



Village of Grantsburg

316 South Brad Street
Grantsburg, WI 54840

**Thursday, 17, 2025 3:30 p.m.
Special Village Board Meeting
Village Board Room, 316 S. Brad Street**

The Village Board of Trustees will discuss the following items and take action as needed:

1. Call to Order; Roll Call; Pledge of Allegiance
2. [James & Johnson Project change order](#)
3. Adjournment

Sheila Meyer, Clerk/Treasurer

**** Appearance times/agenda order may change at the discretion of the Village Board****

Posted: July 16, 2025, Village of Grantsburg website www.villageofgrantsburg.gov, Village Office 316 S. Brad Street; Community Center 315 S. Robert Street; Grantsburg Public Library 415 S. Robert Street

316 South Brad Street, Grantsburg, WI 54840 715/463-2405 Fax: 715/463-5555
Website: www.villageofgrantsburg.gov Email: office@villageofgrantsburg.gov

Sheila Meyer

From: bhighstrom@nwbeinc.com
Sent: Wednesday, July 16, 2025 12:57 PM
To: Sheila Meyer
Cc: Spitzer, Nick; Jensen, Kevin - DOT; Highstrom, Dolan
Subject: 8364-00-70; V Grantsburg, E James and S Johnson; Contract Modification
Attachments: 83640070_CMJ_1_Draft.pdf; CCO_1_Draft_v1.pdf



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Hello Sheila,

We ran into a situation here on the E James and S Johnson road construction project that will require a contract modification. This modification will increase the contract quantities for Common Excavation, Geotextile Type SAS, and Base Aggregate Dense 1 1/4-Inch due to unanticipated subgrade conditions encountered during roadway reconstruction. Since the character and quantity of the work changed substantially, the increased quantities have a negotiated (lower) unit price than the bid. The draft change order and justification are attached.

Extra Work Description:

Sub cut and remove the existing 6 inches below E James asphalt, place geotextile Type SAS, and then place and compact base aggregate dense 1 1/4-Inch.

Total contract modification cost is \$87,900.00

The Project Manager Nick Spitzer (cc'd) looked into the funding for the project and said that the village will have to incur all the added costs. We can do one of two things, we can move forward with the change on your approval of the cost and change or we can utilize the plan quantity best we can and not make any change which could impact the longevity of the pavement.

Thank you,
Bryce Highstrom
NWBE Inc.
Cell: 715-791-0750





CONTRACT MODIFICATION JUSTIFICATION

Wisconsin Department of Transportation
DT2355 2/2020

CONTRACT ID: 20250513039	CONTRACT MODIFICATION NO: 1 CMJ NO: 1.1
PROJECT ID: 8364-00-70	FEDERAL ID: WISC 2025487
HIGHWAY OR LOCAL ROAD: V Grantsburg, E James & S Johnson	COUNTY: Burnett
PROJECT DESCRIPTION: S Robert ST to STH 70	
MANAGING OFFICE: NW Region Superior	
CONTRACT SUBJECT TO FHWA OVERSIGHT? ☐ Yes ☒ No FHWA PRIOR APPROVAL REQUIRED? ☐ Yes ☒ No (If yes, submit CMJ to FHWA prior to executing the contract mod)	
IF LOCAL PROGRAM: Local Public Agency (LPA) Contact: SHEILA MEYER LPA Notified Date:	

1. Description & need for change: This modification increases the contract quantities for Common Excavation, Geotextile Type SAS, and Base Aggregate Dense 1 1/4-Inch due to unanticipated subgrade conditions encountered during roadway reconstruction. Field investigation revealed that the existing base course beneath the pavement structure was significantly less than shown in the plans. While the contract documents indicated 6 to 8 inches of existing base aggregate, only 2 inches or less were present. As a result, additional common excavation and new base aggregate are required to achieve the planned subgrade elevation and ensure the long-term structural integrity of the roadway. This change is necessary to correct discrepancies between the as-built conditions and the existing plan assumptions. The insufficient base material poses a risk to pavement performance and longevity. To ensure proper drainage, load-bearing capacity, and compliance with WisDOT standards, additional excavation is required to remove unsuitable subgrade and place sufficient new base aggregate. This change is essential for achieving the project's design intent and preventing premature roadway failure.
2. Consequences if this Contract Modification is not approved: The roadway would be built on an inadequate base, leading to poor ride quality, reduced safety, and a shorter pavement lifespan. This could result in premature failures and costly future repairs.
3. Alternatives considered: None
4. Estimated cost: Remove Item; Cost 205.0100 Common Excavation; - 500 CY @ \$41.50 = -\$20,750.00 305.0120 Base Aggregate Dense 1 1/4-Inch; -400 Ton @ \$40.00 = -\$16,000 645.0140 Geotextile Type SAS; -100 SY @ \$8.00 = -\$800.00 Additional Item; Cost 205.0100 Common Excavation; 1,300 CY @ \$35.00 = \$45,500.00 305.0120 Base Aggregate Dense 1 1/4-Inch; 2,000 Ton @ \$33.00 = \$66,000 645.0140 Geotextile Type SAS; 4650 SY @ \$3.00 = \$13,950.00 Total contract modification cost is \$87,900.00
5. Justification of price (attach supporting documentation): Decreased prices from bid price. BidX was referenced for verification that the price was within reason of other projects with similar quantities. As requested pricing is in-line with recent bid prices - see attached.
6. Does this change affect the contract time? ☒ Yes ☐ No Explanation for consideration of time: Increased time to replace the existing subgrade with base and geotextile. Additional Number of days: 4 New Total Number of Days: 34
7. Does this change affect the DBE Commitment? ☐ Yes (any change requires ASP-3 compliance) ☒ No If yes, explain (subcontractor name/s, value):

Prepared By _____
Project Engineer / Project Manager Date

Approved _____
Project Manager / Supervisor (If required) Date

Approved _____
Section Chief (If required) Date

Approved _____
FHWA (If required) Date

Bid Tab Analysis Search

Item: 205.0100	Date Range: From: 01/01/2023 To: 07/16/2025
☒ Smart Item Search	
Description: Any	Quantity Range: From: 300 To: 2300
Proposal Items: Any	
County: burnett, polk	Price Range: From: Any To: Any
Unit: Any	
Low Bidders: Any	
 Search  Clear	

[Export \(csv\)](#) | [Export \(tab\)](#)

Item	Description	Average	High	Low	Unit	Bid Count
205.0100	Excavation Common	\$18.78	\$41.50	\$12.25	CY	12 Bids

Letting Date	Proposal	County	Proposal Average	Proposal High	Proposal Low	Quantity	Proposal Bid Count
05/13/2025	039 - 20250513039	Burnett	\$41.50	\$41.50	\$41.50	500.00000 CY	1 Bid
03/11/2025	045 - 20250311045	Polk	\$20.93	\$26.30	\$17.00	2,003.00000 CY	3 Bids
10/08/2024	017 - 20241008017	Polk	\$19.08	\$30.00	\$12.25	500.00000 CY	3 Bids
02/14/2023	050 - 20230214050	Polk	\$12.75	\$12.75	\$12.75	431.00000 CY	5 Bids
Total Quantity:						3,434.00000 CY	

Contractors price is \$35/Ton, 84% of the high price.
-BAH 7/16/25

Bid Tab Analysis Search

Item: 305.0110	Date Range: From: 01/01/2023 To: 07/16/2025
☒ Smart Item Search	
Description: Any	Quantity Range: From: 1000 To: 3000
Proposal Items: Any	
County: burnett, polk	Price Range: From: Any To: Any
Unit: Any	
Low Bidders: Any	
 Search  Clear	

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Item 	Description		Average	High	Low	Unit	Bid Count
305.0110	Base Aggregate Dense 3/4-Inch		\$39.48	\$39.48	\$39.48	TON	1 Bid
Letting Date	Proposal	County	Proposal Average	Proposal High	Proposal Low	Quantity	Proposal Bid Count
10/08/2024	018 - 20241008018	Polk	\$39.48	\$39.48	\$39.48	1,490.00000 TON	1 Bid
					Total Quantity:	1,490.00000 TON	

Contractors price is \$33/Ton, 84% of the high price.
-BAH 7/16/25

Bid Tab Analysis Search

Item: 645.0140	Date Range: From: 01/01/2023 To: 07/16/2025
☒ Smart Item Search	
Description: Any	Quantity Range: From: Any To: Any
Proposal Items: Any	
County: burnett, polk	Price Range: From: Any To: Any
Unit: Any	
Low Bidders: Any	
 Search  Clear	

[Export \(csv\)](#) | [Export \(tab\)](#)

Item 	Description	Average	High	Low	Unit	Bid Count
645.0140	Geotextile Type SAS	\$8.00	\$8.00	\$8.00	SY	1 Bid

Letting Date	Proposal	County	Proposal Average	Proposal High	Proposal Low	Quantity	Proposal Bid Count
05/13/2025	039 - 20250513039	Burnett	\$8.00	\$8.00	\$8.00	100.00000 SY	1 Bid
Total Quantity:						100.00000 SY	

Contractors price is \$3/SY, 38% of the high price.
-BAH 7/16/25



Change Order

Report v1

Contract: 20250513039, V Grantsburg, E James & S Johnson; S Robert St to STH 70**Prime Contractor:** MC04, MCCABE CONSTRUCTION, INC.**CO Number:** 0001**Revision No.:****CO Status:** Draft**Change Order Date:** 7/15/2025**CO Type:** Standard Change Order**Entered By:** Bryce Highstrom**Last Updated By:** Bryce Highstrom**CO Approval Date:****Fed. Proj. No.:** wisc 2025487**Awarded Contract Amount:** \$653,100.00**Last Updated Date:** 7/16/2025**Region:** NW Northwest**Administrative Office:** Northwest Region - Superior**Net Change Order Amount:** \$87,900.00**Route:** LOC STR**County:** C007 Burnett**Location:** LOC STR, Burnett County**Project(s):** 8364-00-70, V Grantsburg, E James & S Johnson; S Robert St to STH 70**Description:** Revise unit prices and increase quantities for Common Excavation, Geotextile Type SAS, and Base Aggregate Dense 1 1/4-Inch.**Description of Changes:** All work shall be done in accordance with the 2025 Edition of the Wisconsin Department of Transportation Standard Specifications, Contract Provisions, construction details included herein, and as directed by the engineer in the field. Agreed to prices are full compensation for the respective labor, materials, and equipment required to complete the following items of work added to the contract.

Remove Item; Cost

205.0100 Common Excavation; - 500 CY @ \$41.50 = -\$20,750.00

305.0120 Base Aggregate Dense 1 1/4-Inch; -400 Ton @ \$40.00 = -\$16,000

645.0140 Geotextile Type SAS; -100 SY @ \$8.00 = -\$800.00

Additional Item; Cost

205.0100 Common Excavation; 1,300 CY @ \$35.00 = \$45,500.00

305.0120 Base Aggregate Dense 1 1/4-Inch; 2,000 Ton @ \$33.00 = \$66,000

645.0140 Geotextile Type SAS; 4650 SY @ \$3.00 = \$13,950.00

Total contract modification cost is \$87,900.00

This project is subject to Federal Oversight.

Additional time on this contract modification= 4 Days

New total number of working days on the contract= 34 Days

Increases/Decreases

Item Description	Item ID	Project Line	Contract Line	Project	Category	Item Source	Quantity Inc/Dec	Unit	Unit Price	Dollar Amount
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Change Order

Report v1

Excavation Common	205.0100	0008	0008 8364-00-70	0010	Original	-500.000 CY	\$41.50	-\$20,750.00
Reason Code / Expl: PC (Plan Change) Revise unit price and increase quantity for Common Excavation.								
Base Aggregate Dense 1 1/4-Inch	305.0120	0016	0016 8364-00-70	0010	Original	-400.000 TON	\$40.00	-\$16,000.00
Reason Code / Expl: PC (Plan Change) Revise unit price and increase quantity of Base Aggregate Dense 1 1/4-Inch.								
Geotextile Type SAS	645.0140	0102	0106 8364-00-70	0010	Original	-100.000 SY	\$8.00	-\$800.00
Reason Code / Expl: PC (Plan Change) Revise unit price and increase quantity of Geotextile Type SAS.								
Total:								-\$37,550.00

New Items

Item Description	Item ID	Project Line	Contract Line	Project	Category	Item Source	Quantity	Unit	Unit Price	Dollar
Base Aggregate Dense 1 1/4-Inch	305.0120	0138	0138 8364-00-70	0010	ChangeOrder	2,000.000 TON			\$33.00	\$66,000.00
Reason Code / Expl: PC (Plan Change) Revise unit prices and increase quantities for Common Excavation.										
Contractor:										
Excavation Common	205.0100	0140	0140 8364-00-70	0010	ChangeOrder	1,300.000 CY			\$35.00	\$45,500.00
Reason Code / Expl: PC (Plan Change) Revise unit prices and increase quantity of Base Aggregate Dense 1 1/4-Inch.										
Contractor:										
Geotextile Type SAS	645.0140	0142	0142 8364-00-70	0010	ChangeOrder	4,650.000 SY			\$3.00	\$13,950.00
Reason Code / Expl:										
Contractor:										
Total:										\$125,450.00

Project/Category Summary



Change Order

Report v1

Project	Project Description	Category	Category Description	Dollar Amount
8364-00-70	V Grantsburg, E James & S Johnson; S Robert St to STH 70	0010	Roadway Construction	\$87,900.00
Net Change Order Amount:				\$87,900.00

Approvals

Date Approved	Round	Approval Decision	Name	Title	Approval Decision Group
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Attachments

File Name	Description	File Size (kb)
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