



Village of Thiensville
Board of Trustees
AGENDA
Special Session

Date:
Monday, February 3, 2025

LOCATION: 250 Elm Street, Thiensville, WI

Time: 6:30 PM or immediately Following Committee of the Whole

I. CALL TO ORDER

II. ROLL CALL

President

John Rosing

Administrator

Colleen Landisch-Hansen

Staff

Director of Community Services/Public Works Andy LaFond

Police Chief Curt Kleppin

Deputy Village Clerk/Administrative Coordinator Ben Honeck

Board of Trustees

Jennifer Abraham

Angelina Apostolos

Kristina Eckert (Excused)

Kenneth Kucharski

David Lange

Richard Longabaugh

III. PLEDGE OF ALLEGIANCE

IV. COMMITTEE REPORTS

A. Review and Recommendation of Award of The Village Park Renovation Project to Property Solutions Contracting Corp in the Amount of \$689,805.59 (att)

V. ADJOURNMENT

Colleen Landisch-Hansen, Village Clerk

January 31, 2025

Please advise the Thiensville Municipal Hall, 250 Elm Street (262-242-3720) at least 24 hours prior to the start of this meeting if you have disabilities and desire special accommodations.

**Village Park Renovation
Recommendation of Bid Results**

January 30, 2025

Andy LaFond
Director of Community Services/Public Works
Village of Thiensville
250 Elm Street
Thiensville, WI 53092



Dear Andy:

This memo is in reference to the bid opening for the Village Park Renovation project that took place Thursday January 30, 2025 at 2:00 PM.

We have reviewed the six bid received and found all to be complete. Property Solutions Contracting Corp. submitted the low bid of \$689,805.59. Bids ranged from \$689,805.59 to \$940,227.66. Property Solutions Contracting has built several similar projects recently and is appears qualified for this project. While we do not have recent working project experience with them, they have worked for the Village on numerous occasions with successful results, We have reviewed their list of sub-contractors and have confidence in their abilities to perform the project scope, and we have verified the scope of work and assumptions with them via phone call.

Our opinion of probable cost for the project was \$687,022. The received bid was within \$2,800 of our estimate and is favorable to the Village. The unit pricing submitted appears to be reasonable for current industry standards. After reviewing the bid and discussions with the contractor, it is our opinion that the Village should accept the Property Solutions Contracting bid as received.

It should also be noted that there are a few items that are allocated to be direct purchase by owner and need to be factored into the overall project cost.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, which appears to read "Blake Theisen". The signature is fluid and cursive, written over a light blue rectangular background.

Blake Theisen, PLA, ASLA
Principal

Parkitecture + Planning
901 Deming Way, Suite 201
Madison, WI 53717

E blake@parkitecture.org
P 608.886.6808

Village Park Renovation (#9485061)
Owner: Village of Thiensville
Solicitor: Parkitecture + Planning
01/30/2025 02:00 PM CST

				Engineer Estimate		Property Solutions Contracting LLC		Vinton Construction Company		Level Up Construction, Inc.		Buteyn-Peterson Construction		C.W. Purpero, Inc		Zignego		
Section	Tit	Line	Item	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
General																		
		1		Mobilization	LS	1.00	\$30,000.00	\$30,000.00	\$15,500.00	\$15,500.00	\$81,000.00	\$81,000.00	\$85,731.85	\$85,731.85	\$81,000.00	\$81,000.00	\$52,000.00	\$116,000.00
		2		Erosion Control	LS	1.00	\$7,500.00	\$7,500.00	\$1,000.00	\$1,000.00	\$12,500.00	\$12,500.00	\$7,051.00	\$7,051.00	\$8,500.00	\$8,500.00	\$14,300.00	\$9,750.00
		3		Demolition	LS	1.00	\$25,000.00	\$25,000.00	\$17,572.50	\$17,572.50	\$15,000.00	\$15,000.00	\$16,385.00	\$16,385.00	\$37,000.00	\$37,000.00	\$30,400.00	\$65,000.00
		4		Earthwork	LS	1.00	\$40,000.00	\$40,000.00	\$23,430.00	\$23,430.00	\$104,000.00	\$104,000.00	\$32,205.00	\$32,205.00	\$79,000.00	\$79,000.00	\$75,000.00	\$143,000.00
		5		Dense Graded Basecourse	TON	2512	\$22.00	\$55,264.00	\$20.58	\$51,696.96	\$0.01	\$25.12	\$21.83	\$54,836.96	\$18.00	\$45,216.00	\$31.50	\$79,128.00
		6		Concrete Pavement - 4"	SF	689.00	\$8.00	\$5,512.00	\$15.98	\$11,010.22	\$9.00	\$6,201.00	\$9.80	\$6,752.20	\$9.00	\$6,201.00	\$10.40	\$7,165.60
		7		Concrete Pavement - 5" Colored Reinforced	SF	703.00	\$12.00	\$8,436.00	\$26.63	\$18,720.89	\$19.65	\$13,813.95	\$19.53	\$13,729.59	\$19.65	\$13,813.95	\$44.90	\$31,564.70
		8		Concrete Pavement - 5" Reinforced	SF	1436	\$16.00	\$22,976.00	\$19.17	\$27,528.12	\$14.00	\$20,104.00	\$10.16	\$14,589.76	\$14.00	\$20,104.00	\$16.70	\$23,981.20
		9		Concrete Pavement - 7" Reinforced	SF	788.00	\$16.00	\$12,608.00	\$19.11	\$15,058.68	\$14.25	\$11,229.00	\$23.55	\$18,557.40	\$14.25	\$11,229.00	\$15.00	\$11,820.00
		10		Curb & Gutter - 18"	LF	393.00	\$40.00	\$15,720.00	\$43.67	\$17,162.31	\$45.00	\$17,685.00	\$45.81	\$18,003.33	\$45.00	\$17,685.00	\$40.00	\$15,720.00
		11		Curb & Gutter - 30"	LF	272.00	\$40.00	\$10,880.00	\$57.00	\$15,504.00	\$55.00	\$14,960.00	\$60.65	\$16,496.80	\$55.00	\$14,960.00	\$58.25	\$14,979.04
		12		Concrete Seatwall	LF	25.00	\$250.00	\$6,250.00	\$255.60	\$6,390.00	\$225.00	\$5,625.00	\$301.20	\$7,530.00	\$225.00	\$5,625.00	\$611.00	\$15,275.00
		13		Asphalt Pavement - Parking Lot	TON	520.00	\$100.00	\$52,000.00	\$122.48	\$63,689.60	\$97.97	\$50,944.40	\$109.61	\$56,997.20	\$97.00	\$50,440.00	\$102.00	\$53,040.00
		14		Asphalt Pavement - Paths	TON	44.00	\$120.00	\$5,280.00	\$175.73	\$7,732.12	\$147.46	\$6,488.24	\$165.00	\$7,260.00	\$146.00	\$6,424.00	\$154.00	\$6,776.00
		15		Asphalt Pavment - Court	TON	366.00	\$145.00	\$53,070.00	\$138.50	\$50,691.00	\$110.09	\$40,292.94	\$123.17	\$45,080.22	\$109.00	\$39,894.00	\$115.00	\$42,090.00
		16		Pavement Markings	LS	1.00	\$3,200.00	\$3,200.00	\$2,840.00	\$2,840.00	\$9,054.65	\$9,054.65	\$10,130.45	\$10,130.45	\$8,965.00	\$8,965.00	\$9,485.00	\$9,000.00
		17		Regulatory Signs	LS	1.00	\$1,200.00	\$1,200.00	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$2,011.00	\$2,011.00	\$1,780.00	\$1,780.00	\$2,000.00	\$500.00
		18		8" Storm Sewer	LF	306.00	\$55.00	\$16,830.00	\$56.66	\$17,337.96	\$57.00	\$17,442.00	\$60.12	\$18,396.72	\$76.00	\$23,256.00	\$68.00	\$20,808.00
		19		12" Storm Sewer	LF	32.00	\$65.00	\$2,080.00	\$97.98	\$3,135.36	\$88.00	\$2,816.00	\$103.96	\$3,326.72	\$125.00	\$4,000.00	\$80.00	\$2,560.00
		20		Storm Structure	EA	3.00	\$2,500.00	\$7,500.00	\$7,987.50	\$23,962.50	\$3,275.00	\$9,825.00	\$3,503.00	\$10,509.00	\$2,750.00	\$8,250.00	\$3,380.00	\$4,300.00
		21		4" Underdrain	LF	523.00	\$32.00	\$16,736.00	\$33.00	\$17,259.00	\$37.40	\$19,560.20	\$35.03	\$18,320.69	\$25.00	\$13,075.00	\$45.50	\$23,796.50
		22		Water Lateral - 2"	LF	258.00	\$140.00	\$36,120.00	\$21.30	\$5,495.40	\$43.00	\$11,094.00	\$22.60	\$5,830.80	\$50.00	\$12,900.00	\$72.00	\$18,576.00
		23		Water Service Connection and Fittings	LS	1.00	\$3,000.00	\$3,000.00	\$4,094.92	\$4,094.92	\$3,955.00	\$3,955.00	\$5,474.85	\$5,474.85	\$3,000.00	\$3,000.00	\$9,785.00	\$8,500.00
		24		Electrical Service	LS	1.00	\$15,000.00	\$15,000.00	\$13,711.88	\$13,711.88	\$12,875.00	\$12,875.00	\$16,808.75	\$16,808.75	\$45,000.00	\$45,000.00	\$17,500.00	\$12,875.00
		25		Court Lighting Installation	LS	1.00	\$35,000.00	\$35,000.00	\$54,195.00	\$54,195.00	\$50,888.00	\$50,888.00	\$63,153.44	\$63,153.44	\$40,000.00	\$40,000.00	\$61,000.00	\$50,888.00
		26		Splashpad Plumbing and Equipment Installati	LS	1.00	\$75,000.00	\$75,000.00	\$72,207.00	\$72,207.00	\$85,328.00	\$85,328.00	\$87,614.55	\$87,614.55	\$90,000.00	\$90,000.00	\$91,500.00	\$80,000.00
		27		Court Surfacing	LS	1.00	\$24,000.00	\$24,000.00	\$32,876.55	\$32,876.55	\$27,600.00	\$27,600.00	\$35,746.42	\$35,746.42	\$31,634.00	\$31,634.00	\$33,500.00	\$30,000.00
		28		Court Fencing - 10'	LF	436.00	\$60.00	\$26,160.00	\$85.73	\$37,378.28	\$87.00	\$37,932.00	\$120.91	\$52,716.76	\$107.00	\$46,652.00	\$113.00	\$49,268.00
		29		Court Fencing - 5'	LF	146.00	\$50.00	\$7,300.00	\$59.64	\$8,707.44	\$74.00	\$10,804.00	\$75.71	\$11,053.66	\$67.00	\$9,782.00	\$71.00	\$10,366.00
		30		Gate - 4'	EA	5.00	\$1,500.00	\$7,500.00	\$1,874.00	\$9,370.00	\$1,094.00	\$5,470.00	\$511.89	\$2,559.45	\$453.00	\$2,265.00	\$480.00	\$1,760.00
		31		Gate - 8'	EA	1.00	\$2,500.00	\$2,500.00	\$3,040.58	\$3,040.58	\$2,188.00	\$2,188.00	\$736.76	\$736.76	\$652.00	\$652.00	\$700.00	\$2,855.00
		32		Court Equipment - Pickleball	EA	2.00	\$4,000.00	\$8,000.00	\$3,652.95	\$7,305.90	\$1,650.00	\$3,300.00	\$3,634.08	\$7,268.16	\$3,216.00	\$6,432.00	\$3,400.00	\$1,650.00
		33		Court Equipment - Tennis	EA	1.00	\$4,000.00	\$4,000.00	\$4,201.43	\$4,201.43	\$2,050.00	\$2,050.00	\$3,533.51	\$3,533.51	\$3,127.00	\$3,127.00	\$3,300.00	\$2,050.00
		34		Shade Structure Installation	EA	2.00	\$6,500.00	\$13,000.00	\$8,000.00	\$16,000.00	\$12,000.00	\$24,000.00	\$3,904.00	\$7,808.00	\$16,500.00	\$33,000.00	\$8,000.00	\$18,000.00
		35		Lawn Restoration	LS	1.00	\$30,000.00	\$30,000.00	\$10,000.00	\$10,000.00	\$30,000.00	\$30,000.00	\$22,437.00	\$22,437.00	\$15,000.00	\$15,000.00	\$30,000.00	\$10,500.00
		36		Stone Seat Blocks	LS	1.00	\$2,400.00	\$2,400.00	\$3,000.00	\$3,000.00	\$2,290.00	\$2,290.00	\$3,288.00	\$3,288.00	\$10,000.00	\$10,000.00	\$2,800.00	\$2,290.00
Base Bid Total:								\$687,022.00		\$689,805.59		\$768,840.50		\$789,931.00		\$845,861.95		\$896,389.00
																		\$940,227.66