



AGENDA
CITY COMMISSION MEETING
WEDNESDAY, MARCH 8, 2023
CITY HALL | 130 N. NOTTAWA ST.
WIESLOCH RAUM

WORK SESSION 5:00 P.M.

1. Ambulance Update

REGULAR MEETING 6:00 P.M.

1. CALL TO ORDER BY MAYOR
2. PLEDGE OF ALLEGIANCE
3. INVOCATION
4. ROLL CALL
5. PROCLAMATIONS / PRESENTATIONS
6. VISITORS – (Public comments for items not listed as agenda items)
7. APPROVAL OF AGENDA
8. APPROVAL OF CONSENT AGENDA
 - A. Action of Minutes of Previous Meetings
 - **APPROVE the minutes from the February 22, 2023 regular meeting as presented.**
 - **APPROVE the minutes from the February 27, 2023 special meeting as presented.**
 - B. Pay Bills
 - **AUTHORIZE the payment of the City bills in the amount of \$2,234,305.44 as presented.**
 - C. 2023 Trinity Lutheran Cross Walk
 - **APPROVE the requests for the 2023 Trinity Lutheran Church Cross Walk as presented.**
 - D. Thurston Woods “This is How I Roll” Awards Show & Swap Meet
 - **APPROVE the 2023 Thurston Woods “This is How I Roll” Awards Show & Swap Meet as presented.**
9. UNFINISHED BUSINESS
 - A. Splash Pad Restrooms – Andrew Kuk
10. NEW BUSINESS
 - A. City Manager Discussion – Mayor Mullins
 - B. Mowing Bids – Rick Miller
 - C. Bullard Industrial Park Utility Extension Bids – Barry Cox
 - D. M-66 Utility Improvements Phase 1 Design – Barry Cox
11. COMMISSIONER / STAFF COMMENTS
12. CLOSED SESSION – Purchase of Property
13. ADJOURN

Manager's Report

MARCH 8, 2023



Submitted by:

A handwritten signature in black ink, appearing to read "Andrew Kuk".

Andrew Kuk
Interim City Manager

Work Session

1. Ambulance Update

Ryan Banaszak will provide an update on the ambulance service. Included in the packet is a narrative summary and financial update report.

Included in your packet:

1. Narrative Summary
2. Financial Update Report

8. Consent Agenda

Proposed Motion:

Move that the Sturgis City Commission APPROVE/DENY the Consent Agenda for March 8, 2023 as presented.

Staff Recommendation:

APPROVE

8A. Action of Minutes of Previous Meetings

Consent Agenda Motion:

APPROVE the minutes from the February 22, 2022 regular meeting as presented.

Consent Agenda Motion:

APPROVE the minutes from the February 27, 2022 special meeting as presented.

8B. Pay Bills

Consent Agenda Motion:

AUTHORIZE the payment of the City bills in the amount of \$2,234,305.44 as presented.

8C. Trinity Lutheran Cross Walk

For many years now Trinity Lutheran Church has held a Cross Walk in which the members of the congregation and other friends of the community walk from the church to the Sturgis High School parking lot, singing hymns and carrying a cross. The Commission has previously approved these requests, including the use of police staff for assistance.

Following a short opening service in the church, they would exit their property and head north on Lakeview to Chicago Road. They would travel west along Chicago Road to Free Church Park and hold a short service there

before proceeding south on Monroe Street to Congress Street and returning to the church.

Trinity Lutheran would be making use of sidewalks for this route, and police assistance would be limited to helping ensure the group could cross major intersections.

Staff is recommending approval of the request, including use of Free Church Park and police assistance. The Cross Walk would be held on Good Friday, April 7, 2023, beginning at noon.

Consent Agenda Motion:

APPROVE the requests for the 2023 Trinity Lutheran Church Cross Walk as presented.

8D. Thurston Woods “This is How I Roll” Awards Show & Swap Meet

Thurston Woods Village provided information for a car show & swap meet scheduled for July 22, 2023. They are not requesting any City resources; however, would like to allow food trucks and other vendors at the event. Per the City’s ordinance related to these vendors, an event approved by the Commission would allow them to participate at the Thurston Woods site. Food truck vendors will go through the proper City licensing to allow them at the property.

Consent Agenda Motion:

APPROVE the 2023 Thurston Woods “This is How I Roll” Awards Show & Swap Meet as presented.

9. Unfinished Business

A. Splash Pad Restrooms

Staff: Andrew Kuk

At the February 8th City Commission meeting, staff presented information on contract bids for the Splash Pad project. As part of that information, staff discussed the restroom facilities for the project that were not included as part of the construction contract. These restrooms would be an additional cost above what was budgeted in the fiscal year for the project. As discussed, waiting to search for additional grant funding or donations had the potential to delay installation of the restrooms until 2024. The City Commission had consensus for City staff to bring back funding solutions that would allow placing an order for the bathrooms now so that they can be included as part of construction activities this year.

Prior to the City Commission meeting on the February 22nd, staff discovered a potential issue with the plans for installation of the selected bathroom system from CXT. Design plans had not accounted for any footings or foundations on the building because the manufacturer indicated they were not required, however the size of the structure did require footings per Michigan building code.

This led staff to review costs for footings and foundations as well as alternative bathroom options. Quality Precast Inc. (QPI) out of Kalamazoo, MI offers precast, concrete restrooms of a similar type to CXT. Their buildings are an Easi-Set model, and as with the proposed CXT structure, the QPI model is a prefabricated, precast concrete building with four fully accessible flush restrooms. The building would be delivered complete and ready to use.

Overall the QPI (Essex) and CXT (Arapahoe) models are similar, with comparable features, fixtures, and construction materials. Copies of the layouts and specifications of both facilities are included in your packet.

Major differences between the two facilities include:

- The QPI Essex is a 16' X 20' building with restrooms that are 6'7" X 9'6". The CXT Arapahoe is a larger, 20' X 26' building with restrooms that are 6'4" X 10'8".
- The quote for the CXT Arapahoe included final connection of utilities; the QPI Essex would require final connection by others.
- Due to the difference in size, the QPI Essex could be legally installed on a gravel base without footings or foundations. Structural engineers with Abonmarche as well as City staff recommend installing foundations with either building.

As detailed previously the cost for the CXT Arapahoe was \$218,855.00. The quoted cost for the QPI Essex is \$150,500.00. With either building, additional costs to design and install the footing and foundations for the project would be between \$2,500.00 and \$3,000.00 for design and \$20,000.00 and \$25,000.00 for installation/construction. Installation costs would be slightly more for the CXT Arapahoe due to the size of the building. The QPI Essex would have some additional cost for final connection of utilities, but these costs are expected to be marginal and potentially able to be included in one of the splash pad contracts as a change order. There is the potential for marginal savings with the QPI Essex with a smaller prepared pad and sidewalk area to serve the building as well.

Staff is recommending that the Commission move forward with the QPI Essex for a precast restroom facility at the splash pad. If the Commission wishes to move forward with purchase of the bathroom facilities now to allow for installation this year, staff is recommending that an additional transfer from Capital Reserve be utilized to cover the additional not-to-exceed amount of \$180,000.00 in costs for the bathrooms as well as design and installation of the footings/foundations. This additional cost would be offset by the delay of the downtown parking lot project, which was budgeted with \$1,300,000.00 coming from Capital Reserve but which will not be constructed this fiscal year. In addition, staff plans to do a final appeal for additional fundraising for the project.

Included in your packet is an updated budget and cost spreadsheet for the Splash Pad project.

Proposed Motion:

Move that the Sturgis City Commission APPROVE/DENY the purchase from QPI for a precast restroom facility as presented in the amount of one hundred and fifty thousand, five hundred dollars (\$150,500.00) and AUTHORIZE Interim City Manager Andrew Kuk to sign all necessary documents.

Staff Recommendation:

APPROVE and AUTHORIZE

Included in your packet:

1. QPI Essex Quote and Specifications
2. QPI Essex Restroom Drawings
3. CXT Arapahoe Quote and Order Form
4. CXT Arapahoe Restroom Drawings
5. Splash Pad Budget and Costs Spreadsheet

10. New Business

A. City Manager Discussion

Staff: Mayor Mullins

The Commission will discuss the City Manager position.

10. New Business

B. Mowing Bids

Staff: Rick Miller

Contracts for mowing and trimming maintenance for both the Department of Public Services and the Electric Department expired at the end of the 2022 mowing season. For that reason, bid packets were again assembled and sent to bidders on February 6th. As in the past, contractors were asked to bid only on the sites they were capable of mowing as multiple contracts could be awarded. The bid is for mowing / trimming / leaf removal at City-owned properties for a period of 3 years: 2023, 2024, and 2025.

Leaf removal was included in the bid as an option. Last year a situation developed where the Cemetery & Parks crew had limited staffing during leaf season which could have become problematic. As a means mitigate this issue in the future, we added leaf removal to the bid document. This way, we will have fixed costs for the services if it becomes necessary and we choose to exercise the option.

Bids were opened on Monday February 27th, with eight contractors submitting bids. Bid data has been compiled and six different bidders submitted low bids for the sites to be mowed. As part of the bid document contractors were asked to submit bids on a per-mowing basis so the city is only charged if services have been rendered. For three Electric sites (the diesel pit, auditorium, and 206 E. West St.) bids were requested for fertilizing, weed control, and grub treatments; bid costs were requested on an annual basis for these services. The bid data is included in your packet in the mowing bid comparison spreadsheets.

Bids are broken down between DPS sites and Electric Sites. For both sets of sites there is a 2023 bid sheet with summary information for recommended award costs over the three-year period. Also provided are detailed bid spreadsheets for 2024 and 2025. Bids for leaf pickup are included in a separate sheet.

On the spreadsheets, all sites highlighted in green are low bid sites that are being recommended for contractor services. Sites highlighted in red are sites where bids

were requested but City costs for mowing these sites are still lower than the contractor's bid price, or where there was no bid. For that reason, they are not being recommended for award as part of this process.

The contractors being recommended to the Commission for mowing contracts for the 2023, 2024, and 2025 mowing seasons are:

- **Cutter's Edge Lawn Care & Maintenance LLC.** – 20 sites in 2023, 19 sites in 2024, 23 sites in 2025 plus 14 leaf pickup sites in 2023, 2024, and 2025
- **Grand Impressions Property Maintenance** – 1 site in 2023, 2024, 2025
- **New Creations Landscape** – 2 sites in 2023, 2024, 2025
- **Rickett Lawn Care** – 14 sites in 2023, 15 sites in 2024, 12 sites in 2025
- **Straight Line Mowing** – 1 site in 2023, 2024
- **Total Property Management** – 6 sites in 2023, 2024, 2025

This will be our first time working with Grand Impressions and Total Property Management, all other contractors listed above have worked for the City in previous years.

Proposed Motion:

Move that the Sturgis City Commission APPROVE/DENY

Staff Recommendation:

APPROVE

Included in your packet:

1. DPS Mowing Bid Recommendations
2. DPS Leaf Pick-Up Bid Recommendations
3. Electric Mowing Bid Recommendations

10. New Business

C. Bullard Industrial Park Utility Extension Bids

Staff: Barry Cox

Bids were received on February 27, 2023 to complete water main and sanitary sewer extensions between Kitson Avenue and N. Nottawa Street (M-66). The utility extensions will provide sanitary sewer service and improve fire flows in the area. Four bids were opened and read. Parrish Excavating, Inc. submitted the low bid in the amount of \$414,351.00. An award recommendation letter from LRE Engineers & Surveyors and bid tabulation is included in your packet.

The LDFA Board approved LRE's design proposal last fall to complete design of two water main segments south and north of the Dollar General site improving fire flows in the entire area. The design also included a sanitary sewer extension from the north end of Kitson Avenue to the east to serve the vacant EDC property. The EDC will provide an easement for the water main along M-66 and a deed for an 80-foot wide street extension from Kitson Avenue to M-66 for the sanitary and water main extension along the north side of the property.

This project is included in the Local Development Finance Authority's (LDFA) capital budget for Fiscal Year 2022-23. The LDFA budget for the project in FY 2022-23 is \$635,000.00; \$75,000.00 listed as "Bullard Ind - Haines sewer extension" (misabeled under the electric section) and \$560,000.00 listed as "Northside Water Loop - Stoughton Estates to Kitson".

As per the LDFA Operating Agreement approved by the City Commission on June 15, 2022, LDFA projects that are included in the budget are to be reviewed and recommended by the City Commission and approved by the LDFA board. The LDFA would hold the contract with Parrish Excavating if recommended to and approved by LDFA.

Proposed Motion:

Move that the Sturgis City Commission RECOMMEND/NOT RECOMMEND the bid from Parrish Excavating, Inc. of Quincy, Michigan for the Bullard Industrial Park

Utility Extension project in the amount of four hundred fourteen thousand, three hundred, fifty-one dollars (\$414,351.00) to the LDFA.

Staff Recommendation:

RECOMMEND

Included in your packet:

1. Bid Tabulation
2. Award Recommendation Letter

10. New Business

D. M-66 Utility Improvements Phase 1 Design

Staff: Barry Cox

The City Commission approved a Utility Study task order to examine utility improvements in advance of the Michigan Department of Transportation's (MDOT) planned road rehabilitation projects on M-66 within Sturgis in the next five years. The study looked at improvement options and utility layouts to address issues with replacement, repair, relocation, rehabilitation, and maintenance for the water and sanitary sewer systems.

Fleis and VandenBrink Engineering, Inc. has submitted Task Order 10a to complete the design of the Phase 1 improvements identified in the study. Task Order #10a's design cost is \$19,000.00. Phase 1 project extends from US-12 to Wade Street within the M-66 corridor for the water and sanitary sewer systems.

It is critical to have the project designed and awarded for construction by this summer to be able to complete construction prior to MDOT's street rehabilitation project. Future design task orders will be brought to City Commission for other construction phases associated with MDOT's planned improvements.

Proposed Motion:

Move that the Sturgis City Commission APPROVE/DENY Task Order #10a with Fleis and VandenBrink Engineering, Inc. for M-66 Utility Improvements Phase 1 design phase services in the amount of nineteen thousand dollars (\$19,000.00) and AUTHORIZE Interim City Manager Andrew Kuk to sign all necessary documents.

Staff Recommendation:

APPROVE and AUTHORIZE

Included in your packet:

1. Task Order 10a

Noteworthy Meetings / Events

- Retirement Board Meeting | February 21st
- Virtual Town Hall – Michigan Housing Tools | February 24th
- Diane Lantz Retirement Celebration | February 28th
- Chamber Board Meeting | February 28th
- DDA Meeting | March 1st

Upcoming Events

- Styrofoam Recycling | DPS | 9:00am-12:00pm | March 4th
- Sturgis Wind Symphony | SYCA | 3:00pm | March 5th
- Mon & Son Date Night | Doyle | 6:00pm | March 10th
- Cinema Circle The Quiet Man | SYCA | 7:00pm | March 16th
- St. Patrick's Day Celebration | SYCA | 7:30pm | March 17th
- Winter Wine Down / Art Auction | Downtown | 5:30pm-9:00pm | March 24th
- An Evening with Jamie Drake | SYCA | 7:30pm | April 13th
- MML Capital Conference | April 19th



STURGIS DEPARTMENT OF PUBLIC SAFETY

RYAN BANASZAK
DIRECTOR OF PUBLIC SAFETY

ANDREW STRUDWICK
DEPUTY DIRECTOR - FIRE

DAMON KNAPP
DEPUTY DIRECTOR - POLICE

Ambulance Update

It has been just over 10 months since the Sturgis Department of Public Safety – Fire Division took over transport EMS coverage for the City of Sturgis. During that time, we have handled over 1,169 calls for service including 52 double hits (2 calls for service in less than 20 minutes) and 8 triple hits (3 calls for service in less than 20 minutes). All of these calls have been handled from within our organization with zero request for outside mutual aid. From day one we have consistently provided a level of care to community members that routinely results in calls to the station commending our staff for their professionalism, knowledge and compassion. As we continue to work on growing our service we currently have 4 department members enrolled in Paramedic School with an anticipated graduation date of December 2023. This will take our staffing levels to 8 Paramedics and 6 EMT's with 3 of the EMT's tentatively slated to start Paramedic school in 2024.

We are continuing to work through several hurdles on the back end of our service. We recently conducted two half day web meetings with our reporting software company to finetune our report formatting to ensure we not only remain compliant with the State of Michigan but also have access to the data required to continually analyze and improve the service we are providing.

On the billing and revenue side of the service we are continually working to address problems that arise with several of the insurance companies we work with. An unforeseen challenge when starting this service was the difficulty, we would have re-establishing our credentials after discontinuing our ambulance service in 2007. At this point we have worked through the majority of the issues but have 2 companies that are regularly requesting additional information. These companies make up a large percentage of our total call volume and outstanding revenue. Ambulance Billing Network, our contracted billing service, is in daily contact with the insurers working through problems to avoid future denials and eliminating the need to resubmit claims.

I have included several graphs that provide a glimpse into the service we are providing to the community along with items that factor into our decision-making process as we look into the future. It is important to note that with the outstanding uncertainties with the hospital, the REH process and potential sale, I am hesitant to make any commitments to staffing or service changes until a clearer picture is presented.



122 - 124 N. NOTTAWA ST, STURGIS, MI 49091
PH: 269-651-3231 FAX: 269-659-7293

City of Sturgis City Commission Work Session

Agenda Item 1



STURGIS DEPARTMENT OF PUBLIC SAFETY

RYAN BANASZAK
DIRECTOR OF PUBLIC SAFETY

ANDREW STRUDWICK
DEPUTY DIRECTOR - FIRE

DAMON KNAPP
DEPUTY DIRECTOR - POLICE



122 - 124 N. NOTTAWA ST, STURGIS, MI 49091
PH: 269-651-3231 FAX: 269-659-7293

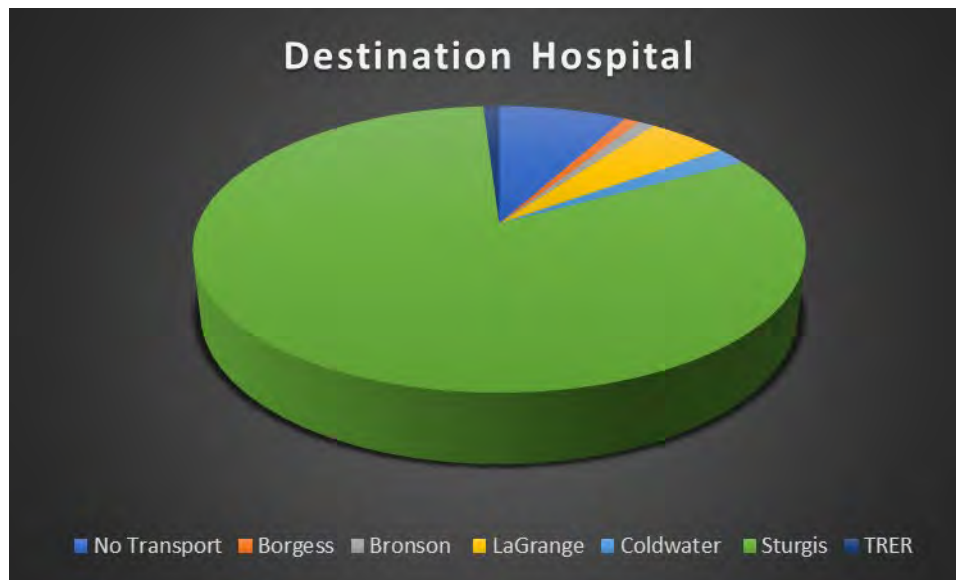


STURGIS DEPARTMENT OF PUBLIC SAFETY

RYAN BANASZAK
DIRECTOR OF PUBLIC SAFETY

ANDREW STRUDWICK
DEPUTY DIRECTOR - FIRE

DAMON KNAPP
DEPUTY DIRECTOR - POLICE



FINANCIALS

Provided by Finance Director/City Controller



122 - 124 N. NOTTAWA ST, STURGIS, MI 49091
PH: 269-651-3231 FAX: 269-659-7293

505 Ambulance Fund Update March 8, 2023 with Financial Activity through January 31, 2023 unaudited

	Budget May-Sept 2022	Unaudited May-Sept 2022	Budget 2023	Budget YTD January	Unaudited YTD January	Notes
OPERATING INCOME						Actual Billed
Charges for Services	280,000	273,998	640,000	213,333	260,184	ABN goal is 38-42% of billed charges be collected. Actual experience is 30-32%.
Contractual Write-Down-Estimated	(140,000)	(158,919)	(326,000)	(108,667)	(150,907)	No current subsidy
Subsidy	0	0	0	0	0	
Total Operating Income	140,000	115,079	314,000	104,666	109,277	
OPERATING EXPENSES						Four Firefighters - 2 Medics, 2 EMTs -goal 4 Medics
Wages - Regular	140,000	135,303	280,000	93,333	88,070	1 person to Medic school
Wages - Overtime	20,000	1,911	30,000	10,000	8,582	
Benefits	71,140	45,579	146,667	48,889	33,443	Unaudited 2022 and 2023 due to for start-up and cost increases
Training	15,000	522	15,000	5,000	2,654	Ambulance Billing Network (ABN), 6% collections
Office Expense	2,000	215	2,000	667	0	
Operating Supplies	17,000	32,372	17,000	5,667	10,574	2 New ambulances, 1 used ambulance
Professional Services	9,800	2,061	21,980	7,327	2,486	
Communications	1,000	2,307	1,000	333	1,742	
Transportation	13,320	6,533	20,000	6,667	6,667	
Insurance & Audit	3,200	1,800	4,750	1,583	1,583	
Repairs & Maintenance	0	0	0	0	0	
Grant Expenditures	0	39,815	0	0	0	County ARPA 2022
Depreciation	39,000	35,235	58,000	19,333	19,333	Projected to be \$68,030 in 2023
Administrative Reimbursement	0	0	0	0	0	Projected to be budgeted \$15,000 in 2024
Total Operating Expenses	331,460	303,653	596,397	198,799	175,134	
OPERATING INCOME (LOSS)	(191,460)	(188,574)	(282,397)	(94,133)	(65,857)	
NON-OPERATING INCOME (EXPENSE)						
Interest Income	0	24	0	0	(249)	
Other Revenue	0	0	0	0		
Interest Expense	(1,500)	(5,308)	(3,500)	(1,167)	(3,190)	From installment purchases and internal loans
Total Non-Operating Income (Expense)	(1,500)	(5,284)	(3,500)	(1,167)	(3,439)	
NET INCOME (LOSS)	(192,960)	(193,858)	(285,897)	(95,300)	(69,296)	
CAPITAL CONTRIBUTIONS/GRANTS						
Grants ARPA - City of Sturgis	192,960	192,960	297,980	99,327	99,327	\$496,358 ARPA allocated to Ambulance, \$5,429 available for 2024
Grants ARPA - St. Joseph County	0	39,200	0	0	0	Funding for Paramedic Training for 4 Firefighters
Total Capital Contributions/Grants	192,960	232,160	297,980	99,327	99,327	
CONTRIBUTIONS TO (FROM) OTHER FUNDS						
Contribution from General Fund	0	0	0	0	0	Commission approved use of ARPA funds instead of General Fund Contribution
Total Transfers	0	0	0	0	0	
CHANGE IN NET ASSETS	0	38,302	12,083	(95,300)	30,031	
CAPITAL AND PRINCIPAL PAYMENTS ON DEBT						
Capital Acquisitions		(69,408)			0	Used ambulance and equipment
714 New Ambulance (SMBT)		(16,421)			(9,194)	Principal payment to SMBT
724 New Ambulance (SMBT)		(16,420)			(9,194)	Principal payment to SMBT
734 Used Ambulance (Internal Loan)		(4,765)			(4,798)	Principal payment to Capital Reserve Fund
Total Principal Payments on Debt		(107,014)			(23,186)	
CHANGE IN CASH	0	(68,712)	12,083	(95,300)	6,846	

**City of Sturgis
City Commission
Regular Meeting**

Agenda Item 8A

REGULAR MEETING - STURGIS CITY COMMISSION
WEDNESDAY, FEBRUARY 22, 2023
WIESLOCH RAUM – CITY HALL

Mayor Mullins called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was said by all present.

The Invocation was given by Mayor Mullins.

Commissioners present: Bir, Smith, Harrington, Hile, Vice-Mayor Miller, Mayor Mullins

Commissioners absent: Klinger, Kinsey, Perez

Also present: City Attorney, Interim City Manager, City Controller, Public Safety Director, Doyle Community Center Director, City Engineer, City Clerk

Pamela Riley, COA Director, provided detailed information on the activities, funding, mission, and other aspects of the Commission On Aging. Discussion followed.

Dianne Wood, 1416 E Hatch, explained that the COA rents the facility, including the parking lot, and that there have been Doyle Community Center patrons using the COA lot.

Mayor Mullins and Interim City Manager Andrew Kuk explained that City staff and COA staff have been working together to develop a mutually beneficial agreement related to parking.

County Commissioner Ken Malone provided some history on the construction of the COA facility and the plans related to parking. He hoped that everyone would work together.

Discussion followed.

The City Commission committed to working with the COA to develop a mutually beneficial solution.

Moved by Comm. Hile and seconded by Comm. Smith to approve the agenda as presented with the removal of Item 9A.

Voting yea: Six Voting nay: None Absent: Klinger, Kinsey, Perez MOTION CARRIED

Moved by Comm. Hile and seconded by Comm. Smith to approve the Consent Agenda of February 22, 2023 as presented.

8A. Action of Minutes of Previous Meetings

- APPROVE the minutes from the February 8, 2023 work session as presented.
- APPROVE the minutes from the February 8, 2023 regular meeting as presented.

B. Pay Bills

- AUTHORIZE the payment of the City bills in the amount of \$1,525,494.63 as presented.

C. 119 S. Monroe Zoning District Amendment Second Reading

- CONSIDER this the second reading of and APPROVE an amendment to the Zoning Code, Article III pertaining to the Zoning map for 119 S. Monroe Street as presented effective March 15, 2023.

**AMENDMENT TO ZONING ORDINANCE
PERTAINING TO ZONING MAP**

An Ordinance to amend Article III of the Zoning Ordinance of the City of Sturgis pertaining to the zoning map and to provide for an effective date of this Ordinance.

WHEREAS, the City Commission, upon recommendation from the Planning Board, has determined that it is in the best interest of the residents of the City to modify the Zoning Ordinance with respect to the zoning map to change the zoning designation of certain property from the Residential 4 (R-4) zoning district to the Central Business (BC) district.

NOW, THEREFORE, the City of Sturgis, St. Joseph County, Michigan ordains:

Article III of the Zoning Ordinance is hereby modified as follows, effective as of March 15, 2023.

Section 1.0302(A), and the zoning map incorporated by reference therein, is hereby modified to provide that the following described property shall be in the Central Business (BC) zoning district:
Land situate in the City of Sturgis, St. Joseph County, Michigan:

119 S. Monroe Street

Parcel No. 052-040-457-00

D. Electronic Message Display Signs Ordinance Amendment Second Reading

- CONSIDER this the second reading of and APPROVE an amendment to the Zoning Code, Section 1.1001, General Requirements - M. Electronic Message Display Signs, as presented effective March 15, 2023.

**AMENDMENTS TO ZONING ORDINANCE
PERTAINING TO THE REGULATION
OF ELECTRONIC MESSAGE DISPLAY SIGNS**

An ordinance to amend Appendix A of the Zoning Ordinance of the City of Sturgis to provide for the modification of regulation of Electronic Message Display Signs within certain districts in the City and an effective date of this Ordinance.

WHEREAS, the City Commission, upon recommendation from the Planning Board, has determined that it is in the best interest of the residents of the City to modify the Zoning Ordinance to provide for the modification of regulation of Electronic Message Display Signs within the City;

NOW, THEREFORE, the City of Sturgis, St. Joseph County, Michigan ordains:

Appendix A of the Zoning Ordinance of the City of Sturgis, Section 1.1001, of the Zoning Ordinance is hereby modified to provide as follows effective as of March 15, 2023.

Article X. – Signs

1.1001 General Requirements

...

(M)

...

2.

...

(c) ...

9. If a property has an electronic message display sign that is within 150 feet of a residential dwelling unit, it must be automatically turned off from dusk until dawn if equipped with a photosensor or other similar device. If the sign is not equipped with this option, the sign must be turned off between 7:00 p.m. and 7:00 a.m. a. The distance provided in this section shall be measured by following a straight line, without regard to intervening buildings, from the nearest edge of electronic message display sign to the nearest point of the primary structure of residential dwelling unit.

E. Transformer Bids

- APPROVE the bid of RESCO for fifty-six Ermco transformers in the amount of ninety-three thousand, two hundred and nineteen dollars (\$93,219.00) and APPROVE a contingency for price fluctuations in the amount of nine thousand three hundred dollars (\$9,300.00).

F. MDOT-Aero ARPA Agreement

- APPROVE the Airport Rescue Grant Agreement American Rescue Plan Act (ARPA) of 2021 Subgrant # IRS-13222 with the Michigan Department of Transportation – Aeronautics and AUTHORIZE Interim City Manager Andrew Kuk to sign all necessary documents..

Voting yea: Six Voting nay: None Absent: Klinger, Kinsey, Perez MOTION CARRIED

Mayor Mullins opened the Public Hearing for consideration of a Resolution to Vacate a Portion of Pine Street.

City Engineer Barry Cox provided information on the portions of Pine Street that will be vacated.

Members of the public had questions about areas that will not be vacated.

Mayor Mullins closed the Public Hearing.

Moved by Comm. Harrington and seconded by Comm. Miller to adopt the Resolution to Vacate a Portion of Pine Street as presented.

Voting yea: Six Voting nay: None Absent: Klinger, Kinsey, Perez MOTION CARRIED

RESOLUTION VACATING STREET

WHEREAS, the City Commission of the City of Sturgis, County of St. Joseph and State of Michigan, the same being the legislative body of the said City of Sturgis, deems it advisable and in the best interests of the City of Sturgis that a portion of Pine Street be vacated, said street being described as follows, to-wit:

Located in the City of Sturgis, St. Joseph County, Michigan

Commencing at the intersection of the Northerly line of Lakeview Manor, a recorded plat, and the Westerly Line of Pine Street, thence North 89° 48' East 60 feet, along the Northerly line of Lakeview Manor to its intersection with the Easterly line of Pine Street, thence North 0° 12' West along the Easterly line of Pine Street, extended to a point where said Easterly line of Pine Street extended interests the Northerly line of Oakwood Drive in Roselawn Terrace extended, North 77° East, thence South 77° West on the North line of Oakwood Drive extended to a point which is North 0° 12' West from the point of beginning; thence South 0° 12' East along the Westerly line of Pine Street extended to the point of beginning.

Also shown graphically in Exhibit A; and

WHEREAS, it being advisable to vacate and abandon the said described property, due notice was

published in the Sturgis Journal, a newspaper published and circulated in the City of Sturgis, County of St. Joseph, State of Michigan, as required by law, notifying the public and all interested persons that the City Commission would meet and be in session on Wednesday, February 22, 2023, at 6:00 p.m. in the Wiesloch Raum of Sturgis City Hall to hear and consider objections thereto; and

WHEREAS, no one appeared at said meeting to object to the proposed vacation and abandonment and no objections having been filed with the City Clerk:

NOW, THEREFORE, BE IT RESOLVED, that the above described portion of street be hereby vacated, abolished, abandoned and discontinued; and

BE IT FURTHER RESOLVED, that within thirty (30) days from this date, the City Clerk shall forward a certified copy of this resolution to the Michigan Secretary of State and also a certified copy of this resolution to the Register of Deeds of the County of St. Joseph, State of Michigan, for recording, and that a proper record of this vacation and abandonment be entered into the Book of Plats of the City of Sturgis.

Interim City Manager Andrew Kuk provided detailed information on the need for a new water service for Harrison Investment Properties to allow for fire suppression at 105 W. Chicago Road, possible connection options, related costs, and necessary road closures. Discussion followed.

Moved by Comm. Hile and seconded by Comm. Smith to approve the waiver of City detour signage and setup costs for the water service tap at 105 W. Chicago Road as presented.

Voting yea: Five Voting nay: Bir Absent: Klinger, Kinsey, Perez MOTION CARRIED

Interim City Manager Andrew Kuk provided information on the proposed addendum to the previously discussed development agreement with Moso Village.

Moved by Comm. Hile and seconded by Comm. Miller to approve the Second Addendum to Development Agreement related to the Moso Village project as presented.

Voting yea: Six Voting nay: None Absent: Klinger, Kinsey, Perez MOTION CARRIED

The City Commission had consensus to present former Congressman Fred Upton with a plaque for his service at a future meeting.

Moved by Comm. Hile and seconded by Comm. Miller to go into Closed Session for discussion of the potential purchase of property.

Voting yea: Bir, Klinger, Kinsey, Smith, Harrington, Hile, Perez, Miller, Mullins

Voting nay: None

MOTION CARRIED

Meeting recessed at 7:14 p.m.

Meeting reconvened at 7:52 p.m.

The meeting was adjourned at 7:52 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

**SPECIAL MEETING - STURGIS CITY COMMISSION
MONDAY, FEBRUARY 27, 2023
WIESLOCH RAUM – CITY HALL**

Mayor Mullins called the meeting to order at 5:00 p.m.

Commissioners present: Bir, Klinger, Kinsey, Smith, Hile, Perez, Vice-Mayor Miller, Mayor Mullins

Commissioners absent: Harrington

Also present: City Attorney, Interim City Manager, City Clerk

Mayor Mullins explained that David Johnston withdrew his name from consideration, earlier today, for the position of City Manager, and will not be interviewed.

The City Commission had some discussion on the process of filling the position of City Manager.

The City Commission conducted an interview with Interim City Manager Andrew Kuk.

The City Commission had discussion on how to proceed.

The City Commission had consensus to move forward with discussion and a possible offer to Mr. Kuk for the City Manager position at the next regular meeting.

The meeting was adjourned at 6:20 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

**City of Sturgis
City Commission
Regular Meeting**

Agenda Item 8B

Date	Check#	Vendor	Vendor Name	Amount
Manual Checks				
02-27-2023	245387M	04537	NICK PERRY	5,850.00
02-17-2023	PR0603M	00061	CITY OF STURGIS PAYROLL	319,211.74
02-17-2023	T15536M	00062	CITY OF STURGIS-EMPLOYEE INS	71,699.92
02-17-2023	T15537M	05588	ALERUS FINANCIAL/MERS TRANSFER	2,831.57
02-17-2023	T15538M	00065	DOYLE MEMBERSHIP TRANSFER	2,676.04
02-17-2023	T15539M	00063	CITY OF STURGIS TAX TRANSFER	17,645.20
02-17-2023	T15540M	05123	COMERICA BANK-INST TRUST SERV	32,661.18
02-17-2023	T15541M	03229	CITY OF STURGIS-WORKERS COMP	2,667.70
02-17-2023	T15542M	00064	INTL CITY MGMT ASSOC RETR CORP	7,764.66
02-10-2023	T15543M	04088	BLUE CROSS BLUE SHIELD OF MI	23,277.55
02-16-2023	T15544M	05892	PAYCOR	1,073.54
02-15-2023	T15545M	06093	PEPSI BEVERAGES COMPANY	502.85
02-16-2023	T15546M	04197	MI PUBLIC POWER AGENCY	255,424.85
02-24-2023	T15547M	00108	STATE OF MICHIGAN	56,853.65
02-21-2023	T15548M	03173	FIFTH THIRD BANK	12,146.94
03-04-2023	T15549M	00197	CITY OF STURGIS UTILITIES	20,755.66
03-07-2023	T15550M	06121	GB SOLAR TE 2020 HOLDINGS LLC	25,904.48
03-03-2023	T15551M	04389	FRONTIER COMMUNICATIONS A	105.22
03-02-2023	T15552M	03770	MICHIGAN GAS UTILITIES	43.71
03-06-2023	T15553M	03770	MICHIGAN GAS UTILITIES	45.20
03-06-2023	T15554M	03770	MICHIGAN GAS UTILITIES	340.86
03-01-2023	T15555M	03951	SOUTHERN MICHIGAN BANK & TRUST	5,277.77
03-12-2023	T15556M	00197	CITY OF STURGIS UTILITIES	15,781.69
03-01-2023	T15557M	04291	HUNTINGTON NATIONAL BANK	3,064.69
03-01-2023	T15558M	03951	SOUTHERN MICHIGAN BANK & TRUST	1,658.42
03-10-2023	T15559M	03770	MICHIGAN GAS UTILITIES	251.98
03-20-2023	T15560M	00197	CITY OF STURGIS UTILITIES	12,717.85
02-03-2023	T15561M	04088	BLUE CROSS BLUE SHIELD OF MI	23,109.29
03-01-2023	T15562M	04088	BLUE CROSS BLUE SHIELD OF MI	23,382.45
03-27-2023	T15563M	03026	U.S. BANK TRUST N.A.	333,592.16
02-27-2023	T15564M	04197	MI PUBLIC POWER AGENCY	244,703.42
02-24-2023	T15565M	00426	STURGES YOUNG AUDITORIUM	349.55
03-15-2023	T15566M	03770	MICHIGAN GAS UTILITIES	2,134.87
03-20-2023	T15567M	00197	CITY OF STURGIS UTILITIES	7,410.15
03-16-2023	T15568M	03770	MICHIGAN GAS UTILITIES	787.27
03-15-2023	T15569M	04389	FRONTIER COMMUNICATIONS A	56.11
03-15-2023	T15570M	04389	FRONTIER COMMUNICATIONS A	26.08
03-15-2023	T15571M	04389	FRONTIER COMMUNICATIONS A	214.30
03-15-2023	T15572M	04389	FRONTIER COMMUNICATIONS A	88.20
03-15-2023	T15573M	04389	FRONTIER COMMUNICATIONS A	180.50
03-15-2023	T15574M	04389	FRONTIER COMMUNICATIONS A	51.98
03-16-2023	T15575M	04389	FRONTIER COMMUNICATIONS A	53.87
03-16-2023	T15576M	04389	FRONTIER COMMUNICATIONS A	229.30
03-21-2023	T15577M	04389	FRONTIER COMMUNICATIONS A	233.42
03-21-2023	T15578M	04389	FRONTIER COMMUNICATIONS A	215.87
03-10-2023	T15579M	04421	AT&T MOBILITY	901.26
Automatic Checks				
03-08-2023	245388	00110	A & K PRINTING & POOLS	435.00
03-08-2023	245389	04266	ABONMARCHE CONSULTANTS INC	1,475.50
03-08-2023	245390	00814	AIS CONSTRUCTION EQUIPMENT COR	1,293.71
03-08-2023	245391	05103	BRIDGETTE ALLEY	225.00

Date	Check#	Vendor	Vendor Name	Amount
03-08-2023	245392	05861	ALRO STEEL	194.34
03-08-2023	245393	06119	AMAZON.COM SALES INC	3,960.58
03-08-2023	245394	06318	AMBULANCE BILLING NETWORK LLC	1,101.86
03-08-2023	245395	06363	AMELIA EARL	30.00
03-08-2023	245396	00340	AMERICAN SAFETY & FIRST AID	112.92
03-08-2023	245397	04982	ANCHOR SCIENTIFIC INC	156.78
03-08-2023	245398	00624	AQUA BLAST CARWASH SYSTEMS INC	328.00
03-08-2023	245399	00296	BEE KREATIVE STUDIO LLC	471.41
03-08-2023	245400	06117	BENITA ANN LEWIS	75.00
03-08-2023	245401	00072	BIRD, SCHESKE, REED & BEEMER,	11,251.79
03-08-2023	245402	00511	BOALS SEWER & DRAIN CLEANING	145.00
03-08-2023	245403	00132	BOFA INC	1,521.00
03-08-2023	245404	04965	BSN SPORTS INC	94.43
03-08-2023	245405	01283	BYCE & ASSOCIATES INC	1,460.00
03-08-2023	245406	03343	BYLER ELECTRIC INC	1,220.00
03-08-2023	245407	05125	CANNON TECHNOLOGIES	11,880.00
03-08-2023	245408	04673	CDW GOVERNMENT LLC	574.24
03-08-2023	245409	06000	INDIANA EMERGENCY SERVICE PROD	1,221.00
03-08-2023	245410	04658	CORTEX IT LABS PTY LTD	1,080.30
03-08-2023	245411	06325	COTTIN'S HARDWARE	159.69
03-08-2023	245412	06377	COUNCIL ON MUNICIPAL CANNABIS	50.00
03-08-2023	245413	06158	CULLIGAN WATER OF STURGIS	78.00
03-08-2023	245414	02005	DELL MARKETING LP	2,055.77
03-08-2023	245415	06369	DEMANET BITE SUITS LLC	1,695.00
03-08-2023	245416	03109	DOWNTOWN DEVELOPMENT AUTHORITY	600.00
03-08-2023	245417	03095	MARY DRESSER	95.00
03-08-2023	245418	00160	DURY OIL CO	68.56
03-08-2023	245419	00364	CAROL DUSTIN	360.00
03-08-2023	245420	01403	GEORGE EARL	40.00
03-08-2023	245421	03954	TITAN AVIATION FUELS	38,357.31
03-08-2023	245422	04955	ENVIRO-CLEAN	7,768.00
03-08-2023	245423	06343	ERIN MELCHI BAKER	80.00
03-08-2023	245424	03325	FABRICATED FLEX & HOSE SUPPLY	188.63
03-08-2023	245425	00169	FASTENAL COMPANY	297.86
03-08-2023	245426	05151	FAWN RIVER MECHANICAL LLC	162.50
03-08-2023	245427	05841	FERGUSON FACILITIES SUPPLY	158.97
03-08-2023	245428	05490	FERGUSON WATERWORKS #3386	408.61
03-08-2023	245429	01182	FIEBIG JEWELERS INC	400.00
03-08-2023	245430	00013	FISHBECK	1,103.49
03-08-2023	245431	00776	FLEIS & VANDENBRINK	63,477.13
03-08-2023	245432	06376	FLOCK SAFETY	17,100.00
03-08-2023	245433	04389	FRONTIER COMMUNICATIONS A	3,385.44
03-08-2023	245434	04392	FUSION BABBITTING CO INC	8,150.00
03-08-2023	245435	00041	GEORGE USHELA	131.50
03-08-2023	245436	02725	GLOBAL INDUSTRIAL	50.87
03-08-2023	245437	00183	W W GRAINGER INC	1,080.53
03-08-2023	245438	06104	GRANTSMANSHIP CONSULTING LLC	4,635.00
03-08-2023	245439	04348	HAGADORN MECHANICAL SERVICES	142.50
03-08-2023	245440	00016	WILLIAM A HICKMAN	10,176.00
03-08-2023	245441	02440	HOFFMAN BROTHERS INC.	238,011.91
03-08-2023	245442	00296	HOLLY CARMICHAEL	50.00
03-08-2023	245443	06347	HOPE EICHORN	80.00
03-08-2023	245444	00633	MICHAEL HUGHES	6,351.71

Date	Check#	Vendor	Vendor Name	Amount
03-08-2023	245445	04922	HUTSON ASSESSING INC	4,900.49
03-08-2023	245446	02956	INSIGHT PUBLIC SECTOR INC	778.72
03-08-2023	245447	05522	INTERSTATE BATTERIES-GREAT LKS	107.82
03-08-2023	245448	05171	STUART C IRBY CO	114,891.00
03-08-2023	245449	06314	JODIE M JOHNSON	40.00
03-08-2023	245450	06373	JOE BENNETT MAGIC LLC	100.00
03-08-2023	245451	05842	JOHN DEERE FINANCIAL	43.94
03-08-2023	245452	06217	JOHN J FLOWERS	80.00
03-08-2023	245453	00889	KENTON KELLEY	796.50
03-08-2023	245454	04238	MICHELE KELLEY	873.00
03-08-2023	245455	00020	KENDRICK STATIONERS INC	1,478.26
03-08-2023	245456	01032	KONECRANES INC	1,710.00
03-08-2023	245457	01101	JANENE KOSMAN	100.00
03-08-2023	245458	00581	KRONTZ GENERAL MACHINE & TOOL	300.00
03-08-2023	245459	00212	KSS ENTERPRISES	511.74
03-08-2023	245460	00216	LAWSON PRODUCTS INC	354.51
03-08-2023	245461	00394	LAWSON-FISHER ASSOCIATES PC	1,913.89
03-08-2023	245462	05818	LAZER EXPRESSIONS LLC	144.00
03-08-2023	245463	06087	MALLORY SAFETY AND SUPPLY, LLC	283.34
03-08-2023	245464	00635	MCMASTER-CARR SUPPLY COMPANY	104.49
03-08-2023	245465	06351	MELISSA ANDREWS	560.00
03-08-2023	245466	00585	MI ASSOC OF CHIEFS OF POLICE	115.00
03-08-2023	245467	06374	MICHAEL CONKLIN	100.00
03-08-2023	245468	04817	MICHIANA RECYCLING & DISPOSAL	953.46
03-08-2023	245469	01078	STATE OF MICHIGAN	52.00
03-08-2023	245470	05121	MICKEY'S LINEN	234.40
03-08-2023	245471	06026	MID-CITY SUPPLY CO INC	96.01
03-08-2023	245472	04702	MILLER JOHNSON ATTORNEYS	754.00
03-08-2023	245473	06069	NAPA AUTO PARTS	1,864.15
03-08-2023	245474	00296	PAIGE M SWIHART	60.76
03-08-2023	245475	03935	PARAGON LABORATORIES INC	435.00
03-08-2023	245476	06375	PATRICK JAMES RILEY	100.00
03-08-2023	245477	05042	PLANT GROWTH MANAGEMENT SYSTEM	8,041.60
03-08-2023	245478	00033	POSTNET POSTAL & BUSINESS	124.35
03-08-2023	245479	00485	POWER LINE SUPPLY	4,149.79
03-08-2023	245480	05468	PVS TECHNOLOGIES INC	3,082.12
03-08-2023	245481	04251	RAI JETS LLC	1,260.00
03-08-2023	245482	06372	RANDALL J VANDER WAL	100.00
03-08-2023	245483	04909	REHMANN ROBSON LLC	290.00
03-08-2023	245484	00035	RESCO	3,044.00
03-08-2023	245485	05472	S D MYERS INC	6,765.00
03-08-2023	245486	00276	SAFETY SERVICES INC	200.66
03-08-2023	245487	02613	SNA SPORTS GROUP LLC	226.00
03-08-2023	245488	04968	SOUTHWEST LEGAL SERVICES	51.43
03-08-2023	245489	04310	SSEO GROUP INC	2,285.00
03-08-2023	245490	06231	STANLEY STEEMER	4,455.00
03-08-2023	245491	00296	STERLING RELOCATION	80.79
03-08-2023	245492	00296	STERLING RELOCATION	82.79
03-08-2023	245493	00936	STURGIS COMMUNITY POOL	180.00
03-08-2023	245494	00101	STURGIS NEIGHBORHOOD PROGRAM	5,033.33
03-08-2023	245495	00507	STURGIS OVERHEAD DOOR & LADDER	300.60
03-08-2023	245496	00552	STURGIS PUBLIC SCHOOLS	10,315.00
03-08-2023	245497	04140	SWICK BROADCASTING COMPANY	250.00

Date	Check#	Vendor	Vendor Name	Amount
03-08-2023	245498	00554	T C APPLIANCE	200.00
03-08-2023	245499	06245	TANNER E PARSHALL	600.00
03-08-2023	245500	05682	ROBERT TAYLOR	170.00
03-08-2023	245501	03060	TERMINAL SUPPLY CO	136.25
03-08-2023	245502	06125	THE COPY IMAGE INC	269.12
03-08-2023	245503	04429	THE PAPERS INC	224.00
03-08-2023	245504	06334	THERESE SCHESKE	60.00
03-08-2023	245505	00047	CITY OF THREE RIVERS	775.00
03-08-2023	245506	06039	TOPCON SOLUTIONS	478.08
03-08-2023	245507	05777	TRACE ANALYTICAL LABORATORIES	64.00
03-08-2023	245508	06150	UNITED WHOLESALE GROCERY	562.84
03-08-2023	245509	04326	USA BLUEBOOK	1,352.12
03-08-2023	245510	03331	UTILITIES INSTRUMENTATION SERV	3,383.00
03-08-2023	245511	05745	ERICA VARGAS SARCO	100.00
03-08-2023	245512	03511	WASTE MANAGEMENT	1,600.23
03-08-2023	245513	06339	WILLIAMS TREE CO LLC	30,316.40
03-08-2023	245514	02948	WITMER PUBLIC SAFETY GROUP INC	42.99
03-08-2023	245515	05910	JOINT APPR & TRAIN TRUST FUND	12,216.00
03-08-2023	245516	06107	YEOMAN, TALIA	210.00
03-08-2023	245517	06127	ZEIGLER KALAMAZOO II, INC	66.35
03-08-2023	D01948	00337	AMERICAN PUBLIC POWER ASSOC	252.00
03-08-2023	D01949	04066	BORDEN WASTE-AWAY SERVICE INC	6,401.50
03-08-2023	D01950	00077	CARQUEST AUTO PARTS	171.69
03-08-2023	D01951	02983	CINTAS LOCATION #351	1,355.79
03-08-2023	D01952	00157	JACK DOHENY COMPANIES INC	749.80
03-08-2023	D01953	00019	KENDALL ELECTRIC INC	40.94
03-08-2023	D01954	03944	LINDE GAS & EQUIPMENT INC	218.96
03-08-2023	D01955	06250	MARANA GROUP	3,921.63
Manual Total				\$1,535,954.97
Automatic Total				\$698,350.47
Grand Total				\$2,234,305.44

PAYROLL DISBURSEMENT
FOR PAYROLL ENDING 02/12/2023
PR0603M PAYROLL DATE 02/17/2023

GENERAL	\$150,938.71
MAJOR STREET	7,191.52
LOCAL STREET	5,820.35
CEMETERY	4,246.59
DDA	901.76
AIRPORT	0.00
BUILDING	3,311.27
STURGES-YOUNG CENTER FOR THE ARTS	5,414.07
RECREATION	3,523.53
DOYLE RECREATION CENTER	9,407.86
AMBULANCE	11,849.47
ELECTRIC	85,414.46
SEWER	18,735.28
WATER	8,894.23
MOTOR VEHICLE	3,562.64
Payroll Sub-Total	\$319,211.74

**City of Sturgis
City Commission
Regular Meeting**

Agenda Item 9A



7800 Adobe Rd.
Kalamazoo, MI 49009
(269) 342-0539
www.qualityprecastinc.com

PROPOSAL

February 22, 2023

TO: City of Sturgis

ATTN: Dan Root

PROJECT: Splash Pad

We propose to furnish one (1) **Essex model**, plant assembled, EASI-SET Precast Concrete Restroom Building, delivered and set on your prepared site, all in accord with the Contract Drawings, the Contract Specifications, and the following notes for the sum of:

ONE HUNDRED FIFTY THOUSAND FIVE HUNDRED DOLLARS.....\$150,500.00

I. GENERAL TERMS & CONDITIONS

- A. This proposal is based on Quality Precast Inc. providing an EASI-SET Precast Concrete Restroom Building based on EASI-SET standard designs. The buildings will be engineered for current codes per sites zip code.
- B. The building will be completely assembled at Quality Precast's plant in Kalamazoo, MI and shipped to the jobsite intact.
- C. The Buyer must provide adequate access for Quality Precast's crane and trucks directly to the site with a firm roadbed and no overhead power lines or obstructions within a 75' radius. Cranes and trucks must be able to operate within 5' of the building site. If site conditions do not meet this criterion additional charges may apply.
- D. This proposal is based on the Buyer having a properly prepared, fully contained, level, compacted stone base pad at least 2'-0" larger than the building's floor. All floor penetrating stub-ups must be in place prior to Quality Precast's arrival to the jobsite.
- E. This proposal is good for (30) thirty days.

II. INCLUDED

- A. Submittals:
 - 1. Complete shop drawings and "sealed" engineering calculations for the precast concrete building for Buyers approval prior to production.
 - 2. Color options for exterior building color selection for Buyers selection before production.

- B. Concrete Building Shell:
1. Size: 20'-0" x 16'-0" x 10'-6"
 2. Weight: approx. 100,000 lbs.
 3. Panel Thicknesses: 5" thick floor (post-tensioned), 4" thick walls, and 5" thick (post-tensioned)
 4. Panel Connections: bolted steel brackets and weld-plate connections
 5. Joint Sealant: caulked and sealed for watertight structure
 6. Design Specifications: IBC 2012, ASCE 7-10, ACI 318-14, PCI 7th Ed, Steel Const. Manual 14th Ed.
 7. Design Loads: Roof Live Load – 30 PSF, Floor Live Load – 100 PSF, Wind Load – 115 MPH, Seismic Design Category 'C', Risk Design Category II
- C. Building Finishes:
1. Exterior Walls: **formliner (to be chosen by buyer)** finish coated with Sherwin Williams H&C Colortop Concrete Stain (color chosen by Buyer)
 2. Interior: smooth troweled finish on all interior panel surfaces, walls and ceiling coated with Sherwin Williams Pre-catalyzed Water-Based Epoxy (Extra White),
 3. Doors: to be coated with Sherwin Williams Direct to Metal (color chosen by Buyer)
- D. Accessories:
1. Plumbing (*Note: All plumbing components will be installed and piped into the mechanical chase. Buyer to make final plumbing connections to local utilities*):
 - a. (4) Porcelain toilet with flush valve and hinged seat
 - b. (4) Porcelain sinks with faucet
 - c. (4) Porcelain urinals
 - d. (4) On Demand Hot water heater
 - e. (1) hose bib
 - f. (4) adjustable floor drain (installed on site)
 2. Electrical (*Note: All electrical equipment will be installed and wired to a 200-amp electrical panel in the mechanical chase. Buyer to make final electrical connection to local utility service*):
 - a. (5) 4' LED light fixtures with bulbs (motion sensor activated in restrooms, switch activated in mechanical chase)
 - b. (5) LED exterior light wall pack with sensor
 - c. (5) outlet
 - d. (4) exhaust fan
 - e. (5) occupancy sensors
 - f. (4) Hand Dryers
 3. Miscellaneous factory installed items:
 - a. (4) three roll toilet paper
 - b. (4) mirror
 - c. (4) sets grab bars
 - d. (4) fixed aluminum vents
 - e. (4) restroom sign
 - f. (4) baby changing stations
- E. Door Package:
1. Doors and Frames: three (5) Steel Doors, Frames and hardware
 2. Other Door Hardware: stainless steel self-closing spring hinges (or top mount door closers), single cylinder deadbolt, stainless steel pull handle with backer plate, aluminum threshold, aluminum drip cap, door stop with keeper
 3. (4) Alarm Lock, Trilogy DL2800 Digital electronic lock
- F. Delivery/Installation Services.

1. Quality Precast will provide delivery of the building along with one representative on site to oversee the installation.
2. Crane and crew to offload and set the pre-fabricated building on a site prepared by the Buyer. Includes all equipment, tools, and labor to place the building on the prepared slab, and touch-up/repair any damage done to the building during installation.
3. Crane and truck (with load) must be able to maneuver under its own power to within 5' of the building site.
4. Installation should not take more than four (4) day.

III. NOT INCLUDED

- A. The fully contained, flat and level, compacted stone base pad or concrete slab, prepared to EASI-SET specifications (see Section IV). Buyer shall provide stone base pad ready to receive the precast building prior to Quality Precast arrival to the job site.
- B. Any electrical, HVAC, insulation, and/or plumbing work not specifically mentioned under 'INCLUDES' above.
- C. Incoming services (water, sewer, electrical, etc.) or their on-site connection to the building components.
- D. All utility hook-up, final connections, and start-up by others.
Permits and/or third-party review/testing.

IV. SITE PREPARATION

- A. EASI-SET Restroom building shall bear fully on a washed stone base that is at least two feet larger than the length and width of building.
- B. Stone shall be a minimum of 4" thick and down to firm subgrade. The vertical soil capacity under stone shall be compacted to have minimum bearing of 1,500 pounds per square foot. Stone shall be 3/8" round washed or smaller and must be screeded level within 1/4" in both directions. Stone shall be placed within a perimeter form having a flat and level top edge for screeding. Forming material shall remain around stone until after the building is set.
- C. The washed stone base shall be kept within the confines of the soil or perimeter form. Do not allow the base to become unconfined so that it may wash, erode, or otherwise be undermined.
- D. If building is placed on pavement or a concrete slab, substrate below pavement or slab must have a vertical soil capacity of 1,500 pounds per square foot. Ensure bearing surface for building is flat and level. As required, place adequate material (stone or sand) to 1" above highest point of area where building will be placed and at least 1'-0" wide all around the building footprint. Retain stone or sand with a perimeter form to prevent the material from washing out.
- E. Provide positive drainage around the building.
- F. Buyer is responsible for supplying sufficient water pressure and volume to operate plumbing fixtures.

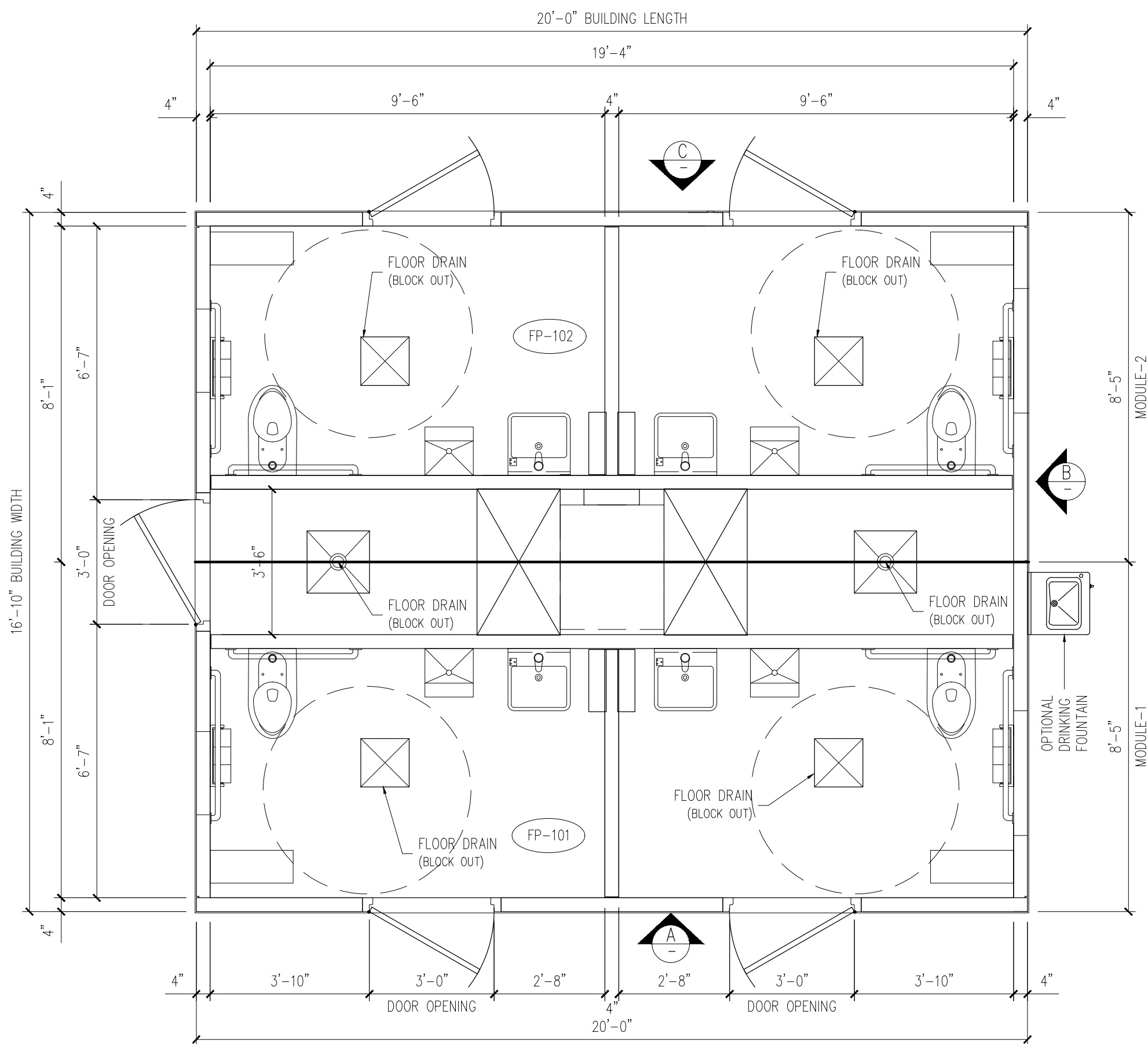
V. TERMS OF PAYMENT

- A. Net 30 days - Quality Precast will render monthly statements to the Purchaser for work performed and material fabricated which is either delivered to job site or stored at the Quality Precast plant. Full payment of those statements will be due within 30 days of its date, after which a late charge of 1.5% of the overdue amount will be paid by the Purchaser for each month or part thereof until the statement is paid.
 - B. The Buyer agrees to pay reasonable attorney's fees in the event the account is placed for collection.
 - C. 20% mobilization fee is due with order.
 - D. A fee of \$250.00 per hour will be charged for waiting time of Quality Precast if the site is not ready upon our arrival.
 - E. This quotation does not include any type of sales tax, permits, or bonding fees.
-

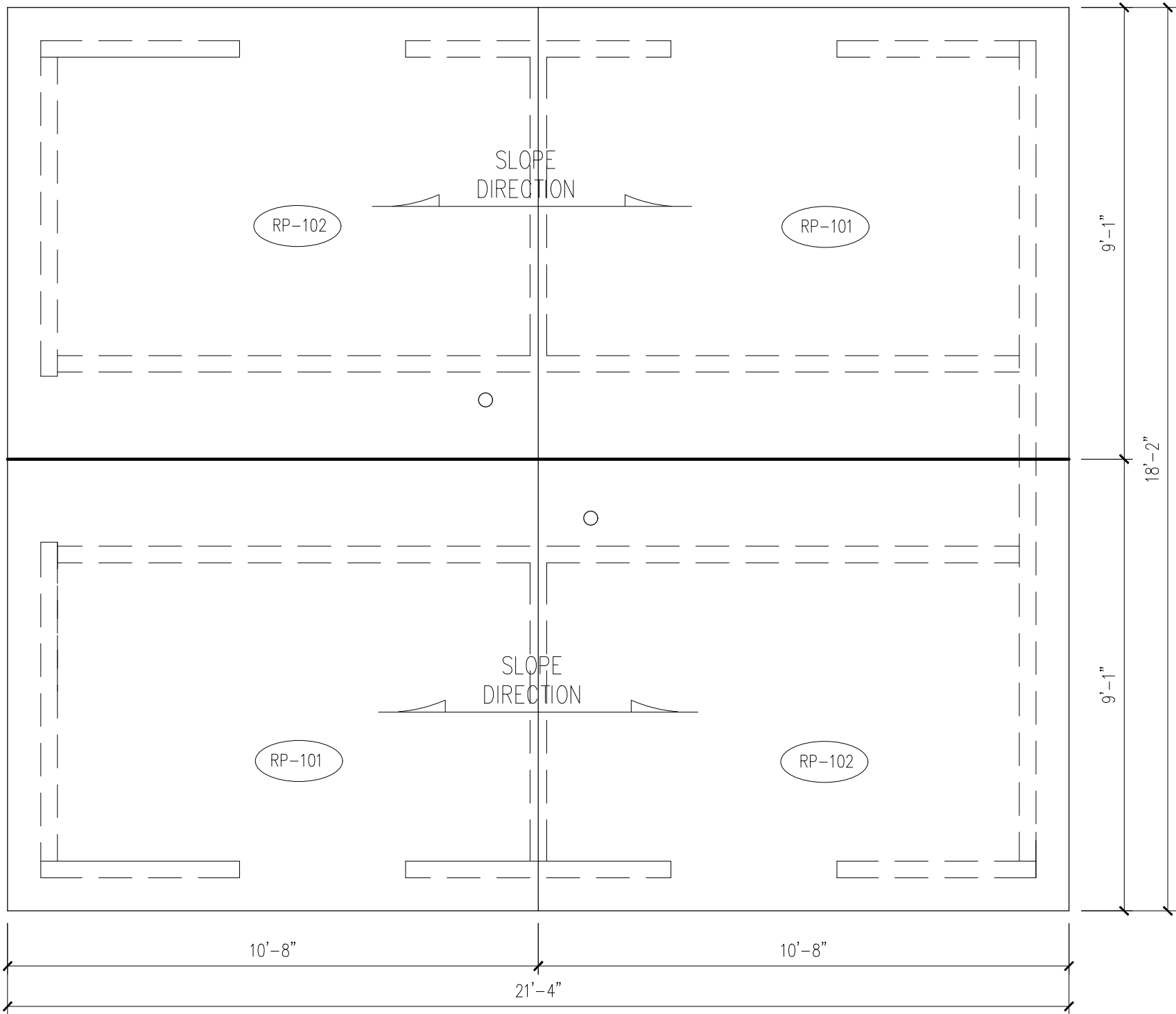
ACCEPTED BY: _____

COMPANY NAME: _____

DATE: _____



FLOOR PLAN



ROOF PLAN

NOTE: FINISH OPTIONAL, VARIOUS FINISHES ARE AVAILABLE

- ☐ EASI-BRICK
- ☐ EXPOSED AGGREGATE
- ☐ BROOM
- ☐ OTHER: _____

- GENERAL NOTES:
- ALL REQUIRED OPENINGS FOR ELECTRIC, MECHANICAL, LOUVERS, ETC. MUST BE SIZED AND LOCATED BY BUYER ON THIS DRAWING (OPENING SIZES AND LOCATIONS MAY HAVE TO BE ALTERED IF THEY INTERFERE WITH CONNECTIONS OR REINFORCING
 - ALL VIEWS ARE FROM EXTERIOR
 - A SIGNED COPY MUST BE RETURNED BEFORE BUILDING CAN BE RELEASED FOR PRODUCTION

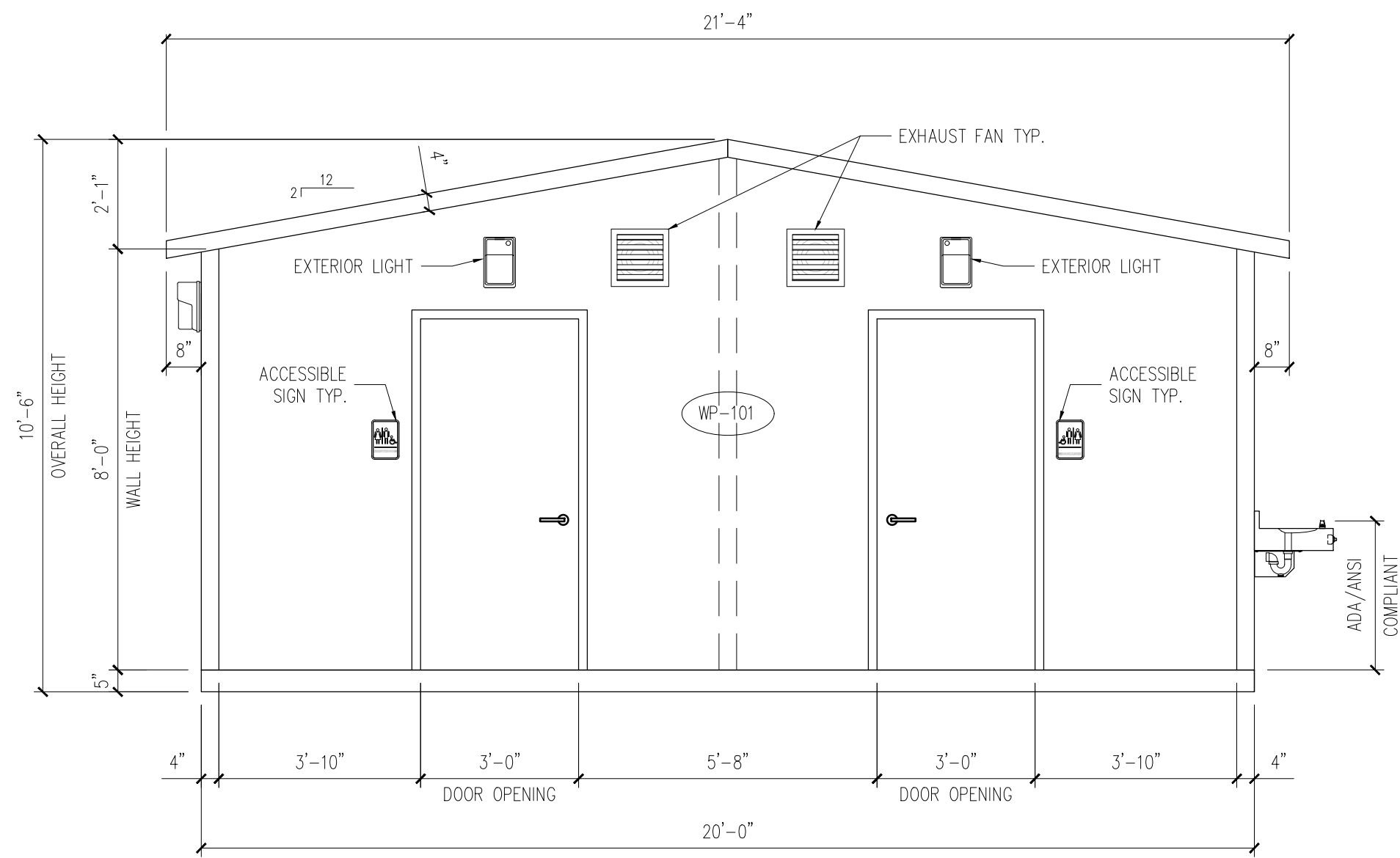
MESSAGE CENTER	
BUILDING FINISH	TO BE SELECTED
BUILDING STAIN	-
DOOR COLOR	-
BUILDING WEIGHT	-
CUSTOMER APPROVAL	
APPROVED BY:	DATE:

DATE	DESCRIPTION	INI.	REV
-	-	-	Δ
-	-	-	Δ
-	-	-	Δ
-	-	-	Δ
-	-	-	Δ

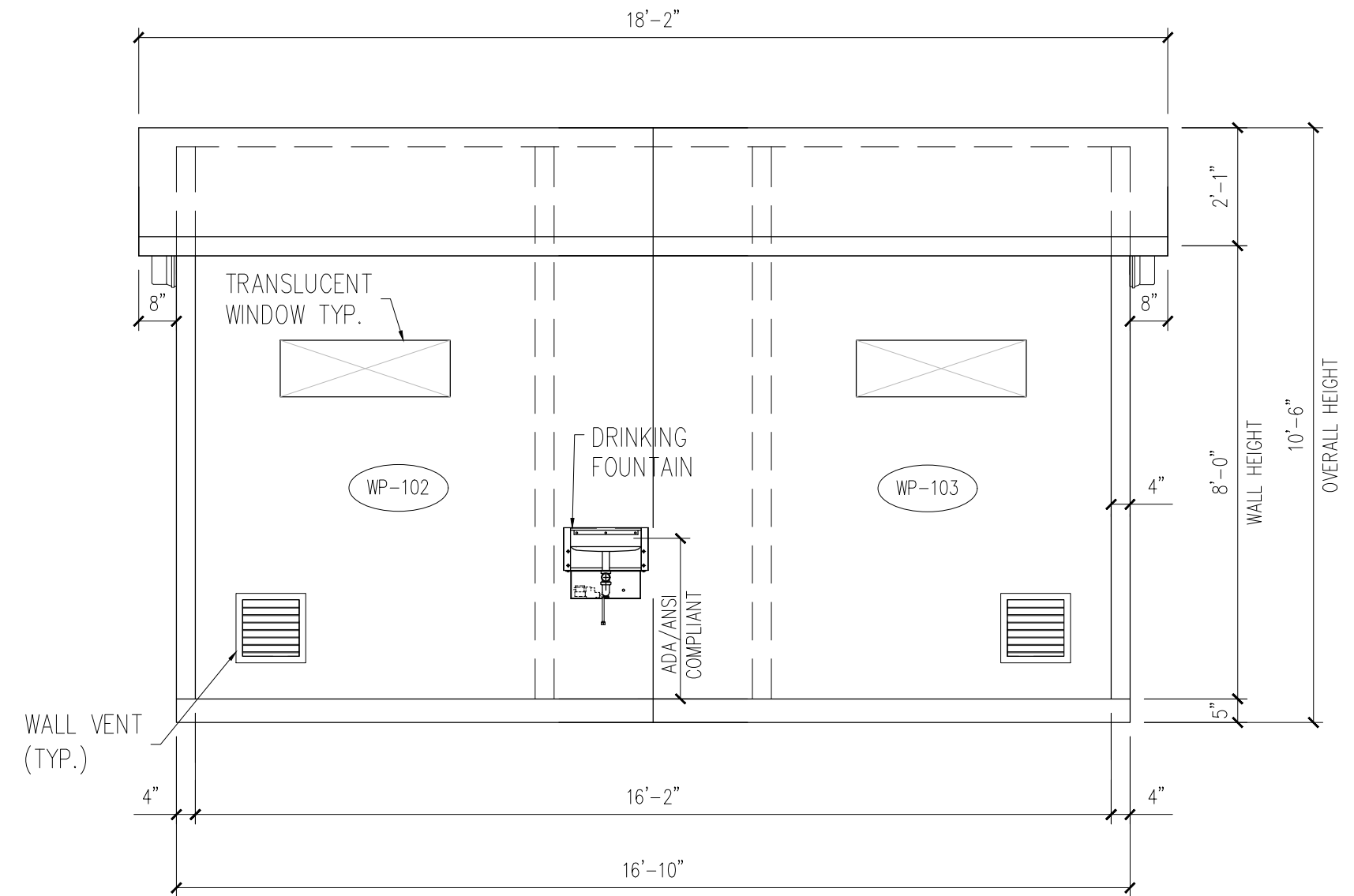
PROJECT: 20'-0"x16'-10"x10'-6" EASI-SET
ESSEX CABLED RESTROOM
-
CONTRACTOR: CONTRACTOR

BUILDING LAYOUT

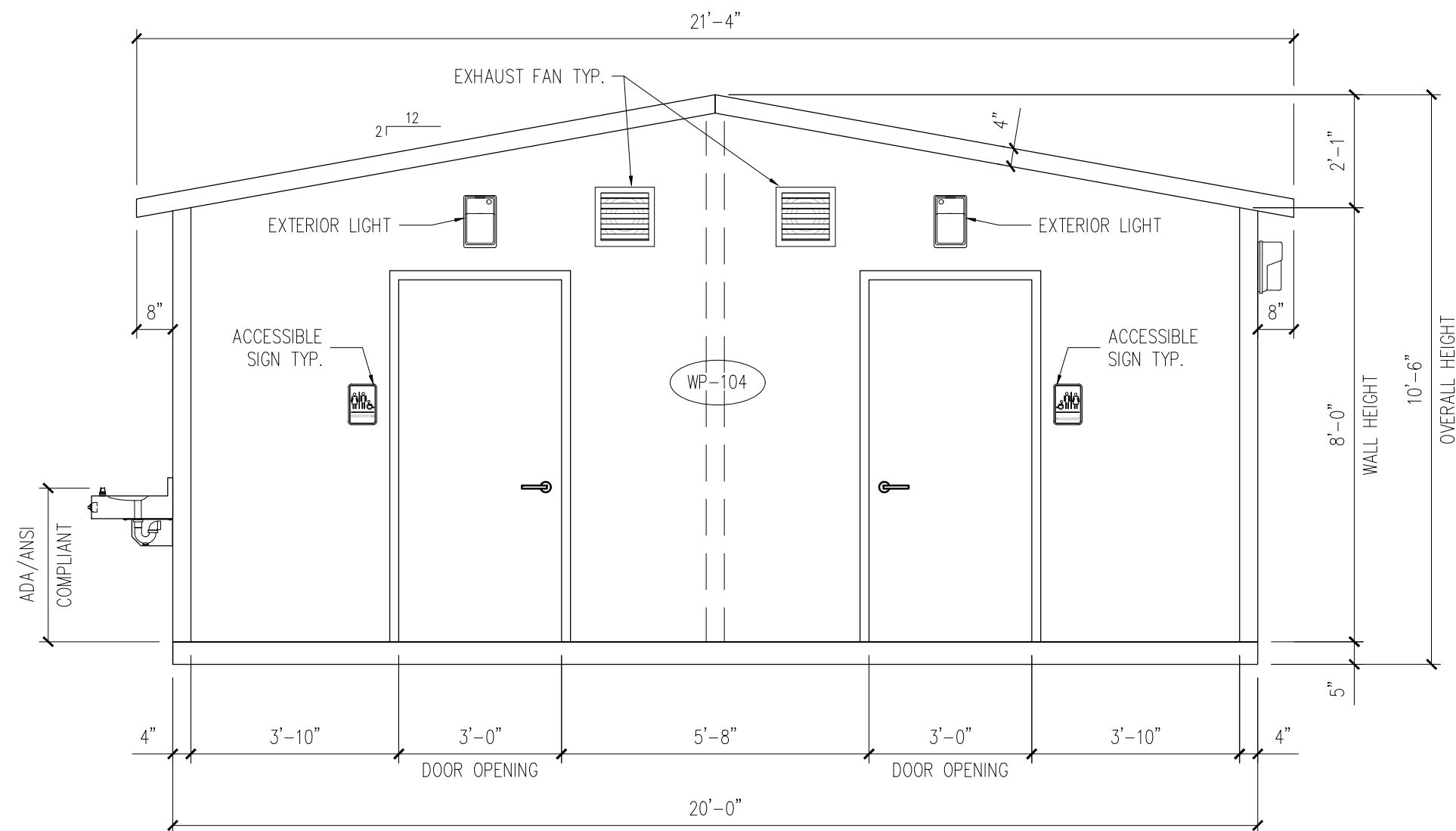
JOB #
DRAWN BY JAD
CHECK BY WCR
ISSUE DATE 04.12.18
SHEET E-02



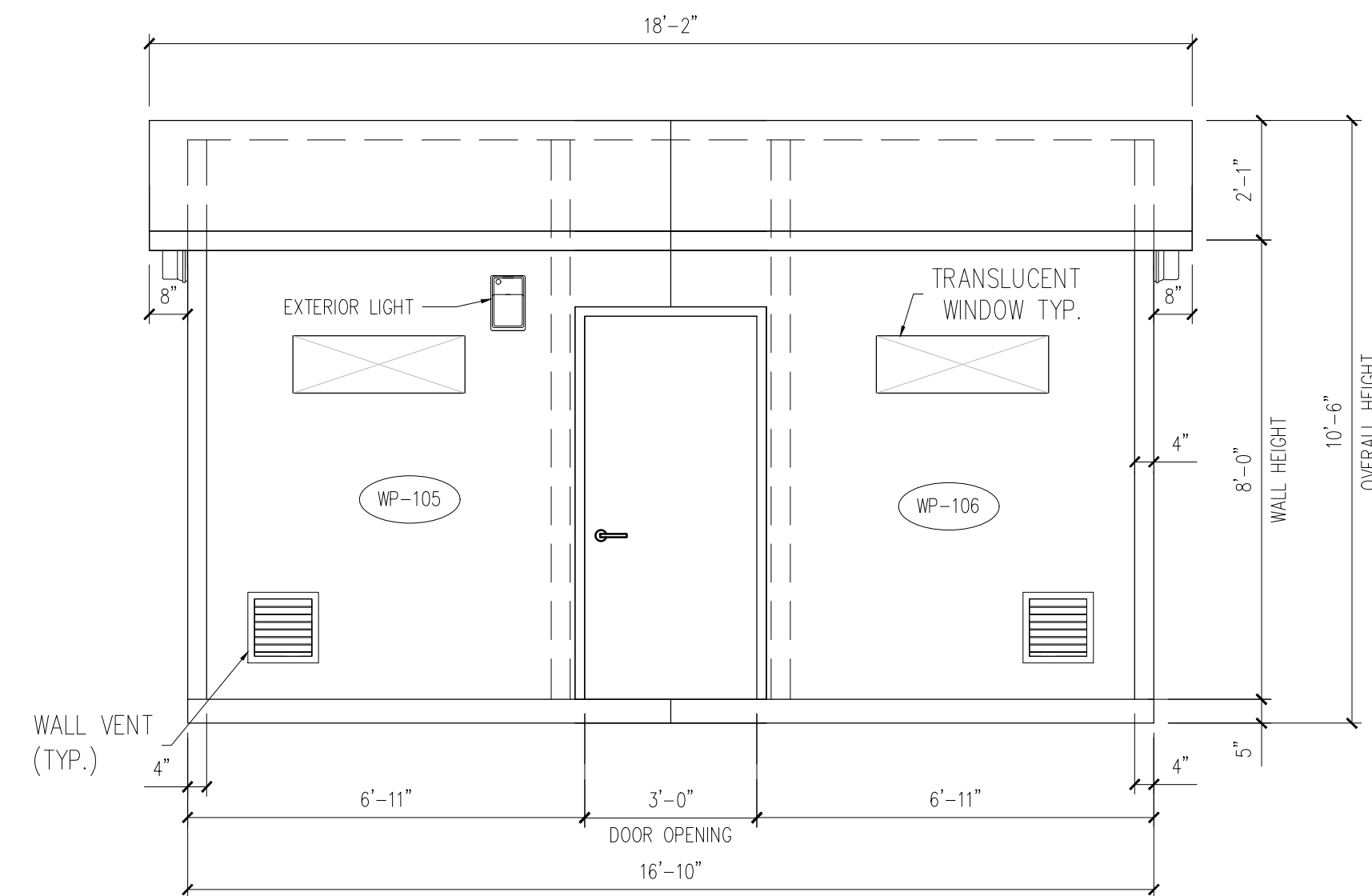
A FRONT ELEVATION



B RIGHT ELEVATION



C REAR ELEVATION



D LEFT ELEVATION

BUILDING LAYOUT

DATE	DESCRIPTION	INI.	REV
---	---	---	---
---	---	---	---
---	---	---	---
---	---	---	---

PROJECT: 20'-0"X16'-10"X10'-6" EASI-SET
ESSEX CABLED RESTROOM
CONTRACTOR: CONTRACTOR

BUILDING
ELEVATION

JOB #

DRAWN BY
JAD

CHECK BY
WCR

ISSUE DATE
04.12.18

SHEET
E-03

EASI SET® WORLDWIDE
5119 Cattlett Rd. • Midland, VA 22728 • info@EasiSet.com
www.EasiSet.com • 800-547-4045 • Fax 540-439-2541



CXT® Precast Concrete Products manufactures restroom, shower and concession buildings in multiple designs, textures and colors. The roof and walls are fabricated with high strength precast concrete to meet all local building codes and textured to match local architectural details. All CXT buildings are designed to meet A.D.A. and to withstand heavy snow, high wind and category E seismic loads. All concrete construction also makes the buildings easy to maintain and withstand the rigors of vandalism. The buildings are prefabricated and delivered complete and ready-to-use, including plumbing and electrical where applicable. With thousands of satisfied customers nationwide, CXT is the leader in prefabricated concrete restrooms.

1. ORDERING ADDRESS(ES): CXT Precast Concrete Products, 606 N. Pines Road, Suite 202, Spokane Valley, WA 99206

2. ORDERING PROCEDURES: Fax 509-928-8270

3. PAYMENT ADDRESS(ES):

Remitting by check:

CXT, Inc., PO Box 676208, Dallas, TX 75267-6208

Remitting by ACH or wire transfer:

Beneficiary: CXT, Inc.

Beneficiary Bank: PNC Bank, Pittsburgh, PA

Account: 1077766885 ABA/Routing: 043000096

Email remittance details to AR@lbfooster.com

4. WARRANTY PROVISIONS: CXT provides a one (1) year warranty. The warranty is valid only when concrete is used within the specified loadings. Furthermore, said warranty includes only the related material necessary for the construction and fabrication of said concrete components. All other non-concrete components will carry a one (1) year warranty. CXT warrants that all goods sold pursuant hereto will, when delivered, conform to specifications set forth above. Goods shall be deemed accepted and meeting specifications unless notice identifying the nature of any non-conformity is provided to CXT in writing within the specified warranty. CXT, at its option, will repair or replace the goods or issue credit for the customer provided CXT is first given the opportunity to inspect such goods. It is specifically understood that CXT's obligation hereunder is for credit, repair or replacement only, F.O.B. CXT's manufacturing plants, and does not include shipping, handling, installation or other incidental or consequential costs unless otherwise agreed to in writing by CXT. This warranty shall not apply to:

1. Any goods which have been repaired or altered without CXT's express written consent, in such a way as in the reasonable judgment of CXT, to adversely affect the stability or reliability thereof;

2. To any goods which have been subject to misuse, negligence, acts of God or accidents; or

3. To any goods which have not been installed to manufacturer's specifications and guidelines, improperly maintained, or used outside of the specifications for which such goods were designed.

5. TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE): All prices subject to the "Conditions of Sale" listed on the CXT quotation form.

Customers are responsible for marking exact location building is to be set; providing clear and level site, free of overhead and/or underground obstructions; and providing site accessible to normal highway trucks and sufficient area for the crane to install and other equipment to perform the contract requirements. Customer shall provide notice in writing of low bridges, roadway width or grade, unimproved roads or any other possible obstacles to access. CXT reserves the right to charge the customer for additional costs incurred for special equipment required to perform

delivery and installation. Customers will negotiate installation on a project-by-project basis, which shall be priced as separate line items. For more information regarding installation and truck turning radius guidelines please see our website at <http://www.cxtinc.com>.

In the event delivery of the building/s ordered is/are not completed within 30 days of the agreed to schedule through no fault of CXT, an invoice for the full contract value (excluding shipping and installation costs) will be submitted for payment. Delivery and installation charges will be invoiced at the time of delivery and installation.

Should the delivery and installation costs increase due to changes in the delivery period, this increase will be added to the price originally quoted, and will be subject to the contract payment terms.

In the event that the delivery is delayed more than 90 days after the agreed to schedule and through no fault of CXT, then in addition to the remedies above, a storage fee of 1-1/2% of contract price per month or any part of any month will be charged.

****Customer is responsible for all local permits and fees.**

6. DELIVERY CHARGE: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers.

7. PAYMENT TERMS: Payment to CXT by the purchaser shall be made net 30 days after submission of the invoice to the purchaser on approved credit. Interest at a rate equal to the lower of (i) the highest rate permitted by law; or (ii) 1.5% per month will be charged monthly on all unpaid invoices beginning with the 35th day (includes five (5) day grace period) from the date of the invoice. Under no circumstance can retention be taken. If CXT initiates legal proceeding to collect any unpaid amount, purchaser shall be liable for all of CXT's costs, expenses and attorneys' fees and costs of any appeal.

8. LIMITATION OF REMEDIES: In the event of any breach of any obligations hereunder; breach of any warranty regarding the goods, or any negligent act or omission of any party, the parties agree to submit all claims to binding arbitration. Any settlement reached shall include all reasonable costs including attorney fees. In no event shall CXT be subject to or liable for any incidental or consequential damages. Without limitation on the foregoing, in no event shall CXT be liable for damages in excess of the purchase price of the goods herein offered.

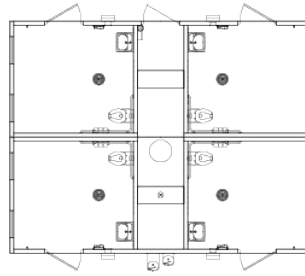
9. DELIVERY INFORMATION: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers. Use the information below to determine the origin:

- F.O.B. 6701 E. Flamingo Avenue, Building 300, Nampa, ID 83687 applies to: AK, CA, HI, ID, MT, ND, NV, OR, SD, UT, WA, WY.

- F.O.B. 901 North Highway 77, Hillsboro, TX 76645 applies to AR, AZ, CO, IA, KS, LA, MN, MO, MS, NE, NM, OK, TX.

- F.O.B. 362 Waverly Road, Williamstown, WV 26183 applies to AL, CT, DE, FL, GA, IL, IN, KY, MA, MD, ME, MI, NC, NH, NJ, NY, OH, PA, PR, RI, SC, TN, VA, VT, WI, WV.

- Prices exclude all federal/state/local taxes. Tax will be charged where applicable if customer is unable to provide proof of exemption.



Arapahoe with chase restroom building. Standard features include simulated barnwood texture walls, simulated cedar shake textured roof, vitreous china fixtures, 30-gallon water heater, interior and exterior lights, off loaded, and set up at site.

Base Price				Price per unit	Click to select
Arapahoe 20' x 26'				\$	
Added Cost Options:					
Final Connection to Utilities				\$	
(per section)	Optional Wall Texture -choose one	Split Face Block (\$4,000)	Struck Trowel (\$4,000)	Stone (\$5,500)	
	Optional Roof Texture -choose one	Delta Rib		\$	
	Insulation and Heaters			\$	
				\$	
	Stainless Steel Water Closet (each)	Qty:		\$	
	Stainless Steel Lavatory (each)	Qty:		\$	
	Electric Hand Dryer (each)	Qty:		\$	
	Electronic Flush Valve (each)	Qty:		\$	
	Electronic Lavatory Faucet (each)	Qty:		\$	
	Exterior Mounted ADA Drinking Fountain w/Cane Skirt (each)	Qty:		\$	
	Optional Door Closures (each)	Qty:		\$	
	Skylight in Restroom (each)	Qty:		\$	
	Marine Grade Skylight in Restroom (each)	Qty:		\$	
	Marine Package for Extra Corrosion Resistance (per section)			\$	
	Tile Floor in Restroom (per section)			\$	
	Fiberglass Entry and Chase Doors and Frames	Qty:		\$	
	2K Anti-Graffiti Coating (per section)			\$	
	Timed Electric Lock System (2 doors - does not include chase door)	Qty:		\$	
	Exterior Frostproof Hose Bib with Box (each)	Qty:		\$	
	Paper Towel Dispenser (each)	Qty:		\$	
	Toilet Seat Cover Dispenser (each)	Qty:		\$	
	Sanitary Napkin Disposal (each)	Qty:		\$	
	Baby Changing Station (each)	Qty:		\$	
	CXT Wastebasket (each)	Qty:		\$	
Total Cost of Selected Accessories from Accessories Price List:					\$
Custom Options:					\$
Engineering and State Fees:					\$
Estimated One-Way Transportation Costs to Site (quote):					\$
Estimated Tax:					\$
Total Cost per Unit placed at Job Site:					\$

Estimated monthly payment on 5 year lease

This price quote is good for 60 days from date below, and is accurate and complete.

CXT Sales Representative

Date



I accept this quote. Please process this order.

Member Name
& Number

Customer

Date

Exterior Color Options (For single color mark an X. For two-tone combinations use W = Walls and R = Roof.)

<input type="checkbox"/> Amber Rose	<input type="checkbox"/> Liberty Tan	<input type="checkbox"/> Berry Mauve	<input type="checkbox"/> Sage Green
<input type="checkbox"/> Toasted Almond	<input type="checkbox"/> Oatmeal Buff	<input type="checkbox"/> Buckskin	<input type="checkbox"/> Rosewood
<input type="checkbox"/> Sun Bronze	<input type="checkbox"/> Golden Beige	<input type="checkbox"/> Mocha Caramel	<input type="checkbox"/> Malibu Taupe
<input type="checkbox"/> Sand Beige	<input type="checkbox"/> Natural Honey	<input type="checkbox"/> Salsa Red	<input type="checkbox"/> Java Brown
<input type="checkbox"/> Pueblo Gold	<input type="checkbox"/> Cappuccino Cream	<input type="checkbox"/> Coca Milk	<input type="checkbox"/> Raven Black
<input type="checkbox"/> Granite Rock	<input type="checkbox"/> Georgia Brick	<input type="checkbox"/> Western Wheat	<input type="checkbox"/> Nuss Brown
<input type="checkbox"/> Rich Earth	<input type="checkbox"/> Charcoal Grey	<input type="checkbox"/> Hunter Green	<input type="checkbox"/> Evergreen
Special roof color # <input type="text"/>			
Special wall color # <input type="text"/>			
Special trim color # <input type="text"/>			

Rock Color Options

☐ Basalt ☐ Mountain Blend ☐ Natural Grey ☐ Romana

Roof Texture Options

☐ Cedar Shake ☐ Ribbed Metal

Wall Texture Options (For single color mark an X. For top and bottom textures use T = Top and B = Bottom.)

<input type="checkbox"/> Barnwood	<input type="checkbox"/> Horizontal Lap	<div>Can only be used as bottom texture</div>	
<input type="checkbox"/> Split Face Block	<input type="checkbox"/> Board & Batt		
<input type="checkbox"/> Stucco/Skip Trowel	<input type="checkbox"/> Brick		
		<input type="checkbox"/> Napa Valley Rock	<input type="checkbox"/> River Rock
		<input type="checkbox"/> Flagstone	

(Textures not included in CXT's quote are additional cost.)

Door Opener Options

☐ Non-locking ADA Handle ☐ Privacy ADA Latch ☐ Pull Handle/Push Plate

Deadbolt Option

☐ CXT supplied

Accessible Signage Options

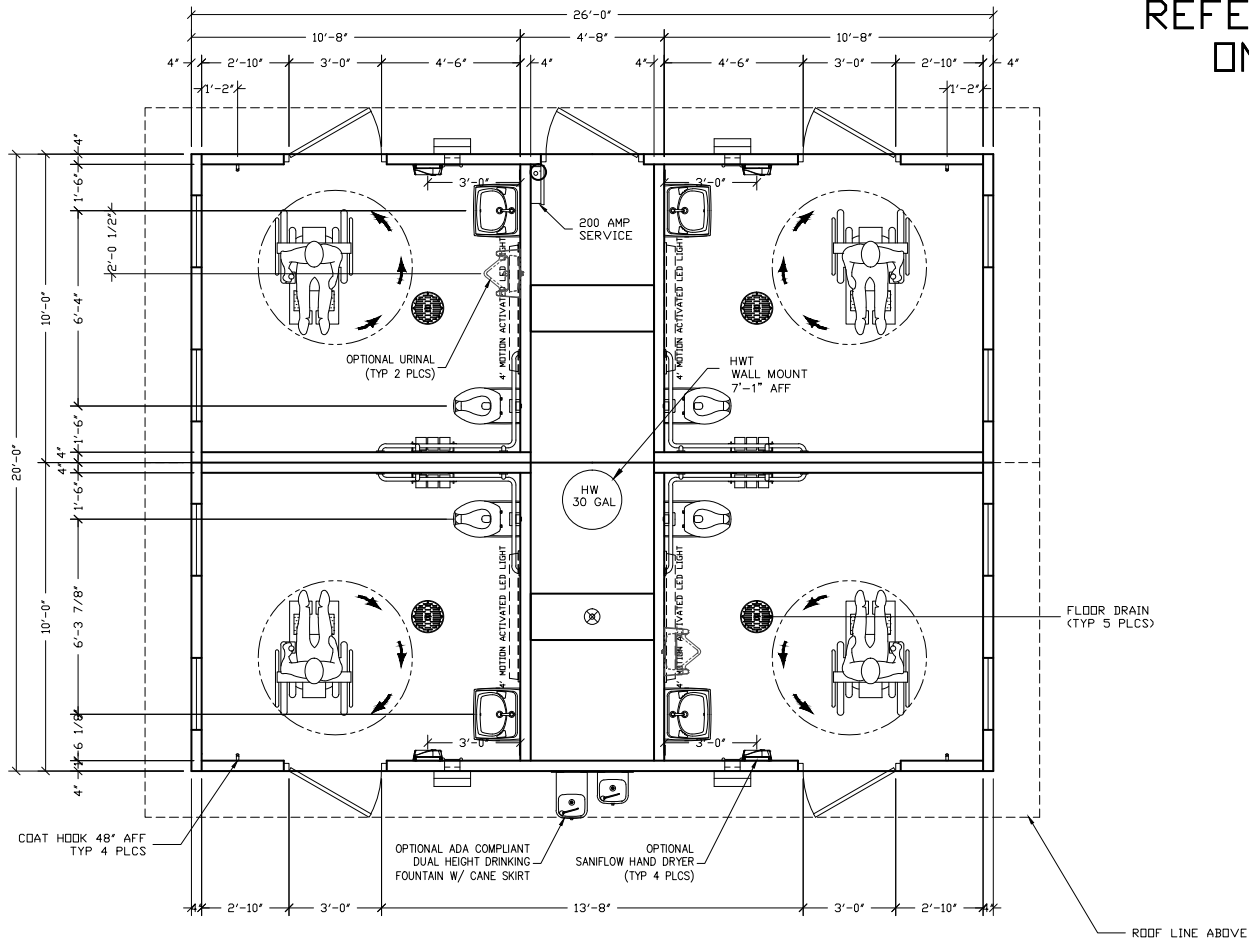
☐ Men ☐ Women ☐ Unisex

Toilet Paper Holder Options

☐ 2-Roll Stainless Steel ☐ 3-Roll Stainless Steel

Notes:

FOR
REFERENCE
ONLY



NOTES: 1. SEE DRAWING A-27 FOR SIZE AND LOCATION OF FLOOR BLOCKOUTS

3808 N. Sullivan Bldg. #7 Spokane, WA 99216

CXT
Precast Products
901 N. Highway 77 Hillsboro, TX 76645

PROJECT TITLE
ARAPAHOE
CXT STANDARD BUILDING

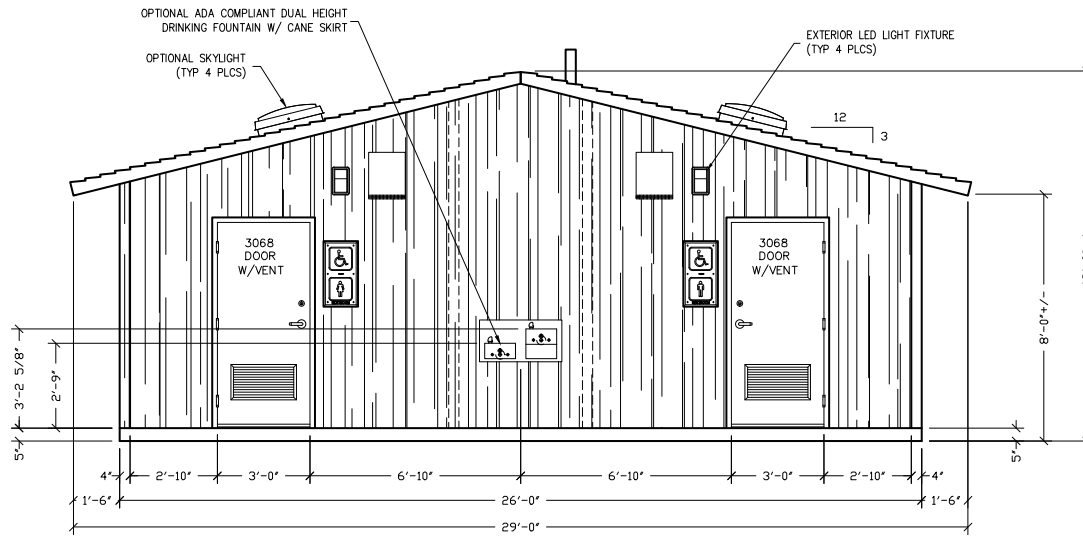
NOTICE
The information contained herein is proprietary and the exclusive property of CXT Incorporated. The information may only be used by the original recipient for the purpose intended. Reproduction or distribution of this information is strictly prohibited without the prior written consent of CXT Incorporated. By allowing use of this information, CXT Incorporated grants no warranty, express or implied, including a warranty of merchantability or of fitness for a particular purpose.

CXT Incorporated

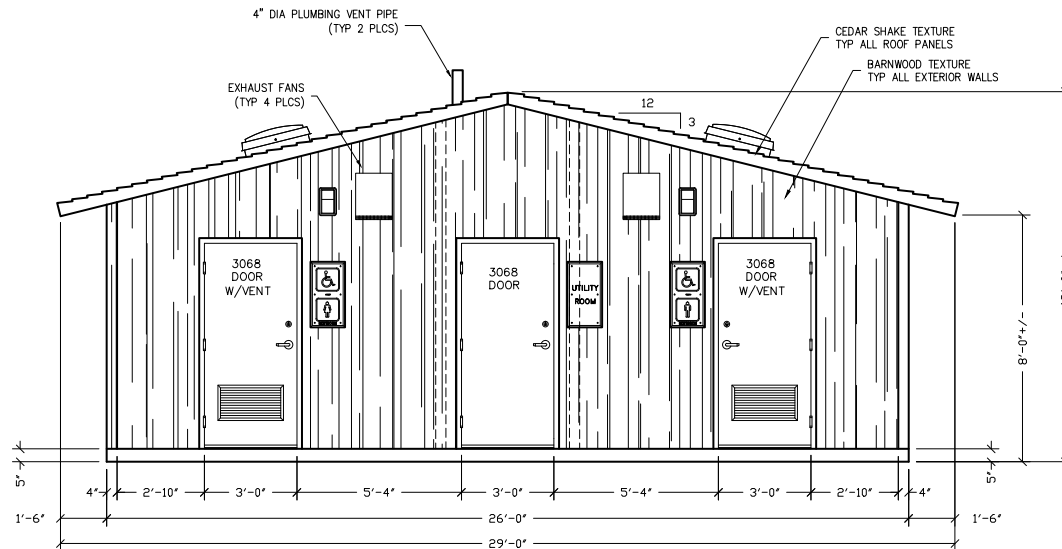
REV.	DESCRIPTION	DATE	APPROVED	SIGN.
SCALE	1/4"=1'-0"	DATE	04-30-16	
DRAWN	FILE NO.	90-A03		
CHECKED	PLOT	48		

FLOOR PLAN

DWG NO.	SHEET	REV.
A-03		



FRONT ELEVATION



REAR ELEVATION

FOR
REFERENCE
ONLY

3808 N. Sullivan Bldg. #7 Spokane, WA 99216

CXT
Precast Products
901 N. Highway 77 Hillsboro, TX 76645

PROJECT TITLE
ARAPAHOE
CXT STANDARD BUILDING

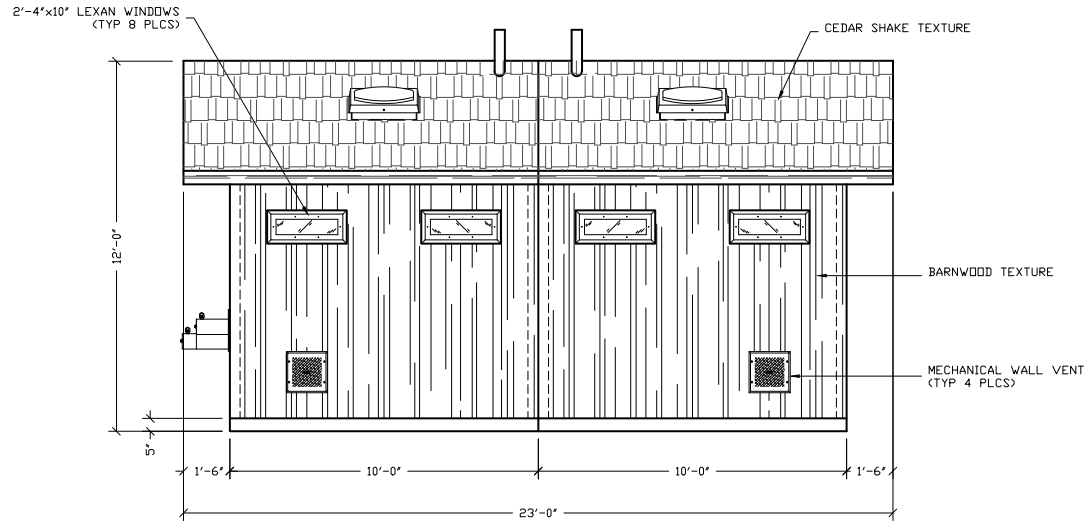
NOTICE
The information contained herein is proprietary and the exclusive property of CXT Incorporated. The information may only be used by the original recipient for the purpose intended. Reproduction or distribution of this information is strictly prohibited without the prior written consent of CXT Incorporated. By allowing use of this information, CXT Incorporated grants no warranty, express or implied, including a warranty of merchantability or of fitness for a particular purpose.

CXT Incorporated

REV.	DESCRIPTION	DATE	APPROVED	DATE
SCALE	1/4"=1'-0"	DATE	04-30-16	
DRAWN		FILE NO.	PO-A04	
CHECKED		PLOT	48	

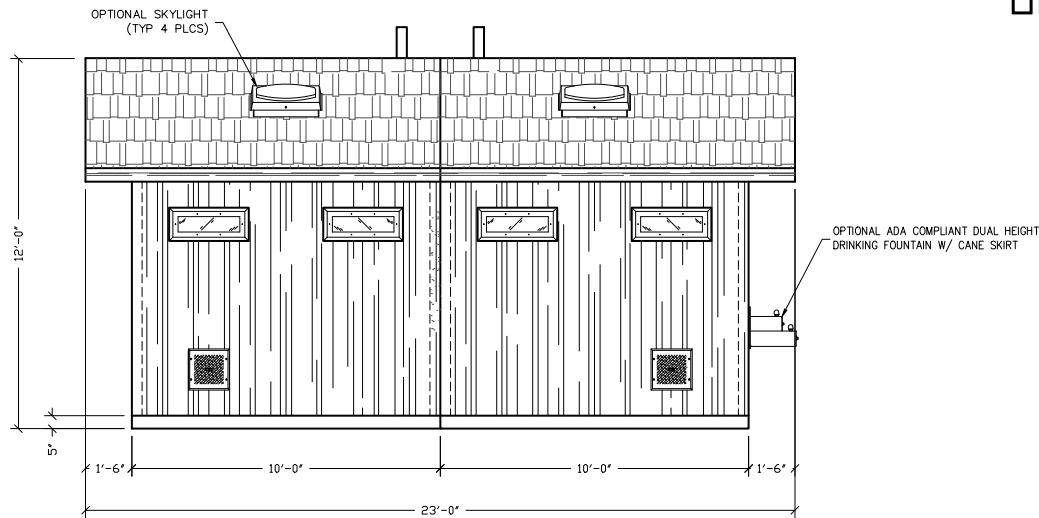
BUILDING ELEVATIONS

DWG NO.	SHEET	REV.
A-04		



RH SIDE ELEVATION

FOR
REFERENCE
ONLY



LH SIDE ELEVATION

3808 N. Sullivan Bldg. #7 Spokane, WA 99216

CXT
Precast Products
901 N. Highway 77 Hillsboro, TX 76645

PROJECT TITLE
ARAPAHOE
CXT STANDARD BUILDING

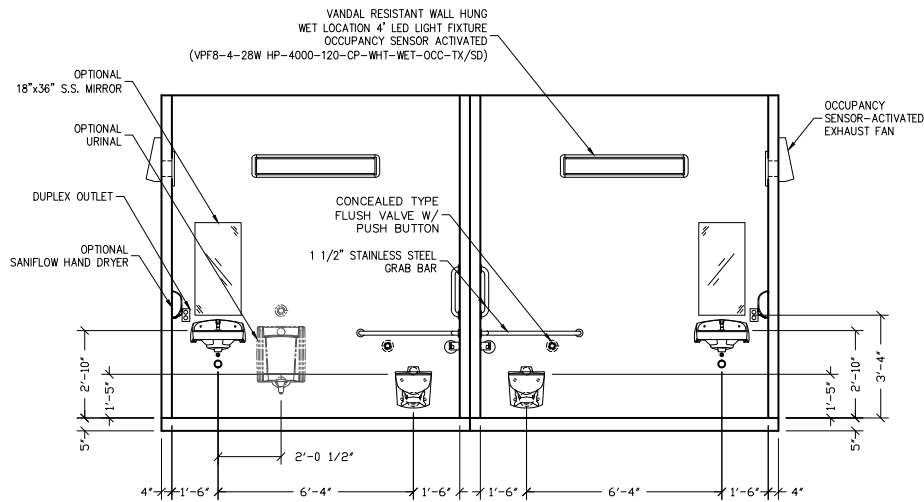
NOTICE
The information contained herein is proprietary and the exclusive property of CXT Incorporated. The information may only be used by the original recipient for the purpose intended. Reproduction or distribution of this information is strictly prohibited without the prior written consent of CXT Incorporated. By allowing use of this information, CXT Incorporated grants no warranty, express or implied, including a warranty of merchantability or of fitness for a particular purpose.

CXT Incorporated

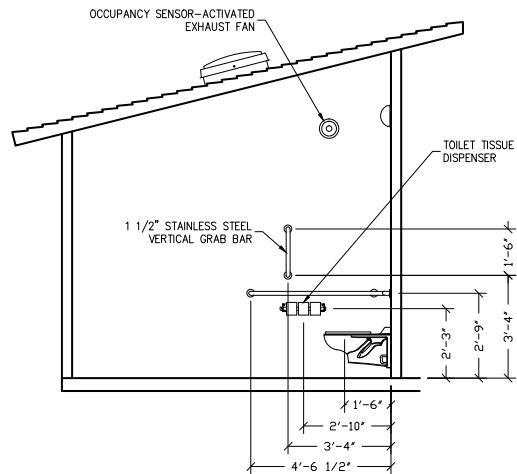
REV.	DESCRIPTION	APPROVED	DATE
SCALE	1/4"=1'-0"	DATE	04-20-16
DRAWN	FILE NO.	PO-A05	
CHECKED	PLOT	48	

BUILDING ELEVATIONS

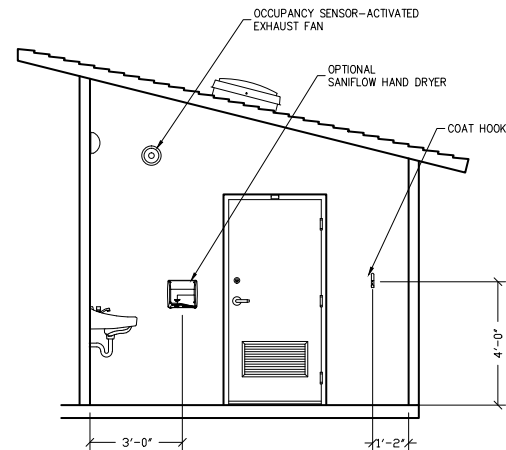
DWG NO.	SHEET	REV.
A-05		



FOR
REFERENCE
ONLY



INTERIOR ELEVATION



INTERIOR ELEVATION

3808 N. Sullivan Bldg. #7 Spokane, WA 99216

CXT
Precast Products
901 N. Highway 77 Hillsboro, TX 76645

PROJECT TITLE
ARAPAHOE
CXT STANDARD BUILDING

NOTICE
The information contained herein is proprietary and the exclusive property of CXT Incorporated. The information may only be used by the original recipient for the purpose intended. Reproduction or distribution of this information is strictly prohibited without the prior written consent of CXT Incorporated. By allowing use of this information, CXT Incorporated grants no warranty, express or implied, including a warranty of merchantability or of fitness for a particular purpose.

REV.	DESCRIPTION	DATE	APPROVED	SHEET
SCALE	1/4"=1'-0"	DATE	04-30-16	48
DRAWN	FILE NO.	90-A06		
CHECKED	PLOT			

INTERIOR ELEVATIONS

DWG NO. A-06 SHEET REV.

Splash Pad / Thurston Woods Park Improvements

		402 Capital Project		TOTAL PROJECT	
FY 2021-2022					
BUDGETED FUNDS	\$100,000.00			\$100,000.00	
PROJECT COSTS		Approved	Incurred	Approved	Incurred
Design, Bidding, and Inspection Services		\$ 124,750.00	\$ 75,000.00	\$ 124,750.00	\$ 75,000.00
TOTAL FY 2020-2021		\$ 124,750.00		\$ 124,750.00	

Notes	
Engineering	
Abonmarche; only a portion of design incurred in FY 21-22	

FY 2022-2023					
BUDGETED FUNDS	\$1,200,000.00			\$1,200,000.00	
PROJECT COSTS					
Design and Bidding Additional Expense		\$ 14,984.45	\$	14,984.45	
Construction Contract #1	Approved 2/8/23	\$ 695,314.74	\$	695,314.74	
Construction Contract #2	Approved 2/8/23	\$ 520,565.00	\$	520,565.00	
Contingency Budget	Approved 2/8/23	\$ 122,000.00	\$	122,000.00	
Bathroom Facility Purchase	Recommended	\$ 150,500.00	\$	150,500.00	
Bathroom Footing / Foundation Design	Future	\$ 3,000.00	\$	3,000.00	
Footing/Foundation Installation/Construction	Future	\$ 25,000.00	\$	25,000.00	
Additional Construction Oversight Fees	Future	\$ 25,720.00	\$	25,720.00	
Accessible Picnic Tables	Future	\$ 7,500.00	\$	7,500.00	
Splash Pad Signage	Future	\$ 10,000.00	\$	10,000.00	
TOTAL FY 2022-2023		\$ 1,574,584.19	\$	1,574,584.19	
OVER (UNDER) BUDGET FY 2022-2023		\$ 374,584.19	\$	374,584.19	

Notes	
Added design and bidding costs from re-bidding process and additional stormwater analysis; not-to-exceed amount approved by City Manager	
Fredrick Construction - Site, utilities, parking, etc.	
Parrish Excavating - Splash Pad install	
~10%	
QPI prefabricated bathroom	
Abonmarche; Estimate	
Abonmarche; additional oversight costs due to splitting the contract between two bidders	
Two signs; needed to recognize donors to the project	

TOTAL PROJECT					
BUDGETED FUNDS	\$1,300,000.00			\$1,300,000.00	
TOTAL PROJECT COST		\$ 1,699,334.19	\$	1,699,334.19	
OVER (UNDER) BUDGET Total Project		\$ 399,334.19	\$	399,334.19	

**City of Sturgis
City Commission
Regular Meeting**

Agenda Item 10B

DPS Mowing Bid Comparison Sheet
2023 Bids with 2023-2025 Summary

Exhibit	Specifications	Cutter's Edge	Grasshopper Lawn Care	New Creations	Rickett's Lawn Service	Straight Line Mowing	Total Property Mgmt	Triple R Lawn Service	City Cost to Mow	Diff per Mow	2022 Price	2023 Bid Price	2024 Bid Price	2025 Bid Price
		2023	2023	2023	2023	2023	2023	2023						
AA	Memorial Dr/Nottawa ROW			\$ 69.50	\$ 98.00		\$ 90.00				\$ 85.00	\$ 69.50	\$ 69.50	\$ 69.50
BB	Paramount Site	\$ 95.00	\$ 110.00	\$ 195.00	\$ 87.00	\$ 160.00	\$ 190.00	\$ 175.00			\$ 79.00	\$ 87.00	\$ 87.00	\$ 94.00
CC	N Jefferson Retention Basin	\$ 24.00			\$ 38.50	\$ 28.00	\$ 60.00	\$ 65.00			\$ 38.00	\$ 24.00	\$ 25.00	\$ 26.00
DD	Mich St. Lift Station	\$ 26.00			\$ 28.50	\$ 25.00	\$ 30.00	\$ 55.00			\$ 26.00	\$ 25.00	\$ 26.00	\$ 26.00
EE	Rest Stop Park/South St. Ext	\$ 45.00		\$ 64.50	\$ 38.50		\$ 65.00				\$ 40.00	\$ 38.50	\$ 38.50	\$ 42.00
FF	Compost Site	\$ 45.00			\$ 48.50		\$ 65.00				\$ 52.00	\$ 45.00	\$ 45.00	\$ 45.00
GG	City Subdivision 1 / Site N	\$ 20.00	\$ 50.00	\$ 64.50	\$ 28.00	\$ 39.00	\$ 60.00	\$ 65.00			\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00
HH	City Hall/Library				\$ 78.00	\$ 102.00	\$ 95.00				\$ 75.00	\$ 78.00	\$ 78.00	\$ 85.00
JJ	City Parking Lot terraces				\$ 77.00		\$ 100.00				\$ 80.00	\$ 77.00	\$ 77.00	\$ 84.00
KK	FranksPark	\$ 520.00	\$ 636.00		\$ 574.00		\$ 800.00		\$ 395.00	\$ 125.00				
LL	Oaklawn Park	\$ 525.00	\$ 500.00				\$ 600.00		\$ 436.00	\$ 64.00				
MM	Memorial Park	\$ 225.00	\$ 169.00		\$ 168.00		\$ 200.00				\$ 148.98	\$ 168.00	\$ 168.00	\$ 180.00
NN	Langrick Park	\$ 58.00	\$ 120.00		\$ 94.00	\$ 79.00	\$ 80.00				\$ 58.00	\$ 58.00	\$ 59.00	\$ 60.00
PP	Arkwrights/Free Church Park	\$ 75.00			\$ 72.00	\$ 112.00	\$ 100.00				\$ 85.00	\$ 72.00	\$ 72.00	\$ 75.00
QQ	Shadowlawn Park	\$ 24.00			\$ 28.00	\$ 29.00	\$ 50.00	\$ 65.00			\$ 24.00	\$ 24.00	\$ 24.00	\$ 25.00
RR	Pioneer Park	\$ 25.00			\$ 28.00		\$ 35.00	\$ 60.00			\$ 25.00	\$ 25.00	\$ 25.00	\$ 26.00
SS	Doyle Community Center		\$ 130.00		\$ 124.00		\$ 165.00				\$ 118.98	\$ 124.00	\$ 124.00	\$ 138.00
TT	City Sub II / Lot #39	\$ 18.00			\$ 28.00	\$ 28.00	\$ 50.00	\$ 65.00			\$ 18.00	\$ 18.00	\$ 19.00	\$ 20.00
UU	Wall Fields	\$ 488.00		\$ 298.49			\$ 600.00				\$ 298.49	\$ 298.49	\$ 298.49	\$ 298.49
VV	Spence Softball Complex	\$ 675.00					\$ 715.00	\$ 700.00	\$ 328.00	\$ 347.00				
WW	Fawn River Rd. lift Station	\$ 26.00			\$ 28.00		\$ 30.00	\$ 55.00			\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00
XX	DPS Maintenance Bldg.	\$ 27.00			\$ 38.00		\$ 45.00				\$ 27.00	\$ 27.00	\$ 28.00	\$ 29.00
YY	Thurston Woods Park						\$ 800.00		\$ 454.00	\$ 346.00				
ZZ	208 N. Prospect St.	\$ 24.00	\$ 50.00	\$ 64.50	\$ 44.00	\$ 31.00	\$ 50.00	\$ 65.00			\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00
AAA	101 S. Jefferson (Depot RR Bldg.)				\$ 82.50		\$ 40.00				\$ 90.00	\$ 40.00	\$ 45.00	\$ 45.00
BBB	606 W. Chicago Rd.	\$ 34.00			\$ 50.00	\$ 69.00	\$ 65.00	\$ 65.00			\$ 34.00	\$ 34.00	\$ 34.00	\$ 35.00
CCC	604 N. Prospect	\$ 25.00			\$ 26.50	\$ 28.00	\$ 30.00	\$ 60.00			\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
DDD	305 W. West	\$ 22.00			\$ 24.50	\$ 28.00	\$ 30.00	\$ 60.00			\$ 22.00	\$ 22.00	\$ 23.00	\$ 24.00
EEE	805.5 E. Main	\$ 25.00			\$ 27.50	\$ 28.00	\$ 30.00	\$ 60.00			\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
FFF	2855 S Centerville Rd.	\$ 50.00			\$ 58.00	\$ 69.00	\$ 70.00				\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00

	Bid award recommendation
	No bid recommendation (City to maintain)
	Low bid for non-recommended site
	Price increase over previous year
	Price decrease over previous year

DPS Mowing Bid Comparison Sheet

2024 Bids

Exhibit	Specifications	Cutter's Edge 2024	Grasshopper Lawn Care 2024	New Creations 2024	Rickett's Lawn Service 2024	Straight Line Mowing 2024	Total Property Mgmt 2024	Triple R Lawn Service 2024	City Cost to Mow	Diff per Mow	2024 Bid Price
AA	Memorial Dr/Nottawa ROW			\$ 69.50	\$ 98.00		\$ 100.00				\$ 69.50
BB	Paramount Site	\$ 100.00	\$ 120.00	\$ 195.00	\$ 87.00	\$ 165.00	\$ 200.00	\$ 185.00	\$ 167.00		\$ 87.00
CC	N Jefferson Retention Basin	\$ 25.00			\$ 38.50	\$ 30.00	\$ 65.00	\$ 67.00			\$ 25.00
DD	Mich St. Lift Station	\$ 26.00			\$ 28.50	\$ 26.00	\$ 35.00	\$ 57.00			\$ 26.00
EE	Rest Stop Park/South St. Ext	\$ 45.00		\$ 64.50	\$ 38.50		\$ 70.00				\$ 38.50
FF	Compost Site	\$ 45.00			\$ 48.50		\$ 70.00				\$ 45.00
GG	City Subdivision 1 / Site N	\$ 20.00	\$ 55.00	\$ 64.50	\$ 28.00	\$ 41.00	\$ 65.00	\$ 67.00			\$ 20.00
HH	City Hall/Library				\$ 78.00	\$ 104.00	\$ 105.00				\$ 78.00
JJ	City Parking Lot terraces				\$ 77.00		\$ 105.00				\$ 77.00
KK	FranksPark	\$ 520.00	\$ 646.00		\$ 574.00		\$ 870.00		\$ 395.00	\$ 125.00	
LL	Oaklawn Park	\$ 525.00	\$ 510.00				\$ 640.00		\$ 436.00	\$ 74.00	
MM	Memorial Park	\$ 225.00	\$ 179.00		\$ 168.00		\$ 215.00				\$ 168.00
NN	Langrick Park	\$ 59.00	\$ 130.00		\$ 94.00	\$ 81.00	\$ 90.00				\$ 59.00
PP	Arkwrights/Free Church Park	\$ 75.00			\$ 72.00	\$ 116.00	\$ 105.00				\$ 72.00
QQ	Shadowlawn Park	\$ 24.00			\$ 28.00	\$ 31.00	\$ 55.00	\$ 67.00			\$ 24.00
RR	Pioneer Park	\$ 25.00			\$ 28.00		\$ 35.00	\$ 62.00			\$ 25.00
SS	Doyle Community Center		\$ 140.00		\$ 124.00		\$ 175.00				\$ 124.00
TT	City Sub II / Site 39	\$ 19.00			\$ 28.00	\$ 30.00	\$ 55.00	\$ 67.00			\$ 19.00
UU	Wall Fields	\$ 489.00		\$ 298.49			\$ 640.00				\$ 298.49
VV	Spence Softball Complex	\$ 675.00					\$ 765.00	\$ 725.00	\$ 328.00	\$ 347.00	
WW	Fawn River Rd. lift Station	\$ 26.00			\$ 28.00		\$ 35.00	\$ 57.00			\$ 26.00
XX	DPS Maintenance Bldg.	\$ 28.00			\$ 38.00		\$ 45.00				\$ 28.00
YY	Thurston Woods Park						\$ 850.00		\$ 454.00	\$ 396.00	
ZZ	208 N. Prospect St.	\$ 24.00	\$ 55.00	\$ 64.50	\$ 44.00	\$ 33.00	\$ 50.00	\$ 67.00			\$ 24.00
AAA	101 S. Jefferson				\$ 82.50		\$ 45.00				\$ 45.00
BBB	606 W. Chicago Rd.	\$ 34.00			\$ 50.00	\$ 72.00	\$ 65.00	\$ 67.00			\$ 34.00
CCC	604 N. Prospect	\$ 25.00			\$ 26.50	\$ 30.00	\$ 35.00	\$ 62.00			\$ 25.00
DDD	305 W. West	\$ 23.00			\$ 24.50	\$ 30.00	\$ 35.00	\$ 62.00			\$ 23.00
EEE	805.5 E. Main	\$ 25.00			\$ 27.50	\$ 30.00	\$ 35.00	\$ 62.00			\$ 25.00
FFF	2855 S Centerville Rd.	\$ 50.00			\$ 58.00	\$ 72.00	\$ 75.00				\$ 50.00

	Bid award recommendation
	No bid recommendation (City to maintain)
	Low bid for non-recommended site

DPS Mowing Bid Comparison Sheet

2025 Bids

Exhibit	Specifications	Cutter's Edge 2025	Grasshopper Lawn Care 2025	New Creations 2025	Rickett's Lawn Service 2025	Straight Line Mowing 2025	Total Property Mgmt 2025	Triple R Lawn Service 2025	City Cost to Mow	Diff per Mow	2025 Bid Price
AA	Memorial Dr/Nottawa ROW			\$ 69.50	\$ 106.00		\$ 105.00				\$ 69.50
BB	Paramount Site	\$ 105.00	\$ 130.00	\$ 195.00	\$ 94.00	\$ 170.00	\$ 210.00	\$ 195.00	\$ 167.00		\$ 94.00
CC	N Jefferson Retention Basin	\$ 26.00			\$ 42.00	\$ 32.00	\$ 65.00	\$ 69.00			\$ 26.00
DD	Mich St. Lift Station	\$ 26.00			\$ 31.00	\$ 27.00	\$ 35.00	\$ 59.00			\$ 26.00
EE	Rest Stop Park/South St. Ext	\$ 45.00		\$ 64.50	\$ 42.00		\$ 70.00				\$ 42.00
FF	Compost Site	\$ 45.00			\$ 53.00		\$ 75.00				\$ 45.00
GG	City Subdivision 1 / Site N	\$ 20.00	\$ 60.00	\$ 64.50	\$ 31.00	\$ 43.00	\$ 65.00	\$ 69.00			\$ 20.00
HH	City Hall/Library				\$ 85.00	\$ 106.00	\$ 110.00				\$ 85.00
JJ	City Parking Lot terraces				\$ 84.00		\$ 110.00				\$ 84.00
KK	FranksPark	\$ 520.00	\$ 656.00		\$ 610.00		\$ 915.00		\$ 395.00	\$ 125.00	
LL	Oaklawn Park	\$ 525.00	\$ 520.00				\$ 680.00		\$ 436.00	\$ 94.00	
MM	Memorial Park	\$ 225.00	\$ 189.00		\$ 180.00		\$ 230.00				\$ 180.00
NN	Langrick Park	\$ 60.00	\$ 140.00		\$ 100.00	\$ 83.00	\$ 90.00				\$ 60.00
PP	Arkwrights/Free Church Park	\$ 75.00			\$ 80.00	\$ 120.00	\$ 110.00				\$ 75.00
QQ	Shadowlawn Park	\$ 25.00			\$ 31.00	\$ 33.00	\$ 55.00	\$ 69.00			\$ 25.00
RR	Pioneer Park	\$ 26.00			\$ 31.00		\$ 40.00	\$ 64.00			\$ 26.00
SS	Doyle Community Center		\$ 150.00		\$ 138.00		\$ 180.00				\$ 138.00
TT	City Sub II / Site 39	\$ 20.00			\$ 31.00	\$ 32.00	\$ 55.00	\$ 69.00			\$ 20.00
UU	Wall Fields	\$ 490.00		\$ 298.49			\$ 680.00				\$ 298.49
VV	Spence Softball Complex	\$ 675.00					\$ 790.00	\$ 750.00	\$ 328.00	\$ 347.00	
WW	Fawn River Rd. lift Station	\$ 26.00			\$ 31.00		\$ 35.00	\$ 59.00			\$ 26.00
XX	DPS Maintenance Bldg.	\$ 29.00			\$ 42.00		\$ 50.00				\$ 29.00
YY	Thurston Woods Park						\$ 875.00		\$ 454.00	\$ 421.00	
ZZ	208 N. Prospect St.	\$ 24.00	\$ 60.00	\$ 64.50	\$ 49.00	\$ 35.00	\$ 55.00	\$ 69.00			\$ 24.00
AAA	101 S. Jefferson				\$ 90.00		\$ 45.00				\$ 45.00
BBB	606 W. Chicago Rd.	\$ 35.00			\$ 56.00	\$ 75.00	\$ 70.00	\$ 69.00			\$ 35.00
CCC	604 N. Prospect	\$ 25.00			\$ 30.00	\$ 31.00	\$ 35.00	\$ 64.00			\$ 25.00
DDD	305 W. West	\$ 24.00			\$ 29.00	\$ 31.00	\$ 35.00	\$ 64.00			\$ 24.00
EEE	805.5 E. Main	\$ 25.00			\$ 31.00	\$ 31.00	\$ 35.00	\$ 64.00			\$ 25.00
FFF	2855 S Centerville Rd.	\$ 50.00			\$ 64.00	\$ 74.00	\$ 75.00				\$ 50.00

	Bid award recommendation
	No bid recommendation (City to maintain)
	Low bid for non-recommended site

DPS Leaf Pick-up Bid Comparison Sheet

Exhibit	Specifications	Cutter's Edge	Grasshopper Lawn Care	Rickett's Lawn Service
		2023	2023	2023
AA	Memorial Dr/Nottawa ROW			\$ 150.00
BB	Paramount Site		\$70 per man hr	\$ 100.00
CC	N Jefferson Retention Basin		\$70 per man hr	\$ 85.00
DD	Mich St. Lift Station	\$ 35.00		\$ 60.00
EE	Rest Stop Park/South St. Ext	\$ 95.00		\$ 75.00
FF	Compost Site			\$ 70.00
GG	City Subdivision 1 / Site N	\$ 40.00	\$70 per man hr	\$ 50.00
HH	City Hall/Library			\$ 75.00
JJ	City Parking Lot terraces			\$ 85.00
KK	FranksPark		\$70 per man hr	\$ 600.00
LL	Oaklawn Park		\$70 per man hr	
MM	Memorial Park		\$70 per man hr	\$ 680.00
NN	Langrick Park	\$ 150.00	\$70 per man hr	\$ 300.00
PP	Arkwrights/Free Church Park	\$ 150.00		\$ 160.00
QQ	Shadowlawn Park	\$ 48.00		\$ 70.00
RR	Pioneer Park	\$ 50.00		\$ 70.00
SS	Doyle Community Center		\$70 per man hr	\$ 180.00
TT	City Sub II / Lot #39	\$ 40.00		\$ 65.00
UU	Wall Fields			
VV	Spence Softball Complex			
WW	Fawn River Rd. lift Station	\$ 52.00		\$ 65.00
XX	DPS Maintenance Bldg.	\$ 54.00		\$ 45.00
YY	Thurston Woods Park		\$70 per man hr	
ZZ	208 N. Prospect St.	\$ 48.00	\$70 per man hr	\$ 75.00
AAA	101 S. Jefferson (Depot RR Bldg.)			\$ 110.00
BBB	606 W. Chicago Rd.	\$ 65.00		\$ 75.00
CCC	604 N. Prospect	\$ 48.00		\$ 75.00
DDD	305 W. West	\$ 48.00		\$ 60.00
EEE	805.5 E. Main	\$ 50.00		\$ 75.00
FFF	2855 S Centerville Rd.	\$ 100.00		\$ 120.00

DPS Leaf Pick-up Bid Comparison Sheet

Exhibit	Specifications	Cutter's Edge	Grasshopper Lawn Care	Rickett's Lawn Service
		2024	2024	2024
AA	Memorial Dr/Nottawa ROW			\$ 160.00
BB	Paramount Site		\$75 per man hr	\$ 100.00
CC	N Jefferson Retention Basin		\$75 per man hr	\$ 85.00
DD	Mich St. Lift Station	\$ 35.00		\$ 60.00
EE	Rest Stop Park/South St. Ext	\$ 95.00		\$ 75.00
FF	Compost Site			\$ 70.00
GG	City Subdivision 1 / Site N	\$ 40.00	\$75 per man hr	\$ 50.00
HH	City Hall/Library			\$ 75.00
JJ	City Parking Lot terraces			\$ 85.00
KK	FranksPark		\$75 per man hr	\$ 630.00
LL	Oaklawn Park		\$75 per man hr	
MM	Memorial Park		\$75 per man hr	\$ 690.00
NN	Langrick Park	\$ 150.00	\$75 per man hr	\$ 300.00
PP	Arkwrights/Free Church Park	\$ 150.00		\$ 160.00
QQ	Shadowlawn Park	\$ 50.00		\$ 70.00
RR	Pioneer Park	\$ 52.00		\$ 70.00
SS	Doyle Community Center		\$75 per man hr	\$ 180.00
TT	City Sub II / Lot #39	\$ 40.00		\$ 65.00
UU	Wall Fields			
VV	Spence Softball Complex			
WW	Fawn River Rd. lift Station	\$ 52.00		\$ 65.00
XX	DPS Maintenance Bldg.	\$ 56.00		\$ 45.00
YY	Thurston Woods Park		\$75 per man hr	
ZZ	208 N. Prospect St.	\$ 50.00	\$75 per man hr	\$ 75.00
AAA	101 S. Jefferson (Depot RR Bldg.)			\$ 110.00
BBB	606 W. Chicago Rd.	\$ 65.00		\$ 75.00
CCC	604 N. Prospect	\$ 48.00		\$ 75.00
DDD	305 W. West	\$ 48.00		\$ 60.00
EEE	805.5 E. Main	\$ 50.00		\$ 75.00
FFF	2855 S Centerville Rd.	\$ 100.00		\$ 125.00

DPS Leaf Pick-up Bid Comparison Sheet

Exhibit	Specifications	Cutter's Edge	Grasshopper Lawn Care	Rickett's Lawn Service
		2025	2025	2025
AA	Memorial Dr/Nottawa ROW			\$ 170.00
BB	Paramount Site		\$80 per man hr	\$ 110.00
CC	N Jefferson Retention Basin		\$80 per man hr	\$ 93.00
DD	Mich St. Lift Station	\$ 35.00		\$ 66.00
EE	Rest Stop Park/South St. Ext	\$ 105.00		\$ 82.00
FF	Compost Site			\$ 77.00
GG	City Subdivision 1 / Site N	\$ 40.00	\$80 per man hr	\$ 55.00
HH	City Hall/Library			\$ 82.00
JJ	City Parking Lot terraces			\$ 93.00
KK	FranksPark		\$80 per man hr	\$ 660.00
LL	Oaklawn Park		\$80 per man hr	
MM	Memorial Park		\$80 per man hr	\$ 690.00
NN	Langrick Park	\$ 150.00	\$80 per man hr	\$ 330.00
PP	Arkwrights/Free Church Park	\$ 150.00		\$ 176.00
QQ	Shadowlawn Park	\$ 52.00		\$ 77.00
RR	Pioneer Park	\$ 54.00		\$ 77.00
SS	Doyle Community Center		\$80 per man hr	\$ 200.00
TT	City Sub II / Lot #39	\$ 40.00		\$ 72.00
UU	Wall Fields			
VV	Spence Softball Complex			
WW	Fawn River Rd. lift Station	\$ 52.00		\$ 71.00
XX	DPS Maintenance Bldg.	\$ 58.00		\$ 45.00
YY	Thurston Woods Park		\$80 per man hr	
ZZ	208 N. Prospect St.	\$ 50.00	\$80 per man hr	\$ 82.00
AAA	101 S. Jefferson (Depot RR Bldg.)			\$ 120.00
BBB	606 W. Chicago Rd.	\$ 65.00		\$ 82.00
CCC	604 N. Prospect	\$ 48.00		\$ 82.00
DDD	305 W. West	\$ 48.00		\$ 66.00
EEE	805.5 E. Main	\$ 50.00		\$ 82.00
FFF	2855 S Centerville Rd.	\$ 100.00		\$ 135.00

Electric Mowing Bid Comparison Sheet
2023 Bids with 2023-2025 Summary

Exhibit	Specifications	Cutter's Edge 2023	Grand Impressions 2023	Grasshopper Lawn Care 2023	New Creations Landscape Mgmt 2023	Rickett's Lawn Service 2023	Total Property Mgmt 2023	Triple R Lawn Service 2023	2022 Price	2023 Bid Price	2024 Bid Price	2025 Bid Price
A	Southeast Substation	\$ 28.00				\$ 32.00	\$ 55.00		\$ 31.00	\$ 28.00	\$ 29.00	\$ 29.00
B	Prairie Substation	\$ 23.00				\$ 22.50	\$ 35.00	\$ 60.00	\$ 22.75	\$ 22.50	\$ 22.50	\$ 24.00
D	Franks Substation											
E	Eastside Substation	\$ 24.00				\$ 31.00	\$ 55.00	\$ 65.00	\$ 31.00	\$ 24.00	\$ 24.00	\$ 24.00
F	Balk Substation	\$ 20.00				\$ 25.00	\$ 35.00	\$ 55.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00
G	Shimmel Substation	\$ 20.00				\$ 25.00	\$ 25.00	\$ 45.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00
J	N. Maple Ave.	\$ 26.00				\$ 26.50	\$ 55.00		\$ 25.00	\$ 26.00	\$ 26.50	\$ 29.00
L	Meter Shop	\$ 29.00				\$ 28.50	\$ 60.00		\$ 29.00	\$ 28.50	\$ 28.50	\$ 30.00
M	Retention Pond	\$ 185.00		\$ 250.00	\$ 195.00	\$ 174.00	\$ 135.00	\$ 250.00	\$ 181.00	\$ 135.00	\$ 140.00	\$ 140.00
N	Covered Bridge Park				\$ 84.50	\$ 168.00	\$ 135.00		\$ 170.00	\$ 84.50	\$ 84.50	\$ 84.50
P	Earthen Embankment				\$ 74.50	\$ 144.00	\$ 60.00	\$ 65.00	\$ 144.00	\$ 60.00	\$ 65.00	\$ 65.00
Q	Pahl Point Park		\$ 40.00		\$ 39.50	\$ 58.00	\$ 70.00		\$ 38.00	\$ 39.50	\$ 39.50	\$ 39.50
R	Hydro Area					\$ 48.00	\$ 50.00		\$ 48.00	\$ 48.00	\$ 48.00	\$ 53.00
S	Hydro Rentals		\$ 120.00			\$ 88.00	\$ 130.00		\$ 78.00	\$ 88.00	\$ 88.00	\$ 98.00
T	Grand Point Meters		\$ 35.00		\$ 39.50	\$ 41.00	\$ 60.00	\$ 70.00	\$ 32.00	\$ 35.00	\$ 37.00	\$ 39.00
C (Diesel Pit)	Mowing & Trimming along with Removal of Leaves /Per Mow					\$ 68.00	\$ 90.00		\$ 70.00	\$ 68.00	\$ 68.00	\$ 74.00
	**Fertilizing - Weed Control - Grub Treatments [Price per year]					\$ 380.00	\$ 300.00		\$ 365.00	\$ 300.00	\$ 320.00	\$ 320.00
H (Auditorium)	Mowing & Trimming along with Removal of Leaves /Per Mow					\$ 30.00	\$ 75.00		\$ 31.00	\$ 30.00	\$ 30.00	\$ 34.00
	**Fertilizing - Weed Control - Grub Treatments [Price per year]					\$ 360.00	\$ 250.00		\$ 250.00	\$ 250.00	\$ 275.00	\$ 300.00
K (206 E. West)	Mowing & Trimming along with Removal of Leaves /Per Mow					\$ 26.00	\$ 60.00		\$ 27.00	\$ 26.00	\$ 26.00	\$ 29.00
	**Fertilizing - Weed Control - Grub Treatments [Price per year]					\$ 360.00	\$ 240.00		\$ 250.00	\$ 240.00	\$ 250.00	\$ 260.00

	Bid award recommendation
	No bid
	Price increase over previous year
	Price decrease over previous year
	Bids not awarded to the same bidder all three years. Site J awarded to Cutter's Edge in '23, and Rickett's Lawn Service in '24 and '25. Site L awarded to Rickett's Lawn Service in '23 and '24, and awarded to Cutter's Edge in '25

Electric Mowing Bid Comparison Sheet
2024 Bids

Exhibit	Specifications	Cutter's Edge	Grand Impressions	Grasshopper Lawn Care	New Creations Landscape Mgmt	Rickett's Lawn Service	Total Property Mgmt	Triple R Lawn Service	2024 Bid Price
		2024	2024	2024	2024	2024	2024	2024	
A	Southeast Substation	\$ 29.00				\$ 32.00	\$ 60.00		\$ 29.00
B	Prairie Substation	\$ 24.00				\$ 22.50	\$ 40.00	\$ 62.00	\$ 22.50
D	Franks Substation								
E	Eastside Substation	\$ 24.00				\$ 31.00	\$ 60.00	\$ 67.00	\$ 24.00
F	Balk Substation	\$ 20.00				\$ 25.00	\$ 40.00	\$ 57.00	\$ 20.00
G	Shimmel Substation	\$ 20.00				\$ 25.00	\$ 30.00	\$ 47.00	\$ 20.00
J	N. Maple Ave.	\$ 28.00				\$ 26.50	\$ 60.00		\$ 26.50
L	Meter Shop	\$ 29.00				\$ 28.50	\$ 65.00		\$ 28.50
M	Retention Pond	\$ 185.00		\$ 260.00	\$ 195.00	\$ 174.00	\$ 140.00	\$ 260.00	\$ 140.00
N	Covered Bridge Park				\$ 84.50	\$ 168.00	\$ 150.00		\$ 84.50
P	Earthen Embankment				\$ 74.50	\$ 144.00	\$ 65.00	\$ 67.00	\$ 65.00
Q	Pahl Point Park		\$ 42.00		\$ 39.50	\$ 58.00	\$ 75.00		\$ 39.50
R	Hydro Area					\$ 48.00	\$ 55.00		\$ 48.00
S	Hydro Rentals		\$ 122.00			\$ 88.00	\$ 140.00		\$ 88.00
T	Grand Point Meters		\$ 37.00		\$ 39.50	\$ 41.00	\$ 65.00	\$ 72.00	\$ 37.00
C	Mowing & Trimming along with Removal of Leaves /Per Mow (Diesel Plt) **Fertilizing - Weed Control - Grub Treatments [Price per year]					\$ 68.00	\$ 100.00		\$ 68.00
H	Mowing & Trimming along with Removal of Leaves /Per Mow (Auditorium) **Fertilizing - Weed Control - Grub Treatments [Price per year]					\$ 390.00	\$ 320.00		\$ 320.00
K	Mowing & Trimming along with Removal of Leaves /Per Mow (206 E. West) **Fertilizing - Weed Control - Grub Treatments [Price per year]					\$ 30.00	\$ 80.00		\$ 30.00
						\$ 370.00	\$ 275.00		\$ 275.00
						\$ 26.00	\$ 75.00		\$ 26.00
						\$ 370.00	\$ 250.00		\$ 250.00

Bid award recommendation
 No bid

Electric Mowing Bid Comparison Sheet
2025 Bids

Exhibit	Specifications	Cutter's Edge	Grand Impressions	Grasshopper Lawn Care	New Creations Landscape Mgmt	Rickett's Lawn Service	Total Property Mgmt	Triple R Lawn Service	2025 Bid Price
		2025	2025	2025	2025	2025	2025	2025	
A	Southeast Substation	\$ 29.00				\$ 36.00	\$ 62.00		\$ 29.00
B	Prairie Substation	\$ 24.00				\$ 25.50	\$ 40.00	\$ 64.00	\$ 24.00
D	Franks Substation								
E	Eastside Substation	\$ 24.00				\$ 36.00	\$ 62.00	\$ 69.00	\$ 24.00
F	Balk Substation	\$ 20.00				\$ 28.00	\$ 40.00	\$ 59.00	\$ 20.00
G	Shimmel Substation	\$ 20.00				\$ 28.00	\$ 30.00	\$ 49.00	\$ 20.00
J	N. Maple Ave.	\$ 29.00				\$ 29.00	\$ 65.00		\$ 29.00
L	Meter Shop	\$ 30.00				\$ 32.00	\$ 70.00		\$ 30.00
M	Retention Pond	\$ 185.00		\$ 270.00	\$ 195.00	\$ 190.00	\$ 140.00	\$ 270.00	\$ 140.00
N	Covered Bridge Park				\$ 84.50	\$ 185.00	\$ 160.00		\$ 84.50
P	Earthen Embankment				\$ 74.50	\$ 160.00	\$ 65.00	\$ 69.00	\$ 65.00
Q	Pahl Point Park		\$ 45.00		\$ 39.50	\$ 63.00	\$ 75.00		\$ 39.50
R	Hydro Area					\$ 53.00	\$ 60.00		\$ 53.00
S	Hydro Rentals		\$ 125.00			\$ 98.00	\$ 150.00		\$ 98.00
T	Grand Point Meters		\$ 39.00		\$ 39.50	\$ 46.00	\$ 70.00	\$ 74.00	\$ 39.00
C (Diesel Plt)	Mowing & Trimming along with Removal of Leaves /Per Mow					\$ 74.00	\$ 110.00		\$ 74.00
	**Fertilizing - Weed Control - Grub Treatments [Price per year]					\$ 405.00	\$ 320.00		\$ 320.00
H (Auditorium)	Mowing & Trimming along with Removal of Leaves /Per Mow					\$ 34.00	\$ 85.00		\$ 34.00
	**Fertilizing - Weed Control - Grub Treatments [Price per year]					\$ 385.00	\$ 300.00		\$ 300.00
K (206 E. West)	Mowing & Trimming along with Removal of Leaves /Per Mow					\$ 29.00	\$ 85.00		\$ 29.00
	**Fertilizing - Weed Control - Grub Treatments [Price per year]					\$ 385.00	\$ 260.00		\$ 260.00

Bid award recommendation
 No bid

**City of Sturgis
City Commission
Regular Meeting**

Agenda Item 10C



Bullard Industrial Park Utility Extension - Bid Tabulation
February 27, 2023



Item #	Item Description	Unit	Qty.	Parrish Excavating		Concord Excavating		Square 1 Excavation		Northern Construction Services	
				Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount
1	Mobilization, Max 10%	Lsum	1	\$ 15,700.00	\$15,700.00	\$ 38,000.00	\$38,000.00	\$ 21,750.00	\$21,750.00	\$ 55,000.00	\$55,000.00
2	Traffic Control	Lsum	1	\$ 1,630.00	\$1,630.00	\$ 3,000.00	\$3,000.00	\$ 10,200.00	\$10,200.00	\$ 2,500.00	\$2,500.00
3	Soil Erosion and Sedimentation Control	Lsum	1	\$ 8,125.00	\$8,125.00	\$ 7,000.00	\$7,000.00	\$ 7,924.80	\$7,924.80	\$ 6,000.00	\$6,000.00
4	Project Cleanup	Lsum	1	\$ 20,000.00	\$20,000.00	\$ 5,000.00	\$5,000.00	\$ 5,250.00	\$5,250.00	\$ 4,500.00	\$4,500.00
5	Tree Remove, 6-18 inch	Ea	2	\$ 500.00	\$1,000.00	\$ 800.00	\$1,600.00	\$ 1,562.50	\$3,125.00	\$ 500.00	\$1,000.00
6	Subgrade Undercutting	Cyd	100	\$ 30.00	\$3,000.00	\$ 40.00	\$4,000.00	\$ 39.60	\$3,960.00	\$ 30.00	\$3,000.00
7	Remove, Salvage and Regrade Salvaged Topsoil	Syd	4,100	\$ 7.00	\$28,700.00	\$ 3.00	\$12,300.00	\$ 1.39	\$5,699.00	\$ 5.00	\$20,500.00
8	Aggregate Surfacing	Syd	40	\$ 30.00	\$1,200.00	\$ 20.00	\$800.00	\$ 38.35	\$1,534.00	\$ 50.00	\$2,000.00
9	6" Water Main	Ft	160	\$ 101.00	\$16,160.00	\$ 80.00	\$12,800.00	\$ 82.52	\$13,203.20	\$ 110.00	\$17,600.00
10	8" Water Main	Ft	360	\$ 82.00	\$29,520.00	\$ 90.00	\$32,400.00	\$ 97.24	\$35,006.40	\$ 125.00	\$45,000.00
11	12" Water Main	Ft	1,270	\$ 97.00	\$123,190.00	\$ 125.00	\$158,750.00	\$ 147.44	\$187,248.80	\$ 135.00	\$171,450.00
12	12" Water Main - Tunnel Sign	Ft	40	\$ 466.00	\$18,640.00	\$ 140.00	\$5,600.00	\$ 198.92	\$7,956.80	\$ 400.00	\$16,000.00
13	6" Water Main Fitting	Ea	4	\$ 276.00	\$1,104.00	\$ 400.00	\$1,600.00	\$ 435.43	\$1,741.72	\$ 500.00	\$2,000.00
14	8" Water Main Fitting	Ea	6	\$ 537.00	\$3,222.00	\$ 550.00	\$3,300.00	\$ 601.31	\$3,607.86	\$ 600.00	\$3,600.00
15	12" Water Main Fitting	Ea	14	\$ 923.00	\$12,922.00	\$ 750.00	\$10,500.00	\$ 1,155.22	\$16,173.08	\$ 700.00	\$9,800.00
16	Salvaged Water Main Fitting, 8 Inch	Ea	1	\$ 1.00	\$1.00	\$ 300.00	\$300.00	\$ 2,512.50	\$2,512.50	\$ 500.00	\$500.00
17	6" Gate Valve and Box	Ea	3	\$ 1,425.00	\$4,275.00	\$ 2,375.00	\$7,125.00	\$ 2,985.80	\$8,957.40	\$ 2,500.00	\$7,500.00
18	8" Gate Valve and Box	Ea	2	\$ 2,173.00	\$4,346.00	\$ 2,500.00	\$5,000.00	\$ 4,043.26	\$8,086.52	\$ 3,200.00	\$6,400.00
19	12" Gate Valve and Box	Ea	3	\$ 3,561.00	\$10,683.00	\$ 4,000.00	\$12,000.00	\$ 7,879.18	\$23,637.54	\$ 4,500.00	\$13,500.00
20	Fire Hydrant Assembly	Ea	4	\$ 6,300.00	\$25,200.00	\$ 6,250.00	\$25,000.00	\$ 8,374.50	\$33,498.00	\$ 7,500.00	\$30,000.00
21	Water Service, Short	Ea	1	\$ 2,388.00	\$2,388.00	\$ 1,750.00	\$1,750.00	\$ 2,165.00	\$2,165.00	\$ 3,200.00	\$3,200.00
22	8" Sanitary Sewer	Ft	830	\$ 65.00	\$53,950.00	\$ 92.50	\$76,775.00	\$ 65.87	\$54,672.10	\$ 145.00	\$120,350.00
23	6" Sanitary Lateral	Ft	210	\$ 65.00	\$13,650.00	\$ 50.00	\$10,500.00	\$ 54.71	\$11,489.10	\$ 110.00	\$23,100.00
24	Sanitary Manhole	Ea	2	\$ 5,500.00	\$11,000.00	\$ 5,000.00	\$10,000.00	\$ 4,889.50	\$9,779.00	\$ 5,200.00	\$10,400.00
25	Sanitary Manhole Sign	Ea	2	\$ 100.00	\$200.00	\$ 150.00	\$300.00	\$ 363.00	\$726.00	\$ 200.00	\$400.00
26	8"x6" Sanitary Sewer Wye/Tee	Ea	5	\$ 75.00	\$375.00	\$ 600.00	\$3,000.00	\$ 1,036.08	\$5,180.40	\$ 450.00	\$2,250.00
27	Connect to Existing	Ea	1	\$ 100.00	\$100.00	\$ 1,000.00	\$1,000.00	\$ 1,100.00	\$1,100.00	\$ 1,200.00	\$1,200.00
28	Turf Establishment	Syd	740	\$ 5.50	\$4,070.00	\$ 6.00	\$4,440.00	\$ 2.23	\$1,650.20	\$ 15.00	\$11,100.00
Total =				\$414,351.00		Total =	\$453,840.00	Total =	\$487,834.42	Total =	\$589,850.00

February 28, 2023

Barry Cox, P.E.
City Engineer
City of Sturgis Engineering Department
130 N. Nottawa Street
Sturgis, MI 49091

**Re: Bullard Industrial Park Utility Extension
Recommendation of Award**

Dear Barry:

Four bids were submitted for the Bullard Industrial Park Utility Extension project on February 27, 2023. The total bid prices ranged from \$414,351 to \$589,850. The low bid was submitted by Parrish Excavating, Inc. (Parrish).

It is our understanding that Parrish has a good reputation and is familiar with the City of Sturgis and City staff. We have spoken with Mark Diamond with Parrish and they are confident in their bid and the schedule. Therefore, we recommend awarding the Bullard Industrial Park Utility Extension project to Parrish.

We will look a potential dates for a preconstruction meeting and forward the Notice of Award to be signed prior to the meeting. This will allow Parrish to obtain their bonds and insurance prior to executing the contracts, as well as order water main items to be ready for construction.

Sincerely,

Land & Resource Engineering (LRE)



Kyle A. Patrick, PE
Project Manager



Neil De Wit, PE
Project Manager

**City of Sturgis
City Commission
Regular Meeting**

Agenda Item 10D

Task Order

In accordance with paragraph 1.01 of the Standard Form of Agreement Between Owner and Engineer for Professional Services – Task Order Edition, dated February 27, 2014 (“Agreement”), Owner and Engineer agree as follows:

1. Specific Project Data

- A. Title: City of Sturgis
M-66 Utility Improvements Phase 1
Design and Bidding Phase

B. Background/Description:

The purpose of this task order is to complete design drawings and specifications to complete sanitary sewer and water system utility improvements on M-66 (S Centerville Road) from Wade Road to US-12 (Chicago Road).

The Michigan Department of Transportation (MDOT) is planning on rehabilitating M-66 from E. Lafayette Road to the Michigan/Indiana State line. MDOT is planning on phasing this work and completing it over a couple years. F&V is in the process of completing a utility corridor study to provide the City of Sturgis with a plan, schedule, and budget to upgrade the utilities prior to MDOT starting work.

The Draft Utility Study is recommending three phases of utility upgrades in coordination with MDOT proposed construction. Phase 1 and Phase 2 are proposed to be completed in the year before MDOT starts the roadway work. Phase 3 is mostly outside the right of way and proposed to be completed after roadway work is completed based on available funding.

MDOT has proposed starting construction on Phase 1 in 2025. As a result of continued material and building shortages, F&V recommends completing design and bidding by August of 2023. This will allow the contractor time to order materials for the 2024 construction season.

C. Work Scope:

This Task Order is to provide Final Design and Bidding Phase engineering services based on preliminary design concept drawings completed during the M-66 Utility Study.

The work scope to complete the Final Design of the project includes:

1. Supplement the existing MDOT topographic survey with missing invert information.
2. Complete, design, and prepare construction drawings including:
 - Title Sheet
 - Alignment Plan
 - Cross-sections, Notes, and Details
 - Existing Conditions
 - Plan and Profile Sheet
 - Construction Staging & Barricading Plans
 - Pavement Marking Plans
 - Maintaining Traffic Plan
3. Update opinions of the probable construction cost for the project.

4. Obtain pavement cores and soil borings, as needed for design, on the City's behalf. Engineer will coordinate the geotechnical investigations with these services billed directly to the City by the drilling company.
5. Review plans, specifications, and opinion of probable construction cost with the City.
 - o One set of electronic (PDF) Preliminary Plans and special provisions will be submitted to the City at 90% complete.
6. Complete design and prepare final plans, specifications, and estimate incorporating City comments from the preliminary design review.
7. Prepare and submit water main and sanitary sewer permits on behalf of the City. Preparing plans and specifications for an MDOT right-of-way permit submitted by the City.
8. Prepare final bid package including specifications, bid items, probable construction costs, and plans.

Additional construction phase services can be provided under supplemental task order(s) once the project design has been completed.

The work scope to complete the bidding portion of the project includes:

1. Assist the City with writing the project bid advertisement. City will coordinate advertisement publication with MITN. Advertising costs to be paid by the City of Sturgis.
2. Prepare and distribute bid documents including 3 full sets of plans and specs to the City.
3. Answer questions during bid period and issue addenda, if necessary.
4. Tabulate bids, review and prepare recommendation of award to the City. City will handle bid opening. No F&V attendance at bid opening is proposed.
5. Prepare three (3) sets of contract documents for execution by the City.

Additional construction phase services can be provided under supplemental task order(s) once the project design has been completed.

2. Services of Engineer

The work scope is to provide preliminary design phase, final design phase, and bidding phase Engineering professional services. The following paragraphs from Exhibit A of the Standard Form of Agreement Between Owner and Engineer for Professional Services – Task Order Edition, are incorporated by reference, along with a brief summary:

A1.03 – Final Design, include paragraphs:

A.1 through A.5- Final design drawings and specifications will be prepared.

A1.02 – Bidding or Negotiation Phase, include paragraphs:

A.2.

3. Owner's Responsibilities

Owner shall take those responsibilities set forth in Article 2 and in Exhibit B.

4. Times for Rendering Services

The time for rendering services is the term of the Agreement, as identified in Article 3.01.A of the Agreement. The times for rendering services are as follows based on approval by the City Commissioner at their March 8th, 2023 meeting.

<u>Phase</u>	<u>Proposed Completion Date</u>
<u>Final Design Phase Services</u>	<u>Submit for EGLE Permits: April 21, 2023</u>
<u>Bidding Phase Services</u>	<u>Award Contract: August 16, 2023</u>

5. Payments to Engineer

A. Owner shall pay Engineer for services rendered as follows:

<i>Category of Services</i>	<i>Compensation Method</i>	<i>Estimate of Compensation for Services</i>
<i>Final Design Phase</i>	<i>Standard Hourly Rates</i>	<i>\$15,000</i>
<i>Bidding Phase</i>	<i>Standard Hourly Rates</i>	<i>\$4,000</i>
TOTAL FEES =		\$19,000

B. The terms of payment are set forth in Article 4 of the Agreement and in Exhibit C.

6. Consultants

None.

7. Other Modifications to Master Agreement:

None.

8. Attachments:

None.

9. Documents Incorporated by Reference:

M-66 Utility Improvement Study.

10. Terms and Conditions:

Execution of this Task Order by Owner and Engineer shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is March 9, 2023

OWNER
City of Sturgis

ENGINEER
Fleis & VandenBrink Engineering, Inc.



2-17-2023

Signature _____ Date _____

Andrew Kuk
Name

Interim City Manager
Title

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Barry Cox
Name

City Engineer
Title

130 N. Nottawa
Address

Bcox@sturgismi.gov
E-Mail Address

(269) 659-7249
Phone

(269) 659-7295
Fax

Sturgis Purchase Order No.: _____

Signature _____ Date _____

Matt Johnson, P.E.
Name

Regional Manager
Title

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Larry Hummel, P. E
Name

Project Manager
Title

2960 Lucerne Drive SE, Suite 100
Grand Rapids, MI 49546
Address

lhummel@fveng.com
E-Mail Address

(616) 369-8160
Phone

(616) 977-1005
Fax

F&V Vendor No.: 00776