

COMMUNITY DEVELOPMENT AUTHORITY
MINUTES

04/08/26

MEMBERS PRESENT: Sarah Napgezok, John Wagman, Patrick Gosz, Chad Henke, Tracy D'Antonio

MEMBERS ABSENT: David Welles, Sarah Watson

OTHERS PRESENT: Randy Fifrick, Tammy Stratz, Juli Birkenmeier, Vincent Bonino, Tammy King

(1) Call Meeting to Order

Meeting was called to order at 12:01 pm at 550 E Thomas Street, Wausau, Wisconsin.

(2) Discussion and Possible Action on Funktion Design Studio Architectural Services Change Order #3 for 405 S 8th Avenue, Wausau

Birkenmeier provided an overview of the status of construction at 405 S 8th Avenue. She noted that Northcentral Construction encountered concerns during initial site preparation related to sandfill at the site. She furthered that this brought concerns about the soil's ability to support the building over time without settling or shifting. She explained that as a result the contractor recommended conducting soil borings to better assess site conditions and avoid potential future structural issues. Birkenmeier stated that the proposed change order includes additional services totaling \$2,500, with \$1,000 for Funktion Design Studio and \$1,500 for REI Engineering.

Birkenmeier explained that staff did a review of the site history, and it had revealed no prior indications of contamination or structural concerns; the issue only became apparent once site work began. She furthered explained that staff, along with representatives from the Department of Public Works (DPW), Funktion Design Studio, Northcentral Construction and REI, met on-site to evaluate the situation. She stated that while there were no major concerns identified, all parties agreed that conducting soil borings would be a prudent, proactive step to mitigate risk and ensure long-term stability.

Wagman made a motion to approve Funktion Design Studio architectural services change order #3 for 405 S. 8th Avenue, Wausau. D'Antonio seconded. Motion was approved unanimously.

(3) Discussion and Possible Action on Proposal Received for Soil Boring at 405 S 8th Avenue Wausau – Giles Engineering Associates, Inc.

Birkenmeier provided the proposal submitted by Giles Engineering Associates, Inc. in the amount of \$4,880 to conduct the exploration and analysis for soil boring at the site. She furthered that Funktion Design Studio has reviewed the proposal and found it acceptable, noting it was significantly lower than a previous estimate of approximately \$15,000. Birkenmeier furthered that construction activity by Northcentral Construction would remain on hold until the proposal was approved, though Giles Engineering Associates, Inc. will begin work immediately upon authorization.

Henke made a motion to approve Giles Engineering Associates, Inc for soil boring at 405 S. 8th Avenue Wausau. Wagman seconded. Motion was approved unanimously.

Adjournment

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read 'SN', written in black ink.

Sarah Napgezek
Chairperson