

**VILLAGE OF WINDSOR
RESOLUTION 2019-89**

**APPROVAL OF A REDUCTION IN THE LETTER OF CREDIT
FOR BEAR TREE FARMS – PHASE 1 & 2**

WHEREAS, Bear Tree Farms, Inc. (“Developer”) has requested a reduction in the Letter of Credit which serves as surety for completion of infrastructure in Phase 1 & 2 of Bear Tree Farms; and

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

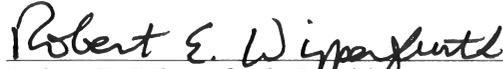
WHEREAS, at its regularly scheduled meeting on August 15, 2019, the Village Board reviewed the request for a reduction in the letter of credit as well as the information provided by the Village Engineer.

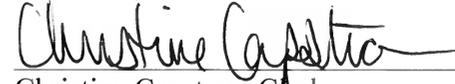
NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Windsor as follows:

- A. The Developer’s Letter of Credit for Phase 1 & 2 shall be reduced to Three Hundred and Fifty Thousand dollars (\$350,000) as approved by the Village Engineer.
- 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 August 15, 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:
8-5-2019 Village Engineer Memorandum

2005 W. Beltline Highway, Suite 201
Madison, WI 53713
608.277.1230
www.baxterwoodman.com
info@baxterwoodman.com



Memo

To: Village of Windsor

From: Jerry Groth, Village Engineer

Date: 8/5/19

Project No.: 170319.30

Subject: Bear Tree Farms Phase 1 and 2; Village Acceptance of Work Completed and Letter of Credit Reduction

Village Acceptance of Work Completed

The Developer's Engineer for Bear Tree Farms (Mike Calkins of Snyder Associates) is requesting Village acceptance of all the utilities in Phase 2A & 2B and street improvements in 2A, with exception of the surface course.

The attached spreadsheet shows approximately \$300,000 of work is still left to completed that conservatively overestimates what is actually remaining as they just recently completed curb installation and paving in Phase 2B.

We are in favor of Village acceptance of these improvements as presented.

Letter of Credit Reduction

With acceptance of the improvements, the Developer's Engineer is asking that the Village reduce the associated Letter of Credit for Phase 2A and 2B from \$1,759,686.00 to \$350,000.

We are in favor of Village acceptance of this letter of credit reduction.

Respectfully submitted,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

A handwritten signature in black ink that reads "Gerald D. Groth".

Gerald D. Groth, P.E.

PROJECT: Bear Tree Farms - Phase 2

ENGINEER'S PROJECT #: 116,0177.30

OWNER: Bear Tree Farms
370 Campbell Hill Ct
DeForest, WI 53532

CONTRACTOR: Parisi Construction Co., Inc.
508 S. Nine Mound Road
Verona, WI 53593

ENGINEER: Snyder & Associates, Inc.

LOC REDUCTION REQUEST

REQUEST DATE: 8/2/19

Item No. (A)	Description of Work (B)	Unit of Measure	Scheduled Quantity (C)	Unit Price (D)	Item Total (C*D)	Work Completed			Contract Total (E+F)			% Complete		
						Previous Requests (E)		Left to Complete (F)		Quantity			Amount	
						Quantity	Amount	Quantity	Amount	Quantity	Amount			
PHASE 2A														
1	Mobilization	LS	1	\$ 30,000.00	\$30,000.00	1	\$30,000.00					\$30,000.00	100.00%	
2	Unclassified Excavation	CY	20,029	\$ 3.20	\$64,092.80	20,029	\$0.00					\$64,092.80	100.00%	
3	Topsail Strip and Stockpile	CY	13,900	\$ 2.00	\$27,800.00	13,900	\$0.00					\$27,800.00	100.00%	
4	Clear and Grub	LS	1	\$1,100.00	\$1,100.00	1	\$0.00					\$1,100.00	100.00%	
5	8" Sanitary Sewer	LF	1,262	\$ 39.25	\$49,533.50	1,262	\$0.00					\$49,533.50	100.00%	
6	4" Sanitary Lateral	LF	760	\$ 41.50	\$31,540.00	760	\$0.00					\$31,540.00	100.00%	
7	Sanitary Sewer Trench Compaction	LF	2,022	\$ 5.40	\$10,918.80	2,022	\$0.00					\$10,918.80	100.00%	
8	Standard Sanitary Sewer Manhole	EA	7	\$ 4,200.00	\$29,400.00	7	\$0.00					\$29,400.00	100.00%	
9	Connect to Existing Sanitary Sewer	EA	2	\$ 2,000.00	\$4,000.00	2	\$0.00					\$4,000.00	100.00%	
10	Telesive Sanitary Sewer	LF	1,262	\$ 3.10	\$3,912.20	1,262	\$0.00					\$3,912.20	100.00%	
11	Adjust Costings	EA	7	\$ 370.00	\$2,590.00	7	\$0.00					\$2,590.00	100.00%	
12	6" D.I. Water Main	LF	50	\$ 60.00	\$3,000.00	50	\$0.00					\$3,000.00	100.00%	
13	8" D.I. Water Main	LF	1,330	\$ 48.00	\$63,840.00	1,330	\$0.00					\$63,840.00	100.00%	
14	1" Copper Water Service	EA	20	\$ 28,000.00	\$560,000.00	20	\$0.00					\$560,000.00	100.00%	
15	Water Main Trench Compaction	LF	1,380	\$ 3.40	\$4,692.00	1,380	\$0.00					\$4,692.00	100.00%	
16	6" Valve w/ Box	EA	3	\$ 2,100.00	\$6,300.00	3	\$0.00					\$6,300.00	100.00%	
17	8" Valve w/ Box	EA	6	\$ 15,000.00	\$90,000.00	6	\$0.00					\$90,000.00	100.00%	
18	Hydrant w/ Flag	EA	4	\$ 4,300.00	\$17,200.00	4	\$0.00					\$17,200.00	100.00%	
19	Adjust Water Service Boxes and Valves	EA	29	\$ 5,800.00	\$168,200.00	29	\$0.00					\$168,200.00	100.00%	
20	Connect to Existing Water Main	EA	2	\$ 3,600.00	\$7,200.00	2	\$0.00					\$7,200.00	100.00%	
21	12" RCB Storm Sewer	LF	52	\$ 35.25	\$1,833.00	52	\$0.00					\$1,833.00	100.00%	
22	15" RCB Storm Sewer	LF	82	\$ 41.25	\$3,382.50	82	\$0.00					\$3,382.50	100.00%	
23	36" RCB Storm Sewer	LF	203	\$ 88.00	\$17,864.00	203	\$0.00					\$17,864.00	100.00%	
24	42" RCB Storm Sewer	LF	269	\$ 100.00	\$26,900.00	269	\$0.00					\$26,900.00	100.00%	
25	34" x 53" HERCP Storm Sewer	LF	172	\$ 150.00	\$25,800.00	172	\$0.00					\$25,800.00	100.00%	
26	42" Apron Endwall w/ Grate	EA	1	\$ 3,800.00	\$3,800.00	1	\$0.00					\$3,800.00	100.00%	
27	2.5' x 8" MS Inlet	EA	4	\$ 2,900.00	\$11,600.00	4	\$0.00					\$11,600.00	100.00%	
28	8" Storm Sewer Manhole	EA	2	\$ 5,000.00	\$10,000.00	2	\$0.00					\$10,000.00	100.00%	
29	8" Storm Sewer Manhole	EA	1	\$ 7,100.00	\$7,100.00	1	\$0.00					\$7,100.00	100.00%	
30	Adjust Costings	EA	7	\$ 380.00	\$2,660.00	7	\$0.00					\$2,660.00	100.00%	
31	Sawcut Pavement	LF	60	\$ 8.20	\$492.00	60	\$0.00					\$492.00	100.00%	
32	Finish Grading	SFA	11	\$ 630.00	\$6,930.00	11	\$0.00					\$6,930.00	100.00%	
33	10" Ribbed Stone Base Course	SY	3,395	\$ 8.30	\$28,178.50	3,395	\$0.00					\$28,178.50	100.00%	
34	24" Ripbed Curb w/ 10" Stone Base	LF	3,176	\$ 11.75	\$37,318.00	3,176	\$0.00					\$37,318.00	100.00%	
35	626	SY	626	\$ 0.00	\$0.00	626	\$13,146.00					\$13,146.00	100.00%	
36	Undercut & Crushed Stone Backfill (20%)	CY	190	\$ 34.50	\$6,555.00	1,344	\$46,368.00					\$52,923.00	707.37%	
37	1.25" Asphaltic Binder Course	SY	3,395	\$ 6.60	\$22,407.00	3,395	\$0.00					\$22,407.00	100.00%	
38	1.25" Asphaltic Surface Course (June 2019)	SY	3,395	\$ 6.30	\$21,388.50	3,395	\$21,388.50					\$21,388.50	100.00%	
39	Mill, Clean, & Lock (June 2019)	SY	3,395	\$ 0.60	\$2,037.00	3,395	\$2,037.00					\$2,037.00	100.00%	
40	Restore Electrical Trenches	LS	1	\$ 1,300.00	\$1,300.00	1	\$0.00					\$1,300.00	100.00%	
41	Street Sign w/ Stop Sign	EA	2	\$ 410.00	\$820.00	2	\$0.00					\$820.00	100.00%	
42	Type III Barricades w/ Road Closed Sign	EA	2	\$ 500.00	\$1,000.00	2	\$0.00					\$1,000.00	100.00%	
43	Gravel Construction Entrance	EA	2	\$ 670.00	\$1,340.00	2	\$0.00					\$1,340.00	100.00%	
44	Silt Fence	LF	1,150	\$ 1.60	\$1,840.00	1,150	\$0.00					\$1,840.00	100.00%	
45	Erosion Matting	SY	5,645	\$ 1.30	\$7,338.50	5,349	\$6,953.70					\$6,953.70	94.76%	
46	Stone Ditch Check	EA	29	\$ 200.00	\$5,800.00	29	\$0.00					\$5,800.00	0.00%	
47	6" Topsail, Fertilizer, Seed, & Mulch	SY	41,000	\$ 1.10	\$45,100.00	36,122	\$39,734.20					\$39,734.20	88.10%	
PHASE 2B														
48	Mobilization	LS	1	\$ 25,000.00	\$25,000.00	1	\$0.00					\$25,000.00	100.00%	
49	Unclassified Excavation	CY	30,000	\$ 3.20	\$96,000.00	30,000	\$0.00					\$96,000.00	100.00%	
50	Topsail Strip and Stockpile	CY	25,000	\$ 2.00	\$50,000.00	25,000	\$0.00					\$50,000.00	100.00%	
51	Clear and Grub	LS	1	\$1,600.00	\$1,600.00	1	\$0.00					\$1,600.00	100.00%	
52	8" Sanitary Sewer	LF	1,854	\$ 38.50	\$71,379.00	1,800	\$0.00					\$71,379.00	97.07%	
53	4" Sanitary Lateral	LF	950	\$ 40.50	\$38,475.00	900	\$0.00					\$38,475.00	94.74%	
54	Sanitary Sewer Trench Compaction	LF	2,804	\$ 5.40	\$15,141.60	2,700	\$0.00					\$15,141.60	96.29%	
55	Standard Sanitary Sewer Manhole	EA	9	\$ 4,100.00	\$36,900.00	9	\$0.00					\$36,900.00	100.00%	
56	Connect to Existing Sanitary Sewer	EA	2	\$ 990.00	\$1,980.00	2	\$0.00					\$1,980.00	100.00%	
57	Telesive Sanitary Sewer	LF	1,854	\$ 3.10	\$5,747.40	1,854	\$0.00					\$5,747.40	100.00%	
58	Adjust Costings	EA	9	\$ 370.00	\$3,330.00	9	\$0.00					\$3,330.00	100.00%	
59	6" D.I. Water Main	LF	60	\$ 60.00	\$3,600.00	50	\$0.00					\$3,600.00	100.00%	
60	8" D.I. Water Main	LF	1,813	\$ 48.25	\$87,477.25	1,800	\$0.00					\$87,477.25	99.28%	
61	1" Copper Water Service	EA	25	\$ 1,400.00	\$35,000.00	25	\$0.00					\$35,000.00	100.00%	
62	Water Main Trench Compaction	LF	1,863	\$ 3.40	\$6,334.20	1,850	\$0.00					\$6,334.20	99.30%	
63	6" Valve w/ Box	EA	3	\$ 2,100.00	\$6,300.00	3	\$0.00					\$6,300.00	100.00%	
64	8" Valve w/ Box	EA	6	\$ 2,500.00	\$15,000.00	6	\$0.00					\$15,000.00	100.00%	
65	Hydrant w/ Flag	EA	5	\$ 4,300.00	\$21,500.00	5	\$0.00					\$21,500.00	100.00%	

Item No. (A)	Description of Work (B)	Unit of Measure (C)	Scheduled Quantity (C)	Unit Price (D)	Item Total (C*D)	Work Completed				Contract Total		
						Previous Requests (E)		Left To Complete (F)		(E+F)		
						Quantity	Amount	Quantity	Amount	Quantity	Amount	
66	Adjust Water Service Boxes and Valves	EA	34	\$ 210.00	\$ 7,140.00		\$ 0.00	34	\$ 7,140.00	34	\$ 7,140.00	100.00%
67	Connect to Existing Water Main	EA	2	\$ 1,800.00	\$ 3,600.00		\$ 0.00	2	\$ 3,600.00	2	\$ 3,600.00	100.00%
68	18" RCP Storm Sewer	LF	33	\$ 1,683.00	\$ 55,539.00		\$ 0.00	33	\$ 55,539.00	33	\$ 55,539.00	100.00%
69	36" RCP Storm Sewer	LF	155	\$ 92.00	\$ 14,260.00		\$ 0.00	155	\$ 14,260.00	155	\$ 14,260.00	100.00%
70	2.5' x 8' MS Inlet	LF	2	\$ 2,900.00	\$ 5,800.00		\$ 0.00	2	\$ 5,800.00	2	\$ 5,800.00	100.00%
71	Adjust Castings	LF	2	\$ 380.00	\$ 760.00		\$ 0.00	2	\$ 760.00	2	\$ 760.00	100.00%
72	Sewer Pavement	LF	60	\$ 8.20	\$ 492.00		\$ 0.00	60	\$ 492.00	60	\$ 492.00	100.00%
73	Finish Grading	EA	17	\$ 630.00	\$ 10,710.00		\$ 0.00	17	\$ 10,710.00	17	\$ 10,710.00	100.00%
74	10' Curbed Stone Base Course	EA	4,027	\$ 8.50	\$ 34,229.50		\$ 0.00	4,027	\$ 34,229.50	4,027	\$ 34,229.50	99.33%
75	24" Ribbed Curb w/ 10' Stone Base	EA	3,176	\$ 11.75	\$ 37,318.00		\$ 0.00	3,176	\$ 37,318.00	3,176	\$ 37,318.00	100.00%
76	10' Wide Asphalt Pedestrian Path	EA	1,860	\$ 33.50	\$ 62,310.00		\$ 0.00	1,860	\$ 62,310.00	1,860	\$ 62,310.00	100.00%
77	Undercut & Crushed Stone Backfill (20%)	EA	225	\$ 7,481.25	\$ 1,683,281.25		\$ 0.00	225	\$ 1,683,281.25	225	\$ 1,683,281.25	200.00%
78	1.75" Asphalt Binder Course	STA	4,027	\$ 6.50	\$ 26,175.50		\$ 0.00	4,027	\$ 26,175.50	4,027	\$ 26,175.50	100.00%
79	1.75" Asphalt Surface Course (June 2019)	STA	4,027	\$ 6.20	\$ 24,967.40		\$ 0.00	4,027	\$ 24,967.40	4,027	\$ 24,967.40	100.00%
80	Mill, Clean, & Tack (June 2019)	SY	4,027	\$ 0.50	\$ 2,013.50		\$ 0.00	4,027	\$ 2,013.50	4,027	\$ 2,013.50	100.00%
81	Restore Electrical Trenches	LF	1	\$ 1,300.00	\$ 1,300.00		\$ 0.00	1	\$ 1,300.00	1	\$ 1,300.00	100.00%
82	Street Sign w/ Stop Sign	CY	2	\$ 410.00	\$ 820.00		\$ 0.00	2	\$ 820.00	2	\$ 820.00	100.00%
83	Type III Baricades w/ Road Closed Sign	CY	2	\$ 1,100.00	\$ 2,200.00		\$ 0.00	2	\$ 2,200.00	2	\$ 2,200.00	100.00%
84	Gravel Construction Entrance	SY	2	\$ 670.00	\$ 1,340.00		\$ 0.00	2	\$ 1,340.00	4	\$ 2,680.00	200.00%
85	Sill Fence	SY	1,850	\$ 1.60	\$ 2,960.00		\$ 0.00	1,850	\$ 2,960.00	3,700	\$ 5,920.00	200.00%
86	Erosion Matting	SY	6,690	\$ 1.30	\$ 8,697.00		\$ 0.00	25	\$ 32.50	6,715	\$ 8,729.50	100.37%
87	Stone Ditch Check	LS	28	\$ 200.00	\$ 5,600.00		\$ 0.00	18	\$ 3,600.00	28	\$ 5,600.00	100.00%
88	6" Topsoil, Fertilizer, Seed, & Mulch	EA	58,500	\$ 1.10	\$ 64,350.00		\$ 0.00	50,000	\$ 55,000.00	58,500	\$ 64,350.00	100.00%
					Original Contract TOTAL:	\$ 1,537,466.90		\$ 1,352,482.95	\$ 219,293.55	\$ 1,571,976.50		
Change Orders/Additions												
CO#1 - PARK GRADING & SANITARY SEWER EXTENSION												
89	Mobilization	LS	1	\$ 1,500.00	\$ 1,500.00		\$ 0.00	1	\$ 1,500.00	1	\$ 1,500.00	100.00%
90	Unclassified Excavation	CY	25,600	\$ 3.00	\$ 76,800.00		\$ 0.00	25,600	\$ 76,800.00	25,600	\$ 76,800.00	100.00%
91	Clay Liner	LS	1	\$ 6,200.00	\$ 6,200.00		\$ 0.00	1	\$ 6,200.00	1	\$ 6,200.00	100.00%
92	Topsoil Strip and Stockpile	CY	9,500	\$ 2.20	\$ 20,900.00		\$ 0.00	9,500	\$ 20,900.00	9,500	\$ 20,900.00	100.00%
93	Clear and Grub	LS	1	\$ 4,100.00	\$ 4,100.00		\$ 0.00	1	\$ 4,100.00	1	\$ 4,100.00	100.00%
94	8" Sanitary Sewer	LF	967	\$ 40.00	\$ 38,680.00		\$ 0.00	967	\$ 38,680.00	967	\$ 38,680.00	100.00%
95	Sanitary Sewer Trench Compaction	LF	967	\$ 5.00	\$ 4,835.00		\$ 0.00	967	\$ 4,835.00	967	\$ 4,835.00	100.00%
96	Standard Sanitary Sewer Manhole	EA	3	\$ 4,500.00	\$ 13,500.00		\$ 0.00	3	\$ 13,500.00	3	\$ 13,500.00	100.00%
97	Television Sanitary Sewer	LF	967	\$ 2.30	\$ 2,224.10		\$ 0.00	967	\$ 2,224.10	967	\$ 2,224.10	100.00%
98	Adjust Casting	EA	3	\$ 390.00	\$ 1,170.00		\$ 0.00	3	\$ 1,170.00	3	\$ 1,170.00	100.00%
99	Gravel Construction Entrance	EA	1	\$ 660.00	\$ 660.00		\$ 0.00	1	\$ 660.00	1	\$ 660.00	100.00%
100	Sill Fence	LF	400	\$ 1.80	\$ 720.00		\$ 0.00	400	\$ 720.00	400	\$ 720.00	100.00%
101	Erosion Mat - Class II, Type B	SY	4,140	\$ 2.30	\$ 9,522.00		\$ 0.00	4,140	\$ 9,522.00	4,140	\$ 9,522.00	100.00%
102	Erosion Mat - Class I, Type A	SY	5,800	\$ 1.60	\$ 9,280.00		\$ 0.00	5,800	\$ 9,280.00	5,800	\$ 9,280.00	100.00%
103	Stone Ditch Check	EA	4	\$ 560.00	\$ 2,240.00		\$ 0.00	4	\$ 2,240.00	4	\$ 2,240.00	100.00%
104	Riprap - Medium	TON	190	\$ 37.00	\$ 7,030.00		\$ 0.00	190	\$ 7,030.00	190	\$ 7,030.00	100.00%
105	Riprap - Heavy	TON	820	\$ 37.00	\$ 30,340.00		\$ 0.00	820	\$ 30,340.00	820	\$ 30,340.00	100.00%
106	4" Topsoil, Fertilizer, Seed & Mulch	SY	25,000	\$ 1.20	\$ 30,000.00		\$ 0.00	25,000	\$ 30,000.00	25,000	\$ 30,000.00	100.00%
107	4" Topsoil & Prairie Seed - Infiltration Basins	SY	1,200	\$ 1.60	\$ 1,920.00		\$ 0.00	1,200	\$ 1,920.00	1,200	\$ 1,920.00	100.00%
108	TRM - NAC C350	SY	190	\$ 31.00	\$ 5,890.00		\$ 0.00	190	\$ 5,890.00	190	\$ 5,890.00	100.00%
109	Provide and Till Compost	CY	100	\$ 60.00	\$ 6,000.00		\$ 0.00	100	\$ 6,000.00	100	\$ 6,000.00	100.00%
110	Infiltration Seed & Mat	SY	1,240	\$ 2.40	\$ 2,976.00		\$ 0.00	1,240	\$ 2,976.00	1,240	\$ 2,976.00	100.00%
CO#2 - REGRADE LOTS 22-26												
111	Unclassified Excavation	CY	4,200	\$ 3.20	\$ 13,440.00		\$ 0.00	4,200	\$ 13,440.00	4,200	\$ 13,440.00	100.00%
112	Topsoil Strip and Stockpile	CY	2,850	\$ 2.00	\$ 5,700.00		\$ 0.00	2,850	\$ 5,700.00	2,850	\$ 5,700.00	100.00%
CO#3 - STORM SEWER - BEAR TREE PARK PONDS												
113	12" RCP Storm Sewer	LF	56	\$ 357.50	\$ 20,020.00		\$ 0.00	56	\$ 20,020.00	56	\$ 20,020.00	100.00%
114	15" RCP Storm Sewer	LF	84	\$ 41.25	\$ 3,465.00		\$ 0.00	84	\$ 3,465.00	84	\$ 3,465.00	100.00%
115	12" Apron Endwall	EA	4	\$ 1,800.00	\$ 7,200.00		\$ 0.00	4	\$ 7,200.00	4	\$ 7,200.00	100.00%
116	15" Apron Endwall	EA	6	\$ 1,900.00	\$ 11,400.00		\$ 0.00	6	\$ 11,400.00	6	\$ 11,400.00	100.00%
					Subtotal - Change Orders/Additions:	\$ 319,494.10		\$ 240,022.00	\$ 79,472.10	\$ 319,494.10		
					TOTAL:	\$ 1,857,161.00		\$ 1,592,704.95	\$ 298,965.65	\$ 1,891,670.40		