



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

DATE: October 18, 2024
TO: Board of Public Works
Common Council
FROM: Paul Braun, City Harbormaster
Dan Koski, Director of Public Infrastructure
Shawn M. Alfred, Finance Director/Treasurer
RE: Marina Dock A Replacement Change Order #1

At the October 16, 2024 City of Manitowoc Board of Public Works meeting, a change order request was presented for the Marina Dock Replacement – Dock A project. This project was awarded to Lunda Construction (Lunda) as the low bidder of base bid. Per the attached letter from Lunda, and an email exchange between Lunda and MSA Professional Service Inc. (MSA), there were discrepancies between the construction drawings and the bid tabulation sheet. There was an incorrect dimension on the construction drawings which was discovered during the shop drawing stage due to the replacement dock being bigger than the current dock. This change order is to accommodate for the additional materials to build the dock to the correct specs.

The change order request would result in an additional \$120,245.47, that would result in the total bid cost being 1,645,801. Funding of the project is currently not at risk due to \$1,000,000 being borrowed, grant revenues of approximately \$400k and City having reserves assigned for this project as contingency.

Thank you for your consideration in approving this change order request.

City of Manitowoc Finance Director/Treasurer

October 8, 2024

To: Dan Williams
MSA Professional Services, Inc

Submitted via email: dwilliams@msa-ps.com

RE: Manitowoc Dock Replacement – Dock A

Dan,

Per our discussion, during the shop drawing review for the Dock A replacement project, we have discovered discrepancies in the drawing package and bid quantities. Specifically, the dimensioning provided on drawing D-103 and the bid quantity for bid items 5,6, and 7. As result Lunda is requesting a change order in the amount of \$120,245.47. We have provided a breakout of the proposed changes below and have attached the corrected shop drawings from the dock supplier for reference and verification.

- Bid Item 5:
 - o Original Bid Quantity: 5,120 SF @ \$76.00/SF
 - o Revised Bid Quantity: 6,520 SF @ \$76.00/SF
 - o **Change Request: 1,400 SF @ \$76.00/SF = \$106,400.00**
- Bid Item 6
 - o **Change Request for additional floatation: \$3,922.10**
- Bid Item 7
 - o **Change Request for additional dock anchors: \$9,923.37**
- **Total Change Request: \$120,245.47**

If you have any questions or wish to discuss this any further, I can be reached at 920-428-4805, or via email at agerondale@lundaconstruction.com

Sincerely,



Adam Gerondale
Director Specialty Services
Lunda Construction

Twin Cities Office

15601 Clayton Avenue
Rosemount, MN 55068
ph: 651-437-9666
fax: 651-437-1035

Milwaukee Office

W228 N2724 Duplainville Road
Waukesha, WI 53186
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Fox Cities Office

W2332 Crosstown Road
Hilbert, WI 54129
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Specialty Services

W2332 Crosstown Road
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Hi Matt,

The fuel dock measures 120' from the main walk. The bid documents had 120' on both sides. The total length of the end of the pier is 164' to the end of the slip on the north end. MariCorp didn't price the 8' x 36' slip pier in their bid. That amount of dock should be the cost in question (approx. \$20K range).

Let me know if you have any questions.

Dan



Dan Williams, PLA, ASLA | Principal Landscape Architect

MSA Professional Services, Inc.

100% Employee Owned

+1 (608) 216-2066



From: Matthew J. Gabric <MGabric@Lundaconstruction.com>

Sent: Monday, September 23, 2024 10:57 AM

To: Dan Williams <dwilliams@msa-ps.com>

Cc: Adam P. Gerondale <AGerondale@Lundaconstruction.com>

Subject: [EXTERNAL] Manitowoc Marina Dock Replacement Project

Hi Dan,

When sending our purchase order to MariCorp U.S., LLC we received an acknowledgment of the order in a different dollar amount than the bid day quoted. Upon questioning this, Ed Snyder at MariCorp said he has since had discussions with the designer/owner, post bid, clarifying the Dock A desired dimensions compared to the dimensions on the bid set of plans. Ed references bid documents D-102 and D-103.

This is the first this was brought to our attention and would require a change order to our contract. Is this your understanding of the events post bid? We would like to get Ed's breakdown and present these additional costs, asap, in order to mitigate any further delays to the dock and decking purchase and delivery.

Regards,

Matt Gabric

Lunda Construction

(920)853-3522

mgabric@lundaconstruction.com



CITY OF MANITOWOC

WISCONSIN, USA

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August 15, 2024

TO: Mayor and Common Council
FROM: Board of Public Works
SUBJECT: Manitowoc Marina Dock Replacement Project – Project #WO-24-22

Dear Mayor and Common Council:

At the August 14, 2024, Board of Public Works meeting, the Board met to receive bids for Manitowoc Marina Dock Replacement Project - Project #WO-24-22. City Clerk reported having received four (4) e-bids. Same were opened and accepted online through Quest, and are as follows:

Name	Bid Bond	Base Bid
Lunda Construction	Bid Bond	\$1,525,556.00
McMullen and Pitz Construction Company	Bid Bond	\$1,634,329.24
Michels Construction, Inc.	Bid Bond	\$1,766,305.00
J.F. Brennan Company, Inc.	Bid Bond	\$2,229,480.00

"Moved by Nycz, seconded by Beeman, and unanimously carried to refer the bid to the Director of Public Infrastructure for tabulation and recommendation. Ayes, 5. Nays, none."

Very Truly Yours,

MACKENZIE REED

Secretary Board of Public Works

WO-24-22 MANITOWOC MARINA DOCK REPLACEMENT PROJECT (#9228529)

BID DATE: AUGUST 14, 2024

*Recommend awarding Base Bid only to
Lunda Construction for \$1,525,556.00*
8-19-24

Item #	Item Description	UoM	Quantity	LUNDA CONSTRUCTION		MCMULLEN AND PITZ CONSTRUCTION COMPANY		MICHELS CONSTRUCTION INC		J.F. BRENNAN COMPANY INC	
				Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
MANITOWOC MARINA A DOCK REPLACEMENT				\$1,525,556.00		\$1,634,329.24		\$1,766,305.00		\$2,229,480.00	
1	Mobilization, Bonds, and Insurance	LS	1	\$116,497.00	\$116,497.00	\$69,692.00	\$69,692.00	\$140,600.00	\$140,600.00	\$270,000.00	\$270,000.00
2	Erosion and Sedimentation Controls	LS	1	\$600.00	\$600.00	\$1.00	\$1.00	\$8,200.00	\$8,200.00	\$5,000.00	\$5,000.00
3	Traffic Control	LS	1	\$500.00	\$500.00	\$1.00	\$1.00	\$1,250.00	\$1,250.00	\$5,000.00	\$5,000.00
4	Removal of Existing Docks, Piles and Gangways	LS	1	\$42,120.00	\$42,120.00	\$58,400.00	\$58,400.00	\$48,000.00	\$48,000.00	\$185,000.00	\$185,000.00
5	Docks and Decking	SF	5120	\$76.00	\$389,120.00	\$78.05	\$399,616.00	\$73.50	\$376,320.00	\$95.00	\$486,400.00
6	Floats	LS	1	\$78,056.00	\$78,056.00	\$81,960.00	\$81,960.00	\$97,500.00	\$97,500.00	\$165,700.00	\$165,700.00
7	Dock Anchorage	LS	1	\$21,730.00	\$21,730.00	\$35,249.00	\$35,249.00	\$27,500.00	\$27,500.00	\$76,000.00	\$76,000.00
8	Mooring Piles	EA	11	\$5,500.00	\$60,500.00	\$4,845.00	\$53,295.00	\$3,930.00	\$43,230.00	\$8,350.00	\$91,850.00
9	Electrical (lines and connections)	EA	1	\$213,550.00	\$213,550.00	\$230,000.00	\$230,000.00	\$251,500.00	\$251,500.00	\$213,550.00	\$213,550.00
10	Power Pedestals	EA	14	\$2,672.00	\$37,408.00	\$2,805.00	\$39,270.00	\$3,180.00	\$44,520.00	\$5,200.00	\$72,800.00
11	Switchgear Replacement	EA	1	\$74,500.00	\$74,500.00	\$78,225.00	\$78,225.00	\$88,000.00	\$88,000.00	\$74,500.00	\$74,500.00
12	Potable Water (lines and connections)	LS	1	\$20,000.00	\$20,000.00	\$31,600.00	\$31,600.00	\$34,500.00	\$34,500.00	\$30,000.00	\$30,000.00
13	Fire Protection (lines, hydrants, and signs)	LS	1	\$94,254.00	\$94,254.00	\$108,698.24	\$108,698.24	\$111,100.00	\$111,100.00	\$94,000.00	\$94,000.00
14	60' Gangway	LS	1	\$62,022.00	\$62,022.00	\$79,425.00	\$79,425.00	\$89,250.00	\$89,250.00	\$60,000.00	\$60,000.00
15	Dock Boxes	EA	28	\$600.00	\$16,800.00	\$591.00	\$16,548.00	\$1,220.00	\$34,160.00	\$1,025.00	\$28,700.00
16	Cleats	EA	156	\$44.25	\$6,903.00	\$110.00	\$17,160.00	\$95.00	\$14,820.00	\$380.00	\$59,280.00
17	Life Ladders	EA	7	\$1,200.00	\$8,400.00	\$505.00	\$3,535.00	\$1,165.00	\$8,155.00	\$1,000.00	\$7,000.00
18	Fuel System (2 Dispensers and Line)	LS	1	\$159,291.00	\$159,291.00	\$198,550.00	\$198,550.00	\$195,000.00	\$195,000.00	\$150,000.00	\$150,000.00
19	Fuel Hut	LS	1	\$94,300.00	\$94,300.00	\$113,970.00	\$113,970.00	\$122,150.00	\$122,150.00	\$128,000.00	\$128,000.00
20	Sanitary System (Reuse Pumpout, Hose Holders, Line)	LS	1	\$16,685.00	\$16,685.00	\$8,250.00	\$8,250.00	\$8,850.00	\$8,850.00	\$6,700.00	\$6,700.00
21	Spill Response Kit	LS	1	\$550.00	\$550.00	\$400.00	\$400.00	\$300.00	\$300.00	\$10,000.00	\$10,000.00
22	Gateway	LS	1	\$11,770.00	\$11,770.00	\$10,484.00	\$10,484.00	\$21,400.00	\$21,400.00	\$10,000.00	\$10,000.00
MANITOWOC MARINA B DOCK REPLACEMENT ALTERNATE				\$1,004,927.00		\$1,159,684.00		\$1,154,015.00		\$1,483,420.00	
A1	Mobilization, Bonds, and Insurance	LS	1	\$31,500.00	\$31,500.00	\$50,904.00	\$50,904.00	\$25,200.00	\$25,200.00	\$5,000.00	\$5,000.00
A2	Erosion and Sedimentation Controls	LS	1	\$600.00	\$600.00	\$1.00	\$1.00	\$8,200.00	\$8,200.00	\$1,000.00	\$1,000.00
A3	Traffic Control	LS	1	\$500.00	\$500.00	\$1.00	\$1.00	\$1,250.00	\$1,250.00	\$1,000.00	\$1,000.00
A4	Removal of Existing Docks, Piles and Gangways	LS	1	\$35,020.00	\$35,020.00	\$58,400.00	\$58,400.00	\$45,300.00	\$45,300.00	\$130,000.00	\$130,000.00
A5	Docks and Decking	SF	6364	\$68.00	\$432,752.00	\$69.25	\$440,707.00	\$62.50	\$397,750.00	\$80.00	\$509,120.00
A6	Floats	LS	1	\$64,412.00	\$64,412.00	\$70,854.00	\$70,854.00	\$80,700.00	\$80,700.00	\$144,000.00	\$144,000.00
A7	Dock Anchorage	LS	1	\$14,487.00	\$14,487.00	\$28,372.00	\$28,372.00	\$18,150.00	\$18,150.00	\$65,000.00	\$65,000.00
A8	Mooring Piles	EA	17	\$5,500.00	\$93,500.00	\$4,845.00	\$82,365.00	\$3,860.00	\$65,620.00	\$7,000.00	\$119,000.00
A9	Electrical (lines and connections)	EA	1	\$144,000.00	\$144,000.00	\$154,245.00	\$154,245.00	\$170,000.00	\$170,000.00	\$144,000.00	\$144,000.00
A10	Power Pedestals	EA	21	\$2,096.00	\$44,016.00	\$2,200.00	\$46,200.00	\$2,475.00	\$51,975.00	\$4,700.00	\$98,700.00
A11	Switchgear Replacement	EA	1	\$0.00	\$0.00	\$1.00	\$1.00	\$1.00	\$1.00	\$0.00	\$0.00
A12	Potable Water (lines and connections)	LS	1	\$27,069.00	\$27,069.00	\$29,775.00	\$29,775.00	\$32,000.00	\$32,000.00	\$30,000.00	\$30,000.00
A13	Fire Protection (lines, hydrants, and signs)	LS	1	\$34,467.00	\$34,467.00	\$96,800.00	\$96,800.00	\$98,515.00	\$98,515.00	\$83,400.00	\$83,400.00
A14	30' Gangway	LS	1	\$32,674.00	\$32,674.00	\$44,142.00	\$44,142.00	\$51,850.00	\$51,850.00	\$46,000.00	\$46,000.00
A15	Dock Boxes	EA	38	\$600.00	\$22,800.00	\$591.00	\$22,458.00	\$1,468.00	\$55,784.00	\$900.00	\$34,200.00
A16	Cleats	EA	195	\$48.00	\$9,360.00	\$110.00	\$21,450.00	\$126.00	\$24,570.00	\$300.00	\$58,500.00
A17	Life Ladders	EA	5	\$1,200.00	\$6,000.00	\$505.00	\$2,525.00	\$1,165.00	\$5,825.00	\$900.00	\$4,500.00
A18	Gateway	LS	1	\$11,770.00	\$11,770.00	\$10,484.00	\$10,484.00	\$21,325.00	\$21,325.00	\$10,000.00	\$10,000.00
MANITOWOC MARINA C DOCK REPLACEMENT ALTERNATE				\$1,022,315.00		\$1,189,631.20		\$1,366,948.00		\$1,468,960.00	
A19	Mobilization, Bonds, and Insurance	LS	1	\$31,500.00	\$31,500.00	\$50,904.00	\$50,904.00	\$135,400.00	\$135,400.00	\$5,000.00	\$5,000.00
A20	Erosion and Sedimentation Controls	LS	1	\$600.00	\$600.00	\$1.00	\$1.00	\$8,600.00	\$8,600.00	\$1,000.00	\$1,000.00
A21	Traffic Control	LS	1	\$500.00	\$500.00	\$1.00	\$1.00	\$1,250.00	\$1,250.00	\$1,000.00	\$1,000.00
A22	Removal of Existing Docks, Piles and Gangways	LS	1	\$35,020.00	\$35,020.00	\$58,400.00	\$58,400.00	\$47,300.00	\$47,300.00	\$130,000.00	\$130,000.00
A23	Docks and Decking	SF	5872	\$73.25	\$430,124.00	\$75.35	\$442,455.20	\$72.50	\$425,720.00	\$80.00	\$469,760.00
A24	Floats	LS	1	\$69,718.00	\$69,718.00	\$76,718.00	\$76,718.00	\$90,200.00	\$90,200.00	\$144,000.00	\$144,000.00
A25	Dock Anchorage	LS	1	\$19,316.00	\$19,316.00	\$33,680.00	\$33,680.00	\$25,200.00	\$25,200.00	\$65,000.00	\$65,000.00
A26	Mooring Piles	EA	12	\$5,500.00	\$66,000.00	\$4,845.00	\$58,140.00	\$4,025.00	\$48,300.00	\$7,000.00	\$84,000.00
A27	Electrical (lines and connections)	EA	1	\$91,000.00	\$91,000.00	\$98,595.00	\$98,595.00	\$110,600.00	\$110,600.00	\$91,000.00	\$91,000.00
A28	Power Pedestals	EA	25	\$1,960.00	\$49,000.00	\$2,058.00	\$51,450.00	\$2,400.00	\$60,000.00	\$4,560.00	\$114,000.00
A29	Switchgear Replacement	EA	1	\$78,700.00	\$78,700.00	\$82,635.00	\$82,635.00	\$96,000.00	\$96,000.00	\$78,700.00	\$78,700.00
A30	Potable Water (lines and connections)	LS	1	\$27,069.00	\$27,069.00	\$29,775.00	\$29,775.00	\$33,000.00	\$33,000.00	\$30,000.00	\$30,000.00
A31	Fire Protection (lines, hydrants, and signs)	LS	1	\$34,467.00	\$34,467.00	\$96,800.00	\$96,800.00	\$101,500.00	\$101,500.00	\$83,400.00	\$83,400.00
A32	30' Gangway	LS	1	\$32,674.00	\$32,674.00	\$44,142.00	\$44,142.00	\$53,550.00	\$53,550.00	\$46,000.00	\$46,000.00
A33	Dock Boxes	EA	46	\$600.00	\$27,600.00	\$591.00	\$27,186.00	\$1,530.00	\$70,380.00	\$900.00	\$41,400.00
A34	Cleats	EA	234	\$48.00	\$11,232.00	\$110.00	\$25,740.00	\$134.50	\$31,473.00	\$300.00	\$70,200.00
A35	Life Ladders	EA	5	\$1,200.00	\$6,000.00	\$505.00	\$2,525.00	\$1,250.00	\$6,250.00	\$900.00	\$4,500.00
A36	Gateway	LS	1	\$11,770.00	\$11,770.00	\$10,484.00	\$10,484.00	\$22,225.00	\$22,225.00	\$10,000.00	\$10,000.00
MANITOWOC MARINA D DOCK REPLACEMENT ALTERNATE				\$997,730.00		\$1,133,870.00		\$1,306,284.00		\$1,461,040.00	
A37	Mobilization, Bonds, and Insurance	LS	1	\$31,500.00	\$31,500.00	\$50,904.00	\$50,904.00	\$136,500.00	\$136,500.00	\$5,000.00	\$5,000.00
A38	Erosion and Sedimentation Controls	LS	1	\$600.00	\$600.00	\$1.00	\$1.00	\$8,800.00	\$8,800.00	\$1,000.00	\$1,000.00
A39	Traffic Control	LS	1	\$500.00	\$500.00	\$1.00	\$1.00	\$1,250.00	\$1,250.00	\$1,000.00	\$1,000.00
A40	Removal of Existing Docks, Piles and Gangways	LS	1	\$35,020.00	\$35,020.00	\$58,400.00	\$58,400.00	\$48,300.00	\$48,300.00	\$130,000.00	\$130,000.00
A41	Docks and Decking	SF	6056	\$69.25	\$419,378.00	\$71.00	\$429,976.00	\$68.75	\$416,350.00	\$80.00	\$484,480.00
A42	Floats	LS	1	\$66,969.00	\$66,969.00	\$73,666.00	\$73,666.00	\$86,500.00	\$86,500.00	\$144,400.00	\$144,400.00
A43	Dock Anchorage	LS	1	\$19,316.00	\$19,316.00	\$21,248.00	\$21,248.00	\$25,200.00	\$25,200.00	\$65,000.00	\$65,000.00
A44	Mooring Piles	EA	17	\$5,500.00	\$93,500.00	\$4,845.00	\$82,365.00	\$4,100.00	\$69,700.00	\$7,000.00	\$119,000.00
A45	Electrical (lines and connections)	EA	1	\$139,500.00	\$139,500.00	\$149,520.00	\$149,520.00	\$170,000.00	\$170,000.00	\$139,500.00	\$139,500.00
A46	Power Pedestals	EA	21	\$2,095.00	\$43,995.00	\$2,200.00	\$46,200.00	\$2,556.00	\$53,676.00	\$4,560.00	\$95,760.00
A47	Switchgear Replacement	EA	1	\$0.00	\$0.00	\$1.00	\$1.00	\$1.00	\$1.00	\$0.00	\$0.00
A48	Potable Water (lines and connections)	LS	1	\$27,069.00	\$27,069.00	\$29,775.00	\$29,775.00	\$33,000.00	\$33,000.00	\$30,000.00	\$30,000.00
A49	Fire Protection (lines, hydrants, and signs)	LS	1	\$34,467.00	\$34,467.00	\$86,300.00	\$86,300.00	\$102,000.00	\$102,000.00	\$83,400.00	\$83,400.00
A50	30' Gangway	LS	1	\$32,674.00	\$32,674.00	\$44,142.00	\$44,142.00	\$54,000.00	\$54,000.00	\$46,000.00	\$46,000.00
A51	Dock Boxes	EA	42	\$600.00	\$25,200.00	\$591.00	\$24,822.00	\$1,560.00	\$65,520.00	\$900.00	\$37,800.00
A52	Cleats	EA	214	\$48.00	\$10,272.00	\$110.00	\$23,540.00	\$45.50	\$9,737.00	\$300.00	\$64,200.00