



**ADVERTISEMENT FOR BIDS
ASHWAUBOMAY PARK ROOFING PROJECTS**

VILLAGE OF ASHWAUBENON

Sealed bids for putting new shingle roofs on 3 facilities in Ashwaubomay Park will be received by the Village of Ashwaubenon, 2155 Holmgren Way, Ashwaubenon, WI 54304, at the office of the Village Clerk until 10:00 pm on Thursday, March 12th, 2026, at which time they will be opened. The bids will then be forwarded to the March 17th Park Board meeting, and the March 24th Village Board meeting for final award determination.

All bids shall be sealed in an envelope which shall be plainly marked "BID ON ASHWAUBOMAY PARK ROOFING PROJECTS" and the name of the bidder.

The bidder shall submit his proposal on the bid forms provided by the Village. Bid forms and specifications may be obtained at the Ashwaubenon Parks and Recreation Department, 900 Anderson Drive, or by request shall be sent by mail or email (phone 920-492-2331). The bid packet will also be posted on the Park, Recreation & Forestry Department page of the Village website.

The Village has the right to waive any informality in any bid and the right to reject any or all bids.

Dated this 25th day of February, 2026.

**Village of Ashwaubenon
Rex Mehlberg, Director
Parks, Recreation and Forestry**

900 Anderson Drive, Ashwaubenon, WI 54304
P: 920.492.2331 F: 920.492.2341
ashwaubenon.gov

SPECIFICATIONS FOR ASHWAUBOMAY PARK ROOFING PROJECTS (3)
VILLAGE OF ASHWAUBENON

1. Intent of Specifications: It is the intent of these specifications to obtain bids on the necessary materials and labor to re-roof 3 buildings in Ashwaubomay Park:
 - a. The Ashwaubomay Lake Chalet
 - b. The Ashwaubomay Lake concession building
 - c. The Ashwaubomay Lake picnic shelterAll 3 facilities are immediately adjacent to each other.
2. Bid Award: The Village of Ashwaubenon shall reserve the right to award this contract based on the amount bid. Right is also reserved to reject any part of, or all of, the bids if it is in the best interest of the Village to do so.

Contract will be awarded to the lowest qualified bidder. All bidders, prior to award of contract, must present satisfactory evidence that they have been regularly engaged in this type of work for a minimum of 5 years, and that they are fully prepared with necessary labor, material and equipment to execute work to the satisfaction of the owner.

3. Bid Security: Each bid shall be accomplished by a bid security bond, in the amount of 5% of the amount bid. Such bid security is a guarantee that the bidder will enter into a contract with the Village of Ashwaubenon for the full lighting of the Pioneer court area. The bid security of a successful bidder shall be forfeited to the Village as liquidated damages in the event that such bidder fails to complete the contract.
4. Examination of Plans, Specifications & Sites: Bidders are required to fully examine all plans and specifications and inspect the site. No deviations from specifications will be allowed without written consent from owner prior to award of contract. Failure to fully examine project site and work requirements will not relieve bidder from performing work as per plans and specifications.
5. Subletting of Work: The contract shall not be relieved of liability or contract obligations by subletting part or parts of work. The owner must be notified in writing of all sub-contractors and the type of work that they will perform. Owner reserves the right to object to any sub-contractors that it deems incompetent or unfit to perform the work.
6. Inspection: The owner or his agents shall inspect work periodically to ensure that all Specifications are adhered to. In no instance shall one stage of work be covered by another prior to inspection. Contractor shall notify owner of work stages as they progress.
7. Guarantee and Manufacturers Specifications: All workmanship and materials shall be guaranteed in writing for five years after date of completion.
8. Insurance and Workman's Compensation: The contractor shall furnish evidence of workman's compensation and public liability property damage insurance. Limits of insurance shall be as follows:
 - Minimum amounts of \$1,000,000 bodily injury and \$500,000 property damage including both injury and property damage caused by vehicles.

Page 2 Specifications for Ashwaubomay Park Facility Roofing

9. Cleanup: Upon completion of the project and before acceptance of final payment is made, the contractor shall FULLY remove from the project sites all surplus and discard materials, nails, equipment and rubbish and leave the site in a neat, presentable condition throughout the entire area of the project.
10. Starting Date: The allowable start/end dates are listed in project specifications.
11. Instructions to Bidders:
 - A. All bids must be written in ink and received in an opaque envelope.
 - B. All bid envelopes must bear the inscription: "Bid on Village of Ashwaubenon Park Roofing" as well as the name of the bidder.
 - D. All bids must be accompanied by a bid security bond in the amount of 5% of the amount bid.
 - E. All bid envelopes to be mailed must be sealed in a regular mailing envelope.
 - F. Bidder must fill in completion date on proposal form.
12. Staff are willing to meet any potential bidder on-site if requested to further discuss project. Call the Parks, Recreation & Forestry office at (920) 492-2331 to schedule.

Ashwaubomay Park – located at 2881 South Broadway

General Project Description, Scope & Specifications: this project targets the re-roofing of 3 facility building in Ashwaubomay Park : the Chalet, Lake concessions, and Lake picnic shelter.

Ashwaubomay Park Lake Chalet / changing room roof replacement

- Site Prep & Tear-off: Removal of all existing roofing materials down to the wood decking.
- Inspection & Repairs: Inspection of the deck for damage; repair or replacement of deteriorated plywood sheets
- Installation of 30-year architectural dimensional asphalt shingles equal to or better than : Atlas Pinnacle Pristine. Standard color to be determined after contract award.
- Installation of Hip and Ridge Cap shingles as needed covering the ridge and hip lines
- Installation of starter strips along the edges of the roof to create a watertight seal and prevent shingle uplift
- Installation of a self-adhesive underlayment ice and water barrier along eaves and valley to prevent ice and water damage
- Installation of a synthetic underlayment directly on roof deck to provide a secondary layer of protection for the elements
- Installation of metal drip edge flashing at the edges of the roof to help control the flow of water away from the fascia to prevent rotting
- Installation of metal gutter apron flashing to properly transition the roof deck to the gutter for flow
- Installation of a roof vent system that runs the peak of roof, allowing for hot air and moisture to escape from top of building
- * **Work to include Chalet roof AND changing area roofing**
(continued on next page)

Ashwaubomay Park Concession Stand roof replacement (est. 1870 sq. feet of surface)

- Site Prep & Tear-off: Removal of all existing roofing materials down to the wood decking.
- Inspection & Repairs: Inspection of the deck for damage; repair or replacement of deteriorated plywood sheets
- Installation of 30-year architectural dimensional asphalt shingles equal to or better than : Atlas Pinnacle Pristine. Standard color to be determined after contract award.
- Installation of Hip and Ridge Cap shingles as needed covering the ridge and hip lines
- Installation of starter strips along the edges of the roof to create a watertight seal and prevent shingle uplift
- Installation of a self-adhesive underlayment ice and water barrier along eaves and valley to prevent ice and water damage
- Installation of a synthetic underlayment directly on roof deck to provide a secondary layer of protection for the elements
- Installation of metal drip edge flashing at the edges of the roof to help control the flow of water away from the fascia to prevent rotting
- Installation of pipe flashing around the base of plumbing pipe vents and other roof penetrations for waterproofing purposes.
- Installation of a roof vent system that runs the peak of roof, allowing for hot air and moisture to escape from top of building.

• **Ashwaubomay Park Lake picnic shelter roof replacement** (est. 880 sq. feet surface)

- Site Prep & Tear-off: Removal of all existing roofing materials down to the wood decking.
- Inspection & Repairs: Inspection of the deck for damage; repair or replacement of deteriorated plywood sheets
- Installation of 30-year architectural dimensional asphalt shingles equal to or better than : Atlas Pinnacle Pristine. Standard color to be determined after contract award.
- Installation of Hip and Ridge Cap shingles as needed covering the ridge and hip lines
- Installation of starter strips along the edges of the roof to create a watertight seal and prevent shingle uplift
- Installation of a self-adhesive underlayment ice and water barrier along eaves and valley to prevent ice and water damage
- Installation of a synthetic underlayment directly on roof deck to provide a secondary layer of protection for the elements
- Installation of metal drip edge flashing at the edges of the roof to help control the flow of water away from the fascia to prevent rotting

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- Warranties: 30-year shingle warranty
- 10-year workmanship warranty

***** Potential bidders should call our office if desired...staff will be happy to meet on-site to allow for any specific measurements and/or observation of current facility.**

Contract Schedule:

Ashwaubomay Lake operation (staff training and the opening to the public) commences May 27th through Sunday, August 16th.

The Village will need to avoid having the project occurring during the operational season.

Therefore, the project must either be fully completed by Friday May 22, 2026; OR work may begin starting on or after August 17th. If started after the swim season ends, total completion should be accomplished by November 19th, 2026.

All questions regarding this project are to be directed to:

Rex Mehlberg, Director
Parks, Recreation & Forestry
Village of Ashwaubenon
(920) 492-2331.

BID FORM FOR ASHWAUBOMAY PARK RE-ROOFING

I/We the undersigned, propose to re-shingle and make appropriate roof repairs to the Ashwaubomay Park facilities as described in these specifications for Village of Ashwaubenon, in accordance with the attached specifications, all work called for herein and meeting all specifications for the prices listed below:

1. Total for Ashwaubomay Park Lake Chalet and changing areas:

\$ _____

2. Total for Ashwaubomay Park Lake Concession Building:

\$ _____

3. Total for the Ashwaubomay Park Lake picnic shelter:

\$ _____

4. Total for all 3 facilities buildings combined: \$ _____

5. Cost for sheet replacement 4' x 8.5' OSB decking as needed, per sheet:

\$ _____

If awarded the bid, we propose beginning the project on the following date:

We estimate to complete the project * by : _____

* This is important, as we will discontinue taking facility use permits during this time. Any dates outside of the proposed dates may be booked for other rental events.

(printed/typed name)

(signed)

(company)

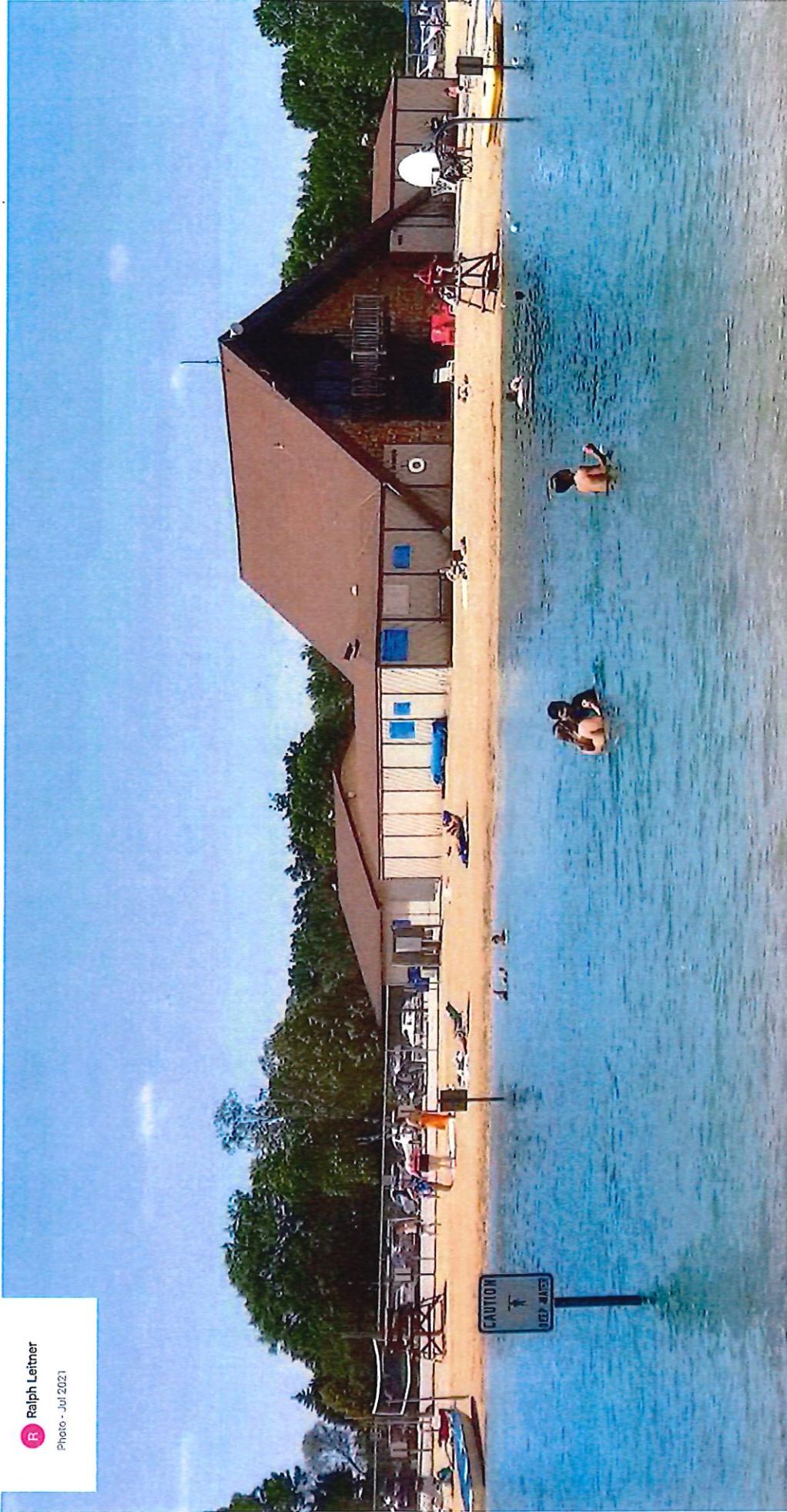
(street address)

(city/state/zip)

(phone number)

NOTES:

 Ralph Leitner
Photo - Jul 2021



Google Maps

Image capture: Jul 2021 Images may be subject to copyright.





This is a custom map created by an online user of GIS/map services provided by Brown County Municipalities, Brown County, Brown County WI

Part of Brown County WI

Map printed on 2/24/2026

1:480
 1 inch = 40 feet*
 1 inch = 0.00758 miles*
 *original page size: 8.5"x11"
 Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap
- "hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend



(920) 448-6480
 www.browncountywi.gov

CAFE ↓

CHALET ↓

shelter ↑

