

CITY OF TWO RIVERS, WISCONSIN

INVITATION TO BID (ITB)

Neshotah Beach Bathhouse Renovation Project

ITB Issued: March 6, 2026

Questions Due: March April 1, 2026 by 4:00 PM CST

Addendum Issued (if needed): No later than April 1, 2026

Bids Due: April 17, 2026 at 1:00 PM CST

Proposal Review by Staff: April 20, 2026 (proposals opened at 1:00 PM)

City Council Review: April 20, 2026

City Council Award: June 1, 2026 (Subject to Change)

Issued by:

Mike Mathis

Director of Parks and Recreation

City of Two Rivers

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LEGAL NOTICE OF INVITATION TO BID

The City of Two Rivers is requesting sealed bids from qualified general contractors for the renovation of the Neshotah Beach Bathhouse located at 500 Zlatnik Drive, Two Rivers, Wisconsin. Sealed proposals will be received until April 17, 2026 at 1:00 PM CST. Proposals will be opened and read aloud at the City of Two Rivers Parks and Recreation Department, Two Rivers Community House, 2nd Floor Director's Office, 1520 17th Street, Two Rivers, WI 54241. The City reserves the right to reject any and all bids, waive informalities, and award the contract to the lowest responsive and responsible bidder deemed in the best interest of the City.

Publication Schedule:

- Herald Times Reporter – Wednesday, March 11, 2026
- Herald Times Reporter – Monday, March 16, 2026

1. Introduction

The City of Two Rivers Parks and Recreation Department is soliciting proposals from qualified contractors for renovation of the existing Neshotah Beach Bathhouse and Concession Facility located at 500 Zlatnik Drive. The purpose of this project is to renovate and modernize the existing facility to increase restroom fixture capacity, add individual/family changing rooms, improve code compliance, upgrade concession functionality, extend seasonal use of the picnic shelter and winterize exterior-access restrooms for year-round use.

Renovation Objectives Summary:

- Increase restroom fixture capacity
- Reconfigure interior layout and walls
- Add individual/family changing rooms
- Bring concession stand into full health code compliance
- Upgrade plumbing, electrical, and ventilation systems
- Modernize interior finishes and fixtures
- Winterize exterior-access restrooms
- Improve the picnic shelter to extend usable season

2. Project Approach

Preliminary renovation plans have been prepared by Hamann Construction and are considered accurate representations of the intended layout and scope of improvements. These plans are included as part of this RFP and shall serve as the baseline framework for construction. This is not a redesign project. The selected contractor will execute the renovation substantially in accordance with the Hamann plans. Collaboration with City staff will be required during pre-construction to finalize fixture selections, finish materials, and kitchen equipment specifications, while maintaining alignment with the project's Project Budget.

Project Delivery Summary:

- Renovation based on Hamann Construction plans with value engineering allowed within scope to maintain budget compliance
- Collaborative refinement of fixtures, finishes, and equipment specifications
- Constructability review required

The award of this contract is contingent upon the City securing outside funding, primarily from the State of Wisconsin. The city anticipates receiving notification about securing the outside funding on or about June 1, 2026. Bids must remain valid for a period of ninety (90) days following the bid opening, requiring bids to remain valid until July 16, 2026. Bidders will be notified of the date that City Council will take formal action of the award of the contract.

3. Project Budget and Base Bid

Bidders shall submit a Lump Sum Base Bid for all work required to complete the project as outlined in the provided Hamann Construction plans. The Base Bid must include all labor, materials, equipment,

contractor overhead and profit, winterization of exterior-access restroom facilities, and installation of heaters and motorized retractable screens at the picnic shelter.

The City has established a maximum available project budget of \$465,000. Bids exceeding this amount may be deemed non-responsive or may require the City to reject all bids and re-evaluate the project scope.

Budget Summary:

- Maximum total project cost: \$465,000
- Exterior restroom winterization included
- Picnic shelter heaters and motorized retractable screens included
- Contractor contingency included
- Itemized cost breakdown required
- Bids exceeding cap will not be considered

4. Bid Award Criteria and Bidder Qualifications

The contract will be awarded to the lowest responsive and responsible bidder.

Responsive means the bid is submitted on time, is completely filled out, includes all required component cost estimates, and complies with all instructions in this ITB. Responsive bids must also include a 5% bid bond or cash equivalent.

Responsible means the bidder demonstrates the capability, experience, and integrity to successfully complete the project. To determine responsibility, the City reserves the right to require the apparent low bidder to submit the following within 48 hours of the bid opening:

- Experience: Evidence of completing at least three (3) similar municipal or commercial renovation projects within the last five (5) years.
- References: Contact information for past clients verifying quality of work and adherence to timelines.
- Financial Capacity: Proof of adequate bonding capacity, insurance, and financial stability.
- Schedule Adherence: A statement confirming the ability to meet the City's preferred construction timeline (Construction start: September 28, 2026; Reopening: June 1, 2027).

The City of Two Rivers reserves the right to reject the bid of any contractor who, in the sole judgment of the City, is not deemed "responsible."

5. Scope of Services

The selected contractor shall provide pre-construction services including review of the Hamann plans, constructability analysis, cost verification, collaborative meetings with City staff, and schedule development. During construction, the contractor shall complete all demolition, framing, plumbing, HVAC, electrical work, commercial kitchen infrastructure installation, finish work, exterior restroom winterization, installation of heaters and motorized retractable screens on the picnic shelter, and

inspections necessary to complete the renovation. All work must comply with applicable Wisconsin building, plumbing, electrical, and health codes.

Services Summary:

- Pre-construction review and collaboration with City staff
- Constructability and cost verification
- Demolition and structural modifications
- Plumbing, HVAC, and electrical upgrades
- Commercial kitchen infrastructure installation
- Restroom expansion and finish work
- Exterior restroom winterization
- Installation of heaters and motorized retractable screens at picnic shelter
- Code compliance and inspections

Value Engineering – Picnic Shelter Components

The project includes installation of heaters and motorized retractable screens at the picnic shelter. The City acknowledges that this component may require value engineering review to ensure alignment with the \$465,000 Project Budget.

Proposers shall:

- Provide pricing for this component as specified
- Identify potential cost-saving alternatives if necessary
- Maintain functionality and durability as primary considerations

The City reserves the right to modify or phase this component if required to maintain budget compliance. If necessary, priority will be given to core bathhouse renovation components over picnic shelter enhancements.

6. Preferred Construction Timeline

The City's preferred construction timeline includes closing the existing bathhouse facility on October 1, 2026, with construction commencing immediately thereafter. The City intends to reopen the fully renovated facility prior to Memorial Day weekend 2027 to ensure full seasonal operation.

Timeline Summary:

- Facility closure: September 25, 2026
- Construction start: September 28, 2026
- Substantial completion: May 14, 2027
- Reopening to public: June 1, 2027

Proposers shall include a preliminary construction schedule demonstrating their ability to meet this timeline.

7. Site Visits

Contractors are strongly encouraged to conduct a site visit prior to submitting a proposal. Site visits will allow proposers to review existing building conditions, access points, utilities, mechanical systems, and overall site constraints that may impact construction planning and cost.

Site visits must be scheduled in advance by contacting Laura Hooper at the City of Two Rivers Parks and Recreation Department. Contractors should coordinate directly with Ms. Hooper to arrange a mutually agreeable date and time.

Laura Hooper, Office Manager, Two Rivers Parks & Recreation
Email: lauhoo@two-rivers.org
Phone: 920-793-5593

Contractors are responsible for conducting any site observations necessary to prepare a complete and accurate proposal. Failure to visit the site shall not relieve the selected contractor from performing all work required under this RFP for the proposed price.

8. Bid Schedule with Deduct Alternates

All bidders are required to complete the Bid Schedule in its entirety. The Total Lump Sum Base Bid shall include all labor, materials, equipment, subcontractor costs, contractor contingency, overhead, and profit necessary to complete the project in accordance with this Invitation to Bid (ITB) and the attached Hamann Construction plans

Deduct Alternates:

The City has established a strict maximum project budget of \$465,000. To ensure the project can proceed if bids exceed this available funding, the City has identified a Deduct Alternate. The City reserves the right to subtract the Deduct Alternate from the Total Lump Sum Base Bid to bring the total contract award under the maximum budget. Priority will be given to the core bathhouse renovation components over the picnic shelter enhancements.

Incomplete bid schedules, failure to provide clear allocations, or submission of a Total Bid (after accepted deducts) exceeding \$465,000 may result in the bid being deemed non-responsive. The City reserves the right to request clarification of any cost breakdown provided.

Part A: Component Breakdown (For City Accounting Purposes) Please provide the cost allocation for the following project components:

Concession Stand Reconfiguration and Renovation: \$ _____

Description:

Restroom Reconfiguration and Renovation: \$ _____

Description:

Creation of Winterized Exterior Access Restrooms: \$ _____

Description:

Picnic Shelter Heating & Screen Installation: \$ _____

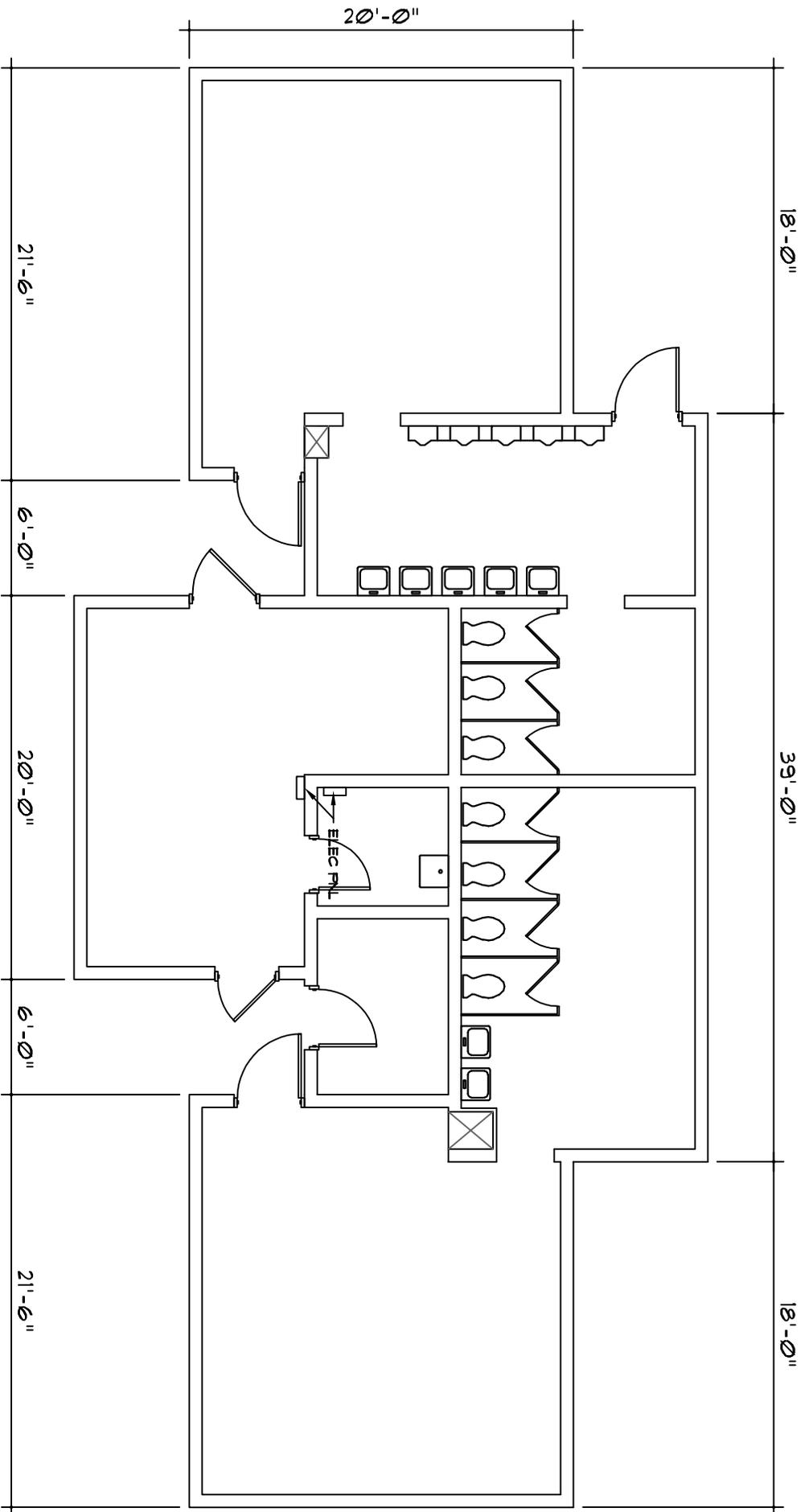
Description:

Other (Please specify: _____): \$ _____

Description:

Part B: Total Base Bid & Alternates

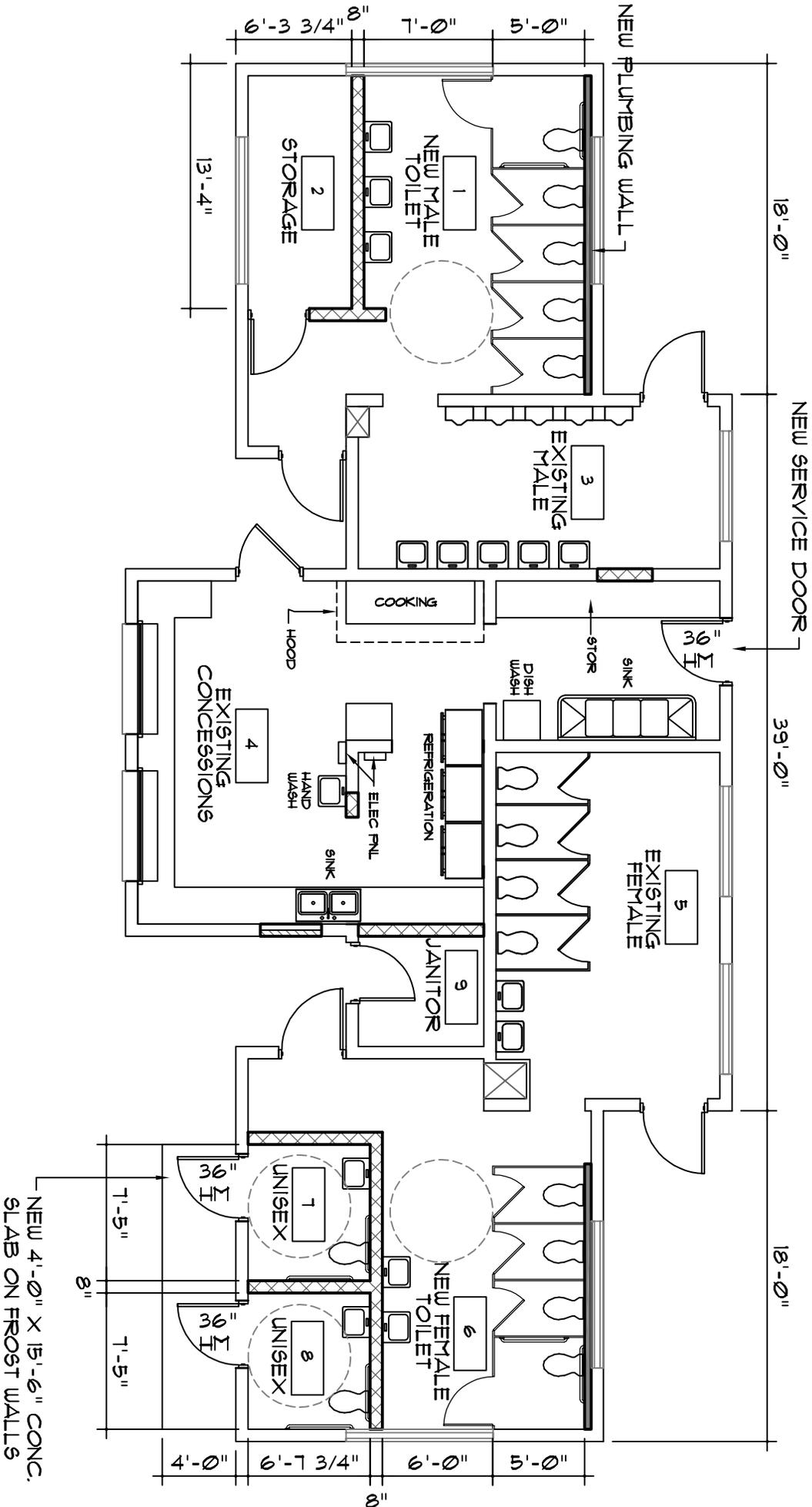
- **TOTAL LUMP SUM BASE BID** (Sum of Part A): \$ _____
- **DEDUCT ALTERNATE #1:** Value to be deducted from the Total Lump Sum Base Bid if the City chooses to remove the Picnic Shelter Heating & Screen Installation from the project scope: - \$ _____
- **TOTAL BID IF DEDUCT ALTERNATE #1 IS ACCEPTED** (Base Bid minus Deduct Alternate #1): \$ _____



EXISTING FLOOR PLAN
 1/8" = 1'-0"

PROPOSED ALTERATIONS FOR
NASHOTAH BEACH CONCESSION AND RESTROOM FACILITY

REMODEL FLOOR PLAN - CONCEPT "A"
1/8" = 1'-0"



**City of Two Rivers, Questions Received from ITB for Neshotah Beach Bathhouse
Renovation Project**

Issued: 3/6/2026

Questions Due: 4/1/2026

1. What are priorities to ensure the budget is maintained?

Priorities listed from highest priority to lowest priority:

1. Expanding restroom capacity
2. Bringing the kitchen space up to health code
3. Expanding the kitchen space
4. Creating two exterior access family style restrooms
5. Adding roll-up screens and heaters to the picnic shelter
6. Adding year-round heating to the exterior access restrooms
7. Replacing existing restroom sinks and partitions with new
8. Replacing existing exterior access doors
9. Updates to front exterior of building including windows, roll-up doors, and stainless steel counter.

2. How deep is the water line coming into the building?

The main waterline where it enters the buildings is roughly 3 ft. deep. It is likely this depth until it reaches the water main.

3. Are the front windows, exterior stainless-steel counter, and roll up doors on the front of the building within scope?

No, these features are not included in the proposed budget and scope.

4. What aspects of the kitchen are within scope and not within scope?

Installation of new counter tops, cabinets, and sinks is within the proposed budget and scope. The City will directly purchase appliances. A cooking hood and range is not within scope.

5. Are the existing restroom fixtures and partitions staying in place?

The proposed scope and budget include keeping the current sinks, toilets, and partitions and only adding new fixtures for added capacity. However, providing an option for installing all new sinks and partitions is desired.

6. Are the family style exterior access restrooms a part of the full restroom renovation and configuration estimate?

Yes, the two family style exterior access restrooms are a part of the proposed scope and budget. Providing a means for heating these spaces year-round is also included but is a low priority and may not be feasible due to the depth of the building's waterline.

7. Is painting of interior walls included with the proposed budget and scope?

Yes.

8. Are there any updates to the interior ceiling included in the proposed scope and budget?

Yes, within the kitchen. No, not within the restrooms.

9. Are there any updates to the flooring throughout the building within scope?

Yes, all the floors in the restrooms and kitchen should have a new epoxy finish.