



► 5525 Merle Hay Road | Suite 200  
Johnston, IA 50131  
Main 515.278.2913 + Fax 713.965.0044  
► [HRGREEN.COM](http://HRGREEN.COM)

August 6, 2025

Mr. Jordan Cook  
City of Nevada, Iowa  
1209 6th Street  
Nevada, Iowa 50201

Re: Nevada, IA WWTF Improvements – Phase 2: Change Order #6 Recommendation

Dear Jordan,

The following items on the above referenced project are presented for consideration of approval by City Council. HR Green recommends approval of all change order items.

1. Substantial Completion contract time extension  
Substantial Completion of the Work was delayed due to Phase 3 of the WWTF Improvements project being completed behind schedule. Phase 3 delays were not caused by Phase 2 Work. The recommended Substantial Completion award date for Phase 3 is May 6, 2025. HR Green recommends an extension of the Phase 2 Contract Substantial Completion date based on the Phase 3 award date and an equal number of calendar days between the original Phase 2 and 3 Contract Substantial Completion dates. The original dates were June 30, 2023, and June 9, 2023, for Phase 2 and 3, respectively. The number of calendar days between these original dates is 21 calendar days. Therefore, HR Green's recommendation for the Phase 2 Contract Substantial Completion date is May 27, 2025. The current Contract Substantial Completion date is October 15, 2023. This equates to a contract time extension of 590 calendar days.
2. Final Completion contract time extension  
Final Completion of the Work was delayed due to Phase 3 of the WWTF Improvements project being completed behind schedule. Phase 3 delays were not caused by Phase 2 Work. HR Green recommends an extension of the Phase 2 Contract Final Completion date based on the above recommended Substantial Completion time extension and the last allowable Fall seeding calendar date to allow for completion of any required re-seeding on the project site. Therefore, HR Green's recommendation for the Phase 2 Contract Final Completion date is September 30, 2025. The current Contract Final Completion date is February 1, 2025. This equates to a contract time extension of 241 calendar days.
3. Extended Job Costs due to Phase 3 delay  
WBCI has realized additional costs to complete the Work due to Phase 3 of the WWTF Improvements project being completed behind schedule. Phase 3 delays were not caused by Phase 2 Work. These costs include materials, labor, and bond expenses. WBCI is also seeking reimbursement of utility costs (electrical power and natural gas) during the extended period to complete the Work and for the periods after the recommended Substantial Completion date (utility accounts were still under WBCI instead of the City). Per discussion with the City, WBCI has also included costs for 2.5 months of extended equipment warranties to cover the period from initial startup to the recommended Substantial Completion date.  
HR Green has reviewed these costs and finds them reasonable and recommends approval. This equates to a contract price increase of \$337,526.00.



▶ Mr. Jordan Cook  
Page 2 of 2  
8/6/25

Overall, Change Order #6 will have an increase to the Contract Price of \$337,526.00; 590 calendar days added to the Substantial Completion date in the Contract Schedule; 241 calendar days added to the Final Completion date in the Contract Schedule. This cost is equal to 0.9% of the original Contract Price. To date, the overall project cost change is equal to 1.2% of the original Contract Price.

Please formally approve Change Order #6 and return an executed copy to our office. Please feel free to contact me with any questions regarding this change order.

Sincerely,  
**HR GREEN, INC.**

A handwritten signature in blue ink, appearing to read 'Michael Roth'.

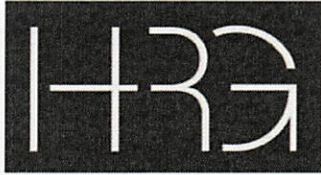
**Michael Roth, P.E.**  
Senior Project Manager

Enclosures

Cc: Kurtis Knapp, WBCI (via email)

J:\2016\160473.02\Construction\Change\_Management\Change\_Orders\CO6\ltr-20250806-CO#6\_recommendation-Nevada\_WWTF\_Ph2.docx





# HRGreen

5525 Merle Hay Road, Suite 200  
Johnston, IA 50131  
(515) 278-2913 Fax (515) 278-1846

## CO No. 6

Change Order

Distribution:			
Contractor	<input checked="" type="checkbox"/>	Field	<input type="checkbox"/>
Owner	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>

Nevada WWTF Improvements – Phase 2 Nevada, Iowa	Date Issued	8/11/25
	Project No.	160473.02
Williams Brothers Construction, Inc. P.O. Box 1366 Peoria, IL 61654	Contract Date	February 18, 2021
	Notice to Proceed Date	March 19, 2021

See attached cover letter.

Item	Contract Time	Contract Price
1. Substantial Completion contract time extension	590 calendar days	\$0.00
2. Final Completion contract time extension	241 calendar days	\$0.00
3. Extended Job Costs due to Phase 3 delay	NA	\$337,526.00

	Contract Price	Substantial Completion	Final Completion
Original Contractual Limit	\$35,850,000.00	June 30, 2023	Sept 30, 2023
Net Change by previously-authorized Change Order(s)	\$115,023.27	107 days	490 days
The Contractual limit prior to this Change Order	\$ 36,147,555.27	Oct 15, 2023	Feb 1, 2025
The Contract will be adjusted by this Change Order in the amount of	\$337,526.00	590 days	241 days
The new Contractual limit including this Change Order will be	\$ 36,485,081.27	May 27, 2025	Sept 30, 2025

**NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE, if applicable, AND OWNER**

Contractor <b>Williams Brothers Construction, Inc.</b>	Owner's Representative <b>HR Green, Inc.</b>	Owner <b>City of Nevada, Iowa</b>
By 	By 	By
Date: 8/7/25	Date: 8/6/25	Date:





**WILLIAMS  
BROTHERS  
CONSTRUCTION, INC.**

## Contractor's / Subcontractor's Proposal Breakdown Summary

Date: 03/05/25

### Time Extension Cost Proposal

**Engineer:**  
HR Green  
5525 Merle Hay Rd. Suite 200  
Johnston, IA 50131

**OWNER:** City of Nevada  
**PROJECT:** Nevada WWTF Phase 2  
Nevada, IA  
**WBCI Project #** 542

### I DESCRIPTION OF CHANGE:

Proposal to extend Project Substantial Completion in accordance with the proposed CO-06 including a (590) calendar day extension to Project Substantial Completion due to delays outside of our control.

Please note, we have incorporated the extended warranty period required for equipment that has been in service since April 7, 2025 and not covered by the general warranty start date of June 13, 2025.

Also, costs previously incorporated in RFP-09 and the Tornado Damage insurance Claim have been listed and excluded from this proposal. Please review the attached breakdown.

### II SUMMARY OF DETAILED BREAKDOWN

	Additions	Deletions	Net Total
A. MATERIAL	\$196,693.72	\$0.00	\$196,693.72
B. LABOR	\$85,809.70	\$0.00	\$85,809.70
C. EQUIPMENT	\$0.00	\$0.00	\$0.00
D. OTHER COSTS	\$0.00	\$0.00	\$0.00
1. SAFETY	(1% of LABOR) - Deletion -0-		\$858.10
2. EXPENDABLE TOOLS	(2.5% of LABOR) - Deletion -0-		\$2,145.24
E. NET TOTAL	(A+B+C+D1+D2)		\$285,506.76
F. OVERHEAD AND PROFIT	(E x 15%) - Deletion -0-		\$42,826.01
G. TOTAL WORK PERFORMED BY CONTRACTOR	(Lines E + F)		\$328,332.77

### III CONTRACTOR'S MARK-UP ON WORK OF SUBCONTRACTORS

Detailed Breakdowns and summaries from each contractor must be attached.

SUBCONTRACTOR: Firm Name	CONTRACT WORK: Description	PROPOSAL
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
H. SUBTOTAL of all work performed by contractor's subcontractors		\$0.00
I. CONTRACTOR'S MARK-UP on work of subcontractors	(Line H x10%)	\$0.00
J. TOTAL WORK PERFORMED BY SUBCONTRACTOR	(Lines H+I)	\$0.00
K. PROPOSAL	(Lines G+J)	\$328,332.77
L. SUPPLEMENTAL COSTS		
1. PER DIEM	(5% of LABOR)	\$0.00
2. TEMPORARY FACILITIES	(2.5% of LABOR)	\$0.00
M. BONDS	(2.8% of PROPOSAL)	\$9,193.32
N. BUILDER'S RISK INSURANCE	(2% of PROPOSAL)	\$0.00

### IV TOTAL PROPOSAL

- O. TOTAL PROPOSAL for subject CMR increase-(decrease)-in contract amount **\$337,526**
- P. The work for this RFP will require and extension of time of 590 Calendar Days.
- Q. All costs are valid for 14 days.

CONTRACTOR  
(SIGNATURE)..... *Kurtis Knapp*

**Kurtis Knapp**

Title: Project Manager

Date: 08/06/25





DATE 5-Mar-25

[illegible]





**WILLIAMS  
BROTHERS  
CONSTRUCTION, INC.**

BUILDING Nevada WWTF Phase 2  
LOCATION Nevada WWTF  
SHEET NO 1

GENERAL CONTRACTOR  
PEORIA, ILLINOIS

**Tornado Damage Insurance Claim Cost Breakdown - Items that were previously covered are highlighted below and are excluded from the time extension cost proposal.**

DESCRIPTION OF WORK	NO PIECES	DIMENSIONS	EXTENSIONS	EXTENSIONS	UNIT PRICE	MATERIAL COST	LABOR	LABOR COST
<b>Tornado Damage Claim</b>								
<b>Subcontractor &amp; Supplier Breakdown</b>								
CEC Electric						\$ 83,828.88		
Engineered Equipment Solutions						\$ 53,547.63		
East Moline Glass						\$ 105,000.00		
MJ O'Connor						\$ 118,833.30		
Ovivo USA						\$ 65,337.97		
Nucor Building Systems						\$ 68,730.25		
S&H Contracting						\$ 176,180.75		
Central States Roofing						\$ 84,346.00		
Nationserve (Wayne Dalton)						\$ 20,010.00		
Tobin Brothers						\$ 45,050.00		
Signature Masonry						\$ 10,375.00		
Des Moines Steel Fence						\$ 58,615.00		
L&L Insulation						\$ 23,140.54		
Halliday Products						\$ 2,851.00		
Iowa Pump Works						\$ 4,952.31		
Dans Overhead Doors						\$ 26,238.00		
Leachman Lumber						\$ 2,421.51		
24/7 Security (Verkada)						\$ 447.54		
Developmental Industries						\$ 78.11		
Hewitt's Service Center						\$ 700.00		
<b>Subtotal</b>						\$ 950,683.79		
<b>WBCI Costs</b>								
Supervision			12	wk			\$ 3,600.00	\$ 43,200.00
Superintendent Truck			4	mo	\$ 750.00	\$ 3,000.00		
Project Manager			9	mo			\$ 8,000.00	\$ 72,000.00
Project Manager Truck Expense			9	mo	\$ 250.00	\$ 2,250.00		
Laborer Hours			24	hrs			\$ 60.76	\$ 1,458.24
Carpenter Hours			176	hrs			\$ 69.80	\$ 12,284.80
Operator Hours			80	hrs			\$ 72.76	\$ 5,820.80
Skid Steer			64	hr	\$ 125.00	\$ 8,000.00		
Excavator			8	hr	\$ 225.00	\$ 1,800.00		
Temporary Toilets			9	mo	\$ 90.70	\$ 816.30		
Utilities (Gas & Electric)			1	LS		\$ 19,844.31		
Internet			9	mo	\$ 167.04	\$ 1,503.36		
Dumpsters			1	LS		\$ 7,219.18		
Submittal Exchange			9	mo	\$ 600.00	\$ 5,400.00		
Extended General Warranty			9	mo	\$ -	\$ -		
Builder's Risk Insurance			9	mo	\$ -	\$ 33,139		
Field Offices			9	mo	\$ -	\$ -		
Additional Office & Accounting Expense			9	mo	\$ -	\$ -		
Interest on Retained Funds			9	mo	\$ -	\$ -		
<b>Subtotal</b>						\$ 44,433.15		\$ 134,763.84
						65,952.97		115,200



[illegible]





# HRGreen

5525 Merle Hay Road, Suite 200  
Johnston, IA 50131  
(515) 278-2913 Fax (515) 278-1846

## CO No. 6

Change Order

### Distribution:

Contractor	<input checked="" type="checkbox"/>	Field	<input type="checkbox"/>
Owner	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>


<b>Nevada WWTF Improvements – Phase 2</b> <b>Nevada, Iowa</b>	<b>Date Issued</b>	7/28/25
	<b>Project No.</b>	160473.02
<b>Williams Brothers Construction, Inc.</b> <b>P.O. Box 1366</b> <b>Peoria, IL 61654</b>	<b>Contract Date</b>	February 18, 2021
	<b>Notice to Proceed Date</b>	March 19, 2021

See attached cover letter.

Item	Contract Time	Contract Price
1. Substantial Completion contract time extension	590 calendar days	\$0.00
2. Final Completion contract time extension	241 calendar days	\$0.00

	Contract Price	Substantial Completion	Final Completion
Original Contractual Limit	\$35,850,000.00	June 30, 2023	Sept 30, 2023
Net Change by previously-authorized Change Order(s)	\$115,023.27	107 days	490 days
The Contractual limit prior to this Change Order	\$ 36,147,555.27	Oct 15, 2023	Feb 1, 2025
The Contract will be adjusted by this Change Order in the amount of	\$0.00	590 days	241 days
The new Contractual limit including this Change Order will be	\$ 36,147,555.27	May 27, 2025	Sept 30, 2025

**NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE, if applicable, AND OWNER**

Contractor <b>Williams Brothers Construction, Inc.</b>	Owner's Representative <b>HR Green, Inc.</b>	Owner <b>City of Nevada, Iowa</b>
By	By 	By
Date:	Date: 7/23/25	Date:



# Time Entry Report

Williams Brothers Construction

07/28/2025 Page 1  
System Date: 07/28/2025  
System Time: 2:29 pm

Actual Time Charged to

Nevada Supervision 10/15/23 - 5/27/25

Employee	Period End Date	Chk Seq	Job	Cost Code	SI	Union	Local	Class	Pay	Rate	Units	Amount
DIE04	10/18/23	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	61.000	24.00	1,464.00
ELG01	11/01/23	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	78.000	5.00	390.00
ELG01	01/17/24	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	78.000	5.00	390.00
ROB01	01/17/24	1st	542	1-010	IA				REG	59.000	20.00	1,180.00
											25.00*	1,570.00*
DIE04	01/24/24	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	61.000	16.00	976.00
ELG01	01/24/24	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	78.000	5.00	390.00
MIL42	01/24/24	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	47.500	24.00	1,140.00
ROB01	01/24/24	1st	542	1-010	IA				REG	59.000	20.00	1,180.00
											65.00*	3,686.00*
ELG01	01/31/24	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	78.000	5.00	390.00
MIL42	01/31/24	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	47.500	40.00	1,900.00
											45.00*	2,290.00*
MIL42	02/07/24	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	47.500	40.00	1,900.00
ROB01	02/07/24	1st	542	1-010	IA				REG	59.000	20.00	1,180.00
											60.00*	3,080.00*
MIL42	02/14/24	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	47.500	40.00	1,900.00
ROB01	02/14/24	1st	542	1-010	IA				REG	59.000	20.00	1,180.00
											-60.00*	3,080.00*
MIL42	02/21/24	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	47.500	40.00	1,900.00

1,724.00



# Time Entry Report

Williams Brothers Construction

07/28/2025 Page 2  
System Date: 07/28/2025  
System Time: 2:29 pm

<u>Employee</u>	<u>Period</u> <u>End Date</u>	<u>Chk</u> <u>Seq</u>	<u>Job</u>	<u>Cost Code</u>	<u>ST</u>	<u>Union</u>	<u>Local</u>	<u>Class</u>	<u>Pay</u>	<u>Rate</u>	<u>Units</u>	<u>Amount</u>
ROB01	02/21/24	1st	542	1-010	IA				REG	59.000	20.00 60.00*	1,180.00 3,080.00*
MIL42	02/28/24	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	47.500	40.00	1,900.00 1,724.00
MIL42	03/06/24	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	47.500	40.00	1,900.00 1,724.00
ROB01	03/13/24	1st	542	1-010	IA				REG	59.000	20.00	1,180.00
MIL42	03/20/24	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	47.500	24.00	1,140.00 1,034.40
ROB01	03/20/24	1st	542	1-010	IA				REG	59.000	20.00 44.00*	1,180.00 2,320.00*
MIL42	03/27/24	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	47.500	40.00	1,900.00 1,724.00
ROB01	03/27/24	1st	542	1-010	IA				REG	59.000	20.00 60.00*	1,180.00 3,080.00*
MIL42	04/03/24	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	47.500	40.00	1,900.00 1,724.00
ROB01	04/03/24	1st	542	1-010	IA				REG	59.000	20.00 60.00*	1,180.00 3,080.00*
MIL42	04/10/24	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	47.500	8.00	380.00 344.80
MIL42	04/10/24	1st	542	1-010	IA				3 REG	47.500	8.00	380.00
ROB01	04/10/24	1st	542	1-010	IA				REG	59.000	20.00 36.00*	1,180.00 1,940.00*
ROB01	04/17/24	1st	542	1-010	IA				REG	59.000	20.00	1,180.00
ROB01	04/24/24	1st	542	1-010	IA				REG	59.000	20.00	1,180.00
ROB01	05/01/24	1st	542	1-010	IA				REG	61.000	36.00	2,196.00



# Time Entry Report

Williams Brothers Construction

07/28/2025 Page 3  
System Date: 07/28/2025  
System Time: 2:29 pm

<u>Employee</u>	<u>Period</u> <u>End Date</u>	<u>Chk</u> <u>Seq</u>	<u>Job</u>	<u>Cost Code</u>	<u>SI</u>	<u>Union</u>	<u>Local</u>	<u>Class</u>	<u>Pay</u>	<u>Rate</u>	<u>Units</u>	<u>Amount</u>
ROB01	05/08/24	1st	542	1-010	IA				REG	61.000	36.00	2,196.00
ROB01	05/15/24	1st	542	1-010	IA				REG	61.000	36.00	2,196.00
ROB01	05/22/24	1st	542	1-010	IA				REG	61.000	28.00	1,708.00
ROB01	05/29/24	1st	542	1-010	IA				REG	61.000	20.00	1,220.00
ROB01	06/05/24	1st	542	1-010	IA				REG	61.000	20.00	1,220.00
ROB01	06/12/24	1st	542	1-010	IA				REG	61.000	20.00	1,220.00
ELG01	06/19/24	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	81.000	10.00	810.00
ROB01	06/19/24	1st	542	1-010	IA				REG	61.000	20.00	1,220.00
											30.00*	2,030.00*
												326.00
ROB01	06/26/24	1st	542	1-010	IA				REG	61.000	20.00	1,220.00
ROB01	07/03/24	1st	542	1-010	IA				REG	61.000	20.00	1,220.00
ROB01	07/10/24	1st	542	1-010	IA				REG	61.000	20.00	1,220.00
ROB01	07/17/24	1st	542	1-010	IA				REG	61.000	20.00	1,220.00
ROB01	09/25/24	1st	542	1-010	IA				REG	61.000	16.00	976.00
ROB01	11/13/24	1st	542	1-010	IA				REG	61.000	15.00	915.00
DIE04	03/26/25	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	67.000	8.00	536.00
DIE04	04/09/25	1st	542	1-010	IA	CARP	106 IA HH	EXC	REG	67.000	8.00	536.00
Report Totals:											1,037.00*	58,229.00*
												18,964.20*

Report Totals



# Invoices by Job

Williams Brothers Construction

Alliant Energy

Natural Gas 10/16/23 - 5/27/25

All Invoices

07/28/2025 Page 1  
System Date: 07/28/2025  
System Time: 10:29 am

Invoice		Invoice Date	Payment Date	Description	Original Amount	Amount Paid	Amount Open	Retainage Held	Net Balance
Project Manager: 542 Nevada WWTF									
ALL113 Alliant Energy/IPL									
010924	01/09/2024			ACT#2253260892	94.41	94.41	.00		.00
011025	01/10/2025			ACT#2253260892	1,288.08	1,288.08	.00		.00
021125	02/11/2025			ACT#2253260892	1,382.28	1,382.28	.00		.00
030725	03/07/2025			ACT#2253260892	1,641.91	1,641.91	.00		.00
030824	03/08/2024			ACT#2253260892	1,438.59	1,438.59	.00		.00
040524	04/05/2024			ACT#2253260892	161.41	161.41	.00		.00
040825	04/08/2025			ACT#2253260892	893.29	893.29	.00		.00
050724	05/07/2024			ACT#2253260892	246.48	246.48	.00		.00
050825	05/08/2025			ACT#225360892	836.95	836.95	.00		.00
060724	06/07/2024			ACT#2253260892	50.20	50.20	.00		.00
060925	06/09/2025			ACT#2253260892	584.45	584.45	.00		.00
070824	07/08/2024			ACT#2253260892	36.73	36.73	.00		.00
070925	07/09/2025			ACT#2253260892	60.00	60.00	.00		.00
090924	09/09/2024			ACT#2253260892	74.63	74.63	.00		.00
100724	10/07/2024			ACT#2253260892	33.18	33.18	.00		.00
110824	11/08/2024			ACT#2253260892	240.27	240.27	.00		.00
120723	12/07/2023			ACT#2253260892	11.47	11.47	.00		.00
120924	12/09/2024			ACT#2253260892	740.47	740.47	.00		.00
2202024	02/20/2024		03/10/2024	Acct 2253260892	313.75	313.75	.00		.00
Vendor ALL113 Totals					10,128.55*	10,128.55*	.00*	.00*	.00*
542 Totals					10,128.55*	10,128.55*	.00*	.00*	.00*
Project Manager Totals					10,128.55*	10,128.55*	.00*	.00*	.00*
Report Totals					10,128.55*	10,128.55*	.00*	.00*	.00*

# Invoices by Job

Consumers Energy

Power Bills 10/15/23 - 5/27/25

Williams Brothers Construction

07/28/2025 Page 1  
System Date: 07/28/2025  
System Time: 10:30 am

All Invoices

Project Manager:

542 Nevada WWTF

CONS15 Consumers Energy

Invoice	Invoice Date	Payment Date	Description	Original Amount	Amount Paid	Amount Open	Retainage Held	Net Balance
11023	01/10/2023		ACT#1448201	2,449.92	2,449.92	.00		.00
35845	05/24/2021		ACT#1448201 Nevada	1,440.00	1,440.00	.00		.00
040924	01/09/2024		ACT#1471602	178.37	178.37	.00		.00
010925	01/09/2025		ACT#1531101	3,189.68	3,189.68	.00		.00
011122	01/11/2022	01/10/2022	ACT#1448201	909.19	909.19	.00		.00
020822	02/08/2022	02/10/2022	ACT#1448201	1,456.88	1,456.88	.00		.00
020923	02/09/2023		ACT#1448201	2,149.95	2,149.95	.00		.00
020924	02/09/2024		ACT#1448201	966.43	966.43	.00		.00
021025	02/10/2025		ACT#1471602	197.55	197.55	.00		.00
030725	03/07/2025		ACT#1471602	152.34	152.34	.00		.00
030822	03/08/2022		ACT#1448201	1,222.56	1,222.56	.00		.00
030824	03/08/2024		ACT#1448201	147.93	147.93	.00		.00
030923	03/09/2023		ACT#1448201	1,929.14	1,929.14	.00		.00
040723	04/07/2023		ACT#1448201	1,759.26	1,759.26	.00		.00
040822	04/08/2022	04/10/2022	ACT#1448201	969.29	969.29	.00		.00
040825	04/08/2025		ACT#1531101	3,486.51	3,486.51	.00		.00
040924	04/09/2024		ACT#1471602	127.44	127.44	.00		.00
050123	05/01/2023	05/10/2023	ACT#1448201	1,258.30	1,258.30	.00		.00
050825	05/08/2025		ACT#1531101	4,457.58	4,457.58	.00		.00
050922	05/09/2022		ACT#1448201	765.69	765.69	.00		.00
050924	05/09/2024		ACT#1471602	138.63	138.63	.00		.00
060821	06/08/2021		ACT#1448201	102.57	102.57	.00		.00
060822	06/08/2022	06/10/2022	ACT#1448201	565.41	565.41	.00		.00
060823	06/08/2023		ACT#1471602	169.01	169.01	.00		.00
060925	06/09/2025		ACT#1531101	8,175.25	8,175.25	.00		.00
061024	06/10/2024		ACT#1531101	1,470.35	1,470.35	.00		.00
070921	07/09/2021	07/10/2021	ACT#1448201 Nevada	322.80	322.80	.00		.00
070925	07/09/2025		ACT#1471602	258.47	258.47	.00		.00
071023	07/10/2023		ACT#1471602	214.83	214.83	.00		.00
071024	07/10/2024		ACT#1531101	708.80	708.80	.00		.00
071222	07/12/2022		ACT#1471602	146.00	146.00	.00		.00
080822	08/08/2022		ACT#1471602	186.86	186.86	.00		.00
080923	08/09/2023		ACT#1471602	226.71	226.71	.00		.00
080924	08/09/2024		ACT#1471602	245.94	245.94	.00		.00
081021	08/10/2021		ACT#1448201	228.49	228.49	.00		.00
090122	09/01/2022	09/10/2022	ACT#1448201	451.20	451.20	.00		.00
091021	09/10/2021		ACT#1448201	273.34	273.34	.00		.00
091024	09/10/2024		ACT#1531101	1,146.03	1,146.03	.00		.00
091123	09/11/2023		ACT#1471602	218.08	218.08	.00		.00



# Invoices by Job

Williams Brothers Construction

07/28/2025 Page 2  
System Date: 07/28/2025  
System Time: 10:30 am

All Invoices

Project Manager:

542 Nevada WWTF

CONS15 Consumers Energy

Invoice	Invoice Date	Payment Date	Description	Original Amount	Amount Paid	Amount Open	Retainage Held	Net Balance
100821	10/08/2021	10/10/2021	ACT#1448201	204.23	204.23	.00		.00
100923	10/09/2023		ACT#1471602	217.30	217.30	.00		.00
100924	10/09/2024	10/10/2024	ACT#1531101	1,014.02	1,014.02	.00		.00
101122	10/11/2022	10/10/2022	ACT#1471602	151.61	151.61	.00		.00
110231	01/10/2023		ACT#1471602	155.06	155.06	.00		.00
110821	11/08/2021		ACT#1448201	327.87	327.87	.00		.00
110822	11/08/2022	11/10/2022	ACT#1471602	139.16	139.16	.00		.00
110824	11/08/2024		#1531101	1,383.84	1,383.84	.00		.00
110923	11/09/2023		ACT#1471602	168.34	168.34	.00		.00
120821	12/08/2021		ACT#1448201	700.47	700.47	.00		.00
120823	12/08/2023		ACT#1531101	635.66	635.66	.00		.00
120922	12/09/2022		ACT#1471602	150.17	150.17	.00		.00
121024	12/10/2024		ACT#1531101	1,749.42	1,749.42	.00		.00
0109241	01/09/2024		ACT#1531101	1,447.24	1,447.24	.00		.00
0109242	01/09/2024		ACT#1448201	633.61	633.61	.00		.00
0109251	01/09/2025		ACT#1471602	178.87	178.87	.00		.00
0209231	02/09/2023		ACT#1471602	136.36	136.36	.00		.00
0209241	02/09/2024		ACT#1471602	147.40	147.40	.00		.00
0209242	02/09/2024		ACT#1531101	3,376.47	3,376.47	.00		.00
0210251	02/10/2025		ACT#1531101	4,558.21	4,558.21	.00		.00
0307251	03/07/2025		ACT#1531101	5,433.04	5,433.04	.00		.00
0308241	03/08/2024		ACT#1471602	130.37	130.37	.00		.00
0308242	03/08/2024		ACT#1531101	3,025.42	3,025.42	.00		.00
0309231	03/09/2023		ACT#1471602	147.93	147.93	.00		.00
0407231	04/07/2023		ACT#1471602	143.91	143.91	.00		.00
0408251	04/08/2025		ACT#1471602	158.04	158.04	.00		.00
0409241	04/09/2024		ACT#1531101	3,253.10	3,253.10	.00		.00
0409242	04/09/2024		#1448201 FINAL BILL	32.86	32.86	.00		.00
0501231	05/01/2023	05/10/2023	ACT#1471602	126.20	126.20	.00		.00
0508251	05/08/2025		ACT#1471602	172.66	172.66	.00		.00
0509241	05/09/2024		ACT#1531101	3,284.96	3,284.96	.00		.00
0608231	06/08/2023		ACT#1448201	823.59	823.59	.00		.00
0609251	06/09/2025		ACT#1471602	183.10	183.10	.00		.00
0610241	06/10/2024		ACT#1471602	177.83	177.83	.00		.00
0709251	07/09/2025		ACT#1531101	10,259.85	10,259.85	.00		.00
0710231	07/10/2023		ACT#1448201	829.31	829.31	.00		.00
0710241	07/10/2024		ACT#1471602	204.90	204.90	.00		.00
0712221	07/12/2022		ACT#1448201	601.27	601.27	.00		.00
0808221	08/08/2022		ACT#1448201	654.29	654.29	.00		.00



# Invoices by Job

Williams Brothers Construction

07/28/2025 Page 3  
System Date: 07/28/2025  
System Time: 10:30 am

All Invoices

Invoice		Invoice Date	Payment Date	Description	Original Amount	Amount Paid	Amount Open	Retainage Held	Net Balance
Project Manager: 542 Nevada WWTF									
CONS15 Consumers Energy									
0809231	08/09/2023			ACT#1448201	886.21	886.21	.00		.00
0809241	08/09/2024			ACT#1531101	778.12	778.12	.00		.00
0901221	09/01/2022		09/10/2022	ACT#1471602	200.45	200.45	.00		.00
0910241	09/10/2024			ACT#1471602	233.69	233.69	.00		.00
1009231	10/09/2023			ACT#1448201	267.73	267.73	.00		.00
1009232	10/09/2023			ACT#1531101	347.24	347.24	.00		.00
1009241	10/09/2024		10/10/2022	ACT#1471602	218.50	218.50	.00		.00
1011221	10/11/2022		10/10/2022	ACT#1448201	328.50	328.50	.00		.00
1108221	11/08/2022		11/10/2022	ACT#1448201	607.34	607.34	.00		.00
1108241	11/08/2024			#1471602	183.54	183.54	.00		.00
1109231	11/09/2023			ACT#1531101	462.36	462.36	.00		.00
1109232	11/09/2023			ACT#1448201	313.13	313.13	.00		.00
1208231	12/08/2023			ACT#1471602	167.45	167.45	.00		.00
1208232	12/08/2023			ACT#1448201	396.57	396.57	.00		.00
1209221	12/09/2022			ACT#1448201	1,185.97	1,185.97	.00		.00
1210241	12/10/2024			ACT#1471602	150.90	150.90	.00		.00
091123a	09/11/2023			ACT#1448201 Temp	308.52	308.52	.00		.00
091123b	09/11/2023			ACT#1531101	224.33	224.33	.00		.00
Vendor CONS15 Totals					98,811.27*	98,811.27*	.00*	.00*	.00*
542 Totals					98,811.27*	98,811.27*	.00*	.00*	.00*
Project Manager Totals					98,811.27*	98,811.27*	.00*	.00*	.00*
Report Totals					98,811.27*	98,811.27*	.00*	.00*	.00*

1448201 Temp Site Service  
1531101 Permanent Service  
1471602 Temp Trailer Service



## Kurtis Knapp

---

**From:** Roth, Michael <mroth@hrgreen.com>  
**Sent:** Thursday, July 24, 2025 4:58 PM  
**To:** Kurtis Knapp  
**Cc:** Jordan Cook; Joe Williams  
**Subject:** RE: Nevada WWTF Ph 2 - response to WBCI 5/23/25 Substantial Completion request

Kurtis,

Let's coordinate resolving these items and plan to present to City Council on 8/11/25.  
Please submit your costs associated with the time extension for review.  
Let us know your availability to discuss further.

Sincerely,

**Michael Roth, PE**  
Senior Project Manager – Water | Principal  
HR Green® | Building Communities. Improving Lives.



5525 Merle Hay Road | Suite 200 | Johnston, IA 50131-1448  
**Main** 515.278.2913 | **Fax** 713.965.0044 | **Direct** 515.657.5304 | **Cell** 515.249.2538  
[HRGREEN.COM](http://HRGREEN.COM)

The contents of this transmission and any attachments are confidential and intended for the use of the individual or entity to which it is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited.

---

**From:** Kurtis Knapp <kurtis@wbci.us>  
**Sent:** Thursday, July 24, 2025 4:04 PM  
**To:** Roth, Michael <mroth@hrgreen.com>  
**Cc:** Jordan Cook <jcook@cityofnevadaiaowa.org>; Joe Williams <joew@wbci.us>  
**Subject:** RE: Nevada WWTF Ph 2 - response to WBCI 5/23/25 Substantial Completion request

**This email came from outside the HR Green organization. Please use caution when clicking on hyperlinks and opening attachments**

Mike,

To be honest, this feels a little rushed and we are uncomfortable signing a CO for a time extension without the costs associated with the time extension included. We have had instances in the past where we were unable to seek additional costs for a time extensions after the CO was signed. Not saying that this will be the case here, but we would prefer to take the time to do this right, even if it means waiting another month.

Thanks,  
Kurtis Knapp  
Williams Brothers Construction Inc.  
Cell: (815) 878-4845



---

**From:** Roth, Michael <mroth@hrgreen.com>  
**Sent:** Thursday, July 24, 2025 3:46 PM  
**To:** Kurtis Knapp <kurtis@wbci.us>  
**Cc:** Jordan Cook <jcook@cityofnevadaaiowa.org>; Joe Williams <joew@wbci.us>  
**Subject:** RE: Nevada WWTF Ph 2 - response to WBCI 5/23/25 Substantial Completion request

Kurtis,

See my responses below.

Sincerely,

**Michael Roth, PE**

Senior Project Manager – Water | Principal

HR Green® | Building Communities. Improving Lives.



5525 Merle Hay Road | Suite 200 | Johnston, IA 50131-1448

Main 515.278.2913 | Fax 713.965.0044 | Direct 515.657.5304 | Cell 515.249.2538

[HRGREEN.COM](http://HRGREEN.COM)

The contents of this transmission and any attachments are confidential and intended for the use of the individual or entity to which it is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited.

---

**From:** Kurtis Knapp <kurtis@wbci.us>  
**Sent:** Thursday, July 24, 2025 3:33 PM  
**To:** Roth, Michael <mroth@hrgreen.com>  
**Cc:** Jordan Cook <jcook@cityofnevadaaiowa.org>; Joe Williams <joew@wbci.us>  
**Subject:** RE: Nevada WWTF Ph 2 - response to WBCI 5/23/25 Substantial Completion request

**This email came from outside the HR Green organization. Please use caution when clicking on hyperlinks and opening attachments**

Mike,

We have a few questions which makes us unable to sign the documents today.

- Substantial Completion - We are generally agreeable to the date, however we would like to address how to handle the warranty start date for equipment that was in use from April 1<sup>st</sup> through June 13<sup>th</sup> prior to agreeing. Are you expecting WBCI to cover this extended warranty or can we come to an agreement to start warranty dates when the equipment was placed into service? It's not clear to us if the manufacturers would even agree to start a warranty period two months beyond when the equipment was placed in service. HRG and the City have not developed a proposal on the warranty question but do agree this needs attention based on your timeline. My initial thoughts are:
  1. Warranty starts when flow was initially sent to the WWTF (I believe this was 4/7/25). Would likely need to add some language to the Substantial Completion Certificate/recommendation.
  2. Warranty starts at 6/13/25 with a change order to the contract for cost of 2 additional months of warranty coverage
- Change Order 06 – Now that we have a confirmed timeline, we would like to include our costs associated with the (540) day delay but noticed that your letter indicates the CO will be a no-cost



change. Can we submit our cost associated with the delay to be included in CO-06? Could we include associated costs in CO #7 and present that at the first August Council meeting? There won't be enough time to review costs and make a recommendation include in CO #6 if we want to get this in front of Council on 7/28. I also think it is better to get the contract dates extended ahead of consideration of Substantial Completion recommendation to Council

Thanks,  
Kurtis Knapp  
Williams Brothers Construction Inc.  
Cell: (815) 878-4845

---

**From:** Roth, Michael <mroth@hrgreen.com>  
**Sent:** Thursday, July 24, 2025 9:41 AM  
**To:** Kurtis Knapp <kurtis@wbci.us>  
**Cc:** Jordan Cook <jcook@cityofnevadaaiowa.org>  
**Subject:** RE: Nevada WWTF Ph 2 - response to WBCI 5/23/25 Substantial Completion request

Kurtis,

If WBCI is in agreement with the proposed below, attached are:

1. CO #6 form for signature and supporting recommendation letter
2. Substantial Completion form for signature and supporting recommendation letter

These 2 forms can be signed and returned to me today in order to send to the City for consideration at the July 28<sup>th</sup> Council meeting.

Sincerely,

**Michael Roth, PE**  
Senior Project Manager – Water | Principal  
HR Green® | Building Communities. Improving Lives.



5525 Merle Hay Road | Suite 200 | Johnston, IA 50131-1448  
Main 515.278.2913 | Fax 713.965.0044 | Direct 515.657.5304 | Cell 515.249.2538  
[HRGREEN.COM](http://HRGREEN.COM)

The contents of this transmission and any attachments are confidential and intended for the use of the individual or entity to which it is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited.

---

**From:** Roth, Michael  
**Sent:** Wednesday, July 23, 2025 6:18 PM  
**To:** Kurtis Knapp <kurtis@wbci.us>  
**Cc:** Jordan Cook <jcook@cityofnevadaaiowa.org>  
**Subject:** RE: Nevada WWTF Ph 2 - response to WBCI 5/23/25 Substantial Completion request  
**Importance:** High

Kurtis,

HRG and the City have discussed the contract dates items in your July 18<sup>th</sup> letter and are proposing the following:

1. Revise via Change Order #6 the contract Substantial Completion date to May 27, 2025
  - a. Phase 3 Substantial Completion date issued as May 6, 2025



- b. There was 21 days between the Phase 2 and 3 contracts original substantial completion dates (6/30/23 and 6/9/23, respectively)
2. Revise via Change Order #6 the contract Final Completion date to September 30, 2025
  - a. Based on observed punchlist sitework, this date corresponds to the end of the fall seeding period.
3. Issue a Certificate of Substantial Completion and accompanying punchlist for Phase 2 dated June 13, 2025
  - a. Final work to be completed prior to Substantial Completion was the updated HVAC testing and balancing. This work was completed on 6/13/25. (I note that the updated TAB report documentation was misplaced in our project file and I was unaware that the updated HVAC TAB report had been submitted, reviewed, and returned prior to our 6/24/25 letter.)

Change Order #6 and issuance of Substantial Completion could be presented for Council consideration at the upcoming July 28<sup>th</sup> council meeting, though we will need to submit paperwork to the City tomorrow to include in the council packet.

I am available to discuss further at any time.

Sincerely,

**Michael Roth, PE**

Senior Project Manager – Water | Principal

HR Green® | Building Communities. Improving Lives.



HRGreen.

5525 Merle Hay Road | Suite 200 | Johnston, IA 50131-1448

Main 515.278.2913 | Fax 713.965.0044 | Direct 515.657.5304 | Cell 515.249.2538

[HRGREEN.COM](http://HRGREEN.COM)

The contents of this transmission and any attachments are confidential and intended for the use of the individual or entity to which it is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited.

---

**From:** Kurtis Knapp <[kurtis@wbci.us](mailto:kurtis@wbci.us)>

**Sent:** Friday, July 18, 2025 10:32 AM

**To:** Roth, Michael <[mroth@hrgreen.com](mailto:mroth@hrgreen.com)>; Jordan Cook <[jcook@cityofnevadaaiowa.org](mailto:jcook@cityofnevadaaiowa.org)>

**Cc:** Kerin Wright (<[KWright@cityofnevadaaiowa.org](mailto:KWright@cityofnevadaaiowa.org)>) <[KWright@cityofnevadaaiowa.org](mailto:KWright@cityofnevadaaiowa.org)>; Joe Williams <[joew@wbci.us](mailto:joew@wbci.us)>; [dwesley101@gmail.com](mailto:dwesley101@gmail.com); Devin Cornish <[dcornish@cityofnevadaaiowa.org](mailto:dcornish@cityofnevadaaiowa.org)>

**Subject:** RE: Nevada WWTF Ph 2 - response to WBCI 5/23/25 Substantial Completion request

**This email came from outside the HR Green organization. Please use caution when clicking on hyperlinks and opening attachments**

Mike,

See attached letter.

Kurtis Knapp

Williams Brothers Construction Inc.

Cell: (815) 878-4845

---

**From:** Roth, Michael <[mroth@hrgreen.com](mailto:mroth@hrgreen.com)>

**Sent:** Tuesday, June 24, 2025 5:14 PM

**To:** Jordan Cook <[jcook@cityofnevadaaiowa.org](mailto:jcook@cityofnevadaaiowa.org)>

**Cc:** Kurtis Knapp <[kurtis@wbci.us](mailto:kurtis@wbci.us)>; Kerin Wright (<[KWright@cityofnevadaaiowa.org](mailto:KWright@cityofnevadaaiowa.org)>) <[KWright@cityofnevadaaiowa.org](mailto:KWright@cityofnevadaaiowa.org)>; Harold See <[hsee@cityofnevadaaiowa.org](mailto:hsee@cityofnevadaaiowa.org)>

**Subject:** Nevada WWTF Ph 2 - response to WBCI 5/23/25 Substantial Completion request



Jordan,

Attached is HRG's response and recommendation to WBCI's latest substantial completion request.

Sincerely,

**Michael Roth, PE**

Senior Project Manager – Water | Principal

HR Green® | Building Communities. Improving Lives.



5525 Merle Hay Road | Suite 200 | Johnston, IA 50131-1448

Main 515.278.2913 | Fax 713.965.0044 | Direct 515.657.5304 | Cell 515.249.2538

[HRGREEN.COM](http://HRGREEN.COM)

The contents of this transmission and any attachments are confidential and intended for the use of the individual or entity to which it is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited.