

**VILLAGE OF WINDSOR
VILLAGE BOARD RESOLUTION 2020-32**

**APPROVAL OF TWO CHANGE ORDERS FOR WINDSOR MUNICIPAL BUILDING
PROJECTS**

WHEREAS, the Village of Windsor has contracted with Mass Brothers Construction Co., Inc. for construction management services (Project Manager) for the Village Police Department and Public Works Facility; and

WHEREAS, the Project Manager has reviewed, and recommends approval of, Change Order #1 from Advanced Building Corporation, attached hereto, which provides a credit of \$8,400 for insulation that was included in their bid but was also included in the Masonry Bid Package; and

WHEREAS, the Village's Project Manager has reviewed, and recommends approval of, Change Order #1 from R.G. Huston Company, Inc, attached hereto, for additional undercut work completed at the Public Works Department location in the amount of \$15,648;

NOW THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Windsor that it hereby authorizes acceptance of the attached Change Order #1 from Advanced Building Corporation for a credit of \$8,400 and Change Order #1 from R.G. Huston Company Inc. in the amount of \$15,648, both as recommended by the Village's Project Manager. The Village President, Village Attorney and Staff are authorized to execute the change orders on behalf of the Village.

The above and foregoing resolution was duly adopted at a regular meeting of the Village Board of the Village of Windsor, Dane County, Wisconsin, on the 16th day of April, 2020, by a vote of 5 in favor and 0 opposed.

VILLAGE OF WINDSOR

DocuSigned by:

Robert E. Wipperfurth

88008AB255E740A

Robert E. Wipperfurth, President

Attested by:

DocuSigned by:

Christine Capstran

8BA21736109F436...

Christine Capstran, Clerk

Incorporated by Reference:

Change Order #1 – Advanced Building Corporation

Change Order #2 – RG Huston

AIA[®] Document G731[™] – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: *(name and address)*

Windsor DPW/PD
4160 Cty Hwy V & 6770 Depot St.

OWNER: *(name and address)*

Village of Windsor
4084 Mueller Road, Deforest, WI 53532

CONTRACT INFORMATION:

Contract For: RG Huston
Date: 03-01-2020

ARCHITECT: *(name and address)*

Dimension IV
6515 Grand Teton Plaza Suite 110
Madison, WI 53719

CHANGE ORDER INFORMATION:

Change Order Number: 01
Date: 04-03-20

CONSTRUCTION MANAGER: *(name and address)*

Maas Brothers Construction Co., Inc.
410 Water Tower Court
Watertown, WI 53094

CONTRACTOR: *(name and address)*

RG Huston Co. Inc.
2561 Coffeytown Road
Cottage Grove, WI 53527

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

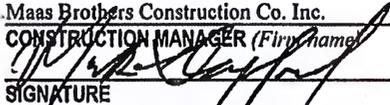
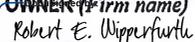
Undercut work at southwest corner of DPW site on 04-02-20 and undercut work at the south basin on 04-03-20 as detailed in the attachments.

The original Contract Sum was	\$ <u>814965.00</u> ✓
Net change by previously authorized Change Orders	\$ <u>0.00</u>
The Contract Sum prior to this Change Order was	\$ <u>814,965.00</u> ✓
The Contract Sum will be increased by this Change Order in the amount of	\$ <u>15,648.00</u> ✓
The new Contract Sum including this Change Order will be	\$ <u>830,613.00</u> ✓

The Contract Time will be unchanged by Zero (0) days.
The Contractor's Work shall be substantially complete on

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.

<p>Dimension IV <u>DIMENSION IV - MADISON, WI</u> ARCHITECT <i>(Firm name)</i>  SIGNATURE Jim Gersich <u>A.J. GERSICH PRINCIPAL</u> PRINTED NAME AND TITLE 4/9/2020 DATE:</p>	<p>Maas Brothers Construction Co. Inc. CONSTRUCTION MANAGER <i>(Firm name)</i>  SIGNATURE Mark Stafford Project Manager PRINTED NAME AND TITLE 04-09-20 DATE:</p>
<p>RG Huston Co., Inc. CONTRACTOR <i>(Firm name)</i> SIGNATURE PRINTED NAME AND TITLE DATE:</p>	<p>Village of Windsor OWNER <i>(Firm name)</i>  SIGNATURE Robert E. Wipperfurth Village President PRINTED NAME AND TITLE 4/20/2020 DATE:</p>



R.G. HUSTON COMPANY, INC.

2561 Coffeytown Road
Cottage Grove, Wisconsin 53527

608-255-9223
FAX: 608-839-5936

20-002

Windsor Public Works Building

Deforest, WI

Maas Brothers Construction Co., Inc.
410 Water Tower Court
Watertown, WI 53094

Attn: Mark A. Stafford

04-02-2020 Undercuts

Date	Description	Qty	Unit	Unit Price	Total
20-002	Undercut Pavement Areas:				
	South Part of Material Storage Building				
	37'x48'x1.5' - On-Site Fill	98.7	CY	\$ 30.00	\$ 2,961.00
	SW Parking Lot				
	43'x36'x2.5' - On-Site Fill	143.3	CY	\$ 30.00	\$ 4,299.00

Grand Total:

\$7,260.00

X _____

Date: _____

Mark A. Stafford
Maas Brothers

Mark Stafford

From: Nts-Madison <nts-madison@nummelintesting.com>
Sent: Friday, April 3, 2020 7:00 AM
To: Mark Stafford
Subject: Windsor Public Works Building - Undercuts (4/2)

Mark,

A summary of the undercuts from yesterday are listed below:

- *Location: South End of Material Storage Building: 38' x 48' x 1.5' 101.304
- *Location: Adjacent to Location Above, extending off the SE Corner: 46' x 36' x 2.5' 153.304

Let me know if you have any questions or concerns.

Thanks,



NUMMELIN
TESTING SERVICES, INC.

Quality & Excellence Since 1987

Nate J. Fehrman, E.I.T.

5620 Woodland Drive

Waunakee, WI 53597

(608) 849-9120 (office)

(608) 212-8602 (cell)

nts-madison@nummelintesting.com - General Email

www.nummelintesting.com



R.G. HUSTON COMPANY, INC.

2561 Coffeytown Road
Cottage Grove, Wisconsin 53527

608-255-9223
FAX: 608-839-5936

20-002

Windsor Public Works Building

Deforest, WI

Maas Brothers Construction Co., Inc.
410 Water Tower Court
Watertown, WI 53094

Attn: Mark A. Stafford

04-03-2020 Undercuts

Date	Description	Qty	Unit	Unit Price	Total
4/3/2020	South Bio-Retention Pond				
	44'x16'x3'	78.2	CY	\$ 40.00	\$ 3,128.00
	148'x16'x1.5'	131.5	CY	\$ 40.00	\$ 5,260.00

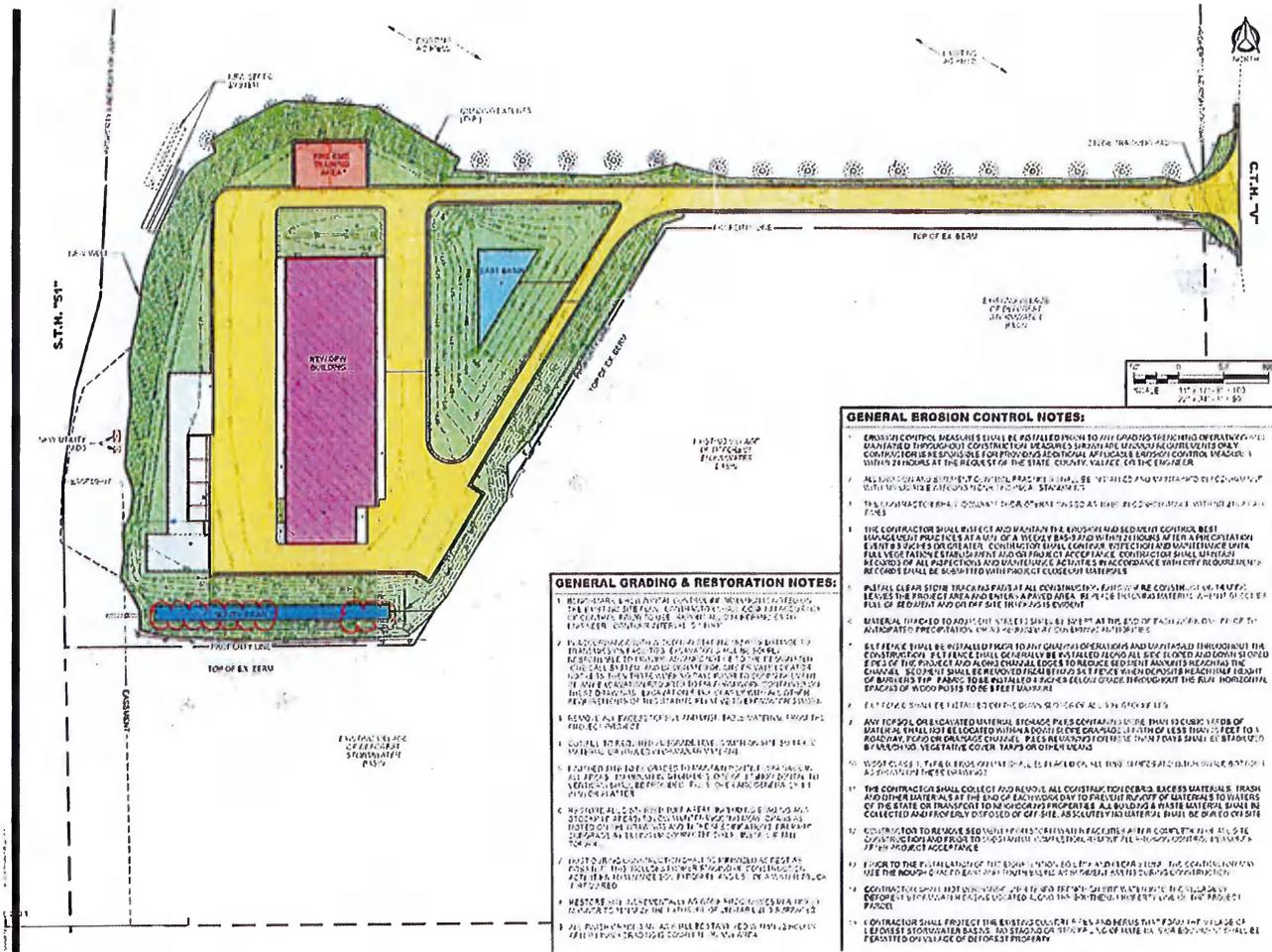
Grand Total:

\$8,388.00

X _____

Date: _____

Mark A. Stafford
Maas Brothers



GENERAL GRADING & RESTORATION NOTES:

1. REPAIR ALL EXISTING DAMAGE TO EXISTING GRADING AND RESTORATION TO ORIGINAL GRADE. CONTRACTOR SHALL MAINTAIN EXISTING GRADING AND RESTORATION TO ORIGINAL GRADE THROUGHOUT CONSTRUCTION.
2. EXISTING GRADING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. EXISTING GRADING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. EXISTING GRADING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. REPAIR ALL EXISTING DAMAGE TO EXISTING GRADING AND RESTORATION TO ORIGINAL GRADE. CONTRACTOR SHALL MAINTAIN EXISTING GRADING AND RESTORATION TO ORIGINAL GRADE THROUGHOUT CONSTRUCTION.
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9. REPAIR ALL EXISTING DAMAGE TO EXISTING GRADING AND RESTORATION TO ORIGINAL GRADE. CONTRACTOR SHALL MAINTAIN EXISTING GRADING AND RESTORATION TO ORIGINAL GRADE THROUGHOUT CONSTRUCTION.
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GENERAL EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OR RESTORATION OPERATIONS. MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OR RESTORATION OPERATIONS. MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
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DIMENSION
Engineering & Construction
1000 W. 10th St. Suite 100
Windsor, ON N9A 6K4
Tel: 519-253-1111
Fax: 519-253-1112

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRINCETON, ONT. N6A 5S7
609-644-1410 VOICE
609-644-1507 FAX
www.edgecorp.com

WINDSOR NEW
DEPARTMENT OF
PUBLIC WORKS
NEW BUILDING

BID SET

NO.	DESCRIPTION	DATE
1	PROPOSAL	2014-01-15
2	ADDENDUM NO. 1	2014-01-20
3	ADDENDUM NO. 2	2014-01-25
4	ADDENDUM NO. 3	2014-02-01
5	ADDENDUM NO. 4	2014-02-05
6	ADDENDUM NO. 5	2014-02-10
7	ADDENDUM NO. 6	2014-02-15
8	ADDENDUM NO. 7	2014-02-20
9	ADDENDUM NO. 8	2014-02-25
10	ADDENDUM NO. 9	2014-03-01
11	ADDENDUM NO. 10	2014-03-05
12	ADDENDUM NO. 11	2014-03-10
13	ADDENDUM NO. 12	2014-03-15
14	ADDENDUM NO. 13	2014-03-20
15	ADDENDUM NO. 14	2014-03-25
16	ADDENDUM NO. 15	2014-04-01
17	ADDENDUM NO. 16	2014-04-05
18	ADDENDUM NO. 17	2014-04-10
19	ADDENDUM NO. 18	2014-04-15
20	ADDENDUM NO. 19	2014-04-20
21	ADDENDUM NO. 20	2014-04-25
22	ADDENDUM NO. 21	2014-05-01
23	ADDENDUM NO. 22	2014-05-05
24	ADDENDUM NO. 23	2014-05-10
25	ADDENDUM NO. 24	2014-05-15
26	ADDENDUM NO. 25	2014-05-20
27	ADDENDUM NO. 26	2014-05-25
28	ADDENDUM NO. 27	2014-06-01
29	ADDENDUM NO. 28	2014-06-05
30	ADDENDUM NO. 29	2014-06-10
31	ADDENDUM NO. 30	2014-06-15
32	ADDENDUM NO. 31	2014-06-20
33	ADDENDUM NO. 32	2014-06-25
34	ADDENDUM NO. 33	2014-07-01
35	ADDENDUM NO. 34	2014-07-05
36	ADDENDUM NO. 35	2014-07-10
37	ADDENDUM NO. 36	2014-07-15
38	ADDENDUM NO. 37	2014-07-20
39	ADDENDUM NO. 38	2014-07-25
40	ADDENDUM NO. 39	2014-08-01
41	ADDENDUM NO. 40	2014-08-05
42	ADDENDUM NO. 41	2014-08-10
43	ADDENDUM NO. 42	2014-08-15
44	ADDENDUM NO. 43	2014-08-20
45	ADDENDUM NO. 44	2014-08-25
46	ADDENDUM NO. 45	2014-09-01
47	ADDENDUM NO. 46	2014-09-05
48	ADDENDUM NO. 47	2014-09-10
49	ADDENDUM NO. 48	2014-09-15
50	ADDENDUM NO. 49	2014-09-20
51	ADDENDUM NO. 50	2014-09-25
52	ADDENDUM NO. 51	2014-10-01
53	ADDENDUM NO. 52	2014-10-05
54	ADDENDUM NO. 53	2014-10-10
55	ADDENDUM NO. 54	2014-10-15
56	ADDENDUM NO. 55	2014-10-20
57	ADDENDUM NO. 56	2014-10-25
58	ADDENDUM NO. 57	2014-11-01
59	ADDENDUM NO. 58	2014-11-05
60	ADDENDUM NO. 59	2014-11-10
61	ADDENDUM NO. 60	2014-11-15
62	ADDENDUM NO. 61	2014-11-20
63	ADDENDUM NO. 62	2014-11-25
64	ADDENDUM NO. 63	2014-12-01
65	ADDENDUM NO. 64	2014-12-05
66	ADDENDUM NO. 65	2014-12-10
67	ADDENDUM NO. 66	2014-12-15
68	ADDENDUM NO. 67	2014-12-20
69	ADDENDUM NO. 68	2014-12-25
70	ADDENDUM NO. 69	2015-01-01
71	ADDENDUM NO. 70	2015-01-05
72	ADDENDUM NO. 71	2015-01-10
73	ADDENDUM NO. 72	2015-01-15
74	ADDENDUM NO. 73	2015-01-20
75	ADDENDUM NO. 74	2015-01-25
76	ADDENDUM NO. 75	2015-02-01
77	ADDENDUM NO. 76	2015-02-05
78	ADDENDUM NO. 77	2015-02-10
79	ADDENDUM NO. 78	2015-02-15
80	ADDENDUM NO. 79	2015-02-20
81	ADDENDUM NO. 80	2015-02-25
82	ADDENDUM NO. 81	2015-03-01
83	ADDENDUM NO. 82	2015-03-05
84	ADDENDUM NO. 83	2015-03-10
85	ADDENDUM NO. 84	2015-03-15
86	ADDENDUM NO. 85	2015-03-20
87	ADDENDUM NO. 86	2015-03-25
88	ADDENDUM NO. 87	2015-04-01
89	ADDENDUM NO. 88	2015-04-05
90	ADDENDUM NO. 89	2015-04-10
91	ADDENDUM NO. 90	2015-04-15
92	ADDENDUM NO. 91	2015-04-20
93	ADDENDUM NO. 92	2015-04-25
94	ADDENDUM NO. 93	2015-05-01
95	ADDENDUM NO. 94	2015-05-05
96	ADDENDUM NO. 95	2015-05-10
97	ADDENDUM NO. 96	2015-05-15
98	ADDENDUM NO. 97	2015-05-20
99	ADDENDUM NO. 98	2015-05-25
100	ADDENDUM NO. 99	2015-06-01

OVERALL GRADING AND
EROSION CONTROL PLAN

C-200

Mark Stafford

Subject: FW: Windsor Public Works Building - Undercuts (4/2)

From: Nts-Madison <nts-madison@nummelintesting.com>
Sent: Friday, April 3, 2020 2:01 PM
To: Mark Stafford <mstafford@maasbros.com>
Cc: Kim Gretz <kgretz@maasbros.com>
Subject: RE: Windsor Public Works Building - Undercuts (4/2)

Mark,

For the South Basin...

Area 1: 44' x 16' x 3' 78.2 CY
Area 2: 148' x 16' x 1.5' 131.5 CY

Within the South Basin, RG Huston had to dig deeper to expose the (native) sand, per site plans. RG Huston plans on using ¾-inch clear stone (same material that will be placed on top of the native sand) to backfill these deeper areas. On the site plans, it calls for "2-3" clear stone or clean granular fill" and that the material have an infiltration rate of at least 3.6 in/hour. I don't see any reason why they couldn't use ¾-inch clear stone, as they should be able to meet the infiltration requirement regardless.

Thanks,



NUMMELIN
TESTING SERVICES, INC.

Quality & Excellence Since 1987

Nate J. Fehrman, E.I.T.

5620 Woodland Drive
Waunakee, WI 53597
(608) 849-9120 (office)
(608) 212-8602 (cell)

nts-madison@nummelintesting.com - General Email
www.nummelintesting.com

4.9.2020

Windsor DPW/PD - Contracts w/ Changes to Date

BP#1 - RG Huston		
Description	Cost	Approved By Village Board Yes/No
Original Contract	\$814,965.00 ✓	
CO#01 - Undercuts 4/2-4/3	\$15,648.00 ✓	
Contract Total To Date	\$830,613.00 ✓	

BP#2 - Wolf Paving		
Description	Cost	Approved By Village Board Yes/No
Original Contract	\$200,077.00	
Contract Total To Date	\$200,077.00	

BP#4 - Bruce Co.		
Description	Cost	Approved By Village Board Yes/No
Original Contract	\$130,943.00	
Contract Total To Date	\$130,943.00	

BP#5 - Middleton Construction		
Description	Cost	Approved By Village Board Yes/No
Original Contract	\$636,700.00	
Contract Total To Date	\$636,700.00	

BP#6 - Walsh Masonry		
Description	Cost	Approved By Village Board Yes/No
Original Contract	\$172,729.00	
Contract Total To Date	\$172,729.00	

BP#7 - Advanced Building Corp.		
Description	Cost	Approved By Village Board Yes/No
Original Contract	\$1,778,950.00	
CO #01 - Polyiso Credit	-\$8,400.00	
Contract Total To Date	\$1,770,550.00	

BP#8 - 1901 Inc.		
Description	Cost	Approved By Village Board Yes/No
Original Contract	\$235,620.00	
Contract Total To Date	\$235,620.00	

BP#9 - Air Temperature

Description	Cost	Approved By Village Board Yes/No
Original Contract	\$467,160.00	
Contract Total To Date	\$467,160.00	

BP#10 - Foley Electric

Description	Cost	Approved By Village Board Yes/No
Original Contract	\$434,800.00	
Contract Total To Date	\$434,800.00	

 **AIA** Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: <i>(name and address)</i> Windsor DPW/PD 4160 Cty Hwy V & 6770 Depot St. OWNER: <i>(name and address)</i> Village of Windsor 4084 Mueller Road, Deforest, WI 53532	CONTRACT INFORMATION: Contract For: Advanced Building Corp. Date: 03-01-2020 ARCHITECT: <i>(name and address)</i> Dimension IV 6515 Grand Teton Plaza Suite 110 Madison, WI 53719	CHANGE ORDER INFORMATION: Change Order Number: 01 Date: 04-03-20 CONSTRUCTION MANAGER: <i>(name and address)</i> Maas Brothers Construction Co., Inc. 410 Water Tower Court Watertown, WI 53094
CONTRACTOR: <i>(name and address)</i> Advanced Building Corp. 4125 Terminal Drive Suite 100 McFarland, WI 53558		

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Advanced Building Corp. included polyiso insulation in their bid behind the stone veneer at the DPW, this work was part of the masonry bid package and a credit has therefore been generated. Advanced is still responsible for the polyiso located at wall type 5T.

The original Contract Sum was	\$	1,778,950.00
Net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	1,778,950.00
The Contract Sum will be decreased by this Change Order in the amount of	\$	8,400.00
The new Contract Sum including this Change Order will be	\$	1,770,550.00

The Contract Time will be unchanged by Zero (0) days.
The Contractor's Work shall be substantially complete on

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.

Dimension IV ARCHITECT <i>(Firm name)</i>	Maas Brothers Co., Inc. CONSTRUCTION MANAGER <i>(Firm name)</i>
SIGNATURE Jim Gerisch	SIGNATURE Mark Stafford, Project Manager
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE 4/6/2020
DATE:	DATE:
Advanced Building Corp. CONTRACTOR <i>(Firm name)</i>	Village of Windsor OWNER <i>(Firm name)</i>
SIGNATURE	SIGNATURE Robert E. Wipperfurth
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE Robert E. Wipperfurth, Village President
DATE:	DATE: 4/20/2020

Mark Stafford

Subject: FW: Windsor DPW and PD

From: Pat Baldwin <pbaldwin@abcmadison.com>
Sent: Tuesday, March 31, 2020 3:11 PM
To: Mark Stafford <mstafford@maasbros.com>
Cc: Daniel Biersdorf <dbiersdorf@abcmadison.com>; Kathy Brummel <office@abcmadison.com>; Daniel Kleman <dkleman@abcmadison.com>; Kevin Kohlhoff <kkohlhoff@maasbros.com>
Subject: RE: Windsor DPW and PD

I've got 2,800 SF at \$3/SF is \$8,400.00 for credit to eliminate this work.

Patrick Baldwin

President

pbaldwin@abcmadison.com

O 608.833.0900

D 608.949.8101

F 608.833.8483

C 608.209.3848



From: Mark Stafford <mstafford@maasbros.com>
Sent: Tuesday, March 31, 2020 9:09 AM
To: Pat Baldwin <pbaldwin@abcmadison.com>
Cc: Daniel Biersdorf <dbiersdorf@abcmadison.com>; Kathy Brummel <office@abcmadison.com>; Daniel Kleman <dkleman@abcmadison.com>; Kevin Kohlhoff <kkohlhoff@maasbros.com>
Subject: RE: Windsor DPW and PD

Pat,

Can you send over a credit to remove all 2" polyiso located behind the stone veneer (Tyvek and exterior gypsum would still be by ABC). ABC would still be responsible for the polyiso shown at wall type 5T.

Thanks,

Mark A. Stafford
Maas Brothers Construction Co., Inc.
410 Water Tower Court
Watertown, WI 53094
(P) 920-261-1682 Ex. 114
(F) 920-261-3521
Cell 920-253-5750

SINCE 1922

MAASBROTHERS
CONSTRUCTION
CO., INC.