

**MINUTES**  
**REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY**  
**Thursday, May 22, 2014**  
**City Hall, Room 604**  
**3:15 p.m.**

**MEMBERS PRESENT:** Harry Maier, Chair; Gary Delveaux, Vice-Chair; Joe Moore, Matt Schueller, Tom Weber

**MEMBERS EXCUSED:** Melanie Parma, Jim Blumreich

**LIAISON REPRESENTATIVES PRESENT:** None

**OTHERS PRESENT:** Cheryl Renier-Wigg, Krista Baeten, Mayor Schmitt, Andy Rosendahl, Tony Wachewicz, Dawn Foeller, Steve Grenier, Bill Lockery, Jon Mueller, Ken Betsch, Bill Meindl, other media and interested parties

**APPROVAL OF AGENDA:**

Approval of the agenda for the May 22, 2014, special meeting of the Redevelopment Authority.

A motion was made by G. Delveaux and seconded by J. Moore to approve the agenda for the May 22, 2014, special meeting of the Redevelopment Authority. Motion carried.

**NEW BUSINESS:**

1. Authorization to award Contract "KI Convention Center Expansion – Phase II" to the low qualified bidder.

S. Grenier stated that bid opening was yesterday at 2:00 p.m. Bids were received from Miron Construction Co., Oscar J. Boldt Construction, CD Smith Construction, and Howard Immel, Inc. The entire project was bid as a Base Bid with eleven (11) add/deduct alternates. A bid summary was provided along with an overview of the alternates. The recommendation is to award the contract to Miron Construction, Inc. with a base bid of \$17,153,680 plus the following recommended alternates:

- Alt. 1 for renovations to the existing facility men's and women's restrooms - \$193,715 added
- Alt. 2 for automatic faucets and flush valves for new restroom facilities (6) - \$16,720 added
- Alt. 4 for landscape work for the former Coaches Corner razed facility site - \$65,150 added
- Alt. 5 to construct parking lot under new convention facility with asphalt vs. concrete - \$51,559 deducted
- Alt. 6 to include operable walls to separate ballroom B & C and to separate ballroom D with two operable walls - \$188,962 added
- Alt. 7 for operable walls separating pre-function room area and meeting room B - \$54,834 added
- Alt. 8 for demolition and renovation of vestibule A and adjoin rooms with new facility - \$170,011 added
- Alt. 11 to revise fireproofing materials to a low-density type material which would provide adequate fire protection - \$23,799 deducted

The recommended total contract award is \$17,767,714.

There was discussion on the LED lighting option in Alt. 9 and the potential for energy savings. S. Grenier noted that energy savings might be possible but is unsure of the upfront cost and maintenance costs. There are no city staff available to do maintenance on LED lighting. Any LED fixtures in place are under contract with Wisconsin Public Service.

It was noted that the costs for shades needed in the meeting rooms facing west would be covered under the bonding.

The startup date is estimated to be about six weeks, with a completion date of August 1, 2015.

Ald. Moore further discussed the LED lighting option and felt it offered more class, lasts a little longer, and requires less maintenance. For the \$11,712 additional cost he would prefer to include it. The project came in over \$1,000,000 under estimated costs. It was the consensus of the Authority that they would like to include the LED lighting.

A motion was made by J. Moore and seconded by M. Schueller to award Contract "KI Convention Center Expansion – Phase II" to Miron Construction Co. with a base bid of \$17,153,680 plus recommended alternates for a Total Contract Award of \$17,767,714 and to include the addition of Alt. 9 to install LED lighting at a cost of \$11,712 for a Total Contract Award of \$17,779,426. Motion carried.