

Parks, Recreation and
Cultural Services Department
800 Center St., Rm 127
Racine, Wi 53403



Matt Koenick
Director
Mike Willis
Superintendent of
Parks
Jason Mars
Superintendent of
Recreation

April 1, 2026

TO: Alder David Maack, Chair
Public Works and Services Committee

FROM: Matt Koepnick, Director of Parks and Recreation & Cultural Services

Re: Final payment on contract #2024088, Island Park Parking Lot Upgrade, LaLonde
Contractors, Inc., contractor.

The work on Contract #2024088, Island Park Parking Lot Upgrade, has been completed and LaLonde Contractors, Inc., is requesting final payment. The final contract amount for all work completed is \$316,728.85.

The project was authorized under resolution 0355-24, dated 5/7/24, in the amount of \$296,551.50.

Change order No. 1 authorized under resolution 1055-24, dated 12/3/24 in the amount of \$20,177.35 made the final contract amount \$316,728.85.

Funding for the project is available in:

<u>ORG OBJECT</u>	<u>Description</u>	<u>Amount</u>
45050 57110	Parks Land Improvements	\$316,728.85
	Total	\$ 316,728.85

AIA Type Document
Application and Certification for Payment

TO (OWNER): CITY OF RACINE

PROJECT: RACINE-ISLAND PARK PARKING LOT

APPLICATION NO: 2
PERIOD TO: 3/18/2026

DISTRIBUTION TO:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM (CONTRACTOR): LaLonde Contractors, Inc.
 1609 Lincoln Avenue
 Waukesha, WI 53186

VIA (ARCHITECT):

ARCHITECT'S PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Type Document is attached.

1. ORIGINAL CONTRACT SUM	\$ 296,551.50
2. Net Change by Change Orders	\$ 0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 296,551.50
4. TOTAL COMPLETED AND STORED TO DATE	\$ 316,728.85
5. RETAINAGE:	
a. .00 % of Completed Work	\$ 0.00
b. 0.00 % of Stored Material	\$ 0.00
Total retainage (Line 5a + 5b)	\$ 0.00
6. TOTAL EARNED LESS RETAINAGE	\$ 316,728.85
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 268,475.59
8. CURRENT PAYMENT DUE	\$ 48,253.26
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ -20,177.35

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR: LaLonde Contractors, Inc.
 1609 Lincoln Avenue Waukesha, WI 53186

By: _____ Date: _____
 /

State of:

County of:

Subscribed and Sworn to before me this _____ Day of _____ 20 _____

Notary Public:

My Commission Expires : _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

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ITEM	DESCRIPTION	PLAN QTY	UNIT	UNIT PRICE	SCHEDULED VALUE	PREV COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMP QTY/% TO DATE	COMPLETED AND STORED	%	BALANCE
1	Common Excavation		LS	\$0.00	\$47,356.95	100.0000%	\$47,356.95	.0000%	\$0.00	\$0.00	100.0000%	\$47,356.95	100.00	\$0.00
2	Excavation Below Grade	41.000	CY	\$37.59	\$1,541.19	41.0000	\$1,541.19	.0000	\$0.00	\$0.00	41.0000	\$1,541.19	100.00	\$0.00
3	Saw Cut Pavement (Full Depth)	535.000	LF	\$1.95	\$1,043.25	700.0000	\$1,365.00	.0000	\$0.00	\$0.00	700.0000	\$1,365.00	130.84	\$-321.75
4	Remove Concrete Curb & Gutter	227.000	LF	\$9.79	\$2,222.33	345.0000	\$3,377.55	.0000	\$0.00	\$0.00	345.0000	\$3,377.55	151.98	\$-1,155.22
5	Remove Asphalt Pavement	166.000	SY	\$10.73	\$1,781.18	166.0000	\$1,781.18	.0000	\$0.00	\$0.00	166.0000	\$1,781.18	100.00	\$0.00
6	Remove Concrete Pavement	18.000	SY	\$13.44	\$241.92	18.0000	\$241.92	.0000	\$0.00	\$0.00	18.0000	\$241.92	100.00	\$0.00
7	Pulverize Asphalt Pavement	3,375.000	SY	\$6.11	\$20,621.25	3,375.0000	\$20,621.25	.0000	\$0.00	\$0.00	3,375.0000	\$20,621.25	100.00	\$0.00
8	Stone Tracking Pad	112.000	SY	\$26.83	\$3,004.96	112.0000	\$3,004.96	.0000	\$0.00	\$0.00	112.0000	\$3,004.96	100.00	\$0.00
9	Strip & Salvage Topsoil	2,407.000	SY	\$3.51	\$8,448.57	2,407.0000	\$8,448.57	.0000	\$0.00	\$0.00	2,407.0000	\$8,448.57	100.00	\$0.00
10	Silt Fence	345.000	LF	\$3.00	\$1,035.00	345.0000	\$1,035.00	.0000	\$0.00	\$0.00	345.0000	\$1,035.00	100.00	\$0.00
11	Crushed Aggregate Base Course (1 1/4In)	783.000	TON	\$23.87	\$18,690.21	1,896.9300	\$45,279.72	.0000	\$0.00	\$0.00	1,896.9300	\$45,279.72	242.26	\$-26,589.51
12	Crushed Aggregate Base Course (3In)	82.000	TON	\$31.17	\$2,555.94	.0000	\$0.00	.0000	\$0.00	\$0.00	.0000	\$0.00	.00	\$2,555.94
13	Light-Duty Concrete Pavement (4In)	88.000	SY	\$84.60	\$7,444.80	.0000	\$0.00	44.0000	\$3,722.40	\$0.00	44.0000	\$3,722.40	50.00	\$3,722.40
14	18In Curb & Gutter (Reverse Pan)	146.000	LF	\$46.79	\$6,831.34	.0000	\$0.00	.0000	\$0.00	\$0.00	.0000	\$0.00	.00	\$6,831.34
15	18In Curb & Gutter (Depressed Head)	20.000	LF	\$79.79	\$1,595.80	.0000	\$0.00	.0000	\$0.00	\$0.00	.0000	\$0.00	.00	\$1,595.80
16	3In - HMA Pavement Type 4-LT 58-28 S	943.000	TON	\$72.85	\$68,697.55	916.4100	\$66,760.47	.0000	\$0.00	\$0.00	916.4100	\$66,760.47	97.18	\$1,937.08
17	2In Gate Valve	2.000	EA	\$823.00	\$1,646.00	2.0000	\$1,646.00	.0000	\$0.00	\$0.00	2.0000	\$1,646.00	100.00	\$0.00
18	2In - Water Service (To Be Bored)	584.000	LF	\$56.00	\$32,704.00	584.0000	\$32,704.00	.0000	\$0.00	\$0.00	584.0000	\$32,704.00	100.00	\$0.00
19	3/4In Brass Yard Hydrant	1.000	EA	\$2,995.00	\$2,995.00	.0000	\$0.00	1.0000	\$2,995.00	\$0.00	1.0000	\$2,995.00	100.00	\$0.00
20	Bi-Level Tubular Fountain with Pet Fountain	1.000	EA	\$8,241.00	\$8,241.00	1.0000	\$8,241.00	.0000	\$0.00	\$0.00	1.0000	\$8,241.00	100.00	\$0.00
21	Water Utility Manhole/Vault	1.000	EA	\$8,246.00	\$8,246.00	1.0000	\$8,246.00	.0000	\$0.00	\$0.00	1.0000	\$8,246.00	100.00	\$0.00
22	Swing Barrier Gate	3.000	EA	\$5,298.00	\$15,894.00	.0000	\$0.00	3.0000	\$15,894.00	\$0.00	3.0000	\$15,894.00	100.00	\$0.00
23	Bituminous Seal Coating	2,548.000	SY	\$3.00	\$7,644.00	.0000	\$0.00	2,548.0000	\$7,644.00	\$0.00	2,548.0000	\$7,644.00	100.00	\$0.00
24	Crack & Joint Seal	500.000	LB	\$0.65	\$325.00	.0000	\$0.00	500.0000	\$325.00	\$0.00	500.0000	\$325.00	100.00	\$0.00

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25	Striping - Parking Lot		LS	\$0.00	\$1,200.00	.0000%	\$0.00	100.0000%	\$1,200.00	\$0.00	100.0000%	\$1,200.00	100.00	\$0.00
26	Install Premium Rubber Wheel Stops	126.000	EA	\$60.00	\$7,560.00	.0000	\$0.00	126.0000	\$7,560.00	\$0.00	126.0000	\$7,560.00	100.00	\$0.00
27	Sign Reflective Type II (Handicapped)	8.000	EA	\$80.00	\$640.00	.0000	\$0.00	8.0000	\$640.00	\$0.00	8.0000	\$640.00	100.00	\$0.00
28	Post Tubular Steel 2Inx2Inx14Ft	8.000	EA	\$140.00	\$1,120.00	.0000	\$0.00	8.0000	\$1,120.00	\$0.00	8.0000	\$1,120.00	100.00	\$0.00
29	Salvaged Topsoil/Seed/Fertilizer	943.000	SY	\$5.21	\$4,913.03	.0000	\$0.00	368.0672	\$1,917.63	\$0.00	368.0672	\$1,917.63	39.03	\$2,995.40
30	Topsoil/Seed/Fertilizer	457.000	SY	\$5.39	\$2,463.23	.0000	\$0.00	457.0000	\$2,463.23	\$0.00	457.0000	\$2,463.23	100.00	\$0.00
31	Erosion Mat - Class 1 Urban Type B	1,400.000	SY	\$1.98	\$2,772.00	.0000	\$0.00	1,400.0000	\$2,772.00	\$0.00	1,400.0000	\$2,772.00	100.00	\$0.00
32	14 inch by 9 inch CMPA with Endwalls	47.000	LF	\$108.00	\$5,076.00	47.0000	\$5,076.00	.0000	\$0.00	\$0.00	47.0000	\$5,076.00	100.00	\$0.00
CCO.001	Change Orders - All		LS	\$0.00	\$0.00	100.0000%	\$11,748.83	.0000%	\$0.00	\$0.00	100.0000%	\$11,748.83		\$-11,748.83
REPORT TOTALS					\$296,551.50		\$268,475.59		\$48,253.26			\$316,728.85		
										\$0.00			\$-20,177.35	

TO: Commissioner of Public Works
Racine, Wisconsin

Lien Waiver (in full)

WAIVER OF CONSTRUCTION LIEN

For value received, the undersigned hereby waives all rights to or claims for a lien on the land hereafter described, for any and all work, materials, plans and specifications made or furnished or to be made or furnished for the improvement of said lands, said improvements being done for the City of Racine by

LaLonde Contractors Inc

(prime contractor's name)

said lands being situated in Racine County, State of Wisconsin, and described as follows (contract number and name of contract):

Contract 2024088

Island Park Parking Lot Improvements

City of Racine, Department of Public Works, Racine County, State of Wisconsin

The work done and/or materials furnished by the undersigned for said job is as follows:

Site Grading, Asphalt Pavement Replacement, Pavement Marking, Landscape Restoration

(describe).

Signature 
Mark LaLonde

President and Secretary
Title

LaLonde Contractors, Inc.
Firm Name

Date of this Waiver:

March 17th, 2026



Racine Works Program (RWP) Payout Request

City of Racine Ordinance Section #46-41

Date: 03/30/2026

Contractor Name: **Lalonde Contractors Inc**

Department: Public Works Water/Waste Water Other _____

Project Name: **Island Park Parking Lot Upgrades**

Project Number: N/A

Munis Contract #: 2024088

Total project hours: **1766.75**

Total RWP Hours: 1504

City of Racine Residents: **2**

RWP Certified: **2**

RWP Compliance Percentage: **85%**

Contract duration: September 2024 – December 2024

2 city residents who are RWP certified on the project.

Staff Recommendation: Approve final payment for Lalonde Contractors Inc.

Signed: Jon Dragoth Date: 3/30/26