

City of Ironwood
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Ironwood, MI 49938

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IRONWOOD

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AGENDA REGULAR IRONWOOD CITY COMMISSION MEETING FEBRUARY 10, 2025

**LOCATION: IRONWOOD MEMORIAL BUILDING
COMMISSION CHAMBERS
213 S. MARQUETTE ST.
IRONWOOD, MI 49938**

Regular Meeting – 5:30 P.M.

ZOOM OPTION AVAILABLE FOR THE PUBLIC

(Please visit the City website at www.ironwoodmi.gov or the notice posted at the Memorial Building for Zoom Webinar login instructions.)

REGULAR MEETING 5:30 P.M.

- A. Regular Meeting Called to Order.
Pledge of Allegiance to the United States of America.
- B. Recording of the Roll.
- C. Approval of the Consent Agenda. *
All items with an asterisk () are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of those items unless a Commission member or citizen so requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the Agenda.*
 - *1) Approval of Minutes:
 - a. Regular City Commission Meeting Minutes of January 27, 2024.
 - b. Closed Session Meeting Minutes of January 27, 2024.
 - *2) Review and Place on File:
 - a. Downtown Ironwood Development Authority Meeting Minutes of December 19, 2024.
- D. Approval of the Agenda.
- E. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).



This Institution is an Equal Opportunity Provider, Employer and Housing Employer/Lender



- F. Citizens wishing to address the Commission on Items not on the Agenda. (Three Minute Limit).

UNFINISHED BUSINESS

- G. Discuss and consider approving Rural Development Pay Package #19 in the amount of \$152,196.56 for the City of Ironwood – Water Treatment Plant Phase I Project and authorize the Mayor to sign all applicable documents.
- H. Discuss and consider approving Payment #2, for C.D. Smith Construction, in the amount of \$143,925.95 for the City of Ironwood – Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents.
- I. Discuss and consider awarding a 2025 Asphalt Pavement Patching Contract to Angelo Luppino, Inc., at a cost of \$5.60 per square foot.

NEW BUSINESS

- J. Discuss and consider authorizing staff to mail vacant homeowner letters to property owners identified in water usage study.
- K. Discuss and consider declaring a Department of Public Works box blade as surplus property and authorize selling the box blade to the Ironwood Snowmobile Olympus for \$100.
- L. Discuss and consider adopting Resolution #025-001, Ballot Proposal Language to amend the City Charter to change the City Commission Elections from odd year Elections to coincide with existing even year General Elections.
- M. Discuss and consider adopting Resolution #025-002, Ballot Proposal Language to amend the City Charter by changing the City Commissioner Terms to be staggered four-year terms.
- N. Presentation from Mike Foley, Site Manager, on the Copperwood Mine Project Update.
- O. Manager's Report.
- P. Other Matters.
- Q. Adjournment.

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on January 27, 2025, at 5:30 P.M., in the Commission Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood.

A. Mayor Corcoran called the Regular Meeting to Order at 5:32 P.M.

B. Recording of the Roll.

PRESENT: Commissioners Andresen, Korpi, Mildren, Semo, and Mayor Corcoran

ABSENT: None

C. Approval of the Consent Agenda.

1) Approval of Minutes:

a. Regular City Commission Meeting Minutes of January 13, 2025.

2) Review and Place on File:

a. Parks and Recreation Meeting Minutes of December 2, 2024.

b. Ironwood Carnegie Library Board Meeting Minutes of December 17, 2024.

Motion was made by Korpi, seconded by Andresen, to approve the Consent Agenda as presented. Unanimously passed by roll call vote.

D. Approval of the Agenda.

Motion was made by Semo, seconded by Mildren, and carried, to approve the Agenda as presented.

E. Review and Place on File:

1. Revenue & Expenditure Report.

2. Cash and Investment Summary Report.

Motion was made by Semo, seconded by Mildren, and carried, to receive and place on file the Statement of Revenue & Expenditures Report for the month ending December 2024, and the Cash and Investment Summary Report for December 2024.

F. Approval of Monthly Check Register Report.

Motion was made by Korpi, seconded by Mildren, to approve the Check Register Report for December 2024 as presented. Unanimously passed by roll call vote.

G. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).

Terry Keefer spoke on Agenda Item O., providing updates that he has done to make the home livable again. He is currently waiting on the contractor to connect the furnace and once the furnace is connected, the water can be turned on.

Kelly Stanczak spoke on Agenda Item O., requesting that the Commission follow through with the condemnation of 1010 N. Hemlock Street, citing that the north wall is not fixed, the yard is still in disarray, and there is no water in the house.

Steve Frank spoke on Agenda Item N., requesting that the Commission not deface the historic Memorial Building by adding a wall and bullet proof glass in the offices mentioning several reasons why the office staff do not need bullet proof glass.

H. Citizens wishing to address the Commission on Items not on the Agenda. (Three Minute Limit). *Steve Frank commented on the City Commission meetings not being live streamed adequately, commented on there being no city newsletter, and asked about the Survey Results from the DEI Committee survey earlier this year.*

UNFINISHED BUSINESS

I. Discuss and consider approving the revised Rural Development Pay Package #18 in the amount of \$597,868.68 for the City of Ironwood – Water Treatment Plant Phase I Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Andresen, seconded by Korpi, to approve the revised Rural Development Pay Package #18 in the amount of \$597,868.68 for the City of Ironwood – Water Treatment Plant Phase I Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

J. Discuss and consider approving Change Order #16, for Jake's Excavating, which is a decrease of \$146,354.58 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Mildren, seconded by Semo, to approve Change Order #16, for Jake's Excavating, which is a decrease of \$146,354.58 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

K. Discuss and consider approving Payment #15, for Jake's Excavating, in the amount of \$35,056.08 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Semo, seconded by Mildren, to approve Payment #15, for Jake's Excavating, in the amount of \$35,056.08 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

L. Discuss and consider approving Payment #5, for Jake's Excavating, in the amount of \$18,192.62 for the Phase 5A Water Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Semo, seconded by Mildren, to approve Payment #5, for Jake's Excavating, in the amount of \$18,192.62 for the Phase 5A Water Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

M. Discuss and consider awarding the bid for the 615 E. Tamarack Street Demolition Project, to Angelo Luppino, Inc., in the amount of \$25,605.00.

***Motion** was made by Semo, seconded by Korpi, to award the bid for the 615 E. Tamarack Street Demolition Project, to Angelo Luppino, Inc., in the amount of \$25,605.00. Unanimously passed by roll call vote.*

- N. Discuss and consider Memorial Building Safety Improvements and authorize the Mayor to sign all applicable documents.

***Motion** was made by Mildren, seconded by Andresen, to approve the Memorial Building Safety Improvements inclusive of bullet proof glass, and authorize the Mayor to sign all applicable documents. Motion passed on a 4:1 roll call vote, with Mayor Corcoran voting no.*

- O. Discuss and consider Condemnation update of 1010 N. Hemlock Street.

***Motion** was made by Semo, seconded by Mildren, to release the Condemnation on 1010 N. Hemlock Street and allow the property owner to continue improving the Property with another progress update to be given within the next two months. Unanimously passed by roll call vote.*

- P. Discuss and consider adopting the City's Six-Year Capital Improvement Plan.

***Motion** was made by Semo, seconded by Korpi, to adopt the City's Six-Year Capital Improvement Plan. Unanimously passed by roll call vote.*

- Q. Staff update on 2024 Round 9 Neighborhood Enhancement Program Grant project through Michigan State Housing Development Authority grant funding.

Tom Bergman, Community Development Director, provided an update on the MSHDA Neighborhood Enhancement Program (NEP). In 2024, two houses in the Douglas and Curry neighborhoods received \$43,125 in exterior improvements to enhance their appearance. Since 2020, the City has used this program to fund \$179,870 in improvements to nine houses in Ironwood, improving the visual appeal of the neighborhoods. The program has now been replaced by the MSHDA MI-Neighborhood grant program.

NEW BUSINESS

- R. Discuss and consider authorizing City Staff to go out for bids for the 2025 Longyear Park playground project.

***Motion** was made by Semo, seconded by Mildren, and carried, to authorize City Staff to go out for bids for the 2025 Longyear Park playground project.*

- S. Discuss and consider authorizing City Staff to go out for bids for the 2025 Concrete project.

***Motion** was made by Semo, seconded by Mildren, and carried, to authorize City Staff to go out for bids for the 2025 Concrete project.*

- T. Manager's Report.

City Manager Paul Anderson provided the following verbal updates:

Engineering Updates

- \$11MIL Phase I of the water plant project continues with CD Smith Construction. Our operator and the project staff are working through some substantial completion issues continuing this week. They have had a couple different trials of pumping water with the lift station and are still working on resolving a couple last issues before they go to full time use of the new pump station. They plan on another trial run with the new plant this Thursday and Friday. Once these issues are resolved we will deem the project substantially complete*

and the one-year warranty period will begin. There will be a few issues left to finish up in the spring, such as the fence and some roadway construction, that will have a separate substantial completion date of 5/31/25. Final completion of Phase 1 will be 5/31/25.

- *\$11MIL Phase 2 of the water plant is underway. They have begun forming some of the concrete walls on the interior of the building. Many items for Phase 2 construction are going through the submittal and ordering process timeline right now. Once the frost leaves the ground this spring, a lot will start happening with the construction of the garage and the 250,000-gallon clear well. A lot of the Phase 2 work will be completed by fall 2025 and all work is anticipated to be complete by spring or early summer 2026.*
- *Phase \$11MIL 5B water and sewer project the design is in its final steps. We are still waiting on MDOT and EGLE water permits and we are hoping the project is out to bid sometime in early February with construction slated for early June if we can get through the USDA RD loan closing efficiently. Construction will occur over both the 2025 and 2026 construction seasons.*
- *2025 Small Urban Grant Project Update: \$375K grant will be split between these two projects:*
 - *Project 1 (\$625K): going to replace the water main and street on Superior St from US2 to the City boundary, will repave Curry St around the school. Permits are back and Coleman is working on final project details to submit to MDOT. Should be in April with Construction this summer.*
 - *Project 2 (\$177K): Chip seal the following roads:*
 - *Greenbush north of US2*
 - *Frenchtown Road*
 - *Brogan St*
 - *Penokee Road*
 - *South Suffolk St*
 - *Burma Road*
- *Permits are now back from EGLE and now MDOT has requested obligation of funds and will the bidding process. Should be on either the March or April bid letting and construction will occur this summer.*
- *Our sewer lift station generator project is waiting for the generator to arrive in the next two weeks and be installed and hooked up at that time. A grant application has been made by the City staff through our insurance company to help offset the cost of this investment.*
- *Work on the Historic Ironwood Theatre's Community Spaces grant is still in process for installing a new stage rigging system. This work is being done by Angelo Luppino Inc and a subcontractor of theirs who specializes in this type of work. The project is going well.*
- *Projects on hold for winter season:*
- *Jakes worked on the \$598,000 TMF grant for about two months in Nov and Dec 2024. They then shut down for the season. This is identifying material types of water services on ~520 unknown water services. So far, they have found 7 galvanized/lead lines out of the first 249 lines: the rest were copper. This is good news for our long-term liability of number of services that need to be replaced.*
- *The \$3MIL lead service line replacement project with Jakes Excavating is shut down for the winter season. There aren't many more that we can do with winter conditions about to set in. Coleman has submitted the MDOT ROW permit for the LSLR project for the 6 businesses on HWY 2 and Bus HWY 2. This was completed late last week (12/17/24). To date, we have changed out 253 galvanized lines out with Copper. Another 163 lines were suspected to be galvanized but were found to be Copper.*

- *Phase 5A water system project is on hold for the season. Remaining work for next year consists of getting grass to grow, raising a couple of hydrants, paving the second lift of asphalt and other miscellaneous work.*
- *Curry Park Campground: Next spring DPW will work on getting grass to grow and needs to install a couple of trees/shrubs. Next year DPW will pave some of the spaces that were left by the removal of the bathroom exterior walls.*
- *Library Community Spaces Grant Project: The project is planned for construction in summer 2025 with completion in the spring of 2026.*

Managers Updates

- *The Scanning Temp Hire is scheduled to start next week on Monday. Computer Doctors has hooked up our new scanner and Tervonen has been working on organizing the old plans to be scanned in.*
- *HKGI is working on the Comp plan and the housing plan. Another survey is about to be started for different subject area: infrastructure, housing, downtown, goals and strategies, etc, They are drafting the plans. We should be seeing drafts plans in next month.*
- *Ironwood Agates Baseball @ Randa Field: We are waiting on the appraisal of the property to be purchased from the old Manny's property (and paid for by the baseball team) and we are waiting for the baseball team to set up a meeting with their contractor who is going to perform the work this spring.*
- *The Norrie Club's annual tree burn is at 7 PM this weekend on February 1st. Please donate your Christmas Tree to this unique event and attend the area's largest annual bonfire.*
- *City staff has signed us up for a Community Exchange program through MML. This will pair us with another western UP community for us to go to their community and for them to come to our community to exchange ideas on what has and hasn't worked well. This should be happening in the next few months. I will keep the commission up to date on this so you can join if you would like.*
- *Informed the Commission and Public that the City has been troubleshooting the computer and networking issues that have prevented the City from live streaming the meetings. The computer, cameras and sound systems have been replaced and a go live was set for tonight, however, Merit Network, the City's Internet Provider was down and the City had no internet connection.*
- *A winter newsletter will be mailed out with the Tax Assessment Notices in early February.*

U. Other Matters.

Mayor Corcoran expressed her appreciation that a City Newsletter is going to be sent out in February and thanked staff for their work on trying to get the live stream back up and running in the Commission Chambers.

Commissioner Andresen asked Community Development Director Tom Bergman if there was any information available on a proposed Mural Festival in Ironwood this coming fall. Tom mentioned that the Downtown Ironwood Development Authority is working on efforts to hopefully bring this to Ironwood in the new future.

V. Consider going into closed session pursuant to MCL 15.268(a); purchase of real property up to the time an option to purchase of that property is obtained.

***Motion** was made by Andresen, seconded by Korpi, to enter closed session at 6:31 P.M. pursuant to MCL 15.268(a); purchase of real property up to the time an option to purchase of that property is obtained. Unanimously passed by roll call vote.*

W. Return to Open Session.

***Motion** was made by Korpi, seconded by Semo, and carried, to return to open session at 6:42 P.M.*

X. Adjournment.

***Motion** was made by Semo, seconded by Mildren, and carried, to adjourn the meeting at 6:43 P.M.*

Kim Corcoran, Mayor

Jennifer L. Jacobson, City Clerk



**Proceedings of the Downtown Ironwood Development Authority
Thursday, December 19, 2024**

A regular meeting of the Downtown Ironwood Development Authority (DIDA) was held on Thursday, December 19, 2024 at 8:00 A.M. in the Ironwood Memorial Building Women's Club Room.

1. Call to Order: Chair Flory called the meeting to order at 8:00 A.M.
2. Recording of the Roll.

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Cathy Flory	X			
Vacant				
Kim Corcoran	X			
Vacant				
Lynne Wiercinski		X	X	
Eric Moran	X			
Kevin Nyquist	X			
Robbie Sardinha	X			
Bruce Greenhill	X			
	5	2	Quorum	

Also, present: Community Development Assistant, Tim Erickson and Community Development Director, Tom Bergman.

3. Approval of the November 24, 2024 Meeting Minutes:
**Motion by Sardinha to approve the meeting minutes. Second by Moran.
Motion carried 5 to 0.**
4. Approval of the Agenda:
Motion by Moran to approve the agenda. Second by Greehill. Motion carried 5 to 0.
5. Citizens wishing to address the Authority on Items on the Agenda (Three-Minute Limit):
None.
6. Citizens wishing to address the Authority on Items not on the Agenda (Three-Minute Limit): None.

7. Receive and place on file the financial report: Director Bergman presented the report and discussed the cash available and the higher interest account that it was recently placed in.

Motion by Nyquist to receive and place on file the financial report, second by Greenhill. Motion carried 6 to 0.


8. Items for Discussion and Consideration.

- A. Downtown Entrance Sign Discussion: Erickson will create a mockup to send out for critique by the next meeting.
- B. 2025 Goal Setting: Director Bergman presented the goals and strategies and which ones were accomplished. Flory brought up the need to help financially support the downtown farmers market.
- C. Comprehensive Plan Update: A new public survey will be made and sent out to the public to provide input.
- D. First Friday: A First Friday tasting tour is the event for winter businesses.
- E. Ironwood Chamber of Commerce Update: Meyer gave an update on how the Frost Friday Event went. Frost Friday fine tuning was discussed. Jack Frost Parade was talked about. The annual chamber banquet is on January 21st at the Aurora Club. Ironwood Destination Guide has sold all of its ads. Snowmobile races at the fairgrounds is on schedule.
- F. 2025 meeting schedule (Jan. 23, Feb. 27, Mar. 27, April 24, May 22, June 26, July 24, Aug. 28, Sept. 25, Oct. 23, Nov. 20, Dec. 18):

Motion by Nyquist to approve the 2025 meeting schedule, second by Sardinha. Motion carried 6 to 0.

9. Other Business: Flory asked about Jack Frost parade snow removal and if next year the snow can be removed from the sidewalks before the event.
10. Next Meeting: Thursday, January 23, 2024 at 8:00 a.m.
11. Adjournment. 8:58 a.m.

Motion by Nyquist to adjourn the meeting, second by Corcroan. All in favor.



Cathy Flory, Chair



Tim Erickson, Community Development Assistant

City of Ironwood, Michigan
PROJECT: Water Treatment Plant Phase I

SUMMARY OF PAYMENTS
DUE AND APPROVED BY OWNER
AT MEETING HELD
2/10/2025

The following invoices have been approved for payment:

<i>Invoices to be Paid</i>	<i>Amount Due</i>	<i>Budget Category</i>
CD Smith Construction Payment No. 17	\$132,175.40	Construction
HDR Michigan Invoice #1200693334	\$20,021.16	Engineering - Basic
Total:	\$152,196.56	---

Ayes: _____
Nayes: _____
Absent: _____
Motion: _____

By: _____

Kim S. Corcoran

Title: Mayor

USDA-RD

ESTIMATE OF FUNDS NEEDED

FORM APPROVED

Form RD 440-11
(Rev. 10-00)FOR
30-Day Period Commencing
1/1/2025
Ironwood Water Plant Phase I

OMB NO. 0575-0015

ADMINISTRATIVE AND LEGAL INVOICES

Items	Amount of Funds
Construction:	
	\$132,175.40
Construction Total:	\$132,175.40
Legal/Admin:	
Legal/Admin Total:	\$0.00
Engineering Fees:	
Basic:	\$20,021.16
Inspection:	\$0.00
Additional Services:	\$0.00
Engineering Fees Total:	\$20,021.16
Total:	\$0.00
TOTAL:	\$152,196.56

Prepared by: City of Ironwood
Name of BorrowerBy: _____
Mayor

Date: _____

Approved By: _____

Date: _____

Contractor's Application for Payment No.

17

Application Period:		1/1/2025 to 1/31/2025	Application Date:		2/6/2025
To (Owner):	CITY OF IRONWOOD	From (Contractor):	CD Smith Construction 125 Camelot Drive Fond Du Lac, WI 54935	Via (Engineer):	HDR
Project:	WATER TREATMENT PLANT - PHASE 1	Contract:			
Owner's Contract No.:		Contractor's Project No.:		Engineer's Project No.:	10301947
		230034			

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1 thru 5	\$182,011.71	
6		\$8,891.37
7	\$12,306.19	
8	\$204,228.27	
9		\$67,207.38
10	\$65,002.29	
TOTALS	\$463,548.46	\$76,098.75
NET CHANGE BY CHANGE ORDERS	\$387,449.71	

1. ORIGINAL CONTRACT PRICE.....	\$	\$9,554,000.00
2. Net change by Change Orders.....	\$	\$387,449.71
3. Current Contract Price (Line 1 ± 2).....	\$	\$9,941,449.71
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$9,675,576.41
5. RETAINAGE:		
a. 5% X \$9,675,576.41 Work Completed.....	\$	\$483,778.82
b. 5% X Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$483,778.82
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$9,191,797.59
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$9,059,622.19
8. AMOUNT DUE THIS APPLICATION.....	\$	\$132,175.40
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	\$749,652.12

Contractor's Certification

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

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;


(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By: **Samuel Platon** Date: 2/6/2025

Payment of: \$ **\$132,175.40**
(Line 8 or other - attach explanation of the other amount)

is recommended by: 
(Engineer) (Date)

Payment of: \$ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract): WATER TREATMENT PLANT - PHASE I				Application Number: 17				
Application Period: January 1st to January 31th				Application Date: 2/3/2025				
			Work Completed		E	F		G
A		B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
Div #	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period				
	GENERAL CONSTRUCTION							
01	BONDS	\$ 60,000.00	60000			60000	100.0%	\$ -
01	SUPERVISION	\$ 245,000.00	245000			245000	100.0%	\$ -
01	MANAGEMENT	\$ 165,000.00	165000			165000	100.0%	\$ -
01	TEMPORARY FACILITIES	\$ 130,000.00	130000			130000	100.0%	\$ -
01	EQUIPMENT (CONTRACTORS MACHINERY)	\$ 248,667.00	248667			248667	100.0%	\$ -
01	SUBSTANCE	\$ 160,000.00	160000			160000	100.0%	\$ -
01	PERMITS	\$ 16,000.00	16000			16000	100.0%	\$ -
01	LEAKAGE TESTING	\$ 6,000.00	6000			6000	100.0%	\$ -
01	DISINFECTION	\$ 5,000.00	5000			5000	100.0%	\$ -
01	SAFETY AND OSHA REQUIRMENTS	\$ 48,000.00	48000			48000	100.0%	\$ -
01	SNOW REMOVAL	\$ 20,000.00	20000			20000	100.0%	\$ -
01	GENERAL CLEANUP AND DUMPSTERS	\$ 65,000.00	65000			65000	100.0%	\$ -
01	FINAL CLEANING	\$ 10,000.00	2000	6000		8000	80.0%	\$ 2,000.00
03	CONCRETE REINFORCING MATERIAL	\$ 230,000.00	230000			230000	100.0%	\$ -
03	CONCRETE FORMWORK MATERIAL	\$ 85,000.00	85000			85000	100.0%	\$ -
03	PUMP CLEARWELL CONCRETE	\$ 315,000.00	315000			315000	100.0%	\$ -
03	FILTER ROOM CONCRETE	\$ 265,000.00	265000			265000	100.0%	\$ -
03	CHEMICAL ROOM AREA CONCRETE	\$ 212,000.00	212000			212000	100.0%	\$ -
03	WEST ELEVATION CONCRETE	\$ 100,000.00	100000			100000	100.0%	\$ -
03	EAST ELEVATION CONCRETE	\$ 100,000.00	100000			100000	100.0%	\$ -
03	NORTH ELEVATION CONCRETE	\$ 80,000.00	80000			80000	100.0%	\$ -
04	MASONRY	\$ 785,000.00	785000			785000	100.0%	\$ -
06	ROUGH CARPENTRY MATERIAL	\$ 45,000.00	45000			45000	100.0%	\$ -
06	ROUGH CARPENTRY LABOR	\$ 35,000.00	35000			35000	100.0%	\$ -
07	FLUID APPLIED WATERPROOFING	\$ 63,000.00	63000			63000	100.0%	\$ -
03	PRECAST PLANK	\$ 175,000.00	175000			175000	100.0%	\$ -
06	SIP PANNELS	\$ 120,000.00	120000			120000	100.0%	\$ -
06	SIP AND TRUSS INSTALL	\$ 45,000.00	45000			45000	100.0%	\$ -
05	MISC METALS MATERIALS (RAILING, GRATING,ETC)	\$ 125,000.00	125000			125000	100.0%	\$ -
05	MISC METALS MATERIALS INSTALL	\$ 65,000.00	65000			65000	100.0%	\$ -
06	TRUSS PACKAGE	\$ 27,000.00	27000			27000	100.0%	\$ -
07	ROOFING	\$ 95,000.00	95000			95000	100.0%	\$ -
07	FLASHING AND SHEETMETAL	\$ 40,000.00	35000	5000		40000	100.0%	\$ -

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract): WATER TREATMENT PLANT - PHASE I				Application Number: 17				
Application Period: January 1st to January 31th				Application Date: 2/3/2025				
			Work Completed		E	F		G
A		B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
Div #	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period				
09	STEEL STUDS AND DRYWALL	\$ 45,000.00	45000			45000	100.0%	\$ -
07	WALL PANEL SYSTEM	\$ 65,000.00	60000	5000		65000	100.0%	\$ -
07	CAULKING	\$ 38,250.00	38250			38250	100.0%	\$ -
09	PAINTING	\$ 133,000.00	133000			133000	100.0%	\$ -
08	ACCESS DOORS	\$ 6,759.00	6759			6759	100.0%	\$ -
08	DOOR AND FRAMES MATERIAL	\$ 102,512.00	102512			102512	100.0%	\$ -
08	DOORS AND FRAMES LABOR	\$ 17,000.00	17000			17000	100.0%	\$ -
08	WINDOWS & GLAZING	\$ 68,788.00	68788			68788	100.0%	\$ -
09	CERAMIC TILE	\$ 3,500.00	3500			3500	100.0%	\$ -
09	ACOUSTICAL CEILINGS	\$ 4,600.00	4600			4600	100.0%	\$ -
09	EPOXY FLOORING	\$ 22,000.00		10000		10000	45.5%	\$ 12,000.00
10	TOILET AND BATH ACCESSORIES	\$ 5,600.00	5600			5600	100.0%	\$ -
10	EXTERIOR SIGNAGE	\$ 12,200.00	12200			12200	100.0%	\$ -
12	METAL LAB CASEWORK	\$ 16,584.00	16584			16584	100.0%	\$ -
31	DEWATERING	\$ 10,000.00	10000			10000	100.0%	\$ -
41	HOIST AND CRANES	\$ 38,330.00	38330			38330	100.0%	\$ -
	EARTHWORK (Snow Country/CDS)	\$ -						
31	GRADING	\$ 96,000.00	96000			96000	100.0%	\$ -
31	EARTHWORK	\$ 370,000.00	370000			370000	100.0%	\$ -
31	EXCAVATION, TRENCHING AND BACKFILL	\$ 235,000.00	235000			235000	100.0%	\$ -
31	FLOWABLE FILL	\$ 70,600.00	70600			70600	100.0%	\$ -
31	EROSION CONTROL	\$ 27,000.00	27000			27000	100.0%	\$ -
32	CABC	\$ 85,000.00	80750			80750	95.0%	\$ 4,250.00
32	RESTORATION	\$ 43,000.00	43000			43000	100.0%	\$ -
	SITE UTILITIES (Snow Contry)	\$ -						
33	TESTING	\$ 5,000.00	5000			5000	100.0%	\$ -
33	WATERMAIN DI 12" and Smaller	\$ 50,400.00	49896			49896	99.0%	\$ 504.00
33	WATERMAIN DI 14" and Larger	\$ 369,600.00	369600			369600	100.0%	\$ -
33	SANITARY SEWER	\$ 24,000.00	24000			24000	100.0%	\$ -
33	CULVERTS	\$ 14,000.00	14000			14000	100.0%	\$ -
	MECHANICAL (August Winters)							
40	MOBILIZATION	\$ 45,000.00	45000			45000	100.0%	\$ -
08	LOUVERS AND OPENINGS	\$ 7,000.00		7000		7000	100.0%	\$ -
22	UG PLUMBING	\$ 59,000.00	59000			59000	100.0%	\$ -

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract): WATER TREATMENT PLANT - PHASE I				Application Number: 17				
Application Period: January 1st to January 31th				Application Date: 2/3/2025				
			Work Completed		E	F		G
A		B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
Div #	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period				
22	AG PLUMBING	\$ 125,000.00	125000			125000	100.0%	\$ -
22	FIXTURES	\$ 62,000.00	62000			62000	100.0%	\$ -
22	PLUMBING INSULATION	\$ 16,000.00	16000			16000	100.0%	\$ -
23	DUCT WORK	\$ 105,000.00	105000			105000	100.0%	\$ -
23	HVAC PIPING	\$ 20,000.00	20000			20000	100.0%	\$ -
23	HVAC EQUIPMENT	\$ 165,000.00	165000			165000	100.0%	\$ -
23	HVAC INSULATION	\$ 12,000.00	6000	6000		12000	100.0%	\$ -
23	HVAC CONTROLS	\$ 40,000.00	28000	12000		40000	100.0%	\$ -
23	HVAC TAB	\$ 3,000.00		3000		3000	100.0%	\$ -
40	PROCESS PIPING	\$ 394,000.00	394000			394000	100.0%	\$ -
40	PROCESS VALVES	\$ 198,000.00	198000			198000	100.0%	\$ -
43	VERTICAL TURBINE PUMPS	\$ 306,000.00	306000			306000	100.0%	\$ -
46	CHEMICAL FEED EQUIPMENT	\$ 88,000.00	83600	4400		88000	100.0%	\$ -
21	FIRE SUPPRESSION	\$ 14,610.00	7305	7305		14610	100.0%	\$ -
	ELECTRICAL (ECON)							
26	TEMPORARY ELECTRICAL	\$ 30,000.00	30000			30000	100.0%	\$ -
26	SITE ELECTRICAL MATERIAL	\$ 245,000.00	245000			245000	100.0%	\$ -
26	SITE ELECTRICAL LABOR	\$ 146,000.00	146000			146000	100.0%	\$ -
26	WTP ELECTRICAL MATERIAL	\$ 324,000.00	324000			324000	100.0%	\$ -
26	WTP ELECTRICAL LABOR	\$ 294,790.00	294790			294790	100.0%	\$ -
26	LIGHT FIXTURES	\$ 30,385.00	30385			30385	100.0%	\$ -
26	GEAR	\$ 15,500.00	15500			15500	100.0%	\$ -
40	SYSTEM INTEGRATOR - VFD'S	\$ 126,730.00	126730			126730	100.0%	\$ -
40	SYSTEM INTEGRATOR - ENGINEERING AND SUBMITTALS	\$ 50,600.00	50600			50600	100.0%	\$ -
40	SYSTEM INTEGRATOR - WTP CONTROL PANEL	\$ 48,000.00	48000			48000	100.0%	\$ -
40	SYSTEM INTEGRATOR - INSTRUMENTS	\$ 32,600.00	32600			32600	100.0%	\$ -
40	SYSTEM INTEGRATOR - CT'S, XMRF, MISC PANELS	\$ 114,400.00	114400			114400	100.0%	\$ -
40	SYSTEM INTEGRATOR - HMI SCADA NETWORK	\$ 52,000.00	52000			52000	100.0%	\$ -
40	SYSTEM INTEGRATOR - SITE SUPPORT	\$ 76,615.00	50000	26615		76615	100.0%	\$ -
40	SYSTEM INTEGRATOR - COMMISSIONING AND STARTUP	\$ 69,055.00	50000	19055		69055	100.0%	\$ -
26	MANHOLES AND COVERS	\$ 15,000.00	15000			15000	100.0%	\$ -
26	FIRE ALARM	\$ 13,000.00	8500			8500	65.4%	\$ 4,500.00
26	ATS	\$ 39,325.00	39325			39325	100.0%	\$ -
26	AS BUILD DRAWING	\$ 1,500.00						\$ 1,500.00

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract): WATER TREATMENT PLANT - PHASE I				Application Number: 17				
Application Period: January 1st to January 31th				Application Date: 2/3/2025				
			Work Completed		E	F		G
A		B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
Div #	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period				
26	PUNCH LIST	\$ 2,500.00						\$ 2,500.00
26	ASCCEPTANCE TESTING	\$ 3,000.00						\$ 3,000.00
	CHANGE ORDERS							
31	EAST ROAD IMPROVMENTS	\$ 70,852.65	70852.65			70852.65	100.0%	\$ -
32	Misc Detail Changes	\$ 11,766.56	11766.56			11766.56	100.0%	\$ -
33	West End Piping Changes	\$ 20,366.69	20366.69			20366.69	100.0%	\$ -
34	Electrical and Door Changes	\$ 54,253.99	54253.99			54253.99	100.0%	\$ -
35	Flow Meter Flange Size and Pole top Feeder	\$ 24,771.82	24771.82			24771.82	100.0%	\$ -
07	Shingle Credit	\$ (3,507.00)	-3507			-3507	100.0%	\$ -
04	WCD- 4 East Exterior Wall	\$ (23,991.52)	-23991.52			-23991.52	100.0%	\$ -
09	Temporary Steel Stud Wall Elimination	\$ (10,092.40)	-10092.4			-10092.4	100.0%	\$ -
31	Site Water Piping Changes	\$ 28,699.55	28699.55			28699.55	100.0%	\$ -
40	SS Hardware - RFI 63	\$ 19,814.38	19814.38			19814.38	100.0%	\$ -
31	Gravel Surface Scope Elimination	\$ (14,071.00)	-14071			-14071	100.0%	\$ -
33	Septic Pump Control Panel	\$ 1,814.95	1814.95			1814.95	100.0%	\$ -
23	Relocate CU-1 and Provide Stand	\$ 4,747.86	4747.86			4747.86	100.0%	\$ -
32	Fence Modifications	\$ 5,228.27						\$ 5,228.27
32	Fencing and Gates	\$ 199,000.00						\$ 199,000.00
09	Corridor Modifications	\$ 2,757.00		2757		2757	100.0%	\$ -
26	Conduit Type in Corrosive Areas	\$ (4,075.00)	-4075			-4075	100.0%	\$ -
31	Site Restoration	\$ (55,767.22)	-55767.22			-55767.22	100.0%	\$ -
26	CU-1 Relocation and Power Changes	\$ 1,574.84	1574.84			1574.84	100.0%	\$ -
40	Level Transmitters	\$ (11,697.00)	-11697			-11697	100.0%	\$ -
40	Update Radio Path Study	\$ 8,611.26	8611.26			8611.26	100.0%	\$ -
40	Flow Meters	\$ 56,391.03		25000		25000	44.3%	\$ 31,391.03
		\$ -						
		\$ -						
	Totals	\$9,941,449.71	\$9,536,444.41	\$139,132.00		\$9,675,576.41	97.33%	\$265,873.30



Invoice

HDR Michigan Inc.
Ann Arbor, MI 48104-6815

City of Ironwood
Invoices will be emailed.

Reference Invoice Number with Payment

HDR Invoice No. 1200693334
Invoice Date 04-FEB-2025
Invoice Amount Due \$20,021.16
Payment Terms 30 NET

Remit To PO Box 74008202
Chicago, IL 60674-8202
ACH/EFT Payments Bank of America ML US
ABA# 081000032
Account# 355004076604

New WTP

andersonp@ironwoodmi.gov, linnp@ironwoodmi.gov and kroble@coleman-engineering.com and snowack@coleman-engineering.com

Professional Services
From: 29-DEC-2024 To: 25-JAN-2025

Professional Services Summarization		Hours	Billing Rate	Amount
Engineer in Training	Kilts, Anna Joo	2.75	121.07	332.95
Senior Engineer	Hopkins, Melissa Lee	15.50	189.58	2,938.45
	Clough			
Senior Engineer	Kaner, Andrew D	1.00	198.13	198.13
Senior Technical Consultant	Bish, Nathaniel L	1.50	243.73	365.60
Senior Technical Consultant	Konda, Teresa C	2.50	282.27	705.68
Senior Technical Consultant	Prusakiewicz, Joshua R	14.50	255.13	3,699.39
Senior Technical Consultant	Rickert, John S	3.50	226.57	793.00
Senior Technical Consultant	Trapp, Scott J	19.00	250.95	4,768.13
Technical Consultant	Marion, Marcia L	1.00	164.65	164.65
Technical Consultant	Travis, Lawrence A	1.00	151.76	151.76
Technical Support	Bernardin, Jennifer Ann	40.50	119.08	4,822.74
		102.75		\$18,940.43
		Total Professional Services		\$18,940.43

Expense Summarization		Quantity	Billing Rate	Amount
Car Rental	Prusakiewicz, Joshua R			107.04
Car Rental Fuel	Prusakiewicz, Joshua R			30.71
Lodging	Hopkins, Melissa Lee		141.86	141.86
	Clough			
Lodging	Hopkins, Melissa Lee		156.4	156.40
	Clough			
Lodging	Hopkins, Melissa Lee		17.2	17.20
	Clough			
Lodging	Hopkins, Melissa Lee		19.15	19.15
	Clough			
Lodging	Prusakiewicz, Joshua R		141.86	141.86
Lodging	Prusakiewicz, Joshua R		152.15	152.15

Invoice

HDR Invoice No. 1200693334
Invoice Date 04-FEB-2025

Lodging	Prusakiewicz, Joshua R	19.15	19.15
Lodging	Prusakiewicz, Joshua R	16.74	16.74
Meals	Hopkins, Melissa Lee		20.88
	Clough		
Meals	Prusakiewicz, Joshua R		71.97
Mileage Personal	Hopkins, Melissa Lee	134.6	94.22
	Clough		
Mileage Personal	Prusakiewicz, Joshua R	50	35.00
Parking	Prusakiewicz, Joshua R		28.00
Printing/Reprographics	Ricoh USA Inc		28.40
Total Expenses			\$1,080.73

Amount Due This Invoice (USD) \$20,021.16

Fee Amount	\$1,278,200.00
Fee Invoiced to Date	\$1,254,210.38
Fee Remaining	\$23,989.62

HDR Internal Reference Only	
Client Number	730060
Cost Center	10368
Project Number	10301947

	Basic	RPR	Other
HDR Michigan	\$ 18,940.43	\$ -	\$ -
Total Prof. Services	\$ 18,940.43	\$ -	\$ -
Coleman Engineering Company	\$ -	\$ -	\$ -
SEH Inc.	\$ -	\$ -	\$ -
Subcon. Subtotal	\$ -	\$ -	\$ -
Markup (15%)	\$ -	\$ -	\$ -
HDR Michigan	\$ 1,080.73	\$ -	\$ -
Total Expenses	\$ 1,080.73	\$ -	\$ -
INVOICE TOTAL	\$ 20,021.16	\$ -	\$ -

Invoice

HDR Invoice No. 1200693334
Invoice Date 04-FEB-2025

Professional Services and Expense Detail				
Project Number:	10301947	Project Description:	City of Ironwood-New WTP	
Task Number:	005	Task Description:	Basic Services-Construction Administration	
Professional Services		Hours	Billing Rate	Amount
Engineer in Training	Kilts, Anna Joo	2.75	121.07	332.95
Senior Engineer	Hopkins, Melissa Lee Clough	15.50	189.58	2,938.45
Senior Engineer	Kaner, Andrew D	1.00	198.13	198.13
Senior Technical Consultant	Bish, Nathaniel L	1.50	243.73	365.60
Senior Technical Consultant	Konda, Teresa C	2.50	282.27	705.68
Senior Technical Consultant	Prusakiewicz, Joshua R	14.50	255.13	3,699.39
Senior Technical Consultant	Rickert, John S	3.50	226.57	793.00
Senior Technical Consultant	Trapp, Scott J	19.00	250.95	4,768.13
Technical Consultant	Marion, Marcia L	1.00	164.65	164.65
Technical Consultant	Travis, Lawrence A	1.00	151.76	151.76
Technical Support	Bernardin, Jennifer Ann	40.50	119.08	4,822.74
		102.75		\$18,940.43
		Total Professional Services		\$18,940.43
Expense		Qty	Billing Rate	Amount
Car Rental	Prusakiewicz, Joshua R			107.04
Car Rental Fuel	Prusakiewicz, Joshua R			30.71
Lodging	Hopkins, Melissa Lee Clough	1.00	141.86	141.86
Lodging	Hopkins, Melissa Lee Clough	1.00	156.4	156.40
Lodging	Hopkins, Melissa Lee Clough	1.00	17.2	17.20
Lodging	Hopkins, Melissa Lee Clough	1.00	19.15	19.15
Lodging	Prusakiewicz, Joshua R	1.00	141.86	141.86
Lodging	Prusakiewicz, Joshua R	1.00	152.15	152.15
Lodging	Prusakiewicz, Joshua R	1.00	19.15	19.15
Lodging	Prusakiewicz, Joshua R	1.00	16.74	16.74
Meals	Hopkins, Melissa Lee Clough			20.88
Meals	Prusakiewicz, Joshua R			71.97
Mileage Personal	Hopkins, Melissa Lee Clough	134.60	0.7	94.22
Mileage Personal	Prusakiewicz, Joshua R	50.00	0.7	35.00
Parking	Prusakiewicz, Joshua R			28.00
Printing/Reprographics	Ricoh USA Inc			28.40
		Total Expense		\$1,080.73
		Total Task		\$20,021.16

City of Ironwood - New WTP - Project Number 10301947

Task Number	Task Name	Expenditure Type	Item Date	Employee/Supplier	Quantity	Bill Amount	Comments
005	Basic Services-Const	Labor	30-DEC-2024	Bernardin, Jennifer Ann	2.00		Attend Forman's meeting, follow up action items, submittal/RFI coordination
005	Basic Services-Const	Labor	31-DEC-2024	Bernardin, Jennifer Ann	5.00		Submittal/RFI coordination /IDRs download and save in PW
005	Basic Services-Const	Labor	02-JAN-2025	Bernardin, Jennifer Ann	3.00		Submittal/RFI coordination
005	Basic Services-Const	Labor	03-JAN-2025	Bernardin, Jennifer Ann	2.50		Submittal/RFI coordination
005	Basic Services-Const	Labor	06-JAN-2025	Bernardin, Jennifer Ann	3.50		Submittal/RFI coordination and attend meeting with contractor
005	Basic Services-Const	Labor	07-JAN-2025	Bernardin, Jennifer Ann	2.50		Submittal/RFI Coordination, prepare agenda, attend progress meeting, draft meeting minutes
005	Basic Services-Const	Labor	08-JAN-2025	Bernardin, Jennifer Ann	2.00		Submittal/RFI Coordination, CAD file request
005	Basic Services-Const	Labor	09-JAN-2025	Bernardin, Jennifer Ann	1.00		Submittal/RFI Coordination, scan plan set for walk through
005	Basic Services-Const	Labor	10-JAN-2025	Bernardin, Jennifer Ann	3.00		Submittal/RFI Coordination, meeting with Josh and Coleman
005	Basic Services-Const	Labor	13-JAN-2025	Bernardin, Jennifer Ann	1.50		Attend contractor meeting, submittal/RFI coordination and review specs for reports, look through contract docs for authority
005	Basic Services-Const	Labor	14-JAN-2025	Bernardin, Jennifer Ann	2.00		Submittal/RFI Coordination
005	Basic Services-Const	Labor	15-JAN-2025	Bernardin, Jennifer Ann	1.00		Submittal/RFI Coordination
005	Basic Services-Const	Labor	16-JAN-2025	Bernardin, Jennifer Ann	1.00		Submittal/RFI Coordination, meeting with Josh, download IDRs and Photos
005	Basic Services-Const	Labor	17-JAN-2025	Bernardin, Jennifer Ann	2.00		Submittal/RFI Coordination, meeting with Josh, download IDRs and Photos, attend meeting with Coleman
005	Basic Services-Const	Labor	20-JAN-2025	Bernardin, Jennifer Ann	2.50		Submittal/RFI coordination, attend Forman meeting, download IDRs from last week
005	Basic Services-Const	Labor	21-JAN-2025	Bernardin, Jennifer Ann	2.00		Submittal/RFI coordination, prepare agenda, SEH files for contractor, commissioning documentation
005	Basic Services-Const	Labor	22-JAN-2025	Bernardin, Jennifer Ann	1.50		Submittal/RFI coordination, attend construction meeting and take minutes
005	Basic Services-Const	Labor	23-JAN-2025	Bernardin, Jennifer Ann	1.50		Submittal/RFI coordination, attend meeting re sub compl
005	Basic Services-Const	Labor	24-JAN-2025	Bernardin, Jennifer Ann	1.00		Submittal/RFI coordination, attend meeting with sub
005	Basic Services-Const	Labor	14-JAN-2025	Bish, Nathaniel L	1.50		
005	Basic Services-Const	Labor	30-DEC-2024	Hopkins, Melissa Lee Clough	1.00		Phase 1 substantial completion trip prep
005	Basic Services-Const	Labor	06-JAN-2025	Hopkins, Melissa Lee Clough	1.00		Site visit prep with Josh, punchlist review
005	Basic Services-Const	Labor	07-JAN-2025	Hopkins, Melissa Lee Clough	8.00		Substantial completion walk through
005	Basic Services-Const	Labor	08-JAN-2025	Hopkins, Melissa Lee Clough	4.00		Travel time, studying drawings on plane and before walk through
005	Basic Services-Const	Labor	10-JAN-2025	Hopkins, Melissa Lee Clough	1.00		creating excel punchlist from notes
005	Basic Services-Const	Labor	13-JAN-2025	Hopkins, Melissa Lee Clough	0.50		Punchlist
005	Basic Services-Const	Labor	30-DEC-2024	Kaner, Andrew D	1.00		
005	Basic Services-Const	Labor	10-JAN-2025	Kilts, Anna Joo	2.75		Excel sheet of drawing comments
005	Basic Services-Const	Labor	03-JAN-2025	Konda, Teresa C	0.25		
005	Basic Services-Const	Labor	08-JAN-2025	Konda, Teresa C	0.75		

City of Ironwood - New WTP - Project Number 10301947

Task Number	Task Name	Expenditure Type	Item Date	Employee/Supplier	Quantity	Bill Amount	Comments
005	Basic Services-Const	Labor	16-JAN-2025	Konda, Teresa C	0.25		
005	Basic Services-Const	Labor	21-JAN-2025	Konda, Teresa C	0.50		
005	Basic Services-Const	Labor	22-JAN-2025	Konda, Teresa C	0.75		
005	Basic Services-Const	Labor	09-JAN-2025	Marion, Marcia L	1.00		
005	Basic Services-Const	Labor	06-JAN-2025	Prusakiewicz, Joshua R	2.00		construction meeting, PM tasks
005	Basic Services-Const	Labor	08-JAN-2025	Prusakiewicz, Joshua R	1.00		PM tasks
005	Basic Services-Const	Labor	13-JAN-2025	Prusakiewicz, Joshua R	1.00		weekly meeting
005	Basic Services-Const	Labor	14-JAN-2025	Prusakiewicz, Joshua R	1.50		RFI/submittal reviews
005	Basic Services-Const	Labor	15-JAN-2025	Prusakiewicz, Joshua R	2.00		RFI/submittal reviews, punch list for substantial completion
005	Basic Services-Const	Labor	16-JAN-2025	Prusakiewicz, Joshua R	1.00		RFI/submittal reviews
005	Basic Services-Const	Labor	17-JAN-2025	Prusakiewicz, Joshua R	1.00		punch list for substantial completion
005	Basic Services-Const	Labor	20-JAN-2025	Prusakiewicz, Joshua R	2.00		PM tasks, construction admin
005	Basic Services-Const	Labor	21-JAN-2025	Prusakiewicz, Joshua R	1.00		PM tasks, construction admin
005	Basic Services-Const	Labor	23-JAN-2025	Prusakiewicz, Joshua R	1.00		PM tasks, construction admin
005	Basic Services-Const	Labor	24-JAN-2025	Prusakiewicz, Joshua R	1.00		PM tasks, construction admin
005	Basic Services-Const	Labor	02-JAN-2025	Rickert, John S	1.50		
005	Basic Services-Const	Labor	03-JAN-2025	Rickert, John S	1.00		
005	Basic Services-Const	Labor	08-JAN-2025	Rickert, John S	1.00		
005	Basic Services-Const	Labor	30-DEC-2024	Trapp, Scott J	2.00		
005	Basic Services-Const	Labor	31-DEC-2024	Trapp, Scott J	2.00		
005	Basic Services-Const	Labor	02-JAN-2025	Trapp, Scott J	2.00		
005	Basic Services-Const	Labor	06-JAN-2025	Trapp, Scott J	2.00		
005	Basic Services-Const	Labor	09-JAN-2025	Trapp, Scott J	2.00		
005	Basic Services-Const	Labor	10-JAN-2025	Trapp, Scott J	4.00		
005	Basic Services-Const	Labor	13-JAN-2025	Trapp, Scott J	3.00		
005	Basic Services-Const	Labor	14-JAN-2025	Trapp, Scott J	2.00		
005	Basic Services-Const	Labor	08-JAN-2025	Travis, Lawrence A	1.00		
					102.75		
005	Basic Services-Const	Printing/Reprographics	09-JAN-2025	Ricoh USA Inc	28.40	28.40	CON-10301947-005-01092025 * 10301947-005
005	Basic Services-Const	Car Rental	07-JAN-2025	Prusakiewicz, Joshua R	107.04	107.04	Rental Car
005	Basic Services-Const	Car Rental Fuel	08-JAN-2025	Prusakiewicz, Joshua R	30.71	30.71	Gas
005	Basic Services-Const	Lodging	06-JAN-2025	Hopkins, Melissa Lee Clough	1.00	156.40	
005	Basic Services-Const	Lodging	06-JAN-2025	Hopkins, Melissa Lee Clough	1.00	17.20	
005	Basic Services-Const	Lodging	07-JAN-2025	Hopkins, Melissa Lee Clough	1.00	141.86	
005	Basic Services-Const	Lodging	07-JAN-2025	Hopkins, Melissa Lee Clough	1.00	19.15	
005	Basic Services-Const	Lodging	06-JAN-2025	Prusakiewicz, Joshua R	1.00	152.15	Hotel
005	Basic Services-Const	Lodging	06-JAN-2025	Prusakiewicz, Joshua R	1.00	16.74	Hotel
005	Basic Services-Const	Lodging	07-JAN-2025	Prusakiewicz, Joshua R	1.00	141.86	Hotel

City of Ironwood - New WTP - Project Number 10301947

Task Number	Task Name	Expenditure Type	Item Date	Employee/Supplier	Quantity	Bill Amount	Comments
005	Basic Services-Const	Lodging	07-JAN-2025	Prusakiewicz, Joshua R	1.00	19.15	Hotel
005	Basic Services-Const	Meals	08-JAN-2025	Hopkins, Melissa Lee Clough	20.88	20.88	
005	Basic Services-Const	Meals	06-JAN-2025	Prusakiewicz, Joshua R	52.13	52.13	Dinner
005	Basic Services-Const	Meals	08-JAN-2025	Prusakiewicz, Joshua R	19.84	19.84	Breakfast
005	Basic Services-Const	Mileage Personal	06-JAN-2025	Hopkins, Melissa Lee Clough	67.30	47.11	Travel to Ann Arbor office
005	Basic Services-Const	Mileage Personal	08-JAN-2025	Hopkins, Melissa Lee Clough	67.30	47.11	Travel from Ann Arbor office
005	Basic Services-Const	Mileage Personal	06-JAN-2025	Prusakiewicz, Joshua R	50.00	35.00	Travel to airport
005	Basic Services-Const	Parking	07-JAN-2025	Prusakiewicz, Joshua R	28.00	28.00	Parking



Schedule of Hourly Professional Service Billing Rates

2025

<u>Position</u>	<u>Billing Rates</u>		
Project Support	\$45	-	\$91
Technical Support	\$89	-	\$140
CAD or Designer	\$59	-	\$105
Senior CAD or Designer	\$89	-	\$142
Engineer/Scientist in Training	\$95	-	\$145
Engineer/Scientist	\$139	-	\$183
Senior Engineer/Scientist	\$179	-	\$241
Project Manager	\$149	-	\$228
Senior Project Manager	\$225	-	\$299
Technical Consultant	\$128	-	\$174
Senior Technical Consultant	\$171	-	\$299
Project Principal/Principal Engineer	\$300	-	\$355

- Rates in US dollars and in effect through 2025.
- Labor rates for additional specialty consulting services (e.g. expert witness testimony, etc.) provided upon request.
- HDR will, on occasion, utilize contract employees on projects in order to accommodate schedules and peak workload. Contract employee will be invoiced at the standard HDR rate corresponding to their position classification.



Schedule of Reimbursable Expenses

2025

Per Unit Expenses:

Automobile Travel, rate per mile

Standard IRS Business Mileage Rate

Items invoiced at actual cost include:

Postage, Express Delivery, Copies
Travel and Living Expenses

Items invoiced at actual cost plus 10%, due to additional contract administration:

Consultants and Subcontracted Services
Expendable Supplies and Services (purchased directly in support of the project)
Rented or Leased Equipment

- Rates in US dollars and in effect through 2025.



February 4, 2025

City of Ironwood
Paul Anderson
213 S. Marquette St.
Ironwood, MI 49938

Re: **Invoice No. 45**
Water Treatment Plant – Phase 1
COMPANY NAME: HDR Michigan, Inc.

Paul:

Invoice No. 45 for services provided under this project by HDR Michigan, Inc. is attached. Invoice No. 45 covers the period between December 29, 2024 and January 25, 2025.

This invoice has been submitted via email to linnp@ironwoodmi.gov and andersonp@ironwoodmi.gov. The total amount due for this invoice is **\$20,021.16**. The progress report that provides the description of services performed during the above-mentioned invoicing period is attached as required by the contract.

A summary of the contract costs to date and contract amount remaining is presented in the table below. A more detailed breakdown of the complete task and breakdown of the invoiced amount is on the following page.

2025 Table	HDR Contract	Period Invoice	Prior Invoiced	Invoiced to Date	Balance Remaining
Eng Basic	\$907,588.74*	\$20,021.16	\$878,308.97	\$898,330.13	\$9,258.61
Eng Other	\$170,000.00	\$ -	\$170,000.00	\$170,000.00	\$ -
Eng Insp	\$192,000.00	\$ -	\$185,880.25	\$185,880.25	\$6,119.75
TOTAL	\$1,269,588.74	\$20,021.16	\$1,234,189.22	\$1,254,210.38	\$15,378.36

*Includes most recent Amendment 2 for \$37,500 and deduct for SCADA Settlement (\$8,611.26)

Sincerely,

Josh Prusakiewicz
Project Manager
HDR Michigan, Inc.



Activities Accomplished this Period

Engage in construction planning with GC.
Substantial completion
Substantial completion punch list items and follow-up coordination to get plant operational
Review GC submittals and RFIs
Bi-weekly construction progress meetings and meeting minutes
Pay application review and approval
Resident project representative service but will be invoiced on next period.

Activities to be Completed Next Period

Bi-weekly construction progress meetings and meeting minutes
Substantial completion punch list items and follow-up coordination to get plant operational
Pay application review and approval
Resident project representative service

Project Status Relative to Schedule

Contractor is progressing through construction and a substantial completion date was set for January 7, 2025. HDR performed a walkthrough on that date and determined that the plant was not substantially complete. There are numerous punch list items that we are aware of and are uncertain about when the project will be considered substantially completed. New target date was estimated to be 1/24/25.

Project Status Relative to Budget

Once the project is deemed substantially complete, there are punch list items that have to be verified by HDR before final completion. Final completion is currently scheduled for May 31, 2025. The remaining engineering and inspection budgets are running low, so an effort will be made to conserve budget in both aspects. The fencing/security gate will need engineering and inspection time in May.

Current Needs for City of Ironwood Staff Coordination

Continue to work with the contractor in order to get the plant operational.

Expected Needs for City of Ironwood Staff Coordination in Next Period

Continue to work with the contractor in order to get the plant operational.

Problems Encountered and Resolution

It was determined that the plant is not ready for substantial completion as there are a list of items that need to be addressed before HDR will consider it completed. Major items include the sodium hypochlorite pumps, associated SCADA controls, and the third high service pump not being started/commissioned. Contractor has estimated that substantial completion date to be end of January. Once items are corrected, HDR will verify in field and work with City's operator to determine if they are satisfied with plant operation.

Other Issues for City of Ironwood Consideration

None at this time.

Contractor's Application for Payment No.

2

		Application Period: 1/1/2025 to 1/31/2025	Application Date: 2/6/2025
To (Owner):	CITY OF IRONWOOD	From (Contractor):	CD Smith Construction Camelot Drive 125 Fond Du Lac, WI 54935
Project:	WATER TREATMENT PLANT - PHASE 2	Contract:	
Owner's Contract No.:		Contractor's Project No.:	240143
		Engineer's Project No.:	10392842

Application For Payment Change Order Summary

Approved Change Orders	Number	Additions	Deductions	
	1		\$250,800.00	1. ORIGINAL CONTRACT PRICE..... \$ \$10,084,625.00
	2	\$51,800.00		2. Net change by Change Orders..... \$ -\$122,696.75
	3	\$76,303.25		3. Current Contract Price (Line 1 ± 2)..... \$ \$9,961,928.25
				4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates)..... \$ \$205,431.00
				5. RETAINAGE:
				a. 5% X \$205,431.00 Work Completed..... \$ \$10,271.55
				b. 5% X Stored Material..... \$ \$0.00
				c. Total Retainage (Line 5.a + Line 5.b)..... \$ \$10,271.55
				6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... \$ \$195,159.45
				7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ \$51,233.50
				8. AMOUNT DUE THIS APPLICATION..... \$ \$143,925.95
				9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above)..... \$ \$9,766,768.80
	TOTALS	\$128,103.25	\$250,800.00	
	NET CHANGE BY CHANGE ORDERS	-\$122,696.75		

Contractor's Certification

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

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;


(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents

Contractor Signature

By: *Samuel Platon* Date: 2/6/2025

Payment of: \$ **\$143,925.95**
(Line 8 or other - attach explanation of the other amount)

is recommended by:  Prusakiewicz, Joshua R.
(Engineer) (Date)

Payment of: \$ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)

The material and labor cost on these line items are for the Fencing scope of work that was removed from this project by the Fencing and Gates change order. There is no material on site, just removing from the scope of work/contract.

CONTRACT

This Agreement made and entered into this 29th day of January, 2025, by and between the City of Ironwood hereinafter referred to as the CITY (Party of the First Part) and Angelo Luppino, Inc., hereinafter referred to as the CONTRACTOR (Party of the Second Part).

WITNESSETH:

That the CONTRACTOR, in agreement with the CITY hereinafter set forth, and for the sum and unit price of \$5.60 per square foot for preparing the patch and placing of asphalt hereby agrees that,

WHEREAS, THE CITY has contracted with the CONTRACTOR for the past number of years for an unknown quantity amount. The City will provide the CONTRACTOR with a list of patches to be done in groups at various points throughout the 2024 summer season and the CONTRACTOR will bill the City based on field measured quantities.

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals this 29th day of January, 2025.

*These items may be modified or deleted per contact.

PARTY OF THE FIRST PART

CITY OF IRONWOOD

by

WITNESS

Paul Anderson, P.E. - City Manager

Date

PARTY OF THE SECOND PART

CONTRACTOR– Angelo Luppino, Inc.

by

WITNESS

Paul Luppino / Date



To: Mayor Corcoran and City Commission

From: Tom Bergman, Community Development Director

Date: February 4, 2025

Meeting Date: February 10, 2025

Re: Vacant Housing Letter to Property Owners

Background

Addressing housing shortages continues to be a primary goal for the Economic Development Corporation. To address this goal, the EDC has worked with the water department to track water usage in the City to determine what properties are potentially vacant. Properties that receive a water bill, but don't use any water are likely vacant. The EDC is recommending that the City send letters to these property owners to see if they are interested in selling or renting their property. Included in the letter would be a list of realtors and property management businesses that an owner can contact for additional information. There are approximately 50 of these properties. Attached to this memo is a draft of the letter.

Recommendations

The EDC recommends that the City Commission approve the letter and mail it to the vacant home property owners.

City of Ironwood
213 S. Marquette St.
Ironwood, MI 49938



Phone: (906) 932-5050
Fax: (906) 932-5745
www.ironwoodmi.gov

January 2, 2025

[Homeowner's Name]
[Homeowner's Address]
[City, State, ZIP Code]

Dear Homeowner,

Subject: Inquiry Regarding Interest in Selling or Renting Your Property

I hope this letter finds you well. I am reaching out on behalf of the City of Ironwood to inquire whether you might be interested in selling or renting your property located at [Property Address]. After reviewing City water usage records, it appears your property is currently vacant. As part of our ongoing efforts to revitalize neighborhoods, address housing shortages and affordable housing, we are looking for potential opportunities to collaborate with property owners like yourself.

If you are open to selling or renting, the city can assist by connecting you with a qualified realtor or property management agency to help facilitate the process. These professionals can provide valuable guidance on current market trends, property value assessments, and the steps involved in listing your property or finding reliable tenants. Working with an expert ensures a smooth and effective transaction, whether you are selling or opting to rent.

We understand that deciding to sell or rent your property is a major decision, and we want to ensure that any choices you make align with your goals. If you are interested in discussing this opportunity further, we would be happy to arrange a meeting with a city representative or you can contact a real estate agent or property management business on the attached list.

Please don't hesitate to contact us at 906-932-5050 ext. 126 or via email at bergmant@ironwoodmi.gov if you would like more information, or if you are ready to explore these possibilities.

Thank you for your time and consideration. We look forward to hearing from you.

Sincerely,

Thomas Bergman

City of Ironwood, Community Development Director



This Institution is an Equal Opportunity Provider, Employer and Housing Employer/Lender





To: Mayor Corcoran and City Commission

From: Cory Casari

Date: February 3, 2025

Meeting Date: February 10, 2025

Re: Snow Pusher Sale

After discussing options for a new snow pusher blade, City staff and the City Manager have decided to purchase a new snow pusher blade from a local manufacturer in Bessemer. Our previous blade needs extensive repairs that outweigh the cost of a new blade. From our research, the condition of the existing box blade is such that the only value of the implement currently is for scrap value. We have talked with local scrap companies and determined that the scrap value is between \$75 and \$100. The City Manager and staff are asking for the old implement to be placed on Surplus property list and to sell the implement to the Ironwood Snowmobile Olympus for \$100. The Snowmobile Olympus crew has agreed to this and will take on the repairs to use at the racetrack for snow removal. I have included a few photos of the poor condition of the old snow pusher blade. Thank you for your consideration of this. Pictures are as follows:



RESOLUTION #025-001
CITY OF IRONWOOD BALLOT PROPOSAL
REGARDING ELECTION OF COMMISSIONERS

At a Regular Meeting of the Ironwood City Commission, duly held on February 10, 2025, in the Commission Chambers of the Municipal Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner _____, supported by Commissioner _____.

THIS IS TO CERTIFY that on _____, the Ironwood City Commission resolved by way of 3/5 vote to submit the following proposal to the electors at the next regular City election or general State election, not earlier than 60 days from the date of certification.

PROPOSAL#1

CITY OF IRONWOOD, CHARTER
AMENDMENTS CHAPTER 3, SECTION 3.5
(a) and CHAPTER 8, SECTION 8.4

"SHALL THE CITY OF IRONWOOD CHARTER CHANGE NON-PARTISAN ODD YEAR ELECTIONS TO EVEN YEAR ELECTIONS BY REPLACING THE WORDING OF SECTION 3.5(a) and SECTION 8.4 WITH:

‘The elective officers of the City shall be five (5) City Commissioners, serving staggered four-year terms, elected at a non-partisan regular City election, which shall be held on the first Tuesday after the first Monday in November in each even numbered year.’ *Note: The adoption of this Proposed Amendment No. 1 is conditioned on the adoption by the voters of Proposed Charter Amendment No. 2 at this election.*

Upon roll call vote the following voted:

YEAS:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

Kim Corcoran, Mayor

I, Jennifer Jacobson, the duly appointed City Clerk of the City of Ironwood, Michigan, do hereby certify that the foregoing is a true copy of a Resolution adopted by the City Commission of the City of Ironwood at its Regular Meeting on February 10, 2025.

Jennifer Jacobson, City Clerk

RESOLUTION #025-002
CITY OF IRONWOOD BALLOT PROPOSAL
REGARDING ELECTION OF COMMISSIONERS

At a Regular Meeting of the Ironwood City Commission, duly held on February 10, 2025, in the Commission Chambers of the Municipal Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner _____, supported by Commissioner _____.

THIS IS TO CERTIFY that on February 10, 2025, the Ironwood City Commission resolved by way of 3/5 vote to submit the following proposal to the electors at the next regular City election or general State election, not earlier than 60 days from the date of certification.

PROPOSAL#2

CITY OF IRONWOOD, CHARTER AMENDMENT
CHAPTER 3, SECTION 3.5 (b)

"SHALL THE CITY OF IRONWOOD CHARTER PROVIDE FOR STAGGERED FOUR YEAR COMMISSIONER TERMS INSTEAD OF THE CURRENT TWO-YEAR TERMS BY REPLACING THE WORDING OF SECTION 3.5(b) WITH:

'THE TERMS OF OFFICE OF CITY COMMISSIONER SHALL BE FOUR YEARS AND STAGGERED COMMENCING THE FIRST REGULAR MEETING FOLLOWING A COMMISSION ELECTION. TRANSITION TO STAGGERED TERMS SHALL BE ACCOMPLISHED BY THE TOP THREE VOTE GETTERS IN THE NEXT ELECTION (NOVEMBER, 2025) RECEIVING THREE YEAR TERMS. THE NEXT TWO VOTE GETTERS SHALL RECEIVE ONE YEAR TERMS. AT THE FOLLOWING ELECTION (NOVEMBER, 2026) THE TOP TWO VOTE GETTERS WILL RECEIVE FOUR YEAR TERMS'. *Note: The adoption of this Proposed Amendment No. 2 is conditioned on the adoption by the voters of Proposed Charter Amendment No. 1 at this election.*

Upon roll call vote the following voted:

YEAS:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

Kim Corcoran, Mayor

I, Jennifer Jacobson, the duly appointed City Clerk of the City of Ironwood, Michigan, do hereby certify that the foregoing is a true copy of a Resolution adopted by the City Commission of the City of Ironwood at its Regular Meeting on February 10, 2025.

Jennifer Jacobson, City Clerk