

**VILLAGE OF WINDSOR  
RESOLUTION 2019-106**

**APPROVAL OF A REDUCTION IN THE LETTER OF CREDIT  
FOR PLEASANT HILL ESTATES – PHASE 2a**

**WHEREAS**, Pleasant Hill Estates, LLC. (“Developer”) has requested a reduction in the Letter of Credit which serves as surety for completion of infrastructure in Phase 2a of Pleasant Hill Estates; and

**WHEREAS**, the Village Engineer has reviewed the Developer's request and recommends the approval of same; and

**WHEREAS**, at its regularly scheduled meeting on October 3, 2019, the Village Board reviewed the request for a reduction in the letter of credit as well as the information provided by the Village Engineer.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Windsor as follows:

- A. The Developer’s Letter of Credit for Phase 2a shall be reduced to Three Thousand Seven Hundred and Thirty-Six dollars (\$3,736.00) as approved by the Village Engineer, contingent upon receipt by the Village of lien waivers in a form satisfactory to the Village Engineer for all work upon which the reduction is based.
- B. The Developer may provide a copy of this Resolution and the attachments thereto to any third-party requesting verification of the Village's approval of the reduction.
- C. An updated Letter of Credit, in the same form as the previous Letter of Credit, shall be issued and provided to the Village simultaneous with or prior to the Village's surrender of the existing Letter of Credit.
- D. Notwithstanding this reduction in the Letter of Credit, the Developer shall remain obligated to timely satisfy all of the conditions imposed by the Village Board to which the Letter of Credit serves as a surety, and to provide satisfactory verification of compliance to the Village. Any necessary or requested reviews or submissions to the Village for determinations of compliance shall be made at least ten (10) business days prior to the date upon which verification of compliance is required.

The above and foregoing Resolution was duly adopted by the Village Board of the Village of Windsor, Dane County, Wisconsin at a meeting held on October 3, 2019 by a vote of 5 in favor and 0 opposed.

**VILLAGE OF WINDSOR**

  
Robert E. Wipperfurth, President

*Attested by:*  
  
Christine Capstran, Clerk

Incorporated by Reference:  
September 16, 2019 Village Engineer Memorandum

September 16, 2019

Mr. Jamie Rybarczyk  
Deputy Administrator | Director of Economic Development  
Village of Windsor  
4084 Mueller Road  
DeForest, WI 53532

***Subject: Pleasant Hill Estates Phase 2a – Surety Reduction***

Dear Mr. Rybarczyk:

The developer for Pleasant Hill Estates has requested a reduction in their letter of credit after completion of final paving. The letter of credit has been asked to be reduced to \$3,736.00 to cover 10% of the completed work.

We have requested that Lien Waivers be provided from the developer for work completed within the development phase and understand that these waivers will be forthcoming.

Based on no remaining work efforts, and contingent on receipt of lien waivers, we are in approval of reducing the letter of credit surety to \$3,736.00, covering 10% of the completed work efforts for Phase 2a.

If you have any questions please feel free to call.

Sincerely,

BAXTER & WOODMAN, INC.  
CONSULTING ENGINEERS



Gerald D. Groth, P.E.



999 Fourier Drive  
Madison, WI 53717  
(608) 826-0532 phone  
(608) 826-0530 FAX  
www.vierbicher.com

September 10, 2019

Village of Windsor  
Attn: Amy Anderson Schweppe, Director of Planning  
4084 Mueller Road  
DeForest, WI 53532

Re: Pleasant Hill Estates Phase 2A – Surety Reduction

Dear Amy:

Pleasant Hill Estates, LLC has posted an irrevocable letter of credit in the amount of \$1,258,406.40 to underwrite the company's obligations under the Agreement for Public Improvements contract for Phase 2A of Pleasant Hill Estates.

The public improvements were completed in the fall of 2018 and the surface pavement was installed in June. We are requesting a reduction of the letter of credit for Phase 2A to 10% of the surface pavement in the amount of \$3,736.00 (computations attached). I note that drainage piping installed adjacent to the bike path along the rear of lots 14 and 15 has been completed but requires some corrective action. The surety for this drainage piping was handled separately from the surety provided for the public right-of-way improvements and is not included with this request for surety reduction.

Please advise us of the date and time this surety reduction request will be heard before the Windsor Village board, as the Owner may wish to be represented at this meeting.

Please feel free to contact me if you have any questions.

Sincerely,

Timothy L. Schleeper, PE

Cc: Kevin Acker – Premier Builders, Inc.  
Jerry Groth – Baxter-Woodman

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**Surety Reduction - Village of Windsor  
Pleasant Hill Estates, LLC  
Pleasant Hill Estates Phase 2A  
Village of Windsor, WI  
9/9/2019**

Bid Item No.	Description	Original Item Total	10% of Completed Scope	100% of Uncompleted Work
<b>GENERAL</b>				
1	Performance & Payment Bonds	\$ 500.00		
2	Mobilization	\$ 15,600.00		
<b>Subtotal General:</b>		<b>\$ 16,100.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>DEMOLITION &amp; REMOVALS</b>				
3	Remove Pavement - Asphalt	\$ 2,016.00		
4	Sawcut - Asphalt	\$ 260.00		
5	Clearing & Grubbing	\$ 2,200.00		
<b>Subtotal Demolition:</b>		<b>\$ 4,476.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EARTHWORK</b>				
6	Common Excavation	\$ 78,330.00		
7	Strip Topsoil - Stockpile Excess On-Site	\$ 40,180.00		
8	Topsoil - Respread	\$ 26,980.00		
<b>Subtotal Earthwork:</b>		<b>\$ 145,490.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EROSION AND SEDIMENT CONTROL</b>				
9	Silt Fence	\$ 3,198.00		
10	Tracking Pad - Clear Stone	\$ 1,260.00		
11	Ditch Check - Stone Weepers	\$ 190.00		
12	Velocity Check - Drive-Over, Mountable	\$ 650.00		
13	Inlet Protection - Type D	\$ 2,160.00		
14	Erosion Mat - Class I, Type A	\$ 5,450.00		
15	Erosion Mat - Class I, Type B	\$ 2,420.00		
16	Deep Tilling	\$ 2,100.00		
17	Restoration - Seed, Fertilizer, & Mulch	\$ 20,235.00		
<b>Subtotal Erosion and Sediment Control:</b>		<b>\$ 37,663.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>SANITARY SEWER</b>				
18	Sanitary Sewer Manhole - 48" Dia. w/ Casting	\$ 25,200.00		
19	Sanitary Sewer - 8" PVC, SDR 26	\$ 37,455.00		
20	Sanitary Sewer Service Lateral - 4" PVC, SCH 40	\$ 28,043.00		
21	Connect to Existing Sanitary Manhole (Core and Boot)	\$ 1,900.00		
22	Sanitary Sewer Trench Compaction	\$ 8,933.50		
23	Sanitary Sewer Televising	\$ 1,702.50		
24	Internal Chimney Seal	\$ 3,850.00		
<b>Subtotal Sanitary Sewer:</b>		<b>\$ 107,084.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>WATER MAIN</b>				
25	Water Main - 8" D.I. CL 52	\$ 80,410.00		
26	Hydrant - New w/ Marker Flag	\$ 12,800.00		
27	Water Service Lateral - 1" Copper w/ Curb Stop	\$ 24,102.00		

**Surety Reduction - Village of Windsor  
Pleasant Hill Estates, LLC  
Pleasant Hill Estates Phase 2A  
Village of Windsor, WI  
9/9/2019**

Bid Item No.	Description	Original Item Total	10% of Completed Scope	100% of Uncompleted Work
28	Connect to Existing Water Main	\$ 22,000.00		
29	Gate Valve - 8"	\$ 16,800.00		
30	Gate Valve - 6"	\$ 6,800.00		
31	Polystyrene Insulation - 2' x 4' x 8' Sheet	\$ 1,440.00		
32	Hydrant - Salvaged	\$ 1,900.00		
33	Water Main Trench Compaction	\$ 11,594.00		
<b>Subtotal Water Main:</b>		<b>\$ 177,846.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>STORM SEWER &amp; STORMWATER MANAGEMENT</b>				
34	Storm Sewer Manhole - 60"	\$ 15,000.00		
35	Catch Basin - 2' x 3' Precast Box	\$ 24,200.00		
36	Storm Sewer Manhole - 48"	\$ 6,300.00		
37	Catch Basin - 60" Diameter, 2' x 3' Opening	\$ 2,600.00		
38	Storm Sewer Manhole - 72"	\$ 3,100.00		
39	Storm Sewer - 12" RCP, Class III	\$ 7,733.00		
40	Storm Sewer - 15" RCP, Class III	\$ 7,052.00		
41	Storm Sewer - 24" RCP, Class III	\$ 1,674.00		
42	Storm Sewer - 30" RCP, Class III	\$ 38,048.00		
43	Apron Endwall - 12" RCP w/ Grate	\$ 910.00		
44	Storm Sewer Trench Compaction	\$ 3,604.00		
<b>Subtotal Storm Sewer &amp; Stormwater Management:</b>		<b>\$ 110,221.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>STREETS AND PAVEMENT</b>				
45	HMA Pavement Type E-1, 9.5 mm - 1.75" (Upper Layer)	\$ 30,503.00	\$ 3,050.30	
46	HMA Pavement Type E-1, 12.5 mm - 2.25" (Lower Layer)	\$ 36,190.00		
47	HMA Pavement Type E-1, 9.5 mm - 1.5" (Upper Layer)	\$ 6,850.00	\$ 685.00	
48	HMA Pavement Type E-1, 12.5 mm - 2.0" (Lower Layer)	\$ 8,494.00		
49	Excavation Below Subgrade (EBS) Undercut	\$ 25,342.50		
50	Geotextile Fabric - WisDOT Type SR (Subgrade)	\$ 2,380.00		
51	HMA Pavement Type E-1, 12.5 mm - 3.0" (Single Layer)	\$ 16,170.00		
52	Cleaning & Sweeping	\$ 1,308.00		
53	Tack Coat	\$ 1,308.00		
54	Base Aggregate Dense - 1-1/4" - 10" under Roadway	\$ 45,126.00		
55	Base Aggregate Dense - 1-1/4" - 8" under Bike Path	\$ 9,541.00		
56	Base Aggregate Dense - 1-1/4" - 6.5" under C&G	\$ 4,675.50		
57	Base Aggregate Dense - 1-1/4" - 11" under Bike Path Shoulder	\$ 16,762.00		
58	Steel Reinforcement - Curb and Gutter	\$ 1,406.00		
59	Steel Reinforcement - Concrete Sidewalk	\$ 1,406.00		
60	Concrete Sidewalk - 5" Thickness w/ Base Aggregate Dense	\$ 58,976.00		

**Surety Reduction - Village of Windsor  
Pleasant Hill Estates, LLC  
Pleasant Hill Estates Phase 2A  
Village of Windsor, WI  
9/9/2019**

Bid Item No.	Description	Original Item Total	10% of Completed Scope	100% of Uncompleted Work
61	Curb Ramp Detectable Warning Field - Yellow	\$ 1,280.00		
62	Concrete Sidewalk Ramps - 5" Thickness	\$ 3,444.00		
63	Concrete Curb & Gutter - 30"	\$ 51,425.00		
64	Prepare Base for Asphaltic Paving	\$ 11,745.00		
65	Adjust Castings & Inlets	\$ 2,900.00		
66	Traffic Control - Relocate Existing Type III Barricade	\$ 450.00		
67	Sign Post - Tubular Steel, 2x2-Inch, 10 Ft.	\$ 1,110.00		
68	Signs - Type II Reflective H	\$ 900.00		
<b>Subtotal Streets and Pavement:</b>		<b>\$ 339,692.00</b>	<b>\$ 3,735.30</b>	<b>\$ -</b>
<b>TREES, PLANTS AND LANDSCAPING</b>				
69	Retaining Wall - Boulder	\$ 110,100.00		
<b>Subtotal Trees, Plants and Landscaping:</b>		<b>\$ 110,100.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>CONSTRUCTION SUBTOTAL</b>		<b>\$ 1,048,672.00</b>	<b>\$ 3,735.30</b>	<b>\$ -</b>
Statutory Contingency		\$ 209,734.40	None	None
<b>SURETY TOTAL:</b>		<b>\$ 1,258,406.40</b>	<b>\$ 3,735.30</b>	<b>\$ -</b>

<b>Grand Total:</b>	<b>\$</b>	<b>3,735.30</b>
<b>Call Amount:</b>	<b>\$</b>	<b>3,736.00</b>

Note: Stormwater drainage behind Lots 14 and 15 must still be addressed. However, surety for this work has been provided by a separate letter of credit (cash escrow) to the Village.