



September 11, 2026

Ms. Jody Weaver
City of Port Lavaca
202 N. Virginia Street
Port Lavaca, TX 77979

RE: City of Port Lavaca Downtown Waterfront Public Access Improvements - Parking Lot & Sidewalk Improvements

Dear Ms. Weaver:

Attached are Pay Estimate Request #4 (June 1–August 31, 2026) and Pay Estimate Request #5 Final & Retainage for work completed by Lester Contracting, Inc. on the City of Port Lavaca Downtown Waterfront Public Access Improvements - Parking Lot & Sidewalk Improvements. The construction of the physical improvements has been completed.

I recommend that payments be made in the following amounts:

- Pay Estimate Request #4: \$1,964.60
- Pay Estimate Request #5 Final & Retainage: \$12,079.44

If you have any questions, please do not hesitate to contact me at (361) 578-9836 or by email at mglaze@urbanvictoria.com. Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Glaze".

Matt A. Glaze, P.E.
Vice President

MAG/hmm

Attachments

cc: Ken Lester, Lester Contracting, Inc.
Connie Novosad, Urban Engineering

To(OWNER): City of Port Lavaca
202 North Virginia Street
Port Lavaca, TX 77979-0105

Project: CITYOFPL/DWTWN WATERFRONT ACCE
PL BAYFRONT
Port Lavaca, TX 77979

Application No: 4
Invoice No: 2603604
Invoice Date: 8/31/2026
Terms: Net 30
Due Date: 9/30/2026
Period To: 8/31/2026
Project No: CONTRACT
Contract Date: 2/23/2026

Page 1

From: LESTER CONTRACTING, inc.
P. O. BOX 986
PORT LAVACA, TX 77979
(361) 552-3024

Via(Architect/
Engineer)

For:

Original Contract sum.....	238,848.75
Change Orders.....	2,740.00
Contract sum.....	241,588.75
Completed to date.....	241,588.75
Retainage.....	12,079.44
Total earned less retainage.....	229,509.31
Previous billings.....	227,544.71
Current payment due.....	1,964.60
Sales tax.....	0.00
Total due.....	1,964.60

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Port Lavaca, TX 77979-0105

Project: CITYOFPL/DWTWN WATERFRONT ACCE
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(361) 552-3024

Via(Architect/
Engineer)

For:

<u>No.</u>	<u>Description</u>	<u>Total Quantity</u>	<u>Unit</u>	<u>Total Cost</u>	<u>Completed Units</u>	<u>Current Value</u>	<u>Prior Value</u>	<u>Due This Request</u>
1	Mobilization and Bonds (Max 10%)	1 LS	12,000.00	12,000.00	1	12,000.00	12,000.00	0.00
2	Warning Devices Traffic control	1 LS	750.00	750.00	1	750.00	750.00	0.00
3	Construction Staking	1 LS	3,600.00	3,600.00	1	3,600.00	3,600.00	0.00
4	Storm Sewer Main (6") (Dual Solid Wall)	165 LF	32.00	5,280.00	165	5,280.00	5,280.00	0.00
5	Storm Sewer Main (6") Perforated w/filter sock	225 LF	33.00	7,425.00	225	7,425.00	7,425.00	0.00
6	Junction Box (4x4)	1 EA	9,000.00	9,000.00	1	9,000.00	9,000.00	0.00
7	Reclaim Roadway & Stabilize w/Cement 6"	1,280 SY	5.00	6,400.00	1,280	6,400.00	6,400.00	0.00
8	Cement for Roadway Stabilization	14 TONS	425.00	5,950.00	14	5,950.00	5,950.00	0.00
9	Additional Limestone Base (Type A, Gr 2) for Crown	50 TONS	70.00	3,500.00	50	3,500.00	3,500.00	0.00
10	Moisture Condition & Proofroll Subgrade	265 SY	1.00	265.00	265	265.00	265.00	0.00
11	Crushed Limestone Base (8")	265 SY	28.00	7,420.00	265	7,420.00	7,420.00	0.00
12	Prime Coat (MC-30)	1,545 SY	3.25	5,021.25	1,545	5,021.25	5,021.25	0.00
13	Two Course (AC-15P & PB GR4 and GR3)	1,545 SY	17.50	27,037.50	1,545	27,037.50	27,037.50	0.00
14	Construct Permeable Pavement (Truegrid and base)	3,610 SY	9.00	32,490.00	3,610	32,490.00	32,490.00	0.00
15	Concrete Curb (6" Curb & Gutter)	330 LF	52.00	17,160.00	330	17,160.00	17,160.00	0.00
16	Concrete Sidewalk	5,920 SF	9.00	53,280.00	5,920	53,280.00	47,952.00	5,328.00
17	Concrete Pavement	360 SF	16.00	5,760.00	360	5,760.00	5,760.00	0.00
18	Precast Concrete Wheel Stop	47 EA	125.00	5,875.00	47	5,875.00	5,875.00	0.00
19	Pavement Markings (4" White)	600 LF	1.00	600.00	600	600.00	600.00	0.00
20	Pavement Markings (Handicap Symbol)	2 EA	150.00	300.00	2	300.00	300.00	0.00
21	Traffic Sign	2 EA	450.00	900.00	2	900.00	900.00	0.00
22	Rain Garden Wall	160 LF	100.00	16,000.00	160	16,000.00	16,000.00	0.00
23	Rain Garden Fill (fabric, rock, soil media)	520 SF	13.00	6,760.00	520	6,760.00	6,760.00	0.00
24	Place Sod & Topsoil	8,100 SF	0.75	6,075.00	8,100	6,075.00	6,075.00	0.00
25	CO#1 Install 5x2 blocks	1 LS	6,000.00	6,000.00	1	6,000.00	6,000.00	0.00
26	CO#2 Site Grading for Sidewalk	1 LS	2,500.00	2,500.00	1	2,500.00	0.00	2,500.00

To(OWNER): City of Port Lavaca
202 North Virginia Street
Port Lavaca, TX 77979-0105

Project: CITYOFPL/DWTWN WATERFRONT ACCE
PL BAYFRONT
Port Lavaca, TX 77979

Application No: 4
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From: LESTER CONTRACTING, inc.
P. O. BOX 986
PORT LAVACA, TX 77979
(361) 552-3024

Via(Architect/
Engineer)

For:

<u>No.</u>	<u>Description</u>	<u>Total Quantity</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Completed Units</u>	<u>Current Value</u>	<u>Prior Value</u>	<u>Due This Request</u>
27	CO#2A Credit for Item 16A	1 LS	-5,760.00	-5,760.00	1	-5,760.00	0.00	-5,760.00
				<u>241,588.75</u>		<u>241,588.75</u>	<u>239,520.75</u>	<u>2,068.00</u>

LESTER CONTRACTING, INC.										
CITY OF PORT LAVACA										
DOWNTOWN WATERFRONT PUBLIC ACCESS IMPROVEMENTS - PARKING LOT & SIDEWALK IMPROVEMENTS										
PORT LAVACA, TEXAS										
Pay Estimate #4 Date: 09/11/2026										
Item No.	Description	Approved Contract				Quantities		Amounts		% Complete Amount
		Estimated Quantity	Unit	Unit Price	Total Price	This Period	To Date	This Period	To Date	
BASE BID										
GENERAL										
1.	Mobilization, Insurance and Bonds (Maximum 10% of Base Bid)	1	LS	\$ 12,000.00	\$ 12,000.00	0	1	\$ -	\$ 12,000.00	100.00%
2.	Barricading & Traffic Control (Furnish, Install, Maintain & Remove Signs & Warning Devices) (Includes Flagmen, Traffic Handling, Traffic Control Plan & Temporary Striping)	1	LS	\$ 750.00	\$ 750.00	0	1	\$ -	\$ 750.00	100.00%
3.	Construction Staking	1	LS	\$ 3,600.00	\$ 3,600.00	0	1	\$ -	\$ 3,600.00	100.00%
TOTAL GENERAL					\$ 16,350.00			\$ -	\$ 16,350.00	100.00%
IMPROVEMENTS										
4.	Storm Sewer Main (6") (Dual Solid Wall)	165	LF	\$ 32.00	\$ 5,280.00	0	165	\$ -	\$ 5,280.00	100.00%
5.	Storm Sewer Main (6") (Perforated with Filter Sock)	225	LF	\$ 33.00	\$ 7,425.00	0	225	\$ -	\$ 7,425.00	100.00%
6.	Junction Box (4' x 4')	1	EA	\$ 9,000.00	\$ 9,000.00	0	1	\$ -	\$ 9,000.00	100.00%
7.	Reclaim Roadway and Stabilize with Cement (6")	1,280	SY	\$ 5.00	\$ 6,400.00	0	1,280	\$ -	\$ 6,400.00	100.00%
8.	Cement for Roadway Stabilization	14	TONS	\$ 425.00	\$ 5,950.00	0	14	\$ -	\$ 5,950.00	100.00%
9.	Additional Limestone Base (Type A, Grade 2) for Roadway Crown (As Directed by Engineer)	50	TONS	\$ 70.00	\$ 3,500.00	0	50	\$ -	\$ 3,500.00	100.00%
10.	Moisture Condition & Proof Roll Subgrade	265	SY	\$ 1.00	\$ 265.00	0	265	\$ -	\$ 265.00	100.00%
11.	Crushed Limestone Flexible Base (6") (Type A, Grade 1 or 2)	265	SY	\$ 28.00	\$ 7,420.00	0	265	\$ -	\$ 7,420.00	100.00%
12.	Prime Coat (MC-30)	1,545	SY	\$ 3.25	\$ 5,021.25	0	1,545	\$ -	\$ 5,021.25	100.00%
13.	Two Course Surface Treatment (AC-15P & PB, GR4 & GR3 Pre-Coated Aggregate)	1,545	SY	\$ 17.50	\$ 27,037.50	0	1,545	\$ -	\$ 27,037.50	100.00%
14.	Construct Permeable Pavement (Includes Truegrid & Crushed Limestone)	3,610	SF	\$ 9.00	\$ 32,490.00	0	3,610	\$ -	\$ 32,490.00	100.00%
15.	Concrete Curb (6" Curb & Gutter)	330	LF	\$ 52.00	\$ 17,160.00	0	330	\$ -	\$ 17,160.00	100.00%
16.	Concrete Sidewalk	5,920	SF	\$ 9.00	\$ 53,280.00	592	5,920	\$ 5,328.00	\$ 53,280.00	100.00%
16A.	Concrete Pavement	360	SF	\$ 16.00	\$ 5,760.00	0	360	\$ -	\$ 5,760.00	100.00%
17.	Precast Concrete Wheel Stop	47	EA	\$ 125.00	\$ 5,875.00	0	47	\$ -	\$ 5,875.00	100.00%
18.	Pavement Markings (Permanent) (4" White) (Sherwin Williams)	600	LF	\$ 1.00	\$ 600.00	0	600	\$ -	\$ 600.00	100.00%
19.	Pavement Markings (Permanent) (Handicap Symbol White) (Sherwin Williams)	2	EA	\$ 150.00	\$ 300.00	0	2	\$ -	\$ 300.00	100.00%
20.	Traffic Sign Installation (Permanent) (Measured Per Post)	2	EA	\$ 450.00	\$ 900.00	0	2	\$ -	\$ 900.00	100.00%
21.	Rain Garden Wall	160	LF	\$ 100.00	\$ 16,000.00	0	160	\$ -	\$ 16,000.00	100.00%
22.	Rain Garden Fill (Includes Filter Fabric, Crushed Rock & Soil Media)	520	SF	\$ 13.00	\$ 6,760.00	0	520	\$ -	\$ 6,760.00	100.00%
23.	Place Sod and Topsoil	8,100	SF	\$ 0.75	\$ 6,075.00	0	8,100	\$ -	\$ 6,075.00	100.00%
TOTAL IMPROVEMENTS					\$ 222,498.75			\$ 5,328.00	\$ 222,498.75	100.00%
CHANGE ORDER NO. 1										
24.	Install 5x2 Limestone Blocks	1	LS	\$ 6,000.00	\$ 6,000.00	0	1	\$ -	\$ 6,000.00	100.00%
TOTAL CHANGE ORDER NO. 1					\$ 6,000.00			\$ -	\$ 6,000.00	100.00%
CHANGE ORDER NO. 2										
25.	Site Grading for Sidewalk Area	1	LS	\$ 2,500.00	\$ 2,500.00	1	1	\$ 2,500.00	\$ 2,500.00	100.00%
26.	Credit for #16A Concrete Pavement	-360	SF	\$ 16.00	\$ (5,760.00)	-360	-360	\$ (5,760.00)	\$ (5,760.00)	100.00%
TOTAL CHANGE ORDER NO. 2					\$ (3,260.00)			\$ (3,260.00)	\$ (3,260.00)	100.00%
TOTAL BASE BID + CHANGE ORDER NO. 1					\$ 241,588.75					
TOTALS					\$ 241,588.75			\$ 2,068.00	\$ 241,588.75	100.00%
Total Work Completed								\$ 2,068.00	\$ 241,588.75	Retainage %
Less Retainage								\$ (103.40)	\$ (12,079.44)	5.00%
Less Previous Invoices								\$ -	\$ (227,544.71)	
Total Due This Estimate								\$ 1,964.60	\$ 1,964.60	

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Contract sum.....	241,588.75
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Total earned less retainage.....	241,588.75
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Sales tax.....	0.00
Total due.....	12,079.44

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For:

<u>No.</u>	<u>Description</u>	<u>Total Quantity</u>	<u>Unit</u>	<u>Cost</u>	<u>Total Cost</u>	<u>Completed Units</u>	<u>Current Value</u>	<u>Prior Value</u>	<u>Due This Request</u>
1	Mobilization and Bonds (Max 10%)	1 LS		12,000.00	12,000.00	1	12,000.00	12,000.00	0.00
2	Warning Devices Traffic control	1 LS		750.00	750.00	1	750.00	750.00	0.00
3	Construction Staking	1 LS		3,600.00	3,600.00	1	3,600.00	3,600.00	0.00
4	Storm Sewer Main (6") (Dual Solid Wall)	165 LF		32.00	5,280.00	165	5,280.00	5,280.00	0.00
5	Storm Sewer Main (6") Perforated w/filter sock	225 LF		33.00	7,425.00	225	7,425.00	7,425.00	0.00
6	Junction Box (4x4)	1 EA		9,000.00	9,000.00	1	9,000.00	9,000.00	0.00
7	Reclaim Roadway & Stabilize w/Cement 6"	1,280 SY		5.00	6,400.00	1,280	6,400.00	6,400.00	0.00
8	Cement for Roadway Stabilization	14 TONS		425.00	5,950.00	14	5,950.00	5,950.00	0.00
9	Additional Limestone Base (Type A, Gr 2) for Crown	50 TONS		70.00	3,500.00	50	3,500.00	3,500.00	0.00
10	Moisture Condition & Proofroll Subgrade	265 SY		1.00	265.00	265	265.00	265.00	0.00
11	Crushed Limestone Base (8")	265 SY		28.00	7,420.00	265	7,420.00	7,420.00	0.00
12	Prime Coat (MC-30)	1,545 SY		3.25	5,021.25	1,545	5,021.25	5,021.25	0.00
13	Two Course (AC-15P & PB GR4 and GR3)	1,545 SY		17.50	27,037.50	1,545	27,037.50	27,037.50	0.00
14	Construct Permeable Pavement (Truegrid and base)	3,610 SY		9.00	32,490.00	3,610	32,490.00	32,490.00	0.00
15	Concrete Curb (6" Curb & Gutter)	330 LF		52.00	17,160.00	330	17,160.00	17,160.00	0.00
16	Concrete Sidewalk	5,920 SF		9.00	53,280.00	5,920	53,280.00	53,280.00	0.00
17	Concrete Pavement	360 SF		16.00	5,760.00	360	5,760.00	5,760.00	0.00
18	Precast Concrete Wheel Stop	47 EA		125.00	5,875.00	47	5,875.00	5,875.00	0.00
19	Pavement Markings (4" White)	600 LF		1.00	600.00	600	600.00	600.00	0.00
20	Pavement Markings (Handicap Symbol)	2 EA		150.00	300.00	2	300.00	300.00	0.00
21	Traffic Sign	2 EA		450.00	900.00	2	900.00	900.00	0.00
22	Rain Garden Wall	160 LF		100.00	16,000.00	160	16,000.00	16,000.00	0.00
23	Rain Garden Fill (fabric, rock, soil media)	520 SF		13.00	6,760.00	520	6,760.00	6,760.00	0.00
24	Place Sod & Topsoil	8,100 SF		0.75	6,075.00	8,100	6,075.00	6,075.00	0.00
25	CO#1 Install 5x2 blocks	1 LS		6,000.00	6,000.00	1	6,000.00	6,000.00	0.00
26	CO#2 Site Grading for Sidewalk	1 LS		2,500.00	2,500.00	1	2,500.00	2,500.00	0.00

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27	CO#2A Credit for Item 16A	1 LS	-5,760.00	-5,760.00	1	-5,760.00	-5,760.00	0.00
				<u>241,588.75</u>		<u>241,588.75</u>	<u>241,588.75</u>	<u>0.00</u>

LESTER CONTRACTING, INC.													
CITY OF PORT LAVACA													
DOWNTOWN WATERFRONT PUBLIC ACCESS IMPROVEMENTS - PARKING LOT & SIDEWALK IMPROVEMENTS													
PORT LAVACA, TEXAS													
Pay Estimate #5 Final & Retainage Date: 09/11/2026													
Item No.	Description	Approved Contract				Quantities		Amounts		% Complete Amount			
		Estimated Quantity	Unit	Unit Price	Total Price	This Period	To Date	This Period	To Date				
BASE BID													
GENERAL													
1.	Mobilization, Insurance and Bonds (Maximum 10% of Base Bid)	1	LS	\$ 12,000.00	\$ 12,000.00	0	1	\$ -	\$ 12,000.00	100.00%			
2.	Barricading & Traffic Control (Furnish, Install, Maintain & Remove Signs & Warning Devices) (Includes Flagmen, Traffic Handling, Traffic Control Plan & Temporary Striping)	1	LS	\$ 750.00	\$ 750.00	0	1	\$ -	\$ 750.00	100.00%			
3.	Construction Staking	1	LS	\$ 3,600.00	\$ 3,600.00	0	1	\$ -	\$ 3,600.00	100.00%			
TOTAL GENERAL					\$ 16,350.00			\$ -	\$ 16,350.00	100.00%			
IMPROVEMENTS													
4.	Storm Sewer Main (6") (Dual Solid Wall)	165	LF	\$ 32.00	\$ 5,280.00	0	165	\$ -	\$ 5,280.00	100.00%			
5.	Storm Sewer Main (6") (Perforated with Filter Sock)	225	LF	\$ 33.00	\$ 7,425.00	0	225	\$ -	\$ 7,425.00	100.00%			
6.	Junction Box (4' x 4')	1	EA	\$ 9,000.00	\$ 9,000.00	0	1	\$ -	\$ 9,000.00	100.00%			
7.	Reclaim Roadway and Stabilize with Cement (6")	1,280	SY	\$ 5.00	\$ 6,400.00	0	1,280	\$ -	\$ 6,400.00	100.00%			
8.	Cement for Roadway Stabilization	14	TONS	\$ 425.00	\$ 5,950.00	0	14	\$ -	\$ 5,950.00	100.00%			
9.	Additional Limestone Base (Type A, Grade 2) for Roadway Crown (As Directed by Engineer)	50	TONS	\$ 70.00	\$ 3,500.00	0	50	\$ -	\$ 3,500.00	100.00%			
10.	Moisture Condition & Proof Roll Subgrade	265	SY	\$ 1.00	\$ 265.00	0	265	\$ -	\$ 265.00	100.00%			
11.	Crushed Limestone Flexible Base (8") (Type A, Grade 1 or 2)	265	SY	\$ 28.00	\$ 7,420.00	0	265	\$ -	\$ 7,420.00	100.00%			
12.	Prime Coat (MC-30)	1,545	SY	\$ 3.25	\$ 5,021.25	0	1,545	\$ -	\$ 5,021.25	100.00%			
13.	Two Course Surface Treatment (AC-15P & PB, GR4 & GR3 Pre-Coated Aggregate)	1,545	SY	\$ 17.50	\$ 27,037.50	0	1,545	\$ -	\$ 27,037.50	100.00%			
14.	Construct Permeable Pavement (Includes Truegrid & Crushed Limestone)	3,610	SF	\$ 9.00	\$ 32,490.00	0	3,610	\$ -	\$ 32,490.00	100.00%			
15.	Concrete Curb (6" Curb & Gutter)	330	LF	\$ 52.00	\$ 17,160.00	0	330	\$ -	\$ 17,160.00	100.00%			
16.	Concrete Sidewalk	5,920	SF	\$ 9.00	\$ 53,280.00	0	5,920	\$ -	\$ 53,280.00	100.00%			
16A.	Concrete Pavement	360	SF	\$ 16.00	\$ 5,760.00	0	360	\$ -	\$ 5,760.00	100.00%			
17.	Precast Concrete Wheel Stop	47	EA	\$ 125.00	\$ 5,875.00	0	47	\$ -	\$ 5,875.00	100.00%			
18.	Pavement Markings (Permanent) (4" White) (Sherwin Williams)	600	LF	\$ 1.00	\$ 600.00	0	600	\$ -	\$ 600.00	100.00%			
19.	Pavement Markings (Permanent) (Handicap Symbol White) (Sherwin Williams)	2	EA	\$ 150.00	\$ 300.00	0	2	\$ -	\$ 300.00	100.00%			
20.	Traffic Sign Installation (Permanent) (Measured Per Post)	2	EA	\$ 450.00	\$ 900.00	0	2	\$ -	\$ 900.00	100.00%			
21.	Rain Garden Wall	160	LF	\$ 100.00	\$ 16,000.00	0	160	\$ -	\$ 16,000.00	100.00%			
22.	Rain Garden Fill (Includes Filter Fabric, Crushed Rock & Soil Media)	520	SF	\$ 13.00	\$ 6,760.00	0	520	\$ -	\$ 6,760.00	100.00%			
23.	Place Sod and Topsoil	8,100	SF	\$ 0.75	\$ 6,075.00	0	8,100	\$ -	\$ 6,075.00	100.00%			
TOTAL IMPROVEMENTS					\$ 222,498.75			\$ -	\$ 222,498.75	100.00%			
CHANGE ORDER NO. 1													
24.	Install 5x2 Limestone Blocks	1	LS	\$ 6,000.00	\$ 6,000.00	0	1	\$ -	\$ 6,000.00	100.00%			
TOTAL CHANGE ORDER NO. 1					\$ 6,000.00			\$ -	\$ 6,000.00	100.00%			
CHANGE ORDER NO. 2													
25.	Site Grading for Sidewalk Area	1	LS	\$ 2,500.00	\$ 2,500.00	0	1	\$ -	\$ 2,500.00	100.00%			
26.	Credit for #16A Concrete Pavement	-360	SF	\$ 16.00	\$ (5,760.00)	0	-360	\$ -	\$ (5,760.00)	100.00%			
TOTAL CHANGE ORDER NO. 2					\$ (3,260.00)			\$ -	\$ (3,260.00)	100.00%			
TOTAL BASE BID + CHANGE ORDER NO. 1					\$ 241,588.75								
TOTALS					\$ 241,588.75			\$ -	\$ 241,588.75	100.00%			
I, Matt A. Glaze, hereby certify that Improvements for the City of Port Lavaca Downtown Waterfront Public Access Improvements - Parking Lot & Sidewalk Improvements have been fully completed in accordance with the Contract Documents.								Total Work Completed			\$ -	\$ 241,588.75	Retainage %
								Less Retainage			\$ -	\$ -	5.00%
								Less Previous Invoices			\$ -	\$ (229,509.31)	
								Final Payment Due			\$ -	\$ 12,079.44	

I, Matt A. Glaze, hereby certify that Improvements for the City of Port Lavaca Downtown Waterfront Public Access Improvements - Parking Lot & Sidewalk Improvements have been fully completed in accordance with the Contract Documents.

Matt A. Glaze, P.E.
Urban Engineering

