

Department of Public Works

City Hall
730 Washington Avenue
Racine, Wisconsin 53403
262.636.9121 – Public Works
262.636.9191 - Engineering



John C. Rooney, P.E.
Commissioner of Public Works

Ronald J. Pritzlaff, P.E.
Asst. Comm. Of Public Works/Operations

Ara P. Molitor, P.E.
City Engineer

November 12, 2025

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

FROM: Ron Pritzlaff, Assistant Commissioner of Public Works

RE: Contract 2024188 City Hall Elevator Upgrades

The work on Contract 2024188, City Hall Elevator Upgrades has been completed and Express Elevator is requesting final payment.

The final contract amount for all work completed is \$361,742.53.

The project was authorized by Resolution No. 0801-24 of October 15, 2024 in the amount of \$315,000. The completion date was extended via Change Order 1, Resolution 0093-25 dated February 4, 2025. Change Order 2 in the amount of \$46,742.53, brings the total contract amount to \$361,742.53.

Funding is as follows:

<u>ORG OBJECT</u>	<u>Description</u>	<u>Amount</u>
45040 57200	City Hall Elevator Repairs	\$361,742.53
	Total	\$361,742.53

APPLICATION AND CERTIFICATE FOR PAYMENT
CITY OF RACINE
DEPARTMENT OF PUBLIC WORKS

To: Commissioner of Public Works
730 Washington Avenue -- Room 303
Racine, Wisconsin 53403

Contract No. 2024188

Contract Name City Hall Elevator Upgrades

CHANGE ORDER SUMMARY:		ADDITIONS \$	DEDUCTIONS \$
Change Orders Approved in			
Previous Months by Owner			
TOTAL			
Subsequent Change Orders			
No.	Approval Date	Resolution No.	
2	TBD	TBD	46,742.53
TOTAL			46,742.53
Net Change by Change Orders			0.00

APPROVED AND PAYMENT AUTHORIZED:

Project Engineer _____ Date _____
Department Head  11/12/2025 Date _____

Commissioner of Public Works _____ Date _____

Contractor Express Elevator
1701 Pearl Street, Unit 8
Address Waukesha, WI 53186

Payment No. 2 (Final)

Period from 6/2/2025 to 11/1/2025

Original Contract Bid \$ 315,000.00

Net Change by Change Orders \$ 46,742.53

Contract to Date
(Including Change Orders) \$ 361,742.53

Total Work Completed to Date \$ 361,742.53

Retainage % of \$ 0.00

Total Earned Less Retainage \$ 361,742.53

Less Previous Payments

#1 \$ 104,737.50

Total of Previous Payments \$ 104,737.50

CURRENT PAYMENT DUE: \$ 257,005.03

City of Racine - City Hall Elevator Upgrades
 838 Racine Street
 Racine, WI 53403

Commissioner of Public Works
 730 Washington Ave, Room 304
 Racine, WI 53403

Final Payment Request
 Period from 06-2-2025 to 11-1-2025
 Contract# 2024188

CONTRACT				COMPLETED TO DATE		
Description of Work and/or Materials Stored on Site	Quantity	UoM	Total Cost	Quantity	% Complete	Total Cost
Base Bid - Labor & Material for Dover Hydraulic Passenger Elevator Alternative 1/2	1	LS	\$315,000.00	1	100%	\$315,000.00
Deduct - FCU Exhaust Fan and Dampers	1	LS	\$66,182.53	1	100%	\$66,182.53
Deduct - Replace Pendant Lights	1	LS	(\$14,400.00)	1	100%	(\$14,400.00)
			(\$5,040.00)	1	100%	(\$5,040.00)
Payment #1						(\$104,737.50)
TOTAL AMOUNT DUE						\$257,005.03

According to the best of my knowledge and belief, I certify that the work covered by this Detailed Estimate has been completed in accordance with the Contract Documents, and that the current payment shown herein is due. I further certify that all claims outstanding as of this date against the undersigned as Contractor (or labor, materials, and expendable equipment employed in the performance of said contract up to this date have been paid in full in accordance with the requirements of said contract.

According to the best of my knowledge and belief, I certify that the work covered by the Detailed Estimate has been completed in accordance with the Contract Documents, and that the current payment shown herein is due. I further certify that all claims outstanding as of this date against the undersigned as Contractor for labor, materials, and expendable equipment employed in the performance of said contract up to this date have been paid in full in accordance with the requirements of said contract.

Contractor: Express Elevator

By: 

Date:

Title:

11/11/25
 President

Printed Name: Hans Spielmann

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

Express Elevator LLC

(prime contractor's name)

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

2024188 - City Hall Elevator Upgrades

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

Completed modernization of elevator and replacement
of hydraulic jack per contract 2024188.

(describe).


Signature

Pies
Title

Express Elevator
Firm Name

Date of this Waiver:

11 Nov, 2025