

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



OFFICIAL NOTICE AND AMENDED 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: **Tuesday, June 23, 2026 at 12:00 pm**
Location: **550 E Thomas Street, Wausau, Wisconsin 54403**
Members: **Sarah Napgezek (C), David Welles, John Wagman, Patrick Gosz, Sarah Watson, Andrew Wiskowski, Tracy D'Antonio**

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

1. Call the Meeting to Order
2. Approval of Minutes from 05/26/26
3. Community Development Authority Organizational and Program Review
4. Overview of WCDA Subcommittees
5. Discussion and Possible Action on Election of Board Chair and Vice Chair
6. Discussion and Possible Action on Finance Committee Nominations
7. Discussion and Possible Action on Redevelopment Committee Nominations
8. Presentation by S.C. Koegler Consulting, LLC on Comprehensive Repositioning Options Plans for Wausau Community Development Authority - Scattered Sites Public Housing
9. Discussion and Possible Action on Northcentral Construction Company Change Order #1 for Site Preparation Work at 405 S 8th Avenue, Wausau
10. Operational Issues & Current Activities
 - A. Occupancy Overview
 - B. Update on 405 S 8th Avenue
 - C. Public Housing Scattered Sites Concrete Repair/Replacement Request for Proposals for Architect Services

Adjournment

Sarah Napgezek, Chair

This Notice was posted at City Hall and emailed to the Media on Thursday, June 18, 2026 at 1:00 pm. Questions regarding this agenda may be directed to Randy Fifrick, 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

COMMUNITY DEVELOPMENT AUTHORITY
MINUTES

05/26/2026

MEMBERS PRESENT: Sarah Napgezok, John Wagman, Patrick Gosz, Sarah Watson

MEMBERS ABSENT: Andrew Wiskowski, Tracy D'Antonio, David Welles

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

(1) Call Meeting to Order

Meeting was called to order at 12:02 pm at 550 E Thomas Street, Wausau, Wisconsin.

(2) Approval of Minutes from 04/27/26 and 05/07/26

Watson made a motion to approve the minutes from 04/27/26 and 05/07/26. Gosz seconded. Motion was approved unanimously.

(3) Finance Committee Report

Gosz provided his Chair report from the May 7, 2026, Finance Committee meeting and reviewed the WCDA's investment sheet as of March 31, 2026. Gosz stated that the total entity-wide balance is \$10,834,049.10, with all accounts earning an interest rate of 3.25%. Gosz noted that the CDA received \$1,042,200 from the Community Development Department in March to be used for the construction of the apartment complex at 405 S 8th Avenue. This amount was deposited into Redevelopment and is reflected in the 1st quarter account balance.

Gosz reviewed the Capital Fund Program (CFP) grant summary reflecting that the 2023 and 2024 CFP grants have been fully obligated and disbursed. He noted that the CDA will be able to close these grants once the 2025 single audit is completed by CliftonLarsonAllen (CLA). Gosz then reviewed CFP 2025 noting the obligated and disbursement balance of \$86,853.80. Gosz furthered that these funds will be used for an RFP for architectural services, concrete repair and tree trimming. Gosz furthered that as of the meeting CFP 2026 had not been released by the Department of Housing and Urban Development (HUD).

Gosz then reviewed the first quarter financial statements and summaries for the WCDA's budgeted programs as well as the financial statements and summaries for Riverview Towers, LLC., and further reviewed the items of note contained in his report.

Gosz then reported on the current WCDA Procurement Policy. He noted that due to a recent HUD update increasing procurement thresholds, Birkenmeier had brought to the finance committee whether revisions to the policy were necessary. Gosz stated that Birkenmeier had checked with a HUD consultant, who confirmed that the existing policy remains compliant with HUD regulations. Gosz stated that the Finance Committee members agreed that if the current policy is not creating any issues, updating the policy would not be necessary.

Gosz lastly reported that CLA has completed the field work for the 2025 Single Audit. Gosz explained that CLA preliminarily found no material misstatements, issues, or problems with the CDA's 2025 financial statements or records of operations. Gosz furthered that CLA is expected to issue the highest opinion possible regarding the CDA's 2025 operational performance and quality of reporting and a representative from CLA will present both 2025 audits at a future board meeting

(4) Discussion and Possible Action on Resolution #26-003 Capital Fund Program Assistance for Fiscal Year 2026 - Capital Fund Grant Number WI39P03150126

Birkenmeier reviewed the 2026 Capital Fund Program (CFP) Amendment stating that the WCDA was awarded \$108,322 in CFP assistance. Birkenmeier sought board approval for receipt of the 2026 grant funds via Resolution #26-003. She noted that she has earmarked the majority funds for a bathroom renovation project at the Scattered Sites. Wagman moved to approve Resolution 26-003. Gosz seconded. Roll call vote 4-0.

(5) Consideration and Possible Action on Resolution #26-004 Admissions and Continue Policy (ACOP) Update - Public Housing

Birkenmeier introduced Jamie Collins, Occupancy Specialist, who provided a brief overview of the updates and revisions made to the Admissions and Continue Policy (ACOP), which applies to the operation of the Public Housing program. Birkenmeier explained that the CDA subscribes to policy update services from Nan McKay & Associates to ensure that all policies remain consistent, current, and compliant with HUD regulations. Birkenmeier sought board approval to submit the revised plan to HUD's Milwaukee Field Office for retention in their files. Wagman moved to approve Resolution 26-004. Gosz seconded. Roll call vote of 4-0.

(6) Discussion and Possible Action on Northcentral Construction Company Change Order #1 for Site Preparation Work at 405 S 8th Avenue, Wausau

The board agreed to table this agenda item pending receipt of additional information.

(7) Discussion and Possible Action on S.C. Koegler Consulting, LLC Proposal and Agreement for Consulting Services for Comprehensive Repositioning Options Plan - Public Housing

Birkenmeier presented the proposal for consulting services related to the potential repositioning of the CDA's Scattered Sites Public Housing portfolio. Birkenmeier explained that the consultant, Scott Koegler, is a former HUD employee who now provides consulting services. She furthered that the consultant would review the CDA's financials and housing portfolio to evaluate potential repositioning options and determine whether repositioning would be financially and operationally feasible. Birkenmeier explained that the proposed consulting fee is \$8000.00 and the consultant would present findings and recommendations to the Board for consideration and approval.

(8) Operational Issues and Current Activities

Occupancy Overview - Birkenmeier reported 99% occupancy at Riverview Towers, 100% at Riverview Terrace, and 100% at the Scattered Sites, with staff administering 286 Housing Choice Vouchers.

NEF Annual Site Review - Riverview Towers LLC – Birkenmeier reported that NEF completed the annual Site Review on May 7, 2026. She explained that during the review approximately 12 units were physically inspected. Birkenmeier stated that the asset manager indicated that the property was in excellent condition.

Update on 405 S. 8th Avenue – Birkenmeier provided an update on construction progress at 405 South 8th Avenue. She also reviewed the cost breakdown of the change order request for site preparation from the soil borings that were completed. Birkenmeier furthered the estimated change order amount of \$75,000 including \$3,000 for engineering services, \$12,500 for excavation work, \$41,250 for concrete base work, \$7,500 for Northcentral Construction labor, and \$4,000 for materials. Fifrick explained that originally there were concerns regarding soil stabilization and whether additional reinforcement would be required to support the forms; however, the soils and forms were found to be in better condition than expected, which may reduce the change order cost.

2025 Audit Updates – Birkenmeier reported that the CDA’s single audit went well, and the auditors from CliftonLarsonAllen (CLA) are nearing their final review. She stated Fifrick has submitted the MD&A in mid-May and noted CLA will present both the Riverview Towers LLC and CDA audits to the full board at a future board meeting.

Public Housing Scattered Sites Concrete Repair/Replacement Request for Proposals for Architect Services- Birkenmeier reported that a request for proposals (RFP) had been issued for architectural services for the concrete replacement project at the Public Housing Scattered-Site properties. She stated that due to significant increases in concrete and construction costs, staff anticipates that the available capital funds will be fully utilized for this project.

Birkenmeier explained that the RFP was distributed to Funktion Design Studio, LLC, J&J Architecture, and Sobeck Architects. Birkenmeier furthered that the concrete work will include sidewalks, walkways, approaches, and stair replacements at approximately 13 scattered-site properties, as well as repairs around the CDA office building where deteriorating concrete and drainage issues have become increasingly urgent. Birkenmeier advised that responses to the RFP are expected to be returned by mid-June.

Adjournment

Respectfully Submitted,

Sarah Napgezok
Chairperson



Wausau Community Development Authority

(Revised 6/2026)

The Wausau Community Development Authority (WCDA) for the City of Wausau was created in 1989, combining the housing authority and redevelopment authority. The WCDA provides quality housing options to the elderly, near-elderly, disabled and low-income residents in a variety of locations and formats and assists in the redevelopment of problem and challenged sites.

The WCDA owns and operates 46 units of Scattered Site Public Housing for low-income families, Riverview Terrace; 36 units of elderly housing, Riverview Towers; 149 units of near-elderly and disabled housing and administers approximately 300 monthly Section 8 Housing Choice Vouchers for individuals and families.

The CDA is led by Community and Economic Development Director, Randy Fifrick, and is governed by a seven-member board of commissioners who are appointed by the Mayor.

WAUSAU COMMUNITY DEVELOPMENT AUTHORITY STAFF

<u>NAME</u>	<u>POSITION</u>	<u>YEARS</u>
Juli Birkenmeier	Assistant Director	13
Tammy King	Community Services Analyst	9
Amy Bolder	Section 8 HCV Program Coordinator	1
Jamie Collins	Occupancy Specialist	3
Lacy Rodemeier	Administrative Assistant	4
Larry Buchberger	Building Maintenance Tech-Lead Worker	29
Scott Buchberger	Building Maintenance Technician	18
Nate Schiefelbein	Building Maintenance Technician	21
Tou Yang	Building Maintenance Technician – PT	2 months

WCDA staff are routinely trained in their positions and attend local and regional HUD and WHEDA-sponsored seminars and educational trainings. Staff is also cross trained, enabling them to work in multiple capacities, facilitating in succession planning.

In **2008** a Finance Committee was formed (3 commissioners)

In **2018** a Redevelopment Committee was formed (3 commissioners)

WCDA staff salaries are allocated between its housing programs and are funded accordingly. WCDA salaries and benefits have no fiscal impact on the City's budget as the WCDA reimburses the City for all staff salaries and benefits on a monthly basis.

The WCDA negotiates our own contracts and carries out our own capital improvements.

The WCDA engages in 2 annual audits, both financial and compliance in nature.

The WCDA also receives physical and compliance reviews by National Equity Fund (NEF), WHEDA, HUD and the State of Wisconsin DOA.

Staff works closely with NCHC, Marathon County Social Services, NCCAP, Catholic Charities, Energy Assistance, Salvation Army, CW Solutions, Inclusa, Lakeland Care and the ADRC.

WCDA staff serve on various community platforms and committees, Wausau Affordable Housing Task Force, the City's Employee Relations Committee, Development Team, North Central Continuum of Care, Youth Homelessness Demonstration Program Committee, Wisconsin Association of Housing Authorities, and the Housing Task Force. Staff is also a contributor to the Marathon County Life Report.

Public Housing Program

Scattered Sites

The CDA owns and operates 46 units of public housing available to eligible, income-qualified families. The scattered sites consist of a one six-plex, ten duplexes and twenty single family homes varying in size from one to four bedrooms.

All rents are based on 30% of the household's adjusted gross income. Water and sewer utilities are included but tenants pay their own electricity and gas. To account for this expense, however, tenants receive a utility allowance deduction from their monthly rent. All units include a garage.

Funding sources: HUD - Operating and Capital Fund Grants and Tenant Rents

Income Guidelines - # Persons Per Family

One	Two	Three	Four	Five	Six	Seven	Eight
\$58,050	\$66,350	\$74,650	\$82,900	\$89,500	\$96,200	\$102,800	\$109,450

Section 8 Housing Choice Voucher (HCV) Program

Tenant Based Vouchers

The Housing Choice Voucher program provides rental assistance for very low-income families in the private market. Since housing assistance is provided on behalf of the family or individual, program participants are able to find a suitable housing unit that meets program requirements and the minimum standards of health and safety, as determined by HUD's Housing Quality Standard (HQS) regulations. The CDA issues a monthly housing assistance payment (HAP) directly to the landlord on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Program participants normally pay 30% to 40% of their monthly adjusted income toward rent and utilities.

Once the CDA approves an eligible family's unit, the family and the landlord sign a lease, and accordingly, the landlord and the CDA sign a HAP contract that runs concurrent with the lease. This means that everyone has obligations and responsibilities under the program. The HCV Program is designed to allow families to move without the loss of rental assistance, which is why they are considered tenant-based vouchers.

The CDA currently administers approximately 300 tenant-based vouchers, partnering with approximately 120 private landlords, resulting in annual HAP payments of roughly \$1,100,000.

To further assist the unhoused, in April 2020 the CDA implemented a homeless wait list preference.

Funding Sources: HUD – HAP Payments and Administrative Fees

Income Guidelines - # Persons Per Family

One	Two	Three	Four	Five	Six	Seven	Eight
\$36,300	\$41,450	\$46,650	\$51,800	\$55,950	\$60,100	\$64,250	\$68,400

Fostering Youth to Independence (FYI)

The FYI is an initiative through our HCV program providing tenant protection vouchers to youth between the ages of 18-24 who have either left foster care, or are aging out and homeless or at risk of being homeless. (Approximately 25% experience homelessness within 4 years of aging out)

Section 8 Project Based Vouchers (PBVs)

Riverview Terrace

Project based vouchers are also component of a CDA's Housing Choice Voucher Program. Because they are project-based these vouchers remain with the property.

Riverview Terrace is an apartment complex consisting of 36 one-bedroom, handicapped-accessible units. Apartments are available to eligible individuals or couples who meet the income requirements and are at least 62 years of age. All rents are based on 30% of the household's adjusted gross income and includes utilities such as gas, electricity, water and sewer.

Funding Sources: HUD - HAP payments and Tenant Rents

Income Guidelines - # Persons Per Family	
One	Two
\$53,100	\$60,700

Rental Assistance Demonstration (RAD) Program

Riverview Towers LLC

Riverview Towers is a 10-story apartment complex consisting of 147 one-bedroom and 2 two-bedroom units. Apartments are available to eligible individuals or couples who meet the income requirements and are at least 55 years of age or are disabled. All rents are based on 30% of the household's adjusted gross income and include utilities such as gas, electricity, water and sewer.

Riverview Towers was originally built in 1969. In late 2012, the CDA partnered with Gorman & Company to begin a mixed-finance rehabilitation project which included updates and modernized amenities; flooring, carpeting, cabinets, fixtures, appliances, energy-efficient lighting, roof replacement, plumbing and heating upgrades, a computer center, exercise room, beauty shop and a maintenance shed. Project financing included Public Housing operating reserves, LIHTC funds, Federal Home Loan Bank funds and a BMO Harris Bank construction loan. The \$11 million renovation was completed in December 2013. In 2017, Riverview Towers converted from Public Housing to Housing Choice Voucher Project-Based Vouchers entering into a 20 year HAP contract.

Funding Sources: HUD - HAP Payments and Tenant Rents

Income Guidelines - # Persons Per Family	
One	Two
\$43,560	\$49,740

Redevelopment & Business Activities:

2001 - Marathon Rubber – Sherman Street - Took ownership/friendly condemnation.

2002 – Lincoln neighborhood Tot Lot

2003 – Sold 4 lots

2007 – Sold lot to UCP

2003 – Superior Flooring, 901 E Thomas Street – Tax deed from County

2004 – 1610 Sheridan Road – Acquired from Marathon County

2013 - Sold to Thunderlube providing a \$25,000 low interest note. The loan was paid in full in 2021.

2005 - Wausau Club – 309 McClellan – Acquired from Judd S Alexander Foundation. Sold to Elizabeth Beckett in 2007

2007 – Former Kraft Cleaners – 303-305 S 2nd Avenue – Acquired from S. Marschal. Remediation completed in 2021 and sold to R. Voigt for additional parking for his rental units.

2008 - Wausau Energy – 2102 N Second Street – Acquired from County, remediation completed in 2018 and sold to Bridge Community Clinic in 2019

2010 – WCDA provided a \$780,000 low-interest loan to Gorman & Company, providing gap financing for the LIHTC renovation of Kannenberg Plaza. The loan was paid in full in April 2019.

2011 – Transfer of property under Wausau Mall back to City

2012 – LIHTC renovation of Riverview Towers

2015 – 8 Scott Street – City transferred to CDA for Phase I & eligibility for EPA grants CDA transferred back to City in 2016

2018 – WCDA made a \$ 250,000 Commitment to the Live it Up Wausau Program – providing 21 LIU Loans. Loan repayments are continuing.

- 2019 – WCDA accepted a \$100,000, potentially forgivable, promissory note with Judd S Alexander Foundation for the Live it Up Wausau Program - provided additional 8 LIU Loans. This note was forgiven and converted to a grant in November 2020.
- 2019 – Former Ponderosa Motel – 2101 Grand Avenue – Partnered with Community Development Department to acquire from Marathon County using CDBG funds. Sold property to Emmerich & Associates for \$10,000 in April 2021 for future housing redevelopment. Proceeds from sale returned to the Community Development Department.
- 2021 – WCDA made a \$900,000 loan commitment to The Landmark Wausau LLC, to provide gap financing for Gorman & Company to renovate The Landmark Apartments. Gorman purchased the property on July 30, 2021, renovation began in August 2021, funds were wired to Gorman in July 2022 and a Grand Opening was held March 2023.
- 2022 – WCDA issued a \$1,500,000 low-interest, non-revolving line of credit to Community Partners Campus (CPC) for the redevelopment of their Grand Avenue property which serves as a shared space nonprofit center meeting client needs with an emphasis on food, clothing, shelter, medical, mental health and well-being. Construction began in May 2022 and their Open House was held in February 2023.
- 2023 – WCDA is continuing to explore options where Project Based Vouchers may be used to further expand affordable housing options for lower-income families. Potential plans include the issuance of an RFP, accepting proposals from developers and property owners wishing to place PBVs in their housing developments in the Wausau area.
- 2024 – WCDA received \$1,097,763.53 in ARPA funds from the City of Wausau for the purpose of developing affordable housing.
- 2024 – UWSP Lot – 405 S 8th Avenue – Partnered with Community Development Department to purchase 405 S 8th Avenue from Marathon County using CDBG funds. This property will be utilized for a 5-6 multifamily unit complex designated as affordable housing. ARPA funds will also be used for the new construction build.
- 2025 – 405 S 8th Avenue – Signed a contract with Northcentral Construction Company for the construction of the 6-unit multifamily complex. The WCDA will maintain ownership of this property.



Wausau Community Development Authority Subcommittees

The Wausau Community Development Authority (WCDA) has two subcommittees, Finance and Redevelopment, that WCDA board members serve on. Below is a description and background of each of the subcommittees.

WAUSAU COMMUNITY DEVELOPMENT AUTHORITY FINANCE SUBCOMMITTEE

The Finance Committee was formed in 2008 and consists of 3 commissioners.

Patrick Gosz – Finance Chair

Sarah Napgezok – Commissioner

David Welles – Commissioner

The purpose of the Finance Committee is to:

1. Review financial reports/bring questions in relation to deviations to the full commission;
2. Serve as point of contact for the auditor;
3. Review appropriateness of investments/make recommendations to the full commission;
4. Examine the responsibilities of the WCDA and any potential responsibilities of the Finance Committee in WCDA financial operations;
5. Eliminate material weaknesses in future audits; and
6. Make recommendations for proposed budgets.

The Finance Committee reviews the WCDA program financials on a quarterly basis meeting in March, May, August and November.

WAUSAU COMMUNITY DEVELOPMENT AUTHORITY FINANCE SUBCOMMITTEE

The Redevelopment Committee was formed in 2018 a Redevelopment Committee was formed (3 commissioners) – now 4 commissioners serve on this committee.

The Redevelopment Committee was formed in 2008 and consists of 3 commissioners.

David Welles – Finance Chair

John Wagman – Commissioner

Tracy D'Antonio – Commissioner

Vacant - Commissioner

The purpose of the Redevelopment Committee is to:

1. Assist in the proactive redevelopment of problem and challenged properties ;
2. Removing blight;
3. Remediating environmental issues and eliminating substandard building conditions which otherwise are not adequately addressed;
4. Bring to the full commissioner opportunities for possible acquisition opportunities through tax delinquent properties; and
5. Work collaboratively with the Community Development Department on redevelopment opportunities;

The Redevelopment Committee meets on an as needed basis.

Change Order

PROJECT: (Name and address) Wausau Community Development Authority Multifamily Apartment Building 405 S. 8th Ave. Wausau, WI 54401	CONTRACT INFORMATION: Contract For: General Construction Date: 01-20-2026	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: 06-17-2026
OWNER: (Name and address) Wausau Community Development Authority 550 East Thomas Street Wausau, WI 54403	ARCHITECT: (Name and address) Funktion Design Studio 1806 Woodland Ridge Rd. Wausau, WI 54403	CONTRACTOR: (Name and address) Northcentral Construction Corporation 631 S. Hickory Street Fond du Lac, WI 54935

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.)

Soil Remediation / Corrections - Additional Concrete Footing & Foundation Costs


Giles Engineering	\$3,810.00
Egbert Excavating	\$7,000.00
Rebar/Misc. Materials	\$6,015.00
Concrete Pumping	\$5,100.00
Concrete-Redimix	\$38,481.50
Travel/Hotel/Per Diem	\$5,900.00
Labor - 954 hrs. @ \$75.00	\$71,550.00
Subtotal	\$137,856.50
Original Concrete Budget (Foundations)	(\$75,075.00)
Subtotal	\$62,781.50
P&O (5%)	\$3,139.08
Subtotal	\$65,920.58
Bond Fee	\$494.41
TOTAL CHANGE ORDER	\$66,414.99

The original Contract Sum was	\$ 1,540,975.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 1,540,975.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 66,414.99
The new Contract Sum including this Change Order will be	\$ 1,607,389.99

The Contract Time will be unchanged by () days.
 The new date of Substantial Completion will be

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, CONTRACTOR AND OWNER.

		
ARCHITECT <i>(Signature)</i>	CONTRACTOR <i>(Signature)</i>	OWNER <i>(Signature)</i>
BY: Rick Schroeder	BY: Raquel Schraufnagel, CFO	BY: Randy Fifrick, Development Director
<i>(Printed name, title, and license number if required)</i>	<i>(Printed name and title)</i>	<i>(Printed name and title)</i>
	6/17/26	
<i>Date</i>	<i>Date</i>	<i>Date</i>



Client Information

Northcentral Construction Corp.
631 South Hickory Street
Fond du Lac, WI 54935

Project Information

Project No: 1M2605008
Project Description: Multi-Family Development
405 S. 8th Ave.
Wausau, WI

Billing Contact Information

Ron Wiedman
ronw@nccbuilds.com

Invoice Information

Invoice No.: 1m2605008-1
Sender Name: Giles Engineering Associates, Inc.
PO: Time and Materials
Contract Budget:
Costs Invoiced to Date: \$3,810.00
Budget Remaining:
Invoice Issue Date: 05/21/2026
Invoice Due Date: 06/05/2026

Foundation Soil Bearing Strength Testing

Service Date	Work Item	Tech ID.	Cost Type	Quantity	Unit Cost	Total Cost
05/12/2026		CC	Foundation Soil Technician	1.00	900.00	\$900.00
05/13/2026		CC	Foundation Soil Technician	1.00	900.00	\$900.00
05/14/2026		CC	Foundation Soil Technician	1.00	900.00	\$900.00
05/14/2026		CC	Trip Charge (Mileage)	180.00	1.00	\$180.00
05/14/2026		CC	Travel	1.00	250.00	\$250.00
05/13/2026		CC	Travel	1.00	250.00	\$250.00
05/12/2026		CC	Trip Charge (Mileage)	180.00	1.00	\$180.00
05/12/2026		CC	Travel	1.00	250.00	\$250.00

Payment Information

Please Remit To:
Giles Engineering
N8 W22350 Johnson Dr, Suite A1
Waukesha, WI 53186

Please reference (1M2605008-1),
on checks and when calling in for
payment.

For your convenience, we now
accept payment via credit card*
(*We can accept Visa@,

MasterCard®, Discover®, and
American Express®.)

► Please contact Kris Hagen at
262-544-0118, Mon-Fri from 8AM
to 5PM CT.

PLEASE REMIT PAYMENT WITHIN
15 DAYS

Total: \$3,810.00

EGBERT EXCAVATING, INC.

W1302 North Lawson Drive, Green Lake, Wisconsin 54941

Phone 920-294-6668, Fax 920-294-3055

office@egbertexcavating.com

Proposal Submitted to	Phone	Date
Northcentral Construction	920-929-9400	6-2-26
Attn: Ron Wiedeman	ronw@nccbuilds.com	
Street	Job Name	
631 S. Hickory Street	WDCA APT – CHANGE ORDER	
City, State and Zip Code	Job Location	
Fond du Lac, WI 54935	Wausau	

1. 1 ½ days of extra time for over excavation of foundation footings
2. Excavator with operator
3. Labor
4. Skid loader with operator

TOTAL CHANGE ORDER \$7,000.00

We Propose hereby to furnish material and labor complete in accordance with above specifications, for the sum of: **Seven Thousand Dollars and 00/100-----(\$7,000.00).**

Please provide us with verification of method of payment. If payment in full is not received within fifteen (15) days from the date of completed work, EGBERT EXCAVATING, INC. intends to file a claim for lien on your property.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon witness orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature: _____

Note: This proposal may be
withdrawn by us if not accepted within ___ days.

ACCEPTANCE OF PROPOSAL- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are do the work as specified. Payment will be made as outlined above.

Signature: _____ authorized to

Signature: _____ Date

Sippi's Concrete Pumping LLC
W18132 Cty Rd Z
Birnamwood, WI 54414
P: (715) 850-1603

TAX EXEMPT PROJECT

Invoice

DATE: 5/21/2026
NUMBER: 8031 ✓

TO: North Central Construction Corp.
631 South Hickory St
Fond du Lac, WI 54935

Job Name:
Job Number:
Building/Lot #:
P.O. :
Job Date: 5/21/2026
Size Requested: 38M ✓
Unit Sent: 9
Volume: 16.00
Job Type: Footing
Term: Net 30

Jobsite: 405 south 8th ave, Wausau, WI

ITEM DESCRIPTION	QUANTITY	RATE	ITEM TOTAL
Minimum Pump / TB Rate	1.00 ✓	\$850.00	\$850.00

JOB # 8031 WCOA/aw102
MATERIALS 3.100
REMARKS RW

Subtotal: \$850.00

GRAND TOTAL: **\$850.00**

No Disclaimer

JUN 07 2026

Sipl's Concrete Pumping LLC
W18132 Cty Rd Z
Birnamwood, WI 54414
P: (715) 850-1603

Invoice

DATE: 6/2/2026
NUMBER: 8109

TAX EXEMPT PROJECT

TO: North Central Construction Corp.
631 South Hickory St
Fond du Lac, WI 54935

Job Name:
Job Number:
Building/Lot #:
P.O. :
Job Date: 6/2/2026
Size Requested: 38M
Unit Sent: 8
Volume: 54.00
Job Type: Walls
Term: Net 30

Jobsite: 405 south 8th ave, Wausau, WI

ITEM DESCRIPTION	QUANTITY	RATE	ITEM TOTAL
Minimum Pump / TB Rate	1.00	\$850.00	\$850.00

Subtotal: \$850.00

GRAND TOTAL: **\$850.00**

No Disclaimer

W18132 Cty Rd Z : Birnamwood, WI 54414 : P: (715) 850-1603

JUN 15 2026

Sippl's Concrete Pumping LLC
W18132 Cty Rd Z
Birnamwood, WI 54414
P: (715) 850-1603

Invoice

DATE: 6/4/2026
NUMBER: 8133

TAX EXEMPT PROJECT

TO: North Central Construction Corp.
631 South Hickory St
Fond du Lac, WI 54935

Job Name:
Job Number:
Building/Lot #:
P.O. :
Job Date: 6/4/2026
Size Requested: 38M
Unit Sent: 8
Volume: 50.00
Job Type: Walls
Term: Net 30

Jobsite: 405 south 8th ave, Wausau, WI

ITEM DESCRIPTION	QUANTITY	RATE	ITEM TOTAL
Minimum Pump / TB Rate	1.00	\$850.00	\$850.00

JOB # NCPA 10102
PROJECT # 3.100
S. RW

Subtotal: \$850.00

GRAND TOTAL: \$850.00

No Disclaimer

MAY 29 2026



Haas Sons, Inc.
203 East Birch Street
Thorp WI 54771
715.669.5469

TAX EXEMPT PROJECT

INVOICE

Invoice #: 221160-1
Date: 05/26/26
Customer No: 13879
Job #:
PO #:

Invoice
Delivered To:

Sold To: Northcentral Construction
631 S. Hickory St.
Fond du Lac, WI 54935

Material Shipped To:

Sale Date	Ticket	Units	UM	Unit Price	HC	Matl Total	Tax Code	Tax	Total
JOB # / PO # WCDA APARTMENTS QUOT /									
MATERIAL: 3000 PSI C20 FULL AIR 3/4 GRANITE FOOTIN									
05/18/26	70027892	9.500	CY	125.0000	E	1,187.50	Exempt	0.00	1,187.50
05/18/26	70027893	9.500	CY	125.0000	E	1,187.50	Exempt	0.00	1,187.50
Total: Material 3000 PSI C20 FULL AI						2,375.00		0.00	2,375.00
MATERIAL: FUEL SURCHARGE 5.50-5.99									
05/18/26	70027892	1.000	LD	25.0000	E	25.00	Exempt	0.00	25.00
05/18/26	70027893	1.000	LD	25.0000	E	25.00	Exempt	0.00	25.00
Total: Material FUEL SURCHARGE 5.						50.00		0.00	50.00
Total: Cust Job: WCDA APARTMENTS QUOT						2,425.00		0.00	2,425.00
Total Invoice:						2,425.00		0.00	2,425.00

Total: 3000 PSI C20 FULL AIR 3/4 GRAN 19.00 CY
Total: FUEL SURCHARGE 5.50-5.99 2.00 LD

< \$ 133.38 > for tax on
inv. # 221160

WCDA / 221160
3.100
NL - per Ron on phone

Payment Type: On Account

30 Pay Terms Net 30 days

Total: 2,425.00

MAY 26 2026



Haas Sons, Inc.
203 East Birch Street
Thorp WI 54771
715.669.5469

TAX EXEMPT PROJECT

INVOICE

Invoice #: 221160
Date: 05/26/26
Customer No: 13879
Job #:
PO #:
Invoice AP
Delivered To: accounting@nccbuilds.cor

Sold To: Northcentral Construction
631 S. Hickory St.
Fond du Lac, WI 54935

Material Shipped To:

FOOTINGS
MONDAY 5.18.26

Sale Date	Ticket	Units	UM	Unit Price	HC	Matl Total	Tax Code	Tax	Total
JOB # / PO # WCDA APARTMENTS QUOT /									
MATERIAL: 3000 PSI C20 FULL AIR 3/4 GRANITE FOOTIN									
05/18/26	✓0027892	✓5.500	CY	✓25.0000 E		1,187.50	WI/Mar	65.31	1,252.81
05/18/26	✓0027893	✓5.500	CY	✓25.0000 E		1,187.50	WI/Mar	65.31	1,252.81
Total: Material 3000 PSI C20 FULL AI						2,375.00		130.62	2,505.62
MATERIAL: FUEL SURCHARGE 5.50-5.99									
05/18/26	✓0027892	1.000	LD	25.0000 E		25.00	WI/Mar	1.38	26.38
05/18/26	✓0027893	1.000	LD	25.0000 E		25.00	WI/Mar	1.38	26.38
Total: Material FUEL SURCHARGE 5.						50.00		2.76	52.76
Total: Cust Job: WCDA APARTMENTS QUOT						2,425.00		133.38	2,558.38
Total Invoice:						2,425.00		133.38	2,558.38

Total: 3000 PSI C20 FULL AIR 3/4 GRAN 19.00 CY
Total: FUEL SURCHARGE 5.50-5.99 2.00 LD

JOB #/LINE WCDA | 21102
CHASE ACCOUNT: # 3.100
APPROVAL/PJ RW

Payment Type: On Account

30 Pay Terms Net 30 days	Total: 2,558.38
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TAX EXEMPT PROJECT

MAY 27 2026



Haas Sons, Inc.
203 East Birch Street
Thorp WI 54771
715.669.5469

INVOICE

Invoice #: 221390
Date: 05/27/26
Customer No: 13879
Job #:
PO #:
Invoice Delivered To: AP
accounting@nccbuilds.com

Sold To: Northcentral Construction
631 S. Hickory St.
Fond du Lac, WI 54935

Material Shipped To:

Sale Date	Ticket	Units	UM	Unit Price	HC	Matl Total	Tax Code	Tax	Total
JOB # / PO # WCDA APARTMENTS /									
MATERIAL: ✓ 3000 PSI C30 NO AIR 3/4 GRANITE FOOTING									
05/20/26	✓ 70027962	9.000	CY	✓ 125.0000 E		1,125.00	WI/Mar	61.88	1,186.88
05/20/26	✓ 70027964	9.000	CY	✓ 125.0000 E		1,125.00	WI/Mar	61.88	1,186.88
05/20/26	✓ 70027966	9.000	CY	✓ 125.0000 E		1,125.00	WI/Mar	61.88	1,186.88
05/20/26	✓ 70027967	9.000	CY	✓ 125.0000 E		1,125.00	WI/Mar	61.88	1,186.88
05/20/26	✓ 70027968	9.000	CY	✓ 125.0000 E		1,125.00	WI/Mar	61.88	1,186.88
Total: Material 3000 PSI C30 NO AIR:						5,625.00		309.40	5,934.40
MATERIAL: ✓ FUEL SURCHARGE 5.50-5.99									
05/20/26	70027962	✓ 1.000	LD	✓ 25.0000 E		25.00	WI/Mar	1.38	26.38
05/20/26	70027964	✓ 1.000	LD	✓ 25.0000 E		25.00	WI/Mar	1.38	26.38
05/20/26	70027966	✓ 1.000	LD	✓ 25.0000 E		25.00	WI/Mar	1.38	26.38
05/20/26	70027967	✓ 1.000	LD	✓ 25.0000 E		25.00	WI/Mar	1.38	26.38
05/20/26	70027968	✓ 1.000	LD	✓ 25.0000 E		25.00	WI/Mar	1.38	26.38
Total: Material FUEL SURCHARGE 5.						125.00		6.90	131.90
MATERIAL: ✓ 1% NONCHLORIDE									
05/20/26	70027962	✓ 9.000	CY	✓ 7.0000 E		63.00	WI/Mar	3.47	66.47
Total: Material 1% NONCHLORIDE						63.00		3.47	66.47
Total: Cust Job: WCDA APARTMENTS						5,813.00		319.77	6,132.77

Total Invoice: 5,813.00 319.77 6,132.77

Total: 1% NONCHLORIDE 9.00 CY
Total: 3000 PSI C30 NO AIR 3/4 GRANITE 45.00 CY
Total: FUEL SURCHARGE 5.50-5.99 5.00 LD

JOB # WCDA 121102
INVOICE ACCOUNT # 3.100
APPROVAL/PJ RW

Payment Type: On Account

30 Pay Terms Net 30 days Total: 6,132.77

TAX EXEMPT PROJECT

MAY 29 2026



Haas Sons, Inc
 203 East Birch Street
 Thorp WI 54771
 715.669.5469

INVOICE

Invoice #: 221390-1
 Date: 05/27/26
 Customer No: 13879
 Job #:
 PO #:
 Invoice
 Delivered To:

Sold To: Northcentral Construction
 631 S. Hickory St.
 Fond du Lac, WI 54935

Material Shipped To:

Sale Date	Ticket	Units	UM	Unit Price	HC	Matl Total	Tax Code	Tax	Total
JOB # / PO # WCDA APARTMENTS /									
MATERIAL: 3000 PSI C30 NO AIR 3/4 GRANITE FOOTING									
05/20/26	70027962	9.000	CY	125.0000 E		1,125.00	Exempt	0.00	1,125.00
05/20/26	70027964	9.000	CY	125.0000 E		1,125.00	Exempt	0.00	1,125.00
05/20/26	70027966	9.000	CY	125.0000 E		1,125.00	Exempt	0.00	1,125.00
05/20/26	70027967	9.000	CY	125.0000 E		1,125.00	Exempt	0.00	1,125.00
05/20/26	70027968	9.000	CY	125.0000 E		1,125.00	Exempt	0.00	1,125.00
Total: Material 3000 PSI C30 NO AIR:						5,625.00		0.00	5,625.00
MATERIAL: FUEL SURCHARGE 5.50-5.99									
05/20/26	70027962	1.000	LD	25.0000 E		25.00	Exempt	0.00	25.00
05/20/26	70027964	1.000	LD	25.0000 E		25.00	Exempt	0.00	25.00
05/20/26	70027966	1.000	LD	25.0000 E		25.00	Exempt	0.00	25.00
05/20/26	70027967	1.000	LD	25.0000 E		25.00	Exempt	0.00	25.00
05/20/26	70027968	1.000	LD	25.0000 E		25.00	Exempt	0.00	25.00
Total: Material FUEL SURCHARGE 5.						125.00		0.00	125.00
MATERIAL: 1% NONCHLORIDE									
05/20/26	70027962	9.000	CY	7.0000 E		63.00	Exempt	0.00	63.00
Total: Material 1% NONCHLORIDE						63.00		0.00	63.00
Total: Cust Job: WCDA APARTMENTS						5,813.00		0.00	5,813.00
Total Invoice:						5,813.00		0.00	5,813.00

Total: 1% NONCHLORIDE 9.00 CY
 Total: 3000 PSI C30 NO AIR 3/4 GRANIT 45.00 CY
 Total: FUEL SURCHARGE 5.50-5.99 5.00 LD

< \$319.77 > for taxes on
 inv. # 221390

WCDA/apart
 3.100
 NC per Ron on phone

Payment Type: On Account

30 Pay Terms Net 30 days

Total: 5,813.00



Haas Sons, Inc.
 203 East Birch Street
 Thorp WI 54771
 715.669.5469

INVOICE

Invoice #: 221633
 Date: 05/28/26
 Customer No: 13879
 Job #:
 PO #:
 Invoice Delivered To: AP
 accounting@nccbuilds.com

TAX EXEMPT PROJECT

Sold To: Northcentral Construction
 631 S. Hickory St.
 Fond du Lac, WI 54935

Material Shipped To:

Sale Date	Ticket	Units	UM	Unit Price	HC	Matl Total	Tax Code	Tax	Total
JOB # / PO # WCDA APARTMENTS /									
MATERIAL: ✓ 3000 PSI C20 FULL AIR 3/4 GRANITE FOOTIN									
05/21/26	✓ 0027994	✓ 8.000	CY	✓ 125.0000 E		1,000.00	WI/Mar	55.00	1,055.00
05/21/26	✓ 0027996	✓ 8.000	CY	✓ 125.0000 E		1,000.00	WI/Mar	55.00	1,055.00
Total: Material 3000 PSI C20 FULL AI						2,000.00		110.00	2,110.00
MATERIAL: ✓ FUEL SURCHARGE 5.50-5.99									
05/21/26	✓ 0027994	✓ 1.000	LD	✓ 25.0000 E		25.00	WI/Mar	1.38	26.38
05/21/26	✓ 0027996	✓ 1.000	LD	✓ 25.0000 E		25.00	WI/Mar	1.38	26.38
Total: Material FUEL SURCHARGE 5.						50.00		2.76	52.76
MATERIAL: ✓ 1% NONCHLORIDE									
05/21/26	✓ 0027994	✓ 8.000	CY	✓ 7.0000 E		56.00	WI/Mar	3.08	59.08
Total: Material 1% NONCHLORIDE						56.00		3.08	59.08
Total: Cust Job: WCDA APARTMENTS						2,106.00		115.84	2,221.84
Total Invoice:						2,106.00		115.84	2,221.84

Total: 1% NONCHLORIDE 8.00 CY
 Total: 3000 PSI C20 FULL AIR 3/4 GRAN 16.00 CY
 Total: FUEL SURCHARGE 5.50-5.99 2.00 LD

JOB #/LINE WCDA 20102
 CHASE ACCOUNT # 3.100
 APPROVAL/PAL RW

Payment Type: On Account

30 Pay Terms Net 30 days	Total: 2,221.84
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TAX EXEMPT PROJECT

MAY 29 2026



Haas Sons, Inc.
203 East Birch Street
Thorp WI 54771
715.669.5469

INVOICE

Invoice #: 221633-1
Date: 05/21/26
Customer No: 13879
Job #:
PO #:
Invoice
Delivered To:

Sold To: Northcentral Construction
631 S. Hickory St.
Fond du Lac, WI 54935

Material Shipped To:

Sale Date	Ticket	Units	UM	Unit Price	HC	Matl Total	Tax Code	Tax	Total
JOB # / PO # WCDA APARTMENTS /									
MATERIAL: 3000 PSI C20 FULL AIR 3/4 GRANITE FOOTIN									
05/21/26	70027994	8.000	CY	125.0000 E		1,000.00	Exempt	0.00	1,000.00
05/21/26	70027996	8.000	CY	125.0000 E		1,000.00	Exempt	0.00	1,000.00
Total: Material 3000 PSI C20 FULL AI						2,000.00		0.00	2,000.00
MATERIAL: FUEL SURCHARGE 5.50-5.99									
05/21/26	70027994	1.000	LD	25.0000 E		25.00	Exempt	0.00	25.00
05/21/26	70027996	1.000	LD	25.0000 E		25.00	Exempt	0.00	25.00
Total: Material FUEL SURCHARGE 5.						50.00		0.00	50.00
MATERIAL: 1% NONCHLORIDE									
05/21/26	70027994	8.000	CY	7.0000 E		56.00	Exempt	0.00	56.00
Total: Material 1% NONCHLORIDE						56.00		0.00	56.00
Total: Cust Job: WCDA APARTMENTS						2,106.00		0.00	2,106.00
Total Invoice:						2,106.00		0.00	2,106.00

Total: 1% NONCHLORIDE 8.00 CY
Total: 3000 PSI C20 FULL AIR 3/4 GRAN 16.00 CY
Total: FUEL SURCHARGE 5.50-5.99 2.00 LD

< \$115.94 > for taxes on
INV. # 221633
WCDA / 21102
3.100
NE per Ron on phone

Payment Type: On Account

30 Pay Terms Net 30 days

Total: 2,106.00

JUN 19 2026



Haas Sons, Inc.
 203 East Birch Street
 Thorp WI 54771
 715.669.5469

INVOICE

Invoice #: 222998
Date: 06/9/26
Customer No: 13879
Job #:
PO #:
Invoice Delivered To: AP
 accounting@nccbuilds.com

Sold To: Northcentral Construction
 631 S. Hickory St.
 Fond du Lac, WI 54935

Material Shipped To:

Sale Date	Ticket	Units	UM	Unit Price	HC	Matl Total	Tax Code	Tax	Total
JOB # / PO # WCD A PARTMENTS QUOT /									
MATERIAL: 3000 PSI C20 FULL AIR 3/4 GRANITE FOOTIN ✓									
06/2/26	70028272 ✓	8.000	CY	25.0000	E	1,125.00	WI/Mar	61.88	1,186.88
06/2/26	70028274 ✓	0.500	CY	25.0000	E	62.50	WI/Mar	3.44	65.94
06/2/26	70028276 ✓	9.000	CY	25.0000	E	1,125.00	WI/Mar	61.88	1,186.88
06/2/26	70028278 ✓	8.000	CY	25.0000	E	1,125.00	WI/Mar	61.88	1,186.88
06/2/26	70028281 ✓	8.000	CY	25.0000	E	1,125.00	WI/Mar	61.88	1,186.88
06/2/26	70028283 ✓	9.000	CY	25.0000	E	1,125.00	WI/Mar	61.88	1,186.88
06/2/26	70028284 ✓	5.500	CY	25.0000	E	1,062.50	WI/Mar	58.44	1,120.94
Total : Material 3000 PSI C20 FULL AI						6,750.00		371.28	7,121.28
MATERIAL: FUEL SURCHARGE 5.50-5.99 ✓									
06/2/26	70028272 ✓	1.000	LD	25.0000	E	25.00	WI/Mar	1.38	26.38
06/2/26	70028274 ✓	1.000	LD	25.0000	E	25.00	WI/Mar	1.38	26.38
06/2/26	70028276 ✓	1.000	LD	25.0000	E	25.00	WI/Mar	1.38	26.38
06/2/26	70028278 ✓	1.000	LD	25.0000	E	25.00	WI/Mar	1.38	26.38
06/2/26	70028281 ✓	1.000	LD	25.0000	E	25.00	WI/Mar	1.38	26.38
06/2/26	70028283 ✓	1.000	LD	25.0000	E	25.00	WI/Mar	1.38	26.38
06/2/26	70028284 ✓	1.000	LD	25.0000	E	25.00	WI/Mar	1.38	26.38
Total : Material FUEL SURCHARGE 5.						175.00		9.66	184.66
Total : Cust Job: WCD A PARTMENTS QUOT						6,925.00		380.94	7,305.94
Total Invoice:						6,925.00		380.94	7,305.94
Total : 3000 PSI C20 FULL AIR 3/4 GRAN		54.00	CY						
Total : FUEL SURCHARGE 5.50-5.99		7.00	LD						

Payment Type: On Account

30 Pay Terms Net 30 days	Total: 7,305.94
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JUN 2 2026



Haas Sons, Inc.
203 East Birch Street
Thorp WI 54771
715.669.5469

TAX EXEMPT PROJECT

INVOICE

Invoice #: 223476
Date: 06/12/26
Customer No: 13879
Job #:
PO #:
Invoice AP
Delivered To: accounting@nccbuilds.cor

Sold To: Northcentral Construction
631 S. Hickory St.
Fond du Lac, WI 54935

Material Shipped To:

Sale Date	Ticket	Units	UM	Unit Price	HC	Matl Total	Tax Code	Tax	Total
JOB # / PO # WCDA APARTMENTS QUOT /									
MATERIAL: ✓3000 PSI C20 FULL AIR 3/4 GRANITE FOOTIN									
06/4/26	✓70028376	✓9.500	CY	✓125.0000	E	1,187.50	WI/Mar	65.31	1,252.81
06/4/26	✓70028377	✓9.500	CY	✓25.0000	E	1,187.50	WI/Mar	65.31	1,252.81
06/4/26	✓70028379	✓9.500	CY	✓25.0000	E	1,187.50	WI/Mar	65.31	1,252.81
06/4/26	✓70028380	✓9.500	CY	✓25.0000	E	1,187.50	WI/Mar	65.31	1,252.81
06/4/26	✓70028381	✓9.500	CY	✓25.0000	E	1,187.50	WI/Mar	65.31	1,252.81
Total: Material 3000 PSI C20 FULL AI						5,937.50		326.55	6,264.05
MATERIAL: ✓FUEL SURCHARGE 5.00-5.49									
06/4/26	✓70028376	✓1.000	LD	✓20.0000	E	20.00	WI/Mar	1.10	21.10
06/4/26	✓70028377	✓1.000	LD	✓20.0000	E	20.00	WI/Mar	1.10	21.10
06/4/26	✓70028379	✓1.000	LD	✓20.0000	E	20.00	WI/Mar	1.10	21.10
06/4/26	✓70028380	✓1.000	LD	✓20.0000	E	20.00	WI/Mar	1.10	21.10
06/4/26	✓70028381	✓1.000	LD	✓20.0000	E	20.00	WI/Mar	1.10	21.10
Total: Material FUEL SURCHARGE 5.						100.00		5.50	105.50
Total: Cust Job: WCDA APARTMENTS QUOT						6,037.50		332.05	6,369.55

Total Invoice: 6,037.50 332.05 6,369.55

Total: 3000 PSI C20 FULL AIR 3/4 GRAN 47.50 CY
Total: FUEL SURCHARGE 5.00-5.49 5.00 LD

JOB #/LINE WCDA/21102
MATERIAL # 3.100
S. SPAN/PAI RW

Payment Type: On Account

30 Pay Terms Net 30 days	Total: 6,369.55
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JUN 16 2026



Haas Sons, Inc.
203 East Birch Street
Thorp WI 54771
715.669.5469

INVOICE

Invoice #: 223903
Date: 06/16/26
Customer No: 13879
Job #:
PO #:
Invoice Delivered To: AP
accounting@nccbuilds.com

Sold To: Northcentral Construction
631 S. Hickory St.
Fond du Lac, WI 54935

Material Shipped To:

Sale Date	Ticket	Units	UM	Unit Price	HC	Matl Total	Tax Code	Tax	Total
JOB # / PO # WCDA APARTMENTS QUOT /									
MATERIAL: ✓ 3000 PSI C20 FULL AIR 3/4 GRANITE FOOTIN									
06/9/26	✓ 70028458	✓ 9.500	CY	✓ 25.0000	E	1,187.50	WI/Mar	65.31	1,252.81
Total : Material 3000 PSI C20 FULL AI						1,187.50		65.31	1,252.81
MATERIAL: ✓ TEST CYLINDER									
06/9/26	✓ 70028458	✓ 2.000	EA	3.0000	E	6.00	WI/Mar	0.33	6.33
Total : Material TEST CYLINDER						6.00		0.33	6.33
MATERIAL: ✓ FUEL SURCHARGE 5.00-5.49									
06/9/26	✓ 70028458	✓ 1.000	LD	✓ 20.0000	E	20.00	WI/Mar	1.10	21.10
Total : Material FUEL SURCHARGE 5.						20.00		1.10	21.10
MATERIAL: ✓ 1% NONCHLORIDE									
06/9/26	✓ 70028458	✓ 9.500	CY	✓ 7.0000	E	66.50	WI/Mar	3.66	70.16
Total : Material 1% NONCHLORIDE						66.50		3.66	70.16
Total : Cust Job: WCDA APARTMENTS QUOT						1,280.00		70.40	1,350.40
Total Invoice:						1,280.00		70.40	1,350.40
Total : 1% NONCHLORIDE		9.50		CY					
Total : 3000 PSI C20 FULL AIR 3/4 GRAN		9.50		CY					
Total : FUEL SURCHARGE 5.00-5.49		1.00		LD					
Total : TEST CYLINDER		2.00		EA					

JOB # WCDA / 20102
INVOICE # _____
DATE _____

Payment Type: On Account

30 Pay Terms Net 30 days	Total: 1,350.40
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JUN 16 2026



Haas Sons, Inc.
203 East Birch Street
Thorp WI 54771
715.669.5469

INVOICE

Invoice #: 223905
Date: 06/16/26
Customer No: 13879
Job #:
PO #:
Invoice Delivered To: AP
accounting@nccbuilds.com

Sold To: Northcentral Construction
631 S. Hickory St.
Fond du Lac, WI 54935

Material Shipped To:

Sale Date	Ticket	Units	UM	Unit Price	HC	Matl Total	Tax Code	Tax	Total
JOB # / PO # WCD A APARTMENTS QUOT /									
MATERIAL: ✓ 4000 PSI FULL AIR 3/4 Granite WALL									
06/10/26	✓ 70028478	✓ 14.000	CY	✓ 32.0000 E		924.00	WI/Mar	50.82	974.82
06/10/26	✓ 70028479	✓ 14.000	CY	✓ 32.0000 E		924.00	WI/Mar	50.82	974.82
Total: Material 4000 PSI FULL AIR 3/4						1,848.00		101.64	1,949.64
MATERIAL: ✓ FUEL SURCHARGE 5.00-5.49									
06/10/26	✓ 70028478	✓ 2.000	LD	✓ 20.0000 E		20.00	WI/Mar	1.10	21.10
06/10/26	✓ 70028479	✓ 2.000	LD	✓ 20.0000 E		20.00	WI/Mar	1.10	21.10
Total: Material FUEL SURCHARGE 5.						40.00		2.20	42.20
MATERIAL: ✓ 2% NON-CHLORIDE									
06/10/26	✓ 70028478	✓ 14.000	CY	✓ 4.0000 E		98.00	WI/Mar	5.39	103.39
06/10/26	✓ 70028479	✓ 14.000	CY	✓ 4.0000 E		98.00	WI/Mar	5.39	103.39
Total: Material 2% NON-CHLORIDE						196.00		10.78	206.78
Total: Cust Job: WCD A APARTMENTS QUOT						2,084.00		114.62	2,198.62
Total Invoice:						2,084.00		114.62	2,198.62

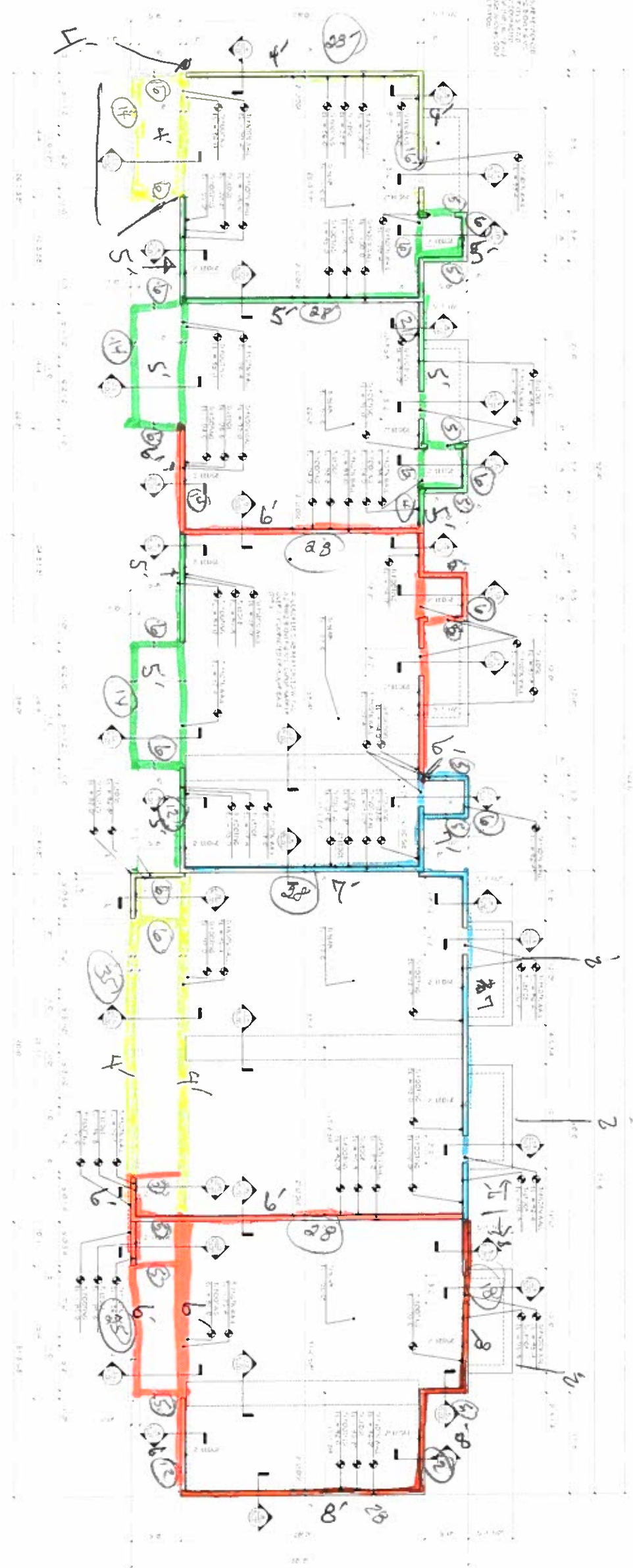
Total: 2% NON-CHLORIDE 14.00 CY
Total: 4000 PSI FULL AIR 3/4 Granite W/ 14.00 CY
Total: FUEL SURCHARGE 5.00-5.49 2.00 LD

JOB # WCD A / 20102
MATERIAL ACCOUNT #
S. STROBL/PA

Payment Type: On Account

30 Pay Terms Net 30 days	Total: 2,198.62
--------------------------	-----------------

4' walls - 166 Linft - City Yellow
 5' walls - 189 Linft - 35 Green
 6' walls - 215 Linft - Red
 7' walls - 108 Linft - Blue
 8' walls - 68 Linft - Orange
 946 Linft.



FOUNDATION PLAN

GENERAL NOTES THIS SHEET:
 1. SEE PROJECT MANUAL FOR ALL NOTES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
 3. ALL FOUNDATION WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR.
 4. ALL FOUNDATION WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL BUILDING DEPARTMENT.
 5. ALL FOUNDATION WORK SHALL BE COMPLETED PRIOR TO THE START OF SUPERSTRUCTURE CONSTRUCTION.
 6. ALL FOUNDATION WORK SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
 7. ALL FOUNDATION WORK SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING.

RELEASED FOR CONSTRUCTION

SHEET NUMBER
S200
 11 OF 24

**WAUSAU COMMUNITY DEVELOPMENT
 MULTIFAMILY APARTMENT BUILDING**

FOUNDATION PLAN

CITY OF WAUSAU
 COMMUNITY DEVELOPMENT DEPT.
 407 GRANT ST.
 WAUSAU, WI 54403

FUNCTION
 Design Studio
 1806 WOODLAND RIDGE ROAD
 WAUSAU, WI 54403
 www.functiondesignstudio.com

REVISIONS:		
NO	DESCRIPTION	DATE

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2025 Occupancy Overview					
	Riverview Towers (149 Units) Occupancy %	Riverview Terrace (36 Units) Occupancy %	Public Housing (46 Units) Occupancy %	Housing Choice Vouchers Utilized	Fulton Street (5 Tenant Units) Occupancy %
January	98%	100%	100%	306	100%
February	99%	100%	98%	303	100%
March	99%	100%	100%	301	100%
April	99%	95%	98%	293	100%
May	100%	100%	98%	290	100%
June	99%	100%	96%	289	100%
July	99%	100%	96%	288	100%
August	98%	92%	96%	285	100%
September	99%	92%	96%	286	100%
October	100%	100%	96%	292	100%
November	99%	100%	98%	295	100%
December	99%	100%	98%	295	100%

2026 Occupancy Overview					
	Riverview Towers (149 Units) Occupancy %	Riverview Terrace (36 Units) Occupancy %	Public Housing (46 Units) Occupancy %	Housing Choice Vouchers Utilized	Fulton Street (5 Tenant Units) Occupancy %
January	100%	100%	96%	291	100%
February	99%	100%	98%	288	100%
March	99%	97%	98%	287	100%
April	99%	100%	100%	286	100%
May	99%	100%	100%	284	100%
June	97%	100%	98%	283	100%
July					
August					
September					
October					
November					
December					



1806 Woodland Ridge Road
Wausau, WI 54403
melody@funktiondesignstudio.com
rick@funktiondesignstudio.com

SERVICES AGREEMENT

April 15, 2024

Juli Birkenmeier
Assistant Director
Wausau CDA
550 E. Thomas Street
Wausau, WI 54403

This is an Agreement for services between Funktion Design Studio, LLC, Wausau, Wisconsin (Consultant) and the Wausau Community Development Authority (Client). The Consultant will provide the following services:

Scope of Services

This scope for professional services is to develop construction documents, perform bidding and construction services for the replacement of existing stairways, sidewalks, driveways and approaches in the Scattered Site units listed in the Appendix and at the WCDA Office and associated work.

Phase One - Design Document Development

- Review site conditions. Visit all affected properties listed in the Appendix with WCDA Staff to determine scope of the repairs

Phase Two - Construction Document Development

- Utilize AutoCAD Software to create construction drawings
- Physically mark at the site the areas of concrete to be replaced.
- Utilize AutoCAD Software to create construction drawings showing quantities, required details and requirements.
- Prepare the Project Manual of bidding documents, general conditions for construction, HUD requirements, and material specifications.
- Prepare an initial opinion of probable cost and present to the Client for final construction budget.
- Present the contract documents to the Client for final review and approval prior to distribution to contractors.

Phase Three - Bidding Phase

- Send out Invitations to Bid to WCDA selected Contractors
- Distribute Bid Documents
- Conduct Prebid Meeting and prepare report
- Answer contractor/supplier questions regarding the bid documents
- Issue addenda to clarify construction documents during bidding period
- Attend Bid opening
- Prepare Bid Tabulation and evaluate bids

Phase Four - Construction Administration

- Prepare Owner/Contractor Agreements (Construction Contract)
- Answer contractor/supplier questions regarding the construction documents
- Review Contractor submitted shop drawings
- Review Contractor Pay Requests
- Review and recommend Contractor Change Requests

- Visit the sites one time during construction to observe construction progress and determine if work is being performed in compliance with the Construction Documents
- Prepare Site Observation Report for each site visit
- Visit each site upon completion of the project with WCDA staff to prepare punch list. Revisit each site with punch list items to review
- Project closeout

Basis for Compensation

Compensation for our work shall be based on a lump fee of \$11,820.

Project Personnel

The Project Architect/Manager will be Rick Schroeder, AIA who may be reached by telephone at 920-379-7133, or email at rick@funktiondesignstudio.com.

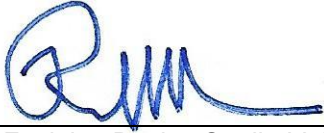
Standard Consultant Provisions

Included as part of this Agreement are our Standard Agreement Provisions, which are, hereby, made a part of this Agreement.

Acceptance

Return one signed copy to our office and retain a copy for your file. This agreement is valid for thirty (30) days.

Signature



Architect

June 15, 2026

Funktion Design Studio LLC (Consultant)

Title

Date

Client (Authorized Agent of Client)

Title

Date

APPENDIX

SCATTERED SITES ADDRESS

1106 MONROE ST	54403
1901 BOPF ST #106	54401
1106 MONROE ST	54403
1717 PLUM DR	54401
1822 N 10TH AVE	54401
1830 N 10TH AVE	54401
2401 N 13TH ST	54403
2408 N 6TH ST	54403
4402 FOREST VALLEY RD	54403
4404 FOREST VALLEY RD	54403
701 N 9TH AVE	54401
813 N 29TH AVE	54401
908 PLUMER ST	54403
911 HICKORY RD	54403

WCDA OFFICE ADDRESS

550 E THOMAS ST	54403
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Professional Services Fee Breakdown

Wausau CDA Concrete Repair/Replacement Project	Arch Hours	PM Hours	Tech Hours	Amount
Design Documents				
Review site conditions	0	12	0	\$ 1,380
Construction Documents				
Construction documents	1	0	15	\$ 1,700
Prepare specifications	1	0	10	\$ 1,175
Prepare OPC	0	3	0	\$ 345
1 Client review meeting	0	2	0	\$ 230
Bidding				
Prepare Invitation for Bids	0	4	0	\$ 460
Distribute documents	0	2	0	\$ 230
Prebid Meeting and Report	0	2	0	\$ 230
Bidding Questions/Issue Addenda	0	4	0	\$ 460
Bid Opening and Report	0	2	0	\$ 230
Construction Administration				
Prepare Owner/Contractor Agreement	1	0	1	\$ 230
Prebid Meeting and report	0	2	0	\$ 230
Answer Contractor Questions	0	4	0	\$ 460
Review shop drawings	0	2	0	\$ 230
Review Contractor Pay Requests	0	6	0	\$ 690
Contract Administration	0	4	0	\$ 460
1 Site visit to each site during construction & Report	0	8	0	\$ 920
1 Site visit to each site for punch out & Report	0	8	0	\$ 920
Project Close out	1	1	0	\$ 240
Reimbursable Expenses - Mileage, Printing & AIA forms				\$ 1,000
Subtotal	4	66	26	\$11,820

Funktion Design Studio. LLC

Standard Agreement Provisions

1. Billings and Payments

Funktion Design Studio. LLC (Consultant) will provide Client with monthly invoices. Payment is due upon receipt. Amounts unpaid after 30 days will bear interest of 1.5% per month (18% annually) until paid.

2. Construction Phase Services

If this Agreement provides for any construction phase services by Consultant, it is understood that the Contractor, not Consultant, is responsible for the construction of the project, and that Consultant is not responsible for the acts or omissions of any contractor, subcontractor or material supplier; for safety precautions, programs or enforcement; or for construction means, methods, techniques, sequences and procedures employed by the Contractor.

3. Dispute Resolution

Client and Consultant agree that they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement to mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association in effect at the date of this agreement.

4. Force Majeure

Neither party shall be deemed in default of this Agreement to the extent that any delay or failure in the performance of its obligations results from any cause beyond its reasonable control and without its negligence.

5. Hazardous Environmental Conditions

It is acknowledged by both parties that Consultant's scope of services does not include any services related to the presence at the site of asbestos, PCB's, petroleum, hazardous waste or radioactive materials. Client acknowledges that Consultant is performing professional services for Client and Consultant is not and shall not be required to become an "arranger," "operator," "generator" or "transporter" of hazardous substances, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA).

6. Indemnification

Client and Consultant each agree to indemnify and hold the other harmless, and their respective officers, employees, agents and representatives from and against liability for all claims, losses, damages and expenses, including reasonable attorney's fees, to the extent such claims, losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors or omissions. In the event claims, losses, damages or expenses are caused by the joint or concurrent negligence of Client and Consultant, they shall be borne by each party in proportion to its negligence.

7. Limitation of Liability

In recognition of the relative risks and benefits of the Project to both the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Consultant and the Consultant's officers, directors, partners, employees and sub-consultants (hereinafter jointly referred to as "Consultant") to the Client for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of the Consultant for the entire Project which is the subject of this Agreement, regardless of how limited in scope the services under this Agreement may be, shall not exceed \$100,000.00, or the Consultant's total aggregate fee received for services for the Project, whichever is less.

8. Opinion of Cost

When included in Consultant's scope of services, opinions or estimates of probable construction cost are prepared on the basis of Consultant's experience and qualifications and represent Consultant's judgment as a professional generally familiar with the industry. However, since Consultant has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, Consultant cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Consultant's opinions or estimates of probable construction cost.

9. Standard of Care

The standard of care for all professional services performed or furnished by Consultant under this Agreement will be the skill and care used by members of Consultant's profession practicing under similar circumstances at the same time and in the same locality. Consultant makes no warranties, express or implied, under this Agreement or otherwise, in connection with Consultant's services.

10. Termination of Contract

Client may terminate this Agreement with seven days prior written notice to Consultant. Failure of Client to make payments when due shall be cause for suspension of services or, ultimately, termination, unless and until Consultant has been paid in full all amounts due for services, expenses and other related charges.

11. Ownership of Documents

All documents prepared or furnished by Consultant pursuant to this Agreement are instruments of Consultant's professional service, and Consultant shall retain an ownership and property interest therein. Consultant grants Client a license to use instruments of Consultant's professional service for the purpose of constructing, occupying and maintaining the Project. Reuse or modification of any such documents by Client, without Consultant's written permission, shall be at Client's sole risk, and Client agrees to indemnify and hold Consultant harmless from all claims, damages and expenses, including attorney's fees, arising out of such reuse by Client or by others acting through Client.

12. Use of Electronic Media

Copies of documents that may be relied upon by Client are limited to the printed copies, (also known as hard copies) which are signed or sealed by Consultant. Files in electronic media format or text, data, graphic or other types that are furnished by Consultant to Client are only for convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, Consultant makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by Consultant at the beginning of this assignment.

Rev. 1/2019