



# MEMORANDUM

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**TO:** Mayor and City Commission  
**FROM:** Aeris Ripley  
**RE:** Request to Amend City Commission Agenda  
**DATE:** June 9, 2026

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I respectfully request that the City Commission agenda be amended to add the following item:

## F. Recommendation on Bids:

1. Consideration of a resolution to receive bids and to approve the contract with recommended bidder, Wolgast Corporation, for the buildout of the BIID space at the Opera House Boiler House, also to authorize the City Manager to sign the agreement. The following bids were opened Friday, June 5, 2026:

<b>BIDDER</b>	<b>Location</b>	<b>Total Bid Amount</b>
Three Rivers Corporation	Midland	\$692,000.00
<b>Wolgast Corporation**</b>	<b>Saginaw</b>	<b>\$614,455.00</b>
Greenwald & BC Inc.	Mt. Pleasant	\$720,300.00

*\*\*Recommended Bidder – Bid numbers do not include 15% contingency.*

***Approve***

**Alma College/City of Alma BIID Project**  
**Bid Opening: Friday, June 5, 2026 @ 2:00 p.m.**

<b>BIDDER</b>	<b>Bid Bond</b>	<b>Total Bid Amount</b>
Three Rivers Corporation	YES	\$692,000.00
Wolgast Corporation	YES	\$614,455.00
Greenwald & BC Inc.	YES	\$720,300.00



# ALMA COLLEGE

**June 8, 2026**

**City of Alma**

Attn: **Aeric Ripley, Assistant City Manager**  
525 E. Superior Street Alma, Michigan 48801

**Recommendation for Contract Award – BIID Space Buildout at the Opera House Boiler House**

**Project Location: 408 N. State Street, Alma, MI 48801**

Dear Mr. Ripley,

Following the completion of the post-bid review process for the buildout of the BIID space at the Opera House Boiler House, we are pleased to formally recommend that the City of Alma proceed with awarding the construction contract to **Wolgast Corporation**.

Throughout the post-bid evaluation meetings, Wolgast Corporation demonstrated that its proposal fully and accurately encompasses the complete scope of work required for this project. Their proposed contract amount of **\$614,455** reflects comprehensive coverage of all construction activities included in the base bid.

In addition to the general contract, the College intends to secure a **15% contingency** based on the total contract cost and to directly procure several specialty trade contractors. These owner-procured scopes total **\$256,501**, resulting in an **overall construction cost of \$870,956**. When combined with architectural and engineering services, the **total all-in project cost is \$966,471**, which remains significantly below the original budget of **\$1,294,215**.

Wolgast Corporation has indicated a construction duration of **105 consecutive calendar days**, or approximately **15 weeks (75 working days)**. This schedule aligns with the expectations of both the City and the College and supports the timely completion necessary to ensure the facility is fully prepared for its planned **grand opening in early January 2027**.

Based on the completeness of Wolgast's scope coverage, the competitiveness of their pricing, and their demonstrated ability to meet the required project timeline, we recommend awarding the construction contract to **Wolgast Corporation**.

Sincerely,

Ryan Stoudt  
Director of Facilities  
Alma College

BIDDING COMPANY	BIDDING CRITERIA				Base Bid	Base Bid Deviation of funds	Deviation with Alternate	Total Criteria Rating
	Firm Experience 15%	Duration 25%	Firm Qualification 25%	Cost for Service 35%				
Wolgast Corporation	5	5	5	5	\$614,455.00	\$679,760.00	\$238,450.00	5
Greenwald & BC Inc.	0.75	1.25	1.25	1.75	\$720,300.00	\$573,915.00	\$193,500.00	3.8
Three Rivers	5	3	5	3	\$692,000.00	\$602,215.00	\$169,438.19	4.4
	0.75	0.75	1.25	1.05				
	5	4	5	4				
	0.75	1	1.25	1.4				

Company	Masonry Allowance
Wolgast Corporation	\$57,661
Greenwald & BC Inc.	\$7,000
Three Rivers	\$52,900

Contractor	Consecutive Days	Weeks	Total Working Days	Time Left for Project
Three Rivers	151	21	106	17
Wolgast	105	15	75	48
Greenwald	180	25.5	120	2

Other Costs		
Company	Cost	Scope
Three Rivers	\$0	
Greenwald & BC Inc.	\$2,000	Store Front Sealing
Wolgast Corporation	\$0	

Voluntary Alternates		
Company	Other Costs	Scope
Three Rivers	(\$5,485)	VOLUNTARY ALTERNATE: VE Roofing Alt.
Greenwald & BC Inc.	\$0	Store Front Sealing
Wolgast Corporation	\$0	

Totals	Base Bid	Bid With Alternate	Total with Other
Wolgast Corporation	\$614,455.00	\$614,455.00	\$614,455.00
Greenwald	\$724,268.00	\$726,268.00	\$724,268.00
Three Rivers	\$692,000.00	\$686,515.00	\$692,000.00