rack	25	EA	\$550.00	\$13,750.00		\$915.00		\$22,875.00	\$600.00		\$15,000.00	\$1,600.00		\$40,000.00	\$898.00		\$22,450.00	\$787.00		\$19,675.00	\$835.00		\$20,875.00
1001.09	Table	10	EA	\$2,500.00	\$25,000.00		\$2,645.00		\$26,450.00	\$2,300.00		\$23,000.00	\$3,500.00		\$35,000.00	\$3,703.00		\$37,030.00	\$2,700.00		\$27,000.00	\$3,120.00		\$31,200.00
1001.10	Chair	40	EA	\$1,000.00	\$40,000.00		\$1,310.00		\$52,400.00	\$900.00		\$36,000.00	\$1,700.00		\$68,000.00	\$1,515.00		\$60,600.00	\$1,221.00		\$48,840.00	\$1,115.00		\$44,600.00
1001.11	Adirondack Chair	18	EA	\$1,000.00	\$18,000.00		\$1,495.00		\$26,910.00	\$1,100.00		\$19,800.00	\$2,200.00		\$39,600.00	\$2,245.00		\$40,410.00	\$1,425.00		\$25,650.00	\$1,360.00		\$24,480.00
1001.12	Custom Structure with Swing Bench	7	EA	\$40,000.00	\$280,000.00		\$46,000.00		\$322,000.00	\$48,000.00		\$48,000.00	\$61,000.00		\$61,000.00	\$74,055.00		\$74,055.00	\$58,385.00		\$58,385.00	\$50,600.00		\$50,600.00
1001.13	Extended 2 Year Maintenance and Warranty Period	1	LS	\$50,000.00	\$50,000.00		\$115,000.00		\$115,000.00	\$25,000.00		\$25,000.00	\$35,000.00		\$35,000.00	\$225,000.00		\$225,000.00	\$78,000.00		\$78,000.00	\$59,014.00		\$59,014.00
1001.14	Handrail Puck Lighting	306	LF	\$280.00	\$85,680.00		\$635.00		\$194,310.00	\$205.00		\$62,730.00	\$335.00		\$102,510.00	\$747.00		\$747.00	\$228,582.00		\$228,582.00	\$710.00		\$710.00
1001.15	Post Lighting	720	LF	\$35.00	\$25,200.00		\$610.00		\$439,200.00	\$170.00		\$122,400.00	\$335.00		\$241,200.00	\$702.00		\$702.00	\$187,200.00		\$187,200.00	\$65.00		\$65.00
TOTAL (ALTERNATE BID):					\$2,615,030.00		\$2,562,752.25		\$2,562,752.25	\$1,712,965.75		\$1,712,965.75	\$2,163,415.00		\$2,163,415.00	\$2,944,622.50		\$2,944,622.50	\$1,855,230.25		\$1,855,230.25	\$2,404,734.00		\$2,404,734.00

