

PAY ESTIMATE WORKSHEET

FOR 2025 REMOVAL PCB SOIL FROM FORMER MIRRO SITE F

CITY OF MANITOWOC

CONTRACT NO. WO-25-10

PAY ESTIMATE NO.: 3-Final

DATE: February 4, 2026

Contractor: Horizon Construction & Exploration LLC

CONTRACT AMOUNT:	\$397,874.00
Change Order #1:	\$46,210.80
Change Order #2:	\$47,691.87
Change Order #3-Final:	\$61,973.33
	<u>\$553,750.00</u>

CONTRACT DATE: February 7, 2025

COMPLETION DATE: June 1, 2025

ITEM NO.	ITEM DESCRIPTION	UNIT	BID		QUANTITY		COST WORK		% OF WORK		COST WORK	
			QUANTITY	PRICE	PREVIOUS COMPLETED	PREVIOUS COMPLETED	PREVIOUS COMPLETED	PREVIOUS COMPLETED	COMPLETED TO DATE	COMPLETED TO DATE	COMPLETED TO DATE	QUANTITY DIFFERENCE
Base Bid - General, Erosion Control, Earthwork, Miscellaneous & Demolition												
1	Mobilization, Health & Safety plan, & Decontamination plan	LS	1	\$17,000.00	1	\$17,000.00	1.00	*	100%	\$17,000.00	0.00	\$0.00
2	Erosion Control	LS	1	\$6,000.00	1	\$6,000.00	1.00	*	100%	\$6,000.00	0.00	\$0.00
3	Importing & Compacting General Fill	CY	1023	\$42.00	215.74	\$9,061.08	215.74	*	21%	\$9,061.08	0.00	\$0.00
4	Hauling 50+ PCB Soil o TSCA Landfill	CY	619	\$43.00	988	\$42,484.00	988.00	*	50%	\$42,484.00	0.00	\$0.00
5	Hauling 10-50 PCB Soil to Ridgeview Landfill in Whitelaw WI	CY	404	\$43.00	276	\$11,885.63	276.41	*	68%	\$11,885.63	0.00	\$0.00
6	Aggregate	CY	50	\$42.00	50	\$2,100.00	50.00	*	100%	\$2,100.00	0.00	\$0.00
7	Dewatering & Treatment of PCB Impacted Groundwa	LS	1	\$10,000.00	1.377123	\$13,771.23	1.377123	*	138%	\$13,771.23	0.00	\$0.00
8	Clearing & Grubbing	LS	1	\$500.00	4.60	\$2,300.00	4.60	*	460%	\$2,300.00	0.00	\$0.00
A1	Removal of Concrete Slab	SY	697	\$6.00	697	\$4,182.00	697.00	*	100%	\$4,182.00	0.00	\$0.00
A2	Demolition of Removal of Concrete Structures	LS	1	\$13,000.00	1	\$13,000.00	1.00	*	100%	\$13,000.00	0.00	\$0.00
A3	Demolition of Concrete Utility Tunnel	LS	1	\$15,000.00	1	\$15,000.00	1.00	*	0%	\$15,000.00	0.00	\$0.00
A4	Demolition of Concrete Wall	LF	40	\$400.00	40	\$16,000.00	40.00	*	100%	\$16,000.00	0.00	\$0.00
Alternates - General												
9	Loading & Hauling of Bricks to Ridgeview Landfill in Whitelaw, WI	CY	500	\$43.00	683.57	\$29,393.51	683.57	*	137%	\$29,393.51	0.00	\$0.00
10	Demolition & Removal of Structural Concrete Sla	SY	8306	\$5.00	8,306	\$41,530.00	8,306.00	*	50%	\$41,530.00	0.00	\$0.00
11	Onsite Crushing of Concrete & Stockpile	CY	3001	\$14.50	3,001	\$43,514.50	3,001.00	*	100%	\$43,514.50	0.00	\$0.00
12	Demolition of 6'x6' Utility Tunnel	LF	1500	\$12.00	1,580	\$18,960.00	1,580.00	*	105%	\$18,960.00	0.00	\$0.00
13	Importing & Backfilling 6'x6' Utility Tunnel	CY	2000	\$42.00	2,200	\$92,400.00	2,623.64	*	131%	\$110,192.88	423.64	\$17,792.88
A5	Demolition & Removal of Concrete Structures	LS	1	\$17,000.00	1	\$17,000.00	1.00	*	100%	\$17,000.00	0.00	\$0.00
A6	Demolition of Concrete Wall	LF	65	\$24.50	65	\$1,592.50	65.00	*	100%	\$1,592.50	0.00	\$0.00
Subtotals Items 1-13 & Alternates							\$397,174.45			\$414,967.33		\$17,792.88

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					PREVIOUS COMPLETED	PREVIOUS COMPLETED	COMPLETED TO DATE	COMPLETED TO DATE	COMPLETED TO DATE	DIFFERENCE	DIFFERENCE	
CO 1.1	PCB Containment Structure (change per EPA)	LS	1	\$18,500.00	1	\$18,500.00	1.00	*	100%	\$18,500.00	0.00	\$0.00
CO 1.2	Well Abandonment-Stantec Agreement	LF	501.5	\$10.53	501.50	\$5,280.80	501.50	*	100%	\$5,280.80	0.00	\$0.00
CO 1.3	Bid Item #4-Additional \$10/CY	CY	928	\$10.00	928	\$9,280.00	928.00	*	100%	\$9,280.00	0.00	\$0.00
CO 1.4	Bid Item #5-Additional \$10/CY	CY	240	\$10.00	240	\$2,400.00	240.00	*	100%	\$2,400.00	0.00	\$0.00
CO 1.5	Empty Soil Drums -Stantec Agreement	LS	1	\$350.00	1	\$350.00	1.00	*	100%	\$350.00	0.00	\$0.00
CO 1.6	Handling of PCB Conc Structures per EPA	LS	1	\$8,500.00	1	\$8,500.00	1.00	*	100%	\$8,500.00	0.00	\$0.00
CO 1.7	Sampling & Investigation - Stantec Agreement	LS	2	\$950.00	2	\$1,900.00	2.00	*	100%	\$1,900.00	0.00	\$0.00
CO 2.1	Bid Item #9-Sorting of Brick Material-per EPA extra charge	CY	683.57	\$15.00	683.57	\$10,253.55	683.57	*	100%	\$10,253.55	0.00	\$0.00
CO 2.2	Bid Item #13-Double handling of Tunnel material per EPA extra charge	CY	2623.64	\$10.00	2,623.64	\$26,236.40	2,623.64	*	100%	\$26,236.40	0.00	\$0.00
CO 2.3	Additional Excavation per EPA	LS	1	\$4,800.00	1	\$4,800.00	1.00	*	100%	\$4,800.00	0.00	\$0.00
CO 2.4	Minor Grading/File Cap Locating & Cleaning	HR	7	\$255.00	7	\$1,785.00	7.00	*	100%	\$1,785.00	0.00	\$0.00
CO 2.5	Slurry Fill of Vault Footing	LS	1	\$4,616.92	1	\$4,616.92	1.00	*	100%	\$4,616.92	0.00	\$0.00
CO 3.1	Wall Sawing Removal	LS	1	\$44,880.00	0	\$0.00	1.00	*	100%	\$44,880.00	1.00	\$44,880.00
Subtotals Change Orders						\$93,902.67			\$138,782.67		\$44,880.00	
TOTAL FOR CONTRACT WO-25-13						\$491,077.12			\$553,750.00		\$62,672.88	
TOTAL PAYMENT						98.0% \$481,130.27		100.0%	\$553,750.00		100.0%	\$72,619.73

NOTE: ASTERISK (*) DENOTES FINAL QUANTITY OR MEASUREMENT.

Prepared By: J.E.

[Handwritten Signature]
 2-2-2026

**WB Excavation LLC
Final Lien Waiver**

Project: Manitowoc Site

Customer: Horizon Construction & Exploration LLC

Invoice #: 1186

Payment Amount: \$13,727.50

Final payment was received and Contractor waives and releases any and all lien or bond rights, claims, or demands for labor, services, equipment, or materials furnished to the property located

at:

**1512 Washington Street
Manitowoc, WI**

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, altered or repaired and to the appurtenances thereunto.

Contractor: WB Excavation LLC

By: 

Printed Name: Wes Brockway

Title: Owner

Date: 1/26/26

HORIZON CONSTRUCTION AND EXPLORATION LLC
764 TOWER DRIVE
FERDONIA WI 53021

WAIVER OF LIEN

Date: 1/13/20

For value, received, we hereby waive all right and claims for lien on land and/or building about to be erected, being erected, altered or repaired and to the appurtenances thereunto,

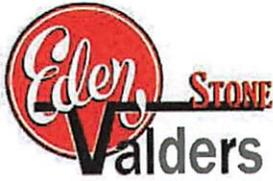
Amount: \$ 15,510.00

For all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances.

INVOICE	DOLLAR AMOUNT
11130	\$ 5,400.00
11099	\$ 1,020.00
185	\$ 9,090.00

GF INC OF WI
C. Luu
Signature: (Authorized Party)

Admin
Title



FINAL WAIVER OF LIEN

TO WHOM IT MAY CONCERN:

WHEREAS, the undersigned has been employed by (A) Horizon Construction

to furnish materials (B) Valders limestone aggregate

under a contract (C)

for the improvement of the premises described as (D) 1512 Washington Street

in the city of Manitowoc County of Manitowoc

State of Wisconsin of which City of Manitowoc is the owner

NOW, THEREFORE, this 15 day of January, 2026, THE undersigned, for and in consideration of the sum of (E) Twenty seven thousand eight hundred nine dollars and 61/100

Dollars paid simultaneously herewith, the receipt whereof is hereby acknowledged by the undersigned, the undersigned does hereby waive and release any lien rights to, or claim of lien with respect to and on said above-described premises, and the improvements thereon, and on the monies or other considerations due or to become due from the owner, by virtue of said contract, on account of labor, services, materials, fixtures, apparatus or machinery furnished by the undersigned to or for the above-described premises.



(F) VALDERS STONE & MARBLE INC. (SEAL)
(Name of sole ownership, corporation or partnership)

Pamela Schneider (SEAL)
Pamela Schneider

TITLE: Office Manager (SEAL)

LIEN WAIVER

Date: January 14, 2026
\$: 1750.00

For value received, H. Steffens Enterprises hereby waive all right and claims for lien on land and/or building about to be erected, being erected, altered or repaired and to all appurtenances thereunto at:

1512 Washington Street
Manitowoc, WI

For all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances.

BY: _____

Hal Steffens, Owner