



City of Neenah
Board of Public Works Agenda
Wednesday, September 2, 2026 at 3:30 PM
Neenah City Hall – 211 Walnut Street
Hauser Room

- I. Call to Order
- II. Roll Call
- III. Public Appearances
Speakers must state their name and residential address and are allowed five minutes to speak on any topic.
- IV. Approval of Minutes
 - A. Approval of Minutes from [August 20, 2026](#).
- V. Unfinished Business
- VI. New Business
 - A. Public Works – Interim Director Rohloff
 - 1. Final Pay Request, Contract 12-25, Courtside Fields Stormwater Pond, MCC, Inc., in the amount of \$364,094.24 (Attachment)
 - B. Parks & Recreation – Director Kading
 - 1. Accept the quote from ARI Environmental, Green Bay, WI, in the amount of \$90,000 to remove and dispose of lead paint from the Kimberly Point Lighthouse utilizing 2026 CIP Funds. (Attachments)
- VII. Announcements and Future Agenda Items
- VIII. Adjournment

Notice: Pursuant to the requirements of Wis. Stats. Sec. 19.84 (Open Meeting Notice Law), a majority of the Neenah Common Council may be present at this meeting. Common Council members may be present to gather information about a subject on which they have decision-making responsibility. This may constitute a meeting of the Neenah Common Council and must be noticed as such. The Council will not take any formal action at this meeting.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Neenah will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance, or reasonable accommodation in participating in this meeting or event due to a disability as defined under the ADA, please call the Clerk's Office (920) 886-6100 or e-mail clerk@neenahwi.gov at least 48 hours prior to the scheduled meeting or event to request an accommodation.

City of Neenah Department of Public Works Contractor Request for Payment						
Contractor Name: MCC, Inc.			Contract No.: 12-25			
Address: 2600 Roemer Rd.			Contract Amount \$1,289,292.79			
City Appleton WI 54911						
Name of Project Courtside Fields Pond						
Location of Project:						
Pay Request No. 4-FINAL		For Period:		FINAL		
CONTRACT SUMMARY						
Original Contract Amount			\$1,289,292.79			
Net Amount of Change Order			\$0.00			
Adjusted Contract Amount			\$1,289,292.79			
WORK PERFORMED TO DATE						
Work Performed to Date			\$1,283,216.53			
Less Retainage of 5%. If different indicate here			\$0.00			
Net Amount Earned to Date			\$1,283,216.53			
Less Previous Payments			\$919,122.29			
BALANCE DUE THIS PAYMENT			\$364,094.24			
CONTRACT BREAKOUT						
	Account Numbers	Project #	Budget Total	Contract Breakdown	Due This Estimate	Paid to Date
Storm Wtr-Misc Rprs-CF	049-5050-743.02-36	STW05	\$156,911.04	\$156,911.04	\$7,845.55	\$149,065.49
Detention Ponds-CF	049-5050-743.02-36	STW06	\$487,688.00	\$487,688.00	\$2,234.69	\$42,459.06
Detention Pond	049-5050-743.02-36	STW06	\$600,000.00	\$600,000.00	\$24,384.40	\$463,303.60
Storm Wtr-Elm St CF	049-5050-743.02-36	STW15	\$44,693.75	\$44,693.75	\$329,629.60	\$264,294.14
			\$1,289,292.79	\$1,289,292.79	\$364,094.24	\$919,122.29
CERTIFICATION OF CONTRACTOR:						
I certify that the foregoing is just and correct and the amount claimed is legally due after showing all just credits						
Certified by Engineer						Date: 8/24/26
Certified by Public Works						Date:
Certified by Water Utility						Date:
Certified by Contractor Ridge Liebszeit						Date: 8/21/2026
			Approved BPW			Date:
			Approved Water Commission (Final Payments Only)			Date:
			Approved Common Council (Final Payments Only)			Date:

CITY OF NEENAH
CONTRACT 12-25
COURTSIDE FIELDS STORM WATER POND

Item Line	Item Code	Item Description	UofM	QTY	Unit Price	Extension	Quantity Completed to Date	Pay Request No.3				Pay Request No.4_FINAL				Total Earned By Contractor
								Contractor Completed This Period	Retainage Due this Period	Due this Estimate	Contractor Completed This Period	Retainage Owed this Period	Due this Estimate			
								Quantity	\$			Quantity	\$			
1	300	Furnish and Install Underdrain	Lin. Ft.	360	\$60.00	\$21,600.00	435.00	0.00	\$0.00	\$0.00	\$0.00	435.00	\$26,100.00	\$0.00	\$26,100.00	\$26,100.00
2	301	Furnish and Install 8-inch PVC Storm Sewer	Lin. Ft.	60	\$65.00	\$3,900.00	60.00	0.00	\$0.00	\$0.00	\$0.00	60.00	\$3,900.00	\$0.00	\$3,900.00	\$3,900.00
3	302	Furnish and Install DI Storm Intake	Lin. Ft.	50	\$101.00	\$5,050.00	50.00	0.00	\$0.00	\$0.00	\$0.00	50.00	\$5,050.00	\$0.00	\$5,050.00	\$5,050.00
4	303	Furnish and Install 10-inch & 12inch PVC Storm Sewer	Lin. Ft.	31	\$88.00	\$2,728.00	7.00	0.00	\$0.00	\$0.00	\$0.00	7.00	\$616.00	\$0.00	\$616.00	\$616.00
5	304	Furnish and Install 15-inch PVC Storm Sewer	Lin. Ft.	508	\$80.00	\$40,640.00	508.00	446.00	\$35,680.00	\$1,784.00	\$33,896.00	62.00	\$4,960.00	\$1,784.00	\$6,744.00	\$40,640.00
6	305	Furnish and Install 24-inch Storm Sewer	Lin. Ft.	407	\$98.00	\$39,886.00	407.00	343.00	\$33,614.00	\$1,680.70	\$31,933.30	64.00	\$6,272.00	\$1,680.70	\$7,952.70	\$39,886.00
7	306	Furnish and Install 30-inch Storm Sewer	Lin. Ft.	349	\$135.00	\$47,115.00	341.00	341.00	\$46,035.00	\$2,301.75	\$43,733.25	0.00	\$0.00	\$2,301.75	\$2,301.75	\$46,035.00
8	307	Furnish and Install 36-inch Storm Sewer	Lin. Ft.	273	\$145.00	\$39,585.00	273.00	266.00	\$38,570.00	\$1,928.50	\$36,641.50	7.00	\$1,015.00	\$1,928.50	\$2,943.50	\$39,585.00
9	308	Furnish and Install 15-inch Endwall	Each	1	\$420.00	\$420.00	1.00	0.00	\$0.00	\$0.00	\$0.00	1.00	\$420.00	\$0.00	\$420.00	\$420.00
10	309	Furnish and Install 24-inch RCP Endwall with Joint Ties	Each	2	\$1,560.00	\$3,120.00	2.00	0.00	\$0.00	\$0.00	\$0.00	2.00	\$3,120.00	\$0.00	\$3,120.00	\$3,120.00
11	310	Furnish and Install 36-inch RCP Endwall with Joint Ties	Each	1	\$2,420.00	\$2,420.00	1.00	0.00	\$0.00	\$0.00	\$0.00	1.00	\$2,420.00	\$0.00	\$2,420.00	\$2,420.00
12	311	Furnish and Install 24-inch Grate for Apron Endwall	Each	2	\$710.00	\$1,420.00	2.00	0.00	\$0.00	\$0.00	\$0.00	2.00	\$1,420.00	\$0.00	\$1,420.00	\$1,420.00
13	312	Furnish and Install 36-inch Grate for Apron Endwall	Each	1	\$1,280.00	\$1,280.00	1.00	0.00	\$0.00	\$0.00	\$0.00	1.00	\$1,280.00	\$0.00	\$1,280.00	\$1,280.00
14	313	Furnish and Install 24-inch Yard Drain with Grate	Each	1	\$2,250.00	\$2,250.00	1.00	0.00	\$0.00	\$0.00	\$0.00	1.00	\$2,250.00	\$0.00	\$2,250.00	\$2,250.00
15	314	Furnish and Install 48-inch Storm Manholes	Each	3	\$4,050.00	\$12,150.00	3.00	2.00	\$8,100.00	\$405.00	\$7,695.00	1.00	\$4,050.00	\$405.00	\$4,455.00	\$12,150.00
16	315	Furnish and Install 60-inch Storm Manholes	Each	2	\$5,300.00	\$10,600.00	2.00	2.00	\$10,600.00	\$530.00	\$10,070.00	0.00	\$0.00	\$530.00	\$530.00	\$10,600.00
17	316	Furnish and Install 72-inch Storm Manholes	Each	2	\$7,710.00	\$15,420.00	2.00	2.00	\$15,420.00	\$771.00	\$14,649.00	0.00	\$0.00	\$771.00	\$771.00	\$15,420.00
18	317	Furnish and Install Manhole Castings	Each	6	\$750.00	\$4,500.00	6.00	6.00	\$4,500.00	\$225.00	\$4,275.00	0.00	\$0.00	\$225.00	\$225.00	\$4,500.00
19	318	Furnish and Install 60-inch Pond Outlet Structure with Grate & Antiseep Collar	Lump sum	1	\$11,000.00	\$11,000.00	1.00	1.00	\$11,000.00	\$550.00	\$10,450.00	0.00	\$0.00	\$550.00	\$550.00	\$11,000.00
20	319	Furnish & Install Underdrain Vent	Each	1	\$5,400.00	\$5,400.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00
21	320	Remove Onsite Storm Sewer, Cap e3nd at property line	Lump sum	1	\$4,000.00	\$4,000.00	1.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$200.00	\$200.00	\$4,000.00
22	321	Furnish & Install Traffic Control	Lump sum	1	\$325.00	\$325.00	1.00	0.00	\$0.00	\$0.00	\$0.00	0.25	\$81.25	\$12.19	\$93.44	\$325.00
		Storm Water Base Bid				\$274,809.00			\$203,519.00	\$10,175.95	\$193,343.05		\$62,954.25	\$10,388.14	\$73,342.39	\$270,717.00

CITY OF NEENAH
CONTRACT 12-25
COURTSIDE FIELDS STORM WATER POND

Item Line	Item Code	Item Description	UofM	QTY	Unit Price	Extension	Quantity Completed to Date	Pay Request No.3			Due this Estimate	Pay Request No.4_FINAL			Total Earned By Contractor	
								Contractor Completed This Period Quantity	\$	Retainage Due this Period		Contractor Completed This Period Quantity	\$	Retainage Owed this Period		Due this Estimate
23	400	Furnish and Install Tracking Pad	Each	1	\$850.00	\$850.00	1.00	0.00	\$0.00	\$0.00	\$0.00	0.10	\$85.00	\$38.25	\$123.25	\$850.00
24	401	Furnish and Install Inlet Protection	Each	11	\$90.00	\$990.00	7.00	0.00	\$0.00	\$0.00	\$0.00	3.00	\$270.00	\$18.00	\$288.00	\$630.00
25	402	Remove Fence	Lump sum	1	\$4,000.00	\$4,000.00	1.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$200.00	\$200.00	\$4,000.00
26	403	Strip Soil (Estimated 19,957 Sq.Yds.)	Lump sum	1	\$10,699.00	\$10,699.00	1.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$534.95	\$534.95	\$10,699.00
27	404	Furnish and Install Ditch Check	Each	4	\$85.00	\$340.00	4.00	0.00	\$0.00	\$0.00	\$0.00	4.00	\$340.00	\$0.00	\$340.00	\$340.00
28	405	Furnish and Install Silt Fence	Lin. Ft.	250	\$3.00	\$750.00	210.00	0.00	\$0.00	\$0.00	\$0.00	210.00	\$630.00	\$0.00	\$630.00	\$630.00
29	406	Furnish and Install Light Riprap over Type HR Fabric	Ton	6.2	\$45.06	\$279.37	0.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00
30	407	Furnish and Install Medium Riprap over Type HR Fabric	Ton	15.6	\$37.72	\$588.43	32.75	0.00	\$0.00	\$0.00	\$0.00	32.75	\$1,235.33	\$0.00	\$1,235.33	\$1,235.33
31	408	Furnish and Install Heavy Riprap over Type HR Fabric	Ton	38.4	\$34.40	\$1,320.96	0.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00
32	409	Furnish & Install 3-inch Breaker over Type HR Fabric	Ton	104.6	\$21.58	\$2,257.27	210.00	0.00	\$0.00	\$0.00	\$0.00	210.00	\$4,531.80	\$0.00	\$4,531.80	\$4,531.80
33	410	Unclassified Excavation for Pond Construction (Est. Rock Removal=20,250 cy. EST. Total Excavation=56,090 cy inclusive of rock)	Lump sum	1	\$340,000.00	\$340,000.00	1.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$17,000.00	\$17,000.00	\$340,000.00
34	411	Crush and Stockpile Rock Removed from Pond	Lump sum	1	\$504,888.00	\$504,888.00	1.00	0.40	\$201,955.20	\$10,097.76	\$191,857.44	0.20	\$100,977.60	\$20,195.52	\$121,173.12	\$504,888.00
35	412	Furnish and Install Pond Liner (Estimated 10,668 CY)	Lump sum	1	\$120,473.00	\$120,473.00	1.00	0.00	\$0.00	\$0.00	\$0.00	1.00	\$120,473.00	\$0.00	\$120,473.00	\$120,473.00
36	413	Install Salvaged Topsoil & Fine Grading	Lump sum	1	\$7,282.00	\$7,282.00	1.00	0.00	\$0.00	\$0.00	\$0.00	1.00	\$7,282.00	\$0.00	\$7,282.00	\$7,282.00
37	414	Furnish and Install Topsoil (Import from Off-Site)	CY	800	\$0.01	\$8.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00
38	415	Furnish & Install Base Aggregate Dense 1 1/4-inch	Lump sum	1	\$1,746.00	\$1,746.00	1.00	0.00	\$0.00	\$0.00	\$0.00	1.00	\$1,746.00	\$0.00	\$1,746.00	\$1,746.00
39	416	Furnish & Install Terracing, Fertilize, Seed & Hydromulch (Permanent-Outside of Sidewalk)	SY	7477	\$1.68	\$12,561.36	5,800.00	0.00	\$0.00	\$0.00	\$0.00	5,800.00	\$9,744.00	\$0.00	\$9,744.00	\$9,744.00
40	417	Furnish & Install Terracing, Fertilize, Seed & Hydromulch (Temporary-Inside Sidewalk)	SY	6056	\$0.90	\$5,450.40	6,056.00	0.00	\$0.00	\$0.00	\$0.00	6,056.00	\$5,450.40	\$0.00	\$5,450.40	\$5,450.40
		Pond/Earthwork Restoration Base Bid				\$1,014,483.79			\$201,955.20	\$10,097.76	\$191,857.44		\$252,765.13	\$37,986.72	\$290,751.85	\$1,012,499.53
BID TOTAL						\$1,289,292.79			\$405,474.20	\$20,273.71	\$385,200.49		\$315,719.38	\$48,374.86	\$364,094.24	\$1,283,216.53



Department of Parks & Recreation

TO: Mayor Borchardt and Members of the Board of Public Works

FROM: Michael T. Kading, Director of Parks & Recreation

DATE: August 27, 2026

RE: Kimberly Point Lighthouse Restoration – Abatement Contract

Through the continued pre-planning process for demolition and renovation of the Kimberly Point Lighthouse, it has become apparent that full abatement of the lead paint and coatings is necessary. Complicating factors include proximity to a body of water, prevailing winds, and access to the facility. The initial plan in the contract was to abate and encapsulate as necessary. As discussion progressed, it became apparent that OSHA/EPA rules governing workplace safety and the removal and disposal of lead paint and coatings necessitated full removal by a certified and licensed firm.

Miron Construction, on behalf of the City, solicited quotes from qualified firms throughout the state and facilitated several onsite meetings and discussions. Unfortunately, only one quote was received. Those who choose not to submit a quote cited timing and complexity of the work/project.

ARI Environmental – \$90,000
RJR3 Enterprises – No quote
Sanchez Environmental – No quote
Mavo System – No quote

Current Projected Costs

Miron Construction – \$398,138.75
WE Energies – \$20,000 (estimate)
UW-Milwaukee Archeological Review and Onsite Monitoring – \$20,000 (estimate)

Funding Source: 2026 CIP – \$575,000 (\$300,000 has been fundraised)

Staff recommends acceptance of the quote from ARI Environmental, of Green Bay, WI, in the amount of \$90,000 to remove and dispose of lead paint from the lighthouse utilizing 2026 CIP Funds.

Suggested Action: Accept the quote from ARI Environmental, Green Bay, WI, in the amount of \$90,000 to remove and dispose of lead paint from the Kimberly Point Lighthouse utilizing 2026 CIP Funds

Creating Community Through People, Parks & Programs

Department of Parks & Recreation
PO Box 426
Neenah, WI 54957-0426

phone: 920-886-6062
fax: 920-886-6069
mkading@neenahwi.gov



ARI ENVIRONMENTAL

3142 S Ridge Rd, P.O. Box 11742 • Green Bay, WI 54307-1742 • Phone: 920.336.2002 • Fax: 920.337.2626

August 26, 2026

Miron Construction
Attn: Michael Buntin
1471 McMahon Drive
Neenah, WI 54956

Re: Estimate for Lead Paint Chemical Stripper on Kimberly Point Lighthouse

Dear Michael,

We are pleased to provide an estimate as follows to provide lead paint chemical stripper services and washing per your request using Smart Strip Pro on Kimberly Point Lighthouse in Neenah, WI. All work will be done in accordance with your email on 8-25-26.

Budget Price by T&M\$90,000.00
(Ninety Thousand and No/100)
Estimated 552 man hours.

Note:

- Miron to provide lift and scaffolding access.
- Price based on working straight time hours.
- Materials, rentals, disposal and air monitoring cost plus 10 percent.
- Foreman straight time \$85.84 per hour and worker \$78.37 per hour.
- Temperatures will need to be above 40 degrees for removal.

Scope of Work:

Removal of the lead paint using regulated area and Smart Strip Pro.

ARI Environmental liability for losses and claims is limited to ARI Environmental's sole negligence for omissions.

If you have any questions or require more detailed information, please call as we look forward to being of service to you.

Sincerely,

Tim Evans

Tim Evans
Operations Manager
Asbestos Removal, Inc. – DBA 'ARI Environmental'

Acceptance of Proposal - the above price, specifications and conditions are satisfactory and are hereby accepted.
This has not been bid as a prevailing wage project. Payment terms net 30 days.

Date of Acceptance: _____ Signature: _____