

**VILLAGE OF WINDSOR  
VILLAGE BOARD RESOLUTION 2020-48**

**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 #02 from Air Temperature Services, attached hereto, which provides for a change in size of a louver at the Police Department location in the amount of \$600.00; and

**WHEREAS**, the Project Manager has reviewed, and recommends approval of, Change Order #03 from Foley Electric, Inc., attached hereto, which provides for additional underground wiring to the generator at the Police Department location in the amount of \$426.19; and

**WHEREAS**, the Project Manager has reviewed, and recommends approval of, Change Order #04 from Foley Electric, Inc., attached hereto, which provides for the installation of interior conduit for TDS at the Police Department location in the amount of \$1,038.80; and

**WHEREAS**, the Project Manager has reviewed, and recommends approval of, Change Order #04 from Advanced Building Corp., attached hereto, which results in a credit of \$2,378.00 for a change in the mezzanine/stairs and removal of drywall bulkhead and ACT ceiling at the Department of Public Works location;

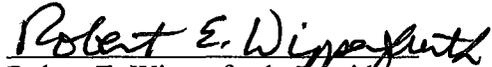
**NOW THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Windsor that it hereby authorizes acceptance of the following Change Orders:  
#02 from Air Temperature Services for \$600.00  
#03 from Foley Electric Inc. for \$426.19  
#04 from Foley Electric Inc. for \$1,038.80  
#04 from Advanced Building Corp. for a credit of \$2,378.00

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 18, 2020, by a vote of 3 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 #02 – Air Temperature Services  
Change Order #03 – Foley Electric, Inc.  
Change Order #04 – Foley Electric, Inc.  
Change Order #04 – Advanced Building Corp.

# 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: 02 Date: 06-10-20
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> <del>XXXXXXXXXXXXXXXXXXXX</del> 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.)*

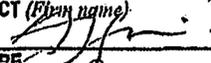
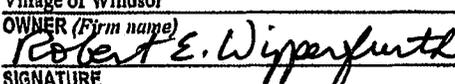
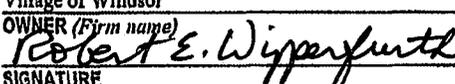
L-4 louver at the PD was changed from 30"x24" to 22"x32" per RFI#3 to fit within existing framing.

The original Contract Sum was	\$	467,160.00
Net change by previously authorized Change Orders	\$	6,512.64
The Contract Sum prior to this Change Order was	\$	473,672.64
The Contract Sum will be increased by this Change Order in the amount of	\$	600.00
The new Contract Sum including this Change Order will be	\$	474,272.64

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>
 <b>SIGNATURE</b>	 <b>SIGNATURE</b>
Jim Gersich <b>PRINTED NAME AND TITLE</b>	Mark Stafford, Project Manager <b>PRINTED NAME AND TITLE</b>
6/10/2020 <b>DATE:</b>	6-10-20 <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>
 <b>SIGNATURE</b>	 <b>SIGNATURE</b>
<b>PRINTED NAME AND TITLE</b>	Robert E. Wipperfurth, Village President <b>PRINTED NAME AND TITLE</b>
<b>DATE:</b>	6-18-20 <b>DATE:</b>

# Air Temperature Services, Inc.

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Mechanical Engineering ■ Contractors ■ Refrigeration ■ Heating ■ Air Conditioning

May 28, 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: RFI #3 Police Department Louver L-4 & MAU-1**

L-4 needed to be revised to a 22"x32" instead of 30"x24" as shown on page H1.1 dated 1/17/2020  
The 30"x24" Louver had already been approved & release per revised submittal package dated 4/3/2020

Greenheck could not stop this from production. There is a \$600.00 Add associated with the cancellation directly from Greenheck.

**Total Add for RFI #3: \$600.00**

Truly,

*Tom Starich*

Tom Starich  
Commercial Sales

Cc: Dave Paulus  
Jack Lunde

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

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# **AIA** Document G731™ – 2019

## Change Order, Construction Manager as Adviser Edition

<b>PROJECT: (name and address)</b> Windsor DPW/PD 4160 Cty Hwy V & 6770 Depot St. <b>OWNER: (name and address)</b> Village of Windsor 4084 Mueller Road, Deforest, WI 53532	<b>CONTRACT INFORMATION:</b> Contract For: Foley Electric, Inc. Date: 03-01-2020 <b>ARCHITECT: (name and address)</b> Dimension IV 6515 Grand Teton Plaza Suite 110 Madison, WI 53719	<b>CHANGE ORDER INFORMATION:</b> <del>Change Order Number: 03</del> Date: 06-10-20 <b>CONSTRUCTION MANAGER: (name and address)</b> Maas Brothers Construction Co., Inc. 410 Water Tower Court Watertown, WI 53094
<b>CONTRACTOR: (name and address)</b> <del>Foley Electric, Inc.</del> 2738 S Bartels Drive Beloit, WI 53511		

**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 underground wiring to the generator at the PD per Dimension IV CB#5.

The original Contract Sum was	\$ 434,800.00
Net change by previously authorized Change Orders	\$ 1,039.20
The Contract Sum prior to this Change Order was	\$ 435,839.20
The Contract Sum will be increased by this Change Order in the amount of	\$ <del>426.19</del>
The new Contract Sum including this Change Order will be	\$ 436,265.39

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 -- MADISON, LLC <b>ARCHITECT (Firm name)</b> <hr/> <b>SIGNATURE</b> Jim Gerstich <i>PRINCIPAL</i> <b>PRINTED NAME AND TITLE</b> 6/10/2020 <b>DATE:</b>	Maas Brothers Construction Co. Inc. <b>CONSTRUCTION MANAGER (Firm name)</b> <hr/> <b>SIGNATURE</b> Mark Stafford, Project Manager <b>PRINTED NAME AND TITLE</b> 6-10-20 <b>DATE:</b>
Foley Electric, Inc. <b>CONTRACTOR (Firm name)</b> <hr/> <b>SIGNATURE</b> <hr/> <b>PRINTED NAME AND TITLE</b> <hr/> <b>DATE:</b>	Village of Windsor <b>OWNER (Firm name)</b> <hr/> <b>SIGNATURE</b> Robert E. Wipperfurth, Village President <b>PRINTED NAME AND TITLE</b> 6-18-20 <b>DATE:</b>

**RESIDENTIAL  
COMMERCIAL**

2738 Bartells Dr.  
Beloit, WI 53511



**INDUSTRIAL  
VOICE / DATA**

OFFICE 608-365-9390  
FAX 608-365-2175

May 26, 2020

To: Maas Brothers Construction  
Attn: Kim Gretz  
410 Water Tower Court  
Watertown, WI 53094

Job: Windsor Police Department  
6670 Depot St  
Windsor, WI 53598

**CB-5**

**This Proposal Includes:**

1. Add (10') of 4-#3/0 and 1-#6 in a 2" PVC to generator feeder.

CB-2 Proposal					
Labor					
Hours	Hourly Rate (PER HR)	Subtotal	Markup		Total
2.82	\$ 90.00	\$ 253.63		\$ -	\$ 253.63
Material					
		\$ 152.52	5%	\$ 7.63	\$ 160.15
				SubTotal	\$ 413.78
				3% bond	\$ 12.41
				<b>Total</b>	<b>\$ 426.19</b>

Thank you,

Jeff Toberman  
Estimator – Project Manager

# **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: Foley Electric, 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: 04  
 Date: 06-11-20  
**CONSTRUCTION MANAGER: (name and address)**  
 Maas Brothers Construction Co., Inc.  
 410 Water Tower Court  
 Watertown, WI 53094

**CONTRACTOR: (name and address)**

Foley Electric, Inc.  
 2738 S Bartels Drive  
 Beloit, WI 53511

**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.)*

Install interior conduit for TDS at the Police Department

The original Contract Sum was	\$ 434,800.00
Net change by previously authorized Change Orders	\$ 1,465.39
The Contract Sum prior to this Change Order was	\$ 436,265.39
The Contract Sum will be increased by this Change Order in the amount of	\$ 1,038.80
The new Contract Sum including this Change Order will be	\$ 437,304.19

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:**

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

**SIGNATURE**  
 Mark Stafford, Project Manager  
**PRINTED NAME AND TITLE**

**DATE:**

Foley Electric, Inc.  
**CONTRACTOR (Firm name)**

**SIGNATURE**  
**PRINTED NAME AND TITLE**

**DATE:**

Village of Windsor  
**OWNER (Firm name)**

**SIGNATURE**  
 Robert E. Wipperfurth, Village President  
**PRINTED NAME AND TITLE**

**DATE:**

# AIA<sup>®</sup> 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: Advanced Building Corp.	<b>CHANGE ORDER INFORMATION:</b> <del>Change Order Number: 04</del>
4160 City Hwy V & 6770 Depot St. <b>OWNER:</b> <i>(name and address)</i> Village of Windsor 4084 Mueller Road, Deforest, WI 53532	Date: 03-01-2020 <b>ARCHITECT:</b> <i>(name and address)</i> Dimension IV 6515 Grand Teton Plaza Suite 110 Madison, WI 53719	Date: 06-10-20 <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> <del>Advanced Building Corp.</del> 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.)*

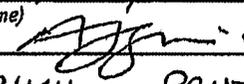
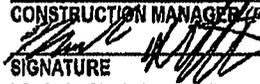
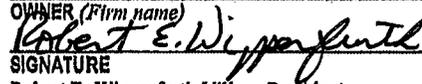
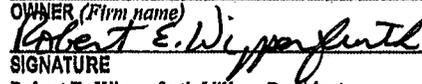
Mezzanine/stair changes and removal of drywall bulkhead and ACT ceiling related to CB#4.

The original Contract Sum was	\$	1,778,950.00
Net change by previously authorized Change Orders	\$	-7,565.37
The Contract Sum prior to this Change Order was	\$	1,771,384.63
The Contract Sum will be decreased by this Change Order in the amount of	\$	<del>2,578.00</del>
The new Contract Sum including this Change Order will be	\$	1,769,006.63

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

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

Dimension IV - MADISON, LLC ARCHITECT <i>(Firm name)</i>	Maas Brothers Co., Inc. CONSTRUCTION MANAGER <i>(Firm name)</i>
	
SIGNATURE	SIGNATURE
Jim Gerlach PRINTED NAME AND TITLE	Mark Stafford Project Manager PRINTED NAME AND TITLE
6/10/2020 DATE:	6-16-20 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	Robert E. Wipperfurth Village President PRINTED NAME AND TITLE
6-18-20 DATE:	6-18-20 DATE:



**RESIDENTIAL  
COMMERCIAL**

2738 Bartells Dr.  
Beloit, WI 53511



**INDUSTRIAL  
VOICE / DATA**

OFFICE 08-365-9390  
FAX 608-365-2175

June 10, 2020

To: Maas Brothers Construction  
Attn: Mark Stafford  
410 Water Tower Court  
Watertown, WI 53094

Job: Windsor Police Department  
6670 Depot St  
Windsor, WI 53598

**RFI EC10 TDS Raceway**

Our Proposal includes the following:

1. Extend raceway from current location to new data room.
2. Provide and install a pull box in hallway.
3. Provide and install pull string in raceway.

EC12 Fiber to Gate					
Hours	Hourly Rate (PER HR)	Subtotal	Markup		Total
8.36	\$ 90.00	\$ 752.40		\$ -	\$ 752.40
		\$ 243.95	5%	\$ 12.20	\$ 256.15
				SubTotal	\$ 1,008.55
				3% bond	\$ 30.26
				Total	\$ 1,038.80

Please let us know how to proceed

Thank you,

Jeff Toberman  
Estimator – Project Manager