

*** All present are expected to conduct themselves in accordance with our City's Core Values ***



OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department Committee, Agency, Corporation, Quasi-Municipal Corporation or Sub-unit thereof.

Notice is hereby given that the **Community Development Authority** of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the: **COMMUNITY DEVELOPMENT AUTHORITY BOARD OF THE CITY OF WAUSAU**
Date/Time: **Thursday, May 7, 2026 at 9:00 am**
Location: **550 E Thomas Street, Wausau, Wisconsin 54403**
Members: **Sarah Napgezek (C), David Welles, John Wagman, Patrick Gosz, Sarah Watson, Andrew Wiskoski, Tracy D'Antonio**

AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

1. Call the Meeting to Order
2. Discussion and Possible Action on Northcentral Construction Cost Estimate Change Order for Site Preparation Work at 405 S 8th Avenue Wausau, WI

Adjournment

Sarah Napgezek, Chair

This Notice was posted at City Hall and emailed to the Media on Thursday, April 30, 2026 at 3:00 pm. Questions regarding this agenda may be directed to Randy Fiffick, Community Development Director at 715-261-6684

Any person wishing to offer public comment who does not appear in person to do so, may e-mail Juli Birkenmeier at juli.birkenmeier@wausauwi.gov with "Community Development Authority Board Meeting Public Comment" in the subject line a minimum of 2 hours prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The message related to agenda items received prior to the meeting will be provided to the Chair.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

It is possible that members of, and possible a quorum of members of other committees of the City of Wausau may be in attendance at the above mentioned meeting to gather information. No action will be taken by any such group at the above mentioned meeting other than the committee specifically referred to in this notice.

Other Distribution: City Website, Alderpersons, Board Members, Mayor

Tuesday, April 28, 2026

RE: Change order request for unsuitable soils

Funktion Design Studio, LLC
Rick and Melody -

As per our discussions we are requesting a CO for the remediation of the unsuitable soils.

As per the Geotechnical report presented by Giles Engineering dated 04.22.26

We are anticipating using an excavator to dig out a 3' wide trench down to an average of 4' deep.

Then using the banks as forming to place the lean concrete. NCC will place the lean concrete and screed to the elevation established as bottom of the footings, as per the structural drawings.

NCC will have staff on site to observe the excavation and monitor the placement of the lean mix.

The proposed cost does include an allowance of \$2500 for Giles Engineering to be on site and be the lead and determine when the excavator is at the proper depth to place the concrete.

This cost is estimated at a T&M with as NTE of \$75,000 based on the information provided.

If during the excavation and the observations and recommendation from the soil engineer it is recommended that the trenches are to be deeper, than additional charges will have to be compensated.

Also, as stated above NCC is planning on using the banks of the excavation for forming, if the soils present do not allow this and over excavation is required and hand forming of the

NORTHCENTRAL

A BETTER CONSTRUCTION EXPERIENCE

concrete placement is required, than those hours and materials will be tracked and those charges will have to be compensated.

As there are many unknowns when encountering unsuitable soils, the final amount of removal is never known.

The proposed additional charges if required is \$325 per cuyd of materials removed and replaced.


The proposed additional charges if required is \$6000 per day for the NCC concrete crew to place the wall forms.

Thank you.




Ron Wiedeman

Project Manager

 (920) 579-4112

 ronw@nccbuilds.com

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Fond du Lac, WI 54935

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405 S 8TH AVENUE – SOURCES & USES

Sources

Community Development Authority	American Rescue Plan Act (ARPA)	\$500,000
Community Development Department	Community Development Block Grant (CDBG)	\$153,923
Community Development Department	Home Rehabilitation and Reconstruction Program (HRRP) Home Fund	\$986,011
Community Development Department	Property Sale Proceeds	\$522,200
Total Funds		\$2,162,134

Uses

Acquisition/Closing	CDBG	\$60,713
Pre Planning/Architectural/Demolition – Including Change Orders	CDBG	\$86,190
Construction Bid	Mixed Finance	\$1,540,975
Construction Site Prep	Mixed Finance	\$75,000
Total Cost		\$1,762,878

\$399,256 funds available based on Opinion of Probably Cost