



AMENDED AGENDA

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Date and Time: April 8, 2014 4:00 PM	Location: County/City Building City Conference Room 1515 Strongs Avenue Stevens Point, WI 54481
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1. Roll call.

Discussion and possible action on the following:

2. Approval of the minutes from the March 11, 2014 Redevelopment Authority meeting.
3. Approval of financial reports, claims, and statements from February 2014.
4. Update on investment account - Baird.
5. Authorizing the write-off / satisfaction of the Housing Trust Fund loan for 808 Minnesota Avenue.
6. Amending the sublease and developer's agreement with Great Lakes Educational Loan Services.
7. Approving the construction of the dumpster corrals as a change order in the Municipal Lot 16 construction project.
8. Granting AT&T an easement to the east of Third Street for the purposes of extending utilities.
9. Award architectural and project management services contract for the Edgewater Manor façade and window project.
- * 10. Amendment to the AECOM Agreement for Environmental Services, for the first year of operation, maintenance, and monitoring for the sub-slab vapor mitigation and soil remediation system at the downtown Mid-State Technical College campus.
- * 11. Amendment to the AECOM Agreement for Environmental Services, for the remedial action PCE contaminated soil SVE well and vacuum piping installations and connections at the former downtown Normington drycleaner site.
12. Executive Director's update (informational purposes only).
13. Adjourn.

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the Executive Director as soon as possible to ensure that a reasonable accommodation can be made. The Executive Director can be reached by telephone at (715)346-1567, TDD# 346-1556, or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.



Memo

Michael Ostrowski, Director
 Community Development Department
 City of Stevens Point
 1515 Strongs Avenue
 Stevens Point, WI 54481
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 mostrowski@stevenspoint.com

Redevelopment Authority of the City of Stevens Point

To: Redevelopment Authority Board of Commissioners
 From: Michael Ostrowski
 CC:
 Date: 4/4/2014 AMENDED
 Re: Agenda Item Summaries for April 8, 2014 Redevelopment Authority Board Meeting

1. Roll call.

Discussion and possible action on the following:

2. Approval of the minutes from the March 11, 2014 Redevelopment Authority meeting.

The Board will need to approve the minutes from the last meeting.

3. Approval of financial reports, claims, and statements from February 2014.

Attached you will find the financial reports, claims, and statements for the month of February 2014. The redacted portion of the document includes the rent payments by the tenants. This format will be changed for the March 2014 reports.

4. Update on investment account - Baird.

Andrew Schliepp from Baird will provide an update on our Housing Trust Fund investment account.

5. Authorizing the write-off / satisfaction of the Housing Trust Fund loan for 808 Minnesota Avenue.

In 1994 the CDA made a loan to Kaye Wolf for rehab work at the property located at 808 Minnesota Avenue. This loan then became due when she sold the home in 1995. When the sale of the home took place in 1995 from Ms. Wolf to Bryan and Tina Sebree a HUD settlement statement was completed that listed the CDA loan as a payoff, however, a satisfaction was never recorded. In a recent title search on the property there is still a lien on this property for this loan. The Sebree's are looking to remove this lien from the property, however, there is no evidence, other than the HUD settlement statement, that this loan was ever satisfied. This item is being brought before you to determine how you would like to proceed.

6. Amending the sublease and developer's agreement with Great Lakes Educational Loan Services. A couple minor amendments need to occur to the sublease and developer's agreement with Great Lakes Educational Loan Services.

- First, the commencement date needs to be clearly stated in Section 3.3 of the agreement. While the December 1, 2013 date is within the exhibits, it is not stated within this section.
- Second, since the Community Development Authority of the City of Stevens Point has been dissolved, the agreement should reflect the Redevelopment Authority of the City of Stevens

Point, as successor to the Community Development Authority of the City of Stevens Point, and shall assume all rights and responsibilities allocated to the CDA under the agreement.

The amended Agreement is attached for your consideration. Great Lakes has already signed the agreement.

7. Approving the construction of the dumpster corrals as a change order in the Municipal Lot 16 construction project.

In October of 2013 Advanced Construction was awarded the Municipal Lot 16 construction project. Their base bid was \$634,522.91. During that time, we were also going to do the construction of the dumpster corrals as an alternate; however, the cost to construct the two of them could have been as much as \$78,000. At that time, we decided not to proceed, but rather come up with an alternative solution.

The plan in October 2013 was to use a solid masonry enclosure. This enclosure was expensive due to the cost of the materials, as well as the footings and foundation. Since then, we have modified the plans to use a black fencing type material, the same material used on the downtown square project, with more of a common post. The estimated cost for these enclosures is approximately \$25,000 to \$30,000. We would like to do this as a change order into the original contract with Advanced Construction. State law allows for a maximum amount of 15 percent of the original bid amount for change orders. We are waiting on an exact cost from the contractor for this part of the project.

The Historic Preservation / Design Review Commission has already approved the design.

8. Granting AT&T an easement to the east of Third Street for the purposes of extending utilities.

AT&T is looking to get a five foot utility easement east of Third Street. This easement would be along the Great Lakes building and the new parking lot. The easement would be to run fiber from the corner of Third Street and Centerpoint Drive, south to the buildings along Main Street. Attached is a draft agreement along with an aerial map.

I do have a concern with the agreement, as it restricts our ability to place any improvements on it. The agreement would require the RA to not construct improvements in the easement area or change the finish grade of the easement area without the consent of AT&T. This restriction may limit what can be done in this area, while not providing any reasonable compensation to the RA. Furthermore, the RA will have a parking lot constructed in this easement area. I would not want to have to get approval from AT&T anytime we change something. If we allow this easement it should eliminate this clause or modify it to allow us to place improvements over it.

9. Award architectural and project management services contract for the Edgewater Manor façade and window project.

I requested proposals from three different firms. I received two proposals back and one other firm recently notified me that they will not be submitting a proposal at this time. The two that I received back were significantly different in price and I am currently verifying with the firms that they will meet all of the needed requirements. I will supply you with the updated information once it is received.

- * 10. Amendment to the AECOM Agreement for Environmental Services, for the first year of operation, maintenance, and monitoring for the sub-slab vapor mitigation and soil remediation system at the downtown Mid-State Technical College campus.

This is a continuation of the downtown environmental remediation project. This specific amendment is for the first year of operation, maintenance, and monitoring of the vapor mitigation system at the new Mid-State Technical College campus. The cost for this amendment is \$18,000. The agreement is attached.

Given the various unknowns with environmental remediation, our contract is set up in phases, and therefore an amendment is done for each phase, or grouping of phases.

- * 11. Amendment to the AECOM Agreement for Environmental Services, for the remedial action PCE contaminated soil SVE well and vacuum piping installations and connections at the former downtown Normington drycleaner site.

This is a continuation of the downtown environmental remediation project. This specific amendment is for the installation of the SVE well and vacuum piping installations and connections at the former downtown Normington drycleaners site. The cost for this amendment is \$36,000. The reason this amendment needs to be completed at this point is because MSTC has moved up the date for the construction of their parking lot to April or May, as opposed to the original anticipated date of July. Therefore, AECOM will be able to install the system prior to the laying of asphalt for the parking lot. The agreement is attached.

Given the various unknowns with environmental remediation, our contract is set up in phases, and therefore an amendment is done for each phase, or grouping of phases.

- 12. Executive Director's update (informational purposes only).
- 13. Adjourn.



MINUTES

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Date and Time:	March 11, 2014 4:00 PM	Location:	County/City Building City Conference Room 1515 Strongs Avenue Stevens Point, WI 54481
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Present: Chairperson Halverson, Alderperson R. Stroik, Commissioner Molski, and Commissioner Schlice

Excused: Commissioner Dugan

Also Present: Executive Director Ostrowski

Index

1. Roll call.

Discussion and possible action on the following:

2. Approval of the minutes from the February 11, 2014 Redevelopment Authority meeting.
 3. Approval of financial reports, claims, and statements from January 2014.
 4. Update on financial accounts.
 5. Resolution – Approving the investment policy for the Redevelopment Authority of the City of Stevens Point.
 6. Resolution – Applying for a Ready for Reuse grant for environmental cleanup of the property located at 1017 Third Street.
 7. Acceptance of funds from the City of Stevens Point to be used as the local match for the Ready for Reuse grant.
 8. Transferring the properties known as the Third Street and Strongs Avenue extensions, located between Main Street and Centerpoint Drive from the Redevelopment Authority of the City of Stevens Point to the City of Stevens Point for public right-of-way purposes.
 9. Executive Director’s update (informational purposes only).
 10. Adjourn.
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1. Roll call.

Present: Halverson, Stroik, Molski, and Schlice.

Discussion and possible action on the following:

2. Approval of the minutes from the February 11, 2014 Redevelopment Authority meeting.

Motion by Commissioner Schlice to approve the minutes with the change that the word nominated be changed to elected in items two and three; seconded by Commissioner Molski. Motion carried 4-0.

3. Approval of financial reports, claims, and statements from January 2014.

Executive Director Ostrowski indicated that the redacted portion of the reports were the rent payment by the tenants. He said that for the March statement, this will be changed to a single line item called rental income. The other redacted stuff was the account numbers.

Commissioner Molski asked if we are paying Candlewood a set sum. Executive Director Ostrowski said we pay them seven percent of rents collected for management services, with a minimum payment of \$2,000 per month. The reason for the two charges on the checkbook register is one for management expenses and the other for maintenance. We had some higher maintenance costs this month due to the fact that they had to get a number of the rooms prepped.

Motion by Commissioner Schlice to approve financial reports, claims, and statements from January 2014; seconded by Alderperson Stroik. Motion carried 4-0.

Commissioner Molski asked about the \$12,000 that was reserved. Executive Director Ostrowski said that was approved by the CDA board to hold over \$12,000 for a new Habitat family as they collected some foreclosure funds on our behalf.

4. Update on financial accounts.

Executive Director Ostrowski gave an overview of the financial accounts, including the balances. He said that our investment firm Baird was unable to make this meeting, but should make the meeting in April.

Commissioner Molski asked about the \$61,000 on page 11 of 62. Executive Director Ostrowski said that was for the management and maintenance of Edgewater Manor from the Housing Authority staff. We have to reimburse them for their costs.

5. Resolution – Approving the investment policy for the Redevelopment Authority of the City of Stevens Point.

Chairperson Halverson said this will mirror the investment policy of the CDA.

Motion to approve by Commissioner Schlice; seconded by Alderperson Stroik.

Roll Call: Yeas – Halverson, Stroik, Molski, Schlice

Nays - None

Motion carried 4-0.

6. Resolution – Applying for a Ready for Reuse grant for environmental cleanup of the property located at 1017 Third Street.

Executive Director Ostrowski said this is a grant that he would like to apply for to do the cleanup of the Lullabye property. The Finance Committee approved the match yesterday. He said that if we apply for \$200,000 worth of funds, the match would be about \$56,000 or 22%.

Motion to approve by Commissioner Schlice; seconded by Commissioner Molski.

Roll Call: Yeas – Halverson, Stroik, Molski, Schlice

Nays - None

Motion carried 4-0.

- 7. Acceptance of funds from the City of Stevens Point to be used as the local match for the Ready for Reuse grant.

Motion by Alderperson Stroik to accept the funds if awarded; seconded by Chairperson Halverson. Motion carried 4-0.

- 8. Transferring the properties known as the Third Street and Strong's Avenue extensions, located between Main Street and Centerpoint Drive from the Redevelopment Authority of the City of Stevens Point to the City of Stevens Point for public right-of-way purposes.

Executive Director Ostrowski said that currently the redevelopment authority owns the property that these streets are on. He is looking for approval to start the process to transfer this property to the city for right-of-way purposes.

Motion by Chairperson Halverson to start the process to transfer them to the City of Stevens Point; seconded by Commissioner Schlice.

Commissioner Stroik asked if this property shows up on a financial statement. Chairperson Halverson said on the city side it would show up as an asset.

Roll Call: Yeas – Halverson, Stroik, Molski, Schlice

Nays - None

Motion carried 4-0.

- 9. Executive Director's update (informational purposes only).

Executive Director Ostrowski gave an update on the status of the bid documents and RFP for a needs analysis for Edgewater Manor.

- 10. Adjourn.

Meeting adjourned at 4:18 PM.

Approved: _____
 Andrew J. Halverson, Chairperson _____
Date

Attest: _____
 Michael Ostrowski, Executive Director _____
Date

2:28 PM
03/03/14
Cash Basis

Edgewater Manor- Profit & Loss February 2014

	Feb 14
Ordinary Income/Expense	
Income	
Vending Machine Income	73.00
A/C Income	120.13
Cable Income	1,620.96
Rental Income	28,628.91
Fee Income	
Laundry	361.75
Total Fee Income	361.75
Total Income	30,804.75
Gross Profit	30,804.75
Expense	
Cable Service	2,650.59
Management Fees	2,004.02
Repairs	
Building Repairs	6,105.88
Total Repairs	6,105.88
Snow Removal	599.00
Supplies	
Maintenance	722.47
Total Supplies	722.47
Telephone	131.69
Trash Removal	290.02
Utilities	
Gas and Electric	9,485.52
Total Utilities	9,485.52
Total Expense	21,989.19
Net Ordinary Income	8,815.56
Other Income/Expense	
Other Income	
Other Income	
Security Deposit Collected	810.00
Total Other Income	810.00
Total Other Income	810.00
Net Other Income	810.00
Net Income	9,625.56

Edgewater Manor - Checkbook Register

As of February 28, 2014

Type	Date	Num	Name	Original Amount	Paid Amount	Balance
Chase - Trust Account						
Edgewater Manor						
Deposit	2/1/2014			256.00	256.00	11,261.37
Deposit						11,261.37
Deposit	2/1/2014			560.00	560.00	15,747.37
Deposit	2/1/2014			710.00	710.00	16,457.37
Check	2/1/2014	26711	Point Heating & Cooling	-1,122.54	-1,122.54	15,334.83
Deposit	2/2/2014			342.00	342.00	15,676.83
Deposit	2/2/2014			597.00	597.00	16,273.83
Check	2/3/2014	26622	Badger Data Systems	-654.39	-654.39	15,619.44
Deposit	2/3/2014			7,486.00	7,486.00	23,105.44
Deposit	2/4/2014			4,301.00	4,301.00	27,406.44
Deposit	2/4/2014			412.00	412.00	27,818.44
Deposit	2/5/2014			73.00	73.00	33,517.44
Deposit	2/6/2014			3,081.00	3,081.00	36,598.44
Check	2/7/2014	26719	Stevens Point Housing Authority	-4,751.52	-4,751.52	31,846.92
Check	2/7/2014	26776	Roto-Rooter	-75.00	-75.00	31,771.92
Check	2/7/2014	26754	Adam Roberts	-510.50	-510.50	31,261.42
Deposit	2/7/2014			620.00	620.00	31,881.42
Check	2/10/2014	26793	Advanced Disposal	-290.02	-290.02	31,591.40
Check	2/11/2014	26809	AT&T	-131.69	-131.69	31,459.71
Check	2/11/2014	26805	Candlewood Property Management	-2,674.25	-2,674.25	28,785.46
Deposit	2/11/2014			818.00	818.00	29,603.46
Deposit	2/14/2014			361.75	361.75	29,965.21
Check	2/14/2014	26831	Wroblewski Concrete	-599.00	-599.00	29,366.21

Edgewater Manor - Checkbook Register

As of February 28, 2014

Type	Date	Num	Name	Original Amount	Paid Amount	Balance
Deposit	2/19/2014			564.00	564.00	31,497.21
Check	2/24/2014	26919	PenMar Security Systems	-655.95	-655.95	30,841.26
Deposit	2/24/2014			570.00	570.00	31,411.26
Check	2/25/2014	26931	WPS	-4,734.00	-4,734.00	26,677.26
Check	2/26/2014	26942	Candlewood Property Management	-1,183.28	-1,183.28	25,493.98
Check	2/27/2014	26950	Charter Communications	-2,603.03	-2,603.03	22,890.95
Check	2/28/2014		Candlewood Property Management	-2,004.02	-2,004.02	20,886.93
Total Edgewater Manor					9,625.56	20,886.93
Total Chase - Trust Account					9,625.56	20,886.93
TOTAL					9,625.56	20,886.93

Investment Meeting
Housing Trust Fund/Redevelopment Authority

Tuesday April 8, 2014
4:00PM
Robert W. Baird & Company

Agenda

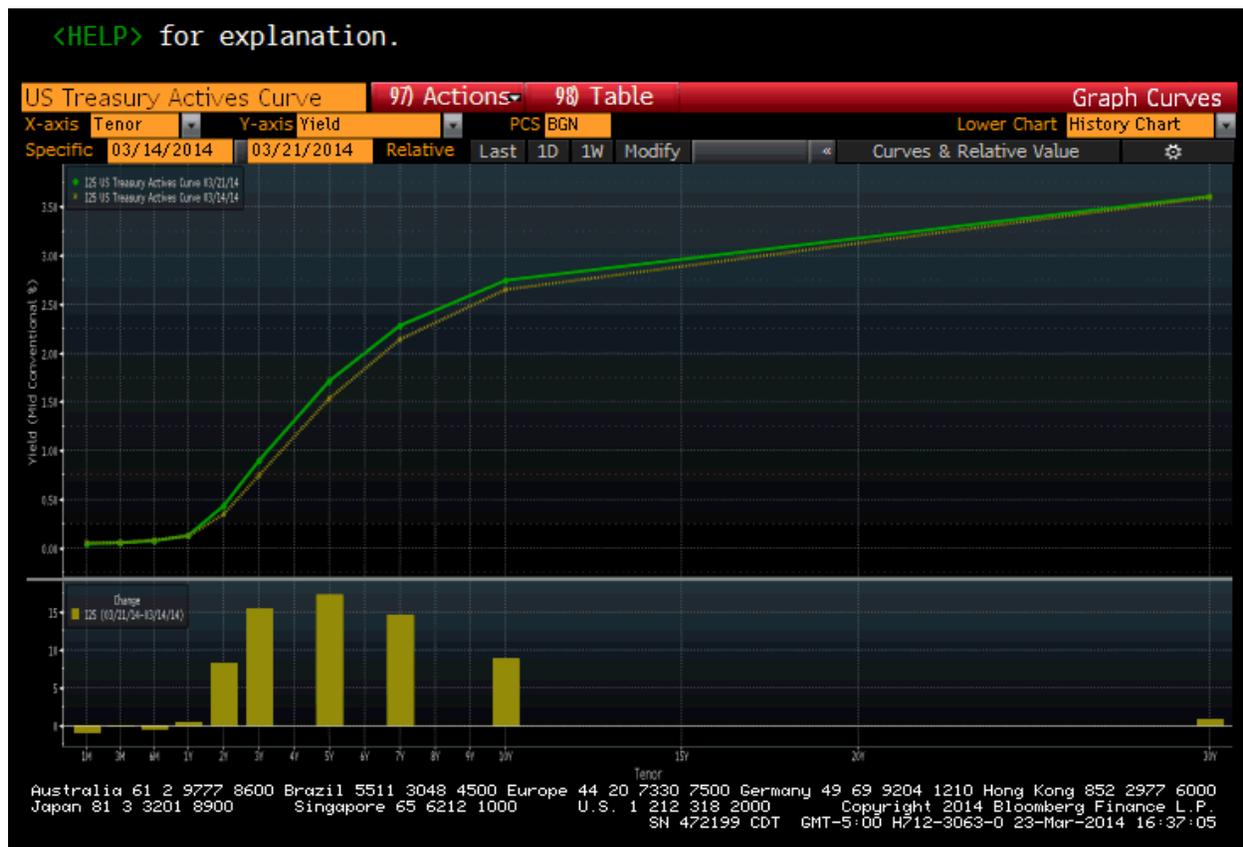
- Initial Questions
- Account Update
 - Investment Objectives
 - Current Holdings
 - Income Distributions
 - Pledge Status
- Account Fees
 - No Account Service Fee
- Investment Selections
 - Interest Rate Environment
 - Yield Curve
 - Risk
- Follow Up

Fixed Income Weekly

BAIRD

Fixed Income Market Comments

New Fed Chair Janet Yellen's term started with a bang as her comments at her first press conference on Wednesday on the timing of the Fed moving their funds target rate higher sent bond investors fleeing to the sidelines with the yield on the two-year note spiking to nine basis points (bps) higher to yield 0.43% for the week. The yield on the 10-year benchmark note rose nine bps as well to yield 2.74%, creating a 2s/10s spread of 231 bps. The yield on the 30-year bond was a basis point higher at 3.61% (see yield curve chart below).



At the two-day FOMC meeting that concluded on Wednesday, the Fed announced that it was cutting its bond-buying for a third time and scrapped its jobless-rate threshold for considering rate increases. The Fed will now buy \$55 billion of debt per month consisting of \$30 billion of Treasuries and \$25 billion of MBS debt. This is a reduction of \$10 billion and down from the peak of \$85 billion per month that they were buying last year. If the Fed continues to reduce its purchases by this amount, they will be out of the bond buying business by the end of the year (yes, they will have to reduce it by \$15 billion at one of its meetings to be done by December 31 but that should not be difficult to accomplish).

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The bombshell at the press conference was Ms. Yellen's comments that borrowing costs could start rising "around six months" after the central bank ends the bond-buying it has used to support the economy and cap borrowing costs. Many fixed income investors believed that the Fed would hold off until 2016 before raising interest rates. The Fed said it will look at a wide range of data in determining when to lift its benchmark interest rate from near zero, including the labor market, inflation expectations and financial markets, dropping a pledge tying borrowing costs to a 6.5% unemployment rate. It predicted the target rate will be 1.0% at the end of 2015 and 2.25% a year later, higher than previously forecast.

Treasuries held by foreign central banks rose by \$32.2 billion to \$2.89 trillion as of March 19, according to Fed data. The holdings had dropped \$104.5 billion as of March 12. The figures damped speculation that last week's record drop reflected Russia shifting its holdings out of America amid the threat of sanctions.

Fitch Ratings increased its outlook on the U.S.'s AAA credit-ranking today to stable from negative last week (not sure if anyone noticed, cared or if it really mattered). Fitch had assigned the negative outlook in November 2011 and as recently as last October warned that political disputes linked to the borrowing limit might spur a downgrade from AAA when it placed the country on Rating Watch Negative. The federal debt limit was suspended in mid-February in a timely manner and in a way that avoided casting uncertainty over the full faith and credit of the U.S., in contrast to the crises in August 2011 and October 2013, were the reasons that Fitch gave for its actions.

As a comparison, Moody's now gives the U.S. a Aaa rating and has revised its negative outlook, which it had held since August 2011, to stable in July 2013. Standard & Poor's has a AA+ rating with a stable outlook. S&P cited the dire economic and political landscape as its reason for the downgrade back in 2011 when it downgraded the country and placed it on negative outlook. Sixty-seven percent of 1,031 global investors in a Bloomberg Global Poll in September 2011 said S&P's move was justified.

However, since the August 2011 downgrade, record budget deficits have shrunk, economic growth accelerated, the dollar rallied, stocks climbed to all-time highs and Treasuries strengthened their hold as the world's preferred haven from turmoil. Deficits have fallen from \$1 trillion as stronger economic growth is forecast by the Congressional Budget Office (CBO) to reduce the budget shortfall to a seven-year low as a share of gross domestic product (GDP).

Tax revenue needed to pay the government's bills is forecast to grow this year more than three times as fast as spending. The U.S. fiscal 2014 deficit will narrow to \$514 billion (3% of GDP), from \$680 billion last year, the CBO indicated in early February. The projected gap is down from 9.8% of GDP in 2009, the widest in records dating back to 1974, and is close to the average of the past four decades, according to the CBO.

However, before bringing out the party hats and balloons, investors should remember that while the CBO report showed a short-term improvement, it also sees deficits swelling again over the next decade as a result of rising health-care costs and interest payments on government debt.

The government in 2013 endured its first partial shutdown in 17 years after Congress failed to break a partisan deadlock on the budget. In 2011, politicians refused to raise the borrowing threshold until they reached the Treasury's deadline for avoiding a default. For now, the debt limit is less of a concern as Congress in February suspended the debt limit until March 15, 2015. Income tax payments will then postpone the date when the government exhausts its borrowing authority.

Treasury Auction Schedule

The Treasury will sell \$109 billion in notes this week consisting of \$32 billion in two-year fixed-rate notes on Tuesday, \$35 billion in five-year notes on Wednesday and \$29 billion in seven-year securities on Thursday. It will also auction \$13 billion in two-year floating-rate notes on Wednesday. Also, it will sell \$48 billion of bills consisting of \$25 billion of three-month paper and \$23 billion of six-month paper on Monday.

Treasury sold \$13 billion of 9 5/6-year inflation-indexed notes at a yield of 0.659% last Thursday as demand rose relative to the last auction of securities with the same maturity. Demand was stronger than at the last auction, judging by the bid/cover ratio, which compares the number of bids with the amount of securities sold. The ratio was 2.48, compared with 2.31 at the previous sale. The bid/cover ratio was the highest since 2.59 at the November 2013, auction. Indirect bidders (a group that includes foreign central banks) bought 46.6% of the amount sold, compared with 51.8% in the prior auction. Primary dealers bought 45.4%, compared with 39.9% previous sale. Direct bidders purchased 7.9%.

The securities are intended to provide a hedge against rising consumer prices. At the previous auction, last January 23, the notes drew a high yield of 0.661%. Inflation-indexed notes rise or fall in value tracking changes in the consumer price index calculated by the Labor Department. Inflation adjustments will be added to the notes' principal and be payable at maturity. Investor's value inflation-indexed securities by measuring the yield of the inflation indexed notes against the yield of the nominal notes minus the rate of inflation, a measure known as the real yield.

Corporate Bond Market Comments

Investment-grade corporate bond yields rose seven bps to 3.14% last week while the spread level fell four bps to 108 bps over comparable Treasury yields. Speculative-grade debt, rated Baa3 or lower at Moody's and BBB- by S&P, yield level finished last week six bps lower at 5.31% while the spread level gave back the 19 bps spike the previous week to finish at 362 bps over comparable Treasury yields last week.

The U.S. two-year interest-rate swap spread (a measure of debt-market stress) ended the week at 13.46 bps, down from 13.88 bps at the close of the previous week. The gauge widens when investors seek the perceived safety of government securities and narrows when they favor assets such as corporate bonds.

The Markit CDX North American Investment Grade Index (a credit-default swaps benchmark used to hedge against losses or to speculate on creditworthiness) fell 1.1 bps to 70.6 bps late Friday, according to prices compiled by Bloomberg. Traders moved into a new version of the measure, Series 22, last Thursday. The swaps gauge typically falls as investor confidence improves and rises as it deteriorates. The contracts pay the buyer face value if a borrower fails to meet its obligations, less the value of the defaulted debt. A basis point equals \$1,000 annually on a contract protecting \$10 million of debt. The risk premium on the Markit CDX North American High Yield Index, tied to the debt of 100 speculative-grade companies, narrowed 0.6 basis point to 314.2 bps, according to Bloomberg.

New issuance of corporate bonds in the U.S. last week was the least since the start of the year as Federal Reserve Chair Janet Yellen signaled interest rates may rise sooner than investors expected. Sales of investment-grade debentures reached about \$15.7 billion, compared with \$34.7 billion the previous week and a weekly average of \$22.6 billion over the past 12 months, according to data from Bloomberg.

Sales of speculative-grade bonds reached \$3.4 billion last week, compared with \$6.2 billion the previous week and a weekly average of \$6.7 billion over the past year. Speculative-rated companies have sold \$61 billion of bonds in the U.S. this year, after a record \$380 billion for the whole of 2013, according to data compiled by Bloomberg. Investors have deposited more than \$27 billion into U.S. funds that buy junk bonds since 2009, according to TrimTabs Investment Research.

In a report released last week by Moody's, the number of U.S. companies at greatest risk of failing to repay debt obligations is holding at about the average of the last two years, signaling that the default rate will remain suppressed. There were 159 non-financial companies as of March 1 with a probability of default rating of lower than B3, or B3 with a negative outlook, according to Moody's. That's compared with an average of 158 for the last 25 months and below a high of almost 300 companies during the financial crisis five years ago. B3 is six steps below investment grade.

Moody's indicated that the month's total is "consistent with their forecast that the U.S. speculative-grade default rate will fall to 1.4% in June from 1.6% in February," according to the report. However, investors are demanding fewer protections,

enabling these businesses to obtain credit. A measure of covenant quality on speculative-grade debt in North America was at the weakest level in at least three years last month, also according to Moody's.

Moody's added that their liquidity and covenant stress indexes continue to signal that few companies have liquidity problems or are at risk of breaching financial covenants. They are seeing little refinancing risk as active refinancing has pushed the maturity wall for US speculative-grade companies to 2018. Speculative-grade rating downgrades have exceeded upgrades for a year, but the absolute numbers are low and reflect company-specific issues rather than a broader weakening of economic fundamentals.

Fixed Income Sector Spreads

Sector	1/2/03	1/2/04	1/3/05	1/6/06	1/2/07	1/2/08	1/2/09	1/4/10	1/3/11	1/3/12	1/4/13	3/21/14
Agencies	36*	28*	41	36	25	47	103	34	27	52	27	38
Mortgages	37	31	26	52	37	87	147	17	42	75	46	36
Corporates	182	94	80	91	88	198	555	170	154	234	134	108
High Yield	829	381	284	356	277	569	1,641	612	515	699	480	362

Fixed Income Sector Yields

Sector	1/2/04	1/3/05	1/6/06	1/2/07	1/2/08	1/2/09	1/4/10	1/3/11	1/3/12	1/4/13	1/3/14	3/21/14
Treasuries	3.36%	3.75%	4.40%	4.77%	3.59%	1.72%	2.46%	1.92%	1.03%	0.95%	1.47%	1.43%
Agencies	5.03%*	3.85%	4.77%	5.09%	4.15%	2.52%	2.27%	1.68%	1.22%	1.10%	1.10%	1.71%
Mortgages	5.02%	4.92%	5.46%	5.61%	5.36%	3.96%	4.14%	3.70%	2.68%	2.34%	2.34%	3.12%
Municipals	3.61%	3.63%	3.93%	3.94%	4.00%	4.52%	3.63%	3.80%	2.82%	2.20%	2.20%	2.75%
Municipals**	6.07%	6.10%	6.61%	6.62%	6.72%	7.60%	6.10%	6.39%	4.74%	3.70%	3.70%	4.62%
Corporates	6.01%	4.69%	5.33%	5.65%	5.79%	7.67%	4.73%	4.04%	3.74%	2.76%	2.76%	3.14%
High Yield	7.37%	6.74%	8.21%	7.70%	9.64%	19.40%	9.00%	7.38%	8.36%	5.90%	5.90%	5.31%

Fixed Income Sector Performance – 2014

Sector	Rating	Maturity	Duration Mod. Adj.	Avg. Coupon	Yield	Spread	Price	Trailing 12-Mo Return	YTD
Treasury	Aaa/AAA	6.28	5.16	2.05%	1.43%	NA	\$102.02	-1.19%	1.16%
Agency	Aaa/AA+	5.33	4.16	2.67%	1.71%	38	\$102.94	0.43%	1.01%
MBS	Aaa/AAA	7.61	5.52	3.87%	3.12%	36	\$103.63	0.27%	1.47%
Municipal	Aa3/A+	13.45	7.85	4.86%	2.75%/4.62%	NA	\$103.95	0.17%	2.97%
Corporate	A3/BBB+	10.37	7.00	4.58%	3.14%	108	\$107.45	1.23%	2.51%
High Yield	B1/B	6.56	4.02	7.26%	5.31%	362	\$104.54	7.34%	2.65%

*Fannie Mae Only

**Based on 40.5% Federal Income Tax Bracket

Sources:

Barclay's Indices

Bloomberg News Service

Moody's: After Five Years, Rating List Remains a Leading Indicator of Default Trends - Moody's B3 Negative and Lower Corporate Ratings List.

March 21 2014.

Economic Calendar

DATE	TIME	INDICATOR	CONSENSUS	PREV. REPORT
3/25	09:00	House Price Index (MoM)	0.7%	0.8%
3/25	10:00	Consumer Confidence Index	78.6	78.1
3/25	10:00	New Home Sales	445K	468K
3/25	10:00	New Home Sales (MoM)	-4.9%	9.6%
3/26	08:30	Durable Goods Orders	1.0%	-1.0%
3/26	08:30	Durables Ex Transportation	0.1%	1.1%
3/27	08:30	GDP Annualized (QoQ) 4Q T	2.7%	2.4%
3/27	08:30	GDP Price Index 4Q T	1.6%	1.6%
3/27	08:30	Initial Jobless Claims	325K	320K
3/27	10:00	Pending Home Sales (MoM)	0.0%	0.1%
3/28	08:30	Personal Income	0.3%	0.3%
3/28	08:30	Personal Spending	0.3%	0.4%
3/28	08:30	PCE Deflator (MoM)	0.1%	0.1%
3/28	08:30	PCE Deflator (YoY)	0.9%	1.2%
3/28	08:30	PCE Core (MoM)	0.1%	0.1%
3/28	08:30	PCE Core (YoY)	1.1%	1.1%
3/28	09:55	Univ of Michigan Confidence	80.5	79.9

Sources: Bloomberg

Financing Calendar

DATE	TERM	APPROX. YIELD	AMOUNT
3/24/14	3-Month	0.05	\$25 bln
3/24/14	6-Month	0.09	\$23 bln

Sources: Bloomberg

Bond Rating Changes

Upgrades	Rating Type	Current Rating	Last Rating
Endeavour International Corp	LT Local Issuer Credit	CCC	CCC *-
Cengage Learning Holdings II LP	LT Local Issuer Credit	(P)B	NR
Coleman Cable Inc	LT Local Issuer Credit	BB	B+ *
Municipal Bond Insurance Assn	LT Local Issuer Credit	AA-	A
Rentech Nitrogen Partners LP	LT Local Issuer Credit	B	B *-
Assured Guaranty Corp	LT Local Issuer Credit	AA	AA-
Assured Guaranty Municipal Corp	LT Local Issuer Credit	AA	AA-
Assured Guaranty Municipal Holdings Inc	LT Local Issuer Credit	A	A-
Assured Guaranty US Holdings Inc	LT Local Issuer Credit	A	A-
MBIA Inc	LT Local Issuer Credit	A-	BBB
Municipal Assurance Corp	LT Local Issuer Credit	AA	AA-

National Public Finance Guarantee Corp	LT Local Issuer Credit	AA-	A
iGATE Corp	LT Local Issuer Credit	BB-	B+
Levi Strauss & Co	LT Local Issuer Credit	BB	BB-
Dana Holding Corp	LT Local Issuer Credit	BB+	BB
EPL Oil & Gas Inc	LT Local Issuer Credit	B *+	B
International Rectifier Corp	LT Local Issuer Credit	BB	BB-
New Enterprise Stone & Lime Co Inc	LT Local Issuer Credit	CCC+	CCC
Downgrades	Rating Type	Current Rating	Last Rating
Coleman Cable Inc	LT Local Issuer Credit	NR	BB
Easton-Bell Sports Inc	LT Local Issuer Credit	B-	B
Global Geophysical Services Inc	LT Local Issuer Credit	CCC-	CCC+
Valley Insurance Co	LT Local Issuer Credit	NR	A-
Assured Guaranty Mortgage Insurance Co	LT Local Issuer Credit	NR	AA-
Beechcraft Holdings LLC	LT Local Issuer Credit	NR	B+ *+
Flexera Software LLC	LT Local Issuer Credit	B	B+
Jason Inc	LT Local Issuer Credit	B+ *-	B+
South Street Securities LLC	LT Local Issuer Credit	NR	BBB
South Street Securities LLC	LT Local Issuer Credit	BBB	AA+ *-
DynCorp International Inc	LT Local Issuer Credit	B+ *-	B+
Leap Wireless International Inc	LT Local Issuer Credit	NR	B- *+
Medpace Inc	LT Local Issuer Credit	NR	B+ *-
Sbarro LLC	LT Local Issuer Credit	NR	D
NANA Development Corp	LT Local Issuer Credit	B	B+
Northwestern Pacific Indem	LT Local Issuer Credit	NR	AA
SquareTwo Financial Corp	LT Local Issuer Credit	B-	B

Sources: Bloomberg

Treasury Yield



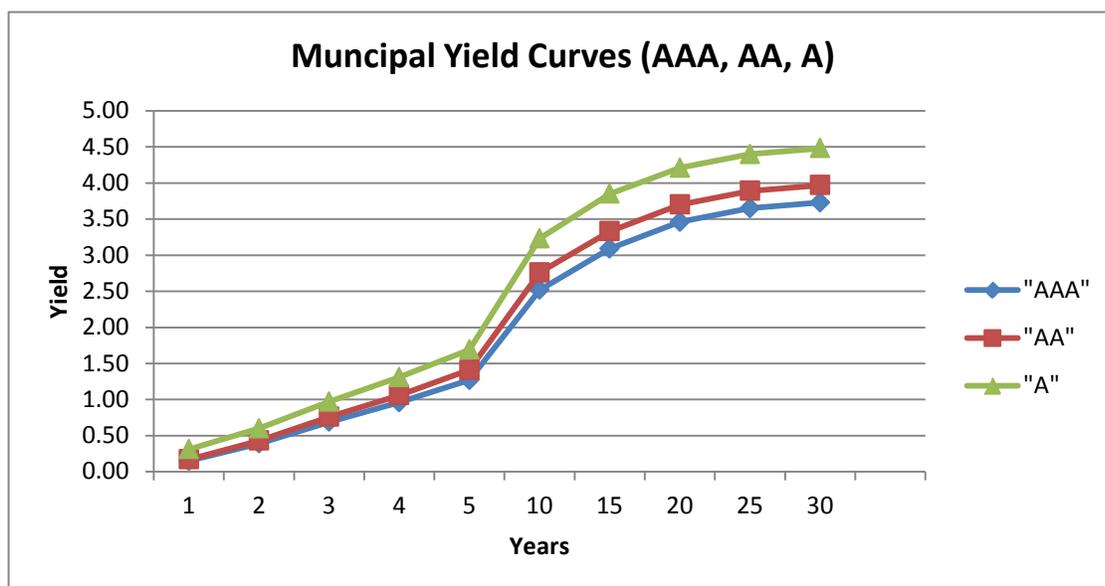
Sources: Bloomberg

For more information please contact your Financial Advisor.

Municipal Yield Curve

General Obligations - Yields as of 03/21/14

Time (Yrs)	Year	"AAA"	Pre-re	Insured	"AA"	"A"	"BAA"
1	2015	0.15	0.13	0.23	0.17	0.31	0.80
2	2016	0.39	0.39	0.55	0.43	0.60	1.26
3	2017	0.69	0.69	0.90	0.76	0.97	1.65
4	2018	0.96	0.96	1.25	1.06	1.31	1.95
5	2019	1.27	1.27	1.62	1.41	1.69	2.30
10	2024	2.52		3.14	2.76	3.23	3.87
15	2029	3.09		3.76	3.33	3.85	4.53
20	2034	3.46		4.11	3.70	4.21	4.77
25	2039	3.65		4.30	3.89	4.40	4.94
30	2044	3.73		4.38	3.97	4.48	5.01



Please note that these levels are representative of institutional net levels, and do not reflect retail sales credit.

These yields should be used as general market indicators only.

Source: Municipal Market Data

SUMMARY OF KEY FIXED INCOME MARKET INFORMATION

		WEEK ENDING : 3/21/2014			
		<u>TODAY</u>	<u>WEEK AGO</u>	<u>MONTH AGO</u>	<u>YEAR AGO</u>
BOND BUYER REVENUE INDEX		5.30%	5.26%	5.27%	4.37%
BOND BUYER 20-BOND INDEX		4.51%	4.47%	4.44%	3.99%
BOND BUYER 11-BOND INDEX		4.22%	4.18%	4.15%	3.76%
REPRESENTATIVE MUNICIPAL BOND YIELDS					
(Source: Bloomberg)					
'AAA' RATED G.O.s	2 Year	0.30%	0.27%	0.29%	0.30%
	5 Year	1.22%	1.18%	1.24%	0.89%
	10 Year	2.88%	2.86%	2.90%	2.15%
	15 Year	3.78%	3.75%	3.82%	2.97%
	30 Year	4.25%	4.24%	4.33%	3.21%
PRIME RATE (Source: Bloomberg)		3.25%	3.25%	3.25%	3.25%
DISCOUNT RATE (Source: Bloomberg)		0.75%	0.75%	0.75%	0.75%
FEDERAL FDS AVG (Source: Bloomberg)		0.25%	0.25%	0.25%	0.25%
COMMERCIAL PAPER					
	30 Day	0.07%	0.05%	0.07%	0.03%
{PRIME ISSUERS}	60 Day	0.09%	0.09%	0.08%	0.10%
Bond Equivalent Yield	90 Day	0.10%	0.10%	0.10%	0.12%
(Source: Bloomberg)					
AGENCY DISCOUNT NOTES *	30 Day	0.04%	0.02%	0.03%	0.02%
Bond Equivalent Yield	60 Day	0.05%	0.03%	0.03%	0.08%
	90 Day	0.06%	0.04%	0.04%	0.09%
TAXABLE 7-DAY FLOATER		0.31%	0.31%	0.30%	0.40%
(Source: Robert W. Baird & Co.)					
TAX FREE 7-DAY FLOATER	Non-AMT	0.06%	0.05%	0.04%	0.12%
(Source: Robert W. Baird & Co.)	AMT	0.28%	0.27%	0.26%	0.34%
U.S. TREASURY BILLS					
Bond Equivalent Yield	3 Month	0.05%	0.04%	0.04%	0.07%
(Source: Bloomberg)	6 Month	0.08%	0.07%	0.08%	0.11%
GOVERNMENTS					
(Source: Bloomberg)	2 Year	0.44%	0.33%	0.32%	0.24%
	5 Year	1.72%	1.50%	1.55%	0.79%
	10 Year	2.78%	2.62%	2.77%	1.92%
	30 Year	3.65%	3.56%	3.73%	3.14%
CORPORATE 'A' FINANCE YIELDS					
(Source: Bloomberg)	2 Year	0.94%	0.82%	0.80%	0.72%
	5 Year	2.43%	2.21%	2.25%	1.56%
	10 Year	3.86%	3.71%	3.89%	3.01%
	30 Year	4.66%	4.55%	4.77%	4.56%
CORPORATE 'A' UTILITY YIELDS					
(Source: Bloomberg)	2 Year	0.83%	0.71%	0.72%	0.61%
	5 Year	2.26%	2.04%	2.12%	1.41%
	10 Year	3.53%	3.38%	3.54%	2.96%
	30 Year	4.68%	4.57%	4.68%	4.10%
CORPORATE 'A' INDUSTRIAL YIELDS					
(Source: Bloomberg)	2 Year	0.71%	0.58%	0.62%	0.60%
	5 Year	2.26%	2.03%	2.13%	1.50%
	10 Year	3.65%	3.48%	3.60%	2.85%
	30 Year	4.54%	4.45%	4.59%	4.10%
CDs					
(Source: Robert W. Baird & Co.)	1 Year	0.30%	0.30%	0.25%	0.40%
	2 Year	0.45%	0.55%	0.45%	0.55%
	5 Year	1.95%	1.95%	1.95%	1.20%
	10 Year	3.30%	3.35%	3.30%	2.35%

* Yields presented represent the prevailing market price as of 3/20/2014 and are not representative of a specific issue.

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RISK...

Bonds: Sensitivity to Interest-Rate Risk

The federal funds rate (the interest rate at which depository institutions lend balances at the Federal Reserve to other depository institutions overnight) currently sits at a historic low of 0-0.25%. The rate has been at this level since December 2008.

Going back to 1954, the average federal funds rate has been 5.42%, and since 1990 it has averaged 3.85%. As the economy continues to grow and strengthen, and

with potential CPI inflation on the horizon, the Fed could potentially raise the rate significantly to get it closer to its historical average.

The chart below demonstrates the potential effect of an interest-rate change on seven different hypothetical \$100,000 bond investments, ranging in maturity from three months to 30 years.

Data Source: treasury.gov, 3/11. Fed Funds Rate averages calculated through 2/28/11.

Value of a \$100,000 bond investment during rising and falling interest rates

Treasury Security	Duration*	INTEREST RATE FLUCTUATION						
		-5%	-3%	-1%	0%	1%	3%	5%
3 month	0.25	\$101,233	\$100,740	\$100,247	\$100,000	\$99,753	\$99,260	\$98,767
6 month	0.50	\$102,477	\$101,486	\$100,495	\$100,000	\$99,505	\$98,514	\$97,523
2 year	1.98	\$110,143	\$106,086	\$102,029	\$100,000	\$98,071	\$94,214	\$90,357
3 year	2.91	\$115,053	\$109,032	\$103,011	\$100,000	\$97,189	\$91,568	\$85,947
5 year	4.74	\$125,024	\$115,015	\$105,005	\$100,000	\$95,515	\$86,545	\$77,576
10 year	8.60	\$147,257	\$128,354	\$109,451	\$100,000	\$92,249	\$76,746	\$61,243
30 year	16.45	\$203,623	\$162,174	\$120,725	\$100,000	\$87,815	\$63,446	\$39,077

Data Source: LehmanLive and Hartford Investment Management, 1/10. *Duration is a measure of the price sensitivity of a fixed-income security to an interest rate change of 100 basis points (1.00%). This hypothetical is for illustrative purposes only. Actual results may vary as interest-rate changes are only one factor that can affect bond prices.

High-yield bonds, also referred to as "junk bonds," are debt securities issued by companies with questionable credit strength.

Long-term investment-grade bonds are high-quality debt securities with average maturities of 10-30 years.

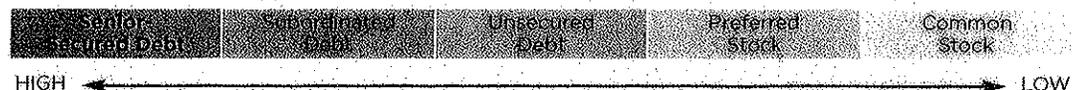
Short-term investment-grade bonds are debt securities issued by corporations that have an average maturity and duration of three to five years.

Treasury Inflation Protected Securities are bonds issued by the U.S. Treasury that are designed to keep pace with inflation.

Money market instruments are debt securities with maturities of 90 days or less.

Floating rate loans are commonly made by banks to corporations. The interest rates of floating rate loans are reset periodically, and are typically less sensitive to changes in interest rates than fixed-rate securities of similar maturities. These floating rate loans are below-investment-grade senior-secured debt, are usually secured with corporate assets such as inventory, equipment, and real estate, and take priority over other securities issued by the company in the event of a bankruptcy, as illustrated in the chart below.

Capital Structure of a Company



MANAGING RISK IN YOUR FIXED-INCOME PORTFOLIO

Annual Returns of Fixed-Income Asset Classes Represented by Indices as of 12/31 (1992-2012)

Best	1995	1994	1993	1992	1991	1990	1989	1988	1987	1986	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970	1969	1968	1967	1966	1965	1964	1963	1962	1961	1960	1959	1958	1957	1956	1955	1954	1953	1952	1951	1950	1949	1948	1947	1946	1945	1944	1943	1942	1941	1940	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929	1928	1927	1926	1925	1924	1923	1922	1921	1920	1919	1918	1917	1916	1915	1914	1913	1912	1911	1910	1909	1908	1907	1906	1905	1904	1903	1902	1901	1900	1899	1898	1897	1896	1895	1894	1893	1892	1891	1890	1889	1888	1887	1886	1885	1884	1883	1882	1881	1880	1879	1878	1877	1876	1875	1874	1873	1872	1871	1870	1869	1868	1867	1866	1865	1864	1863	1862	1861	1860	1859	1858	1857	1856	1855	1854	1853	1852	1851	1850	1849	1848	1847	1846	1845	1844	1843	1842	1841	1840	1839	1838	1837	1836	1835	1834	1833	1832	1831	1830	1829	1828	1827	1826	1825	1824	1823	1822	1821	1820	1819	1818	1817	1816	1815	1814	1813	1812	1811	1810	1809	1808	1807	1806	1805	1804	1803	1802	1801	1800	1799	1798	1797	1796	1795	1794	1793	1792	1791	1790	1789	1788	1787	1786	1785	1784	1783	1782	1781	1780	1779	1778	1777	1776	1775	1774	1773	1772	1771	1770	1769	1768	1767	1766	1765	1764	1763	1762	1761	1760	1759	1758	1757	1756	1755	1754	1753	1752	1751	1750	1749	1748	1747	1746	1745	1744	1743	1742	1741	1740	1739	1738	1737	1736	1735	1734	1733	1732	1731	1730	1729	1728	1727	1726	1725	1724	1723	1722	1721	1720	1719	1718	1717	1716	1715	1714	1713	1712	1711	1710	1709	1708	1707	1706	1705	1704	1703	1702	1701	1700	1699	1698	1697	1696	1695	1694	1693	1692	1691	1690	1689	1688	1687	1686	1685	1684	1683	1682	1681	1680	1679	1678	1677	1676	1675	1674	1673	1672	1671	1670	1669	1668	1667	1666	1665	1664	1663	1662	1661	1660	1659	1658	1657	1656	1655	1654	1653	1652	1651	1650	1649	1648	1647	1646	1645	1644	1643	1642	1641	1640	1639	1638	1637	1636	1635	1634	1633	1632	1631	1630	1629	1628	1627	1626	1625	1624	1623	1622	1621	1620	1619	1618	1617	1616	1615	1614	1613	1612	1611	1610	1609	1608	1607	1606	1605	1604	1603	1602	1601	1600	1599	1598	1597	1596	1595	1594	1593	1592	1591	1590	1589	1588	1587	1586	1585	1584	1583	1582	1581	1580	1579	1578	1577	1576	1575	1574	1573	1572	1571	1570	1569	1568	1567	1566	1565	1564	1563	1562	1561	1560	1559	1558	1557	1556	1555	1554	1553	1552	1551	1550	1549	1548	1547	1546	1545	1544	1543	1542	1541	1540	1539	1538	1537	1536	1535	1534	1533	1532	1531	1530	1529	1528	1527	1526	1525	1524	1523	1522	1521	1520	1519	1518	1517	1516	1515	1514	1513	1512	1511	1510	1509	1508	1507	1506	1505	1504	1503	1502	1501	1500	1499	1498	1497	1496	1495	1494	1493	1492	1491	1490	1489	1488	1487	1486	1485	1484	1483	1482	1481	1480	1479	1478	1477	1476	1475	1474	1473	1472	1471	1470	1469	1468	1467	1466	1465	1464	1463	1462	1461	1460	1459	1458	1457	1456	1455	1454	1453	1452	1451	1450	1449	1448	1447	1446	1445	1444	1443	1442	1441	1440	1439	1438	1437	1436	1435	1434	1433	1432	1431	1430	1429	1428	1427	1426	1425	1424	1423	1422	1421	1420	1419	1418	1417	1416	1415	1414	1413	1412	1411	1410	1409	1408	1407	1406	1405	1404	1403	1402	1401	1400	1399	1398	1397	1396	1395	1394	1393	1392	1391	1390	1389	1388	1387	1386	1385	1384	1383	1382	1381	1380	1379	1378	1377	1376	1375	1374	1373	1372	1371	1370	1369	1368	1367	1366	1365	1364	1363	1362	1361	1360	1359	1358	1357	1356	1355	1354	1353	1352	1351	1350	1349	1348	1347	1346	1345	1344	1343	1342	1341	1340	1339	1338	1337	1336	1335	1334	1333	1332	1331	1330	1329	1328	1327	1326	1325	1324	1323	1322	1321	1320	1319	1318	1317	1316	1315	1314	1313	1312	1311	1310	1309	1308	1307	1306	1305	1304	1303	1302	1301	1300	1299	1298	1297	1296	1295	1294	1293	1292	1291	1290	1289	1288	1287	1286	1285	1284	1283	1282	1281	1280	1279	1278	1277	1276	1275	1274	1273	1272	1271	1270	1269	1268	1267	1266	1265	1264	1263	1262	1261	1260	1259	1258	1257	1256	1255	1254	1253	1252	1251	1250	1249	1248	1247	1246	1245	1244	1243	1242	1241	1240	1239	1238	1237	1236	1235	1234	1233	1232	1231	1230	1229	1228	1227	1226	1225	1224	1223	1222	1221	1220	1219	1218	1217	1216	1215	1214	1213	1212	1211	1210	1209	1208	1207	1206	1205	1204	1203	1202	1201	1200	1199	1198	1197	1196	1195	1194	1193	1192	1191	1190	1189	1188	1187	1186	1185	1184	1183	1182	1181	1180	1179	1178	1177	1176	1175	1174	1173	1172	1171	1170	1169	1168	1167	1166	1165	1164	1163	1162	1161	1160	1159	1158	1157	1156	1155	1154	1153	1152	1151	1150	1149	1148	1147	1146	1145	1144	1143	1142	1141	1140	1139	1138	1137	1136	1135	1134	1133	1132	1131	1130	1129	1128	1127	1126	1125	1124	1123	1122	1121	1120	1119	1118	1117	1116	1115	1114	1113	1112	1111	1110	1109	1108	1107	1106	1105	1104	1103	1102	1101	1100	1099	1098	1097	1096	1095	1094	1093	1092	1091	1090	1089	1088	1087	1086	1085	1084	1083	1082	1081	1080	1079	1078	1077	1076	1075	1074	1073	1072	1071	1070	1069	1068	1067	1066	1065	1064	1063	1062	1061	1060	1059	1058	1057	1056	1055	1054	1053	1052	1051	1050	1049	1048	1047	1046	1045	1044	1043	1042	1041	1040	1039	1038	1037	1036	1035	1034	1033	1032	1031	1030	1029	1028	1027	1026	1025	1024	1023	1022	1021	1020	1019	1018	1017	1016	1015	1014	1013	1012	1011	1010	1009	1008	1007	1006	1005	1004	1003	1002	1001	1000	999	998	997	996	995	994	993	992	991	990	989	988	987	986	985	984	983	982	981	980	979	978	977	976	975	974	973	972	971	970	969	968	967	966	965	964	963	962	961	960	959	958	957	956	955	954	953	952	951	950	949	948	947	946	945	944	943	942	941	940	939	938	937	936	935	934	933	932	931	930	929	928	927	926	925	924	923	922	921	920	919	918	917	916	915	914	913	912	911	910	909	908	907	906	905	904	903	902	901	900	899	898	897	896	895	894	893	892	891	890	889	888	887	886	885	884	883	882	881	880	879	878	877	876	875	874	873	872	871	870	869	868	867	866	865	864	863	862	861	860	859	858	857	856	855	854	853	852	851	850	849	848	847	846	845	844	843	842	841	840	839	838	837	836	835	834	833	832	831	830	829	828	827	826	825	824	823	822	821	820	819	818	817	816	815	814	813	812	811	810	809	808	807	806	805	804	803	802	801	800	799	798	797	796	795	794	793	792	791	790	789	788	787	786	785	784	783	782	781	780	779	778	777	776	775	774	773	772	771	770	769	768	767	766	765	764	763	762	761	760	759	758	757	756	755	754
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Offer Sheet
March 25, 2014

Qty (000)	Cusip	Rating / FDIC #	Issue	Avg Life	Coupon	Frequency	Maturity	Price	YTW	YTM	Accrued Interest	Principal	Net Amount
107	3133FXFJ1	Aaa/AA+	FFCB-Fed Farm Credit Bank Callable 03/17@100 - Conditional Puts - Death of holder	N/A	3.750%	Semiannual	03/15/2029	\$99.960	3.754%	3.754%	\$0.00	\$106,957.20	\$106,957.20
30	3136FT4Y2	Aaa/AA+	FNMA-Fed Natl Mtg Assn Callable 06/14@100	N/A	3.750%	Semiannual	03/22/2032	\$95.127	4.137%	4.137%	\$12.50	\$28,538.10	\$28,550.60

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Robert W. Baird & Co. does not make determinations of an issuer's financial strength through income estimates or cash flow projections. Debt instruments are subject to market fluctuation and interest rate risks and may be worth more or less than the original cost if sold prior to maturity. Final pricing and availability of securities is subject to change and call provisions may alter the cash flow estimates and projections of your securities. Past performance is no guarantee of future results.

Cash Flow



Community Development Auth City
Of Stevens Point
1300 Briggs Ct
Stevens Point, WI 54481

Andrew J Schliepp
Robert W. Baird & Co.
500 First Street
Ste 6000
Wausau, WI 54403
715/261-4800

Redevelopment Authority
Date: 03/24/2014
Created: 03/25/2014

Certificates of Deposit

Security	Projected Income and Cash Flows(\$)												Total	
	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Aug 2014	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015		
DISCOVER BK 1.55 091917	581.25						581.25							1,162.50
FIRST AMER 1.75 083019	109.38	109.38	109.38	109.38	109.38	109.38	109.38	109.38	109.38	109.38	109.38	109.38	109.38	1,312.56
GE CAP RETL 1.75 081017						437.50						437.50		875.00
GS BK USA 1.6 091917	400.00						400.00							800.00
GS BK USA 2.05 091919	512.50						512.50							1,025.00
Certificates of Deposit Total:	\$1,603.13	\$109.38	\$109.38	\$109.38	\$109.38	\$109.38	\$546.88	\$1,603.13	\$109.38	\$109.38	\$109.38	\$109.38	\$546.88	\$5,175.06

Government Bond

Security	Projected Income and Cash Flows(\$)												Total	
	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Aug 2014	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015		
FFCB BOND 4.0 111529			2,011.11							2,000.00				4,011.11
FFCB BOND 4.08 081528						2,040.00						2,040.00		4,080.00
FHLMC MTN 4.05 071530	151.88	151.88	151.88	151.88	151.88	151.88	151.88	151.88	151.88	151.88	151.88	151.88	151.88	1,822.56
FNMA NOTE 4.0 071833					1,000.00							1,000.00		2,000.00
Government Bond Total:	\$151.88	\$151.88	\$2,162.99	\$151.88	\$1,151.88	\$2,191.88	\$151.88	\$151.88	\$2,151.88	\$151.88	\$1,151.88	\$2,191.88	\$11,913.67	

Cash Flow



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1300 Briggs Ct
Stevens Point, WI 54481

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500 First Street
Ste 6000
Wausau, WI 54403
715/261-4800

Redevelopment Authority
Date: 03/24/2014
Created: 03/25/2014

Federal Home Loan Mortgage Corp (FHLMC)

Security	Projected Income and Cash Flows(\$)												
	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Aug 2014	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Total
FHLMC 1686-PJ 5.0 021524	27.60	26.71	26.30	26.30	26.30	26.30	26.30	26.30	26.30	26.30	26.30	26.30	317.31
FHLMC 2574JN 4.5 121522	3.32	3.14	3.08	3.08	3.08	3.08	3.08	3.08	3.08	3.08	3.08	3.08	37.26
FHLMC 2650DC 5.0 071533	2.78	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	15.98
FHLMC 3501JB 4.0 011539	156.67	156.67	156.67	156.67	156.67	156.67	156.67	156.67	156.67	156.67	156.67	156.67	1,880.04
Federal Home Loan Mortgage Corp (FHLMC) Total:	\$190.37	\$187.72	\$187.25	\$2,250.59									

Federal National Mortgage Assc (FNMA)

Security	Projected Income and Cash Flows(\$)												
	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Aug 2014	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Total
FNMA 02-86BB 5.5 122532	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	549.96
FNMA 03-43YA 4.0 032533	8.71	8.36	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	98.97
FNMA 03-86KT 4.5 092518	11.05	10.56	10.23	10.23	10.23	10.23	10.23	10.23	10.23	10.23	10.23	10.23	123.91
FNMA 06-45NW 5.5 012535	55.49	52.21	49.93	49.93	49.93	49.93	49.93	49.93	49.93	49.93	49.93	49.93	607.00
FNMA 10-112VB 4.0 072525	102.52	91.51	82.64	82.64	82.64	82.64	82.64	82.64	82.64	82.64	82.64	82.64	1,020.43
Federal National Mortgage Assc (FNMA) Total:	\$223.60	\$208.47	\$196.82	\$2,400.27									

Cash Flow



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Wausau, WI 54403
715/261-4800

Redevelopment Authority
Date: 03/24/2014
Created: 03/25/2014

GNMA II

Security	Projected Income and Cash Flows(\$)												Total	
	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Aug 2014	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015		
GNMA 004432 5.5 052024	242.76	241.08	240.01	240.01	240.01	240.01	240.01	240.01	240.01	240.01	240.01	240.01	240.01	2,883.94
GNMA 004468 4.5 062039	36.38	35.91	35.63	35.63	35.63	35.63	35.63	35.63	35.63	35.63	35.63	35.63	35.63	428.59
GNMA 004770 4.0 082040	58.27	57.66	57.32	57.32	57.32	57.32	57.32	57.32	57.32	57.32	57.32	57.32	57.32	689.13
GNMA 004946 4.5 022041	48.44	47.81	47.41	47.41	47.41	47.41	47.41	47.41	47.41	47.41	47.41	47.41	47.41	570.35
GNMA 005228 3.5 112026	40.23	39.44	39.04	39.04	39.04	39.04	39.04	39.04	39.04	39.04	39.04	39.04	39.04	470.07
GNMA MA0518 5.0 112020	138.60	137.18	136.28	136.28	136.28	136.28	136.28	136.28	136.28	136.28	136.28	136.28	136.28	1,638.58
GNMA MA0677 4.0 012028	159.80	158.92	158.39	158.39	158.39	158.39	158.39	158.39	158.39	158.39	158.39	158.39	158.39	1,902.62
GNMA II Total:	\$724.48	\$718.00	\$714.08	\$8,583.28										

Cash Flow



Community Development Auth City
Of Stevens Point
1300 Briggs Ct
Stevens Point, WI 54481

Andrew J Schliepp
Robert W. Baird & Co.
500 First Street
Ste 6000
Wausau, WI 54403
715/261-4800

Redevelopment Authority
Date: 03/24/2014
Created: 03/25/2014

Government National Mortgage Assc (GNMA)

Security	Projected Income and Cash Flows(\$)												
	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Aug 2014	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Total
GNMA 02-44 JC 6.0 072032	219.63	215.54	213.83	213.83	213.83	213.83	213.83	213.83	213.83	213.83	213.83	213.83	2,573.47
GNMA 02-79 KL 5.5 112032	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	1,650.00
GNMA 03-29PD 5.5 041633	187.92	187.92	187.92	187.92	187.92	187.92	187.92	187.92	187.92	187.92	187.92	187.92	2,255.04
GNMA 03-46MD 5.0 052033	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
GNMA 03-58PC 5.0 072033	641.67	641.67	641.67	641.67	641.67	641.67	641.67	641.67	641.67	641.67	641.67	641.67	7,700.04
GNMA 03-66HD 5.5 082033	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	1,650.00
GNMA 04-1TE 5.0 062033	270.83	270.83	270.83	270.83	270.83	270.83	270.83	270.83	270.83	270.83	270.83	270.83	3,249.96
GNMA 05-13BE 5.0 092034	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	750.00
GNMA 05-69WB 5.0 051835	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
GNMA 07-74LN 5.5 022028	55.23	37.09	18.74	18.74	18.74	18.74	18.74	18.74	18.74	18.74	18.74	18.74	279.72
GNMA 08-38PL 5.5 052038	412.50	412.50	412.50	412.50	412.50	412.50	412.50	412.50	412.50	412.50	412.50	412.50	4,950.00
GNMA 08-56DL 5.5 092037	25.97	24.50	23.57	23.57	23.57	23.57	23.57	23.57	23.57	23.57	23.57	23.57	286.17
GNMA 08-79BE 5.5 082038	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	549.96
GNMA 08-84PB 5.0 052038	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	999.96
GNMA 10-128EB 4.0 102040	267.84	261.59	254.86	254.86	254.86	254.86	254.86	254.86	254.86	254.86	254.86	254.86	3,078.03
GNMA 621697 4.5 101533	11.02	10.44	10.24	10.24	10.24	10.24	10.24	10.24	10.24	10.24	10.24	10.24	123.86
GNMA 636418 5.0 121529	186.32	185.70	185.41	185.41	185.41	185.41	185.41	185.41	185.41	185.41	185.41	185.41	2,226.12

Cash Flow



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Of Stevens Point
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Redevelopment Authority
Date: 03/24/2014
Created: 03/25/2014

Security	Projected Income and Cash Flows(\$)													
	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Aug 2014	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Total	
GNMA 698393 4.0 071539	35.78	35.44	35.27	35.27	35.27	35.27	35.27	35.27	35.27	35.27	35.27	35.27	35.27	423.92
GNMA 745125 4.0 061540	79.69	78.76	78.09	78.09	78.09	78.09	78.09	78.09	78.09	78.09	78.09	78.09	78.09	939.35
GNMA 782845 4.5 011525	30.49	30.26	30.16	30.16	30.16	30.16	30.16	30.16	30.16	30.16	30.16	30.16	30.16	362.35
GNMA04-101BK 5.25 122033	58.80	57.16	56.02	56.02	56.02	56.02	56.02	56.02	56.02	56.02	56.02	56.02	56.02	676.16
Government National Mortgage Assc (GNMA) Total:	\$3,125.35	\$3,091.06	\$3,060.77	\$36,824.11										
Municipal Bonds														
Security	Projected Income and Cash Flows(\$)													
	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Aug 2014	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Total	
MILWAUKEE WI2. 354 120122				588.50						588.50				1,177.00
MILWAUKEE WI2. 804 120124				701.00						701.00				1,402.00
OSHKOSH WI 6.25 090131	781.25						781.25							1,562.50
Municipal Bonds Total:	\$781.25			\$1,289.50			\$781.25			\$1,289.50				\$4,141.50
Grand Total:	\$6,800.06	\$4,466.51	\$6,431.29	\$5,709.68	\$5,420.18	\$6,897.68	\$6,695.18	\$4,420.18	\$6,420.18	\$5,709.68	\$5,420.18	\$6,897.68	\$71,288.48	

Cash Flow



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Redevelopment Authority
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Disclosure:

Securities offered through Robert W. Baird & Co. Incorporated., member FINRA/SIPC. Robert W. Baird & Co. Incorporated. and Robert W. Baird & Co. are affiliated companies.

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Client should review the report for the use of appropriate benchmarks and should address any questions or concerns with your Financial Advisor. For full description of benchmarks please contact your Financial Advisor.

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Pricing: The pricing of securities displayed on your statement is derived from various sources and in some cases may be higher or lower than the price you would actually receive in the market. If we cannot obtain a price, "N/A" appears. Securities purchased on the last day of the month may not reflect a value on your current statement. However, a price should be listed on your next statement. Please refer to your transaction confirmation or contact your Financial Advisor for a current price. For securities listed on an exchange (such as the NYSE or Nasdaq) or otherwise actively traded, the prices reflect market quotations at the close of your statement period. For corporate, municipal and other fixed income securities, as well as other securities that are not actively traded, we rely on third party pricing services, or a computerized pricing model, which may consider numerous factors and employ evaluation methodologies (which may include recent trade information or price quotations) to provide a price, which may reflect market values that differ from prices obtained from other sources. Similarly, some annuity and insurance market values provided by outside sources are estimates. Under unusual market conditions, liquidity and valuations for many securities, including variable rate securities, auction-rate securities and cash alternatives may be adversely impacted. These securities may not be suitable to every investor, and like other investments, are subject to credit, market, interest rate, and liquidity risk. Not all such investments are federally guaranteed. There is no assurance that you could obtain the valuations shown on your statement in an actual sale. For current price quotes, please contact your Financial Advisor.

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Liabilities: Liabilities are typically short positions resulting from short sales of securities and/or writing call or put options.

Negative Cash / Margin: This amount reflects cash used to purchase securities that have not yet settled and/or margin balances.

Factorable Securities: Typically mortgage-backed or asset-backed securities. The outstanding principal amount changes over time due to prepayments of principal on the underlying collateral that is

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backing the bond issue.

Emerging Markets: Stocks issued by companies in less-developed markets, with a tendency to focus on countries in Asia or Latin America. Risks specific to foreign investments include currency risks, different and sometimes less strict financial reporting standards and regulation and the potential for political and economic instability.

High Yield Bonds: Lower rated, riskier bonds than those issued by more established entities. They typically are rated Ba or below (by Moody's) or BB or below (by Standard & Poor's).

DOWNTOWN REDEVELOPMENT PROJECT

**FIRST AMENDMENT TO
SUBLEASE AND DEVELOPER'S AGREEMENT**

between

GREAT LAKES EDUCATIONAL LOAN SERVICES, INC.

and

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT,
WISCONSIN, a municipal body organized and existing under Wis. Stat. § 66.1335 and the
predecessors of such statute

and

THE CITY OF STEVENS POINT,
a Wisconsin municipal corporation

with its primary office located at 1515 Strongs Ave., Stevens Point, Wisconsin 54481

and

THE REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT, WISCONSIN,
a body politic and corporate organized and existing under Wis. Stat. § 66.1333

THIS FIRST AMENDMENT (the "Amendment"), made as of the 13th day of MARCH, 2014, is by and between GREAT LAKES EDUCATIONAL LOAN SERVICES, INC., a Wisconsin corporation, having a notice and mailing address of 2401 International Lane, Madison, WI 53704 ("Great Lakes" or "Subtenant", as appropriate), the COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT, WISCONSIN, a municipal body organized and existing under Wis. Stat. § 66.1335 and the predecessors of such statute, having a notice and mailing address of 1515 Strongs Ave., Stevens Point, WI 54481 ("CDA" or "Sublandlord", as appropriate), the REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT, a body politic and corporate organized and existing under Wis. Stat. § 66.1333, having a notice and mailing address of 1515 Strongs Ave., Stevens Point, WI 54481 ("Redevelopment Authority"), and THE CITY OF STEVENS POINT, a Wisconsin municipal corporation with its primary office located at 1515 Strongs Ave., Stevens Point, Wisconsin 54481 (the "City").

PURPOSE

The purpose of this Amendment is to amend the Agreement between Great Lakes, the CDA, and the City dated November 8th, 2013 (the "Agreement") to designate December 1, 2013 as the Commencement Date as referred to in Section 1.6 of the Agreement and to identify the Redevelopment Authority of the City of Stevens Point as the successor to the Community Development Authority of the City of Stevens Point with regards to all rights and responsibilities of the CDA pursuant to the Agreement.

WITNESSETH:

Pursuant to Section 10.3 of the Agreement, the undersigned parties hereby agree as follows:

1. **Amendments to the Agreement**

- 1.1 Section 1.6 of the Agreement shall be amended to read as follows:
“*Commencement date*: The date on which the Lease Term commences as specified in Section 3.3.”
- 1.2 Section 3.3 of the Agreement shall be created to read as follows:
“*Commencement Date*: The Lease Term shall commence on December 1, 2013.”
- 1.3 Section 10.10 of the Agreement shall be created to read as follows: “As of January 1, 2014 and pursuant to the First Amendment to Sublease and Developer’s Agreement, the Redevelopment Authority of the City of Stevens Point, as successor to the Community Development Authority of the City of Stevens Point, shall assume all rights and responsibilities allocated to the CDA under this Agreement.”

**THE REDEVELOPMENT AUTHORITY OF CITY
OF STEVENS POINT, WISCONSIN**

BY: _____
Andrew J. Halverson, its Chairperson

Attest:

Michael Ostrowski
By: Its Executive Director

STATE OF WISCONSIN)
:SS
COUNTY OF PORTAGE)

Personally came before me this _____ day of _____, 2014, Andrew J. Halverson, Chairperson, and Michael Ostrowski, Executive Director, of the above-named Redevelopment Authority of the City of Stevens Point, Wisconsin, to me known to be the persons who executed the foregoing instrument and to me known to be such Chairperson and Executive Director, and acknowledged that they executed the foregoing instrument as such officers as the deed of said City of Stevens Point, by its authority.

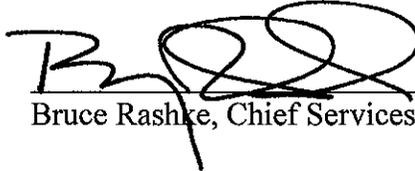
Notary Public, State of Wisconsin

My commission expires: _____

**GREAT LAKES EDUCATIONAL
LOAN SERVICES, INC.**

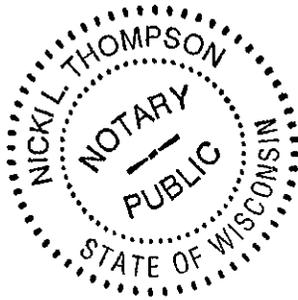
A Wisconsin Corporation

Date: 03/13/2014

By: 
Bruce Rashke, Chief Services Officer

STATE OF WISCONSIN)
:ss
COUNTY OF DANE)

Personally came before me this 13th day of March, 2014, Bruce Rashke, Chief Services Officer of the above-named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such member of said corporation, and acknowledged that he executed the foregoing instrument as such Chief Services Officer of said corporation, by its authority.




Notary Public, State of Wisconsin

My commission expires: Feb. 3, 2016



Memo

Michael Ostrowski, Director
Community Development
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

Ph: (715) 346-1567 • Fax: (715) 346-1498
mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Historic Preservation / Design Review Commission
From: Plan Staff
CC:
Date: 2/27/2014
Re: Request from the City of Stevens Point for design review of dumpster corrals within municipal lot 16, north of Main Street and between Third Street and Strongs Avenue (**Parcel ID's 2408-32-2029-66 and 2408-32-2029-65**).

Preliminary designs for two dumpster enclosures near the former mall property (see attached map) were approved by the commission in July 2013, to be constructed of concrete block and/or brick. While the locations and sizes haven't changed, the construction materials have. The City is proposing to use iron/steel gates very similar to those found on the downtown square. The gates will be black in color and utilize a black privacy plank making them opaque. It is important to note that proposed dumpsters will not match that of the examples provided on the following page. Columns are not proposed to be constructed of brick, but rather iron or steel pillars.

Dumpster 1:
16' X 30'
480 square feet
Concrete Slab & Footings
Black iron with opaque planks
2 Door Hinge Gate

Dumpster 2:
14' X 16'
224 square feet
Concrete Slab & Footings
Black iron with opaque planks
2 Door Hinge Gate

Both dumpsters will cater to several businesses along Main Street. Dumpster corral 1 is nearly triple the size of Dumpster corral 2, as the majority of businesses along north Main Street between Strongs Avenue and Third Street will utilize it.

Staff would recommend approving the proposed design and materials of Dumpster Corrals 1 and 2 with the condition that the chairperson and designated agent shall have the authority to make minor changes.



Dumpster Example – Steel Bars and Opaque Planks



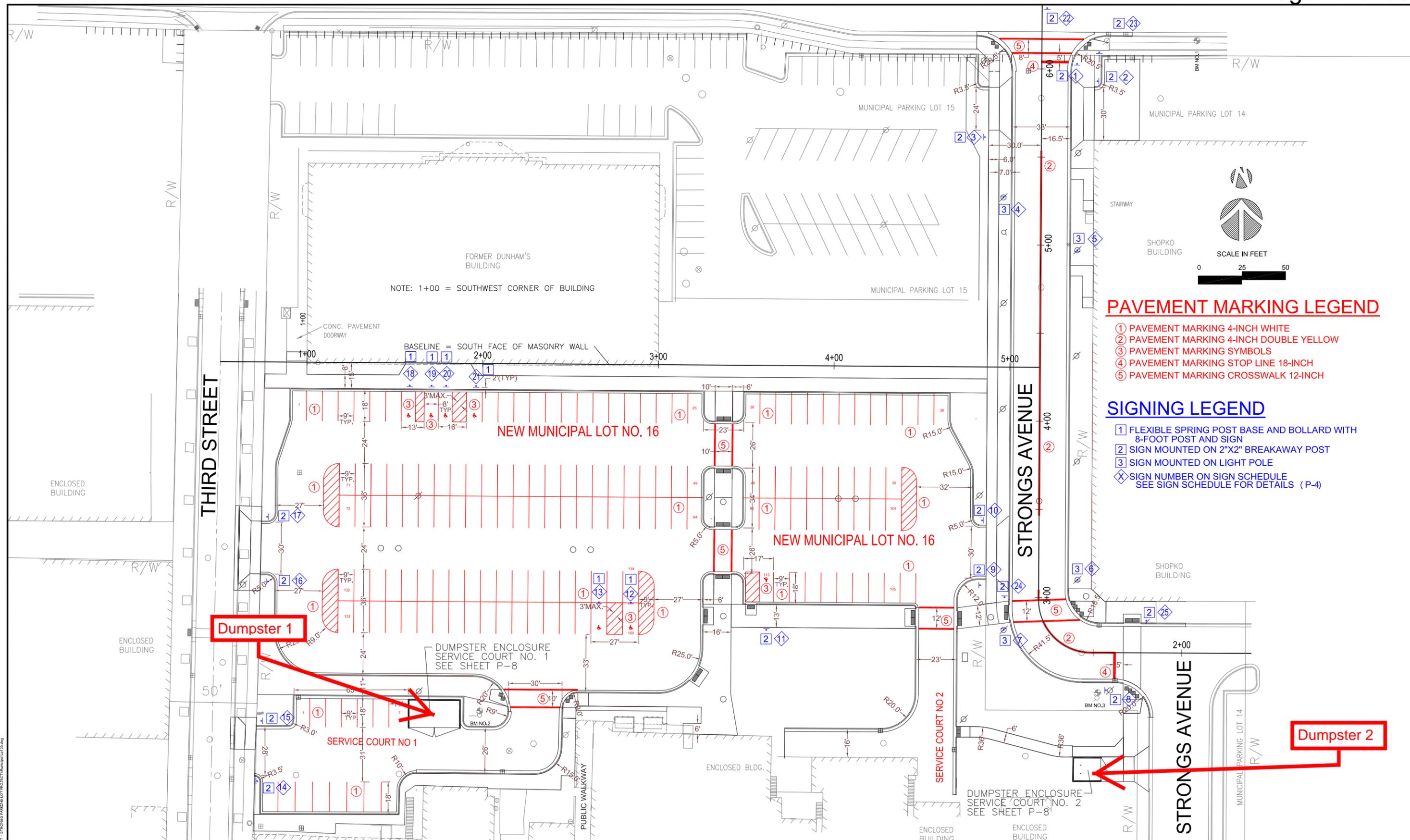
Dumpster Example - Gate



Dumpster Example



Dumpster Example



PAVEMENT MARKING LEGEND

- ① PAVEMENT MARKING 4-INCH WHITE
- ② PAVEMENT MARKING 4-INCH DOUBLE YELLOW
- ③ PAVEMENT MARKING SYMBOLS
- ④ PAVEMENT MARKING STOP LINE 18-INCH
- ⑤ PAVEMENT MARKING CROSSWALK 12-INCH

SIGNING LEGEND

- ① FLEXIBLE SPRING POST BASE AND BOLLARD WITH 8-FOOT POST AND SIGN
- ② SIGN MOUNTED ON 2"X2" BREAKAWAY POST
- ③ SIGN MOUNTED ON LIGHT POLE
- X SIGN NUMBER ON SIGN SCHEDULE SEE SIGN SCHEDULE FOR DETAILS (P-4)

Dumpster 1

Dumpster 2

1:0013 - CONTRACTS.U.I.L.COMTRACT - STRONGS PARKING LOT PROJECT MUNICIPAL USE ONLY

BID TAB
CITY OF STEVENS POINT
2013 STRONGS PARKING LOT PROJECT #11-13
SEALED BIDS OPENED 11:00 A.M., OCTOBER 1, 2013

ITEM NO.	EST. QUAN.	UNIT	DESCRIPTION	Earth Inc.		Advance Construction Green Bay, WI 54313	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
204.0100	170	S.Y.	Removing Pavement	\$ 15.00	\$ 2,550.00	\$ 6.00	\$ 1,020.00
204.0150	971	L.F.	Removing Curb & Gutter	\$ 5.00	\$ 4,855.00	\$ 5.00	\$ 4,855.00
204.0155	575	S.Y.	Removing Concrete Sidewalk	\$ 16.00	\$ 9,200.00	\$ 4.00	\$ 2,300.00
204.0210	1	EACH	Removing Manholes	\$ 1,000.00	\$ 1,000.00	\$ 300.00	\$ 300.00
204.0220	1	EACH	Removing Inlets	\$ 900.00	\$ 900.00	\$ 250.00	\$ 250.00
204.0245	41	L.F.	Removing Storm Sewer	\$ 30.00	\$ 1,230.00	\$ 20.00	\$ 820.00
205.0100	1,725	C.Y.	Excavation Common	\$ 12.50	\$ 21,562.50	\$ 9.50	\$ 16,387.50
209.0100	100	C.Y.	Backfill Granular	\$ 15.00	\$ 1,500.00	\$ 1.00	\$ 100.00
211.0500	1	L.S.	Prepare Foundation for Base Aggregate	\$ 2,500.00	\$ 2,500.00	\$ 15,000.00	\$ 15,000.00
305.0120	4,900	TON	Base Aggregate Dense (1-1/4 Inch)	\$ 13.50	\$ 66,150.00	\$ 12.50	\$ 61,250.00
415.0090	132	S.Y.	Concrete Pavement (9-Inch)	\$ 46.00	\$ 6,072.00	\$ 45.00	\$ 5,940.00
416.0160	153	S.Y.	Concrete Driveway (6-Inch)	\$ 33.50	\$ 5,125.50	\$ 32.50	\$ 4,972.50
460.1101	1,400	TON	HMA Pavement Type E-1	\$ 77.00	\$ 107,800.00	\$ 76.00	\$ 106,400.00
460.1110	300	TON	HMA Pavement E-10	\$ 81.00	\$ 24,300.00	\$ 80.30	\$ 24,090.00
601.0318	1,285	L.F.	Concrete Curb and Gutter (18-Inch)	\$ 11.00	\$ 14,135.00	\$ 10.50	\$ 13,492.50
601.0324	1,440	L.F.	Concrete Curb & Gutter (24-Inch)	\$ 12.00	\$ 17,280.00	\$ 11.50	\$ 16,560.00
601.0411	145	L.F.	Concrete Curb & Gutter Type D (30-Inch)	\$ 26.00	\$ 3,757.00	\$ 25.00	\$ 3,612.50
602.0415	17,400	S.F.	Concrete Sidewalk (6-Inch)	\$ 3.70	\$ 64,380.00	\$ 3.60	\$ 62,640.00
602.0505	236	S.F.	Curb Ramp Detectable Warning Field (N Patina)	\$ 40.00	\$ 9,440.00	\$ 40.00	\$ 9,440.00

BID TAB
CITY OF STEVENS POINT
2013 STRONGS PARKING LOT PROJECT #11-13
SEALED BIDS OPENED 11:00 A.M., OCTOBER 1, 2013

ITEM NO.	EST. QUAN.	UNIT	DESCRIPTION	Earth Inc.		Advance Construction Green Bay, WI 54313	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
608.0412	51	L.F.	Storm Sewer Pipe Reinforced Concrete Class IV (12-Inch)	\$ 50.00	\$ 2,550.00	\$ 39.60	\$ 2,019.60
608.0315	70	L.F.	Storm Sewer Pipe Reinforced Concrete Class III (15-Inch)	\$ 52.50	\$ 3,675.00	\$ 41.30	\$ 2,891.00
608.0318	579	L.F.	Storm Sewer Pipe Reinforced Concrete Class III (18-Inch)	\$ 56.00	\$ 32,424.00	\$ 38.10	\$ 22,059.90
611.0201	8	EACH	Manhole Type 1 (48-Inch I.D.)	\$ 2,400.00	\$ 19,200.00	\$ 1,800.00	\$ 14,400.00
611.0103	1	EACH	Catch Basin Type 2 (36-Inch I.D.)	\$ 1,700.00	\$ 1,700.00	\$ 1,560.00	\$ 1,560.00
611.0105	7	EACH	Catch Basin Type 3 (30-Inch I.D.)	\$ 1,500.00	\$ 10,500.00	\$ 1,380.00	\$ 9,660.00
611.0410	4	EACH	Reconstructing Catch Basins	\$ 600.00	\$ 2,400.00	\$ 1,500.00	\$ 6,000.00
611.0420	2	EACH	Reconstructing Manholes	\$ 1,200.00	\$ 2,400.00	\$ 1,500.00	\$ 3,000.00
625.0100	2,642	S.Y.	Topsoil	\$ 3.00	\$ 7,926.00	\$ 3.00	\$ 7,926.00
628.6505	1,386	S.Y.	Soil Stabilizer Type A	\$ 0.55	\$ 762.30	\$ 1.00	\$ 1,386.00
628.7020	16	EACH	Inlet Protection Type C	\$ 50.00	\$ 800.00	\$ 50.00	\$ 800.00
629.0205	1,386	S.Y.	Fertilizer Type A	\$ 0.22	\$ 304.92	\$ 0.25	\$ 346.50
630.0140	1,386	S.Y.	Seed Mixture No. 40	\$ 0.25	\$ 346.50	\$ 0.50	\$ 693.00
634.0810	3	EACH	Post Tubular Steel (2 x 2-inch x 10-feet)	\$ 150.00	\$ 450.00	\$ 100.00	\$ 300.00
634.0811	9	EACH	Post Tubular Steel (2 x 2-inch x 11-feet)	\$ 155.00	\$ 1,395.00	\$ 120.00	\$ 1,080.00
634.8012	3	EACH	Post Tubular Steel (2 x 2-inch x 12-feet)	\$ 160.00	\$ 480.00	\$ 130.00	\$ 390.00
637.0202	109	S.F.	Signs Reflective Type II	\$ 20.00	\$ 2,186.00	\$ 69.00	\$ 7,541.70
638.2602	4	EACH	Removing Signs Type II	\$ 25.00	\$ 100.00	\$ 25.00	\$ 100.00
638.3000	4	EACH	Removing Small Sign Supports	\$ 50.00	\$ 200.00	\$ 25.00	\$ 100.00

BID TAB
 CITY OF STEVENS POINT
 2013 STRONGS PARKING LOT PROJECT #11-13
 SEALED BIDS OPENED 11:00 A.M., OCTOBER 1, 2013

ITEM NO.	EST. QUAN.	UNIT	DESCRIPTION	Earth Inc.		Advance Construction Green Bay, WI 54313	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
643.0100	1	L.S.	Traffic Control (Project)	\$ 7,000.00	\$ 7,000.00	\$ 30,000.00	\$ 30,000.00
646.0103	550	L.F.	Pavement Marking Paint 4-Inch (Yellow)	\$ 2.10	\$ 1,155.00	\$ 2.00	\$ 1,100.00
647.0563	76	L.F.	Pavement Marking Stop Line Paint 18-inch	\$ 5.00	\$ 380.00	\$ 4.60	\$ 349.60
647.0253	7	L.F.	Pavement Marking Symbols Paint (White)	\$ 70.00	\$ 490.00	\$ 66.00	\$ 462.00
647.0773	361	EACH	Pavement Marking Crosswalk Paint 12-inch	\$ 4.00	\$ 1,444.00	\$ 4.00	\$ 1,444.00
647.0653	4,450	L.F.	Pavement Marking Parking Stall Paint (White)	\$ 3.25	\$ 14,462.50	\$ 3.10	\$ 13,795.00
652.0225	1,120	L.F.	Conduit Rigid Nonmetallic Schedule 40 (2-Inch)	\$ 4.00	\$ 4,480.00	\$ 4.03	\$ 4,513.60
652.0235	438	L.F.	Conduit Marking Symbols Paint (White)	\$ 6.00	\$ 2,628.00	\$ 5.55	\$ 2,430.90
653.0135	5	EACH	Pull Boxes Steel (24 x 36-Inch)	\$ 590.00	\$ 2,950.00	\$ 590.00	\$ 2,950.00
655.0620	1,100	L.F.	Electrical Wire Lighting 8 AWG	\$ 0.80	\$ 881.10	\$ 1.00	\$ 1,100.00
655.0630	10,050	L.F.	Electrical Wire Lighting 4 AWG	\$ 1.40	\$ 14,070.00	\$ 1.50	\$ 15,075.00
690.0150	450	L.F.	Sawing Asphalt	\$ 3.00	\$ 1,350.00	\$ 1.57	\$ 706.50
690.0250	783	L.F.	Sawing Concrete	\$ 4.00	\$ 3,132.00	\$ 2.67	\$ 2,090.61
709.0601	1	EACH	Standard Hydrant and Hydrant Manhole	\$ 5,500.00	\$ 5,500.00	\$ 6,560.00	\$ 6,560.00
710.0601	14	L.F.	6-Inch Diameter Hydrant Lead	\$ 45.00	\$ 630.00	\$ 55.00	\$ 770.00
SPV.0060.01	6	EACH	Flexible Spring Post and Bollard with 8-foot Post	\$ 1,500.00	\$ 9,000.00	\$ 2,000.00	\$ 12,000.00
SPV.0060.02	4	EACH	LED Street Light (Single Arm)	\$ 4,550.00	\$ 18,200.00	\$ 4,600.00	\$ 18,400.00
SPV.0060.03	1	EACH	LED Street Light (Double Arm)	\$ 6,050.00	\$ 6,050.00	\$ 6,200.00	\$ 6,200.00

BID TAB
CITY OF STEVENS POINT
2013 STRONGS PARKING LOT PROJECT #11-13
SEALED BIDS OPENED 11:00 A.M., OCTOBER 1, 2013

ITEM NO.	EST. QUAN.	UNIT	DESCRIPTION	Earth Inc.		Advance Construction Green Bay, WI 54313	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
SPV.0060.04	1	EACH	LED Street Light (Double Arm with Modified Type 7 Base)	\$ 6,100.00	\$ 6,100.00	\$ 6,200.00	\$ 6,200.00
SPV.0060.05	12	EACH	Pedestrial Street Lighting	\$ 6,000.00	\$ 72,000.00	\$ 4,000.00	\$ 48,000.00
SPV.0060.06	1	EACH	Lighting Control Cabinet	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00
SPV.0060.07	1	EACH	Pedestal Outlet Box	\$ 1,050.00	\$ 1,050.00	\$ 1,200.00	\$ 1,200.00
SPV.0060.08	1	EACH	Stone Tracking Pad	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
SPV.0060.09	1	EACH	Relocate Pedestrian Street Light and Base	\$ 930.00	\$ 930.00	\$ 1,000.00	\$ 1,000.00
SPV.0060.10	1	EACH	Remove and Salvage Tree and Tree Grate	\$ 1,500.00	\$ 1,500.00	\$ 800.00	\$ 800.00
SPV.0060.11	2	EACH	Bulkhead Storm Sewer	\$ 500.00	\$ 1,000.00	\$ 400.00	\$ 800.00
SPV.0060.12	132.5	L.F.	Roof Drain Connection	\$ 55.00	\$ 7,287.50	\$ 40.00	\$ 5,300.00
SPV.0060.13	1	L.S.	Abandon Sprinkler System	\$ 1,500.00	\$ 1,500.00	\$ 5,000.00	\$ 5,000.00
SPV.0060.14	1,256	S.Y.	Decorative Bark/Mulch	\$ 3.10	\$ 3,893.60	\$ 7.00	\$ 8,792.00
			TOTAL BASE BID:		\$ 648,400.42		\$ 634,522.91

BID TAB
 CITY OF STEVENS POINT
 2013 STRONGS PARKING LOT PROJECT #11-13
 SEALED BIDS OPENED 11:00 A.M., OCTOBER 1, 2013

				Earth Inc. Arpin, WI		Advance Construction Green Bay, WI	
ALTERNATE BID #1							
ITEM NO.	EST. QUAN.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
SPV.0060.12	1	EACH	Service Court No. 1 Dumpster Enclosure	\$ 29,800.00	\$ 29,800.00		\$ -
TOTAL ALTERNATE BID #1					\$ 29,800.00		\$ -
ALTERNATE BID #1a							
ITEM NO.	EST. QUAN.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
SPV.0060.12	1	EACH	Service Court No. 1 Dumpster Enclosure	\$ 29,800.00	\$ 29,800.00		\$ -
SPV.0060.14	1	EACH	Service Court No. 1 Dumpster Enclosure Brick Veneer	\$ 16,000.00	\$ 16,000.00	\$ -	\$ -
TOTAL ALTERNATE BID #1a					\$ 45,800.00		#VALUE!
ALTERNATE BID #2							
ITEM NO.	EST. QUAN.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
SPV.0060.13	1	EACH	Service Court No. 2 Dumpster Enclosure	\$ 19,200.00	\$ 19,200.00		\$ -
TOTAL ALTERNATE BID #2					\$ 19,200.00		\$ -
ALTERNATE BID #2a							
ITEM NO.	EST. QUAN.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
SPV.0060.13	1	EACH	Service Court No. 2 Dumpster Enclosure	\$ 19,200.00	\$ 19,200.00	\$ -	\$ -
SPV.0060.15	1	EACH	Service Court No. 2 Dumpster Enclosure Brick Veneer	\$ 13,000.00	\$ 13,000.00		\$ -
TOTAL ALTERNATE BID #2a					\$ 32,200.00		#VALUE!
ALTERNATE BID #1 + #2							
TOTAL ALTERNATE BIDS #1 + #2:					\$ 49,000.00		\$ -
TOTAL BASE BID WITH ALTERNATES #1 + #2:					\$ 697,400.42		\$ 634,522.91
ALTERNATE BID #1a + #2a							
TOTAL ALTERNATE BIDS #1a + #2a:					\$ 78,000.00		#VALUE!
TOTAL BASE BID WITH ALTERNATES #1a + #2a:					\$ 726,400.42		\$ 634,522.91

**OFFICIAL NOTICE NUMBER 11-13
INVITATION FOR BIDS
CITY OF STEVENS POINT, WISCONSIN
2013 STRONGS PARKING LOT PROJECT**

The Board of Public Works of the City of Stevens Point will receive sealed bids for the **2013 STRONGS PARKING LOT PROJECT** until **11:00 A.M. local time, October 1, 2013**, at the office of the Director of Public Works, County-City Building, 1515 Strongs Avenue, Stevens Point, Wisconsin, at which time the bids will be publicly opened and read aloud in the City-Conference Room, County-City Building, 1515 Strongs Avenue, Stevens Point, Wisconsin. Bids are invited upon the several items and quantities of work approximately shown as follows:

Removing Pavement	170	S.Y.
Removing Curb & Gutter	971	L.F.
Removing Concrete Sidewalk	575	S.Y.
Removing Manholes	1	Each
Removing Inlets	1	Each
Removing Storm Sewer	41	L.F.
Excavation Common (EBS)	610	C.Y.
Backfill Granular	2,900	C.Y.
Prepare Foundation for Base Aggregate	1	L.S.
Base Aggregate Dense 1 ¼-Inch	4,900	Ton
Concrete Pavement (9-Inch)	132	S.Y.
Concrete Driveway (6-Inch)	153	S.Y.
HMA Pavement Type E-1	1,400	Ton
HMA Pavement Type E-10	300	Ton
Concrete Curb & Gutter (18-Inch)	1,285	L.F.
Concrete Curb & Gutter (24-Inch)	1,440	L.F.
Concrete Curb & Gutter (30-Inch)	144.5	L.F.
Concrete Sidewalk 6-Inch	17,400	S.F.
Curb Ramp Detectable Warning Field (N Patina)	236	S.F.
Storm Sewer Pipe Reinforced Concrete Class IV (12-Inch)	51	L.F.
Storm Sewer Pipe Reinforced Concrete Class III (15-Inch)	70	L.F.
Storm Sewer Pipe Reinforced Concrete Class III (16-Inch)	579	L.F.
Manhole Type 1 (48-Inch I.D.)	8	Each
Catch Basin Type 2 (36-Inch I.D.)	1	Each
Catch Basin Type 3 (30-Inch I.D.)	7	Each
Adjusting Catch Basin Covers	4	Each
Adjusting Manhole Covers	2	Each
Topsoil	2,642	S.Y.
Soil Stabilizer Type A	1,386	S.Y.
Inlet Protection Type C	16	Each
Fertilizer Type A	1,386	S.Y.

Seed Mixture No. 40	1,386	S.Y.
Post Tubular Steel (2 x 2-Inch x 10-feet)	3	Each
Post Tubular Steel (2 x 2-Inch x 11-feet)	9	Each
Post Tubular Steel (2 x 2-Inch x 12-feet)	3	Each
Signs Reflective Type II	109.3	S.F.
Removing Signs Type II	4	Each
Removing Small Sign Supports	4	Each
Traffic Control (Project)	1	L.S.
Pavement Marking Paint 4-Inch (Yellow)	550	L.F.
Pavement Marking Stop Line Paint 18-Inch	76	L.F.
Pavement Marking Symbols Paint (White)	7	Each
Pavement Marking Crosswalk Paint 12-Inch	361	L.F.
Pavement Marking Parking Stall Paint (White)	4,450	L.F.
Conduit Rigid Nonmetallic Schedule 40 (2-Inch)	1,120	L.F.
Conduit Rigid Nonmetallic Schedule 40 (3-Inch)	438	L.F.
Pull Boxes Steel (24 x 36-Inch)	5	Each
Electrical Wire Lighting 8 AWG	1,100	L.F.
Electrical Wire Lighting 4 AWG	10,050	L.F.
Sawing Asphalt	450	L.F.
Sawing Concrete	783	L.F.
Standard Hydrant and Hydrant Manhole	1	Each
6-Inch Diameter Hydrant Lead	14	L.F.
Flexible Spring Post Base and Bollard with 8-foot Post	6	Each
LED Street Light (Single Arm)	4	Each
LED Street Light (Double Arm)	1	Each
LED Street Light (Double Arm With Modified Type 7 Base)	1	Each

Pedestrian Street Lighting	12	Each
Lighting Control Cabinet	1	Each
Pedestal Outlet Box	1	Each
Service Court No. 1 Dumpster Enclosure	1	Each
Service Court No. 1 Dumpster Enclosure Brick Veneer	1	Each
Service Court No. 2 Dumpster Enclosure	1	Each
Service Court No. 2 Dumpster	1	Each

Enclosure Brick Veneer		
Stone Tracking Pad	1	Each
Relocate Pedestrian Street Light and Base	1	Each
Remove and Salvage Tree and Tree Grate	1	Each
Bulkhead Storm Sewer	1	Each
Roof Drain Connection	132.5	L.F.
Abandon Sprinkler System	1	L.S.
Decorative Bark/Mulch	1,256	S.Y.

Complete digital project bidding documents are available at www.Stevenspoint.com/dpw or www.questcdn.com. You may download the digital plans for **\$35.00** by inputting QuestCDN ebidDoc Number 2914934 on the website's Project Search page. Please contact QuestCDN.com at 952-233-1632 or info@questcdn.com for assistance in free membership registration, downloading, and working with this digital project information.

No bid shall be considered unless accompanied by a certified or cashier's check or bid bond equal to 5 percent (5%) of the total bid price payable to said City of Stevens Point as a guarantee that if the bid is accepted, the bidder will execute and file a contract within ten (10) days after such acceptance. No late, faxed, or unsealed bid shall be accepted.

All applicable charter and statutory provisions and ordinances are incorporated into the contract.

The successful bidder shall be required to conform to all Federal, State and local safety requirements.

The Board of Public Works reserves the right to reject any or all bids or to waive any informality in the bidding.

Bids may be held by the Board of Public Works for a period not to exceed sixty (60) days from the date of opening of the bids for the purpose of reviewing the bids and investigating the qualifications of bidders, prior to awarding of the contract.

Affidavit of non-collusion. This project requires that an affidavit of non-collusion be incorporated as part of the proposal requirements provided to each prospective bidder. Failure to complete the sworn statement will make the bid non-responsive and not eligible for award considerations.

Contractors on the project shall be required to comply with the minimum wages and labor standards as determined by the State of Wisconsin, Department of Workforce Development Wage Rate Determination, and/or the Federal Government (determined by the Wisconsin Department of Administration), and the conditions of employment to be observed and minimum wage rates to be paid under the Contract, whichever is higher. Attention of bidders is particularly called to the requirements as to conditions of employment to be observed and minimum wage rates to be paid under contract, Section 3, Segregated Facility, Section 109 and E.O. 11246.

Contractors are encouraged to solicit and utilize MBE/WBE/SBRA.

Effective January 1, 2010, all project contractors must file certified payroll records with the Department of Workforce Development (DWD) on a monthly basis in a format that meets DWD reporting requirements. Certified payroll reports must be filed with DWD by the end of the first week following the month in which the work was conducted. DWD will fine any contractor violating the prevailing wage law liquidated damages of 100% of the wages owed to employees.

Prequalification of bidders will not be required.

CITY OF STEVENS POINT, WISCONSIN

For: Board of Public Works

Dated: September 9, 2013

Publish: Portage County Gazette
September 13, 2013
September 20, 2013

Publish: The Daily Reporter
September 13, 2013
September 20, 2013

AT&T - WISCONSIN GENERAL EASEMENT

DOCUMENT NUMBER

UT #9401267 Ease #72018 R/W #2014-78
For a valuable consideration of one dollar (\$1.00), receipt of which is hereby acknowledged, the undersigned (Grantor) hereby grant and convey to Wisconsin Bell, Inc. d/b/a AT&T - Wisconsin, a Wisconsin Corporation, and its affiliates and licensees, successors and assigns (collectively "Grantees") an easement in, under, over, upon and across the Easement Area (described below), for the purposes of and in order to construct, reconstruct, modify, supplement, maintain, operate and/or remove facilities for the transmission of signals used in the provision of communication, video and/or information services and/or any other services or uses for which such facilities may be used including, but not limited to cables, wires, pedestals or other above-ground cable or wire enclosures, marker posts and signs, support pads and other related or useful equipment, fixtures, appurtenances and facilities, together with the right to have commercial electrical service extended across the Property (described below) and Easement Area to provide service to such facilities and the right of ingress and egress across the Property and the Easement Area for the purpose of access to and use of the easement granted herein.

RETURN ADDRESS:
Matthew D. Grimm
AT&T - Wisconsin
2005 Pewaukee Rd.
Waukesha, WI 53188

PARCEL NUMBER:

The Property is legally described as:

The Easement Area is legally described as: The Westerly 5 feet of the above described parcel lying easterly of and abutting the Easterly line of 3rd Street. See Exhibit "A"; incorporated into and made a part hereof, by reference.

Address: 3rd Street, Stevens Point, WI

The Grantor represents and warrants to the Grantee that Grantor is the true and lawful owner of the Property and has full right and power to grant and convey the rights conveyed herein.

Grantee hereby agrees to restore all property disturbed by its activities in use of the easement to the condition existing prior to the disturbance.

Grantee shall have the right to remove or trim such trees and brush in the Easement Area as is necessary to exercise the rights conveyed herein.

The Grantor shall not construct improvements in the Easement Area or change the finish grade of the Easement Area without the consent of the Grantee.

This Easement is binding upon and shall inure to the benefit of the heirs, successors, assigns, and licensees of the parties hereto.

SIGNED THIS _____ DAY OF _____, 20____.

GRANTOR:

(Signature)

(Signature)

(Printed Name and Title)

(Printed Name and Title)

ACKNOWLEDGMENT

State of Wisconsin)
)
County of)

I, _____, being a notary public in and for the state and county aforesaid, do hereby certify that

_____ personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

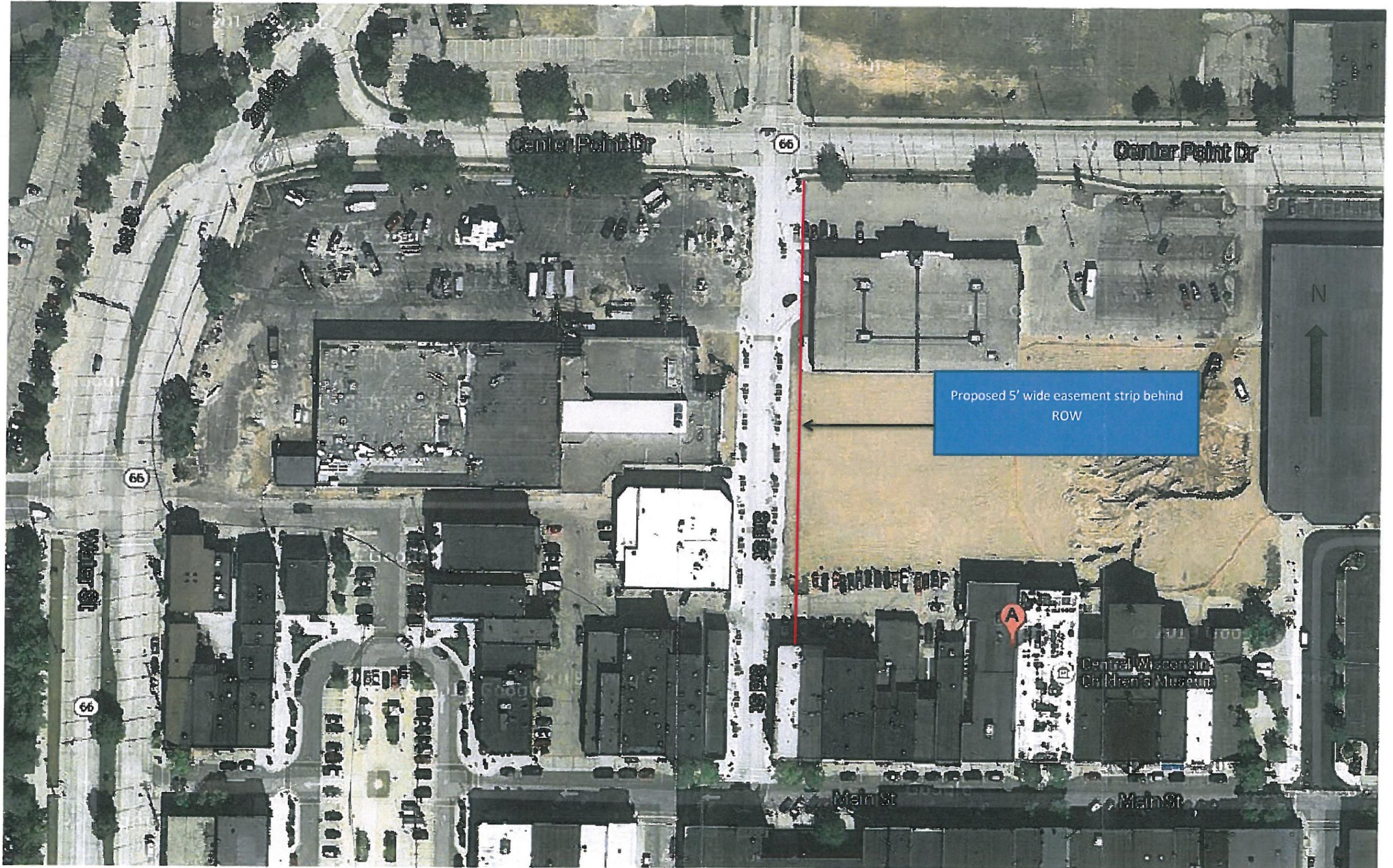
Given under my hand and notarial seal this ____ day of _____, 20____.

Notary Public

My Commission expires:_____

This document was drafted by Gerald A. Friederichs, Wis. Bar Member No. 1014144, AT&T Services, Inc. Room 03A400 N17W24300 Riverwood Dr. Waukesha, WI. 53188.

Insertions by: Linda Kurtz, MI-TECH SERVICES, INC.



April 3, 2014

Michael Ostrowski, Director
Redevelopment Authority
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

Subject: **Amendment No. 2 for Environmental Services
Operation, Maintenance and Monitoring – Year No. 1
Sub-Slab Vapor Mitigation and Soil Remediation Systems
Mid-State Technical College
1001 Centerpoint Drive
Stevens Point, Wisconsin
WDNR BRRTS No. 02-50-559480
AECOM Project No. 60284018**

Dear Michael,

At your request, AECOM is submitting Amendment No. 2 to our initial proposal, dated December 20, 2012, to provide environmental services to the Stevens Point Redevelopment Authority (RDA) associated with the new Mid-State Technical College (MSTC) building. Our amended Scope of Services includes operation, maintenance (O&M) and monitoring of the combined sub-slab vapor mitigation and soil vapor extraction (SVE) systems inside the building for the first year of operation.

Background

MSTC acquired and remodeled the former JC Penney wing of the CenterPoint MarketPlace mall for use as their new school building scheduled to open in June 2014. The remodeling included installation of combined sub-slab vapor mitigation and SVE systems by Ellis Stone inside the MSTC building. The negative pressure, sub-slab vapor mitigation system will recover and vent chlorinated volatile organic compound (CVOC) vapors trapped beneath the building. The SVE system will remediate a source of tetrachloroethene (PCE) contaminated soil discovered beneath the building in 2013. Ellis Stone also installed 11 sub-slab vapor sample ports in the floor throughout building for vacuum pressure and vapor monitoring purposes during mitigation system operation.

Additional Scope of Services

The additional Scope of Services associated with the project includes the following:

Operation, Maintenance and Monitoring for the Combined Sub-Slab Vapor Mitigation and SVE Systems

- a. Operate and maintain the combined sub-slab vapor mitigation and SVE systems for a period of 12 months as follows:
 - 1) Make and record weekly ambient air and sub-slab vacuum pressure readings during the initial month of systems operation.
 - 2) Measure and record ambient air and sub-slab vacuum pressures throughout the building on a quarterly frequency during the systems operation.

- 3) Collect sub-slab vapor samples for laboratory analysis from select vapor sample ports placed throughout building on a semiannual frequency using an evacuated 6-liter *Summa*TM canister (one 4-sample set every six months; a total of up to 8 samples). Laboratory analyze the sub-slab vapor samples for CVOCs (a total of up to 8 samples) using EPA Method TO-15 (shortlist), including:
 - PCE
 - Trichloroethylene (TCE)
 - cis-1,2 Dichloroethylene (cis-1,2 DCE)
 - trans-1,2 Dichloroethylene (trans-1,2 DCE)
 - Vinyl chloride

- 4) Collect exhaust stack samples from the SVE system using the *Methanol Impinger Method* to periodically analyze levels of volatile organic compounds (VOCs) emitted to the atmosphere during system operation to monitor compliance with Wisconsin air quality regulations. The frequency of vapor emission monitoring will be performed in accordance with the WDNR's "Guidance on Air Sampling and Emission Monitoring at Petroleum Contaminated Soil and Groundwater Remediation Projects," dated September 1, 1995, as follows:
 - Daily for the first three days of system operation (3 samples)
 - Weekly for the next three weeks, and monthly thereafter (14 samples)Laboratory analyze the SVE exhaust stack samples (a total of up to 17 samples) for VOCs using EPA Method 8260.

- 5) Record air flow rates generated by the systems each month and make extraction rate adjustments as needed to maintain optimum sub-slab vapor pressures and vapor emission levels below Wisconsin air quality standards.

Data Evaluation and Semi-Annual Progress Reporting

- a. Compare laboratory analytical results for sub-slab vapor and SVE exhaust samples to applicable Wisconsin regulatory standards for vapor intrusion and air quality.

- b. Complete and submit a "Remediation Site Progress and Operation, Maintenance, Monitoring and Optimization Report" (WDNR Form 4400-194) to the Stevens Point RDA, MSTC and WDNR once every six months (a total of two reports). Each semiannual progress report will include:
 - 1) Operational data and information for the combined sub-slab vapor mitigation and SVE systems.
 - 2) Tabulated summaries of analytical results for sub-slab vapor and SVE exhaust samples.
 - 3) A floor plan showing sub-slab vapor and SVE exhaust sample locations and results.
 - 4) Copies of laboratory analytical reports and completed sample chain-of-custody forms.



Additional Assumptions

This Amendment is subject to the following additional assumptions/conditions:

- a. MSTC will provide access to the equipment room and sub-slab vapor sample ports during normal business hours.
- b. The cost for electricity to operate the combined sub-slab vapor mitigation and SVE systems is not included.

Schedule

The work covered by this Amendment is anticipated to proceed beginning June 2014 through May 2015.

Cost Estimate and Authorization to Proceed

AECOM will perform the additional services described above on a time-and-material basis, in accordance with the commercial terms and rates, approved under our original proposal, dated December 20, 2012. Our fee for these services shall not exceed the following:

Prior Contract Price	\$55,000
Estimated Increase by this Amendment	<u>\$18,000</u>
Revised Estimated Contract Price	\$73,000

For informational purposes, the estimated increase by this Amendment is broken down as follows:

Consulting Services	\$14,800
Subcontract Laboratory Analytical Services	<u>\$3,200</u>
Total	\$18,000

If additional services are required, which would cause our fee to be greater than the estimate, we will obtain your prior authorization before proceeding. AECOM is prepared to proceed with this project following receipt of your written authorization to proceed.

The Stevens Point RDA can authorize AECOM to proceed with the work described in this Amendment by signing and returning the enclosed Authorization to Proceed form at your earliest convenience.

We appreciate this opportunity to assist the Stevens Point Redevelopment Authority with this project. If you have any questions regarding this proposal or if you need additional assistance, please call David Senfelds at (715) 342-3039 or Kyle Wagoner at (715) 342-3038.

Sincerely,

Kyle W. Wagoner, P.G., CHMM
Project Manager
kyle.wagoner@aecom.com

David S. Senfelds, P.E., CHMM
Manager, Environmental Services
david.senfelds@aecom.com

Enclosures: As Noted

AECOM Technical Services, Inc.
200 Indiana Avenue, Stevens Point, WI 54481
T 715-341-8110 F 715-341-7390



Authorization to Proceed

I hereby authorize AECOM Technical Services, Inc. (AECOM) to proceed with the Scope of Services for the Mid-State Technical College Site for the Stevens Point Redevelopment Authority as described in AECOM's Amendment No. 2 to Project No. 60284018 (Proposal No. 59121212.0001), dated April 3, 2014, with a budget authorization of \$18,000.00 under AECOM's General Conditions Form 102 (01/12) and the Commercial Terms Form attached to our original proposal for this project, dated December 20, 2012.

Signature

Date

Print Name

Title/Organization

I agree to accept invoices from AECOM via email and not postal mail:

Yes

Signature: _____

Email address: _____

Recipient Mr./Ms.: _____

Return to:

Name: Kyle Wagoner, Project Manager

Address: AECOM

200 Indiana Avenue

Stevens Point, WI 54481

Fax: (715) 341-7390

Phone: (715) 342-3038



April 3, 2014

Michael Ostrowski, Director
Redevelopment Authority
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

Subject: **Amendment No. 3 for Environmental Services
Remedial Action - PCE Contaminated Soil
SVE Well and Vacuum Piping Installations and Connections
Former Normington's Laundry
Stevens Point, Wisconsin
WDNR BRRTS No. 02-50-559480
AECOM Project No. 60283711**

Dear Michael,

AECOM is submitting Amendment No. 3 to our initial proposal, dated December 12, 2012, to provide environmental services to the Stevens Point Redevelopment Authority (RDA) associated with the CenterPoint MarketPlace Redevelopment project. Our amended Scope of Services includes tasks associated with the remediation of tetrachloroethene (PCE) contaminated soil at the Former Normington's Laundry site. Soil vapor extraction (SVE) will be used to remediate PCE contaminated soil in the source area. The amended Scope of Services was developed from the following:

1. Ellis Stone's planned reconstruction of the new Mid State Technical College (MSTC) parking lot (former Municipal Lot No. 16) overlying the PCE contaminated soil area (source area), which is scheduled to begin in mid April 2014. The construction is scheduled to be completed on or about May 20, 2014. According to Ellis Stone, the start date for this task was moved up from July 1, 2014, at the request of MSTC. An open house event at the new MSTC facility is planned for early June 2014.
2. Site investigation results for soil borings, groundwater sampling and soil gas sampling conducted at the Former Normington's Laundry site obtained by AECOM through December 2013. The degree and extent of PCE contaminated soil and groundwater have been defined.
3. PCE contaminated soil is present beneath the northwest corner of the new MSTC parking lot and extends beneath the adjacent intersection of Centerpoint Drive at Water Street. The area of the PCE soil plume is approximately 0.5 acre. PCE levels up to 8,270 micrograms per kilogram ($\mu\text{g}/\text{kg}$) are present and exceed Wisconsin's generic Residual Contaminant Level for the soil-to-groundwater pathway (RCL-gw) of 4.5 $\mu\text{g}/\text{kg}$.

AECOM proposes to take advantage of Ellis Stone's scheduled parking lot reconstruction as an opportunity to install subgrade elements of the future SVE remediation system before the new asphalt pavement is placed in May 2014, including installation of SVE wells and vacuum piping.

Background

The City is the owner and responsible party (RP) for the Former Normington's Laundry site located at the southeast corner of Centerpoint Drive and Water Street. The Former Normington's Laundry opened for business in the late 1950s and operated inside the North Side IGA grocery store. Dry cleaning equipment was used inside the laundry for an unknown period of time. The North Side IGA

and Normington's Laundry were destroyed by fire in April 1975, after which dry cleaning operations permanently ceased on the site.

Purpose and Scope of Services

The purpose of the Scope of Services covered by this amendment is to install subgrade elements of the future SVE remediation system during the period when Ellis Stone is scheduled to reconstruct the new MSTC parking lot.

The proposed Scope of Services associated with this Amendment includes the following:

1. General and Pre-Field Activities

- a. Coordinate with City of Stevens Point, Ellis Stone and MSTC regarding site access and the work schedule.
- b. Remediation scope of work development, SVE system design, preparation of plans and specifications for the SVE system, remediation bid solicitation, contractor coordination, and installation oversight.
- c. Obtain a Right-of-Way Permit from the City of Stevens Point Engineering Department.
- d. Retain a drilling subcontractor to locate underground utilities, drill and install SVE wells.
- e. Retain a subcontractor to locate underground utilities, install and connect subgrade vacuum piping between the future location of the SVE remediation system trailer and the planned SVE wells.
- f. Retain a subcontractor to transport and dispose of drummed soil cuttings at the Lincoln County landfill.

2. SVE Wells Drilling and Installation

- a. Drill and install eight SVE wells at various locations within the PCE soil plume, including three wells within the new MSTC parking lot and five wells within the adjacent municipal right of way (ROW). The wells will be constructed using 2-inch diameter, Schedule 40 PVC casing and screen to a maximum depth of 15 feet below ground surface (bgs). Each SVE well construction will be documented using WDNR soil boring logs (Form 4400-122) and monitoring well construction forms (Form 4400-113)
- b. Visually classify soil cuttings samples obtained from the SVE well borings. Field screen soil gas in representative soil samples with a photoionization detector (PID) using the headspace method. Record soil descriptions and PID readings onto WDNR soil boring logs (WDNR Form 4400-122).
- c. Photograph each SVE well location. Measure the locations of the SVE wells from site features for use in preparing a site map.

- d. Containerize PCE contaminated soil cuttings generated from the SVE well borings and move them to a nearby location designated by the CLIENT for temporary storage until off-site disposal at a later date.

3. Soil Cuttings Disposal

- a. Prepare a waste generator profile for PCE contaminated soil cuttings generated by the SVE well borings on behalf of the Stevens Point RDA. The soil cuttings will be disposed of at the Lincoln County landfill as non-hazardous, solid waste.
- b. Transport and dispose of up to eight drums of PCE contaminated soil cuttings at the Lincoln County landfill.

4. SVE Well Connections and Vacuum Piping Installation

- a. Saw cut (minimum 2-inch), break, remove and dispose of sidewalk pavement (concrete) at up to three of the eight SVE well locations as necessary. Remove a 2-foot by 2-foot by 4-inch section of concrete around each SVE well.
- b. Excavate to approximately 1 foot below ground surface (bgs) around all eight SVE wells. Reuse soil as backfill material.
- c. Excavate a "common" utility trench and install eight individual SVE vacuum pipes in the area located near northwest corner of the new MSTC parking lot.
- d. Install one SVE vacuum pipe using a directional bore method (rod pusher) extending from an open utility trench to an SVE well located on the traffic island at the intersection of Centerpoint Drive and Water Street/Second Street. The pipe will be set a minimum of 2-feet bgs and positioned as necessary dependent upon existing utilities.
- e. Connect individual SVE vacuum piping and complete the wells at five of the eight SVE well locations.

Note: The three SVE wells located within the new MSTC parking lot will only have well connections completed. SVE wells and connections located within the MSTC parking will be temporarily buried with soil in preparation for parking lot reconstruction

- f. Install a flush-mount, steel protective cover and concrete surface seal/pad around the eight SVE well locations.

Note: Installation of the flush-mount, steel protective cover and concrete surface seal/pad at the three SVE wells located within the MSTC parking lot will be completed following parking lot reconstruction.

- g. Stub-out SVE vacuum pipes at the designated equipment pad location. Piping stub-outs will be extended to allow connection to a mobile SVE trailer at a later date.
- h. Restore site to preconstruction conditions. Grade all excavated or disturbed areas to match surrounding grade.



Additional Assumptions

This proposal is subject to the following additional assumptions/conditions:

1. AECOM will not be responsible for damage to utilities as a result of improper utility location identifications by Diggers' Hotline, site owners, or occupants.
2. The Stevens Point RDA will be identified as the responsible party on the waste generator profile for PCE contaminated soil cuttings disposal purposes.
3. All PCE contaminated soil cuttings generated by drilling and trenching operations are covered by the previous non-hazardous waste determination for this site and will be characterized as non-hazardous, solid waste for off-site disposal purposes.
4. Environmental services associated with the installation of remediation equipment and a power drop, SVE system startup, operation and maintenance, remediation monitoring, and reporting will be covered by a separate amendment to AECOM's initial proposal, dated December 12, 2012.

Schedule

This work is anticipated to proceed within the schedule established by MSTC and Ellis Stone for reconstruction of the new MSTC parking lot, between April 15, 2014 and May 20, 2014.

Cost Estimate and Authorization to Proceed

AECOM will perform the services described above on a time-and-material basis, in accordance with the commercial terms and rates approved under our original proposal for this project, dated December 12, 2012. Our fee for these services shall not exceed the following:

Prior Contract Price	\$108,000
Estimated Increase by this Amendment	<u>\$36,000</u>
Revised Estimated Contract Price	\$144,000

For informational purposes, the estimated increase by this Amendment is broken down as follows:

1. Consulting Services	\$18,000.00
2. Subcontract Drilling Services	\$4,500.00
3. Subcontract Soil Cuttings Disposal	\$1,000.00
4. Subcontract SVE Well Connections & Vacuum Piping	<u>\$12,500.00</u>
Total	\$36,000.00

If additional services are required, which would cause our fee to be greater than the estimate, we will obtain your prior authorization before proceeding. AECOM is prepared to undertake this project upon receipt of your written authorization to proceed.

The Stevens Point RDA can authorize AECOM to proceed with the work described in this proposal by signing and returning the enclosed Authorization to Proceed form at your earliest convenience.



We appreciate this opportunity to assist the Stevens Point Redevelopment Authority with this project. If you have any questions regarding this Proposal or if you need additional assistance, please call David Senfelds at (715) 342-3039 or Kyle Wagoner at (715) 342-3038.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyle Wagoner', followed by a long horizontal line extending to the right.

Kyle W. Wagoner, P.G., CHMM
Project Manager
kyle.wagoner@aecom.com

A handwritten signature in black ink, appearing to read 'David S. Senfelds', written in a cursive style.

David S. Senfelds, P.E., CHMM
Manager, Environmental Services
david.senfelds@aecom.com

Enclosures: As Noted

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AECOM Technical Services, Inc.
200 Indiana Avenue, Stevens Point, WI 54481
T 715-341-8110 F 715-341-7390



Authorization to Proceed

I hereby authorize AECOM Technical Services, Inc. (AECOM) to proceed with the Scope of Services for the Former Normington's Laundry Site for the Stevens Point Redevelopment Authority as described in AECOM's Amendment No. 3 to Project No. 60283711 (Proposal No. 59121211.0001), dated April 3, 2014, with a budget authorization of \$36,000.00 under AECOM's General Conditions Form 102 (01/12) and the Commercial Terms Form attached to our original proposal for this project, dated December 12, 2012.

Signature

Date

Print Name

Title/Organization

I agree to accept invoices from AECOM via email and not postal mail:

Yes

Signature: _____

Email address: _____

Recipient Mr./Ms.: _____

Return to:

Name: Kyle Wagoner, Project Manager

Address: AECOM

200 Indiana Avenue

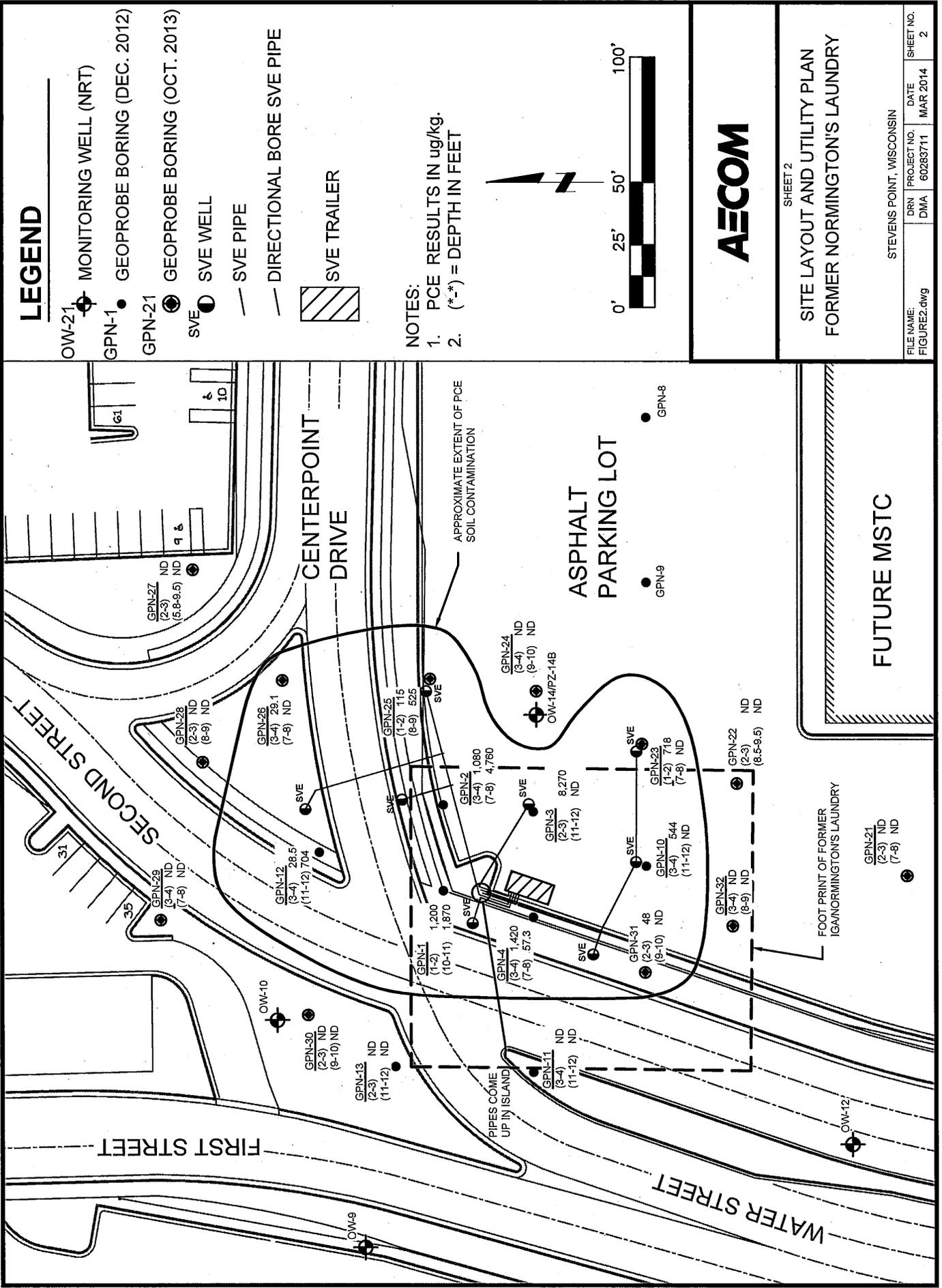
Stevens Point, WI 54481

Fax: (715) 341-7390

Phone: (715) 342-3038

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LEGEND

- OW-21 MONITORING WELL (NRT)
- GPN-1 GEOPROBE BORING (DEC. 2012)
- GPN-21 GEOPROBE BORING (OCT. 2013)
- SVE SIVE WELL
- SIVE PIPE
- DIRECTIONAL BORE SIVE PIPE
- SIVE TRAILER

NOTES:
 1. PCE RESULTS IN ug/kg.
 2. (*,*) = DEPTH IN FEET



AECOM

SHEET 2

**SITE LAYOUT AND UTILITY PLAN
 FORMER NORMINGTON'S LAUNDRY**

FILE NAME: FIGURE2.dwg	DRN DMA	PROJECT NO. 60283711	DATE MAR 2014	SHEET NO. 2
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STEVENS POINT, WISCONSIN