

**VILLAGE OF WINDSOR
RESOLUTION 2019-107**

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

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 2b of Pleasant Hill Estates; and

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

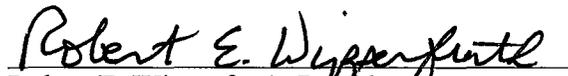
WHEREAS, at its regularly scheduled meeting on October 3, 2019, the Village Board reviewed the request for a reduction in the letter of credit as well as the information provided by the Village Engineer.

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

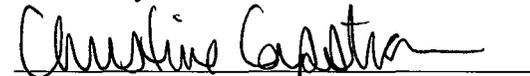
- A. The Developer’s Letter of Credit for Phase 2b shall be reduced to Eighty-Four Thousand Seven Hundred and Seven dollars (\$84,707.00) as approved by the Village Engineer, contingent upon receipt by the Village of lien waivers in a form satisfactory to the Village Engineer for all work upon which 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 2b - Surety Reduction

Dear Mr. Rybarczyk:

The developer for Pleasant Hill Estates has requested a reduction in their letter of credit after completing the initial lift of asphalt. Remaining work items for Phase 2B includes surface course paving, planting of street trees, plus mortar installation repair in manhole near lot 326.

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.

The letter of credit has been asked to be reduced to \$84,707.00 to cover 10% of the completed work plus 100% of the remaining work efforts. In addition to completing the noted remaining work items we will ultimately will need final lien waivers and As-Built/Record Drawings.

Based on current amount of remaining work efforts, we are in approval of reducing the letter of credit surety to \$84,707.00, to cover 10% of the completed work efforts plus 100% of the uncompleted work for Phase 2b.

If you have any questions please feel free to call.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Gerald D. Groth, P.E.

vierbicher
planners engineers advisors



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 2B – Surety Reduction

Dear Amy:

Pleasant Hill Estates, LLC has posted an irrevocable letter of credit in the amount of \$641,343.48 to underwrite the company's obligations under the Agreement for Public Improvements contract for Phase 2B of Pleasant Hill Estates.

The public improvements were completed in the spring and we are requesting a reduction of the letter of credit for Phase 2B to 10% of the installed improvements and 100% of the uninstalled improvements in the amount of \$84,707.00 (computations attached).

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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vision to reality

Reedsburg (608)524-6468 | Madison (608)826-0532 | Milwaukee Metro (262)875-5000 | Prairie du Chien (608)326-1051

**Surety Reduction - Village of Windsor
Pleasant Hill Estates, LLC
Pleasant Hill Estates Phase 2B
Village of Windsor, WI
9/10/2019**

Bid Item No.	Description	Original Item Cost	10% of Completed Scope	100% of Incomplete Scope
GENERAL				
1	Mobilization	\$ 5,800.00	\$ 580.00	
Subtotal General:		\$ 5,800.00	\$ 580.00	\$ -
DEMOLITION & REMOVALS				
2	Clearing & Grubbing	\$ 1,200.00	\$ 120.00	
3	Sawcut - Asphalt	\$ 225.00	\$ 22.50	
4	Remove Pavement - Asphalt	\$ 880.00	\$ 88.00	
Subtotal Demolition:		\$ 2,305.00	\$ 230.50	\$ -
EARTHWORK				
5	Common Excavation	\$ 84,560.00	\$ 8,456.00	
6	Rock Excavation	\$ 9,840.00	\$ 984.00	
7	Strip Topsoil - Stockpile Excess On-Site	\$ 20,900.00	\$ 2,090.00	
8	Topsoil - Respread	\$ 76,836.00	\$ 7,683.60	
Subtotal Earthwork:		\$ 192,136.00	\$ 19,213.60	\$ -
EROSION AND SEDIMENT CONTROL				
9	Silt Fence	\$ 5,440.00	\$ 544.00	
10	Tracking Pad - Clear Stone	\$ 1,260.00	\$ 126.00	
11	Inlet Protection - Type D	\$ 1,680.00	\$ 168.00	
12	Ditch Check - Stone Weepers	\$ 4,080.00	\$ 408.00	
13	Erosion Mat - Class I, Type A	\$ 10,846.00	\$ 1,084.60	
14	Erosion Mat - Class I, Type B	\$ 2,940.00	\$ 294.00	
15	Restoration - Seed, Fertilizer, & Mulch	\$ 16,176.00	\$ 1,617.60	
Subtotal Erosion and Sediment Control:		\$ 42,422.00	\$ 4,242.20	\$ -
SANITARY SEWER				
16	Sanitary Sewer - 8" PVC, SDR 35	\$ 24,150.00	\$ 2,415.00	
17	Sanitary Sewer Televising	\$ 1,104.00	\$ 110.40	
18	Sanitary Sewer Manhole - 48" Dia. w/ Casting	\$ 12,000.00	\$ 1,200.00	
19	Internal Chimney Seal	\$ 1,650.00	\$ 165.00	
20	Sanitary Sewer Service Lateral - 4" PVC, SCH 40	\$ 26,910.00	\$ 2,691.00	
21	Connect to Existing Sanitary Manhole (Remove Plug)	\$ 5,000.00	\$ 500.00	
22	Sanitary Sewer Trench Compaction	\$ 2,967.00	\$ 296.70	
Subtotal Sanitary Sewer:		\$ 73,781.00	\$ 7,378.10	\$ -
WATER MAIN				
23	Water Main - 6" D.I. CL 52	\$ 2,320.00	\$ 232.00	
24	Water Main - 8" D.I. CL 52	\$ 32,680.00	\$ 3,268.00	
25	Gate Valve - 6"	\$ 5,100.00	\$ 510.00	
26	Gate Valve - 8"	\$ 6,300.00	\$ 630.00	

**Surety Reduction - Village of Windsor
Pleasant Hill Estates, LLC
Pleasant Hill Estates Phase 2B
Village of Windsor, WI
9/10/2019**

Bid Item No.	Description	Original Item Cost	10% of Completed Scope	100% of Incomplete Scope
27	Polystyrene Insulation - 2" x 4' x 8' Sheet	\$ 1,620.00	\$ 162.00	
28	Water Service Lateral - 1" Copper w/ Curb Stop	\$ 17,010.00	\$ 1,701.00	
29	Hydrant - New w/ Marker Flag	\$ 8,400.00	\$ 840.00	
30	Hydrant - Salvaged	\$ 2,000.00	\$ 200.00	
31	Connect to Existing Water Main	\$ 1,000.00	\$ 100.00	
32	Water Main Trench Compaction	\$ 4,960.00	\$ 496.00	
Subtotal Water Main:		\$ 81,390.00	\$ 8,139.00	\$ -
STORM SEWER & STORMWATER MANAGEMENT				
33	Storm Sewer - 12" RCP, Class III	\$ 5,244.00	\$ 524.40	
34	Storm Sewer - 15" RCP, Class III	\$ 1,505.00	\$ 150.50	
35	Storm Sewer - 18" RCP, Class III	\$ 10,150.00	\$ 1,015.00	
36	Apron Endwall - 12" RCP w/ Grate	\$ 1,800.00	\$ 180.00	
37	Storm Sewer Manhole - 48"	\$ 8,400.00	\$ 840.00	
38	Catch Basin - 2' x 3' Precast Box	\$ 13,200.00	\$ 1,320.00	
39	Connect to Ex. Storm Sewer Structure	\$ 760.00	\$ 76.00	
40	Storm Sewer Trench Compaction	\$ 1,278.40	\$ 127.84	
Subtotal Storm Sewer & Stormwater Management:		\$ 42,337.40	\$ 4,233.74	\$ -
STREETS AND PAVEMENT				
41	Base Aggregate Dense - 1-1/4" - 10" under Roadway	\$ 19,251.00	\$ 1,925.10	
42	Base Aggregate Dense - 1-1/4" under C&G	\$ 2,497.50	\$ 249.75	
43	Excavation Below Subgrade (EBS) Undercut	\$ 3,600.00	\$ 360.00	
44	Excavation Below Subgrade (EBS) Backfill - 3" Breaker Run	\$ 6,120.00	\$ 612.00	
45	Geotextile Fabric - WisDOT Type SR (Subgrade Reinforcement)	\$ 735.00	\$ 73.50	
46	Prepare Base for Asphaltic Paving	\$ 4,342.00	\$ 434.20	
47	HMA Pavement Type E-1, 12.5 mm - 2.25" (Lower Layer)	\$ 22,320.00	\$ 2,232.00	
48	HMA Pavement Type E-1, 9.5 mm - 1.75" (Upper Layer)	\$ 15,903.00		\$ 15,903.00
49	Cleaning & Sweeping	\$ 837.00		\$ 837.00
50	Tack Coat	\$ 279.00		\$ 279.00
51	Concrete Curb & Gutter - 30"	\$ 19,950.00	\$ 1,995.00	
52	Steel Reinforcement - Curb and Gutter	\$ 962.00	\$ 96.20	
53	Concrete Sidewalk - 5" Thickness w/ Base Aggregate Dense	\$ 22,080.00	\$ 2,208.00	
54	Steel Reinforcement - Concrete Sidewalk	\$ 962.00	\$ 96.20	
55	Concrete Sidewalk Ramps - 5" Thickness	\$ 1,295.00	\$ 129.50	
56	Curb Ramp Detectable Warning Field - Yellow	\$ 480.00	\$ 48.00	
57	Adjust Castings & Inlets	\$ 4,000.00	\$ 400.00	

Surety Reduction - Village of Windsor
Pleasant Hill Estates, LLC
Pleasant Hill Estates Phase 2B
Village of Windsor, WI
9/10/2019

Bid Item No.	Description	Original Item Cost	10% of Completed Scope	100% of Incomplete Scope
58	Traffic Control - Type III Barricade w/ Road Closed	\$ 620.00	\$ 62.00	
59	Sign Post - Tubular Steel, 2x2-Inch, 10 Ft.	\$ 370.00	\$ 37.00	
60	Signs - Type II Reflective H	\$ 100.00	\$ 10.00	
Subtotal Streets and Pavement:		\$ 126,703.50	\$ 10,968.45	\$ 17,019.00
TREES, PLANTS AND LANDSCAPING				
61	Street Tree - Shademaster HoneyLocust (2" Caliper)	\$ 10,000.00		\$ 10,000.00
Subtotal Trees, Plants and Landscaping:		\$ 10,000.00	\$ -	\$ 10,000.00
SUBTOTAL CONSTRUCTION COSTS:		\$ 576,874.90	\$ 54,985.59	\$ 27,019.00
10% STATUTORY CONTINGENCY:		\$ 57,687.49	None	\$ 2,701.90
		* \$ 634,562.39	\$ 54,985.59	\$ 29,720.90
TOTAL:			\$84,706.49	
LETTER OF CREDIT TO BE MAINTAINED:			\$84,707.00	

*Original letter of credit provided totalled \$641,343.48.

