



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- www.cityoflakegeneva.gov

**PIERS, HARBORS, AND LAKEFRONT COMMITTEE
TUESDAY, APRIL 8, 2025 - 5:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)**

Members:

Chairperson Linda Frame, Alderpersons: Shari Straube, Sherri Ames, Peg Esposito, and Cathy Stoodley

Watch this meeting on the City of Lake Geneva's live stream:

<https://wi-lakegeneva.civicplus.com/319/City-Meetings-Video-Stream>

AGENDA

1. Call to Order
2. Roll Call
3. Comments from the public limited to 5 minutes, limited to items on this agenda
4. Approval of the minutes from March 11, 2025
5. Harbormaster Report
6. Discussion/Recommendation regarding YMCA summer camp beach passes
7. Discussion/Recommendation regarding Gage Marine Beach Fence Recommendation
8. Discussion/Update of Blue-Green Algae Workshop of March 19, 2025
9. Discussion/Update regarding Lagoon Seawall with the Geneva Lake Level Corporation
10. Discussion/Update regarding Dredging BIDs Timeline - Kapur
11. Discussion/Action regarding Lagoon Pier BID
12. Adjournment

*This is a meeting of the Piers, Harbors & Lakefront Committee.
No official Council action will be taken; however, a quorum of the Council may be present.*

CITY OF LAKE GENEVA PIERS, HARBORS, AND LAKEFRONT COMMITTEE MINUTES

TUESDAY, MARCH 11, 2025 - 5:00 PM

LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members: Chairperson Linda Frame, Alderpersons: Shari Straube, Sherri Ames, Peg Esposito, and Cathy Stoodley

Call to Order

by Chairperson Frame at 5:04 pm.

Roll Call

Present: Linda Frame, Sherri Ames, Peg Esposito, Cathy Stoodley. Absent: Shari Straube. Others Present: Mayor Todd Krause, City Clerk Lacey L. Reynolds, City Engineer Naomi Rauch and other interested persons.

Comments from the public limited to 5 minutes, limited to items on this agenda

Micah Heidel from Radtke Contractors spoke about item 8 and his companies design choices.

Approval of the minutes from January 14, 2025

Motion by Ames to approve, second by Esposito. Voice vote, approved, motion carried.

Harbormaster Report

There were technical difficulties with zoom and this item was moved after item 6. Harbormaster Erick Nicia summarized his report and answered questions from the committee regarding boat parking, boat launch, lagoon piers and bids.

Presentation: Larry Larkin, Geneva Lake Level Corporation

This item was moved ahead of item 5 due to technical difficulties with zoom. Larry Larkin spoke about the Lagoon and shared documents with the committee members.

Discussion regarding Task Order #42 from Kapur for the Lagoon Dredging project

City Engineer Naomi Rauch reported on the lagoon dredging. Alderperson Stoodley asked Mayor Krause when a meeting with a representative from the Towers will take place. Krause said he was hopeful it would happen next week.

Discussion/Recommendation regarding Lagoon Pier bids

Motion by Esposito to continue this item to the next meeting, second by Ames. Discussion took place and Alder Stoodley shared concerns regarding the item not being acted upon. Harbormaster Nicia asked the committee to reconsider continuing this item. Voice vote, approved, motion carried.

Discussion/Recommendation regarding priorities for the Lagoon

Motion by Stoodley to continue to the next meeting, second by Ames. Voice vote, approved, motion carried.

Discussion/Recommendation regarding GLEA Report and Invoice

Chairperson Frame discussed the report regarding minutes from the GLEA meeting in June 2024.

Review and Comments on the proposed Park Director Job Description

Chairperson Frame announced the personnel committee requested the Park Director job description be reviewed by the PHL committee. Alderperson Stoodley shared she does not think the beach, riviera and boat launch should be under the supervision of the Park Director.

Adjournment

Motion by Ames to adjourn, second by Esposito. Voice vote, approved, motion carried. Adjourned at 6:03 pm.

Lacey L. Reynolds
City Clerk

Harbormaster Report

April 8th, 2025

Piers, Harbor & Lakefront Committee

Harbormaster Erick Nicia, City of Lake Geneva

The Riviera Beach: We are hiring!

Listing for 2025 Beach Attendant closes Friday April 11th.

As of April 3rd, I have had 53 applicants, I have interviewed 44 applicants, 16 of whom have been offered positions. I still have another 7 interviews scheduled.

The Boat Launch:

I had a productive meeting with the DNR on April 2, 2025, regarding the City's proposal to relocate the boat launch parking area. Key points from the meeting that I will be investigating further include:

1. The potential location of ADA parking spaces for boaters if the parking area is moved.
2. The primary user demographic of the boat launch, including the types of boats and boaters that frequent the site.

The main concern raised by the DNR relates to State Statutes, specifically NR 1.91, section 4.d.3, which requires parking to be contiguous to the launch site.

Additionally, our discussion explored the possibility of relocating the boat launch within the city limits. One potential location that has been considered in the past is Big Foot State Park. The DNR representatives I spoke with indicated that there might be an opportunity to partner with them to make this relocation a reality.

A 1996 plan had proposed relocating the launch site to Big Foot State Park. City Ordinance 90-125 stipulates that "the ramp will be eliminated upon completion of the Big Foot Beach Ramp," referring to the current ramp on Wrigley Drive downtown.

We also discussed the feasibility of unmanning the launch Monday through Thursday. Fees are currently being assessed in this regard, as this change could reduce staff expenses by nearly 40%.

I will be meeting with the DNR later this week to present my findings and seek a more definitive response regarding potential fees, as the DNR is responsible for setting maximums in this area.

Pier Installation:

Gage Marine has begun working on the installation of the piers. Lease holders will be notified when work is complete for their season to begin.



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

March 7, 2025

TO: Erick Nicia, Harbormaster
City of Lake Geneva | Piers, Harbor & Lakefront Committee

FR: Lyndsay Waymel, School Age Child Care & Camp Director
Geneva Lakes Family YMCA

RE: Beach Pass Request

The City of Lake Geneva and the YMCA have been community partners throughout the years. Together, we have brought programming to families and youth to enrich their lives and to provide positive, lifetime experiences. A significant part of what we offer is summer camp programming.

Background

The Geneva Lakes Family YMCA has been the primary year-round childcare provider in our shared community. Since 2014, we have offered a variety of summer camp programs that have served children from the ages of 3-14 years old. We have grown from serving a total of 10 campers to more than 300 campers in 2024, which included local, out-of-state, and international residences.

Request

We would like to request 80 beach passes for the 2025 season to enrich the summer day camp program for our campers.

Beach Use

A highlight of our program is taking campers to Riviera Beach for a few hours of “fun in the sun”. Typically, it has been one day a week on a Wednesday, from 11 am – 2:30 pm. We set up an area marked with cones that provide a visual boundary for our campers. During that time, the campers engage in both water and sand play activities.

Attendance & Supervision

On a beach day, we typically will have anywhere from 60-80 campers ages 4-14 years old. In addition, we have between 15-18 camp counselors, leaders, and directors on site to supervise. We also bring our lifeguard employed by the YMCA to accompany this beach visit.

Safety

All YMCA staff are CPR/First Aid certified. Families provide approved flotation devices for the children who have not passed our swim test. We also have extra flotation devices on hand. All children wear color-coded necklaces that reflect their swimming abilities, allowing us to easily identify and monitor the use of flotation devices and keep swimming practice safe. Children are only allowed at the pier if they have achieved the highest swim tier and must be accompanied by camp staff.

Timeframe

Ideally, we would love to have this request approved by April 30. This will allow us time to put together a beach schedule that is approved by the Piers, Harbor & Lakefront Committee. Please know the opportunity to collaborate with the City of Lake Geneva has been so beneficial to the children participating. It allows us the chance to practice our Y Values of Caring, Honesty, Respect, and Responsibility in the public space while exploring themes of ecosystems, taking care of our natural resources, and an appreciation for the local community. It has also strengthened the children's swimming skills, which is vital in a community surrounded by lakes, rivers, ponds, and pools.

Thank you in advance for your time and consideration. We look forward to future collaborations with the City of Lake Geneva allowing us to make the most of its abundant natural resources.



04-2-2024

I wanted to write to you and go over my points that we talked about concerning the fence extension at the west side of the Lake Geneva Bench. Over the last few years, it has become increasingly difficult to get these sections of fence installed. The connections that used to allow us to bolt the fence together have broken off so we are only able to chain the sections together. The legs that used to be adjustable have also been broken for numerous years and the fence has been balancing on loose rocks and is not safe. At this point those sections of fence will either need to be remade or taken away. We do not feel comfortable installing the fence in its current condition.

Let us know if you have any questions

Thank you,

Michael Lawler

Gage Marine

Pier Services















City of Lake Geneva

Lakefront: Office of the Harbormaster

626 Geneva Street Lake Geneva, WI 53147

To: Piers, Harbor & Lakefront Committee

Date: March 3, 2025

CC: Lacey Reynolds, Tom Earle, & David DeAngelis

Subject: Bid Recommendation and Approval for City Lagoon Piers Reconstruction

A total of six (6) bids were received on Wednesday, February 26, 2025, for the 2025-03 **Lagoon Pier Construction** project. The bids were reviewed, and two bids from BruceSki's Marine Construction did not meet specifications and thus are excluded for consideration. The final bid tab results are as follows:

Company	Bid Option 1 Wood	Bid Option 2 Floating	Bid Option 3 All Season
Summerset Marine Construction Whitewater, WI	-	-	\$220,812.00 20 slips
Radtke Contractors Inc. Winneconne, WI	\$378,543.00 24 Slips	-	-
Gage Marine Pier Service Williams Bay, WI	-	\$395,675.00 21 slips	-
Lakeshore Pier Service Palmyra, WI	-	-	\$360,855.00 25 slips
<i>BruceSki's Marine Construction Port Barrington, IL</i>	<i>\$199,000.00 20 slips</i>	<i>\$220,000.00 22 slips</i>	-

Per the contract, the award of the 2025-03 Lagoon Pier Construction project shall go to the lowest responsible bidder.

Based on the review of the bids, the review of the bidder's qualification statement and previous experience, it is my recommendation to award the **2025-03 Lagoon Pier Construction** project to **Summerset Marine Construction of Whitewater Wisconsin**. Regardless of the bid option chosen, Summerset Marine Construction was the lowest bidder that met specifications. A bid bond of 5% of the contract price, and qualification statement were submitted and complete with each bid.

Thank you,

Erick Nicia

Harbormaster

City of Lake Geneva, Lakefront

**CITY OF LAKE GENEVA
LAGOON PIER CONSTRUCTION
WRIGLEY DRIVE
PROJECT NO. 2025-03
BID PROPOSAL FORM**

CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI 53147
262-249-3673

For questions, contact Harbormaster Nicia at:
Email: harbormaster@cityoflakegeneva.gov

PROPOSAL FOR: Lagoon Pier Construction
City of Lake Geneva
Walworth County, Wisconsin

DATE: FEBRUARY 12th, 2025
TIME: 10:00 AM
PLACE: City Hall 626 Geneva Street
Lake Geneva, WI 53147

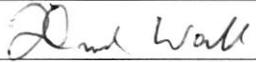
BID: The undersigned, having been familiarized with the local conditions affecting the cost of the work, including the Notice to Bidders, Instructions to Bidders, Specifications, and any or all addenda thereto, as prepared by the City of Lake Geneva, the contractor proposes to provide and furnish all labor, materials, necessary tools, equipment, utilities, transportation and services necessary to construct the pier in the identified lagoon area.

Two hundred twenty thousand eight hundred twelve dollars **Dollars \$** 220,812 . 00
(Write Bid amount in Words) (Write Bid amount in Numbers)

Five (5) percent bond included: \$ 15000 . 00 **BID OPTION SELECTED:** 1 2 ^x 3

I hereby certify that all statements herein are made on behalf of Summerset Marine Construction (enter name of Corporation, Partnership or Person submitting bid) and that I have examined and carefully prepared this Proposal from the specifications and that I have full authority to make such statements and submit this Proposal.

Name: David Wall **Title or Position:** Sales Engineer

Signature:  **Date:** 02, 25, 2025

Respectively submitted,

Company Name: Summerset Marine Construction **Phone:** (262) 755 - 8199

Company Address: W3128 Highway 59
Whitewater, WI 53190

Acceptance by the City of Lake Geneva

City Clerk: Lacey Reynolds

Interim City Administrator: David De Angelis

Signature: _____ **Date:** ____/____/2025

Signature: _____ **Date:** ____/____/2025

Witnesseth that, pursuant to the provisions of Sec. 62.29 of the Wisconsin Statutes, and by the authority vested in the City Council, the City of Lake Geneva has awarded the work to the above-signed contractor.

The City of Lake Geneva confirms that adequate funds are available and dedicated for this project.

City of Lake Geneva Comptroller: Laura Pisarcik

Signature: _____ **Date:** ____/____/2025



Summerset - Whitewater
W3128 Highway 59
Whitewater WI 53190
United States

Quote
#QUO3356
02/18/2025

Bill To

Harbor Master
City of Lake Geneva
626 Geneva St
LAKE GENEVA WI 53147
United States

Email / Phone:
harbormaster@cityoflakegeneva.gov

(262) 248-3673

TOTAL

\$220,812.00

Expires: 06/30/2025

Lake	Memo	Sales Rep	Email	Phone
Geneva Lake	Replacement of Lagoon Piers 5" System	Dave Wall	dwall@summersetmarine.com	

Quantity	Units	Item	Rate	Amount
Note THIS QUOTE IS FOR THE REPLACEMENT OF BOAT SLIPS AT THE CITY OF LAKE GENEVA LAGOON WITH 5" PIPE ALL-SEASONS PIER SYSTEM. QTY OF 20 BOAT SLIPS PROJECT NO.2025-03				
Note Main Walkway - Next to Spill Way 4' Wide by 95' Long				
7	EA	AS5-4X144-WH ALL SEASONS 5" PIPE 4X144" FRAME	\$6,550.00	\$45,850.00
1	EA	AS5-4X120-WH ALL SEASONS 5" PIPE 4X120" FRAME	\$6,300.00	\$6,300.00
Note South 4' Wide Pier By 24' Long				
2	EA	AS5-4X144-WH ALL SEASONS 5" PIPE 4X144" FRAME	\$6,550.00	\$13,100.00
Note North East Walk Way 4' X 50' Near the Dam				
5	EA	AS5-4X120-WH ALL SEASONS 5" PIPE 4X120" FRAME	\$6,300.00	\$31,500.00
1		General Service (Non-Taxable) Custom Corner Piece with Engineering	\$5,000.00	\$5,000.00
Note North 4' Wide Pier By 24'				
2	EA	AS5-4X144-WH ALL SEASONS 5" PIPE 4X144" FRAME	\$6,550.00	\$13,100.00
Note SLIP CAT WALKS (12" X 20') FINGERS BETWEEN THE SLIPS				
17		General Service (Non-Taxable) CUSTOM ALL SEASONS 5" PIPE 12" WIDE X 20' CAT WALK QTY(17) WILL HAVE QTY 2 SUPPORT PIPES	\$3,500.00	\$59,500.00



QUO3356



Summerset - Whitewater
W3128 Highway 59
Whitewater WI 53190
United States

Quote
#QUO3356
02/18/2025

Quantity	Units	Item	Rate	Amount
		Note CUSTOM ALL SEASONS 5" PIPE 12' WIDE X 18' CAT WALK QTY (3) - NORTH EAST SIDE REDUCED LENGTH TO ACCOMODATE LIMITED SPACE FROM NEIGHBORS TO THE NORTH -FINGERS TO HAVE QTY (2-3) PIPES DEPENDING ON LOCATION		
3		General Service (Non-Taxable) CUSTOM ALL SEASONS 5" PIPE 12" WIDE X 18' CAT WALK QTY (3)	\$3,000.00	\$9,000.00
120		General Service (Non-Taxable) CLEATS FOR MOORING BOATS 6 PER SLIP	\$5.50	\$660.00
1		ADI - All Seasons Pier Assembly, Delivery, & Installation (ADI): The ADI payment is due at the completion of installation. If payment is not received within 30 days of installation, a 1.5% charge of the outstanding balance is added to your account each month.	\$36,802.00	\$36,802.00
		Note OPTIONAL / RECOMMENDED ADDITIONAL ITEMS: BUMPERS, WAVER RUNNER PORTS		
		Note OPTIONAL BUMPERS FOR CORNERS OF SLIPS - WHITE TOTAL OF QTY (40) BUMPERS - INSTALLED PRICE = \$3,168		
		Note OPTIONAL WAVE RUNNER PORTS QTY (3) 6' FOOT WIDE - SLX6 (1,800LB WEIGHT CAPACITY) - QTY (1) 5' FOOT WIDE -SL5 (1,500LB WEIGHT CAPACITY) TOTAL INSTALLED PRICE FOR ALL 4 WAVE RUNNER PORTS= \$12,918		
		Note Payment Terms 15% down payment prior to project start date 60% upon manufacturing completion 20% upon installation 5% due upon final inspection and acceptance		
		5" Piling Disclaimer Pricing includes Pipe Pilings up to 30'. Lengths exceeding will be billed an additional \$30/ft		
			Subtotal	\$220,812.00
			Tax Total (%)	\$0.00
			Total	\$220,812.00



QUO3356

~~LIFETIME LIMITED WARRANTY~~

~~LIFETIME MINIMALIST/CLASSIC PIERS~~

Throughout the term of the Lifetime Limited Warranty for Lifetime Minimalist and Lifetime Classic Piers, Summerset Marine Construction (SMC) pledges to bear all costs associated with the parts and labor needed for the repair or replacement of any component provided by SMC that is found to be defective in material or workmanship. Authorized dealers will perform these services, using either new or refurbished parts. This Limited Warranty is not transferable and only applies to the original owner. Throughout the lifetime of the pier all maintenance, seasonal removal, and seasonal installation must be completed by SMC or an authorized dealer or the Limited Warranty is null and void.

What is Covered:

Pier Structure Warranty:

The pier structure has a lifetime warranty to the original owner if SMC completes all maintenance, seasonal removal, and seasonal installation of the pier.

If any service, seasonal removal, or seasonal installation is performed by anyone other than SMC or an authorized dealer, this Limited Warranty is null and void on the date of non-approved service.

Deck and Skirt Board Warranty:

The deck and skirt board warranty lasts for a period of three (3) years after the date of installation. Any necessary repairs to the deck or skirt boards, within 3 years, shall be made by SMC at no cost to the owner.

Accessory Warranty:

All accessories have a three (3) year warranty after the date of installation. Any necessary repairs to the accessories, within 3 years, shall be made SMC at no cost to the owner.

5-YEAR LIMITED WARRANTY

ALL-SEASONS PIERS

Throughout the term of the five (5) year Limited Warranty for All-Seasons Piers, Summerset Marine Construction (SMC) pledges to bear all costs associated with the parts and labor needed for the repair or replacement of any component provided by SMC that is found to be defective in material or workmanship. Authorized dealers will perform these services, using either new or refurbished parts. This Limited Warranty is not transferable and only applies to the original owner.

What is Covered:

Pier Structure Warranty:

The pier structure warranty lasts for a period of five (5) years after the date of installation. Any repairs to the pier structure, within five (5) years, shall be made by SMC at no cost to the owner.

In the event there are repairs in the first five (5) years, which cannot be resolved by SMC, SMC will remove the pier structure and replace it with a Lifetime Classic (LC) or Lifetime Minimalist (LM) removable pier. The LC/LM pier shall be constructed in a similar configuration as the pier it is replacing. The LC/LM pier shall be provided at no cost to the customer, assuming the footprint and configuration do not change.

Deck and Skirt Board Warranty:

The deck and skirt board warranty lasts for a period of three (3) years after the date of installation. Any necessary repairs to the deck or skirt boards, within 3 years, shall be made by SMC at no cost to the owner.

Accessory Warranty:

All accessories have a three (3) year warranty after the date of installation. Any necessary repairs to the accessories, within 3 years, shall be made by SMC at no cost to the owner.

Warranty Limitations:

The warranty is null and void if the pier, decking, or accessories are assembled, installed, serviced, or seasonally removed by anyone other than SMC or an authorized dealer.

The warranty coverage is strictly limited to the original purchaser of the pier from SMC or an authorized Lifetime dealer. The warranty term begins on the date of installation. The warranty does not extend to the new owners in the event of resale.

Summerset Marine's warranty does not cover the repair costs for damages caused by "Environmental Factors" or "Acts of God". "Environmental factors" include elements such as chemicals, tree sap, animal damage, salt, ocean spray, and water hazards. "Acts of God" encompass natural events such as rainstorms, hailstorms, windstorms, tornadoes, sandstorms, lightning, floods, and earthquakes.

Damages or conditions caused by fire, accidents, abuse, negligence, misuse, tampering with parts, improper adjustments or alterations, or any modifications to your Lifetime lift that deviate from Lifetime Manufacturing specifications are not covered.

Lifetime Minimalist and Lifetime Classic piers are designed to be seasonally removed to avoid exposure to ice. If either of these piers are exposed to ice at any point the warranty is null and void.

The pier structure and accessories should never be submerged in water due to flooding or water fluctuation. If the pier or accessories is submerged in water the warranty is null and void. The customer is solely responsible for ensuring the proper pier height.

This warranty does not apply to piers located in the Great Lakes or adjacent bays. Piers in these locations have a separate warranty.

Unauthorized modifications, including the installation of after-market components not produced by Lifetime or SMC, are discouraged and will void the warranty.

Any components or equipment that is not manufactured by SMC is not covered under this warranty and the warranty information can be found on the manufacturer's website.

These warranties do not cover corrosion, paint, or finishes.

This warranty does not cover piers used in commercial applications.

Limitation of Liability:

TO THE FULLEST EXTENT PERMITTED BY LAW, REGARDLESS OF THE FORM OF THE CLAIM OR CAUSE OF ACTION (WHETHER BASED IN CONTRACT, NEGLIGENCE, STRICT LIABILITY, OTHER TORT OR OTHERWISE), IN NO EVENT SHALL Summerset Marine Construction's LIABILITY TO YOU UNDER THIS LIMITED WARRANTY OR OTHERWISE ARISING OUT OF THE SALE OF THE PIER TO YOU (A) INCLUDE ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY OR PUNITIVE DAMAGES, INCLUDING LOST PROFITS OR REVENUES, DAMAGES ARISING OUT OF LOSS OF USE OR OTHER BUSINESS INTERRUPTION DAMAGES, OR (B) EXCEED THE AMOUNT PAID FOR THE APPLICABLE PIER GIVING RISE TO THAT CLAIM OR CAUSE OF ACTION.



David Wall
W3128 Hwy 59
Whitewater, WI 53190
dwall@summersetmarine.com
262-755-8199
2/23/2025

City of Lake Geneva
City Hall
626 Geneva St.
Lake Geneva, WI 53147

**Subject: CITY OF LAKE GENEVA LAGOON PIER CONSTRUCTION PROJECT NO. 2025-03
Proposal for an All-Seasons Pier for the Lagoon**

Dear Members of the City Council,

I am writing to the City of Lake Geneva to consider purchasing an All-Seasons pier from Summerset Marine for the lagoon. As a vital part of the waterfront, the lagoon serves as an important access point for boaters, residents, and visitors. Installing a high-quality, durable, and versatile pier system will greatly enhance the usability, safety, and aesthetic appeal of this important public resource.

Summerset Marine's All-Seasons pier offers several key benefits that make it the ideal choice for the lagoon:

1. **Year-Round Durability** – Designed to withstand Wisconsin's harsh winters, the All-Seasons pier eliminates the need for wood repairs and paint, reducing long-term maintenance expenses.
2. **Enhanced Safety & Accessibility** – With its stable pipe and steel foundation, non-slip surface, this pier ensures safe and easy access.
3. **Aesthetic & Environmental Considerations** – The pier's sleek design will complement the natural beauty of the lagoon, while its environmentally friendly materials (HDPE decking made with a portion of recycled plastic) and construction minimize impact on the surrounding ecosystem.
4. **Unmatched Longevity & Value** – Built with high-quality, long-lasting materials, the All-Seasons pier has a 5-year warranty but is designed to last **75 to 100+ years**, making it a long-term investment that will serve the community for generations. Its durability reduces the need for costly replacements, making it the most cost-effective solution over time.

5. **Enhanced Water Flow & Aquatic Ecosystem Health** – Unlike traditional floating piers (which Summerset Marine does manufacture but we don't recommend for this location), which can significantly restrict water movement, the All-Seasons Pier is designed to promote superior water circulation with limited pipe supports in contact with the water. This improved flow minimizes sediment buildup, supports higher water quality, and reduces the accumulation of seaweed and debris. Additionally, its open framework allows more sunlight to penetrate the water, fostering the growth of beneficial aquatic plant life and creating a healthier habitat for fish and other wildlife.

In contrast, floating piers can severely impede natural water movement, leading to debris accumulation. (additional water-way maintenance to remove this excessive floating debris will increase yearly expenses). During heavy rain events—such as the significant flooding in September 2017, (see below) current spillway and dam were not designed with this water outflow impediment. The All-Seasons Pier mitigates these risks by allowing greater movement of water, reducing debris collection, and ensuring a cleaner, more navigable waterway year-round.

September 2019



6. **Delivery and Installation-** If order is placed before middle of March 2025, current scheduling of manufacturing, delivery and installation could be completed in May/ June of 2025 depending on order flow and manufacturing & installation capacity. Delivery/Installation verified upon order receipt.

Bid Proposal Specifications

Project: Summerset Marine All-Seasons 5" Pipe Pier System

Scope of Work:

1. Main Walkway:

- The primary pier extends from west to east, measuring 4 feet in width and approximately 94.5 feet in length, with an additional 4-foot-wide by 50.4-foot-long section on the east side.
- Constructed with 2" x 4" steel rails, metal cross-bracing, and structural supports.
- Steel frame sections are either 10 or 12 feet in length, supported by 5" dia Schedule 40 steel pipes driven into the lagoon bottom until resistance is met.
- Each 5" pier support pipe is 30 feet long and driven into the bottom until substantial resistance is met. If less than 30' is needed it will be cut and if resistance is not met by 30' then an additional pipe will be added and a charge will be incurred. The current assessment is that 30' pipe should be adequate for this project location.

2. Walkways (West and East Sides):

- Two walkways, each measuring 4 feet wide by 20 feet long, constructed with the same materials and methods as the main walkway.

3. Boat Slips:

- A total of 17 boat slips, each 20 feet in length and 8.5 feet in width.
- Due to space constraints, an additional 3 boat slips will be provided, each measuring 18 feet in length and 8.5 feet in width.

4. Pier Fingers:

- Seventeen (17) pier fingers, each 12 inches wide by 20 feet long.
- Three (3) additional shorter pier fingers, each 12 inches wide by 18 feet long, located near the east-side outlet.
- Each finger is constructed using welded 2" x 4" steel tubing with cross-bracing.
- Each 20-foot pier finger is supported by two (2) 5" pipes driven into the lagoon bottom.
- Slip Fingers that are next to the see wall will have an additional 5" dia pipe. Note that connecting to the seawall will be mainly used during installation and the extra pipe will make the fingers self supporting.

5. Materials & Finishes:

- Side skirts will be composed of composite HDPE material.
- Decking will also be made of HDPE; standard color for Geneva Lake side skirts is white, while decking color options include white or light gray.

6. Boat Mooring Features:

- Each boat slip will be equipped with six (6) cleats for secure mooring. Similar to these.

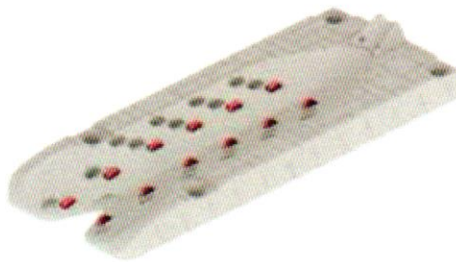


OPTIONAL ITEMS- Recommended but not included in main quote

- Corner bumper to aid in landing the boats. (Total of 40 bumpers) \$3,168



- Personal Water Craft (PWC) located on the West Side next to the bridge
 - Optional 4 Personal Water Craft ports. (\$12,918 for-qty (4))
 - 3 PWC ports that accommodate 6' long wave runners
 - 1 PWC port that accommodates 5' long waver runner



Optional Railing for Main Pier Sections 150'

- To provide a custom single side aluminum railing for the main pier section (150') along the spillway estimated cost of \$27,000



Investing in a high-quality pier system will not only improve the functionality of the lagoon but will also enhance overall experience for residents and visitors, supporting tourism and recreational activities that are essential to Lake Geneva's economy.

I urge the City to take this opportunity to improve the waterfront infrastructure by partnering with Summerset Marine for this essential upgrade. I would be happy to discuss this proposal further and provide additional information as needed.

Thank you for your time and consideration. I look forward to your response.

Sincerely,

David Wall

Sales Engineer

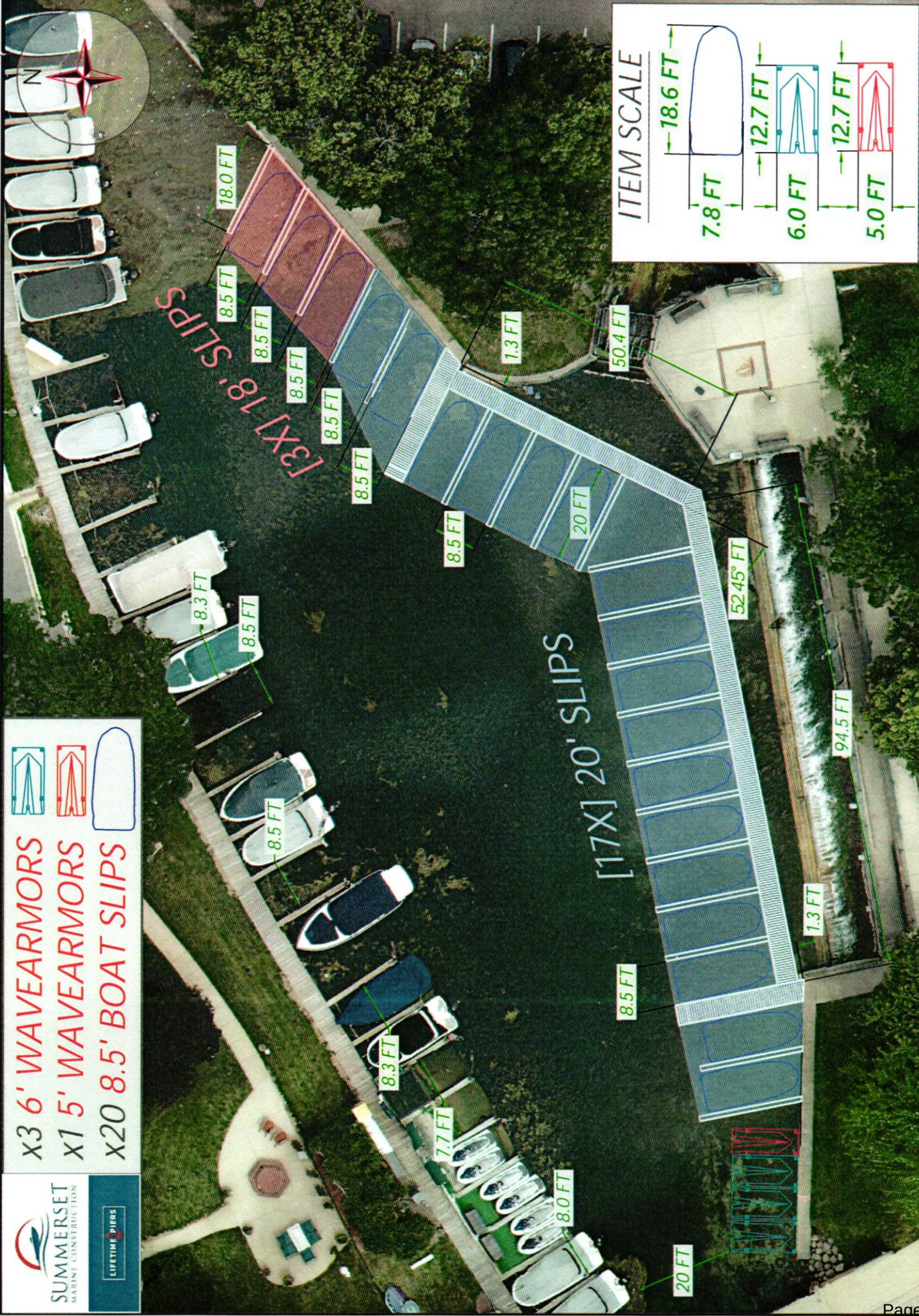
Summerset Marine Construction

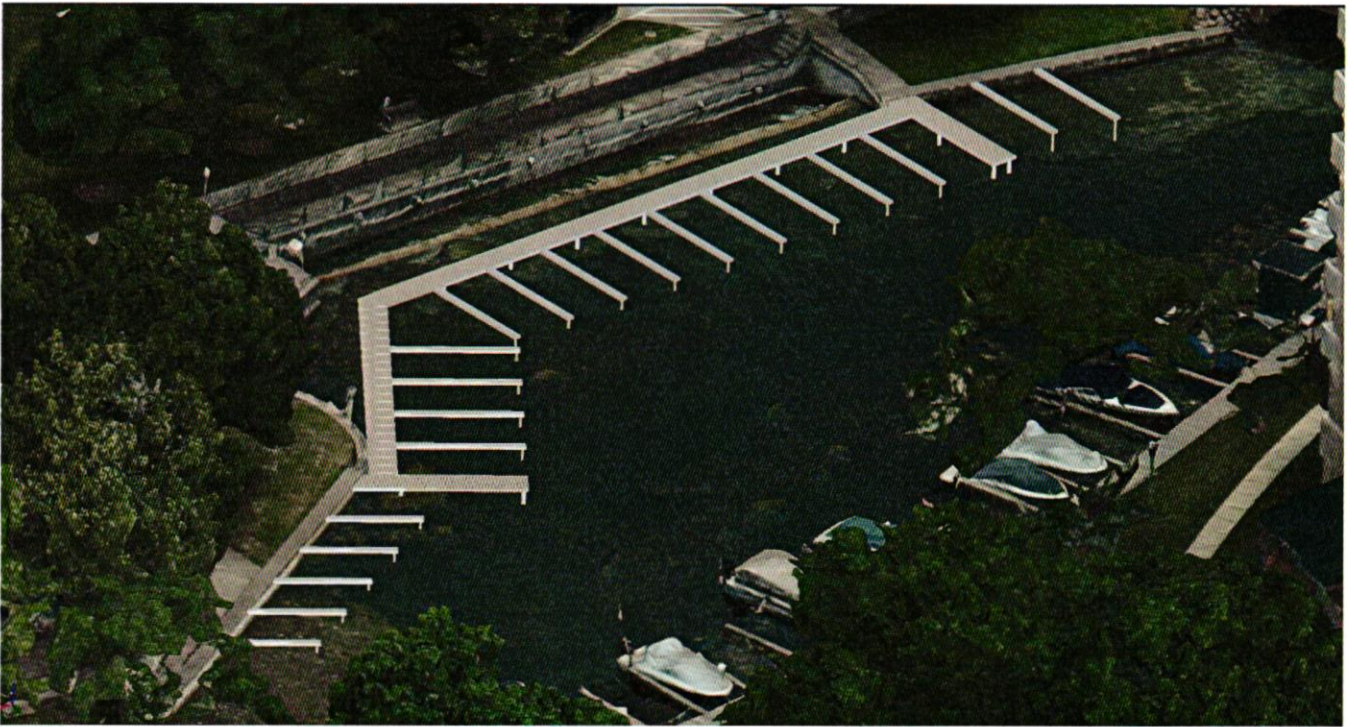
Cell: 262-755-8199

SUMMERSET
MARINE CONSTRUCTION

x3 6' WAVEARMORS
 x1 5' WAVEARMORS
 x20 8.5' BOAT SLIPS

LIFETIME PIERS





RENDITION OF SOUTHWEST VIEW

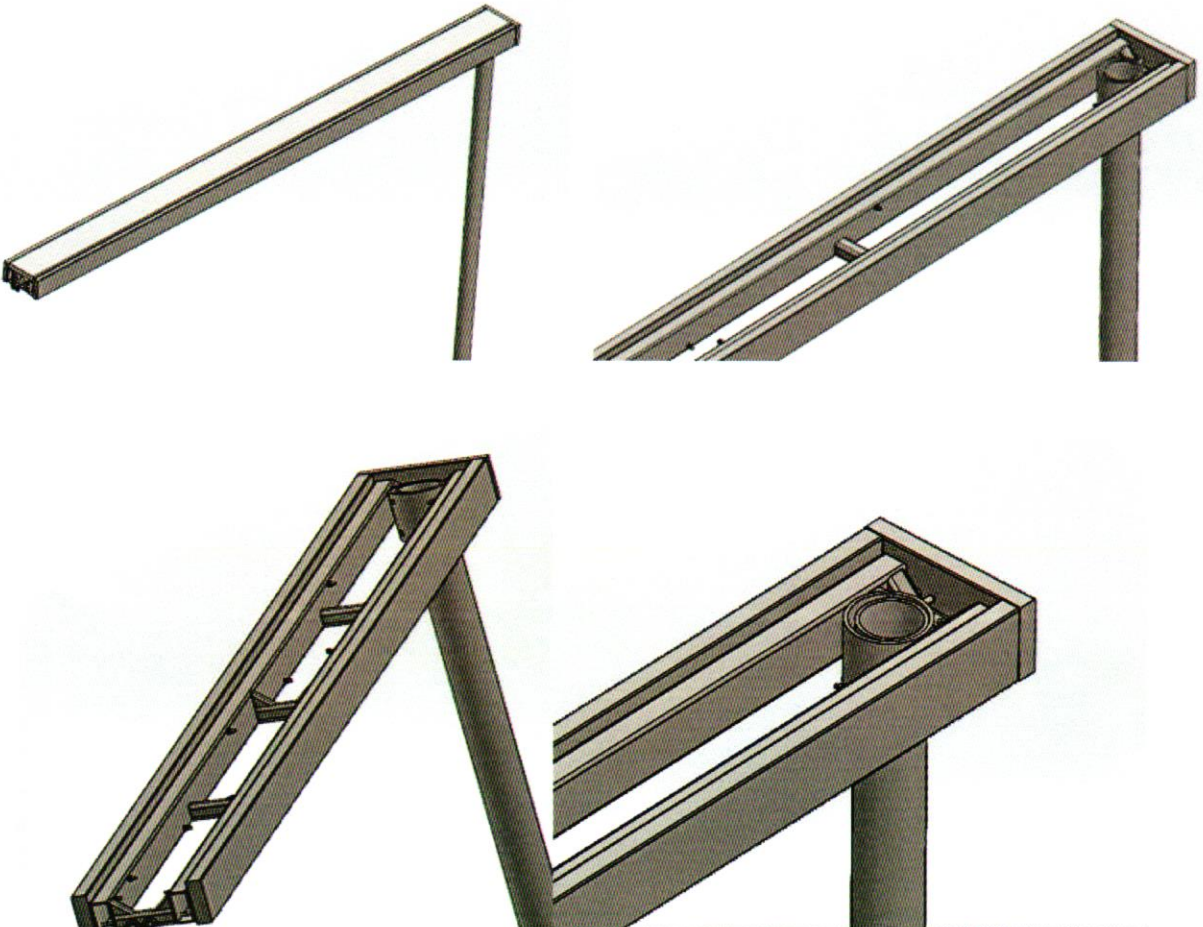


RENDITION OF EAST VIEW

ENGINEERING DRAWING OF PIER STRUCTURE



BOAT SLIP PIER FINGERS 12" x 20' RENDITION



**CITY OF LAKE GENEVA
LAGOON PIER CONSTRUCTION
WRIGLEY DRIVE
PROJECT NO. 2025-03
BID PROPOSAL FORM**

CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI 53147
262-249-3673

For questions, contact Harbormaster Nicia at:
Email: harbormaster@cityoflakegeneva.gov

PROPOSAL FOR: Lagoon Pier Construction
City of Lake Geneva
Walworth County, Wisconsin

DATE: FEBRUARY 12th, 2025
TIME: 10:00 AM
PLACE: City Hall 626 Geneva Street
Lake Geneva, WI 53147

BID: The undersigned, having been familiarized with the local conditions affecting the cost of the work, including the Notice to Bidders, Instructions to Bidders, Specifications, and any or all addenda thereto, as prepared by the City of Lake Geneva, the contractor proposes to provide and furnish all labor, materials, necessary tools, equipment, utilities, transportation and services necessary to construct the pier in the identified lagoon area.

Three hundred ninety five thousand, six hundred seventy five ^{dollars} **Dollars \$ 395,675.00**
(Write Bid amount in Words) (Write Bid amount in Numbers)

Five (5) percent bond included: \$ 19,783.75 **BID OPTION SELECTED:** 1 ☒ 2 3

I hereby certify that all statements herein are made on behalf of Gage Marine Corp. (enter name of Corporation, Partnership or Person submitting bid) and that I have examined and carefully prepared this Proposal from the specifications and that I have full authority to make such statements and submit this Proposal.

Name: Michael Lawler Title or Position: Pier Service Business Manager
Signature: [Signature] Date: 02/24/2025

Respectfully submitted,

Company Name: Gage Marine Corp. Phone: (262) 245-2100

Company Address: 1 Liechty Dr.
Williams Bay, WI 53191

Acceptance by the City of Lake Geneva

City Clerk: Lacey Reynolds

Interim City Administrator: David De Angelis

Signature: _____ Date: ____/____/2025

Signature: _____ Date: ____/____/2025

Witnesseth that, pursuant to the provisions of Sec. 62.29 of the Wisconsin Statutes, and by the authority vested in the City Council, the City of Lake Geneva has awarded the work to the above-signed contractor.

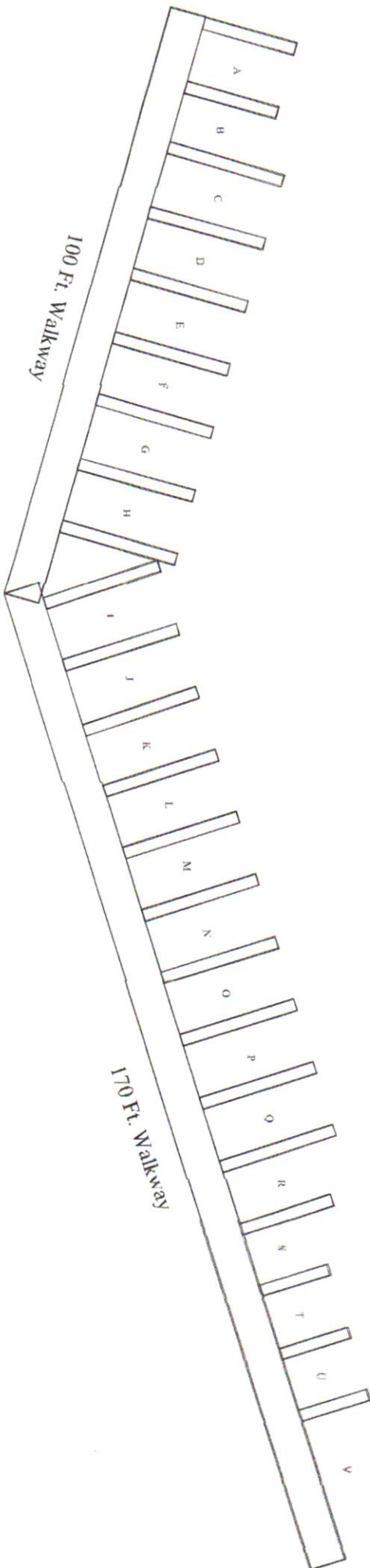
The City of Lake Geneva confirms that adequate funds are available and dedicated for this project.

City of Lake Geneva Comptroller: Laura Pisarcik

Signature: _____ Date: ____/____/2025

Slip Depth List: (All slips 9' wide)

A. 16 Feet	G. 20 Feet	M. 20 Feet	S. 12 Feet
B. 16 Feet	H. 20 Feet	N. 20 Feet	T. 12 Feet
C. 20 Feet	I. 20 Feet	O. 20 Feet	U. 12 Feet
D. 20 Feet	J. 20 Feet	P. 20 Feet	V. 25 Feet left to put PWC lifts
E. 20 Feet	K. 20 Feet	Q. 20 Feet	
F. 20 Feet	L. 20 Feet	R. 16 Feet	



Prepared for:

City of Lake Geneva
626 Geneva St.
Lake Geneva, WI 53147

Prepared by:

Gage Marine Corp
1 Leitchy Dr
Williams Bay, WI 53191



February 21, 2025

Lagoon Pier Bid Description

Gage Marine Corp.

2/21/2025

The attached bid is for a new floating pier system in the Lake Geneva lagoon. The pier system that we would be installing is manufactured by Golden Marine Systems in Fort Myers Florida. This pier system has been a leading standard for floating and permanent piers in Florida for the last 25 years. We have chosen to go with this company for their product standards and durability. Marinas and customers that have used this system have piers in the water well over 25 years with no issues. These piers were designed to withstand the harsh weather and salt water in Florida, so our fresh water lake in a low wake zone like the lagoon, will pose no problem for the Golden pier system.

Specifications for the Pier:

- We have planned for 21 slips in the lagoon along with a walkway area that could accommodate PWC lifts. (shown in layout)
 - 15 slips would be 20 foot long
 - 3 slips would be 16 foot long
 - 3 slips would be 12 foot long
 - 1 - 25 foot walkway to put PWC lifts
- All slips will be 9 foot wide to accommodate an 8'6" boats, east slip walkway will be 2 foot wide
- The main walkway will be 6 foot wide and will be a total of 170 foot long.
- The pier is constructed of an aluminum frame with plastic pontoons on the bottom. Each section has a pontoon allow the system to float and move based on the water levels. The decking is made from white composite material so that it is long lasting and durable. The white composite it allows it to match most of the piers around the lake.
- The pier system has tracks built in to each side and will allow there to be 4 cleats per slip for slip leases to tie-up their boats.
- To stabilize the pier there will be 3" steel poles on either side of the main walkway every ten feet, and 2 poles at the end of each walkway. Poles will be driven into the ground but at 3" they will be able to come out if future dredging is needed for the lagoon. Any pier system built with permanent pilings will make dredging in the future very challenging.

- To connect the pier to land there will be one or two gangplanks built at 6 foot wide. The gangplanks will be bolted to the wall on shore and then rest on the pier to allow access for the slip renters, location of the gangplanks can be determined by the Harbormaster at the time of install.
- Being a floating pier, the pier can raise and lower to accommodate water and ice levels. There are spaces between the floating pontoons to allow unimpeded access to the spillway.

Thank you for your consideration in this lagoon pier project, we are always available if there are any questions. We look forward to your decision.

All the Best,

Michael Lawler

Gage Marine Pier Service

CITY OF LAKE GENEVA
LAGOON PIER CONSTRUCTION
WRIGLEY DRIVE
PROJECT NO. 2025-03
BID PROPOSAL FORM

CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI 53147
262-249-3673

For questions, contact Harbormaster Nicia at:
Email: harbormaster@cityoflakegeneva.gov

PROPOSAL FOR: Lagoon Pier Construction
City of Lake Geneva
Walworth County, Wisconsin

DATE: FEBRUARY 12th, 2025
TIME: 10:00 AM
PLACE: City Hall 626 Geneva Street
Lake Geneva, WI 53147

BID: The undersigned, having been familiarized with the local conditions affecting the cost of the work, including the Notice to Bidders, Instructions to Bidders, Specifications, and any or all addenda thereto, as prepared by the City of Lake Geneva, the contractor proposes to provide and furnish all labor, materials, necessary tools, equipment, utilities, transportation and services necessary to construct the pier in the identified lagoon area

Three Hundred Seventy-eight thousand five hundred forty-three dollars and 00/100
(Write Bid amount in Words) Dollars \$ 378,543.00
(Write Bid amount in Numbers)

Five (5) percent bond included: \$ _____ **BID OPTION SELECTED:** ☒ 1 ☐ 2 ☐ 3

I hereby certify that all statements herein are made on behalf of RADTKE CONTRACTORS, INC (enter name of Corporation, Partnership or Person submitting bid) and that I have examined and carefully prepared this Proposal from the specifications and that I have full authority to make such statements and submit this Proposal.

Name: Thomas Radtke Title or Position: President

Signature: [Signature] Date: 2/18/2025

Respectively submitted,

Company Name: RADTKE CONTRACTORS, INC Phone: (920) 582-4114

Company Address: 6408 CROSS ROAD
WINNECONNE WI 54986

Acceptance by the City of Lake Geneva

City Clerk: Lacey Reynolds

Interim City Administrator: David De Angelis

Signature: _____ Date: ____/____/2025

Signature: _____ Date: ____/____/2025

Witnesseth that, pursuant to the provisions of Sec. 62.29 of the Wisconsin Statutes, and by the authority vested in the City Council, the City of Lake Geneva has awarded the work to the above-signed contractor.

The City of Lake Geneva confirms that adequate funds are available and dedicated for this project.

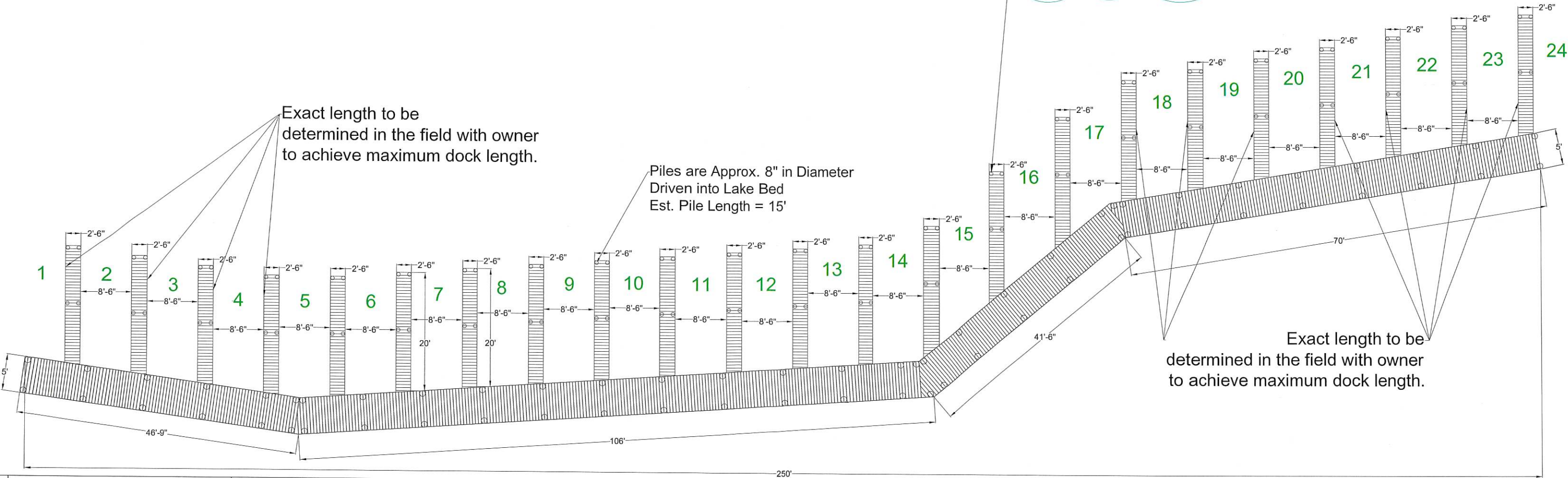
City of Lake Geneva Comptroller: Laura Pisarcik

Signature: _____ Date: ____/____/2025

LENGTH DRAWN FOR 250'
24 Slips - 8' 6" Wide
Slip Dock Length - 20'
Slip Dock Width - 30"
Wharf Length - Approx. 264'
Wharf Width - 5'
Can Be Changed if Needed

Pile Driven Timber Docks

Piles can be 2' above Dock for Boat Bumper Rub Rail and Tie Up or Can be Flush Under Deck See Photos for Examples



PO Box 6000, Winneconne, WI 54986 Sales@radtkecontractors.com Phone: 920-582-4114 Since 1965

All designs remain property of Radtke Contractors, Inc. Use or duplication without the expressed written consent of Radtke Contractors, Inc. is prohibited.

Drawn Specifically For:

Lake Geneva Lagoon Pier

DATE:

2/21/2025

City of Lake Geneva,

Radtke Contractors has 50 years' experience in the Marine Industry with thousands of installed projects. Our extensive experience proves longevity with minimal maintenance and builds equity in your property with the Radtke name. Thank you for choosing us.

The photos included in this packet are examples of projects we have completed using SYP. The project proposed will be the same as our examples using Doug Fir and painted white.

Radtke Contractors' permanent timber pile-driven docks and lifts are manufactured in Winneconne, WI and installed by our own crews onsite by crane and barge.

The wood piles used are approximately 8" in diameter and estimated 15' in length. Pile driving is done with a pile driver couple unit that weighs approximately 7,000 pounds and meets all State specifications to drive to the proper depth. The dock has 2" x 8" framing and 2" x 6" decking. All materials are Douglas Fir and painted with two (2) coats of white paint.

- 1. Pile Driving Equipment to meet State specifications. 3000# pile hammer to drive piles to required depth. Lighter pile driving equipment cannot drive piles as deep as State Specified 3000# pile driving equipment.**
- 2. All lumber is Doug Fir and painted with 2 coats of white paint.**

No storms have produced enough wind or waves to dislodge our durable docks and lifts, which is a frequent concern with lightweight aluminum docks and lifts that can cause extensive damage to the dock and / or property.

Radtke products are an investment with a return that far exceeds other products in the same 30 to 40-year time span. Our products add value and are salable in the future if you choose.

The peace of mind knowing that Radtke products are safe and strong should put you at ease with future ongoing expenses. In short, our products are a worthwhile investment for your waterfront for: strength, quality, safety, longevity, and salability.

Thank you,

Micah Heidel



Radtke Contractors, Inc.
PO Box 6000
6408 Cross Road
Winneconne, WI 54986
Office 920-582-4114
www.radtkecontractors.com

Below are all of the docking facilities we have designed and installed over the past 45 years.

1. Designed and built Lakeside Harbor in Oshkosh WI.
2. Design and built docking for Winnebago County several facilities
3. Designed and built Fratellos docking and boardwalk in Oshkosh WI
4. Designed and built River mill condos docking facility
5. Designed and built village of Winneconne docking facility
6. Designed and built village of Fremont docking facility at Friends of Fremont
7. Designed and built docking facility at naughty turtle Fremont WI
8. Designed and built docking facility at Honolulu bar and restaurant
9. Designed and built docking facility at Winneconne condos.
10. Designed and built docking facility at Harbor point Marina Winneconne
11. Designed and built docking facility at Southside Yacht Club Oshkosh WI
12. Designed and built docking facility for Finn and feather restaurant Winneconne Wisconsin
13. Designed and built docking facility 4 bridge bar Fremont WI
14. Designed and built docking facility for Spellman's Marina Oshkosh WI
15. Designed and built River Road Condos Omro Wisconsin
16. Designed and built 3 docking facility for Russ Young development condos Winneconne Wisconsin
17. Designed and built docking system for Terry Eish condos
18. McMahon engineering using our design and product for several municipality installations
19. Martinson and Eisley engineering using our design and product for several municipality installations
20. City of Fond du Lac using our design and product for docking facility
21. City of Oshkosh using our design and product for Several docking facilities.
22. City of Omro using our design and product for several docking facilities
23. Designed and built docking facility for Fond du Lac County several facilities.
24. Hundreds of docks designed and built for private residential.



Pile Driving Apparatus



EXAMPLE PHOTO

Piles can be above the deck or flush underneath. Decking will extend to the edge of piling with face board on outside









Piles Flush
under deck

Decking will extend
to edge of piling with
face board on
outside



Piling flush
under deck.

Deck extended to edge
of pilings with face
board on outside

CITY OF LAKE GENEVA
LAGOON PIER CONSTRUCTION
WRIGLEY DRIVE
PROJECT NO. 2025-03
BID PROPOSAL FORM

CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI 53147
262-249-3673

For questions, contact Harbormaster Nicia at:
Email: harbormaster@cityoflakegeneva.gov

PROPOSAL FOR: Lagoon Pier Construction
City of Lake Geneva
Walworth County, Wisconsin

DATE: FEBRUARY 19th, 2025
TIME: 10:00 AM
PLACE: City Hall 626 Geneva Street
Lake Geneva, WI 53147

BID: The undersigned, having been familiarized with the local conditions affecting the cost of the work, including the Notice to Bidders, Instructions to Bidders, Specifications, and any or all addenda thereto, as prepared by the City of Lake Geneva, the contractor proposes to provide and furnish all labor, materials, necessary tools, equipment, utilities, transportation and services necessary to construct the pier in the identified lagoon area.

Three hundred sixty thousand Eight hundred fifty five ^{no/}00
(Write Bid amount in Words)

Dollars \$ 360855.00
(Write Bid amount in Numbers)

Five (5) percent bond included: \$ 18,050.00 BID OPTION SELECTED: 1 2 ☒ 3

I hereby certify that all statements herein are made on behalf of Lakeshore Pier Service (enter name of Corporation, Partnership or Person submitting bid) and that I have examined and carefully prepared this Proposal from the specifications and that I have full authority to make such statements and submit this Proposal.

Name: DJ Freson Title or Position: President

Signature: [Signature] Date: 2 / 17 / 25

Respectively submitted,

Company Name: Lakeshore Pier Service Phone: (262) 485-2120

Company Address: 700 S. 3rd St.
Palmyra, WI 53156

Acceptance by the City of Lake Geneva

City Clerk: Lacey Reynolds

Interim City Administrator: David De Angelis

Signature: _____ Date: ____/____/2025

Signature: _____ Date: ____/____/2025

Witnesseth that, pursuant to the provisions of Sec. 62.29 of the Wisconsin Statutes, and by the authority vested in the City Council, the City of Lake Geneva has awarded the work to the above-signed contractor.

The City of Lake Geneva confirms that adequate funds are available and dedicated for this project.

City of Lake Geneva Comptroller: Laura Pisarcik

Signature: _____ Date: ____/____/2025

ESTIMATE

Lakeshore Pier Service
700 S 3rd. St
Palmyra, WI 53156

dj@lakeshorepierservice.com
+1 (262) 485-2120
www.lakeshorepierservice.com



Bill to

City of Lake Geneva
626 Geneva St.
Lake Geneva, WI 53147

Ship to

City of Lake Geneva
626 Geneva St.
Lake Geneva, WI 53147

Estimate details

Estimate no.: 4474
Estimate date: 02/10/2025
Expiration date: 04/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		New Steel Permanent Pier w/ 5" pipes	New 300' x 4' Steel framed permanent pier. (200'x 4' and 100'x 2.5' wide walkway) - Pier will allow for total of (25) 9.5' wide boat slips with 18" wide walkways - The pier will be constructed with 2" x 4" steel frame. - 5/4" x 6" HDPE decking and skirt will be used. - 4" x 21' steel pipes will be driven for pier supports.	300	\$425.00	\$127,500.00
2.		New Steel Permanent Pier w/ 5" pipes	(15) 20' x 18" slips - (2) 6" x 21' piling will be driven (allowing for 16 boat moorings)	15	\$9,000.00	\$135,000.00
3.		New Steel Permanent Pier w/ 5" pipes	(10) ~15' x 18" slips - (1-2) 6" pilings will be used (allowing for 11 boat moorings) Slip length will vary between 12'-18' where applicable.	10	\$6,750.00	\$67,500.00
4.		Options - Perm Pier	Bumper guard installed around the perimeter of each slip	1	\$2,775.00	\$2,775.00
5.		Options - Perm Pier	(4) Flip-up cleats installed on each slip	112	\$27.50	\$3,080.00
6.		Assembly	Assembly, delivery & installation	1	\$25,000.00	\$25,000.00
7.		Deposit - Pier	If you wish to proceed, a 15% deposit is required at the time of acceptance. The remaining balance is due upon the completion of the project. Please return	1	\$0.00	\$0.00

your deposit with a signed copy of this proposal. Thank you.

8.	Warranty Disclaimer	* Pier has full 5-year warranty. Warranty starts at the completion of installation. Decking material has a limited lifetime manufacturer's warranty.	1	\$0.00	\$0.00
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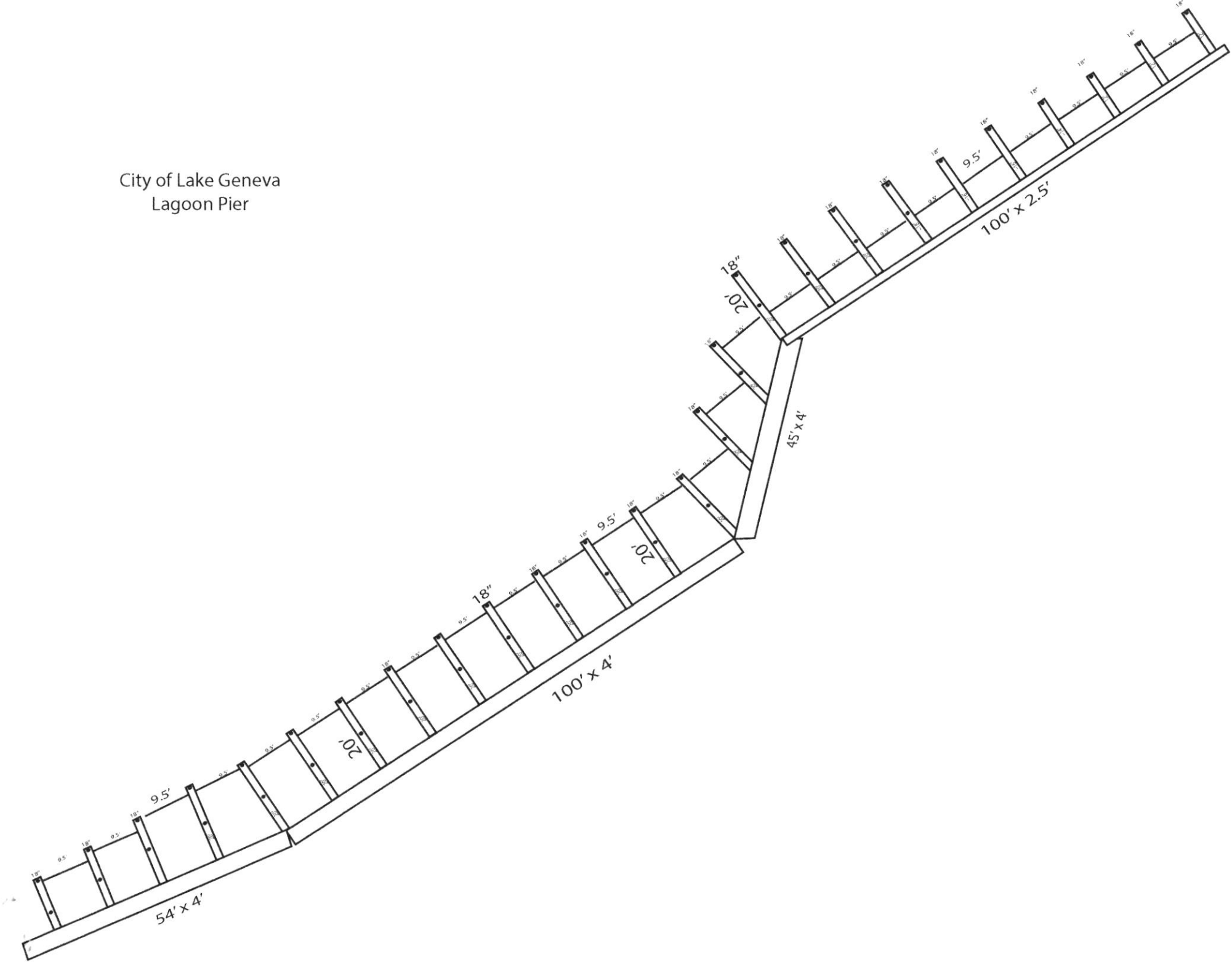
Total	\$360,855.00
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Expiry date	04/10/2025
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Accepted date

Accepted by

City of Lake Geneva
Lagoon Pier



**CITY OF LAKE GENEVA
LAGOON PIER CONSTRUCTION
WRIGLEY DRIVE
PROJECT NO. 2025-03
BID PROPOSAL FORM**

CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI 53147
262-249-3673

For questions, contact Harbormaster Nicia at:
Email: harbormaster@cityoflakegeneva.gov

PROPOSAL FOR: Lagoon Pier Construction
City of Lake Geneva
Walworth County, Wisconsin

DATE: FEBRUARY 12th, 2025
TIME: 10:00 AM
PLACE: City Hall 626 Geneva Street
Lake Geneva, WI 53147

BID: The undersigned, having been familiarized with the local conditions affecting the cost of the work, including the Notice to Bidders, Instructions to Bidders, Specifications, and any or all addenda thereto, as prepared by the City of Lake Geneva, the contractor proposes to provide and furnish all labor, materials, necessary tools, equipment, utilities, transportation and services necessary to construct the pier in the identified lagoon area.

ONE HUNDRED NINETY NINE THOUSAND DOLLARS — **Dollars \$199,000.00**
(Write Bid amount in Words) (Write Bid amount in Numbers)

Five (5) percent bond included: \$8950.00 **BID OPTION SELECTED:** X 1 ___ 2 ___ 3

I hereby certify that all statements herein are made on behalf of BRUCESKI'S INC (enter name of Corporation, Partnership or Person submitting bid) and that I have examined and carefully prepared this Proposal from the specifications and that I have full authority to make such statements and submit this Proposal.

Name: RYAN BRUCE **Title or Position:** PRESIDENT

Signature: Ryan Bruce **Date:** 2/11/2025

Respectfully submitted,

Company Name: BRUCESKI'S INC. **Phone:** 847-366-4540

Company Address: 1106 S. Crystal Lake RD

McHenry IL 60050

Acceptance by the City of Lake Geneva

City Clerk: Lacey Reynolds

Interim City Administrator: David De Angelis

Signature: _____ Date: ____/____/2025

Signature: _____ Date: ____/____/2025

Witnesseth that, pursuant to the provisions of Sec. 62.29 of the Wisconsin Statutes, and by the authority vested in the City Council, the City of Lake Geneva has awarded the work to the above-signed contractor.

The City of Lake Geneva confirms that adequate funds are available and dedicated for this project.

City of Lake Geneva Comptroller: Laura Pisarcik

Signature: _____ Date: ____/____/2025

Bruce's Inc.

1106 S Crystal Lake Rd

McHenry, IL 60050 US

+18473664540

shannon@bruceskismarine.com

bruceskismarine.com



Estimate

ADDRESS

Harbor master

City of Lake Geneva

ESTIMATE # 1487**DATE 02/11/2025****SALES REP**

Ryan Bruce

ACTIVITY**AMOUNT****Services**

199,000.00

PERMANENT PIER PROPOSAL:

Fabricate 300' long by 3' wide permanent pier/ boardwalk with adjustable collars and pilings inside of pier frame.

-10 Fingers 2' X20'. Slips to be a minimum of 9' wide each with center divider pole to prevent boats from hitting each other.

-Pier Frames will be made of 4"x 4" X 1/4" thick angle iron with adjustable collars at each support piling. Pilings will be 21'long schedule 40 poles with 1/4" wall, will be driven to point of resistance and be cut off under dock.

- Decked with treated 2x6 stringers and attached with galvanized hardware.

- Lumber rock composite deck boards with stainless screws, skirted with Lumber rock 2"x8" Skirting to cover up exposed metal frame.

*Poles are fabricated inside of dock frame to save on space requirements to fit boats between piers.

**Additional fees may apply if longer pipe are needed to reach point of resistance when driving pier posts.

Install 2 cleats at each boat slip for boat tie off points.

SUBTOTAL

199,000.00

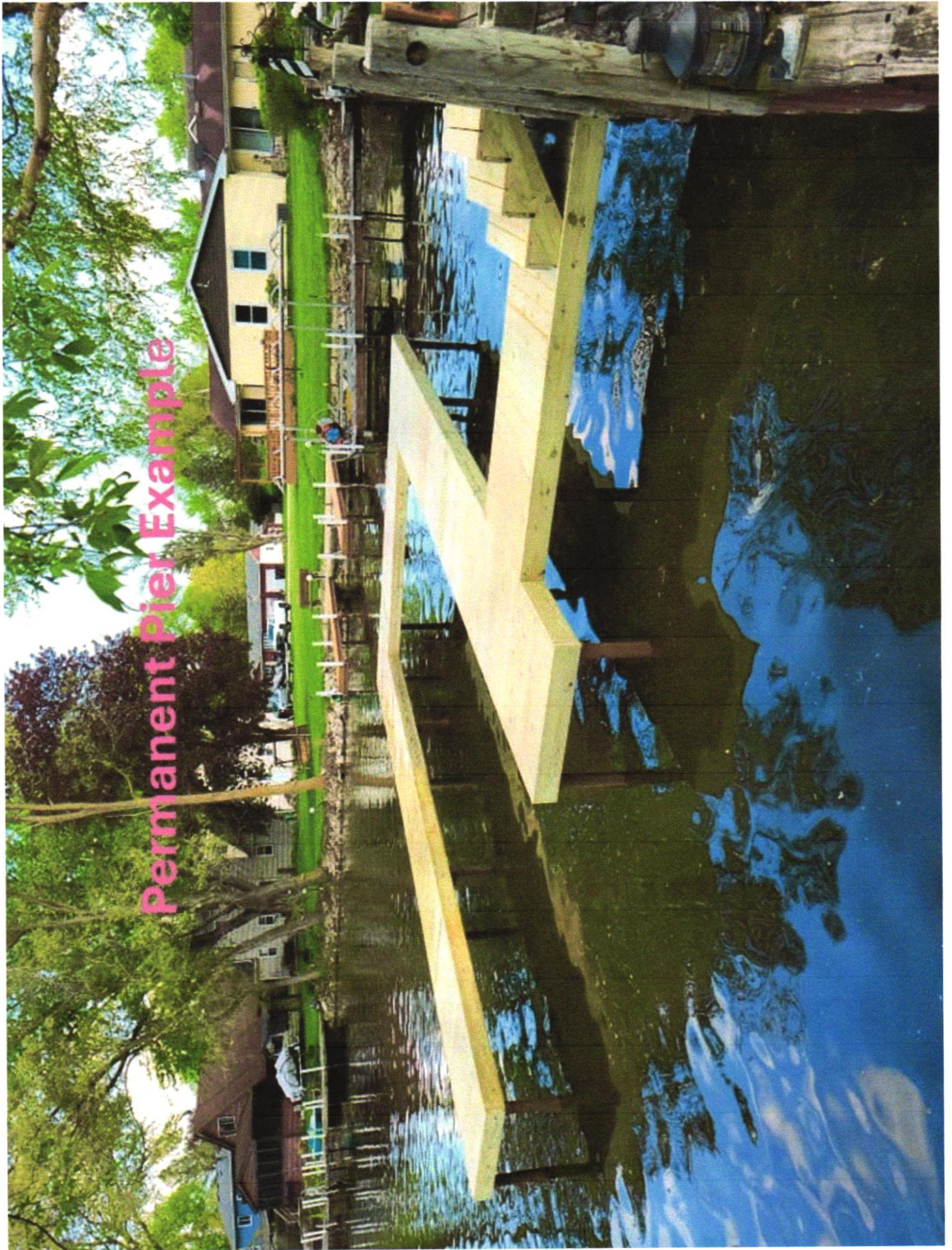
TAX

0.00

TOTAL**\$199,000.00**

Accepted By

Accepted Date

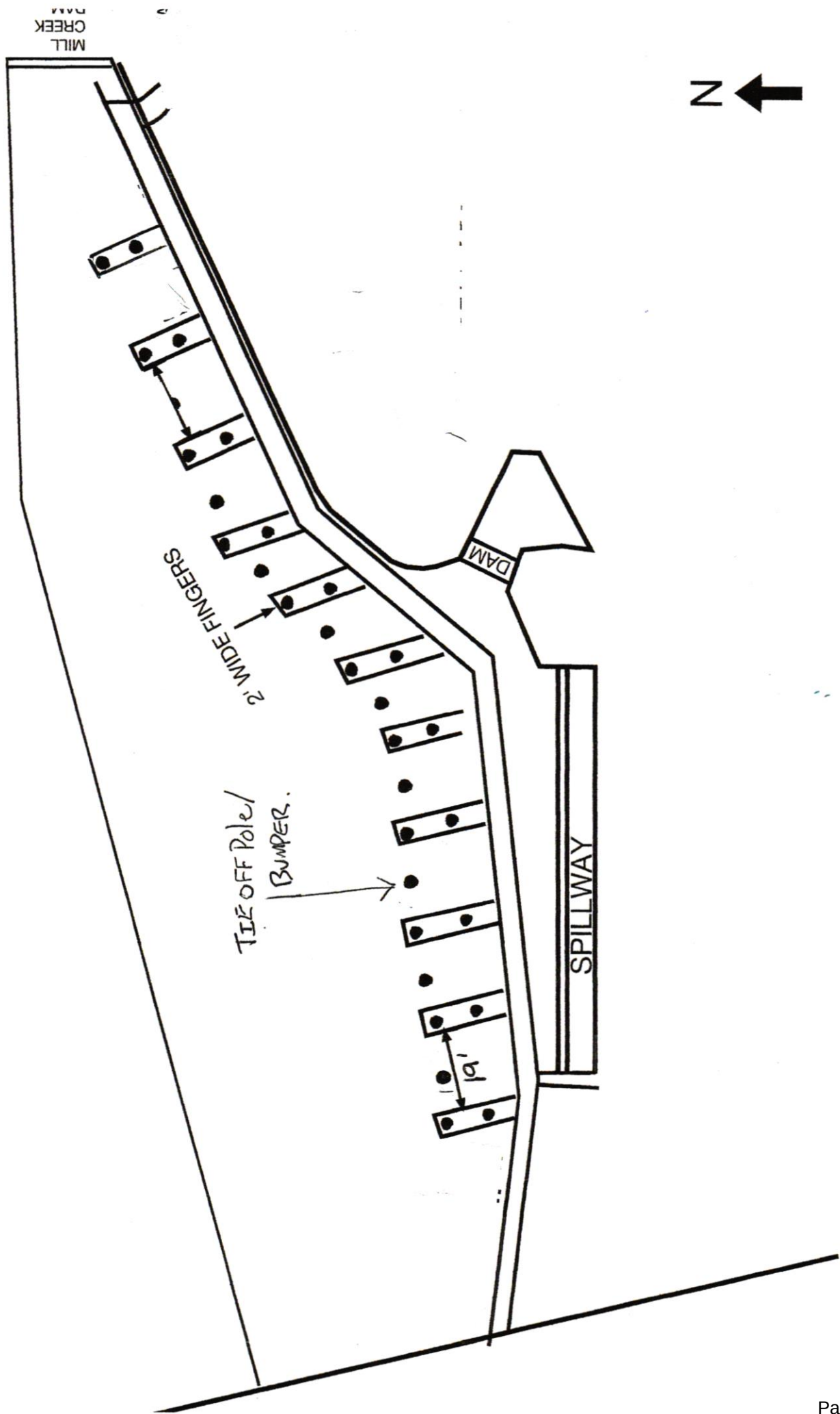


Permanent Pier Example



Example
Becoming a Book

Permanent Pier Layout



**CITY OF LAKE GENEVA
LAGOON PIER CONSTRUCTION
WRIGLEY DRIVE
PROJECT NO. 2025-03
BID PROPOSAL FORM**

CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI 53147
262-249-3673

For questions, contact Harbormaster Nicia at:
Email: harbormaster@cityoflakegeneva.gov

PROPOSAL FOR: Lagoon Pier Construction
City of Lake Geneva
Walworth County, Wisconsin

DATE: FEBRUARY 12th, 2025
TIME: 10:00 AM
PLACE: City Hall 626 Geneva Street
Lake Geneva, WI 53147

BID: The undersigned, having been familiarized with the local conditions affecting the cost of the work, including the Notice to Bidders, Instructions to Bidders, Specifications, and any or all addenda thereto, as prepared by the City of Lake Geneva, the contractor proposes to provide and furnish all labor, materials, necessary tools, equipment, utilities, transportation and services necessary to construct the pier in the identified lagoon area.

Two hundred twenty thousand dollars ⁰⁰/₁₀₀
(Write Bid amount in Words)

Dollars \$ 220,000 ⁰⁰
(Write Bid amount in Numbers)

Five (5) percent bond included: \$ 11,000 ⁰⁰ BID OPTION SELECTED: 1 X 2 3

I hereby certify that all statements herein are made on behalf of BruceSkis Inc (enter name of Corporation, Partnership or Person submitting bid) and that I have examined and carefully prepared this Proposal from the specifications and that I have full authority to make such statements and submit this Proposal.

Name: Ryan Bruce Title or Position: Owner/Operator
Signature: [Signature] Date: 2 / 11 / 2025

Respectfully submitted,

Company Name: BruceSkis Inc Phone: (847) 366-4540

Company Address: 1106 S. Crystal Lake Rd.
McHenry, IL 60050

Acceptance by the City of Lake Geneva

City Clerk: Lacey Reynolds

Interim City Administrator: David De Angelis

Signature: _____ Date: ____/____/2025

Signature: _____ Date: ____/____/2025

Witnesseth that, pursuant to the provisions of Sec. 62.29 of the Wisconsin Statutes, and by the authority vested in the City Council, the City of Lake Geneva has awarded the work to the above-signed contractor.

The City of Lake Geneva confirms that adequate funds are available and dedicated for this project.

City of Lake Geneva Comptroller: Laura Pisarcik

Signature: _____ Date: ____/____/2025



MARICORP

February 22, 2024

Bruceski's Marine
99 Kazimour Dr
Unit C
Port Barrington, IL 60010
shannon@bruceskismarine.com

RE: City of Lake Geneva Lagoon Docks, 626 Geneva Street, Lake Geneva, Walworth County, WI

Mr. Ryan Bruce,

MariCorp US, LLC, appreciates the opportunity to provide a proposal on this project. We hope to earn your current and future business by providing superior customer service and products that will stand up to the challenges a marina setting on Lake Geneva presents for years. We know that our product's qualities are second to none, and we hope that any questions concerning product comparisons between ours and another product are addressed so we can provide answers to aid in your decision. We propose the following:

Specifications for the new dock:

- **Substructure:** Substructure frames are 12" tall with (2) -18" diagonal opposing truss web members on each side of the frame in each 4' section and crossways between boxes. (2) Diagonal members between the two bottom chords in every 4' section. Frames fabricated using $1\frac{1}{2}" \times 1\frac{1}{2}" \times \frac{3}{16}"$ structure chords, $1\frac{1}{2}" \times 1\frac{1}{2}" \times \frac{3}{16}"$ trusses, and verticals $1\frac{1}{2}" \times 1\frac{1}{2}" \times \frac{3}{16}"$ diagonals with $3" \times 3" \times \frac{3}{16}"$ angle at connections points. Frame-to-frame connections utilize (8) $\frac{1}{2}" \times 1\frac{1}{2}"$ yellow zinc finish Grade 8 bolts and zinc-plated Grade A lock nuts.
- **16" Floats:** Roto-molded float (.150" nominal wall thickness) with encapsulated polystyrene. Floatation meets the U.S. Army Corps of Engineers regulation #36 CFR part 27 and the "Hunt" water absorption test. Floatation has square reinforced corners and molded mounting slots. Floats will be attached to the substructure of the dock with $\frac{3}{8}" \times 3"$ zinc-plated thread-cutting screws.
- **Decking:** $2" \times 6"$ treated lumber running crossways, attached to $2" \times 4"$ runners on 24" centers with galvanized deck screws. Runners are attached to the frame with #12 $2\frac{3}{4}"$ epoxy-coated self-drilling screws.
- **Anchoring:** (24) Select Series telescoping spuds with 6" schedule 40 collar, 5" x schedule 40 x 10' casing, and 4" x schedule 40 x 21' spud pole.
- **Gangway:** None
- **Accessories:** Black vinyl rub rail at head piers and finger ends, Double $2" \times 6"$ & $2" \times 8"$ treated lumber skirt board on entire dock perimeter, 10" Side-Mount Cleats (4 Per Finger, 12 PWC Ports with mounting hardware.

FRAMES, ANCHORS, COLUMNS, BRACING, RAILING, AND OTHER STEEL COMPONENTS MANUFACTURED BY MARICORP U.S. ARE HOT DIP GALVANIZED AFTER FABRICATION. GALVANIZED OR GALVALUME-COATED PURLINS. ROOF SHEETS GALVALUME COATED OR GALVALUME COATED AND PAINTED.

Deliver and Pre-assembled the following docks:

Lagoon Docks: A 17 x 300' open dock with 22- $8'6" \times 17'$ single-sided slips and a 3' Head pier, all with 2' wide fingers with side tie cleats.

The above-described dock was installed for \$220,000.00

Terms: To be determined.

Ed Snyder, CMM | Regional Sales Manager | ed.snyder@mcus.com
PO Box 701 | Shell Knob, MO 65747 | 417-858-8814 | www.maricorp.com



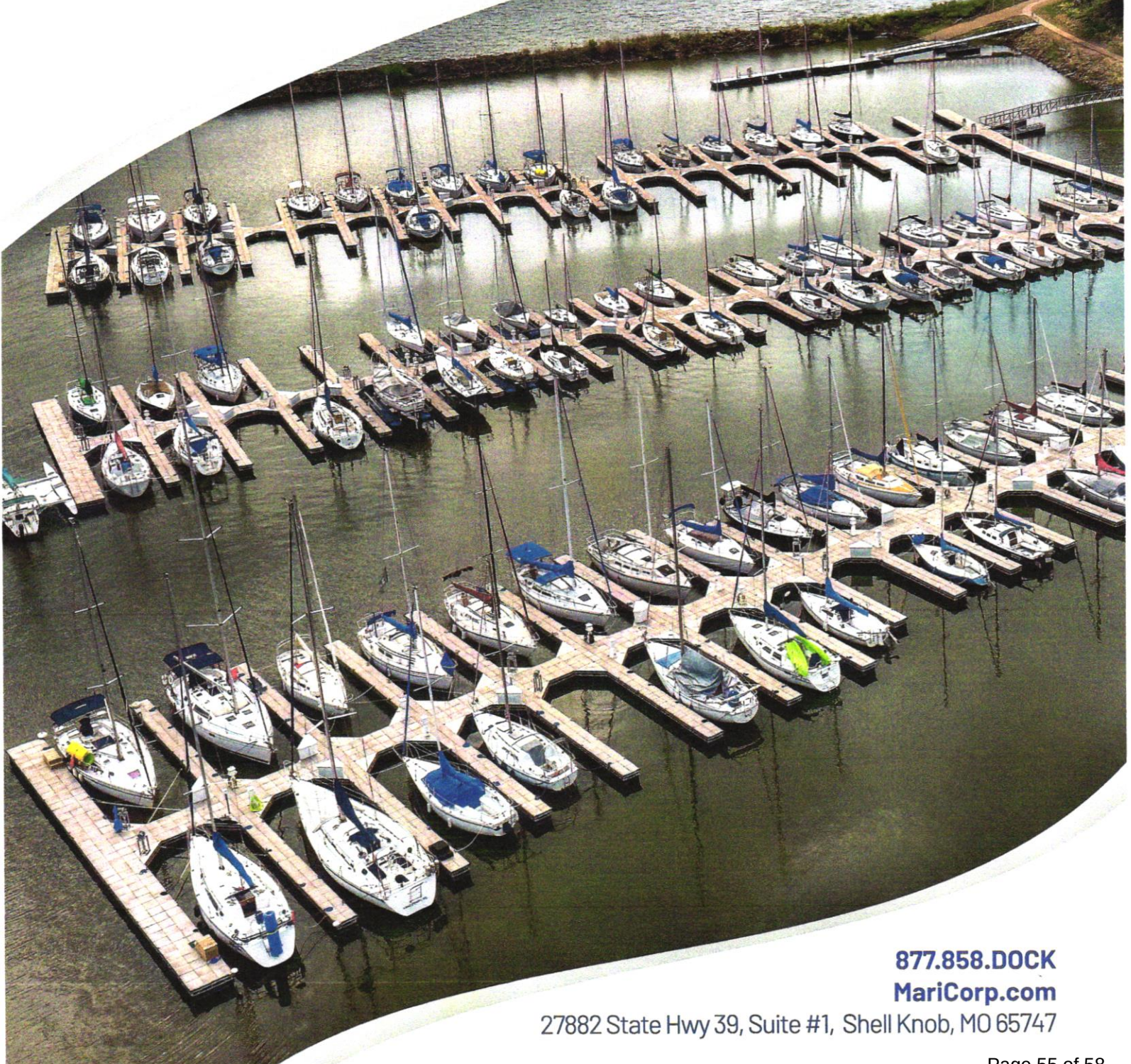
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City of Lake Geneva
City Hall
626 Geneva St.
Lake Geneva, WI 53147

March 18th, 2025

Subject: Lagoon Pier Contract Award- Timing

Dear Members of the City Council,

I am writing to bring to your attention the potential impact of U.S. government steel tariffs on the City of Lake Geneva's lagoon pier project. Significant price increases are expected soon due to these tariffs, and further delays in awarding the order could result in substantially higher costs.

Keeping the project on schedule would allow the lagoon pier system to be built and installed by Memorial Day if Summerset Marine is chosen. However, this requires placing an order promptly. I understand the committee's challenges, but delaying this decision could lead to increased project expenses and lost boat slip revenue.

It also appears that the committee may be conflating the dredging timeline with the pier project. These are separate initiatives. The pier purchase order can be issued now to secure current pricing and begin the manufacturing process, with installation scheduled after dredging is complete. If dredging is finished before Memorial Day, the pier can be installed in time for the season, allowing the City to rent out lagoon slips, generate revenue, and satisfy residents relying on these spaces.

I encourage you to move forward with awarding the contract to prevent unnecessary costs and delays.

Thank you for your time and consideration.

Sincerely,
David Wall

MARINE CONSTRUCTION

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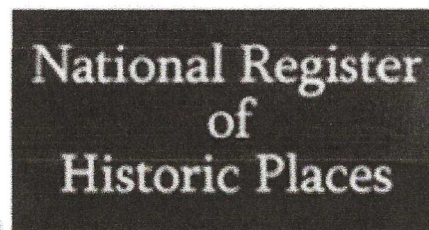
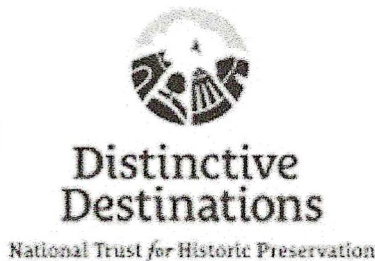
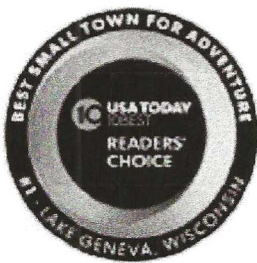
From: City Administrator <cityadmin@cityoflakegeneva.gov>
Sent: Monday, March 31, 2025 10:31 AM
To: Linda Frame <lframe@cityoflakegeneva.gov>
Subject: RE: Lagoon Dredging

Linda,

In confirming with Naomi under the current timeline the bids we be presented to Piers and Harbors at the June meeting. This means they would then go through to FLR and then Council in June and likely be ready to work in July. In reviewing with her this timeline can be sped up if the committees are willing to hold special meetings as the timeline for approvals is always one month for any action from introduction to approval.

I hope that helps.

David De Angelis
Interim City Administrator
Lake Geneva, Wisconsin



From: Linda Frame <lframe@cityoflakegeneva.gov>
Sent: Friday, March 28, 2025 10:24 AM
To: City Administrator <cityadmin@cityoflakegeneva.gov>; Linda Frame <lframe@cityoflakegeneva.gov>
Subject: Re: Lagoon Dredging
Importance: High

Dave,

Thank you I appreciate your disclosing the agreement of services, that makes total sense. Regarding the BIDs question, Naomi did state the BIDs wouldn't go out until June. I am sure that, working with all the agreements they have, they have a lot of different area timelines, but June is way too long.



[Draft] Meeting with mayor and city attorney

From lark@genevaonline.com <lark@genevaonline.com>
Draft saved Tue 4/1/2025 08:28
To Linda Frame <lframe@cityoflakegeneva.gov>
Cc Tom Nickols <twnickols@gmail.com>; KOTzen@clcm.com <KOTzen@clcm.com>;
klockars@vasagroup.com <klockars@vasagroup.com>

I hand delivered to the mayor and city attorney, with a copy to you, copies of my comments to the P&H&LFC on the piers in the lagoon area and a request to meet with them. I followed up with e-mails to both and also a note to the mayor when I stopped by to see him but I haven't heard back yet. Tom Nickols stopped by city hall and understood that the mayor was trying to find time on his calendar. So far I haven't been able to make contact with anyone.

I really don't want to go before the P & H&LFC April 8 next week and say I was not able to meet and get an answer for Ms Ames question about the legality of the slips. Tom also said the dredging was going ahead but I don't know the timing or details on how that affects the proposed slips.

In the meantime, I talked with Jeff Reed at Reed Construction and asked about the cost of putting a traditional pier out in the lake with more slips. He said the cost for 20 slips of traditional construction would be about the same as proposed in the lagoon. He said the steel posts do rust and they are very difficult to remove because they break off in the rusted areas when you try to pull them up so you have these rusted spikes sticking up from the bottom. There was also a concern about the clearance under the bridge and that only very small boats with no windshields can get under the bridge.

There is a lot of information out there that says these slips are a bad idea.... That they should never have been put there originally and they shouldn't be replaced. If this is going to be an agenda item at the April 8 meeting I would like to be prepared to address some of these issues. Please let me know how this is going to be handled and how I can help.

Larry Larkin