



PUBLIC WORKS COMMITTEE MEETING AGENDA

**October 14, 2025 at 6:20 PM
303 Mansion Street Mauston, WI**

- 1. Call to Order/Roll Call**
- 2. Discussion and Action Regarding Minutes**
 - a. August 26, 2025**
- 3. Appointment of Chair**
- 4. Discussion and Recommendation Regarding Change Order #3 (Olympic Builders) for a Decrease in the Amount of (\$315,128.98)**
 - a. Change Order #3**
- 5. Discussion and Recommendation Regarding Pay App #17 (Revised) to Olympic Builders in the Amount of \$256,234.14**
 - a. Pay App #17**
- 6. Discussion and Recommendation Regarding Pay App #3 to A-1 Excavating in the Amount of \$18,175.65**
 - a. Pay App #3**
- 7. Adjourn**

NOTICE:

It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order. It is also possible that a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City Deputy Clerk Carole Wolff at (608) 747-2706.

Any member of the public wishing to join the meeting telephonically should call City Hall by 4pm the day of the meeting. Staff will be happy to provide instructions on joining the meeting by phone. City Hall main number: 608-847-6676



PUBLIC WORKS COMMITTEE MEETING MINUTES

August 26, 2025 at 6:20 PM
303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call:** The Public Works Committee Meeting was called to order on August 26, 2025, at 6:20 p.m. by Chair Rick Noe. Present were members, Rick Noe, and Kayla Thomas. Absent was Mary Bender. Also present were Mayor Darryl Teske, City Administrator Daron Haugh, Public Works Director Rob Nelson, and Deputy Clerk Carole Wolff.
2. **Minutes:** Motion by Thomas, seconded by Noe, to approve the August 12, 2025 minutes, Motion carried by voice vote.
3. **Purchase of a Cemetery Lawnmower:** Motion by Noe, seconded by Thomas, to recommend Council approve the purchase of the Bad Boy Maverick lawnmower for \$6,018.99 from Jay's of Mauston. Motion carried by voice vote. Question was raised regarding the warranty, which was later confirmed to be two (2) years.
4. **A-1 Excavating, LLC East Side Utility Extension Project Change Order 01:** Motion by Noe, seconded by Thomas, to recommend Council approve the A-1 Excavating, LLC East Side Utility Extension Project Change Order 01. Motion carried by voice vote.
5. **Pay App No. 2 to A-1 Excavating, LLC:** Motion by Thomas, seconded by Noe, to recommend Council approve the A-1 Excavating, LLC Pay App No. 2 for \$52,502.00. Motion carried by voice vote.
6. **Adjourn:** Motion by Thomas, seconded by Noe, to adjourn. Motion carried by voice vote. Meeting adjourned at 6:24 p.m.

Chair

Date

CHANGE ORDER NO. 003

Owner: City of Mauston Owner's Project No.: 00044084
 Engineer: MSA Professional Services Engineer's Project No.: 00044088
 Project: Wastewater Treatment Facility Upgrade
 Date Issued: 12/13/2023 Effective Date of Change Order: 09/12/2025

The Contract is modified as follows upon execution of this Change Order:

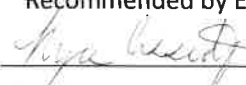
Description:

Clean wet well, use simulated wood plastic siding on main lift station building, change in sluice gate scope of work, blower building roof replacement, air relief valves installed on influent pumps, garage catch basin drain replacement, infill cavity under garage floor and replace floor, grout inject basement walls in Lab/Office building, adjust influent manhole cover elevation

Attachments:

RFCO response to RFP 002, RFCO for main lift siding, RFCO response to RFP 003, RFCO response to RFP 005, RFCO response to RFP 006, and a RFCO for T&M for the influent pump ARVs, RFCO for T&M for manhole adjustments

Change in Contract Price	Change in Contract Times
Original Contract Price:	Original Contract Times:
\$ 7,694,375.00	Substantial Completion: July 31, 2025
	Ready for final payment: December 30, 2025
{Increase} {Decrease} from previously approved Change Orders No. 1 to No. 2	{Increase} {Decrease} from previously approved Change Orders No. 1 to No. {Number of previous Change Order} :
\$ 381,897.20	Substantial Completion:
	Ready for final payment:
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$ 7,312,477.80	Substantial Completion: July 31, 2025
	Ready for final payment: December 30, 2025
DECREASE of this Change Order:	No change this Change Order:
\$ 315,128.98	Substantial Completion: July 31, 2025
	Ready for final payment: December 30, 2025
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$ 6,997,348.82	Substantial Completion: July 31, 2025
	Ready for final payment: December 30, 2025

Recommended by Engineer (if required) By: <u></u> Title: <u>Project RPR</u> Date: <u>9/12/2025</u> <u>Authorized by Owner</u> By: _____ Title: _____ Date: _____	Accepted by Contractor <u></u> <u>CEO</u> <u>10/7/25</u> <u>Approved by Funding Agency (if applicable)</u> By: _____ Title: _____ Date: _____
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Contractor's Application for Payment

Owner:	City of Mauston, WI	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	00044084
Contractor:	Olympic Builders Gen. Contr., Inc.	Contractor's Project No.:	831
Project:	Mauston 2023 WWTF Upgrade		
Contract:			
Application No.:	17- REVISER	Application Date:	8/26/2025
Application Period:	From 7/26/2025	to	8/26/2025

1. Original Contract Price	\$	7,694,375.00
2. Net change by Change Orders	\$	(381,897.20)
3. Current Contract Price (Line 1 + Line 2)	\$	7,312,477.80
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	6,439,854.34
5. Retainage		
a. 5% X \$ 6,439,854.34 Work Completed	\$	321,992.72
b. 5% X \$ - Stored Materials	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	321,992.72
6. Amount eligible to date (Line 4 - Line 5.c)	\$	6,117,861.62
7. Less previous payments (Line 6 from prior application)	\$	5,861,627.48
8. Amount due this application	\$	256,234.14
9. Balance to finish, including retainage (Line 3 - Line 4+5c)	\$	1,194,616.18

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor:	Olympic Builders General Contractors, Inc.
Signature:	<u>Julie Yahnke</u> Date <u>8/26/2025</u>
Recommended by Engineer	Approved by Owner
By: Steven Sell	By:
Title: Project Manager	Title:
Date: 9/16/2025	Date:
Approved by Funding Agency	
By:	By:
Title:	Title:
Date:	Date:

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Mauston	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	44084
Contractor:	Olympic Builders General Contractors, Inc.	Contractor's Project No.:	831
Project:	Mauston 2023 WWTF Upgrade		
Contract:	General Construction		

Application No.:		17- REVISED	Application Period:		From	07/26/25	to	08/26/25	Application Date:		08/26/25
Item No.	A	B	C	D		E	F	G	H	I	
				Description	Scheduled Value (\$)						
											(D + E) From Previous Application (\$)
Original Contract											
1	Performance & Payment Bonds		87,482.00		87,482.00			87,482.00	100%	-	
2	LAGOON (STR 30)									-	
3	Sludge Removal Lagoons 1 & 5		1,300,000.00		1,300,000.00			1,300,000.00	100%	-	
4	Water Transferring Lagoons 2, 3 & 4		65,253.35		50,000.00	15,253.35		65,253.35	100%	-	
5	Supervision		84,861.00		70,000.00	5,000.00		75,000.00	88%	9,861.00	
6	Aeration Equipment		238,500.00		248,500.00			248,500.00	104%	(10,000.00)	
7	General Requirements		100,482.00		86,100.00	5,000.00		91,100.00	91%	9,382.00	
8	Asphalt - Lagoon #1									-	
9	Material		9,789.86							0%	
10	Labor/Equipment		12,459.82							0%	
11	Asphalt - Lagoon #5									-	
12	Material		34,733.25							0%	
13	Labor/Equipment		37,066.76							0%	
14	Gritscreen		15,682.00							0%	
15	Dewatering		45,000.00							0%	
16	By-Pass Pumping		65,000.00							0%	
17	Selective Structure Demo		53,300.00		48,130.00	5,170.00		53,300.00	100%	-	
	Hazard Materials - ALLOWANCE		10,000.00		2,850.00			2,850.00	29%	7,150.00	
18	Earthwork		33,800.00		13,800.00			13,800.00	41%	20,000.00	
19	Exterior Improvements		6,300.00		3,100.00			3,100.00	49%	3,200.00	
20	Utilities-Yard Piping/Manholes		251,700.00		239,723.00	10,000.00		249,723.00	99%	1,977.00	
21	Process Integration - Process Piping		35,900.00		35,900.00			35,900.00	100%	-	
22	Process Integration - Blowers		1,300.00		1,300.00			1,300.00	100%	-	
23	Pollution Control - Valves & Specialties		43,100.00		42,270.00	830.00		43,100.00	100%	-	
24	Pollution Control - Aeration System		12,500.00		11,000.00	1,500.00		12,500.00	100%	-	
25	MAIN LIFT STATION (STR 10)									-	
26	Supervision		110,784.00		91,000.00	5,000.00		96,000.00	87%	14,784.00	
27	Concrete - Materials		22,610.00		16,000.00	5,000.00		21,000.00	93%	1,610.00	
28	Concrete - Labor		105,820.00		92,000.00	10,000.00		102,000.00	96%	3,820.00	
29	Demo		30,651.00		29,000.00	1,651.00		30,651.00	100%	-	
30	Demo - Labor		88,182.00		79,000.00	9,182.00		88,182.00	100%	-	
31	Carpentry - Materials		60,950.00		50,000.00	5,000.00		55,000.00	90%	5,950.00	
32	Carpentry - Labor		61,590.00		45,000.00	5,000.00		50,000.00	81%	11,590.00	
33	Masonry		26,550.00		21,240.00			21,240.00	80%	5,310.00	

Progress Estimate - Lump Sum Work

Owner:	City of Mauston
Engineer:	MSA Professional Services
Contractor:	Olympic Builders General Contractors, Inc.
Project:	Mauston 2023 WWTF Upgrade
Contract:	General Construction

Owner's Project No.:	44084
Engineer's Project No.:	831
Contractor's Project No.:	

Contractor's Application for Payment

Application No.: 17- REVISED		Application Period:		From		to		Application Date:		08/26/25		08/26/25	
Item No.	Description	C	D		E		F	G	H	I			
			(D + E) From Previous Application (\$)	Work Completed	This Period (\$)	Materials Currently Stored (not in D or E) (\$)							
68	Fixtures	25,688.00	6,400.00		16,700.00			23,100.00	90%			2,588.00	
69	Fixtures - Labor	19,250.00	3,000.00		6,000.00			9,000.00	47%			10,250.00	
70	HVAC												
71	Submittals/Mobilization	2,500.00	1,500.00		400.00			1,900.00	76%			600.00	
72	Project Management	6,500.00	3,500.00		1,000.00			4,500.00	69%			2,000.00	
73	Demo & Install Labor	21,000.00	19,000.00		2,000.00			21,000.00	100%				
74	Controls - Labor & Materials	23,000.00	19,000.00		1,000.00			20,000.00	87%			3,000.00	
75	Equipment - Materials	137,000.00	135,000.00		-			135,000.00	99%			2,000.00	
76	Ductwork - Materials	35,000.00	27,000.00					27,000.00	77%			8,000.00	
77	Balancing & Insulation	14,500.00							0%			14,500.00	
78	Gas Service - ALLOWANCE	5,000.00							0%			5,000.00	
79	Exterior Improvements	3,400.00	1,700.00					1,700.00	50%			1,700.00	
80	Utilities-Yard Piping/Manholes	58,700.00	57,525.00		1,175.00			58,700.00	100%				
81	Process Integration - Process Piping	143,500.00	140,630.00		2,870.00			143,500.00	100%				
82	Pollution Control - Non Clog Pumps	7,327.00	7,327.00					7,327.00	100%				
83	Pollution Control - Valves & Specialties	129,200.00	129,200.00					129,200.00	100%				
84	Center Flow Screen - ALLOWANCE	353,900.00	353,900.00					353,900.00	100%				
85	LAB/OFFICE (STR 15)												
86	Demo	77,110.00	77,110.00					77,110.00	100%				
87	Demo - Labor	68,700.00	68,700.00					68,700.00	100%				
88	Concrete - Materials	18,650.00	13,000.00		4,000.00			17,000.00	91%			1,650.00	
89	Concrete - Labor	29,000.00	23,000.00		4,000.00			27,000.00	93%			2,000.00	
90	Carpentry - Materials	41,280.00	35,000.00		4,000.00			39,000.00	94%			2,280.00	
91	Carpentry - Labor	85,000.00	70,000.00		5,000.00			75,000.00	88%			10,000.00	
92	Masonry	10,250.00	6,000.00					6,000.00	59%			4,250.00	
93	General Requirements	107,080.00	95,000.00		5,000.00			100,000.00	93%			7,080.00	
94	Supervision	113,960.00	90,000.00		10,000.00			100,000.00	88%			13,960.00	
95	Resilient Flooring	15,600.00	10,000.00					10,000.00	64%			5,600.00	
96	Windows	2,500.00			2,500.00			2,500.00	100%				
97	Bathroom Accessories	1,544.00							0%			1,544.00	
98	Doors/Frames/Hardware	15,085.00	10,000.00					10,000.00	66%			5,085.00	
99	Access Doors	5,508.00			5,508.00			5,508.00	100%				
100	Painting	52,013.00							0%			52,013.00	
	ELECTRICAL												
	Demo/Temporary	4,040.00	3,840.00		200.00			4,040.00	100%				

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Contractor's Application for Payment									
Owner: City of Mauston		Engineer: MSA Professional Services		Owner's Project No.: 44084					
Contractor: Olympic Builders General Contractors, Inc.		Contractor's Project No.: 831							
Project: Mauston 2023 WWTF Upgrade									
Contract: General Construction									
Application No.: 17-REVISED		Application Period: From 07/26/25 to 08/26/25		Application Date: 08/26/25					
A	B	C	D	E	F	G	H	I	
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (Not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)	
			(D + E) From Previous Application (\$)	This Period (\$)					
101	Lights/Devices	11,264.00	11,264.00	-	-	11,264.00	100%	-	
102	Integrator/Instrument	25,685.00	20,100.00	1,385.00	-	21,485.00	84%	4,200.00	
103	Branch Conduit	41,153.00	39,000.00	500.00	-	39,500.00	96%	1,653.00	
104	HVAC	-	-	-	-	-	-	-	
105	Submittals/Mobilization	4,500.00	2,000.00	1,000.00	-	3,000.00	67%	1,500.00	
106	Project Management	18,500.00	3,000.00	3,000.00	-	6,000.00	32%	12,500.00	
107	Demo & Install Labor	10,300.00	5,000.00	4,000.00	-	9,000.00	87%	1,300.00	
108	Controls - Labor & Materials	13,500.00	9,000.00	9,000.00	-	9,000.00	67%	4,500.00	
109	Equipment - Materials	18,000.00	13,000.00	3,000.00	-	16,000.00	89%	2,000.00	
110	Ductwork - Materials	4,500.00	1,000.00	-	-	1,000.00	22%	3,500.00	
111	Balancing & Insulation	9,500.00	2,500.00	-	-	2,500.00	26%	7,000.00	
112	INFLUENT MONITORING STRUCTURE (STR 20)	-	-	-	-	-	-	-	
113	General Requirements	16,500.00	12,000.00	-	-	12,000.00	73%	4,500.00	
114	Concrete - Materials	6,520.00	3,000.00	3,520.00	-	6,520.00	100%	-	
115	Concrete - Labor	21,803.00	15,000.00	15,000.00	-	30,000.00	138%	(8,197.00)	
116	Insulation/Waterproofing	3,200.00	2,000.00	-	-	2,000.00	63%	1,200.00	
117	Fiberglass Structure	21,000.00	-	-	-	-	0%	21,000.00	
118	Composite Sampler	14,000.00	13,000.00	-	-	13,000.00	93%	1,000.00	
119	EFFLUENT MONITORING STRUCTURE (STR 40)	-	-	-	-	-	-	-	
120	General Requirements	16,500.00	12,000.00	-	-	12,000.00	73%	4,500.00	
121	Concrete - Materials	6,520.00	3,000.00	3,520.00	-	6,520.00	100%	-	
122	Concrete - Labor	22,460.00	15,000.00	7,460.00	-	22,460.00	100%	-	
123	Insulation/Waterproofing	3,200.00	2,000.00	-	-	2,000.00	63%	1,200.00	
124	Fiberglass Structure	21,000.00	-	-	-	-	0%	21,000.00	
125	CHEMICAL BUILDING (STR 60)	-	-	-	-	-	-	-	
126	General Requirements	16,500.00	14,000.00	-	-	14,000.00	85%	2,500.00	
127	Supervision	20,600.00	18,000.00	-	-	18,000.00	87%	2,600.00	
128	Roofing - Materials	18,200.00	18,200.00	-	-	18,200.00	100%	-	
129	Roofing - Labor	15,560.00	15,560.00	-	-	15,560.00	100%	-	
130	ELECTRICAL	-	-	-	-	-	-	-	
131	Demo/Temporary	3,220.00	3,220.00	-	-	3,220.00	100%	-	
132	Lights/Devices	2,640.00	2,640.00	-	-	2,640.00	100%	-	
133	Integration	23,113.00	21,300.00	1,600.00	-	22,900.00	99%	213.00	
134	Branch Conduit	4,278.00	4,278.00	-	-	4,278.00	100%	-	
135	Site	17,963.00	16,200.00	300.00	-	16,500.00	92%	1,463.00	

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:		City of Mauston		Owner's Project No.:		44084	
Engineer:		MSA Professional Services		Engineer's Project No.:		831	
Contractor:		Olympic Builders General Contractors, Inc.		Contractor's Project No.:			
Project:		Mauston 2023 WWTF Upgrade					
Contract:		General Construction					
Application No.:		17- REVISED		Application Period:		From	
				07/26/25		to	
						08/26/25	
						Application Date:	
						08/26/25	

Progress Estimate - Lump Sum Work

Owner:
City of Mauston

Engineer:
MSA Professional Services

Contractor:
Olympic Builders General Contractors, Inc.

Project:
Mauston 2023 WWTF Upgrade

Contract:
General Construction

Owner's Project No.:
44084

Engineer's Project No.:
831

Contractor's Project No.:

Application No.: 17-REVISED

Application Period: 07/26/25 to 08/26/25

Application Date: 08/26/25

A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	(D + E) From Previous Application (\$)	Work Completed This Period (\$)	Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
171	Integration	25,357.00	6,242.00	9,000.00		15,242.00	60%	10,115.00
172	Branch Conduit/Wire/Site HVAC	5,465.00	-	2,765.00		2,765.00	51%	2,700.00
174	Installation - Labor	1,500.00				-	0%	1,500.00
175	Installation - Materials	6,500.00				-	0%	6,500.00
						-		-
						-		-
						-		-
Original Contract Totals		\$ 7,694,375.00	\$ 6,552,031.19	\$ 269,720.35	\$ -	\$ 6,821,751.54	89%	\$ 872,623.46

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Mauston	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	44084
Contractor:	Olympic Builders General Contractors, Inc.	Contractor's Project No.:	831
Project:	Mauston 2023 WWTF Upgrade		
Contract:	General Construction		

[illegible]

Contractor's Application for Payment

Owner: <u>City of Mauston</u> Engineer: <u>MSA</u> Contractor: <u>A-1 Excavating, LLC</u> Project: <u>City of Mauston- East Side Utility Extension Project</u> Contract: _____	Owner's Project No.: _____ Engineer's Project No.: <u>00044092</u> Contractor's Project No.: _____
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Application No.: <u>3</u>	Application Date: <u>9/11/2025</u>	
Application Period: From <u>7/23/2025</u>	to <u>9/11/2025</u>	

1. Original Contract Price	\$ 370,718.00
2. Net change by Change Orders	\$ (7,204.96)
3. Current Contract Price (Line 1 + Line 2)	\$ 363,513.04
4. Total Work completed and materials stored to date	\$ 363,513.04
(Sum of Column G Lump Sum Total and Column G Unit Price Total)	
5. Retainage	
a. _____ X _____ Work Completed	\$ -
b. _____ X \$ - Stored Materials	\$ -
c. Total Retainage (Line 5.a + Line 5.b)	\$ -
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 363,513.04
7. Less previous payments (Line 6 from prior application)	\$ 345,337.39
8. Amount due this application	\$ 18,175.65
9. Balance to finish, including retainage (Line 3 - Line 4, plus 5c)	\$ -

Contractor's Certification
 The undersigned Contractor certifies, to the best of its knowledge, the following:

Contractor: <u>A-1 Excavating, LLC</u> Signature: <u>[Signature]</u>	Date: <u>10/3/25</u>
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PAYMENT OF: \$ _____	18,175.65
(line 8 or other - attach explanation of the other amount)	

Recomm: <u>Raine Gordon</u> By: _____ Title: <u>Operations Leader</u> Date: <u>10/3/2025</u>	Approved by Owner By: _____ Title: _____ Date: _____
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Approved by Funding Agency By: _____ Title: _____ Date: _____	By: _____ Title: _____ Date: _____
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Contractor's Application

Progress Estimate - Unit Price Work

Application Number: 01									
Application Date: 7/1/2025									
For (Contract): City of Mauston- East Side Utility Extension Project									
Application Period: 06/11/2025-05/15/2025									
Contract Information									
Contract Information									
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Contractor's Application

Progress Estimate - Unit Price Work

[illegible]

A-1 Excavating LLC

P.O. Box 90 Bloomer, WI 54724
715/568-4141 Fax: 715/568-4144

FINAL WAIVER OF CONSTRUCTION LIEN

For value **received**, we hereby waive all rights and claims for lien on land and on
Improvements about to be made, being made, altered, or repaired and to the
Appurtenances thereunto, for the CITY OF MAUSTON, Owner, by
D.L. GASSER CONSTRUCTION, Contractor, in JUNEAU
County, state of Wisconsin, described as
#25 020 – MAUSTON- EAST SIDE UTILITY EXTENSION

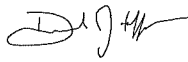
For all labor performed, and/or material furnished for the erection, construction, alteration
Or repair of said improvement and appurtenances, except;

Dollar Amount: \$13,127.00

Pay Request # #1 FINAL

Date of Waiver: 09/30/2025

Company Name: DL GASSER CONSTRUCTION

Signed By: Daniel J Holzberger 

Position: ASST. SECRETARY