



Department of Public Works
Engineering Division
James M. Wolfe, P.E., City Engineer

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Deputy City Engineer
Bryan Cooper, AIA
Gregory T. Fries, P.E.
Chris J. Petykowski, P.E.

Deputy Division Manager
Kathleen M. Cryan

Principal Architect
Amy Loewenstein Scanlon, AIA

Principal Engineer 2
Janet Schmidt, P.E.

Principal Engineer 1
Kyle Frank, P.E.
Mark D. Moder, P.E.
Fadi El Musa Gonzalez, P.E.
Andrew J. Zweig, P.E.

Financial Manager
Steven B. Danner-Rivers

Date: May 8, 2026

To: Mr. Dave Schmiedicke, Finance Director

Public Works Contract: Phase 2 of CCB City Office Remodels, First and Fifth Floors

Contract Number: 9226

Contractor: TRI-NORTH BUILDERS INC

Substantial Date: 4/2/2024

This notice is to inform you that the improvements on the abovementioned public works contract were completed and are hereby accepted.

<i>Original Contract Sum</i>	\$4,595,000.00
<i>(Based on Actual Units)</i>	\$4,595,000.00
<i>Net Change by Change Orders</i>	\$362,164.24 or 7.88%
<i>Liquidated Damages</i>	\$0.00
<i>Final Contract Amount</i>	\$4,957,164.24

Please refer to the attached Final Payment Application for Final Account Breakdown. Please consider this contract closed and reverse all unused encumbrances.

If there are any questions with the above information please call me at 266-9091, or our Program Assistant at 267-1197.

Sincerely,

Kyle Frank, P. E.
Construction Engineer

JDF

cc:

STEVE DANNER-RIVERS, ENGINEERING DIV.
Norman Davis, Civil Rights

Encl.

**APPLICATION AND CERTIFICATE FOR PAYMENT
CITY OF MADISON ENGINEERING DIVISION**

Project Manager: RANDY WIESNER

Page 1 of 4

Project: PHASE 2 OF THE CCB CITY OFFICE REMODELS, FIRST AND FIFTH FLOORS

Contract Number: 9226

Payment Number: FINAL #17

DO NOT WRITE IN THIS BOX - TO BE COMPLETED BY CITY ENGINEERING PERSONNEL ONLY

TOTAL FROM PAGE: <u>4</u>	4,957,164.24
LESS RETAINAGE:	0.00
SUBTOTAL:	4,957,164.24
LESS PREVIOUS PAYMENTS:	4,908,877.09
CURRENT PAYMENT DUE:	48,287.15

CONTRACTOR'S APPLICATION FOR PAYMENT:

The undersigned contractor certifies that to the best of his/her knowledge the work covered by this application for payment has been completed in accordance with the contract documents, and that the current payment is now due.




CONTRACTOR: TRI-NORTH BUILDERS, INC.

3/18/26
DATE

INSPECTOR'S CERTIFICATE FOR PAYMENT:

The undersigned Inspector certifies that to the best of his/her knowledge, the work covered by this application for payment has been completed in accordance with the contract documents, and that the contractor is entitled to payment for the amount certified.

INSPECTOR  Project: _____
Reviewed by Randy Wiesner

05/08/2026 Approved as noted
 Approved no comments

DATE

PLEASE PROVIDE THE TIME PERIOD FOR THIS PAYMENT REQUEST:

FROM: 3/1/26
TO: 3/18/26

PLEASE PROVIDE THE CONTRACTOR/SUBCONTRACTORS THAT WORKED ON PROJECT DURING THIS PERIOD:

TRI-NORTH BUILDERS, INC

NOTE: SIGNED PAYMENT REQUEST SHALL BE SUBMITTED TO THE ENGINEER/INSPECTOR.
PARTIAL PAYMENTS CAN BE PROCESSED EVERY TWO WEEKS.

ACCOUNT NO. 12393-401-140

CONTRACTOR/INSPECTOR/ENGINEER SHOULD ONLY COMPLETE COLUMN #10, "TOTAL UNITS"

TRI-NORTH BUILDERS, INC.
 PHASE 2 OF THE CCB CITY OFFICE REMODELS, FIRST AND FIFTH FLOORS
 CONTRACT NO. 9226
 PAYMENT NO. 17 (FINAL)

ITEM	TYPE OF WORK	ESTIMATED QUANTITIES	UNITS	UNIT PRICE BID	CONTRACT DOLLARS	C. O. DOLLARS	UNITS THIS APPL.	EXTENSION	UNITS PREV. APPL.(S)	EXTENSION	***** #10		
											TOTAL UNITS	EXTENSION	PERCENT COMPLETE
ACCOUNT NO. 12393-401-140													
10701	Traffic Control	1.00	LUMP SUM	\$24,000.00	\$24,000.00		0.00	\$0.00	1.00	\$24,000.00	1.00	\$24,000.00	100.00%
90000	Base Bid	1.00	LUMP SUM	\$4,571,000.00	\$4,571,000.00		0.00	\$0.00	1.00	\$4,571,000.00	1.00	\$4,571,000.00	100.00%
CONTRACT TOTALS					\$4,595,000.00			\$0.00		\$4,595,000.00		\$4,595,000.00	100.00%
CHANGE ORDER #1, ACC'T NOS. (SEE BELOW):													
44110-54250													
	- COR-1 Concrete apron replacements at Streets East Facility	1.00	LUMP SUM	\$23,267.68		\$23,267.68	0.00	\$0.00	1.00	\$23,267.68	1.00	\$23,267.68	100.00%
12393-401-140													
	- COR-2 Labor to remove unsalvaged furniture from CCB floor 1&5	1.00	LUMP SUM	\$12,410.41		\$12,410.41	0.00	\$0.00	1.00	\$12,410.41	1.00	\$12,410.41	100.00%
	- COR-3 Add separate IT room access control panel	1.00	LUMP SUM	\$3,060.55		\$3,060.55	0.00	\$0.00	1.00	\$3,060.55	1.00	\$3,060.55	100.00%
	- COR-5 Add IT closet to CCB 1st floor	1.00	LUMP SUM	\$63,590.20		\$63,590.20	0.00	\$0.00	1.00	\$63,590.20	1.00	\$63,590.20	100.00%
	SUBTOTAL					\$79,061.16		\$0.00		\$79,061.16		\$79,061.16	
	CHANGE ORDER #1 TOTAL					\$102,328.84		\$0.00		\$102,328.84		\$102,328.84	
CHANGE ORDER #2, ACC'T NO. 12393-401-140													
	- CB-1 Door hardware change to door SCC05B	1.00	LUMP SUM	\$11,921.28		\$11,921.28	0.00	\$0.00	1.00	\$11,921.28	1.00	\$11,921.28	100.00%
CHANGE ORDER #3, ACC'T NO 12393-401-140													
	- COR-7 CB-3 Framing and drywall changes	1.00	LUMP SUM	\$5,000.78		\$5,000.78	0.00	\$0.00	1.00	\$5,000.78	1.00	\$5,000.78	100.00%
	- COR-8 CB-4 Ceiling change in break room on 5th floor	1.00	LUMP SUM	\$5,984.09		\$5,984.09	0.00	\$0.00	1.00	\$5,984.09	1.00	\$5,984.09	100.00%
	- COR-9 Remove and replace corridor ceiling	1.00	LUMP SUM	\$5,130.09		\$5,130.09	0.00	\$0.00	1.00	\$5,130.09	1.00	\$5,130.09	100.00%
	- COR-10 Reconnect conduit and wiring to exterior outlet of building	1.00	LUMP SUM	\$2,267.67		\$2,267.67	0.00	\$0.00	1.00	\$2,267.67	1.00	\$2,267.67	100.00%
	CHANGE ORDER #3 TOTAL					\$18,382.63		\$0.00		\$18,382.63		\$18,382.63	
CHANGE ORDER #4, ACC'T NO. 12393-401-140													
	- COR-11 CB-5 Work and materials to correct failing adhesion of existing granite wall panels. CB-7 Owner request to relocate Assessor Director AV monitor during rough-in.	1.00	LUMP SUM	\$11,816.62		\$11,816.62	0.00	\$0.00	1.00	\$11,816.62	1.00	\$11,816.62	100.00%
CHANGE ORDER #5, ACC'T NO 12393-401-140													

CONTRACTOR/INSPECTOR/ENGINEER SHOULD ONLY COMPLETE COLUMN #10, "TOTAL UNITS"

TRI-NORTH BUILDERS, INC.
 PHASE 2 OF THE CCB CITY OFFICE REMODELS, FIRST AND FIFTH FLOORS
 CONTRACT NO. 9226
 PAYMENT NO. 17 (FINAL)

		1	2	3	4	5	6	7	8	9	***** #10	11	12
ITEM	TYPE OF WORK	ESTIMATED QUANTITIES	UNITS	UNIT PRICE BID	CONTRACT DOLLARS	C. O. DOLLARS	UNITS THIS APPL.	EXTENSION	UNITS PREV. APPL.(S)	EXTENSION	TOTAL UNITS	EXTENSION	PERCENT COMPLETE
	- COR-12 Addition of extra cable tray. Demoliton, salvage and relocation of an existing metal shelving unit.	1.00	LUMP SUM	\$15,611.84		\$15,611.84	0.00	\$0.00	1.00	\$15,611.84	1.00	\$15,611.84	100.00%
	- COR-13 Additional duct work modifications and suspended ceiling system demolition and replacement in main corridor.	1.00	LUMP SUM	\$2,645.90		\$2,645.90	0.00	\$0.00	1.00	\$2,645.90	1.00	\$2,645.90	100.00%
	CHANGE ORDER #5 TOTAL					\$18,257.74		\$0.00		\$18,257.74		\$18,257.74	
	CHANGE ORDER #6, ACC'T NO 12393-401-140												
	- COR-15 Modifications to flooring transitions between new and existing floors on the 5th floor.	1.00	LUMP SUM	\$2,125.03		\$2,125.03	0.00	\$0.00	1.00	\$2,125.03	1.00	\$2,125.03	100.00%
	- COR-16 Credit for damage to CCB freight elevator through repairs.	1.00	LUMP SUM	-\$1,934.30		(\$1,934.30)	0.00	\$0.00	1.00	(\$1,934.30)	1.00	(\$1,934.30)	100.00%
	- COR-17 Provide firestopping to existing wall penetrations.	1.00	LUMP SUM	\$3,267.16		\$3,267.16	0.00	\$0.00	1.00	\$3,267.16	1.00	\$3,267.16	100.00%
	- COR-18 Additional electrical extras requested by owner and additional ceiling work needed for 118A Data closet.	1.00	LUMP SUM	\$10,156.12		\$10,156.12	0.00	\$0.00	1.00	\$10,156.12	1.00	\$10,156.12	100.00%
	- COR-20 Owner requested change in model type of pass through trays for front counters.	1.00	LUMP SUM	\$2,315.91		\$2,315.91	0.00	\$0.00	1.00	\$2,315.91	1.00	\$2,315.91	100.00%
	CHANGE ORDER #6 TOTAL					\$15,929.92		\$0.00		\$15,929.92		\$15,929.92	
	CHANGE ORDER #7, ACC'T NO. 12393-401-140												
	- COR-19 Addition of 2 new security cameras; additional pass thrus needed for owner end user cables; under cabinet lights in lieu of down lighting; refeeding existing exterior outlet.	1.00	LUMP SUM	\$10,132.04		\$10,132.04	0.00	\$0.00	1.00	\$10,132.04	1.00	\$10,132.04	100.00%
	CHANGE ORDER #8, ACC'T NO. 12393-401-140												
	- COR-21 Add two additional powered door operators	1.00	LUMP SUM	\$17,531.18		\$17,531.18	0.00	\$0.00	1.00	\$17,531.18	1.00	\$17,531.18	100.00%
	CHANGE ORDER #9, ACC'T NO 12393-401-140												
	- COR-22 Add for change in flooring finish in rooms SBC04, A13, & CL10 from sealed concrete	1.00	LUMP SUM	\$10,686.94		\$10,686.94	0.00	\$0.00	1.00	\$10,686.94	1.00	\$10,686.94	100.00%
	- COR-23 Add additional fire sprinkler piping as required by code	1.00	LUMP SUM	\$2,316.67		\$2,316.67	0.00	\$0.00	1.00	\$2,316.67	1.00	\$2,316.67	100.00%
	CHANGE ORDER #9 TOTAL					\$13,003.61		\$0.00		\$13,003.61		\$13,003.61	
	CHANGE ORDER #10, ACC'T NO 12393-401-140												
	- COR-25 Add for change to include linear wood plank in areas shown in Construction Bulletin 9	1.00	LUMP SUM	\$32,246.72		\$32,246.72	0.00	\$0.00	1.00	\$32,246.72	1.00	\$32,246.72	100.00%

CONTRACTOR/INSPECTOR/ENGINEER SHOULD ONLY COMPLETE COLUMN #10, "TOTAL UNITS"

TRI-NORTH BUILDERS, INC.
 PHASE 2 OF THE CCB CITY OFFICE REMODELS, FIRST AND FIFTH FLOORS
 CONTRACT NO. 9226
 PAYMENT NO. 17 (FINAL)

	1	2	3	4	5	6	7	8	9	***** #10	11	12
ITEM	ESTIMATED QUANTITIES	UNITS	UNIT PRICE BID	CONTRACT DOLLARS	C. O. DOLLARS	UNITS THIS APPL.	EXTENSION	UNITS PREV. APPL.(S)	EXTENSION	TOTAL UNITS	EXTENSION	PERCENT COMPLETE
-COR-14 Add for labor and materials for extra ductwork and missing extra labor for data closet 118A	1.00	LUMP SUM	\$54,149.48		\$54,149.48	0.00	\$0.00	1.00	\$54,149.48	1.00	\$54,149.48	100.00%
CHANGE ORDER #10 TOTAL					\$86,396.20		\$0.00		\$86,396.20		\$86,396.20	
CHANGE ORDER #11, ACC'T NO 12393-401-140												
- COR-24 Add 11 door stops to glass entrance doors	1.00	LUMP SUM	\$636.71		\$636.71	0.00	\$0.00	1.00	\$636.71	1.00	\$636.71	100.00%
- COR-26 Add power and data drops throughout the project	1.00	LUMP SUM	\$11,040.72		\$11,040.72	0.00	\$0.00	1.00	\$11,040.72	1.00	\$11,040.72	100.00%
- COR-27 Add additional corner guards throughout the project	1.00	LUMP SUM	\$687.34		\$687.34	0.00	\$0.00	1.00	\$687.34	1.00	\$687.34	100.00%
- COR-28 Add bleached concrete tops for 2 desks	1.00	LUMP SUM	\$4,578.17		\$4,578.17	0.00	\$0.00	1.00	\$4,578.17	1.00	\$4,578.17	100.00%
CHANGE ORDER #11 TOTAL					\$16,942.94		\$0.00		\$16,942.94		\$16,942.94	
CHANGE ORDER #12, ACC'T NO 12393-401-140												
- COR-29 Add INPRO wall protection	1.00	LUMP SUM	\$5,931.80		\$5,931.80	0.00	\$0.00	1.00	\$5,931.80	1.00	\$5,931.80	100.00%
- COR-30 Move 3 installed security cameras due to viewing conflicts with other finishes	1.00	LUMP SUM	\$840.51		\$840.51	0.00	\$0.00	1.00	\$840.51	1.00	\$840.51	100.00%
- COR-31 Wall ceiling and paint extras	1.00	LUMP SUM	\$5,802.22		\$5,802.22	0.00	\$0.00	1.00	\$5,802.22	1.00	\$5,802.22	100.00%
- COR-33 Patch drywall at package pass throughs	1.00	LUMP SUM	\$711.69		\$711.69	0.00	\$0.00	1.00	\$711.69	1.00	\$711.69	100.00%
- COR-35 Install 3 door stops to protect inner office wall monitors	1.00	LUMP SUM	\$556.67		\$556.67	0.00	\$0.00	1.00	\$556.67	1.00	\$556.67	100.00%
CHANGE ORDER #12 TOTAL					\$13,842.89		\$0.00		\$13,842.89		\$13,842.89	
CHANGE ORDER #13, ACC'T NO 12393-401-140												
- COR-64 Additional scribes and counter work	1.00	LUMP SUM	\$1,819.37		\$1,819.37	0.00	\$0.00	1.00	\$1,819.37	1.00	\$1,819.37	100.00%
- COR-65 Add power to roll up door	1.00	LUMP SUM	\$8,863.62		\$8,863.62	0.00	\$0.00	1.00	\$8,863.62	1.00	\$8,863.62	100.00%
- COR-66 Redo Common Council Intercom System	1.00	LUMP SUM	\$5,203.52		\$5,203.52	0.00	\$0.00	1.00	\$5,203.52	1.00	\$5,203.52	100.00%
- COR-67 Add data ports for copy machines	1.00	LUMP SUM	\$2,921.70		\$2,921.70	0.00	\$0.00	1.00	\$2,921.70	1.00	\$2,921.70	100.00%
CHANGE ORDER #13 TOTAL					\$18,808.21		\$0.00		\$18,808.21		\$18,808.21	
CHANGE ORDER #14, ACC'T NO 12393-401-140												
- COR-32 Change is scope of work for air flow monitoring and fire suppression	1.00	LUMP SUM	\$11,255.03		\$11,255.03	0.00	\$0.00	1.00	\$11,255.03	1.00	\$11,255.03	100.00%
- COR-34 Credit for bid work not required due to COR-32	1.00	LUMP SUM	-\$4,384.89		(\$4,384.89)	0.00	\$0.00	1.00	(\$4,384.89)	1.00	(\$4,384.89)	100.00%
CHANGE ORDER #14 TOTAL					\$6,870.14		\$0.00		\$6,870.14		\$6,870.14	
GRAND TOTALS (CONTRACT TOTALS PLUS CHANGE ORDERS)					\$4,957,164.24		\$0.00		\$4,957,164.24		\$4,957,164.24	100.00%