



# **AGENDA OF THE IMPROVEMENT AND SERVICES COMMITTEE**

**WEDNESDAY, APRIL 29, 2026, 5:00 PM**  
**Immediately following Parks Committee.**

## **AMENDED**

**In person at City Hall, Room 207**  
**Virtual attendance also available via Zoom.**

### **A. Zoom Meeting Information.**

I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/81854963871?pwd=Rl6oaf6sldZsTO0DuM0FC8MeAq4j57.1>

Or call in by phone: +1 312 626 6799

Meeting ID: 818 5496 3871

Passcode: 820177

If you wish to leave a comment for this public meeting, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

### **B. Roll Call.**

I. Members: Melinda Eck, Ben Delie, Jim Ridderbush, Ben DeBaker

### **C. Election of Chairperson of the Improvement & Services Committee**

### **D. Election of Vice-Chairperson of the Improvement & Services Committee**

### **E. Approval of the Agenda.**

I. Approval of the agenda for the Wednesday, April 29, 2026, meeting of the Improvement & Services Committee.

### **F. Approval of Minutes.**

1. Approval of the minutes from the April 15, 2026, Improvement & Services Committee meeting.

## **G. Regular Business.**

1. Consideration with possible action on request by Alder Prestley (District 6) to reduce charges for damage to a traffic light controller levied against Ayan Ahmed (PC-26-04) (previously held at the April 15, 2026 Improvement & Services Committee meeting).
2. Consideration with possible action on request by Department of Public Works to award final design services for the Community Coastal Hazard Risk Reduction and Restoration at the Mouth of the Fox River project to GEI Consultants, Inc. in the amount of \$859,983.00, and to authorize the Department of Public Works to enter into a professional services agreement for this work.
3. Consideration with possible action on request by Department of Public Works to award contract CITY HALL 1-26 PARAPET WALL REPAIRS to IEI General Contractors in the amount of \$75,739.50.
4. Consideration with possible action on request by Department of Public Works to grant licenses for:
  - I. Sidewalk Builder
    - a. Jim Fischer, Inc.
    - b. Helmle Construction & Concrete, Inc.
    - c. Total Construction (Joe Mains Concrete)
    - d. Al Dix Concrete
    - e. Allied Concrete Construction, Inc.
5. Consideration with possible action on request by Department of Public Works to award contract RESURFACING 1-26 (INCLUDING SEWER & WATER) to Jossart Brothers, Inc. in the amount of \$4,221,446.81.
6. Consideration with possible action on request by Department of Public Works to award contract PARKS 3-26 JBS URBAN BARN DEVELOPMENT to Milbach Construction Services Co. in the amount of \$1,345,075.00.

## **H. Informational.**

1. Director's Report on recent activities of the Public Works Department.
2. Next Meeting: May 13, 2026

## **I. Adjournment.**

1. Adjournment of the Wednesday, April 29, 2026, meeting of the Improvement & Services Committee.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT [www.greenbaywi.gov](http://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 Improvement and Services Committee 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.



Report to the  
Improvement and Service Committee  
of the City of Green Bay

**MEETING DATE**

April 29, 2026

**PREPARED BY**

**AGENDA ITEM # F.1**

Approval of the minutes from the April 15, 2026, Improvement & Services Committee meeting.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None



Report to the  
Improvement and Service Committee  
of the City of Green Bay

**MEETING DATE**

April 29, 2026

**PREPARED BY**

**AGENDA ITEM # G.I**

Consideration with possible action on request by Alder Prestley (District 6) to reduce charges for damage to a traffic light controller levied against Ayan Ahmed (PC-26-04) (previously held at the April 15, 2026 Improvement & Services Committee meeting).

**BACKGROUND**

On October 25, 2025, a traffic signal control cabinet was damaged by Ayan Ahmed (refer to Motor VehicleCrash Report). The cost of repair totaled \$52,515.49. The City sought reimbursement from the insurance company but was unsuccessful. The traffic control cabinet was a newer cabinet that was replaced the preceding year. On March 5, 2026, the City received a hardship review request. On April 7, 2026, the Director of Public Works offered to waive all of the City's time and equipment used to repair the cabinet. This would bring the cost of the invoice down to \$45,389.00 for the cabinet equipment only. There is not an existing budget to replace this cabinet so the City is seeking reimbursement for this amount.

**RECOMMENDATION**

The Department of Public Works recommends reducing the amount of Invoice #207374 to \$45,389.00.  
**FISCAL IMPACT.**

**FISCAL IMPACT**

**ATTACHMENTS**

1. [EXTERNAL] Hardship Review Request – Invoice for Ayan Ali Ahmed
2. Invoice 207374
3. 25-252923 ACCIDENT RPT DPW BILL (002)\_Redacted

**From:** [Said Hassan](#)  
**To:** [Valerie Joosten](#)  
**Subject:** [EXTERNAL] Hardship Review Request – Invoice for Ayan Ali Ahmed  
**Date:** Thursday, March 5, 2026 10:05:28 AM  
**Attachments:** [Ayan ahmed Invoice.pdf](#)

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**Caution:** This email originated from a sender outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

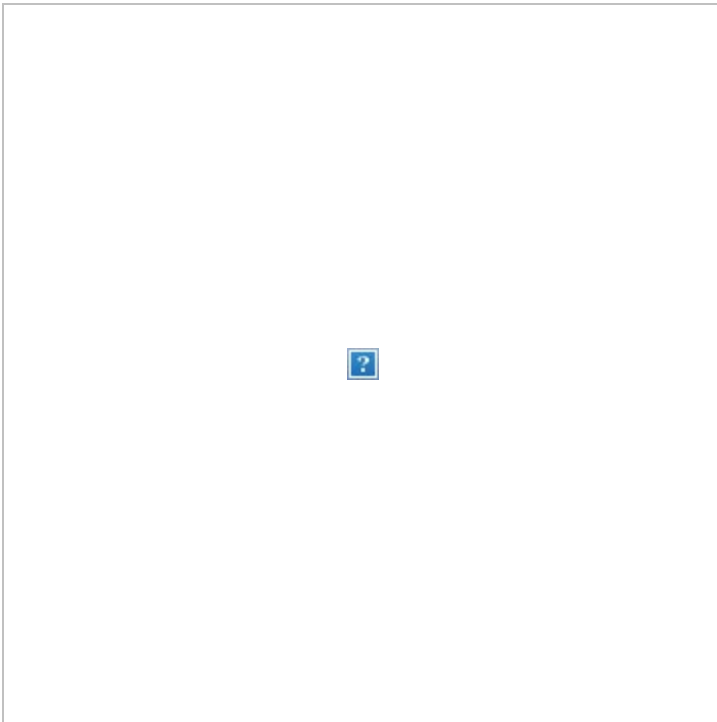
Hello Valerie,

I am writing on behalf of Ayan Ali Ahmed regarding the invoice for damage to a traffic signal controller. Ms. Ahmed is a low-income resident and a recently resettled refugee. Unfortunately, her insurance does not cover this type of damage, and she cannot afford to pay the invoice amount as she is under-employed.

We are helping her navigate this situation. Ms. Ahmed is willing to cooperate and address the issue responsibly, but the current amount creates a significant financial hardship. We would appreciate the opportunity to discuss whether the City has any processes for hardship review or settlement options to help her resolve this matter. Please let us know the appropriate person or department to contact regarding this.

Thank you for your time and consideration.

Warm regards,  
Said Hassan



Schedule at your convenience: [30-min](#) | [60-min](#)



[Email](#) | [Facebook](#)

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**GREEN BAY CITY TREASURER**

100 North Jefferson Street, Room 106  
Green Bay, WI 54301-5026

**INVOICE**

<b>Invoice Date</b>	<b>Invoice No.</b>
02/10/2026	207374
<b>Customer Number</b>	
70010	
<b>Invoice Total Due</b>	
\$52,515.49	
<b>Customer PO</b>	<b>Due Date</b>
	03/12/2026

DAMAGE TO TRAFFIC LIGHT CONTROLLER on 10/24/26  
@ S MILITARY & W MASON - GBPD INCIDENT #25-252923

AYAN ALI AHMED  
317 S FISK ST  
GREEN BAY, WI 54303

00000182026300207374000052515491

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301

Invoice Date: 02/10/2026

Customer Number: 70010

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
ELECTRICIANS LABOR STRAIGHT TIME	1.00	\$1,933.51	EACH	\$1,933.51	\$0.00	\$0.00	\$1,933.51
ELECTRICIANS LABOR OVER TIME	1.00	\$1,469.01	EACH	\$1,469.01	\$0.00	\$0.00	\$1,469.01
ACCIDENT REIMB TRAFFIC LABOR	1.00	\$1,687.65	EACH	\$1,687.65	\$0.00	\$0.00	\$1,687.65
ACCIDENT REIMB TRAFFIC - CITY EQUIPMENT USEAGE	1.00	\$1,332.68	EACH	\$1,332.68	\$0.00	\$0.00	\$1,332.68
ACCIDENT REIMB TRAFFIC- TRAFFIC SIGNAL REPLACEMENT	1.00	\$45,389.00	EACH	\$45,389.00	\$0.00	\$0.00	\$45,389.00
ADMIN FEE	1.00	\$703.64	EACH	\$703.64	\$0.00	\$0.00	\$703.64

Please put Invoice Number on your check.  
Make checks payable to City of Green Bay.

**Invoice Total:**

**\$52,515.49**



# GREEN BAY POLICE DEPARTMENT

# Case / Incident Report

Case Number  
25-252923

Incident Number  
25-252923

Incident Type  
ACCIDENT - REPORTABLE

## Motor Vehicle Crash Report

<b>Crash Information</b>					
Accident Location: MILITARY AVE S/032/W MASON ST	Reported Date: 10/24/2025 10:50:00 PM				
First Harmful Event: OTHER POST	<table border="1"> <tr> <td>Accident Doc # 04L14TNC3V</td> <td>Hit and Run</td> <td>Reportable X</td> <td>Deer Involved</td> </tr> </table>	Accident Doc # 04L14TNC3V	Hit and Run	Reportable X	Deer Involved
Accident Doc # 04L14TNC3V	Hit and Run	Reportable X	Deer Involved		

<b>Crash Party Information (Unit #:0)</b>		<b>Type:</b>	<b>PROPERTY OWNER</b>		
Involved Party Name CITY OF GREEN BAY ,		DOB: 1/1/0001	Home Phone:	Cell Phone:	
Involved Party Address: MASON/MILITARY GREEN BAY , WI		DL Number:	DL State:		
Vehicle Year:	Vehicle Make:	Vehicle Model:	License Plate:	Plate State:	
Enforcement:		Ord. / Statute	Insurance Company: TRAFFIC ELECTRICAL BOX		
Violation Description:					
Vehicle / Property Owner:		Vehicle / Property Owner Address:			

<b>Crash Party Information (Unit #:1)</b>		<b>Type:</b>	<b>DRIVER</b>		
Involved Party Name AHMED , AYAN ALI		DOB: [REDACTED]	Home Phone: [REDACTED]	Cell Phone:	
Involved Party Address: [REDACTED]		DL Number: [REDACTED]	DL State: WI		
Vehicle Year: 2014	Vehicle Make: FORD	Vehicle Model: ESCAPE	License Plate: [REDACTED]	Plate State: WI	
Enforcement: CITATION		Ord. / Statute	Insurance Company: [REDACTED]		
Violation Description: UNSAFE LANE DEVIATION					
Vehicle / Property Owner: AHMED , AYAN ALI		Vehicle / Property Owner Address: [REDACTED]			

**Crash Report Narrative**

UNIT ONE WAS AT THE INTERSECTION OF MILITARY/ W MASON. UNIT 1 WAS IN THE LEFT TURN LANE TO HEAD SOUTHBOUND ON MILITARY AVE. WHEN UNIT 1 TURNED, UNIT ONE TURNED INTO THE TURN LANE TO HEAD WEST ON MASON ST. UNIT 1 REALIZED THAT WAS THE WRONG LANE AND BACKED UP OUT OF THE LEFT TURN LANE TO HEAD SOUTHBOUND ON MILITARY AVE. UNIT 1 THEN DIDNT NEGOTIATE THE TURN ENOUGH AND STRUCK A UTILITY BOX ON THE CURB ON THE CORNER OF MILITARY/ W MASON. UNIT 1 SUSTAINED MINOR INJURIES AND WAS TRANSPORTED TO THE HOSPITAL.



Case Number	Incident Number	Incident Type
<b>25-252923</b>	<b>25-252923</b>	<b>ACCIDENT - REPORTABLE</b>

### Multimedia List

<b>Videos</b>			
<b>Title: AXON FLEET 3 FRONT CAMERA VIDEO 2025-10-24 2303</b>			
Record Date:	Device:	Officer:	Length:
10/25/2025 04:03:50	FLEET3	CHERRY, C (0703)	593.219
<b>Title: ACCINJ</b>			
Record Date:	Device:	Officer:	Length:
10/25/2025 04:04:06	AXONBODY4	BOERSMA, C (0858)	515.528
<b>Title: ACCINJ</b>			
Record Date:	Device:	Officer:	Length:
10/25/2025 04:04:00	AXONBODY4	LUBERDA, M (0872)	735.379
<b>Title: ACCIDENTINJ</b>			
Record Date:	Device:	Officer:	Length:
10/25/2025 04:05:10	AXONBODY4	GLISCZINSKI, B (0847)	452.399
<b>Title: ACCINJ</b>			
Record Date:	Device:	Officer:	Length:
10/25/2025 03:54:11	AXONBODY4	LUBERDA, M (0872)	546.602
<b>Title: ACCIDENT W/INJ</b>			
Record Date:	Device:	Officer:	Length:
10/25/2025 03:54:18	AXONBODY4	VANDONSEL, L (0687)	1078.669
<b>Title: ACCIDENT W/INJ</b>			
Record Date:	Device:	Officer:	Length:
10/25/2025 03:54:18	FLEET3	VANDONSEL, L (0687)	1183.255
<b>Title: ACCINJ</b>			
Record Date:	Device:	Officer:	Length:
10/25/2025 03:54:11	FLEET3	LUBERDA, M (0872)	1323.574
<b>Audio Files</b>			
There are no audio files with this report			



# GREEN BAY POLICE DEPARTMENT

# Case / Incident Report

Case Number **25-252923**      Incident Number **25-252923**      Incident Type **ACCIDENT - REPORTABLE**

## CAD Call for Service

CAD Incident Data				
Incident Number: 25-252923	Disposition:	Call Source: C	Priority: 1	
Incident Type(s): ACCINJ		Time On Call (min): 28		
Incident Location: 704 S MILITARY AV		Location Description: LOAN MAX		
Time Entered: 10/24/2025 10:51:42 PM	Time Dispatched: 10/24/2025 10:51:54 PM	Time Enroute:	Time Arrived: 10/24/2025 10:55:33 PM	Time Closed: 10/24/2025 11:20:24 PM
		District: GBA2		

## CAD Complainant

Name: KENYATTA J WILLIAMS      Phone #: [REDACTED]      Type: CALLER

## CAD Comments

Update Time:	Comment:
10/24/2025 10:50:54 PM	WPH2 DATA. PHONE: [REDACTED] UNC: 6, LAT: 44.523468, LONG: -88.064582
10/24/2025 10:51:49 PM	VEH VS BUILDING
10/24/2025 10:52:03 PM	1 F INJ
10/24/2025 10:52:13 PM	COMP NOT INVOLVED
10/24/2025 10:52:19 PM	JUST ONE OCC
10/24/2025 10:52:38 PM	RED FORD ESCAPE
10/24/2025 10:52:39 PM	WPH2 DATA. PHONE: [REDACTED] UNC: 35, LAT: 44.523521, LONG: -88.064539
10/24/2025 10:52:41 PM	F IS OUT OF VEH
10/24/2025 10:53:09 PM	[REDACTED]
10/24/2025 10:53:37 PM	COMP WITNESSED ACCIDENT
10/24/2025 10:53:38 PM	VEH HIT BUILDING.. FEM OUT OF BUILDING. TRAFFIC LIGHTS ARE OUT.
10/24/2025 10:53:48 PM	*** MERGED A DUPLICATE CAD INCIDENT DURING ENTRY *** INCIDENT LOCATION: 704 S MILITARY AV; LOAN MAX, GREEN BAY CALLER PHONE: [REDACTED] CALLER NAME: CHUCK KLINE NATURE: VEHACC
10/24/2025 10:55:26 PM	22:53:24 10/24/2025 - SLG22
	State Response:
	/0972 F861      03W5UG WI0050000 DOT [REDACTED] 854 10/24/25 22:52 01 OF 01 VEHICLE REGISTRATION RESPONSE INPUT REQUEST: Plate: [REDACTED] Type:



# GREEN BAY POLICE DEPARTMENT

# Case / Incident Report

Case Number	Incident Number	Incident Type
<b>25-252923</b>	<b>25-252923</b>	<b>ACCIDENT - REPORTABLE</b>

Date: 2025-10-24 22:53:17  
Request 1 of 1

**PLATE INFORMATION:**

Number: [REDACTED]  
Type: AUT - AUTOMOBILE  
Status:

**REGISTRATION INFORMATION:**

Type: AUTO  
Last Updated: 2025-08-04 20:27:51  
Status:  
Period: ANNUAL  
Expires: 2026-07-31

**OWNER DETAIL:**

Owner 1: AHMED, AYAN ALI  
DOB: [REDACTED]  
DID: [REDACTED]  
Street: [REDACTED]  
City: [REDACTED]  
State: [REDACTED]  
Zip: [REDACTED]

**VEHICLE INFORMATION:**

VIN: [REDACTED]  
Type: TRUCK  
Year: 2014  
Make: FORD  
Model: ESCAPE  
Style: SPORTUTILITY  
Major Color:  
Minor Color:

**TITLE INFORMATION:**

Title Number: [REDACTED]

**LINE HOLDERS INFORMATION:**

[REDACTED]

22:55:26 10/24/2025 - SLG22

**State Response:**

/781A F861            03W5UO WI0050000  
DOT 692288 875 10/24/25 22:54 01 OF 01  
Request: 2025-10-24-22.55.17.000086 Type=CFL First=KENYATTA Middle=J  
Last=WILLIAMS DOB=[REDACTED]  
DID, [REDACTED]



# GREEN BAY POLICE DEPARTMENT

# Case / Incident Report

Case Number                      Incident Number                      Incident Type  
**25-252923                      25-252923                      ACCIDENT - REPORTABLE**

NAM/WILLIAMS, KENYATTA J [REDACTED]  
 STR/[REDACTED]  
 CTY/[REDACTED] ST/[REDACTED] ZIP/[REDACTED] CT/BROWN  
 SEX/F RAC/BLACK DOB/[REDACTED] HGT/504 WGT/115 HAI/BRWN EYE/BRWN DONR/ N  
 LT=[REDACTED] ISS=[REDACTED] EXP=[REDACTED] AT= ORG  
 CLASSES= D  
 STATUS= VAL

===== >>> CONDENSED FORMAT / QUICK VIEW <<<=====

Probationary License Status=VAL Classes=D-VAL Expires=[REDACTED]  
 Name on Card=WILLIAMS KENYATTA J [REDACTED]

ADDRESS UPDATED=09/27/2023  
 NOTATION: 03/28/2024 - 11/26/2025 SPONSORED

===== >>> EXPANDED FORMAT / DETAILED VIEW <<<=====

ADDRESS UPDATED=09/27/2023  
 NOTATION: 03/28/2024 - 11/26/2025 SPONSORED

( PAGE 1 - MORE ...

23:04:09 10/24/2025 - SLG22

State Response:

/871A F861                      03W5UJ WI0050000  
 DOT [REDACTED] 870 10/24/25 22:53 01 OF 01  
 Request: 2025-10-24-22.53.56.000041 Type=CFL DID=[REDACTED]  
 DID/[REDACTED]  
 NAM/AHMED, AYAN ALI  
 STR/[REDACTED]  
 CTY/[REDACTED] ST/[REDACTED] ZIP/[REDACTED] CT/BROWN  
 SEX/F RAC/ DOB/[REDACTED] HGT/504 WGT/120 HAI/BLCK EYE/BRWN DONR/ N  
 LT=[REDACTED] ISS=[REDACTED] EXP=[REDACTED] AT= ORG  
 CLASSES= D  
 STATUS= VAL

===== >>> CONDENSED FORMAT / QUICK VIEW <<<=====

Regular Instruction Permit Status=VAL Classes=D-VAL Expires=[REDACTED]  
 Name on Card=AHMED AYAN ALI  
 Restrictions=Person Seated Beside Operator Holds Valid Reg Lic And  
 Is: Instructor, Parent, Guardian, Spouse Over 19. Driver Other Than  
 Immediate Family May Not Be In Front Seat. If Driver Is Under 18,  
 Parent Or Guardian Must Designate Driver Over 21  
 Confidential ID Card Confidential Status=[REDACTED] Expires=[REDACTED]  
 Name on Card=AHMED AYAN ALI

ADDRESS UPDATED=08/22/2024



# GREEN BAY POLICE DEPARTMENT

# Case / Incident Report

Case Number **25-252923** Incident Number **25-252923** Incident Type **ACCIDENT - REPORTABLE**  
 05/15/2025 CONFIDENTIAL - [REDACTED]

( PAGE 1 - MORE ...

10/24/2025 10:55:56 PM MILITARY / MASON ON FLASHING RED

10/24/2025 10:57:11 PM 4B2 TRAFFIC CONTROL BOX RIPPED OUT OF GROUND, HAVE EXPOSED WIRES

10/24/2025 11:00:17 PM STREETS NOTIFIED

10/24/2025 11:14:43 PM PROGRESIVE INURANCE.

10/24/2025 11:14:55 PM PROGRESIVE INSURANCE

10/24/2025 11:14:59 PM WITNESS: CALEB J MARTELL [REDACTED] WATCHED RED SUV ATTEMPT TO TURN SB ON MILITARY FROM WB MASON. SUV WENT INTO ON-COMING TRAFFIC TURN LANE. DRIVER OF SUV TRIED TO BACK UP, BUT THEN DROVE OVER MEDIAN, ACROSS THE LANE OF TRAFFIC, AND INTO THE TRAFFIC ELECTRICAL BOX COMING TO A REST AGAINST LOAN MAX BUILDING.

10/24/2025 11:17:18 PM SEE REPORT

### Unit Summary

Unit:	Officer Name:	Dispatched:	Arrive:	Clear:	Time On Call (min):
483S	BOERSMA, CAMERON			10/24/2025 11:13 PM	0.00
4A2	GLISCZINSKI, BRAD			10/24/2025 11:18 PM	0.00
4B1	VANDONSEL, LUKE	10/24/2025 10:52 PM	10/24/2025 10:55 PM	10/24/2025 11:14 PM	19.18
4B2	LUBERDA, MIKE	10/24/2025 10:52 PM	10/24/2025 10:55 PM	10/24/2025 11:20 PM	24.67

**CITY OF GREEN BAY  
DEPARTMENT OF PUBLIC WORKS  
TRAFFIC - ELECTRIC  
AYAN ALI AHMED  
317 FISK ST  
GREEN BAY, WI 54303**

**LOCATION: S MILITARY AVE / W MASON ST    DATE OF ACCIDENT: 10/24/2025  
REPLACE DAMAGED SIGN - DOL: 1/7/2025    POLICE REPORT #25-252923**

Electricians	Job Title	Emp #	Reg Hours	OT Hours	DT Hours	Rate	Totals
Anklam, Travis	Electrician	34293	8			37.26	298.08
Bruley, Jerry	Electrician	30327	1			44.63	44.63
Drossart, Kirk	Electrician	32616	8	6		38.32	651.44
Van Laanen, Eric	Electrician	32240	8	7		39.39	728.72
Scharenbroch, Kyle	Electrician	33257	8			38.32	306.56
Reed, Tim	Electrician	101021	8	10		43.43	998.89
Vissers, Pete	Electrician	32155	8	1		39.39	374.21
<b>Totals</b>			<b>49</b>	<b>24</b>	<b>0</b>		<b>3,402.52</b>

**\$ 3,402.52**

<b>Fringe Benefits</b>	<b>49.60%</b>	<b>\$ 1,687.65</b>
<b>Overhead</b>	<b>20.68%</b>	<b>\$ 703.64</b>

<b>Equipment</b>							
Equipment	Asset #	St Code	Description	Reg Hours	St Rate	Totals	
Ford F550	167	970	Boom Utility Truck		66.62	-	
Ford F550	168	970	Boom Utility Truck	10	66.62	666.20	
Ford F550	172	970	Boom Utility Truck	4	66.62	266.48	
Ford F450 Pickup	197	101	Truck - 15,000 lbs or less		16.00	-	
Ford F250 Pickup	201	101	Truck - 15,000 lbs or less	6	16.00	96.00	
Ford F250 Pickup	202	101	Truck - 15,000 lbs or less	3	16.00	48.00	
Ford F250 Pickup	204	101	Truck - 15,000 lbs or less	3	16.00	48.00	
Chevy 1500	0L1166	101	Truck - 15,000 lbs or less	13	16.00	208.00	
Chevy 1500	0L1155	101	Truck - 15,000 lbs or less		16.00	-	
Reliable Pole Trailer	504	493	Pole Trailer Med Duty		33.78	-	
<b>Totals</b>				<b>0</b>	<b>0</b>	<b>39</b>	<b>1,332.68</b>

**\$ 1,332.68**

<b>Materials</b>					
Description	Measure	Length/ft	Count	Rate	Totals
CONFLICT MONITOR (16ch)	Each		1	1,565.00	1,565.00
CONTROLLER CABINET (16P ACTUATED TS-2)	Each		1	17,049.00	17,049.00
GROUND SLEEVE (TRAFFIC CONTROLLER 16-PHASE CABINET)	Each		1	685.00	685.00
NETWORK SWITCH (2 FIBER PORT)	Each		1	2,260.00	2,260.00
TRAFFIC CONTROLLER (ACTUATED)	Each		1	4,340.00	4,340.00
VEHICLE DETECTION (TS2 4 CAMERA)	Each		1	18,890.00	18,890.00
VEHICLE DETECTION (VIDEO MONITOR, 9")	Each		1	600.00	600.00
					<b>45,389.00</b>

**45,389.00**

**Amount Due    52,515.49**

\*\* Note - Amounts in orange update periodically  
\*\*Equipment rates have been updated

<b>AYAN ALI AHMED 317 FISK ST GREEN BAY, WI 54303</b>			
<b>LOCATION: S MILITARY AVE / W MASON ST    DATE OF ACCIDENT: 10/24/2025</b>			
<b>REPLACE DAMAGED SIGN - DOL: 1/7/2025    POLICE REPORT #25-252923</b>			
<b>Traffic - Electricians</b>			
Account #	Account Description	Amount	Charge Code
101504-48930	Electricians Labor	1,933.51	ACCDTF
101504-48930	Electricians Labor OT	1,469.01	ACCDTF
101504-48930	Electricians Fringes	1,687.65	ACCDTF
101504-48930	City Equipment Usage	1,332.68	ACCDTF
101504-48930	Signal Replacement	45,389.00	ACCDTF
101503-46935	Admin Charge	703.64	OPADMF
		<u>52,515.49</u>	
		52,515.49	
<b>Difference s/b 0</b>		<b>(0.00)</b>	



Report to the  
**Improvement and Service Committee**  
of the City of Green Bay

## MEETING DATE

April 29, 2026

## PREPARED BY

## AGENDA ITEM # G.2

Consideration with possible action on request by Department of Public Works to award final design services for the Community Coastal Hazard Risk Reduction and Restoration at the Mouth of the Fox River project to GEI Consultants, Inc. in the amount of \$859,983.00, and to authorize the Department of Public Works to enter into a professional services agreement for this work.

## BACKGROUND

- The project is a grant funded by the National Fish and Wildlife Foundation (NFWF) awarded to the City of Green Bay through the National Coastal Resilience Fund.
- The project is intended to address the coastal hazard of flooding, as well as improve the Green Bay waterfront and benefit adjacent economic and recreational assets, including manufacturing and commercial sites, South Bay Marina, Bay Beach Amusement Park, the Children's Museum, Bay Beach Wildlife Sanctuary, and the NEW Water wastewater treatment facility. Creation and restoration of wetland habitat types within this project area are intended to add storm-driven water absorption capacity to the flood-prone area, improving the resilience of the natural and built shoreline.
- This phase of the project will advance engineering and design from 60% to 100% design, prepare and submit permit applications, coordinate stakeholder engagement, and complete phase appropriate construction bid documents.

## RECOMMENDATION

To approve the award of the final design services for the Community Coastal Hazard Risk Reduction and Restoration at the Mouth of the Fox River project to GEI Consultants, Inc. for the amount of \$858,025.13 and to authorize the Department of Public Work to enter into a professional services agreement for this work.

## FISCAL IMPACT

\$858,025.13, which is fully funded by the National Fish And Wildlife Foundation Grant that was awarded to the City.

## ATTACHMENTS

- I. Final Design for Community Coastal Hazard Risk Reduction and Restoration at the Mouth of the Fox River Proposal\_2026.04.24 corre

April 24, 2026

City of Green Bay  
Department of Public Works  
100 N. Jefferson Street  
Green Bay, Wisconsin 54301

**Re: NCRF – Final Design for Community Coastal Hazard Risk Reduction and Restoration  
At the Mouth of the Fox River  
Green Bay, Wisconsin**

## Introduction

We are pleased to continue working with the City of Green Bay on the effort to incorporate flooding mitigation and coastal resilience with a grant funded habitat restoration project that will bring more people to the shores of Green Bay with expanded public access. Based on our conversation on January 7, 2026, we are submitting the proposal to conduct the next phase of work to take the NCRF Final Design for Community Coastal Hazard Risk Reduction and Restoration at the Mouth of the Fox River project from 60% design to 100% design and issue for bid documents within the confines of the grant application awarded by NFWF.

GEI is the consultant tasked with bringing the project team and community's design vision to life within the parameters of the existing grant funding and expectations of future available funding for implementation over the last three years. This project area encompasses a portion of the ongoing Bay Beach Wildlife Sanctuary and Renard Island Nearshore Enhancements Habitat AOC Restoration project area that is being led by GEI in conjunction with the City of Green Bay Parks Department and WDNR's Office of Great Waters Staff. GEI and the project team for the AOC specific project have worked collaboratively since the inception of the restoration project to ensure the work being conducted in that project area would be beneficial to the AOC goals, would translate to future work with consistent metrics, and would dovetail with the goals of the AOC project within these boundaries. The collaborative approach to working with other project teams has established a familiarity and ease of working with the GEI team that is not easily replicated.

GEI and the City have completed a significant amount of field surveys, desktop review, and design effort to bring the project to its current status.

Those efforts included:

- Mussel Presence Surveys and DO measurements
- Bathymetry and Topographic Surveys
- Floristic Quality Assessments
- Bird Surveys
- Initial Geotechnical surveys

- Habitat Assessment
- Aquatic Plant Surveys
- Sediment Poling
- Hydrodynamic and Wave Modeling
- Prior Concepts Review
- Multifaceted stakeholder and public engagement

The familiarity and collaborative effort executed in the first phase of design work can only lead to efficiencies with the anticipated work moving forward. The savings in time and effort will allow the grant funding dollars to go further and make a larger contribution to the restoration of the project area and mitigation of coastal flooding hazards for the residents of Green Bay.

## Project Understanding

The project is intended to address the coastal hazard of flooding in this area, as well as improve the Green Bay waterfront and benefit adjacent economic and recreational assets, including manufacturing and commercial sites, South Bay Marina, Bay Beach Amusement Park, the Children’s Museum, Bay Beach Wildlife Sanctuary, and the NEW Water wastewater treatment facility. Creation and restoration of wetland habitat types within this project area are intended to add storm driven water absorption capacity to the flood prone area improving resilience of the natural and built shoreline. These efforts will be highlighted in public information used for stakeholder engagement and mitigation components will be outlined in project reports.

The project’s initial design phase incorporated advanced numerical modeling to assess infrastructure protection and wave energy reduction under both current and future weather extremes. Additional modeling will be performed during the final design phase to improve our understanding of system responses under a range of scenarios, refine design details, and answer questions provided by the City to GEI at the end of the first design phase. GEI is committed to working with the City and CPPT to move the project forward from its current 60% design phase to a permissible and biddable design plan.

To advance this project to the final design GEI will work collaboratively with the City and NFWF to develop a project timeline. The grant proposal outlined a tight, yet achievable timeline for completion within the 2026 calendar year. The City may opt to pursue a timeline extension. Our staff is dedicated to helping the City achieve their goals for the project within a reasonable timeline which will be reviewed when notice to proceed is issued by the City. We understand the restrictions and additional needs that a grant funded opportunity can produce and will work with the City to address any issues that arise with grant requirements around timing of completion.

Remaining work to be conducted can be summarized into several project goals:

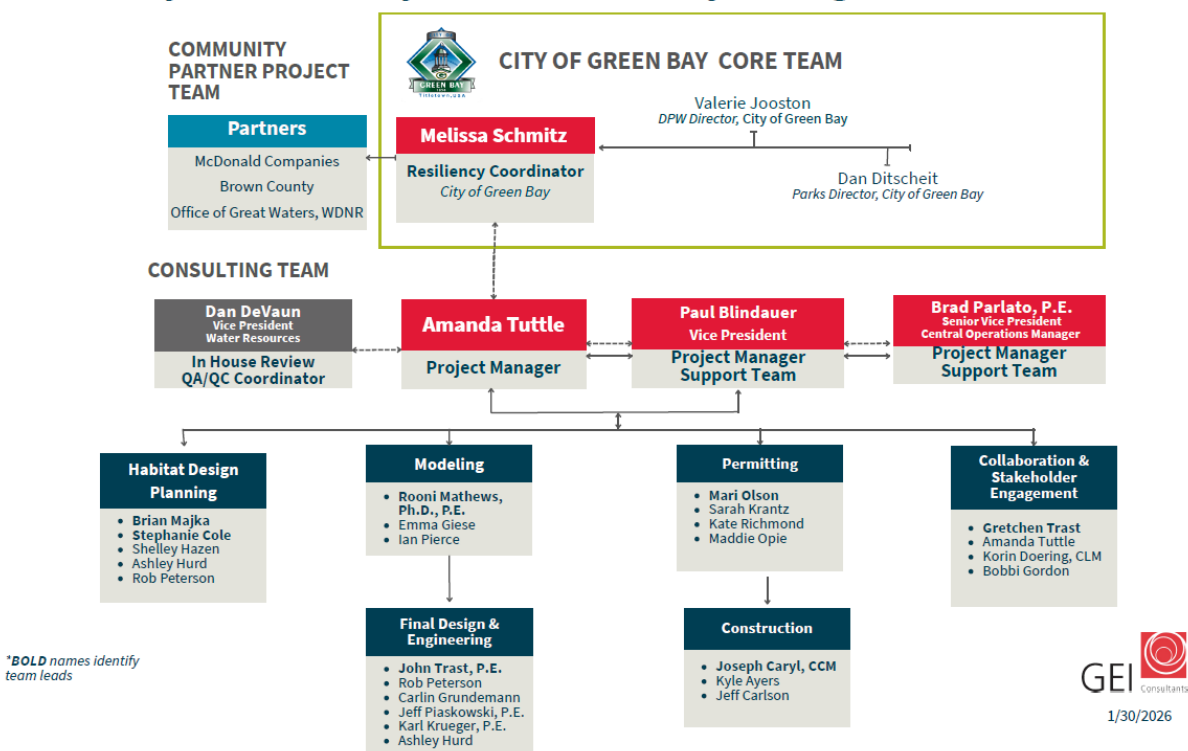
- The City needs to secure necessary access and modification rights to the project area from various entities. GEI will support the City in these efforts as described under Task 2.2.
- Geotechnical borings will be completed by a subcontractor with GEI oversight and soils tested to determine placement of structures or modifications that are needed as described under task 4.1.
- The GEI project team will conduct additional modeling to determine the potential success of the project as described under tasks 4.2, 4.3, and 4.4.

- GEI will work with the City to engage the public and various stakeholders about the project as described in Task 2.
- GEI’s engineering team will work with City staff to advance the drawings to a final design and bid package as described in Task 4.
- GEI will work with the City to prepare permit application documents.
- GEI will develop necessary post-construction monitoring, operation and maintenance plans.

To facilitate efficient implementation of the project, GEI has brought together a team with the necessary technical expertise and experience in collaborating on design projects. Our team will be led by a project management team that will be focused on providing clear, timely and consistent communication, attention to City goals and needs, and delivering a project on time and on budget that meets GEI’s quality standards. The organization chart below identifies the key staff for the project.

Figure 1. City of Green Bay NFWF NCRF Project Organizational Chart

### City of Green Bay NFWF NCRF Project Organizational Chart



GEI has a formalized project delivery model (PDM), which is a framework of proven processes and tools we use to successfully accomplish client work. At the core of the model are three interrelated processes: planning, execution, and managing change. Engineering design and construction projects evolve over time, and our approach explicitly acknowledges that change occurs. We anticipate changes in the planning process, monitor work, and look for changes as we execute, and proactively manage changes to keep the project moving toward its objectives. We believe our project delivery framework and approach to dealing with change can provide you with tremendous value. We also have a company-wide Health and Safety plan, regular training programs, standards, and an EMR under 1. GEI considers safety and quality, along with ethical behavior and client success, critical components of our philosophy and mission.

**Strategic Decision Making:** During the early stages of this project, we will focus on those issues that maximize the potential for cost savings on the project while minimizing the risks to the public and the environment. As the program is implemented, GEI will develop and communicate critical information early so decisions can be determined on the preferred approach for implementation.

**Fiscal Management:** Financial control will be maintained through our Financial Monitoring System, which utilizes BST support software that provides GEI project managers with the financial status of their projects on a weekly basis. This system enables close tracking of the project budget for monthly reporting and percentage complete details.

**Interaction with the Public:** GEI's programs for public outreach and community engagement are designed for cooperative and proactive communication. Services we provide may include attending and facilitating meetings to establish a dialogue between project managers and interested citizens, producing written and graphic materials, developing conflict resolution strategies, and helping project personnel better communicate environmental and risk issues to the media and the public.

**Quality Assurance/Quality Control:** GEI's Quality Assurance Program has three primary components: Standard Operating Procedures (SOPs), Training, and Product and Process Review. All personnel will have undergone appropriate training and will follow our standard operating procedures when carrying out work on this project. QA/QC will be provided by Dan DeVaux and various subject matter experts, who will review project deliverables (e.g., plans, specifications, memorandums, draft permit language) for technical content before they are issued to the client for review. The QA/QC Manager and Principal-in-Charge work with the Project Manager, Amanda Tuttle, and technical Task Managers to assure objectivity and quality of work product.

**Constructability:** GEI understands successful projects are not just completed through engineering design and analysis, but that constructability throughout the design process is an important piece of the puzzle to a successful project completion. Throughout each review cycle, a constructability review will be completed in conjunction with QA/QC review. During this review, Senior Construction Managers will take a critical eye to proposed project layouts, materials, and construction challenges that might arise during execution of the project. Completion of these reviews throughout the life of the project can have significant cost savings impacts to the project in the long term by identifying constructability issues early on, prior to finalizing of the plans.

**Permitting and Other Coordination:** The GEI Team maintains excellent collaborative working relationships with many of the regulators associated with this region of the state. We implement an open communication strategy on our projects with regulatory staff early in the project schedule to facilitate collaborative discussion and understanding that can be incorporated into the project design such that a permittable design is achieved as efficiently as possible.

**Deliverables:** GEI will make every effort to provide deliverables in original source format via OneDrive. Bookmarked PDFs and ,jpegs used in deliverables will also be shared when possible (WDNR forms for example are only PDF).

### ***Task 1: Project Management and Meetings***

**Budget: \$62,600.63**

#### **Project Management and Grant Administration (Estimated Budget: 7.3%)**

In order to provide continuity of project understanding and stakeholder relations, Amanda Tuttle will serve as our project manager. She will be the primary point of contact and manage the daily operations of our team. She will maintain close communication with the City. Amanda will be supported by a management team, which will provide regular reviews of project progress, approach, and deliverables, as well as support project communications. Paul Blindauer will be serving as our Senior Project Manager, providing support to Amanda for daily operations and communications. Dan DeVauin will serve as the In-House Reviewer, checking deliverables for consistency with project scope and goals, and GEI's QA/QC policies. Dan will be available as needed to support project meetings and communications. Brad Parlato will serve as our Principal-in-Charge, periodically checking project progress and client satisfaction, and supporting management of project staffing needs. Collectively this team will work to deliver on the City's goals of restoring a resilient shoreline and coastal habitat.

Specific task activities will support transparency and ongoing feedback between the project owner and design team throughout the duration of the project. Our goal will be to facilitate efficient delivery of a biddable and permittable project. Our management team will focus on tracking design progress, verifying alignment with project schedule and budget. When changes occur or project risks are identified (such as real estate/partnership agreements), our team will provide early communication, recommendations for mitigation, and as necessary, identify a critical path forward relative to the overall project. Activities will include a kickoff project meeting, monthly progress meetings, schedule and budget forecasting, and progress reporting.

Upon project award, GEI will schedule and coordinate a kickoff meeting (1.a.) with the City and other agreed upon parties. This group will be known as the focus team. The project scope, budget, deliverables, and grant specific procedural requirements will be reviewed. GEI assumes the kickoff meeting will be held in person for the City, GEI Project Manager, and others as needed and will have a virtual option for remote key staff. The 60% design plans will also be reviewed at this meeting for any changes requested by the city.

The GEI Project Manager, and at times, key GEI staff members, will participate in monthly project update meetings (1.b.) with the City. Meetings can be conducted in person or virtually without impact on project

cost. Prior to each monthly meeting, GEI will prepare and circulate a draft agenda to meeting participants. At the conclusion of each meeting, GEI will prepare and circulate meeting minutes, which will include monthly updates on the project progress.

1.e. To assist with project tracking and reporting requirements, GEI will prepare and submit a brief monthly progress report to be submitted with the monthly invoice. These progress reports will incorporate documentation of necessary metrics to meet grant reporting requirements. This summary will provide the following information:

- money spent in the previous month,
- overall budget tracking,
- deliverable status and updates,
- upcoming deliverables,
- and problems/solution analysis.

### **Assumptions:**

Facility use is not included in the meeting scope.

### **Deliverables:**

- List of focus team members (1.b.)
- Project Design Kickoff Meeting and Meeting Notes with Attendee List (1.a.)
- Monthly Progress Meetings and Meeting Notes with Attendee List (1.b)
- Monthly Reporting (1.e.)
- Progress on Metrics (1.f.)

## ***Task 2 – Community and Stakeholder Engagement***

### **Budget: \$55,998.75 (Estimated Budget: 6.5%)**

This scope of work will include continuing Community Partner Project Team (CPPT) meetings established during the preliminary design phase as well as additional direct outreach to neighboring businesses and residents, with a grant metric goal of reaching 500 people during this phase of work.

- GEI will schedule and plan four CPPT meetings

### **Task 2.b - Support City in Project Partner Communication**

GEI staff will support the City of Green Bay in meetings regarding the use of land either owned or managed by other entities, such as Brown County's lakebed lease surrounding Renard Island and along the Causeway and the McDonald Companies property beginning to the west of the Causeway, as directed by the City. The Green Bay and Lower Fox River AOC Bay Beach Wildlife Sanctuary and Renard

Island Nearshore Enhancements project overlap a portion of the project area. As such, the plans for improvements to the area should be in line with the AOC goals. The outcome/goals of the meetings are to assist the City in entering into mutual agreements for the needed use and access of land or lakebed held under an alternative entity and establish roles and responsibilities related to funding, project implementation support, and long-term management.

- Brown County – Lakebed approvals
- McDonald Companies – property easements or other use arrangements such as memorandum of understanding (MOU) or memorandum of agreement (MOA)
- WDNR Office of Great Waters – statement of goal alignment with project plans

### **Assumptions**

- GEI will support the City or other City designated party, and can lead meetings regarding land use, as directed by the City. Not to exceed four total meetings.
- GEI will support the City or other city designee by providing easement needs based on project designs and support in development of agreement and access goals by the city.
- The City is reserving \$10,000 from the grant funds for property easement and real estate cost. GEI can provide development of easement documents under separate scope, if requested by the City.
- We have assumed printing for public engagement at CPPT meetings, including but not limited to posters and banners, and those items are included within this scope.
- The city requests website updates. GEI will provide 3 website updates.

### **Deliverables**

- Meeting Notes
- Updates will be made to the Connect the Bay website 3 times during the granting period. (2.c)
  - One year of web hosting is included and will be paid for by GEI
  - One year of Web Domain fees are included and will be paid for by GEI
  - Website interaction numbers will be provided quarterly during the granting period.

### **Task 2.a - Stakeholder Engagement**

GEI Staff will plan, lead, and execute up to four CPPT meetings based on participant lists developed with the focus team. Bringing the group together for candid conversations and project updates has proven to be both an efficient use of time and led to more interactive sessions and higher quality feedback. Direct outreach to neighbors will support long-term project support.

GEI's natural resources staff, designers, and graphic artists will work with project stakeholders to program and develop the content, style, and design for interpretive signage to engage and educate the

intended audience. Design will be suitable for communicating signage needs and information to include to a contractor who will be tasked with final design, proofs, and implementation at the City's direction.

## **Assumptions**

- Facility use is not included in the scope.
- GEI will coordinate with McDonald Companies or City to arrange meeting space

## **Deliverables**

- Four CPPT Meetings' slide decks and meeting notes including number of people reached for the reporting of grant metrics.
- Photos will be provided in jpeg format

## ***Task 3 – Permitting and Regulatory Requirements***

**Budget: \$138,464.62 (Estimated Budget: 16.1%)**

### **Permitting**

The purpose of this task is to progress the project through the permitting process and develop a permittable project that is construction ready. Project partners have engaged with the Wisconsin Department of Natural Resources, U.S. Army Corps of Engineers, and the City of Green Bay during Preapplication Meetings held on September 3, 2024, March 11, 2025, and October 16, 2025, to evaluate the appropriate path to permitting and have included them in additional outreach efforts, such as CPPT meetings, for their input on design. GEI will assist the City with preparing and submitting permit applications to obtain project permits needed for appropriate phases including, but not limited to:

- WDNR ERR Summary (3.a)
- iPaC and Summary (3.a)
- Formal Section 7 Consultation (3.b)
- WDNR Wetland and Waterway Permitting (3.c)
- USACE Wetland and Waterway Permitting (3.d)
- City of Green Bay & WDNR Site Erosion Control and Storm Water Management Permits (3.e)
- Floodplain Permitting - City of Green Bay (3.f)
- Coastal Consistency Letter – CZMA (3.g)
- Cultural Resources (Desktop, Field, Section 106) (3.h)

Anticipated project phases are outlined below to provide an overview of which project components are included in each phase. The 60% phasing plan is attached for reference. Phases and timelines will be evaluated during the design process and may be updated as the project moves forward.

Project Phase	Description	Timeline
Phase 1b. 60% Design through Final Design and Permitting	Advances 60% design to final plans, securing permits	2026-2027
<b>Construction Sequence 1.</b> In-water Nearshore Restoration Implementation	Install breakwaters, nearshore and marsh habitat, habitat structures, and cobble outcrops to the east and west of Renard Island	2027-2029
<b>Construction Sequence 2.</b> In-water West of Renard Island Restoration Implementation	Install triangular breakwaters, cobble, native plantings, and invasive species management west of Renard Island	2028-2030
<b>Construction Sequence 3.</b> Breakwater Extensions and Beach Improvements Implementation	Install breakwaters, cobble sand beach, breakwater extensions, nearshore and marsh habitat, and habitat structures west of Renard Island	2029-2031
<b>Construction Sequence 4+.</b> Marina and Flooding Improvements Implementation	Install marina breakwaters and beach, seawall, and walking paths.	2030+

Since this project will result in greater than one acre of land disturbance, a Construction Site Stormwater Permit is required by the WDNR. This permit outlines existing and proposed land use, potential impacts to environmentally sensitive areas, as well as stormwater management features and erosion control Best Management Practices (BMPs) that will be utilized to control runoff and prevent erosion.

As you are aware, the City requires a Site Plan submittal for development projects, that generally includes a Stormwater Management Plan and Erosion Control Plan in accordance with Chapter 16 of the Green Bay Municipal Code. Coordination will take place with the City and the Bay Beach Amusement Park to determine if a SWMP is needed. Similar to the WDNR Construction Site Stormwater Permit, the Stormwater Management Plan identifies existing and proposed land use, sensitive areas such as wetlands, floodplains, and nearby water bodies that may be impacted by the development. In addition, the Erosion Control Plan identifies the BMPs and post-construction stormwater management features that will be used to control runoff on the site to protect the newly formed habitat areas. A complete Site Plan package will need to be finalized and submitted to the City’s Community and Economic Development Department for erosion control permitting and any other permits identified by the City (e.g., floodplain, if applicable).

This project takes place in a sensitive area near the Bay of Green Bay. Therefore, special consideration will be given to environmental resources in the area in terms of the approach and measures required. For example, construction schedules may need to be adjusted to avoid spawning dates of fish or other wildlife.

### Assumptions

- GEI will be meeting and collaborating with City staff and regulatory agency staff throughout the design phase to anticipate and incorporate permitting needs into the project and permit documents. If inquiries or correction requests from permit review require significant design

changes, additional scope and budget may be warranted. We anticipate one round of review comments and corrections for each permit application. (1.c)

- The phasing projection will be reviewed during the design process but is anticipated to remain similar to the outline included in the table above.
- This scope does not include any construction phase coordination for permits or permit close-out documentation or requirements.
- GEI is not responsible for securing road closure permits that may be necessary.
- GEI is not responsible for acquiring aquatic herbicide application permits and permits for pesticide treatments, as needed.
- GEI will prepare erosion control plans to a level necessary for obtaining a permit and directing Contractor requirements. The contractor will be required to submit a detailed erosion control plan.
- Project does not currently anticipate sampling, handling, or disturbance of contaminated sediments. Scope is limited to collection of soil borings and geotechnical testing.
- GEI will prepare permit applications for the entire project. Due to the phased approach of the project and uncertainty regarding project implementation schedule, future efforts may be necessary for the City to modify or apply for permits for subsequent phases. These future phase efforts are outside of the current scope of work.
- Budget for the cost of permits is reserved for those permits submitted under this grant funded scope. GEI is unable to do so for future phase permits past conclusion of this grant funded phase of the project. (3.i)

## **Deliverables**

- Copies of drafted permit applications or amendments, attachments, and regulatory correspondence performed by GEI will be supplied to the City, for submittal by the City.
- All permit deliverables will be provided in source format when possible
- Two meetings will be scheduled with permitting agencies during the design process, as appropriate, and a final review meeting will be held prior to permit submission and meeting notes will be provided after the meetings. (1.c)

## ***Task 4: Engineering Services and Final Design Development***

**Total Budget: \$602,919.00 (Estimated Budget: 70.1%)**

### **Engineering and Final Design Development**

The purpose of this task is to finalize project designs, taking designs from 60 to 100 percent completion. Activities include engineering, modeling, design drawings and reports, performance specifications, site plan reviews, and development of a post-construction monitoring and long-term maintenance plan.

Designs will incorporate comments or revisions previously received from the City or required either by USACE or WDNR such as additional construction details, access/staging locations and full sedimentation and erosion control measures. The designs will be fully developed into construction-ready documents that will be accompanied by written project performance specifications. The specifications will include performance specifications that provide requirements necessary for project construction. The City will provide front end construction documents, which will be coordinated with GEI developed specifications. The project components are designed to work in tandem, with careful consideration given to the sequence of construction for optimal habitat establishment and coastal resilience. The carefully detailed order of operations will increase the likelihood of achieving long-term coastal hazard reduction, resilience benefits, and maximize the return on investment for restoration efforts.

## **Assumptions**

- Any substantial changes to plans will be identified and incorporated into the design. The review of the 60% design and any changes requested will take place during the kickoff meeting for this project phase. This meeting is described under Task 1 on page 5 of the proposal. Any major changes or modifications made after that point will be evaluated and shared with the City for impacts to project schedule and budget.

## **Subtasks and Deliverables**

### **Task 4.a - Geotechnical Investigation Report**

GEI will arrange for a Subconsultant who would utilize a barge based, high-frequency sonic sampling which is preferred over conventional standard penetration test sampling in marine environments with soft sediments and organic silts due to its ability to minimize sample disturbance and maximize core recovery. The high frequency vibrations reduce friction along the sampler's sidewalls, allowing the sampler to penetrate with minimal radial displacement of the surrounding sediment. This mechanism preserves the in-situ structure and stratigraphy of soft and organic-rich layers, reduces sample smearing, and improves core recovery and representativeness. The technique is particularly effective in low-strength sediments where conventional dynamic methods may fail to capture intact cores. This would allow us to more accurately determine the amount of material needed to construct the breakwater structures. GEI will conduct oversight during the work and provide a report developed based upon the findings, soil characteristics and any structural testing determined to be necessary.

We are investigating the subgrade below the proposed marine improvements (Rock Jetty / Riprap Breakwater). This investigation will provide us with a depth of compressible foundation materials that we need to account for in the project quantity estimates. If needed, we can recommend following up with standard penetration test sampling Barge Sampling which could be completed with a local contractor (e.g., ECS Ltd).

## **Deliverables**

- A report will be developed based upon the findings from the soil borings outlined above.

#### **Task 4.b - Fox River Hydraulic Modeling and Report**

The proposed marina breakwaters are located near the mouth of the Fox River where it enters Green Bay. GEI will complete a riverine hydraulic analysis to evaluate any impacts of the breakwaters on upstream flood elevations. GEI will use the existing FEMA floodplain HEC-RAS model that has been developed for the Fox River, which is available from Wisconsin DNR. The FEMA model will be checked and compared to the established flood elevations in the Brown County FEMA Flood Insurance Study. The model will be updated as needed, following FEMA and Wisconsin DNR guidance. The proposed breakwaters will then be added to the model geometry and GEI will compare flood elevations between existing and proposed conditions to determine if the added fill will have any impacts to flood elevations. If initial modeling shows that the proposed breakwaters would increase flood levels, the model will be used to refine the breakwater design so that there are no impacts to flood elevations in the Fox River.

#### **Task 4.b - Wave Modeling (3 Iterations) Report Updates**

Previous GEI studies as part of the Concept Design Report included the development and application of hydrodynamic and wave (phase-averaged) models of the Bay of Green Bay to characterize water levels and wave heights at the project site under extreme event conditions. These results were used to assess the existing conditions during extreme events at the site and develop various alternatives including breakwaters for wave protection and wetland restoration. As part of the final design scope of work proposed, GEI will further refine the alternative selected in the Concept Design Report. The refinements will address stakeholder comments on the Concept Design Report. The objectives are performing a comprehensive assessment of the wave climate at the project site and performing detailed wave modeling in the vicinity of the support design of the proposed breakwaters using a phase-resolving wave model. The modeling will use a phase-resolving model framework such as the USACE's BOUSS-2D or FUNWAVE-TVD. These model frameworks are capable of accurately representing wave transformation such as shoaling, diffraction, refraction, and breaking in the near-shore zone and in the vicinity of in-water structures such as breakwaters. The model results will be used to further refine the breakwater design. The proposed approach is also consistent with stakeholder comments on the Concept Design Report.

#### **Task 4.c - Sediment Transport Modeling and Report**

GEI will perform analyses to assess the impact of the alternative selected in the Concept Design Report on sediment transport at the project site. Specific issues to be assessed include (1) the impact of the various constructed features on hydraulic circulation and the potential for sedimentation of suspended sediment transported from the Fox River, (2) the impact on the future development of the tombolo near the southeastern end of Renard Island, and (3) the potential for sedimentation at the reoriented marina entrance. These analyses will use the previously developed hydrodynamic and wave models, and a sediment transport model, if necessary. Various techniques will be used to assess these specific issues. For instance, the first issue will include an assessment of circulation patterns using the calibrated hydrodynamic model under existing conditions and after construction of the restoration/resilience features. This assessment may be supplemented by a hydraulic residence time analysis and/or a screening-level sediment transport model application to assess the fate of suspended sediment loadings from the Fox River.

The second issue will include an assessment of the wave climate in the vicinity of the existing tombolo under existing conditions and after construction of the restoration/resilience features. This assessment will include use of the calibrated wave model and may be supplemented by application of an analytical model of longshore transport to assess changes in longshore transport rates relevant for the continued development of the tombolo.

The third issue will include use of the calibrated hydrodynamic model and a screening-level sediment transport model application to assess trends in sedimentation at the mouth of the marina under existing conditions and following construction of the reoriented marina entrance. However, because of the lack of sufficient data, the sediment transport model will not be calibrated; rather, it will be parameterized based on the available literature, e.g., using settling velocities from existing sediment transport models of the Lower Fox River.

## **Deliverables**

- An update modeling report will be provided

### **Task 4.d - 90% Design Drawings and Reports**

Building off the completion of the initial design, GEI will prepare project construction documents (i.e., plans and performance specifications) that present the specific design to achieve desired goals for the site. Construction documents would include detailed plans and designs, performance specifications, and cost estimates.

We envision a final plan set including, but not necessarily being limited to, the following sheets:

- Cover and sheet index
- Existing conditions base plan, with public and private utilities shown, wetland and plant communities, bathymetry, topography, and soft sediment thickness, overlaid on a recent aerial
- Site access and construction staging plan
- Demolition plan (if needed)
- Soil Erosion and Sedimentation Control Plan
- Proposed conditions plan, including public access plan and natural resource impact areas
- Marsh cross-sections showing overlay of existing and proposed bathymetry and/or topography; changes in water surface elevations
- Planting plan
- Breakwater details
- Details for public access features
- Habitat improvement details
- SESC details, planting details
- Updated cost estimate

- Other infrastructure details

The 90% submittal would include a revised detailed design, an updated basis of design report, draft performance specifications, and a preliminary cost estimate. A review of the 90% design and any requested changes will take place at a 90% design review meeting, which would take the place of a monthly focus team meeting. This scope includes one (1) round of revisions to address City comments.

#### **Task 4.e - Final Design Drawings and Reports**

The City will be responsible for coordinating bidding for construction services. GEI will support bidding services by preparing a bid package that builds off the final deliverables from the previous design phase. The bid package prepared by GEI will include plans, performance specifications (including Special Provisions), and a final utilizing templates that will be supplied by the City to be consistent with the City's standards for bidding.

Building off the completion of the 60% design, GEI would prepare project construction documents (i.e., plans and performance specifications) that present the specific design to achieve desired goals for the site. Construction documents would include detailed plans and designs, performance specifications, and cost estimates.

The final design package will progress the construction documents, incorporating review comments received during the 90% design review and finalize the basis of design report.

The 100% submittal would include final detailed plans and designs, performance specifications, and a cost estimate suitable for bids from contractors. A review of the 100% design and any requested changes will take place at a 100% design review meeting, which would take the place of a monthly focus team meeting. This scope includes one (1) round of revisions to address City Comments

#### **Assumptions**

- The Contractor will be required to obtain utility locates prior to construction. Known utility locations will be identified on drawing plan sets.
- The City will provide GIS locations of storm and sanitary sewer utilities within or immediately adjacent to the project site.
- GEI will address one round of comments for revision of each submittal package prior to finalization of the documents.
- City will provide comments on 90% and 100% design packages within 3 weeks of submittal.

#### **Deliverables**

- Bid package includes construction contract documents (e.g., plan set, performance specifications, and engineer's cost estimate). (4.f, 4.g)

#### **Task 4.i – Post-Construction Vegetation Management, Operation, and Maintenance Plan (Short Term - Phased)**

GEI will draft a final short and long-term Maintenance plan to guide restoration and management after restoration implementation. The plan will outline efficient monitoring methods to determine if the projects are trending toward or meeting the expected performance standards. The plan will include qualitative and quantitative measures to assess project outcomes and methods for informing the Contractor of post-construction modifications required, such as replanting, herbicide treatment changes, or repairs needed to roads. GEI and the City will outline and agree upon the length of time needed for the short and long term maintenance plans. Various components have different standard periods, and a phased approach adds a further layer of complexity to this planning effort. Funding has been adjusted to provide time needed for phased documents. Preliminary tasks and approximate timelines will be provided to assist in the development of MOUs with relevant stakeholders and property owners as requested by the City.

Most ecological restoration projects will put the living system on a path toward restoration, but this is not an immediate change. Monitoring and adaptive management are typically necessary following construction as a part of the permitting process and/or to monitor short-, mid-, and long-term project success. GEI would work with the project team to develop efficient monitoring methods to determine if projects are trending toward or meeting the performance standards. These plans are flexible and can often be carried out by local volunteer organizations or customized to a municipality or organization's monitoring that is completed for other similar projects.

GEI knows that successful habitat restoration and enhancement projects require close oversight of project construction and maintenance by experienced staff. When working in natural systems, it is understood that water levels may vary greatly between the time when survey data were collected and when the project begins construction. Other changes may occur including vegetation type and density, sediment deposition or erosion, and jurisdictional boundaries such as property ownership or zoning areas. Therefore, knowing the design intent, project goals, and having a clear list of performance standards for the contractor will maximize work that can be produced on-the-ground while minimizing the time and budget necessary for plan sheets and design.

#### **Task 4.j – Long Term Monitoring and Maintenance Schedule and Plan with Cost Estimates**

Maintaining high-quality habitat for fish, plants, and wildlife will depend on regular and long-term monitoring and management of the site following construction. GEI will develop a long-term habitat monitoring and maintenance plan, including recommended staffing, equipment, supplies, timing of activities, and budget. This plan will provide guidance for each habitat type (emergent wetland, open water, hardwood swamp, etc.). The plan will also contain maps of habitat types, access points, habitat structures, and other features.

GEI recommends an adaptive management approach to habitat restoration areas, which means the schedule and techniques used should be flexible, and actions will depend on the annual monitoring results. The site has several characteristics that will make regular monitoring and management critical, as the site conditions will change from year to year. These characteristics include (1) adjacent roads that can be vectors of invasive plant species, (2) high edge to interior ratio, which generally increases

maintenance needs, (3) adjacent landowners with invasive plants that will serve as sources for re-infestations, and (4) fluctuating water levels, which will create dynamic wetland conditions. Ideally, the adjacent landowners will be responsible for conducting management on their lands consistent with the habitat goals of the project site or provide permission for City staff, or contractors to conduct management along the project boundaries. In addition, management should be consistent with plant and wildlife goals at the site (e.g., activities should not interfere with breeding birds or amphibians).

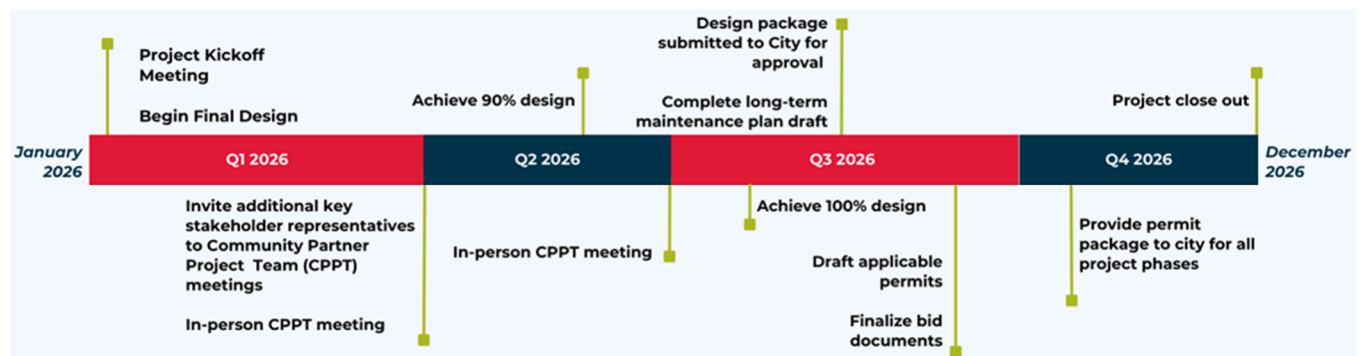
Infrastructure, public access, and other “gray” features will have maintenance recommendations outlined as well. This will include but is not limited to inspection of breakwater structures, gathering circles, pathways, cobble outcrops, and other features installed as part of this project.

### ***Task 5 – Options for Scope not Included in Grant Funded Budget Scope***

There is potential that some of the anticipated permit applications may not be needed based upon agency directions, or we may find additional efficiencies throughout the process of completing other tasks. If this is the case, we will track the funds and work with the City to modify the scope outlined in this document. All scope changes will be discussed with the City and agreed upon by both parties in writing.

As indicated in the grant proposal submitted to NFWF, The City may opt to use matching funds for future grant funding development. If directed to do so, GEI will use the funds to conduct a Grant investigation, write appropriate applications, and develop a benefit cost analysis as needed. Direction to use the funds for this purpose must be outlined and agreed upon in writing.

GEI has budgeted for up to 8 hours of grant support work under the current funding. This is indicated on the budget table. (2.d)



The project schedule outlined above was submitted with the grant proposal. A detailed project schedule is being developed and is dependent upon information being provided by the City, contracting efforts, and GEI receiving a Notice to Proceed.

The City has requested 3-week review periods for the 90%, 100%, Final design, and permit comments. This cumulative review period could take up to 12 weeks or 3 months, which is not possible with an expected project completion of December 31, 2026. It may be possible to complete some work concurrently during the review periods and every attempt will be made to do so when this is an option, shortening the overall review length for the project. This request will be discussed further within the

context of a grant extension during the schedule development effort after receiving the notice to proceed. The City has informed GEI it is their intention to request an extension from NFWF.

A finalized project schedule will be collaboratively developed and agreed upon by both the City and GEI. GEI will provide a finalized project schedule once the City has established a final schedule with NFWF.

## Closing

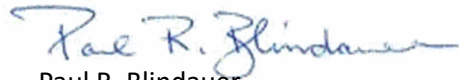
If you have any questions, please feel free to contact Amanda Tuttle at [atuttle@geiconsultants.com](mailto:atuttle@geiconsultants.com) or 251-753-0021.

Sincerely,

**GEI CONSULTANTS, INC.**



Amanda Tuttle  
Project Manager




Paul R. Blindauer  
Vice President

GEI\_Letter\_Template\_v2\_2025\_01\_05

ACT/PRB:amp

B:\Working\GREEN BAY WI, CITY OF\2400860 McDonald NCRF Restoration\02\_PM\2025 grant proposal\Final Design for Community Coastal Hazard Risk Reduction and Restoration at the Mouth of the Fox River Proposal\_FINAL.docx

 <b>Connect the Bay 60% to Final Design, Permitting</b>					
Sub-task	Sub-task Description	Hours	Supplies & Subs	Labor Fee	Total
<b>1. Project Management and Meetings</b>					
1.a	Project Design Kickoff Meeting (in-person)	12	\$ 90	\$ 1,806	\$ 1,896.00
1.b	Monthly Focus Team Progress Meetings (half in-person) 12 Months	150	\$ 810	\$ 19,915.88	\$ 20,725.88
1.c	FocusTeam & Regulators Meetings 2 progress meetings and 1 final review meeting	99	\$ -	\$ 13,686.75	\$ 13,686.75
1.d	Project Schedule and Fee Expenditure Forecast. Updated throughout the project.	40	\$ -	\$ 6,888	\$ 6,888.00
1.e	Monthly Reporting (12 Months)	90	\$ -	\$ 12,569	\$ 12,568.50
1.f	Quarterly Reporting (4 reports)	54	\$ -	\$ 6,836	\$ 6,835.50
				<b>Task A</b>	<b>\$ 62,600.63</b>
<b>2. Community and Stakeholder Engagement</b>					
2.a	Public CPPT Meetings (qty 4)	348	\$ 1,058	\$ 42,399	\$ 43,456.50
2.b	Land Use meetings with stakeholders GEI to support City (qty 4)	12		\$ 1,638	\$ 1,638.00
2.c	Website Updates (3 updates, 1-yr hosting)	30	\$ 530	\$ 9,282	\$ 9,812.25
2.d	Grant Support	8		\$ 1,092	\$ 1,092.00
				<b>Task B</b>	<b>\$ 55,998.75</b>
<b>3. Permitting and Regulatory Requirements</b>					
3.a	Endangered and Threatened Resources - WDNR ERR summary & IPaC	30	\$ -	\$ 3,906	\$ 3,906.00
3.b	Formal Section 7 Consultation	12	\$ -	\$ 1,801	\$ 1,800.75
3.c	WDNR Wetland and Waterway Permitting	172	\$ -	\$ 25,568	\$ 25,567.50
3.d	USACE Wetland and Waterway Permitting	236	\$ -	\$ 34,409	\$ 34,408.50
3.d	City of Green Bay and WDNR Site Erosion Control and Storm Water Management Permits	146	\$ -	\$ 18,795	\$ 18,795.00
3.f	Floodplain Permitting with City of GB	108	\$ -	\$ 14,942	\$ 14,941.50
3.g	Coastal Consistency Letter - Coastal Zone Management Act (CZMA)	8	\$ -	\$ 1,118	\$ 1,118.25
3.h	Cultural Resources (Desktop, Field, Section 106)	196	\$ -	\$ 31,878	\$ 31,878.00
3.i	Permit Submittal Costs and contingency		\$ 6,049		\$ 6,049.12
				<b>Task C</b>	<b>\$ 138,464.62</b>
<b>4. Engineering Services and Final Design Development</b>					
4.a	Geotech -GEI oversight and testing	100	\$ 84,000	\$ 11,991	\$ 95,991.00
4.b	Modeling	296	\$ -	\$ 36,026	\$ 36,025.50
4.c	Sediment Transport Modeling	122	\$ -	\$ 18,186	\$ 18,186.00
4.d	90% Design Drawings and Reports	1,544	\$ -	\$ 217,949	\$ 217,948.50
4.e	Final Design (90% to 100%) Drawings and Reports	1,026	\$ -	\$ 147,378	\$ 147,378.00
4.f	Specifications	164	\$ -	\$ 24,644	\$ 24,643.50
4.g	Construction Sequence, staging and access	60	\$ -	\$ 9,230	\$ 9,229.50
4.h	City Site Plan Review	56	\$ -	\$ 6,573	\$ 6,573.00
4.i	Short Term Vegetation Management, Operation, and Maintenance Plan - Phased	185	\$ -	\$ 23,472	\$ 23,472.00
4.j	Long Term Monitoring and Maintenance Schedule and Plan with Cost Estimates - Phased	185	\$ -	\$ 23,472	\$ 23,472.00
				<b>Task D</b>	<b>\$ 602,919.00</b>
				<b>Total A-D</b>	<b>\$ 859,983.00</b>



Report to the  
**Improvement and Service Committee**  
of the City of Green Bay

## MEETING DATE

April 29, 2026

## PREPARED BY

## AGENDA ITEM # G.3

Consideration with possible action on request by Department of Public Works to award contract CITY HALL I-26 PARAPET WALL REPAIRS to IEI General Contractors in the amount of \$75,739.50.

## BACKGROUND

City Hall, constructed in 1956, features a brick-and-mortar façade. While minor maintenance has been performed over the years, the façade now requires repointing and replacement of deteriorated bricks to preserve a weathertight building envelope. The scope of this project includes repointing mortar joints and replacing damaged brick units along the parapet walls.

## RECOMMENDATION

The Department of Public Works and Parks, Recreation, and Forestry Department recommend to award contract to the lowest responsive bidder, IEI General Contractors.

## FISCAL IMPACT

Funding for this project in the amount of \$75,000, is included in the approved 2026 Capital Improvements Plan. Costs exceeding this amount will be funded through the fund balance.

## ATTACHMENTS

1. Quest CDN Project Results - City Hall I-26 Parapet Wall Repairs
2. City Hall I-26 Parapet Wall Repairs Award Memo

# CITY HALL 1-26 PARAPET WALL REPAIRS

**Quest Number: 10131969**

**Closing Date: Tue, 04/21/2026 09:00 AM CDT**

**Posting Type: Construction Project**

**Owner: Green Bay WI, City of**

**Solicitor: Green Bay WI, City of**

<b>Owner Name:</b>	Green Bay WI, City of
<b>Owner Contact:</b>	Trista Hobbs
<b>Owner Phone:</b>	920-448-3114
<b>Solicitor Name:</b>	Green Bay WI, City of
<b>Contact:</b>	Jeff Lambrecht
<b>Email:</b>	jeff.lambrecht@greenbaywi.gov
<b>Phone:</b>	920-609-4753
<b>Award Date:</b>	
<b>Comments:</b>	
<b>Award Status:</b>	Pending
<b>Letting Bid Tabulation:</b>	<a href="#">View on vBid</a>

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
IEI General Contractors	Shane Whelchel	920-337-2111	shane@ieigc.com	\$ 75,739.50		
Restoration Systems Inc.	Blake Dronen	952-368-0463	bdronen@restorationsystems.net	\$ 89,441.00		
Building Restoration Corporation	Dale Zoerb	612-789-2800	pm@buildingrestoration.com	\$ 118,257.00		
Berglund Construction Company	April Wilson	7733741000	awilson@berglundco.com	\$ 170,000.00		
Central Restoration, LLC	Ashley Sobotta	920-583-3733	sobotta1@centralrestoration.com	\$ 200,000.00		





Parks, Recreation & Forestry Department  
100 North Jefferson Street - Room 510  
Green Bay, Wisconsin 54301-5026  
www.greenbaywi.gov

Phone 920.448.3365  
Fax 920.448.3393

4/22/26

To: Valerie Joosten, P.E.

From: Emma Browne, P.E.

Re: City Hall 1-26 Parapet Wall Repairs

CC: Dan Ditscheit, PLA  
James Brunette, PE  
Trista Hobbs, PE  
Kala Lardinois

The Parks, Recreation, and Forestry Department supports awarding City Hall 1-26 Parapet Wall Repairs to the lowest responsive and responsible Bidder, IEI General Contractors, for the Base Bid amount of \$75,739.50. Below is a summary of the bids received.

<u>Bidder</u>	<u>Base Bid</u>
IEI General Contractors	\$75,739.50
Restoration Systems Inc.	\$89,441.00
Building Restoration Corporation	\$118,257.00
Berglund Construction Company	\$170,000.00
Central Restoration, LLC	\$200,000.00

Emma Browne, P.E.



Report to the  
Improvement and Service Committee  
of the City of Green Bay

**MEETING DATE**

April 29, 2026

**PREPARED BY**

**AGENDA ITEM # G.4**

Consideration with possible action on request by Department of Public Works to grant licenses for:

- I. Sidewalk Builder
  - a. Jim Fischer, Inc.
  - b. Helmle Construction & Concrete, Inc.
  - c. Total Construction (Joe Mains Concrete)
  - d. Al Dix Concrete
  - e. Allied Concrete Construction, Inc.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None



Report to the  
Improvement and Service Committee  
of the City of Green Bay

**MEETING DATE**

April 29, 2026

**PREPARED BY**

**AGENDA ITEM # G.5**

Consideration with possible action on request by Department of Public Works to award contract RESURFACING I-26 (INCLUDING SEWER & WATER) to Jossart Brothers, Inc. in the amount of \$4,221,446.81.

**BACKGROUND**

**RECOMMENDATION**

Award to the low-responsive, responsible bidder Jossart Brothers, Inc. in the amount of \$4,221,446.81.

**FISCAL IMPACT**

The project is funded with a combination of Bonded funds and Vehicle Registration Fee funds.

**ATTACHMENTS**

- I. Quest CDN Project Results Resurfacing I-26 (Including Sewer & Water)

# RESURFACING 1-26 (INCLUDING SEWER & WATER)

**Quest Number: 10157062**

**Closing Date: Tue, 04/28/2026 09:00 AM CDT**

**Posting Type: Construction Project**

**Owner: Green Bay WI, City of**

**Solicitor: Green Bay WI, City of**

<b>Owner Name:</b>	Green Bay WI, City of
<b>Owner Contact:</b>	Chuck Yang
<b>Owner Phone:</b>	920-448-3094
<b>Solicitor Name:</b>	Green Bay WI, City of
<b>Contact:</b>	Pat Molski
<b>Email:</b>	pat.molski@greenbaywi.gov
<b>Phone:</b>	920-448-3093
<b>Award Date:</b>	
<b>Comments:</b>	
<b>Award Status:</b>	Pending
<b>Letting Bid Tabulation:</b>	<a href="#">View on vBid</a>

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
Jossart Brothers, Inc.	Jason Hermsen	920-339-8500	jasonh@jossartbrothers.com	\$ 4,221,446.81		
Peters Concrete Company	Duke Peters	920-494-3700	quote@petersconcrete.com	\$ 4,259,040.41		
Carl Bowers & Sons Const. Co., Inc.	bill bowers	920-766-2629	billbowers@carlbowers.com	\$ 4,446,120.59		
DE GROOT, INC.	MARK DE GROOT	920-866-2348	mark@degrootinc.com	\$ 4,499,603.56		
Dorner Inc.	Tina Aschenbrenner	920-845-2442	tina.asch@dornerinc.com	\$ 4,606,474.31		





Report to the  
Improvement and Service Committee  
of the City of Green Bay

## MEETING DATE

April 29, 2026

## PREPARED BY

## AGENDA ITEM # G.6

Consideration with possible action on request by Department of Public Works to award contract PARKS 3-26 JBS URBAN BARN DEVELOPMENT to Milbach Construction Services Co. in the amount of \$1,345,075.00.

## BACKGROUND

The City Council previously approved using ARPA funding to partially fund the construction of a food production barn with restrooms at the JBS Park site. At the time, the consultant hired to design the barn, estimated the total cost of the project to be approximately \$1 Million. The City approved allocating ARPA funding in the amount of \$752,843.00 plus an additional \$48,000.00 in ARPA funding to include solar panels on the roof. At the time, Wello agreed to fundraise the remaining \$250,000.00 needed for this project. Some of the ARPA funding has already been spent on Architectural fees.

The City recently bid out the construction of the barn. The low bid came in higher than the allocated budget for this project. Wello has agreed to increase their fundraising goal moving forward to help cover the funding shortage.

The Parks, Recreation and Forestry Department is recommending awarding Parks 3-26 JBS Urban Barn Development to the lowest responsive and responsible Bidder, Milbach Construction Services, Co. for the solar allowance cost plus base bid cost for a subtotal of \$1,290,775.00. Park staff also recommends awarding the Alternate to install a roof over the patio for an additional \$54,300, bringing the total cost to \$1,345,075.00.

## RECOMMENDATION

To Approve

## FISCAL IMPACT

There are multiple funding sources related to this project.  
\$630,143.00 – Remaining ARPA funding approved for barn construction.  
\$48,000.00 – Remaining ARPA funding approved for Park solar project.  
\$666,932.00 – JBS TID 28 funding.  
\$1,345,075.00 – Total Funding Needed.

Please note that Wello is committed to securing funding for this project and they have several potential funding sources in the works. Staff is recommending awarding the bid using TID 28 funding. Wello will reimburse the City as their funding becomes available. Any funding shortage incurred through fundraising will be offset with City TID funding.

## ATTACHMENTS

1. JBS Barn Bid Award 1-26
2. Barn Renderings
3. Quest CDN Project Results - Parks 3-26 JBS Barn Development



Parks, Recreation & Forestry Department  
100 North Jefferson Street - Room 510  
Green Bay, Wisconsin 54301-5026  
www.greenbaywi.gov

Phone 920.448.3365  
Fax 920.448.3393

4/28/26

To: Valerie Joosten, P.E.

From: Dan Ditscheit

Re: Parks 3-26 JBS Urban Barn Development

CC: James Brunette, PE  
Trista Hobbs, PE  
Emma Browne, PE  
Kala Lardinois  
Diana Jacquet

The Parks, Recreation and Forestry Department supports awarding Parks 3-26 JBS Urban Barn Development to the lowest responsive and responsible Bidder, Milbach Construction Services, Co. for the solar allowance cost plus base bid cost for a subtotal of \$1,290,775. Park staff also recommends awarding the Alternate to install a roof over the patio for an additional \$54,300, bringing the total cost to \$1,345,075. Below is a summary of the bids received.

Bidder	Solar Allowance Plus Base Bid	Alternate (Roof Over Patio)	Total Cost
Milbach Construction Services, Co.	\$1,290,775	\$54,300	\$1,345,075
Frank O. Zeise Construction Co., Inc.	\$1,403,253	\$88,380	\$1,491,633
8Pine, Inc.	\$1,451,400	\$73,080	\$1,524,480
Elite Builds, Inc.	\$1,554,400	\$68,275	\$1,622,675

There are multiple funding sources related to this project.

\$630,143 – Remaining ARPA funding approved for barn construction.

\$48,000 – Remaining ARPA funding approved for Park solar project.

\$666,932 – JBS TID 28 funding.

\$1,345,075 – Total Funding Needed.

Please note that WELLO is committed to securing funding for this project and they have several potential funding sources in the works. Staff is recommending awarding the bid using TID 28 funding. WELLO will reimburse the City as their funding becomes available. Any funding shortage incurred through fundraising will be offset with City TID funding.

*Dan Ditscheit*

Parks, Recreation & Forestry Director



# JBS Barn Renderings

# PARKS 3-26 JBS URBAN BARN DEVELOPMENT

**Quest Number: 10131973**

**Closing Date: Tue, 04/21/2026 09:00 AM CDT**

**Posting Type: Construction Project**

**Owner: Green Bay WI, City of**

**Solicitor: Green Bay WI, City of**

<b>Owner Name:</b>	Green Bay WI, City of
<b>Owner Contact:</b>	Trista Hobbs
<b>Owner Phone:</b>	920-448-3114
<b>Solicitor Name:</b>	Green Bay WI, City of
<b>Contact:</b>	Trista Hobbs
<b>Email:</b>	trista.hobbs@greenbaywi.gov
<b>Phone:</b>	920-448-3114
<b>Award Date:</b>	
<b>Comments:</b>	
<b>Award Status:</b>	Pending
<b>Letting Bid Tabulation:</b>	<a href="#">View on vBid</a>

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
Milbach Construction Services, Co.	Mike Milbach	920-993-0735	milbconst@aol.com	\$ 1,290,775.00		
Frank O. Zeise Construction Co., Inc.	Beckie McDermid	920-437-5426	bmcdermid@zeiseconstruction.com	\$ 1,403,253.00		
8PINE, Inc.	Bert Pieper	715-574-8708	bids@8-pine.com	\$ 1,451,400.00		
Elite Builds, Inc.	DONNA TEWELIS	920-457-0923	donnat@elite-builds.com	\$ 1,554,400.00		





Report to the  
Improvement and Service Committee  
of the City of Green Bay

**MEETING DATE**

April 29, 2026

**PREPARED BY**

**AGENDA ITEM # H.I**

Director's Report on recent activities of the Public Works Department.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None