

**VILLAGE OF WINDSOR
RESOLUTION 2019-115**

**APPROVAL OF A REDUCTION IN THE LETTER OF CREDIT
FOR PRAIRIE CREEK – PHASE 3A**

WHEREAS, State at Main Development, LLC. (“Developer”) has requested a reduction in the Letter of Credit which serves as surety for completion of infrastructure in Phase 3A of Prairie Creek; and

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

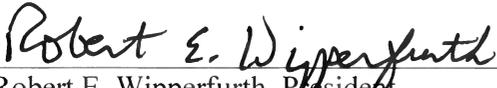
WHEREAS, at its regularly scheduled meeting on October 17, 2019, the Village Board reviewed the request for a reduction in the letter of credit as well as the information provided by the Village Engineer.

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

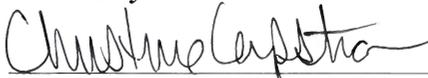
- A. The Developer’s Letter of Credit for Phase 3A shall be reduced to Two Thousand Nine Hundred and Twenty-Eight dollars (\$2,928.00) as approved by the Village Engineer, contingent upon receipt by the Village of lien waivers in a form satisfactory to the Village Engineer for all work upon which the 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 17, 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:
October 1, 2019 Village Engineer Memorandum

October 1, 2019

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

Subject: Prairie Creek Phase 3A – Surety Reduction

Dear Mr. Rybarczyk:

On behalf of the developer for Prairie Creek Phase 3A, Timothy Schleeper from Vierbicher has requested a reduction in the letter of credit for the development after final paving. The letter of credit has been asked to be reduced to \$2,928.00 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 remaining work and contingent on receipt of lien waivers, we are in approval of reducing the letter of credit surety to \$2,928.00 for Phase 3A.

If you have any questions please feel free to call.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Gerald D. Groth, P.E.



September 26, 2019

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

Re: Prairie Creek Phase 3A – Surety Reduction

Dear Amy:

State at Main Development, LLC has posted an irrevocable letter of credit in the amount of \$90,400.00 to underwrite the company's obligations under the Agreement for Public Improvements contract for Phase 3A of Prairie Creek.

The public improvements were completed in the fall of 2017 and surface pavement was installed in June. We are requesting a reduction of the letter of credit for Phase 3A to 10% of the surface pavement in the amount of \$2,928.00 (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: Tom Jones – State at Main Development, Inc.
Jerry Groth – Baxter-Woodman

Surety Reduction - Village of Windsor
 State at Main Development, LLC
 Prairie Creek Phase 3A
 Village of Windsor, WI
 9/26/2016

vierbicher
 planners | engineers | advisors



Bid Item Ref. No.	Description	Original Item Total	10% of Completed Scope	100% of Incomplete Scope
Sanitary Sewer				
	Sanitary Sewer - 8" PVC	\$ 45,600.00		\$ -
	Sanitary Sewer - 48" Dia. Manhole	\$ 30,600.00		\$ -
	Sanitary Sewer - 48" Dia. "Dog-House" Manhole	\$ 4,000.00		\$ -
	Internal Chimney Seals	\$ 6,200.00		\$ -
	Sanitary Sewer Service Lateral - 4" PVC	\$ 18,700.00		\$ -
	Sanitary Sewer Trench Compaction	\$ 9,800.00		\$ -
	TV Inspection - Sanitary Sewers	\$ 4,960.00		\$ -
Sanitary Sewer Subtotal		\$ 119,860.00	\$ -	\$ -
Watermain				
	Water Main - 6" D.I.	\$ 2,700.00		\$ -
	Water Main - 8" D.I.	\$ 51,520.00		\$ -
	Relay Watermain - 16" D.I.	\$ 44,400.00		\$ -
	Gate Valves - 16"	\$ 8,600.00		\$ -
	Gate Valves - 6"	\$ 8,000.00		\$ -
	Gate Valves - 8"	\$ 10,000.00		\$ -
	Styrofoam Insulation (8'x4'x2" Thick)	\$ 2,700.00		\$ -
	Water Service Lateral - 1" Copper	\$ 24,610.00		\$ -
	Salvage Existing Hydrant	\$ 1,000.00		\$ -
	Hydrant - New w/ Marker Flag	\$ 19,500.00		\$ -
	Connect to Existing 16" Watermain	\$ 11,100.00		\$ -
	Watermain Trench Compaction	\$ 4,620.00		\$ -
Watermain Subtotal		\$ 188,750.00	\$ -	\$ -
Storm Sewer				
	Storm Sewer - 12" RCP	\$ 23,450.00		\$ -
	Storm Sewer - 15" RCP	\$ 23,320.00		\$ -
	Storm Sewer - 18" RCP	\$ 8,000.00		\$ -
	15" RCP Apron Endwall with Pipe Grate	\$ 3,000.00		\$ -
	18" RCP Apron Endwall with Pipe Grate	\$ 1,600.00		\$ -
	Storm Sewer Manhole - 48"	\$ 14,700.00		\$ -
	Storm Sewer Curb Inlet - 2' x 3' Precast Box W/ Frame & Grate	\$ 27,300.00		\$ -
	Storm Sewer Trench Compaction	\$ 2,620.00		\$ -
Storm Sewer Subtotal		\$ 103,990.00	\$ -	\$ -
	Excavation Below Subgrade (EBS)	\$ 18,480.00		\$ -
	Geotextile Fabric - Street Subgrade	\$ 825.00		\$ -
	Finish Grading	\$ 7,540.00		\$ -
	HMA Pavement - Upper Layer (1 3/4"), Type E1	\$ 27,531.00	\$ 2,753.10	
	HMA Pavement - Lower Layer (2 1/4"), Type E1	\$ 26,220.00		\$ -
	HMA Pavement - Bike Path (3")	\$ 15,070.00		\$ -
	Clean and Tack Coat Binder	\$ 1,748.00	\$ 174.80	
	Crushed Aggregate Base Course - 10" thick under Roadway	\$ 34,960.00		\$ -
	Crushed Aggregate Base Course - 6.5" thick under C&G	\$ 4,600.00		\$ -
	Crushed Aggregate Base Course - 8" thick under Bike Path	\$ 12,193.00		\$ -
	Crushed Aggregate Base Course - 11" thick for Bike Path Shoulders	\$ 2,511.00		\$ -
	Concrete Curb & Gutter - 30"	\$ 29,512.00		\$ -
	Reinforced Curb and Gutter @ Lateral Locations	\$ 1,500.00		\$ -
	Concrete Sidewalk, 5" w/ 4" Base	\$ 38,335.50		\$ -
	Reinforce Concrete Sidewalk @ Lateral Crossings	\$ 1,500.00		\$ -
	Concrete Curb Ramps	\$ 990.00		\$ -
	Truncated Dome Detectable Warning Field	\$ 900.00		\$ -
	Street Sign - Stop Sign (R1-1) and Street Name Assembly	\$ 210.00		\$ -
	Street Sign - Street Name (D3-1)	\$ 630.00		\$ -
	Type III Barricades w/Road Closed Sign	\$ 2,000.00		\$ -
Streets Subtotal		\$ 227,255.50	\$ 2,927.90	\$ -
Construction Subtotal		\$ 639,855.50	\$ 2,927.90	\$ -
Statutory Contingency		\$ 127,971.10	None	Required
Surety Total		\$ 767,826.60	\$ 2,927.90	\$ -
Grand Total			\$ 2,927.90	
CALL			\$ 2,928.00	

Surety Reduction - Village of Windsor
 State at Main Development, LLC
 Prairie Creek Phase 3A
 Village of Windsor, WI
 10/3/2016

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	Sanitary Sewer - 48" Dia. Manhole	\$ 30,600.00	\$ 3,060.00	\$ -
	Sanitary Sewer - 48" Dia. "Dog-House" Manhole	\$ 4,000.00	\$ 400.00	\$ -
	Internal Chimney Seals	\$ 6,200.00	\$ 620.00	\$ -
	Sanitary Sewer Service Lateral - 4" PVC	\$ 18,700.00	\$ 1,870.00	\$ -
	Sanitary Sewer Trench Compaction	\$ 9,800.00	\$ 980.00	\$ -
	TV Inspection - Sanitary Sewers	\$ 4,960.00	\$ 496.00	\$ -
	Sanitary Sewer Subtotal	\$ 119,860.00	\$11,986.00	\$ -
Watermain				
	Water Main - 6" D.I.	\$ 2,700.00	\$ 270.00	\$ -
	Water Main - 8" D.I.	\$ 51,520.00	\$ 5,152.00	\$ -
	Relay Watermain - 16" D.I.	\$ 44,400.00	\$ 4,440.00	\$ -
	Gate Valves - 16"	\$ 8,600.00	\$ 860.00	\$ -
	Gate Valves - 6"	\$ 8,000.00	\$ 800.00	\$ -
	Gate Valves - 8"	\$ 10,000.00	\$ 1,000.00	\$ -
	Styrofoam Insulation (8x4x2" Thick)	\$ 2,700.00	\$ 270.00	\$ -
	Water Service Lateral - 1" Copper	\$ 24,610.00	\$ 2,461.00	\$ -
	Salvage Existing Hydrant	\$ 1,000.00	\$ 100.00	\$ -
	Hydrant - New w/ Marker Flag	\$ 19,500.00	\$ 1,950.00	\$ -
	Connect to Existing 16" Watermain	\$ 11,100.00	\$ 1,110.00	\$ -
	Watermain Trench Compaction	\$ 4,620.00	\$ 462.00	\$ -
	Watermain Subtotal	\$ 188,750.00	\$18,875.00	\$ -
Storm Sewer				
	Storm Sewer - 12" RCP	\$ 23,450.00	\$ 2,345.00	\$ -
	Storm Sewer - 15" RCP	\$ 23,320.00	\$ 2,332.00	\$ -
	Storm Sewer - 18" RCP	\$ 8,000.00	\$ 800.00	\$ -
	15" RCP Apron Endwall with Pipe Grate	\$ 3,000.00	\$ 300.00	\$ -
	18" RCP Apron Endwall with Pipe Grate	\$ 1,600.00	\$ 160.00	\$ -
	Storm Sewer Manhole - 48"	\$ 14,700.00	\$ 1,470.00	\$ -
	Storm Sewer Curb Inlet - 2' x 3' Precast Box W/ Frame & Grate	\$ 27,300.00	\$ 2,730.00	\$ -
	Storm Sewer Trench Compaction	\$ 2,620.00	\$ 262.00	\$ -
	Storm Sewer Subtotal	\$ 103,990.00	\$10,399.00	\$ -
Streets				
	Excavation Below Subgrade (EBS)	\$ 18,480.00	\$ 1,848.00	\$ -
	Geotextile Fabric - Street Subgrade	\$ 825.00	\$ 82.50	\$ -
	Finish Grading	\$ 7,540.00	\$ 754.00	\$ -
	HMA Pavement - Upper Layer (1 3/4"), Type E1	\$ 27,531.00	\$ -	\$ 27,531.00
	HMA Pavement - Lower Layer (2 1/4"), Type E1	\$ 26,220.00	\$ 2,622.00	\$ -
	HMA Pavement - Bike Path (3")	\$ 15,070.00	\$ 1,507.00	\$ -
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	Crushed Aggregate Base Course - 8" thick under Bike Path	\$ 12,193.00	\$ 1,219.30	\$ -
	Crushed Aggregate Base Course - 11" thick for Bike Path Shoulders	\$ 2,511.00	\$ 251.10	\$ -
	Concrete Curb & Gutter - 30"	\$ 29,512.00	\$ 2,951.20	\$ -
	Reinforced Curb and Gutter @ Lateral Locations	\$ 1,500.00	\$ 150.00	\$ -
	Concrete Sidewalk, 5" w/ 4" Base	\$ 38,335.50	\$ 3,833.55	\$ -
	Reinforce Concrete Sidewalk @ Lateral Crossings	\$ 1,500.00	\$ 150.00	\$ -
	Concrete Curb Ramps	\$ 990.00	\$ 99.00	\$ -
	Truncated Dome Detectable Warning Field	\$ 900.00	\$ 90.00	\$ -
	Street Sign - Stop Sign (R1-1) and Street Name Assembly	\$ 210.00	\$ 21.00	\$ -
	Street Sign - Street Name (D3-1)	\$ 630.00	\$ 63.00	\$ -
	Type III Barricades w/Road Closed Sign	\$ 2,000.00	\$ 200.00	\$ -
	Streets Subtotal	\$ 227,255.50	\$19,797.65	\$ 29,279.00
	Construction Subtotal	\$ 639,855.50	\$61,057.65	\$ 29,279.00
	Statutory Contingency	\$ 127,971.10	None	Required
	Surety Total	\$ 767,826.60	\$61,057.65	\$ 29,279.00
	Grand Total	\$	\$	90,336.65
	CALL	\$	\$	90,400.00