

**VILLAGE OF WINDSOR  
VILLAGE BOARD RESOLUTION 2020-45**

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

**WHEREAS**, the Village of Windsor has contracted with Maas 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 #01R from 1901 Inc., attached hereto, which provides for a dedicated insulated water line to the pressure washer from the mechanical room at the Public Works Department location in the amount of \$4,314; and

**WHEREAS**, the Project Manager has reviewed, and recommends approval of, Change Order #01 from The Bruce Co. of WI., Inc., attached hereto, which provides a credit in the amount of \$827.83 for landscape material not needed due to a change in generator placement; and

**WHEREAS**, the Project Manager has reviewed, and recommends approval of, Change Order #01 from Air Temperature Services, attached hereto, which provides for the relocation of the Makeup Air Unit (MAU) at the Public Works Department location in the amount of \$6,512.64; and

**WHEREAS**, the Project Manager has reviewed, and recommends approval of, Change Order #02 from Middleton Construction Inc., attached hereto, for reinstalling concrete to accommodate storm sewer rework and additional concrete required to accommodate new generator and RTU at the PD location and the addition of 20 rebar hairpins for the material storage building at the Public Works Department location in the amount of \$2,050; and

**WHEREAS**, the Project Manager has reviewed, and recommends approval of, Change Order #07 from RG Huston Company, Inc., attached hereto, for sawcut and removal of pavement along with gravel work associated with underground storm sewer rework at new Police Department location in the amount of \$1,235;

**NOW THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Windsor that it hereby authorizes acceptance of the following Change Orders:

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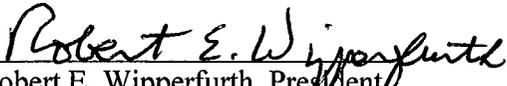
#01R from 1901 Inc. for \$4,314.00  
#01 from The Bruce Co. of WI., Inc. for a credit of \$827.83  
#01 from Air Temperature Services for \$6,512.64  
#02 from Middleton Construction Inc. for \$2,050.00  
#07 from RG Huston for \$1,235.00

The Village President, Village Attorney and Staff are authorized to execute the change orders on behalf of the Village.

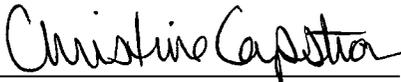
The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor on June 4, 2020, by a vote of 5 in favor and 0 opposed.

**SIGNATURES APPEAR ON NEXT PAGE**

**VILLAGE OF WINDSOR**

  
Robert E. Wipperfurth, President

*Attested by:*

  
Christine Capstran, Clerk

**Incorporated by Reference:**

- Change Order #01R – 1901 Inc.
- Change Order #01 – The Bruce Co of WI Inc.
- Change Order #01 – Air Temperature Services
- Change Order #02 – Middleton Construction Inc.
- Change Order #07 – RG Huston Company



**AIA**<sup>®</sup>

# 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

**CONTRACTOR:** *(name and address)*

1901, Inc.  
2801 Syene Road  
Madison, WI 53713

**CONTRACT INFORMATION:**

Contract For: 1901 Inc.  
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: 01R-1  
Date: 05-08-20

**CONSTRUCTION MANAGER:** *(name and address)*

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

**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 )*

Provide a dedicated insulated water line to the pressure washer from the mechanical room at the DPW per Dimension IV construction bulletin #3.

The original Contract Sum was	\$	235,620.00
Net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	235,620.00
The Contract Sum will be increased by this Change Order in the amount of	\$	4,314.00
The new Contract Sum including this Change Order will be	\$	239,934.00

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 *(Firm name)*

SIGNATURE  
Jim Gersich  
PRINTED NAME AND TITLE

DATE:

1901 Inc.  
CONTRACTOR *(Firm name)*

SIGNATURE  
PRINTED NAME AND TITLE

DATE:

Maas Brothers Construction Co. Inc.  
CONSTRUCTION MANAGER *(Firm name)*

SIGNATURE  
Mark Stafford, Project Manager  
PRINTED NAME AND TITLE

DATE:  
05-26-20

Village of Windsor  
OWNER *(Firm name)*

SIGNATURE  
Robert E. Wipperfurth  
PRINTED NAME AND TITLE

DATE:  
6-9-20



Phone (608) 273-3434/Fax (608) 273-9654  
2801 Syene Road, Madison, WI 53713  
[www.1901inc.com](http://www.1901inc.com)

## Change Request

<b>MAAS</b>	<b>DATE:</b> 1-Aug-19
<b>410 water tower court</b>	<b>HH NO.:</b> DP20040
<b>watertown, WI 53094</b>	<b>PROJECT NO.:</b> 0
<b>920-253-5706</b>	<b>REFERENCE #</b> CB-3
<b>KIM GRETZ</b>	
<b>KGRETZ@MAASBROS.COM</b>	

**THE UNDERSIGNED PROPOSES THE FOLLOWING:**

Windsor DPW CB-3

- Remove cold hard water line to pressure washer
- Add cold soft water line to pressure washer from mechanical room
- Replace woodford model 17 with woodford model 24 for HB-1
- Insulation

**ALL OF THE ABOVE TO BE COMPLETED FOR THE SUM OF:**

\$ 4,403.00

Accepted \_\_\_\_\_

Respectfully Submitted,

1901 Inc.

By: **DAN POWELL**

Project Manager



## CHANGE PROPOSAL COST SUMMARY

Date	8/1/2019
H&H Job #	DP20040
Reference #	CB-3

Job Name **WINDSOR DPW**

DESCRIPTION OF COSTS	LABOR	MATERIAL/ EXPENSES	TOTALS
Sheet metal Materials		\$0 00	
Piping Materials		\$0 00	
Plumbing Materials		\$426 69	
Printing Materials		\$40 00	
Freight, other delivery charges		\$0 00	
Inside Rental		\$0 00	
Sheet metal Labor Costs	0 0 Hours @ \$ -	\$ -	
Piping Labor Costs	0 0 Hours @ \$ -	\$ -	
Plumbing Labor Costs	22 6 Hours @ \$ 92 50	\$ 2,087 73	
Foreman	2 3 Hours @ \$ 97 70	\$ 220 51	
Shop Labor Costs	0 0 Hours @ \$ 95 00	\$ -	
PM-CAD	0 0 Hours @ \$ 95 00	\$ -	
Taxes		\$0 00	
Subtotal		\$ 2,308 23	\$466 69
<b>Total Costs Before Subcontracts:</b>			<b>\$ 2,774.92</b>
Controls			\$ -
Insulation			\$ 1,200 00
Test and Balance			\$ -
Underground			\$ -
Engineering/Design			\$ -
			\$ -
<b>Subcontracts Subtotal</b>			<b>\$ 1,200.00</b>
Markup on material and labor	@ 10 0%		\$ 277 49
Markup on subcontracts	@ 5 0%		\$ 60 00
<b>Total Costs &amp; Profits Before Bonds &amp; Insurance</b>			<b>\$ 4,312.42</b>
Bond	@ 1 0%		\$ 43 12
Warranty Reserve	@ 1 1%		\$ 47 44
<b>Total Price of Change Proposal</b>			<b>\$ 4,403.00</b>
Contract extension required by this change is	-	workdays	
This Proposal is based on	Straight Time <input checked="" type="checkbox"/> Overtime <input type="checkbox"/> Shift Work <input type="checkbox"/>		
This Proposal is void unless notification to proceed is received in writing by	8/31/2019	days	30

The cost of this change includes only those direct costs which can be identified at this time. There are no impact or ripple costs and no delay costs included in this proposal. Should it be determined at a later date that we are experiencing impact cost because of multiple changes, delays, or other causes beyond our control, we will submit those costs at that time.



Web: www. 1901inc.com

Phone: 608-273-3434

Fax: 608-273-9654



1901 MECHANICAL &  
PLUMBING

*Mailing Address:*

2801 Syene Road  
Madison, WI 53713-  
3203

DATE: 5/22/2020  
TO: Maase Construction  
RE: **Aquadene Credit**

We are pleased to offer our quotation for the **DIVISION 22 PLUMBING** work based on the following scope of work:

**Including:**

Drawings: N/A

Addendums: None

- Provide credit for Aquadene unit for pressure washer.

**Exclusions:**

**PLUMBING CREDIT PRICE: \$89.00**

**\*\*\*This proposal is based upon this scope letter being a part of the subcontract agreement**

Our firm would appreciate your consideration of the following terms and conditions which are a part of our proposal:

1. Progress payments shall be paid to us in the percentages approved by the owner. The percentage retained shall not exceed that retained by the owner. Progress payments and the final retention at completion shall be paid to us within five (5) days following your receipt of such payments from the owner.
2. Back charges and delay damages shall not be assessed us unless our work is in default and we have not corrected the default within three (3) working days following our receipt of your written notice.

*Web:* www.1901inc.com

*Phone:* 608-273-3434

*Fax:* 608-273-9654



1901 MECHANICAL &  
PLUMBING

*Mailing Address:*

2801 Syene Road  
Madison, WI 53713-  
3203

3. We are to be added as an insured to the builder's risk insurance policy without cost to us.

Please call the undersigned if we can be of any assistance. We look forward to working with you on this project.

Sincerely,

1901 Mechanical and Plumbing

*Dan Powell*

Plumbing Division

[dpowell@1901inc.com](mailto:dpowell@1901inc.com)

Direct Phone: 608-268-5951

Cell Phone: 608-220-4039

# 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

**CONTRACTOR:** *(name and address)*

The Bruce Company of WI., Inc.  
2830 Parmenter St.  
Middleton, WI 53562

**CONTRACT INFORMATION:**

Contract For The Bruce Co of WI., Inc.

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 05-27-20

**CONSTRUCTION MANAGER:** *(name and address)*

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

**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 )*

Credit for landscaping per Dimension IV CB#05 (See attached detail)

The original Contract Sum was	\$	130,943.00
Net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	130,943.00
The Contract Sum will be increased by this Change Order in the amount of	\$	-827.83
The new Contract Sum including this Change Order will be	\$	130,115.17

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 *(Firm name)*

SIGNATURE  
Jim Gersich  
PRINTED NAME AND TITLE

DATE:

The Bruce Company of Wisconsin Inc.  
CONTRACTOR *(Firm name)*

SIGNATURE  
PRINTED NAME AND TITLE

DATE:

Maas Brothers Construction Co. Inc.  
CONSTRUCTION MANAGER *(Firm name)*

SIGNATURE  
Mark Stafford, Project Manager  
PRINTED NAME AND TITLE

DATE:

Village of Windsor  
OWNER *(Firm name)*

SIGNATURE  
Robert E. Wipperfurth  
PRINTED NAME AND TITLE

DATE:

CHANGE ORDER PROPOSAL

Maas Bros. Construction Co., Inc.  
Attn: Mark Stafford  
410 Water Tower Court  
Watertown, WI 53094

May 26, 2020



**Project: Windsor DPW & PD Remodel – 4160 County Highway V, DeForest, WI 53532**  
**Per Plan dated: 09/23/2019 (CB#5)**

Phone: (920) 261-1682  
Email: mstafford@maasbros.com

Thank you for allowing The Bruce Company the opportunity to provide you with this proposal.  
**The Bruce Company of WI, Inc.** hereby agrees to:

- Deduct (88) ff. Timber for planter boxes at PD, 6" x 6" color brown
- Deduct (4) cu. yd. Soil Blend for planter boxes
- Deduct (56) sq. ft. wood mulch
- Deduct (8) ea. Sea Green Juniper, #3 cont.
- Provide and install 60 ff. Timber for planter boxes at PD, 6" x 6" color brown
- Provide and install 3 cu. yd. Soil Blend for planter boxes
- Provide and install 46 sq. ft. wood mulch
- Provide and install 9 ea. juniper common, "Gold Cone" #2 cont.

Subtotal	(\$784.67)	
Applicable 5.5% Sales Tax	<u>43.16</u>	
<b>CO Total</b>	<b>(\$827.83)</b>	<b>Deduct</b>

\_\_\_\_\_ (Please initial)

Respectfully submitted:  
**The Bruce Company of Wisconsin, Inc.**

\_\_\_\_\_  
Steven F. Short, Vice President

ACCEPTANCE OF PROPOSAL: This quotation, specifications, conditions, and accompanying drawings (if applicable) are satisfactory and hereby accepted. The Bruce Company of Wisconsin, Inc. is authorized to do the work indicated, and payment will be made as specified. Any changes to the above quotes must be initialed by both parties.

**Conditions of Sale: Please see Proposal Notes and Terms and Conditions. All guarantees and warranties are void if payment is not made as specified. This proposal is void after 30 days.**

Accepted by:

X \_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date of Acceptance

X \_\_\_\_\_  
Name (Please print)

\_\_\_\_\_  
Down Payment Received

**Landscape Architects** ▫ **Landscape Contractors** ▫ **Irrigation** ▫ **Water Features** ▫ **Landscape Management**

2830 Parmenter Street PO Box 620330 Middleton, WI 53562-0330 (608) 836-7041 Fax (608) 831-6266 [www.brucecompany.com](http://www.brucecompany.com)

## CHANGE ORDER PROPOSAL



### PROPOSAL NOTES

- a) We **include** the following in each contract:
- 1) One-year nursery stock guarantee (see attached terms and conditions)
  - 2) One-year workmanship guarantee (see attached terms and conditions)
  - 3) Appropriate watering of nursery stock while on the job
  - 4) Experienced, uniformed, safe and courteous work crews
  - 5) Clearly marked and well maintained vehicles and equipment on the job
  - 6) Respect for your property and daily cleaning of work site
- b) The following items are **not included** in contract except where noted on proposal:
- 1) Rough grading and fill requirements
  - 2) Furnishing and spreading topsoil
  - 3) Lawn and plant watering maintenance after job completion
  - 4) Excavation and fill requirements for landscape walls
  - 5) Underground drainage requirements
  - 6) Tree, stump, and brush removals
  - 7) Electrical and water sources
  - 8) Existing plant(s) that are to be transplanted are not guaranteed
  - 9) Any and all permits required (see attached terms and conditions)
  - 10) Locating private utilities and repair of private unmarked utilities (see attached terms and conditions)

See [www.brucecompany.com](http://www.brucecompany.com) for care and maintenance procedures

# CHANGE ORDER PROPOSAL

## TERMS AND CONDITIONS



### Payment Terms

- 1 ) All Contracts require a 30% down payment.
- 2 ) Completed work or portions thereof are invoiced monthly, due upon receipt
- 3 ) Net 10 days, a finance charge will be assessed on all accounts past due at a monthly rate of 1 5%
- 4 ) All Contracts are Cash Price A 2% service fee will be added for payment made by credit card

### Notice of Lien Rights

As required by the state of Wisconsin construction lien law, contractor hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on that land and on the buildings on the land if they are not paid for such labor or materials Those entitled to lien rights include those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction Owner should give a copy of each notice received to his mortgage lender, if any Contractor agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid

### Permits and Fees

The Owner is responsible for securing and paying for all applicable permits The Bruce Company will help in coordinating and assisting in the permit application process

### Private Utility Lines

The locating of private utilities is the responsibility of the Owner Any damage caused by unmarked or improperly marked private utility lines will also be the responsibility of the Owner

### Subsoil Conditions

Settling around foundations and along utility lines is not warranted by The Bruce Company Unforeseen subsoil conditions such as shallow bedrock, stumps, stones over 18" in diameter and other obstructions will be removed at an hourly rate The cost of relocating existing utilities, drainage lines or other underground structures shall be the responsibility of the Owner

### Scheduling

Work shall be scheduled upon receipt of signed contract and down payment. Actual construction schedule is affected by current workload, weather and product availability The Bruce Company shall not be responsible for any delays due to causes beyond our control, including but not limited to accidents, fires and weather

### Change Orders

Changes to the plans and specifications will be made only upon written Change Order agreed to by both parties and shall be paid upon completion of the work

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## **GUARANTEE**

### Products and Workmanship

The Bruce Company of Wisconsin, Inc. guarantees our workmanship for a period of (1) year from the date of substantial completion and extends and honors all manufacturers' warranties and guarantees.

### Nursery Stock, Perennials and Aquatic Plants

All nursery stock is guaranteed for one (1) year from the date of installation All nursery stock which dies during this guarantee period will be replaced, one time only, either during or at the end of the warranty period, at no charge to the Owner All replaced nursery stock will not be covered by a guarantee In case of improper care and maintenance, rodents, or vandalism, this guarantee is not valid Refer to [www.brucecompany.com](http://www.brucecompany.com) for care and maintenance procedures

### Lawns

The stand of grass and quality of your lawn depends on the care given after seeding or sodding and, therefore, cannot be guaranteed by contract However, we will guarantee that only the best available products are used for the installation of your turf grass areas Guaranteed stand and extended maintenance are available at additional cost Please ask your representative for details Refer to [www.brucecompany.com](http://www.brucecompany.com) for care and maintenance procedures

### Conditions of the Guarantee

The Bruce Company of Wisconsin, Inc cannot be responsible for damage done to any of our installations caused by vandalism, negligence, or disasters, natural or otherwise, over which The Bruce Company of Wisconsin, Inc has no control

**ALL GUARANTEES AND WARRANTIES ARE VOID IF PAYMENT IS NOT MADE AS SPECIFIED**

**Landscape Architects ▫ Landscape Contractors ▫ Irrigation ▫ Water Features ▫ Landscape Management**

2830 Parmenter Street PO Box 620330 Middleton, WI 53562-0330 (608) 836-7041 Fax (608) 831-6266 [www.brucecompany.com](http://www.brucecompany.com)

# AIA® Document G731™ – 2019

## Change Order, Construction Manager as Adviser Edition

<b>PROJECT:</b> <i>(name and address)</i> Windsor DPW/PD	<b>CONTRACT INFORMATION:</b> Contract For: Air Temperature Services Date: 03-01-2020	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 01 Date: 05-27-20
4160 Cty Hwy V & 6770 Depot St. <b>OWNER:</b> <i>(name and address)</i> Village of Windsor 4084 Mueller Road, Deforest, WI 53532	<b>ARCHITECT:</b> <i>(name and address)</i> Dimension IV 6515 Grand Teton Plaza Suite 110 Madison, WI 53719	<b>CONSTRUCTION MANAGER:</b> <i>(name and address)</i> Maas Brothers Construction Co., Inc. 410 Water Tower Court Watertown, WI 53094
<b>CONTRACTOR:</b> <i>(name and address)</i> Air Temperature Services 5301 Voges Road Madison, WI 53718		

**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.)*

Relocate MUA at the DPW per Dimension IV CB #04.

The original Contract Sum was  
 Net change by previously authorized Change Orders  
 The Contract Sum prior to this Change Order was  
 The Contract Sum will be increased by this Change Order in the amount of  
 The new Contract Sum including this Change Order will be

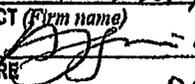
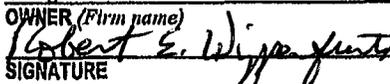
\$	467,160.00
\$	0.00
\$	467,160.00
\$	-6,516.64
\$	473,676.64

ASG 473,672<sup>64</sup>

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.**

<u>Dimension IV - MADISON, LLC</u> <b>ARCHITECT</b> <i>(Firm name)</i>	<u>Maas Brothers Construction Co. Inc.</u> <b>CONSTRUCTION MANAGER</b> <i>(Firm name)</i>
<u></u> <b>SIGNATURE</b>	<u></u> <b>SIGNATURE</b>
<u>Jim Gerlach</u> <b>PRINTED NAME AND TITLE</b>	<u>Mark Stafford, Project Manager</u> <b>PRINTED NAME AND TITLE</b>
<u>6/2/2020</u> <b>DATE:</b>	<u>05-27-20</u> <b>DATE:</b>
<u>Air Temperature Services</u> <b>CONTRACTOR</b> <i>(Firm name)</i>	<u>Village of Windsor</u> <b>OWNER</b> <i>(Firm name)</i>
<u></u> <b>SIGNATURE</b>	<u></u> <b>SIGNATURE</b>
<u></u> <b>PRINTED NAME AND TITLE</b>	<u>Robert E. Wipperfurth, Village President</u> <b>PRINTED NAME AND TITLE</b>
<u></u> <b>DATE:</b>	<u>6-9-20</u> <b>DATE:</b>

# Air Temperature Services, Inc.

Mechanical Engineering ■ Contractors ■ Refrigeration ■ Heating ■ Air Conditioning

REVISED May 27, 2020

Maas Brothers Construction Co. Inc.  
410 Water Tower Ct.  
Watertown, WI 53094-3565

Attn: Mark Stafford / Kim Gretz  
Email: [mstafford@maasbros.com](mailto:mstafford@maasbros.com) / [kgretz@maasbros.com](mailto:kgretz@maasbros.com)

Re: Windsor New Department of Public Works Building  
Revised H1.2 Plan CB #4 Dated 5/6/20

## Duct Revisions:

Add (6) additional sheets of metal \$60.00/ea.	\$360.00
Duct mate 138' x \$0.91 per Ft.	\$125.58
Duct mate corners	\$62.79
Insulation board (6) sheets \$95.00/ea.	\$570.00
Insulation tape, duct mate sealant, hangers, etc.	\$125.00
Revise louver add	\$102.00
<hr/> Total Material	\$1,345.37
5% Material Markup	\$67.27
<hr/> Total Material Add	\$1,412.64

## Labor:

Labor to measure additional fittings 2/hrs. x \$102.00	\$208.00	204
Fabricate additional 72" x 24" fittings (4) total 16/hrs. x \$102.00	\$1,632.00	
Installation labor 16/hrs. x \$102.00	\$1,632.00	
Labor to cut and install insulation board on new fittings 16/hrs. \$102.00	\$1,632.00	
<hr/> Total Labor Add	\$5,104.00	5100

**Total Labor & Material C.O. Add for CB #4: \$6,516.64**

Truly,  
*Tom Starich*  
Tom Starich  
Commercial Sales

Cc: Dave Paulus  
Jack Lunde

5301 Voges Rd. ■ Madison, WI 53718 ■ Phone: (608) 257-2600 ■ Fax: (608) 838-6821

# AIA<sup>®</sup> Document G731<sup>™</sup> – 2019

## Change Order, Construction Manager as Adviser Edition

<b>PROJECT:</b> <i>(name and address)</i> Windsor DPW/PD  4160 Cty Hwy V & 6770 Depot St <b>OWNER:</b> <i>(name and address)</i> Village of Windsor 4084 Mueller Road, Deforest, WI 53532	<b>CONTRACT INFORMATION:</b> Contract For: Middleton Construction Inc Date 03-01-2020 <b>ARCHITECT:</b> <i>(name and address)</i> Dimension IV 6515 Grand Teton Plaza Suite 110 Madison, WI 53719	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 02  Date: 05-25-20 <b>CONSTRUCTION MANAGER:</b> <i>(name and address)</i> Maas Brothers Construction Co., Inc. 410 Water Tower Court Watertown, WI 53094
<b>CONTRACTOR:</b> <i>(name and address)</i> Middleton Construction Inc. 215 Industrial Road Arlington, WI 53911		

**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 )*

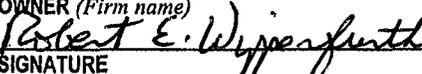
Reinstall site concrete at the area of removed concrete to accommodate storm sewer rework and additional site concrete required to accommodate new generator and RTU with required clearances per Dimension IV CB#5 Addition of (20) rebar hairpins (foundation steel) at the materials storage building required per metal building reactions per Dimension IV CB#6.

The original Contract Sum was	\$	636,700.00
Net change by previously authorized Change Orders	\$	2,400 00
The Contract Sum prior to this Change Order was	\$	639,100.00
The Contract Sum will be increased by this Change Order in the amount of	\$	2,050.00
The new Contract Sum including this Change Order will be	\$	641,150.00

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.**

<u>Dimension IV</u> <b>ARCHITECT</b> <i>(Firm name)</i>	<u>Maas Brothers Co , Inc.</u> <b>CONSTRUCTION MANAGER</b> <i>(Firm name)</i>
<u>Jim Gerisch</u> <b>SIGNATURE</b>	<u></u> <b>SIGNATURE</b>
<u>Jim Gerisch</u> <b>PRINTED NAME AND TITLE</b>	<u>Mark Stafford Project Manager</u> <b>PRINTED NAME AND TITLE</b>
<u>DATE:</u>	<u>05-26-20</u> <b>DATE:</b>
<u>Middleton Construction Inc</u> <b>CONTRACTOR</b> <i>(Firm name)</i>	<u>Village of Windsor</u> <b>OWNER</b> <i>(Firm name)</i>
<u></u> <b>SIGNATURE</b>	<u>Robert E. Wipperfurth Village President</u> <b>SIGNATURE</b>
<u>DATE:</u>	<u>6-9-20</u> <b>DATE:</b>

**Middleton Construction Inc.**  
Industrial and Commercial Concrete Specialists  
215 Industrial Drive | Arlington, WI 53911 | Phone: 608.635.9888 | Fax: 608.635.8838

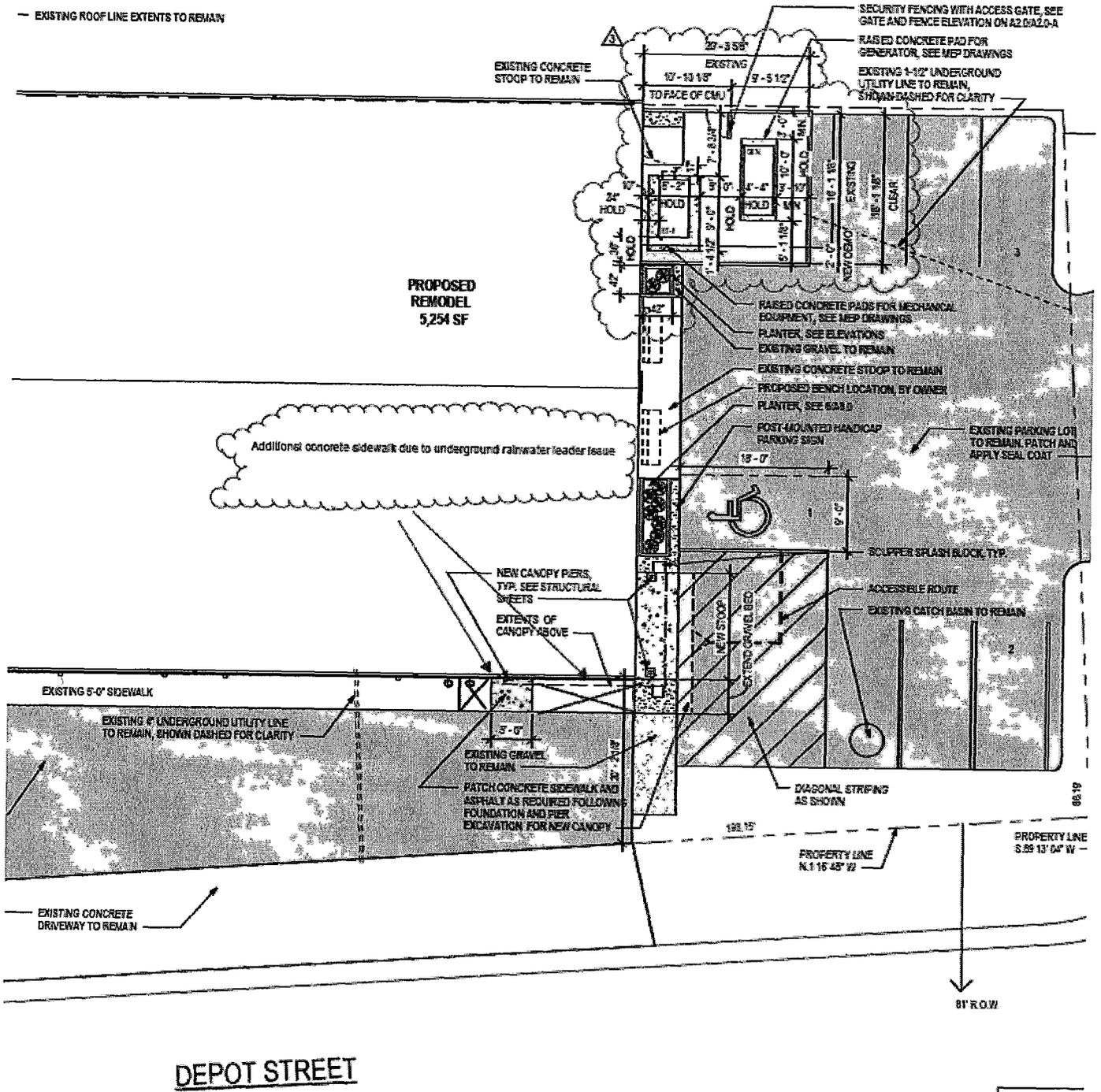


Date: 5/21/2020  
GC: MAAS  
PROJECT: PD  
LOCATION: WINDSOR  
PLAN DATE: CB #5

Description	Takeoff Quantity
<b>EXTERIOR CONCRETE</b>	
<b>Sidewalks</b>	
5" Sidewalk - ADDED CONCRETE AT PD	150 00 SF
<b>Estimate Totals</b>	
<i>Total</i>	<i>1,500</i>

PRICING FOR ADDED SIDEWALK AT THE POLICE DEPARTMENT PER CB #5

SIGNED:



**DEPOT STREET**

**SIT**

Thanks.

Kim R Gretz  
 Project Superintendent  
 Maas Brothers Construction Co. Inc.  
 410 Water Tower Ct.  
 Watertown, Wi 53094



**Middleton Construction Inc.**

215 Industrial Drive  
Arlington, WI 53911  
Ph (608) 635-9888

Date Requested: May 18, 2020

**CHANGE ORDER REQUEST**

**Name: Maas Brothers Construction**  
P O Box 108  
410 Water Tower Court  
Watertown, WI 53094-0108

**Subcontract Date:** 3/1/2020  
**P.O. No.:** 20-193  
**Project Name:** Windsor Public Works & Police  
4160 County Trunk Highway V  
Deforest, WI 53532  
**GC Project #:**

**Contact Person:** Mark Stafford  
**Email:** mstafford@maasbros.com

Description	Total Amount
CB #6	\$550 00
<b>Total for this request:</b>	<b>\$550.00</b>

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ALL APPLICABLE TAXES ARE INCLUDED IN THE ABOVE CONTRACT AMOUNT

TERMS ACKNOWLEDGED AND ACCEPTED ON \_\_\_\_ OF \_\_\_\_\_, 2020

**CHECK ONE OF THE FOLLOWING BOXES:**

GENERAL CONTRACTOR CHANGE ORDER TO FOLLOW  
(CHECK IF APPLICABLE)

GENERAL CONTRACTOR ACCEPTS THIS CHANGE ORDER REQUEST AS THEIR CHANGE ORDER  
NO OTHER FORM TO FOLLOW  
(CHECK IF APPLICABLE)

\_\_\_\_\_  
GENERAL CONTRACTOR

MIDDLETON CONSTRUCTION INC.  
\_\_\_\_\_  
SUBCONTRACTOR

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
TITLE



# 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

**CONTRACTOR: (name and address)**

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

**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: 07  
Date: 05-25-20

**CONSTRUCTION MANAGER: (name and address)**

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

**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 )

Additional sawcut and removal of pavement along with gravel work per Dimension IV CB #05 and prep work (sawcut and cleanup of asphalt edge to accommodate new site concrete) associated with underground storm sewer rework.

The original Contract Sum was	\$ 814965.00
Net change by previously authorized Change Orders	\$ 202,491.25
The Contract Sum prior to this Change Order was	\$ 1,017,456.25
The Contract Sum will be increased by this Change Order in the amount of	\$ 1,235.00
The new Contract Sum including this Change Order will be	\$ 1,018,691.25

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 (Firm name)

SIGNATURE

Jim Gersich

PRINTED NAME AND TITLE

DATE:

RG Huston Co., Inc.

CONTRACTOR (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE:

Maas Brothers Construction Co. Inc.

CONSTRUCTION MANAGER (Firm name)

SIGNATURE

Mark Stafford, Project Manager

PRINTED NAME AND TITLE

DATE:

Village of Windsor

OWNER (Firm name)

SIGNATURE

Robert E. Wipperfurth, Village President

PRINTED NAME AND TITLE

DATE:



**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

**05/21/2020 CB#5PD Changes**

Date	Description	Qty	Unit	Unit Price	Total
5/21/2020	Foreman	5	HR	\$ 131 00	\$ 655 00
	Truck and Driver	1	HR	\$ 125 00	\$ 125 00
	Mobilization	1	LS	\$ 455 00	\$ 455 00

**Grand Total: \$1,235.00**

X \_\_\_\_\_

Date \_\_\_\_\_

Mark A Stafford  
Maas Brothers