



**City of Neenah  
Board of Public Works Agenda  
Tuesday, September 23, 2025 at 11:30 AM  
Hauser Room  
Neenah City Hall  
211 Walnut Street**

- I. Call to order
- II. [Approval of the minutes of the September 15, 2025 meeting.](#) (Minutes can be found on the city website)
- III. Appearances
- IV. Unfinished Business
- V. New Business
  - A. Public Works – Director Kaiser
    - 1. Pay Request No.1, Contract 5-25, HMA Street Repairs, MCC Inc., in the amount of \$12,323.59. (Attachment)
  - B. Water Utility – Director Mach
    - 1. Recommendation to Water Works Commission to approve the Final Pay Request for Contract 2-24W West Side Booster Station Contract B, Process, Mechanical, Electrical and Plumbing Construction, to Sabel Mechanical LLC, in the amount of \$90,837.27. (Attachment)
- VI. Any announcements/questions for the Board
- VII. Adjournment

**NOTICE IS HEREBY GIVEN**, pursuant to the requirements of Wis. Stats. Sec. 19.84, that 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](mailto: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. 5-25	
Address: 2600 N Roemer Rd PO Box 1137		Contract Amount \$89,559.50	
City Appleton WI 54912-1137			
Name of Project		HMA Repairs	
Location of Project		Various Sites throughout City	
Pay Request No. 1	For Period	August 2025	

**CONTRACT SUMMARY**

Original Contract Amount	\$89,559.50
Net Amount of Change Order	\$0.00
Adjusted Contract Amount	<u>\$89,559.50</u>

**WORK PERFORMED TO DATE**

Work Performed to Date	\$12,972.20
Less Retainage of 5%. If different indicate here _____	\$648.61
Net Amount Earned to Date	\$12,323.59
Less Previous Payments	\$0.00

**BALANCE DUE THIS PAYMENT**

**\$12,323.59**

**CONTRACT BREAKOUT**

	Account Numbers	Project #	Budget Total	Contract Breakdown	Due This Estimate	Paid to Date
San-Pavement Repair	046-5050-743.02-36	SEW10	\$20,000.00	\$20,000.00	\$0.00	\$0.00
San Misc R/R	046-5050-743.02-36	SEW16	\$180,000.00	\$4,822.21	\$0.00	\$0.00
Storm-Pavement Repairs	049-5050-743.02-36	STW10	\$200,000.00	\$1,559.50	\$0.00	\$0.00
Storm Misc R/R	049-5050-743.02-36	STW05	\$60,000.00	\$0.00	\$0.00	\$0.00
Water-Miscellaneous	400-0499-770-999	WO558	\$250,000.00	\$2,583.33	\$0.00	\$0.00
Water S. Park Ave	400-0499-770-999	WO543	\$347,000.00	\$4,055.56	\$0.00	\$0.00
Water Misc. Mains	400-0402-770-6730		\$250,000.00	\$23,288.90	\$0.00	\$0.00
Water Misc. Services	400-0402-770-6750		\$100,000.00	\$1,250.00	\$0.00	\$0.00
Street Misc Repair	012-4350-743.02-36	SM01	\$225,000.00	\$32,000.00	\$12,323.59	\$0.00
			\$1,632,000.00	\$89,559.50	\$12,323.59	\$0.00

**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: 9-22-25
Certified by Public Works	Date: 9-22-25
Certified by Water Utility	Date:
Certified by Contractor	Date:
Approved BPW	Date:
Approved Common Council (Final Payments Only)	Date:

City of Neenah  
Contract 5-25  
HMA Street Repairs

Item Line	Item Code	Item Description	UofM	QTY	Unit Price	Extension	Pay Request No.1			
							Contractor Completed This Period Quantity	Retainage Due this Period \$	Due this Period Estimate	Due this Estimate
1	402.1.7.4	Unclassified Excavation	Cu. Yd.	20	\$58.40	\$1,168.00	0.00	\$0.00	\$0.00	\$0.00
2	401.1.1	Furnish and Install Crushed Aggregate Base	Ton	30	\$53.05	\$1,591.50	0.00	\$0.00	\$0.00	\$0.00
3	9999.1	HMA Pavement Repair	Ton	500	\$110.00	\$55,000.00	86.77	\$9,544.70	\$477.24	\$9,067.46
4	9999.2	Pavement Repair Preperation	Sq. Yd.	2000	\$8.15	\$16,300.00	350.00	\$2,852.50	\$142.63	\$2,709.87
5	306.8	Adjust Sewer Manhole	Each	12	\$1,100.00	\$13,200.00	0.00	\$0.00	\$0.00	\$0.00
6	706.1	Install and Maintain Traffic Control	LS	1	\$2,300.00	\$2,300.00	0.25	\$575.00	\$28.75	\$546.25
<b>BASE BID TOTAL</b>						<b>\$89,559.50</b>		<b>\$12,972.20</b>	<b>\$648.62</b>	<b>\$12,323.58</b>

Pay To: Sabel Mechanical LLC  
W3150 County Road H  
Fond du Lac WI 54937

Contract No. 2-24W Booster Station Contract B  
Process, Mechanical, Electrical and Plumbing Construction  
McMahon N0002-09-22-00496-B

Date: September 16, 2025

Pay Request No. 5-Final

<u>Account Description</u>	<u>Account #</u>	<u>Payment</u>
Amount Requested		\$67,556.49
Change Order 1		-\$4,625.00
Change Order 2		-\$4,661.40
Change Order 3		-\$300.00
Retainage Due		\$32,867.18
Booster Station Contract B	400-0499-770-9999 WO506	<b>\$90,837.27</b>

Approved by Water Utility September 16, 2025



Approved by Board of Public Works September 23, 2025

Approved by Water Commission October 20, 2025

Number of Attachments 7

**City of Neenah**  
**Water Utility**  
**Contract Payment Form**

Item No.	Item Description	Scheduled Value	Pay Request No.1			Pay Request No.2			Pay Request No.3			Pay Request No.4			Pay Request No.5			Contract Reconciling		
			Completed This Period	Retainage Due this	Due To Contractor	Completed This Period	Retainage Due this	Due To Contractor	Completed This Period	Retainage Due this	Due To Contractor	Completed This Period	Retainage Due this	Due To Contractor	Completed This Period	Retainage Due to	Due To Contractor	Completed To Date	Retainage Due	Due To Contractor
			\$	Period	This Period	\$	Period	This Period	\$	Period	This Period	\$	Period	This Period	\$	Contractor	This Period	\$		This Period
1	General Conditions	\$120,680.00	\$17,900.00	\$895.00	\$17,005.00	\$15,200.00	\$760.00	\$14,440.00	\$23,800.00	\$1,190.00	\$22,610.00	\$51,400.00	\$2,570.00	\$48,830.00	\$12,380.00	\$5,415.00	\$17,795.00	\$120,680.00	\$5,415.00	\$0.00
2	Concrete	\$22,825.00	\$0.00	\$0.00	\$0.00	\$22,825.00	\$1,141.25	\$21,683.75								\$1,141.25	\$1,141.25	\$22,825.00	\$1,141.25	\$0.00
3	P-Lam Cabinets	\$7,647.00	\$0.00	\$0.00	\$0.00	\$2,168.00	\$108.40	\$2,059.60				\$2,168.00	\$108.40	\$2,059.60	\$3,311.00	\$216.80	\$3,527.80	\$7,647.00	\$216.80	\$0.00
4	Insulation-Ceiling	\$2,256.00	\$0.00	\$0.00	\$0.00	\$2,256.00	\$112.80	\$2,143.20								\$112.80	\$112.80	\$2,256.00	\$112.80	\$0.00
5	Finishes	\$26,765.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,507.50	\$925.38	\$17,582.12	\$6,527.00	\$326.35	\$6,200.65	\$1,730.50	\$1,251.73	\$2,982.23	\$26,765.00	\$1,251.73	\$0.00
6	Specialities	\$1,944.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$1,944.00	\$0.00	\$1,944.00	\$1,944.00	\$0.00	\$0.00
7	Plumbing	\$36,815.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,333.00	\$516.65	\$9,816.35	\$19,985.00	\$999.25	\$18,985.75	\$6,497.00	\$1,515.90	\$8,012.90	\$36,815.00	\$1,515.90	\$0.00
8	HVAC	\$52,103.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,400.00	\$1,170.00	\$22,230.00	\$22,351.00	\$1,117.55	\$21,233.45	\$6,352.00	\$2,287.55	\$8,639.55	\$52,103.00	\$2,287.55	\$0.00
9	Electrical	\$146,739.00	\$0.00	\$0.00	\$0.00	\$17,969.75	\$898.49	\$17,071.26	\$86,404.97	\$4,320.25	\$82,084.72	\$34,502.00	\$1,725.10	\$32,776.90	\$7,862.28	\$6,943.84	\$14,806.12	\$146,739.00	\$6,943.84	\$0.00
10	Earth Work	\$23,530.00	\$20,353.69	\$1,017.68	\$19,336.01	\$0.00	\$0.00	\$0.00							\$3,176.31	\$1,017.68	\$4,193.99	\$23,530.00	\$1,017.68	\$0.00
11	Exterior Improvements	\$57,007.00	\$0.00	\$0.00	\$0.00	\$43,478.00	\$2,173.90	\$41,304.10							\$13,529.00	\$2,173.90	\$15,702.90	\$57,007.00	\$2,173.90	\$0.00
12	Process Piping	\$226,589.00	\$156,274.60	\$7,813.73	\$148,460.87	\$0.00	\$0.00	\$0.00	\$38,280.00	\$1,914.00	\$36,366.00	\$21,260.00	\$1,063.00	\$20,197.00	\$10,774.40	\$10,790.73	\$21,565.13	\$226,589.00	\$10,790.73	\$0.00
13	Change Order 1	(\$4,625.00)																-\$4,625.00	\$0.00	\$0.00
14	Change Order 2	(\$4,661.40)																-\$4,661.40	\$0.00	\$0.00
15	Change Order 3	(\$300.00)																-\$300.00	\$0.00	\$0.00
		\$715,313.60	\$194,528.29	\$9,726.41	\$184,801.88	\$103,896.75	\$5,194.84	\$98,701.91	\$200,725.47	\$10,036.28	\$190,689.19	\$158,193.00	\$7,909.65	\$150,283.35	\$67,556.49	\$32,867.18	\$90,837.27	\$715,313.60	\$32,867.18	\$0.00

Original Congract Amount    \$724,900.00



September 12, 2025

Neenah Water Utility  
211 Walnut Street  
Neenah, WI 54956

Re: Neenah Water Utility  
Water Booster Station MEP Construction  
Certificate for Payment #5 - Final  
McM. No. N0002-09-22-00496-B

Enclosed herewith is Certificate for Payment #5 for the above referenced project. This Certificate is issued to Sabel Mechanical, LLC in the amount of \$90,837.27 for final payment for work performed through June 11, 2025.

Please process the enclosed, and forward payment to Sabel Mechanical, LLC. Should you have any questions, please contact our office at your convenience.

Respectfully,

McMahon Associates, Inc.

A handwritten signature in black ink, appearing to read "Alrik R. Ristau".

Alrik R. Ristau  
Construction Services Engineer

ARR:jlh

cc: Sabel Mechanical, LLC

Enclosure: Certificate for Payment #5

**CERTIFICATE FOR  
PAYMENT**

NEENAH WATER UTILITY  
211 Walnut Street  
Neenah, WI 54956

Contract No.	N0002-09-22-00496-B
Project File No.	N0002-09-22-00496
Certificate No.	Five (5) – FINAL
Issue Date:	September 12, 2025
Project:	NEENAH WATER UTILITY Water Booster Station MEP Construction

This Is To Certify That, In Accordance With The Contract Documents Dated: June 27, 2024

Sabel Mechanical, LLC  
W3150 County Road H  
Fond du Lac, WI 54937

Is Entitled To Partial Payment For Work Performed Through: June 11, 2025

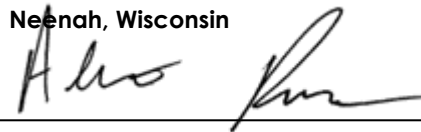
- ☒ Contractor's Application for Payment Attached  
☒ Itemized Cost Breakdown Attached

Original Contract	<u>\$724,900.00</u>	Completed To Date	<u>\$715,313.60</u>
Net Change Orders	<u>(\$9,586.40)</u>	Retainage – N/A	<u>\$0.00</u>
Current Contract Amount	<u>\$715,313.60</u>	Subtotal	<u>\$715,313.60</u>
		Previously Certified	<u>\$624,476.33</u>

**Amount Due This Payment: \$90,837.27**

Please process and forward payment to Sabel Mechanical, LLC.

Certified By:  
**McMAHON ASSOCIATES, INC.**  
Neenah, Wisconsin



Alrik R. Ristau  
Construction Services Engineer

**Contractor's Application for Payment**

<b>Owner:</b>	City of Neenah Water Utility	<b>Owner's Project No.:</b>	
<b>Engineer:</b>	McMahon Engineer	<b>Engineer's Project No.:</b>	
<b>Contractor:</b>	Sabel Mechanical LLC	<b>Contractor's Project No.:</b>	241600
<b>Project:</b>	Contract B Water Booster Station Process, Mechanical, Electrical, & Plumbing Constr.		
<b>Contract:</b>	N002-09-22-004696-B		

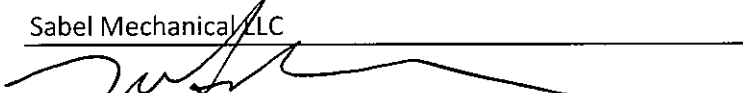
<b>Application No.:</b>	5	<b>Application Date:</b>	6/11/2025
<b>Application Period:</b>	From 12/23/2024	to	6/11/2025

1. Original Contract Price	\$	724,900.00
2. Net change by Change Orders	\$	(9,586.40)
3. Current Contract Price (Line 1 + Line 2)	\$	715,313.60
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	715,313.60
5. Retainage		
a. _____ X \$ _____ Work Completed	\$	-
b. _____ X \$ _____ - Stored Materials	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	-
6. Amount eligible to date (Line 4 - Line 5.c)	\$	715,313.60
7. Less previous payments (Line 6 from prior application)	\$	624,476.33
8. Amount due this application	\$	90,837.27
9. Balance to finish, including retainage (Line 3 - Line 4)	\$	-

**Contractor's Certification**

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

<b>Contractor:</b>	Sabel Mechanical LLC
<b>Signature:</b>	
<b>Date:</b>	6/11/2025

<b>Recommended by Engineer</b>	<b>Approved by Owner</b>
<b>By:</b> _____	<b>By:</b> _____
<b>Title:</b> _____	<b>Title:</b> _____
<b>Date:</b> _____	<b>Date:</b> _____
<b>Approved by Funding Agency</b>	
<b>By:</b> _____	<b>By:</b> _____
<b>Title:</b> _____	<b>Title:</b> _____
<b>Date:</b> _____	<b>Date:</b> _____



Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Neenah Water Utility	Owner's Project No.:	
Engineer:	McMahon Engineer	Engineer's Project No.:	
Contractor:	Sabel Mechanical LLC	Contractor's Project No.:	241600
Project:	Contract B Water Booster Station Process, Mechanical, Electrical, & Plumbing Constr.		
Contract:	N002-09-22-004696-B		

Application No.:	5	Application Period:	From	12/23/24	to	06/11/25	Application Date:	06/11/25
A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
Change Orders								
CO#1	Electrical Credit	(4,625.00)		(4,625.00)		(4,625.00)	100%	-
CO#2	Conduit and Hydroseeding Credit	(4,661.40)		(4,661.40)		(4,661.40)	100%	-
	credit damage tin	(300.00)		(300.00)		(300.00)	100%	-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Neenah Water Utility	Owner's Project No.:	
Engineer:	McMahon Engineer	Engineer's Project No.:	
Contractor:	Sabel Mechanical LLC	Contractor's Project No.:	241600
Project:	Contract B Water Booster Station Process, Mechanical, Electrical, & Plumbing Constr.		
Contract:	N002-09-22-004696-B		

Application No.:	5		Application Period:	From	12/23/24	to	06/11/25	Application Date:	06/11/25
A	B		C	D	E	F	G	H	I
Iterr. No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)	
			(D + E) From Previous Application (\$)	This Period (\$)					
Original Contract									
Div 1	General Conditions	120,680.00	108,300.00	12,380.00		120,680.00	100%	-	
Div 3	Concrete	22,825.00	22,825.00			22,825.00	100%	-	
Div 6	P-Lam Cabinets	7,647.00	4,336.00	3,311.00		7,647.00	100%	-	
Div 7	Insulation- Ceiling	2,256.00	2,256.00			2,256.00	100%	-	
Div 9	Finishes	26,765.00	25,034.50	1,730.50		26,765.00	100%	-	
Div 10	Specialites	1,944.00		1,944.00		1,944.00	100%	-	
Div 22	Plumbing	36,815.00	30,318.00	6,497.00		36,815.00	100%	-	
Div 23	HVAC	52,103.00	45,751.00	6,352.00		52,103.00	100%	-	
Div 26	Electrical	146,739.00	138,876.72	7,862.28		146,739.00	100%	-	
Div 31	Earth Work	23,530.00	20,353.69	3,176.31		23,530.00	100%	-	
Div 32	Exter Improvements	57,007.00	43,478.00	13,529.00		57,007.00	100%	-	
Div 40	Process Piping	226,589.00	215,814.60	10,774.40		226,589.00	100%	-	
						-		-	
						-		-	
						-		-	
						-		-	
						-		-	
						-		-	
						-		-	
						-		-	
Original Contract Totals		\$ 724,900.00	\$ 657,343.51	\$ 67,556.49	\$ -	\$ 724,900.00	100%	\$ -	