

**VILLAGE OF WINDSOR  
VILLAGE BOARD RESOLUTION 2020-63**

**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 #03 from Air Temperature Services, attached hereto, which provides for the supply and installation of a cooling unit for the IT room at the DPW location in the amount of \$4,628.00; and

**WHEREAS**, the Project Manager has reviewed, and recommends approval of, Change Order #06 from Advanced Building Corp., attached hereto, which provides for relocating the IT room to the mezzanine at the DPW location in the amount of \$5,235.83; and

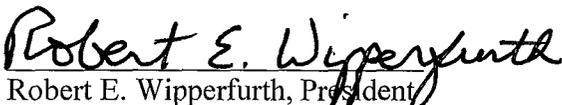
**WHEREAS**, the Project Manager has reviewed, and recommends approval of, Change Order #07 from Foley Electric, Inc., attached hereto, which provides for supplying power to the IT room in the mezzanine and providing power to the overflow alarm at the septic holding tanks at the DPW location in the amount of \$7,889.79.

**NOW THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Windsor that it hereby authorizes acceptance of the following Change Orders:  
#03 from Air Temperature Services for \$4,628.00.  
#06 from Advanced Building Corp. for \$5,235.83.  
#07 from Foley Electric, INC. for \$7,889.79.

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 August 6, 2020, 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:**

Change Order #03 – Air Temperature Services

Change Order #06 – Advanced Building Corp.

Change Order #07 – Foley Electric, Inc.



# AIA® Document G731™ – 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: Air Temperature Services 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: 03  Date: 07-22-20 <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> 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.)*

Install cooling in the IT Room per Dimension IV Construction Bulletin #07.

The original Contract Sum was	\$ 467,160.00
Net change by previously authorized Change Orders	\$ 7,112.64
The Contract Sum prior to this Change Order was	\$ 474,272.64
The Contract Sum will be increased by this Change Order in the amount of	\$ 4,628.00
The new Contract Sum including this Change Order will be	\$ 478,900.64

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.**

Dimension IV ARCHITECT <i>(Firm name)</i>	Maas Brothers Construction Co Inc CONSTRUCTION MANAGER <i>(Firm name)</i>
SIGNATURE Jim Gersich	 SIGNATURE Mark Stafford, Project Manager
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
DATE:	7-22-20 DATE:
Air Temperature Services CONTRACTOR <i>(Firm name)</i>	Village of Windsor OWNER <i>(Firm name)</i>
SIGNATURE	 SIGNATURE Robert E. Wipperfurth, Village President
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
DATE:	8-6-2020 DATE:

# Air Temperature Services, Inc.

Mechanical Engineering ■ Contractors ■ Refrigeration ■ Heating ■ Air Conditioning

July 13, 2020

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

Attn Kim Gretz  
Email [kgretz@maasbros.com](mailto:kgretz@maasbros.com)

**Re: I.T. Room Breakout Information  
Windsor New Department of Public Works**

Per request, breakout information for quote dated 7/2/2020

Diakin 1 ½ Ton unit	\$1,722 00
Condensate material sil-fos welding supply, nitrogen, acy/oxy	\$125 00
Oil, vacuum pump, gauges	\$75.00
Refrigerant	\$258 00

Installation Labor Breakout

Set condenser, hang evaporator 4/hours x \$102 00	\$408 00
Condensate piping, A/C piping line sets, labor 16/hours x 102 00	\$1,632 00
Check unit, set up, start up 4/hours x \$102 00	\$408 00

**Total \$4,628.00**

Excludes:

- Line voltage wiring
- Line voltage disconnect
- Line voltage interlock between condenser and evaporator

Truly,

*Tim Neitzel*

Tim Neitzel  
President

Cc Tom Starich  
Dave Paulus  
Jack Lunde  
Job File

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



# AIA Document G731™ – 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 Advanced Building Corp. 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 06  Date 07-24-20 <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> 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 )*

Relocate IT Room to the mezzanine per Dimension IV Construction Bulletin #07

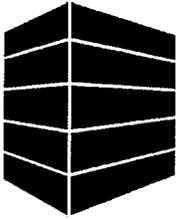
The original Contract Sum was	\$	1,778,950 00
Net change by previously authorized Change Orders	\$	-9,442 40
The Contract Sum prior to this Change Order was	\$	1,769,507.60
The Contract Sum will be increased by this Change Order in the amount of	\$	5,235 83
The new Contract Sum including this Change Order will be	\$	1,774,743 43

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><i>Mark Stafford</i></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>7-24-20</u> <b>DATE:</b>
<u>Advanced Building Corp</u> <b>CONTRACTOR</b> <i>(Firm name)</i>	<u>Village of Windsor</u> <b>OWNER</b> <i>(Firm name)</i>
<u>Robert E. Wipperfurth</u> <b>SIGNATURE</b>	<u><i>Robert E. Wipperfurth</i></u> <b>SIGNATURE</b>
<u>Robert E. Wipperfurth</u> <b>PRINTED NAME AND TITLE</b>	<u>Robert E. Wipperfurth Village President</u> <b>PRINTED NAME AND TITLE</b>
<u>DATE:</u>	<u>7-6-2020</u> <b>DATE:</b>



# ADVANCED BUILDING CORPORATION

3624 Pioneer Road  
 Verona, WI 53593  
 Phone 608 833 0900

## REQUEST FOR CHANGE ORDER # 06

To:	Windsor Department of Public Works Project 4160 CTY HWY V, DeForest, WI 53532	Date:	7/23/2020
		Re:	CB 07 with added IT room and changed wall tile
Attn:	Mark Stafford	Sent Via	Email

**We are requesting a Change Order be issued to our contract for the following work:**

Description of work to be done

	Labor	Material	
HM Frame, Door & Hrdware	350	1136.5	\$ 1,486 50
Steel Studs & GWB			\$ 2,400 00
Paint			\$ 650 00
ABC Labor & Vinyl Base	350	100	\$ 450 00
Maly Tile			\$ -
General Contractor Markup	5%		\$ 249 33
<b>Total cost proposal for work as described above</b>			<b>\$ 5,235.83</b>

Respectfully Submitted,

Accepted

x

x

\_\_\_\_\_  
 Daniel Kleman  
 Project Manager  
**Advanced Building Corporation**  
 3624 Pioneer Rd.  
 Verona, WI 53593-9706  
 608.833.0900 office  
 608.833.8483 fax  
 608 209.3836 cell  
[dkleman@abcmadison.com](mailto:dkleman@abcmadison.com)

\_\_\_\_\_  
 Name:

\_\_\_\_\_  
 Title

\_\_\_\_\_  
 Company:

**Project: 362778 - 362778 (TS) Windsor Department of Public Works  
 Contemplated Change Order # 1  
 Add IT Room Door Flush HM**

<b>1</b>	<b>Single Door #IT</b>	<b>ENTRY 107 to CONFERENCE 101</b>		<b>90 LH</b>
1	3070 1-3/4 HM 707S 16 CR F STY LH (CL; G2A; U453; UC 1IN)			
1	3070 SGL 814 M 16 CR SW1 LH (6; E1; U453; WSCF 6; BI E10; BI SUA)			
3	Hinges	5BB1 4 1/2 x 4 1/2	652	IV
1	Lockset	ND80PD RHO 0-Bitted 10-025 13-247 (BI MK In House, BI Stamp Key)	626	SC
1	Closer	4040 XP REG 4040-18 SRT	AL	LC
1	Kickplate	8400 10" x 34" B-CS	US32D	IV

**Section Totals**

08 11 13 Hollow Metal Doors	462.72
08 11 13 Hollow Metal Frame	221.22
08 71 00 Door Hardware	452.56
	<hr/>
<b>Pre-Tax Total</b>	<b>1,136.50</b>



# Common Links

CONSTRUCTION LLC

20-212-02

June 11, 2020

**Attn: Advanced Building Corporation**

**Re: Windsor Dept. of Public Works**

Below is our pricing for the addition of an IT room in the mezzanine

**Bid Category: 092116 – Gypsum Board Assemblies**

**Total cost: \$2,400**

Add approx. 21 lf. of 9C wall type

Add approx. 60 sq ft of Ceiling

Excludes insulation in walls and ceiling

Excludes all caulking

Excludes plywood/sheathing/GWB on topside of ceiling

Assumes ceiling is dustcap only – not structural for storage or traffic

Please contact me if you have any questions.

Thank you!

**Common Links Construction**

Mike Westphal

Project Manager



**PAINTING CONTRACTOR**  
SERVING THE MADISON AREA  
FOR OVER 60 YEARS

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902 Stewart Street • Madison, Wisconsin 53713-3249 • 608-271-6244 • Fax 608-271-0987

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WISCONSIN BUILDING CONTRACTOR REG. # 1105827

June 5, 2020

Re: Budget pricing for proposed IT room at the DPW building in Windsor.

Prime and paint walls and ceilings 2 coats.  
Paint hollow metal door and frame.

Base Bid \$ 650.00

Exclusions:

Thank you, and if you have any questions, please give me a call at our office.

Sincerely,

SCHMELZER PAINT CO., INC.

John Harkins  
Estimator  
jh

**From:** Mitchel Keel <mitch@malyceramictile.com>  
**Sent:** Thursday, July 23, 2020 1:01 PM  
**To:** Daniel Kleman  
**Subject:** Re: FW: Sarah O'Melia contact from Virginia Tile

That is correct.

On Thu, Jul 23, 2020 at 12:55 PM Daniel Kleman <[dkleman@abcmadison.com](mailto:dkleman@abcmadison.com)> wrote:

Mitch,

Just to be clear, you are referring to these selections, correct?

Floor Tile and Base:

Crossville, Basalt, Color-Bedrock,

Grout-Bostik, Natural

|

Wall Tile:

Crossville, Basalt, Color-Silica

Grout-Bostik, Classic Bone

**Daniel Kleman**

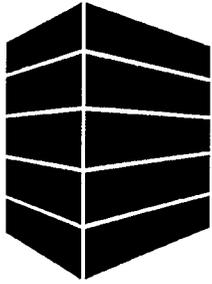
**Project Manager**

**[dkleman@abcmadison.com](mailto:dkleman@abcmadison.com)**

**O 608-833-0900**

**F 608-833-8483**

**C 608-209-3836**



**ADVANCED  
BUILDING**  
CORPORATION

**We have moved.**

**Our office and mailing address is now**

**Advanced Building Corporation**

**4125 Terminal Drive Suite 100**

**McFarland, WI 53558**

**From:** Mitchel Keel <[mitch@malyceramictile.com](mailto:mitch@malyceramictile.com)>  
**Sent:** Thursday, July 23, 2020 12:07 PM  
**To:** Daniel Kleman <[dkleman@abcmadison.com](mailto:dkleman@abcmadison.com)>  
**Subject:** Re: FW: Sarah O'Melia contact from Virginia Tile

Daniel,

Please disregard the Add. There was a miscommunication between the Rep and myself. We are good to proceed with the selections you guys selected at the original price that was proposed. Thank you

On Thu, Jul 23, 2020 at 10:05 AM Daniel Kleman <[dkleman@abcmadison.com](mailto:dkleman@abcmadison.com)> wrote:

Mitch,



# 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)**

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

**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 07  
Date: 07-22-20

**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.)*

Relocate IT Room to mezzanine and provide power to overflow alarm at septic holding tanks per Dimension IV Construction Bulletin #07.

The original Contract Sum was	\$	434,800 00
Net change by previously authorized Change Orders	\$	15,813 52
The Contract Sum prior to this Change Order was	\$	450,613 52
The Contract Sum will be increased by this Change Order in the amount of	\$	7,889.79
The new Contract Sum including this Change Order will be	\$	458,503 31

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:

Foley Electric, 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

7-22-20

DATE:

Village of Windsor

OWNER (Firm name)

SIGNATURE

Robert E Wipperfurth, Village President

PRINTED NAME AND TITLE

8-6-2020

DATE:

# RESIDENTIAL COMMERCIAL

2738 Bartells Dr.  
Beloit, WI 53511



# INDUSTRIAL VOICE / DATA

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

July 17, 2020

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

Job Windsor Department of Public Works  
4160 County Highway V  
Deforest, WI

### CB-7 Add Room Sensor Light

- 1 Add sensor light at IT Room 202

CB-7 Room Sensor Light					
Hours	Hourly Rate (PER HR)	Subtotal	Markup		Total
4.24	\$ 90.00	\$ 381.60		\$ -	\$ 381.60
		\$ 396.00	5%	\$ 19.80	\$ 415.80
				SubTotal	\$ 797.40
				3% bond	\$ 23.92
				<b>Total</b>	<b>\$ 821.32</b>

### CB-7 IT Room Relocation

1. Move voice/data rack, ground buss and related in Mech 106 to IT Room 202 on the mezzanine
2. Add power for fan coil FC-1 at IT Room 202 and condensing unit CU-1 on-grade as shown
3. Add disconnect for CU-1
4. Extend raceways and sleeves to IT Room 202 as shown

CB-7 IT Room Relocation					
Hours	Hourly Rate (PER HR)	Subtotal	Markup		Total
35.10	\$ 90.00	\$ 3,159.00		\$ -	\$ 3,159.00
		\$ 1,111.36	5%	\$ 55.57	\$ 1,166.93
				SubTotal	\$ 4,325.93
				3% bond	\$ 129.78
				<b>Total</b>	<b>\$ 4,455.71</b>

**RESIDENTIAL  
COMMERCIAL**

2738 Bartells Dr.  
Beloit, WI 53511



**INDUSTRIAL  
VOICE / DATA**

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

**CB-7 Septic Conduit**

- 1 Extend 1" conduit (PVC) raceway and provide conductors to septic holding tank alarm disconnect as indicated

<b>CB-7 Septic Conduit</b>					
<b>Hours</b>	<b>Hourly Rate (PER HR)</b>	<b>Subtotal</b>	<b>Markup</b>		<b>Total</b>
22.67	\$ 90.00	\$ 2,040.30		\$ -	\$ 2,040.30
		\$ 885.88	5%	\$ 44.29	\$ 930.17
				SubTotal	\$ 2,970.47
				3% bond	\$ 89.11
				<b>Total</b>	<b>\$ 3,059.59</b>

**CB-7 Fiber Conduit**

- 1 Add data/FO raceway with handholds for gate operator as shown
- 2 Use (1) 1-1/2" spare conduit from original bid
- 3 Relocate remaining 1-1/2" spare conduit to finish run to gate.
- 4 Provide credit for difference

<b>CB-7 Fiber conduit using existing</b>					
<b>Hours</b>	<b>Hourly Rate (PER HR)</b>	<b>Subtotal</b>	<b>Markup</b>		<b>Total</b>
-10.13	\$ 90.00	\$ (911.70)		\$ -	\$ (911.70)
		\$ 104.60	5%	\$ 5.23	\$ 109.83
				SubTotal	\$ (801.87)
				3% bond	\$ (24.06)
				<b>Total</b>	<b>\$ (825.93)</b>

**RESIDENTIAL  
COMMERCIAL**

2738 Bartells Dr.  
Beloit, WI 53511



**INDUSTRIAL  
VOICE / DATA**

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

CB-7 Access control and CCTV control panel relocation

- 1 Move door access equipment in Mech 106 to IT Room 202 on the mezzanine level

CB-7 Proposal					
Hours	Hourly Rate (PER HR)	Subtotal	Markup		Total
2.90	\$ 90.00	\$ 261.00		\$ -	\$ 261.00
		\$ 101.96	5%	\$ 5.10	\$ 107.06
			SubTotal		\$ 368.06
			3% bond		\$ 11.04
			<b>Total</b>		<b>\$ 379.10</b>

Please let us know how to proceed

Thank you,

Jeff Toberman  
Estimator – Project Manager