



IRONWOOD

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AGENDA REGULAR IRONWOOD CITY COMMISSION MEETING SEPTEMBER 8, 2025

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

**Public Hearing – 5:25 P.M.
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.)

PUBLIC HEARING 5:25 P.M.

1. Open Public Hearing.
2. Roll Call.
3. Public Hearing: To receive public comment relative to the submittal of a Rehabilitation Grant Application through the Michigan Community Development Block Grant (CDBG) Program.
4. Close Public Hearing.

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 August 25, 2025.

***2) Review and Place on File:**

- a. Planning Commission Meeting Minutes of July 10, 2025.
- b. Pat O'Donnell Civic Center Meeting Minutes of August 4, 2025.
- c. Human Relations and Equity Committee Meeting Minutes of August 12, 2025.

D. Approval of the Agenda.

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

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

UNFINISHED BUSINESS

G. Discuss and consider approving Change Order #3, for Jake's Excavating and Landscaping, LLC., which is an increase of \$111,920.00 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents.

H. Discuss and consider approving Change Order #3, for Jake's Excavating and Landscaping, LLC., which is a decrease of \$55,968.72 for the Phase 5C Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents.

I. Discuss and consider approving a revised Payment #3, for Jake's Excavating, in the amount of \$532,230.17 for the Phase 5C Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents.

J. Discuss and consider approving the Rural Development Pay Package #24 in the amount of \$60,330.33 for the City of Ironwood – Water Treatment Plant Phase I Project and authorize the Mayor to sign all applicable documents.

K. Discuss and consider approving Change Order #9, for C.D. Smith, which is an increase of \$61,444.63, for the Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents.

L. Discuss and consider approving Payment #9, for C.D. Smith, in the amount of \$901,515.37 for the City of Ironwood – Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents.

M. Discuss and consider approving Change Order #1, for Ruotsala Construction, which is an increase of \$14,111.00 for the Curry Street Curb project and authorize the Mayor to sign all applicable documents.

NEW BUSINESS

N. Discuss and consider approving an agreement with Coleman Engineering Company, not to exceed \$84,218.00, for Professional Engineering Services related to the 2027 Douglas Boulevard Sidewalk MDOT Small Urban Grant project.

- O. Discuss and consider approving an agreement with B32 Engineering, not to exceed \$19,995.00, for the Pat O'Donnell Civic Center Ice Rink Refrigeration System project.
- P. Discuss and consider approval of the FY 2024-2025 Planning Commission Annual Report.
- Q. Discuss and consider adopting Resolution #025-044, a Resolution Governing the 2025 Comprehensive Deer Management Hunt in the City of Ironwood, Setting Rules, Standards, and Fees.
- R. Discuss and consider adopting Resolution #025-046, a Resolution approving a Community Development Block Grant ("CDBG") for housing rehabilitation and authorizing submittal of the MI-Neighborhood Grant Application to the Michigan State Housing Development Authority (MHSDA).
- S. Discuss and consider adopting Resolution #025-047, a Resolution approving the Michigan Office of Rural Prosperity 2025 Rural Readiness Grant Application for the City of Ironwood Zoning Ordinance Revision.
- T. Mayor's Appointments.
- U. Manager's Report.
- V. Other Matters.
- W. Adjournment.

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on August 25, 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 5:30 P.M.

B. Recording of the Roll.

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

ABSENT: None

C. Approval of the Consent Agenda.

1) Approval of Minutes:

a. Regular City Commission Meeting Minutes of August 11, 2025.

b. Closed Session Meeting Minutes of July 28, 2025.

c. Closed Session Meeting Minutes of August 11, 2025.

2) Review and Place on File:

a. Ironwood Carnegie Library Board Meeting Minutes of July 15, 2025.

b. Human Relations and Equity Committee Meeting Minutes of July 8, 2025.

c. Downtown Ironwood Development Authority Meeting Minutes of May 22, and June 26, 2025.

d. Department of Public Works Updates.

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 Mildren, seconded by Andresen, and carried, to amend the Agenda to remove New Business Item W., Discuss and consider establishing Downtown Ice Space, and add Unfinished Business Item S., Discuss and consider authorizing the Department of Public Works to reduce the minimum bid previously set on four pieces of surplus equipment, and New Business Item Y., Discuss and consider adopting Resolution #025-045, Mayor's Proclamation recognizing "Suicide Prevention Week".

E. Review and Place on File:

1. Revenue & Expenditure Report.

2. Cash and Investment Summary Report.

Motion was made by Mildren, seconded by Semo, and carried, to receive and place on file the Statement of Revenue & Expenditures Report for the month ending July 2025, and the Cash and Investment Summary Report for July 2025.

F. Approval of Monthly Check Register Report.

Motion was made by Semo, seconded by Mildren, to approve the Check Register Report for July 2025 as presented. Unanimously passed by roll call vote.

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

Lydia Christensen addressed the Commission on Agenda Item Z. Mayor's Appointments.

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

There were none.

I. Presentation: Kathy Linville, Republic Services, Introduction.

Kathy Linville, Republic Services' new Municipal Sales Manager, introduced herself, discussed recycling and the company's non-profit grant program, and addressed questions from the Commission. The Commission and staff thanked her for attending and for the refuse and recycling services provided by Republic Services.

UNFINISHED BUSINESS

J. Discuss and consider approving Payment #6, for Jake's Excavating and Landscaping, LLC., in the amount of \$23,880.44 for the TMF Water Service Exploration Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Andresen, seconded by Korpi, to approve Payment #6, for Jake's Excavating and Landscaping, LLC., in the amount of \$23,880.44 for the TMF Water Service Exploration Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

K. Discuss and consider approving Change Order #18, for Jake's Excavating and Landscaping, LLC., which is an increase of \$7,000.00 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 #18, for Jake's Excavating and Landscaping, LLC., which is an increase of \$7,000.00 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 #19, for Jake's Excavating and Landscaping, LLC., in the amount of \$79,319.18 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 #19, for Jake's Excavating and Landscaping, LLC., in the amount of \$79,319.18 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

M. Discuss and consider approving Change Order #5, for Jake's Excavating and Landscaping, LLC., which is an increase of \$26,111.50 for the Phase 5A Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Semo, seconded by Andresen, to approve Change Order #5, for Jake's Excavating and Landscaping, LLC., which is an increase of \$26,111.50 for the Phase 5A Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

N. Discuss and consider approving Payment #6, for Jake's Excavating and Landscaping, LLC., in the amount of \$34,424.97 for the Phase 5A Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents.

Motion was made by Semo, seconded by Mildren, to approve Payment #6, for Jake's Excavating and Landscaping, LLC., in the amount of \$34,424.97 for the Phase 5A Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

- O. Discuss and consider approving Payment #2, for Jake's Excavating and Landscaping, LLC., in the amount of \$390,636.69 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents.

Motion was made by Mildren, seconded by Korpi, to approve Payment #2, for Jake's Excavating and Landscaping, LLC., in the amount of \$390,636.69 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

- P. Discuss and consider approving the Rural Development Pay Package #3 in the amount of \$339,515.45 for the City of Ironwood – Phase 5B Sewer Project and authorize the Mayor to sign all applicable documents.

Motion was made by Semo, seconded by Andresen, to approve the Rural Development Pay Package #3 in the amount of \$339,515.45 for the City of Ironwood – Phase 5B Sewer Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

- Q. Discuss and consider approving Payment #3, for Jake's Excavating, in the amount of \$533,777.72 for the Phase 5C Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents.

Motion was made by Semo, seconded by Mildren, to approve Payment #3, for Jake's Excavating, in the amount of \$533,777.72 for the Phase 5C Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

- R. Discuss and consider approving Change Order #16, for C.D. Smith, which is a time extension only, for the Water Treatment Plant Phase 1 Project and authorize the Mayor to sign all applicable documents.

Motion was made by Semo, seconded by Andresen, to approve Change Order #16, for C.D. Smith, which is a time extension only, for the Water Treatment Plant Phase 1 Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

- S. Discuss and consider authorizing the Department of Public Works to reduce the minimum bid previously set on four pieces of surplus equipment.

Motion was made by Mildren, seconded by Semo, and carried, to authorize the Department of Public Works to reduce the minimum bid previously set on four pieces of surplus equipment to the following:

#25 1977 F350 - \$2,000.00 min. bid
12' side delivery plow truck mount - \$100.00 min. bid
2) 12' side delivery bucket mounted plows - \$100.00 min. bid
Prentice log grapple - \$100.00 min. bid

NEW BUSINESS

- T. Discuss and consider authorization to seek bids for 2,000 yards of street sand for maintaining roads during the winter.

***Motion** was made by Semo, seconded by Korpi, and carried, to authorize the Department of Public Works to seek bids for 2,000 yards of street sand for maintaining roads during the winter.*

- U. Discuss and consider authorization to seek bids for 1,000 yards of road gravel for alley and street maintenance.

***Motion** was made by Andresen, seconded by Semo, and carried, to authorize the Department of Public Works to seek bids for 1,000 yards of road gravel for alley and street maintenance.*

- V. Discuss and consider declaring a 2018 Dodge Charger, as surplus equipment and authorize the sale with a minimum bid set at \$500.

***Motion** was made by Semo, seconded by Andresen, and carried, to authorize the City to declare a 2018 Dodge Charger, as surplus equipment and authorize the sale with a minimum bid set at \$500.*

- W. Discuss and consider approving an agreement with Coleman Engineering Company, not to exceed \$137,183, for Professional Engineering Services regarding the Water Related Infrastructure Project on Old County Road.

***Motion** was made by Mildren, seconded by Semo, to approve an agreement with Coleman Engineering Company, not to exceed \$137,183, for Professional Engineering Services regarding the Water Related Infrastructure Project on Old County Road. Unanimously passed by roll call vote.*

- X. Discuss and consider granting a timeline extension on the roof drain disconnection requirement for one building, by changing the completion deadline from August 20, 2025, to September 22, 2025.

***Motion** was made by Semo, seconded by Mildren, and carried, to grant a timeline extension on the roof drain disconnection requirement for one building, by changing the completion deadline from August 20, 2025, to September 22, 2025.*

- Y. Discuss and consider adopting Resolution #025-045, Mayor's Proclamation recognizing "Suicide Prevention Week".

***Motion** was made by Semo, seconded by Korpi, to adopt Resolution #025-045, Mayor's Proclamation recognizing "Suicide Prevention Week" as September 7-13, 2025, in the City of Ironwood. Unanimously passed by roll call vote.*

- Z. Mayor's Appointment.

Mayor Corcoran selected to hold off on making an appointment at this meeting.

- AA. Manager's Report.

City Manager Paul Anderson provided the following verbal updates:

Engineering Projects

- *\$33MIL Wastewater Plant Project for GIWA: No new updates from last meeting. Construction is approximately 33% complete at this point and is scheduled to go through the end of 2026. The project is updating many electrical and mechanical systems within the 40-year-old wastewater plant which treats water for Ironwood, Hurley, and Ironwood Township. Project is currently on schedule.*

- *\$11MIL Phase 1 of the water plant project continues with CD Smith Construction. We are working on spending the last of the contingency money by completing some well rehab work and asphalt paving of the driveway around the water plant. Asphalt paving work is being pushed into September and well rehab work started today and will go through October.*
- *\$11MIL Phase 2 of the water treatment plant continues. The floor is poured for the 250,000-gallon clear well. CD Smith is working on setting forms and rebar and pouring the north and eastern portions of the concrete garage walls. South area along building access road was topsoiled and seeded and mulched last week. CD Smith is also constructing rebar mat's for clearwell walls which will be formed once the garage walls are finished. Phase 2 work will generally be complete by January 2026 and start up commissioning of the treatment process is expected to be complete by spring 2026. The State of MI and the engineering team will be here tomorrow to meet all day to go over the start up and commissioning process of the entire project.*
- *Phase 5A \$1.6MIL water system project. Paving of Frederick Street, Lake Ave and Albany is complete. Paving the second lift of asphalt for Lawrence and Nightingale will occur later this week. All other punch list work is complete.*
- *Phase 5B \$3.8MIL water and sewer project –consists of water and sewer work on Coolidge, Harding, Michigan, Ridge and Arch. Phase 5C \$1.8MIL water project for reconstructing portions of Coolidge, Harding and Lowell St from US2 to Harding.*
- *Jakes plans on having all of Coolidge, Harding and Michigan Ave done this summer/fall. Ridge and Arch will be in 2026. A small section of Ridge just east of Lowell street needed to be done this fall due to the deep sanitary sewer line and needing to get an old undersize main completed.*
 - Coolidge: all water and sewer main and all services are in and they are working on rebuilding the road gravel. Concrete crew is scheduled to arrive this week.*
 - Harding: they are waiting on the gas company to finish the gas work on the 100-block east Harding. Jakes is working on water and sewer services on the 100 W Harding and 100 block of W Michigan.*
 - Lowell: done with water and sewer from US2 to Arch and headed east on Ridge with the deep sewer.*
 - Michigan: they will get back to installing the water and sewer mains east of Lowell Street starting this week.*
- *Xcel Energy and Q3 contracting are doing their best to stay ahead of Jake's crews with replacing gas mains and services prior to Jakes coming in to do the water sewer and street work. There has been extensive coordination between the two companies with Xcel getting pushed around to different parts of the job to stay out of Jake's way.*
- *The \$3MIL lead service line replacement project with Jakes Excavating: their crew has been back and forth between Phase 5 and this job. There is roughly \$800K remaining in budget for this job. They will be working on services on Hedin Street later this week. To date, they have had 162 services that they thought to be lead/galvanized, but they turned out to be copper. We have replaced a total of 282 lead service lines with Copper. We have approximately 120 known galvanized / lead lines to replace still. We have 45 unknowns that need to be identified.*
- *The \$598,000 TMF grant work continues by Jakes Excavating. Roughly \$100K budget remaining on this job. Project currently on hold waiting for equipment from other jobs to perform exploratory digs. We will have all of our unknowns throughout the City identified by the end of this project.*

- *2025 Small Urban Grant Project Update: \$375K grant will be split between these two projects:
Project 1: Superior street paving should be in the week or two after Labor Day. Curry St mill and overlay is complete as of last Friday.
Project 2: Chip seal work by Fahrner Asphalt is complete.*
- *Library Community Spaces Grant Project: Ruotsala Construction is working on installing the new wall penetration from the new building to the old building. This will cause the closure of the library for the next two weeks or so. Outside they are waiting on the delivery of brick and block to continue progress on exterior work. The construction project will continue through fall 2025 with completion in the spring of 2026.*
- *Newport Heights water future project: Coleman Engineering submitted the EGLE funding application on 5/15/25. The USDA Rural Development application is being worked on; we need a draft engineering agreement, bond counsel agreement letter, SHPO resubmittal process, and then to publish a Notice of Intent. We are waiting on RD to review documents currently before we proceed any further. Signs are that RD has grant money available, so we are anxious to get our application in for consideration.*
- *Phase 6 preliminary engineering report is in the early phases with work just beginning in August 2025.*
- *Our 24 sanitary sewer flow meters are installed, and we are waiting for our vendor to analyze results.*
- *Mud Creek Builders has been hired by the Civic Center to do some drainage improvements and build a covered entry on the east door on the “front” of the Civic Center.*
- *Longyear Park playground equipment installers arrived on site this afternoon and are going to have the install complete in the next couple of days, pending the delivery of the woodchips.*
- *Civic Center Ice Making Plant Project – we need to create a bid package and get that out to bid this fall. I am exploring options for this.*
- *Contractors have been busy with roof drain disconnections for the 15 private property owners that need to be disconnected this fall. 14 have been completed and the remaining 1 are being worked on in the coming weeks.*
- *WRI grant application: we are working through the steps with the State of Michigan Community Development Block Grant for this \$900K project for waterline work on Old County Road east of Country Club Road. We have been authorized to hire a SHPO consultant. Waiting on permission to hire environmental consultant. The state is putting out an RFP for a certified grant administrator. Xcel Energy has agreed to move the gas line that is in the way this fall. Coleman will design this fall and bid project this winter for construction in 2026.*
- *MDOT US2 projects:*
 - *A MDOT Contractor will be working for the next 2 months on repair the WI/MI border bridge on US-2 on the west end of Ironwood. This will also cause additional lane closures and lane shifts as they route traffic through the work area.*
- *Paving by GCRC in the Townships continues Lake Road, North Star Road, Vanderhagen Road, Airport Road and Indianhead Road (Wakefield) yet this fall.*
- *Downtown entrance sign: staff is finalizing the design and will be putting that out to bid soon. Construction expected to be complete by early to mid-summer 2026.*

Manager's Updates

- *DPW report is in the consent agenda. We are adding this in for further transparency of things that DPW is working on.*

August 25, 2025

- *Ironwood Public Safety is actively working on blight efforts. Cleanups from the July and August public hearings have been continuing. DPW will end up doing 4 of the property cleanups, we are hiring a local contractor to cleanup 6 of them, and the property owners have cleaned up the other 10 or so properties themselves. IPSD will work on getting a list sent out to the Commission in the coming days.*
- *The 10-year Comprehensive Plan update is continuing through the process as our staff works with HKGI on reviewing all of the different chapters. Public review process will be occurring this fall.*
- *The Iron Belle Trail local authority is selling raffle tickets right now for their latest fundraiser for maintenance of the Iron Belle Trail. Tickets are \$100 and can be purchased here at the Memorial Building.*
- *All flowerpots, artificial flowers, statues, and vigil lights must be removed from the Riverside Cemetery in Ironwood by Thursday, September 11th.*
- *City of Ironwood offices will be closed on Monday Sept 1 for observation of Labor Day.*
- *Mural Festival is schedule for next week, September 2-6, 2025, with three new murals set to be painted on buildings in the City's Downtown with several First Friday events taking place on Friday, Sept. 5.*

BB. Other Matters.

Commissioner Semo commented on the impressive array of projects happening within the City of Ironwood. Commissioner Semo requested to be excused from the September 2025 City Commission meetings.

Motion was made by Mildren, seconded by Korpi, and carried, to excuse Commissioner Semo from the September 2025 City Commission Meetings.

Commissioner Mildren also spoke of the many other projects happening within the City from Longyear Park, the Library, City streets, gutters, and the Civic Center.

Commissioner Andresen reminded the public that School starts tomorrow and urges people to use extra caution with children at bus stops and walking to school, especially in the construction areas.

CC. Adjournment.

Motion was made by Semo, seconded by Mildren, and carried, to adjourn the meeting at 6:31 P.M.

Kim Corcoran, Mayor

Jennifer L. Jacobson, City Clerk



PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION

Thursday, July 10, 2025

A Regular Meeting of the Planning Commission was held on Thursday, July 10, 2025, in the City of Ironwood Memorial Building Women's Club Room.

1. Call to Order: Chair Davey called the meeting to Order at 5:00 p.m.
2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Sam Davey	X			
Scott Bissell		X	X	
Klaus Kutschke	X			
Mark Silver		X		
John Spence	X			
Rich Jenkins		X	X	
Grant Boelter	X			
David Andresen ex-officio, non-voting member	X			
	5	3		

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

3. Approval of the June 5, 2025, meeting minutes.

Motion by Spence to approve the meeting minutes. Second by Kutchke. Motion Carried 4 to 0.

4. Approval of the Agenda:

Motion by Kutchke to approve the agenda. Second by Boelter. Motion Carried 4 to 0.

5. Citizens wishing to address the Commission regarding Items on the Agenda (three-minute limit): None.

6. Citizens wishing to address the Commission regarding Items not on the agenda (three-minute limit): None.
7. Items for Discussion and Consideration.
 - A. Comp Plan Update: Kevin Clarke with HKGI presented the overview of the Land Use chapter of the comprehensive plan.
8. Other Business: None.
9. Next Meeting: Thursday, August 6, 2025, at 5:00 p.m. at the Ironwood Memorial Building.
10. Adjournment.

Meeting adjourned by Davey.

Adjournment at 5:18 p.m.

Respectfully submitted.



Sam Davey, Chair



Tim Erickson, Community Development Assistant

Civic Center Meeting Minutes

8/4/25

1. Meeting called to order at 5:03 pm by Stempihar.
2. Roll Call: Gullan, Mildren, Pellinen, Peterson, Re, Stempihar, Thomason, and Mgr. Kivisto present.
3. Motion to approve the agenda was made by Re, seconded by Peterson. Motion approved.
4. Motion to approve the minutes was made by Gullan, seconded by Peterson. Motion approved.
5. Motion to receive and place on file the financial statements was made by Re, seconded by Mildren. Roll call vote was as follows: Gullan-yes, Pellinen-yes, Peterson-yes, Stempihar-yes, Thomason-yes, Mildren-yes, Re-yes. Motion approved.
6. Citizens wishing to address the Board on items on the agenda: N/A
7. Citizens wishing to address the Board on items not on the agenda: N/A
8. Old Business:
 - A. Northeast Drainage System and Roof: Discussion about the drainage system and roof for the Northeast corner of the building was held. Discussion included but wasn't limited to the project including a grate system, roof, and pavement for the mitigation of flooding of the Northeast corner of the building.
 - i. Motion to approve the use of left over insurance funds from the previous sidewalk project for the current project was made by Mildren, seconded by Gullan. Roll call vote was as follows: Pellinen-yes, Peterson-yes, Re-yes, Stempihar-yes, Thomason-yes, Gullan-yes, Mildren-yes. Motion approved.
9. New Business:
 - A. Door Window Options on Lobby Doors to Rink: Discussion about options for windows for the lobby doors that lead to the rink was held. Discussion included but wasn't limited to the current doors not having windows which has created some issues with people getting hurt; cutting rough openings and installing windows; replacing doors with ones that have windows; doing the project all at once or separate years per each door; confirming with the City of Ironwood that fire doors are needed between the rink and lobby; and getting quotes.
 - B. Bach Mobilities Estimate: Discussion about Bach Mobilities estimate was held. Discussion included but wasn't limited to the recent State of Michigan inspection of the lift; not having an inspection since the installation; requirement by the State of Michigan to have lift inspected every six (6) months; and reviewing the estimate for batteries and service of \$2,500.00.
 - i. Motion to approve the estimate of \$2,500.00 was made by Mildren, seconded by Gullan. Roll call vote was as follows: Pellinen-yes, Peterson-

yes, Re-yes, Stempihar-yes, Thomason-yes, Gullan-yes, Mildren-yes.
Motion approved.

- C. Lumberjacks' Contract Addendum: Discussion about the proposed addendum to the Lumberjacks' ice rental contract was held. Discussion included but wasn't limited to having an addendum to the ice contract to include three (3) areas for advertisement—including dasher boards, spaces behind home bench, a video wall/instant replay above storage area; having the Lumberjacks' logo at center ice with Pat O'Donnell Civic Center underneath; and having a separate contract for the proposed advertisement areas instead of an addendum to the ice rental agreement.
- i. Motion to approve a separate contract based on the agreed upon language changes and authorization of the Civic Center to execute said contract was made by Mildren, seconded by Peterson. Roll call vote was as follows: Gullan-yes, Pellinen-yes, Re-yes, Stempihar-yes, Thomason-yes, Peterson-yes, Mildren-yes. Motion approved.

10. Manager's Report:

- A. DNR Grant Approval: Discussion and update of the DNR grant was held. Discussion included but wasn't limited to the official approval of the DNR grant has been received; the need to raise \$375,000.00; fundraising efforts have started and will continue; and the need to set up a meeting with the City of Ironwood to discuss fundraising plan.
- B. Parking Lot Re grind: Discussion and update of the parking lot regrind project was held. Discussion included but wasn't limited to Gogebic Community College using regrind to fix the road(s) by the Ski Area Management buildings and chalet; left over regrind will be used to fill in the low spots of the parking lot at no cost to the Civic Center.
- C. Hiring Update: Discussion and update about hiring a Zamboni driver was held. Discussion included but wasn't limited to receiving the application of one (1) interested person so far.
- D. Rink Tech Start-Up: Discussion and update of the Rink Tech Start-up was held. Discussion included but wasn't limited to Rink Tech coming to the Civic Center to start-up the compressor system between 8/25/25-8/27/25; Lumberjacks logo also going down at the same time.
- E. Upcoming Events: Discussion and update of upcoming events was held. Discussion included but wasn't limited to the flea market on 8/2/25 and 8/16/25; and a wedding on 8/23/25.

11. Other Matters:

- A. Election of Officers: Discussion about the election of officers of the Civic Center Board was held. Discussion included but wasn't limited to not having the

elections during July and scheduling the elections at a special meeting on 9/2/25 at 4:55 pm.

- B. Locker Room Upgrade: Discussion and update about the locker room upgrade was held. Discussion included but wasn't limited to finalizing a plan and getting approval from the City of Ironwood.
 - C. Credit Card: Discussion and update about the credit card system was held. Discussion included but wasn't limited to the Square system not being able to be put in place; and the search for a credit card system continues.
12. Next Meeting Tuesday, September 2nd, 2025, at 5:00 pm at the Civic Center.
 13. Motion to adjourn at 5:58 pm was made by Re, seconded by Mildren. Motion approved.

Aug 12, 2025 HREC Working Meeting Minutes – Approved at September 3 mtg

Call to Order: meeting called to order at 6:00 pm.

Attendance: Annette Burchell Jesse Carroll Gerry Gripper

Approval of July 8, 2025 Working Meeting Minutes:

- Motion to approve - Gripper
- 2nd - Carroll
- All in favor - Motion approved

Approval of Consent Agenda:

- Motion to approve - Gripper
- 2nd -Carroll
- All in favor - Motion approved

Public Input: None.

Items for Discussion and Action:

Discussion with Andrew DiGiorgio – Di Giorgio answered questions of the committee regarding Ironwood Public Safety Department related to immigrant issues and people coming and going in/out of Ironwood, hierarchy of following federal/state laws and city ordinances, and how IPSD interacts or would interact with other federal/state agencies when and if they come to Ironwood.

It was suggested that HREC review with city attorney any “Know Your Rights” resource document or link to a website prior to making it public.

Planning for Native American History Month:

- No input yet received from regional native tribes.
Erickson’s preliminary information sheet entitled “Names/Events Significant to MI Ojibwe History/Culture-Surface Look” was distributed for the committee to review.
Committee agreed to send the information sheet when complete to tribes for input.
Committee to work with ITC for poster design and production.
- \$500 sponsorship of Native American-themed film was approved by Ironwood Tourism Council.
Film “Indian Horse” planned for November 1, 2025 at Historic Ironwood Theatre (HIT).
Erickson to follow-up with HIT about main event for NAHM.

- At the September meeting, committee members will divide up work on NAHM Scavenger Hunt, and asking businesses to rename menu items for November to recognize NAHM.

HREC Listening Session: Final Plan for 2nd Listening Session on August 14 – issues with notifications.

Gripper and Burchell to attend at 6:30pm, Thursday, August 14 at Cold Iron Brewing. Prepared to present “Implicit Bias” power point as discussion starter.

Other Items:

Committee Members renewals/terms ending. Jesse Carroll submitted his letter of resignation from the HREC.

Budget Request Report. Tabled.

Solicitation Request to City: Pending City Commission consideration and approval.

Motion to adjourn -Gripper

2nd - Carroll

All in favor - Motion passed 7:48 PM

To Do List

- ☐ Erickson will followup on NAHM movie to be sure payment has been made to HIT from ITC
- ☐ Erickson will work on research for NAHM posters
- ☐ Erickson will followup with L McGeshick and try to connect with others
- ☐ Erickson will included resignation letter from Carroll with minutes
- ☐ Erickson will get announcements out for Listening Session on Nov 13 – Fe Live, City Website, Diversity FB page and Cold Iron.
- ☐ Followup needed on “Know Your Rights” document for immigrants/ protestors – use ACLU??
- ☐ Burchell to followup with Human Resource person for invite to Sept meeting

CHANGE ORDER NO.: 3

Owner: City of Ironwood
 Engineer: Coleman Engineering Company
 Contractor: Jake's Excavating and Landscaping, LLC
 Project: Phase 5B Water and Sewer Upgrades
 Contract Name: Phase 5B Water and Sewer Upgrades
 Date Issued: August 28, 2025

Owner's Project No.:
 Engineer's Project No.: 240618
 Contractor's Project No.:

Effective Date of Change Order: September 8, 2025

The Contract is modified as follows upon execution of this Change Order:

Description: Addition of a pay item for the USDA Project Sign and addition of concrete sidewalk quantities. Additional storm sewer piping and MHs added to contract in order to replace structures and piping damaged during water and sewer installation.

Attachments: Project sign change order request email

Change in Contract Price		Change in Contract Times [State Contract Times as either a specific date or a number of days]	
Original Contract Price:		Original Contract Times:	
\$ 3,878,247.98		Substantial Completion: August 14, 2026	
		Ready for final payment: August 28, 2026	
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. [Number of previous Change Order]: 2		[Increase] [Decrease] from previously approved Change Orders No.1 to No. [Number of previous Change Order]:	
\$ 2,333,888.64		Substantial Completion: 0	
		Ready for final payment: 0	
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 6,212,136.62		Substantial Completion: August 14, 2026	
		Ready for final payment: August 28, 2026	
[Increase] [Decrease] this Change Order:		[Increase] [Decrease] this Change Order:	
\$ 111,920.00		Substantial Completion: 0	
		Ready for final payment: 0	
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 6,324,056.62		Substantial Completion: August 14, 2026	
		Ready for final payment: August 28, 2026	

Recommended by Engineer (if required)

By: Scott Nowack (Sep 4, 2025 07:30:07 CDT)
 Title: Project Engineer
 Date: Sep 4, 2025

Accepted by Contractor

owner
9/3/25

Authorized by Owner

Approved by Funding Agency (if applicable)

By: _____
 Title: _____
 Date: _____

By: _____
 Title: _____
 Date: _____

Change Order #3 - City of Ironwood				Revised Contract		Change Order #3		Revised Contract	
240618: Phase 5B Water & Sewer Upgrades				(Through Change Order No. 2)				(Through Change Order No. 3)	
Item	Description	Units	Unit Price	Quantity	Total	Quantity	Total	Quantity	Total
EGLE - Water System Upgrades									
101	4-inch Watermain	LF	\$ 100.00	5	\$ 500.00		\$ -	5	\$ 500.00
102	6-inch Watermain	LF	\$ 75.00	95	\$ 7,125.00		\$ -	95	\$ 7,125.00
103	8-inch Watermain	LF	\$ 73.00	7711	\$ 562,903.00		\$ -	7711	\$ 562,903.00
104	6-inch Gate Valve and Box	EA	\$ 2,350.00	1	\$ 2,350.00		\$ -	1	\$ 2,350.00
105	8-inch Gate Valve and Box	EA	\$ 3,025.00	30	\$ 90,750.00		\$ -	30	\$ 90,750.00
106	8" x 8" x 6" Tee	EA	\$ 700.00	18	\$ 12,600.00		\$ -	18	\$ 12,600.00
107	8" x 8" x 8" Tee	EA	\$ 900.00	6	\$ 5,400.00		\$ -	6	\$ 5,400.00
108	8" x 8" x 8" x 8" Cross	EA	\$ 1,250.00	2	\$ 2,500.00		\$ -	2	\$ 2,500.00
109	6" x 4" Reducer	EA	\$ 400.00	1	\$ 400.00		\$ -	1	\$ 400.00
110	8" x 6" Reducer	EA	\$ 550.00	5	\$ 2,750.00		\$ -	5	\$ 2,750.00
111	4-inch Bend	EA	\$ 500.00	2	\$ 1,000.00		\$ -	2	\$ 1,000.00
112	6-inch Bend	EA	\$ 570.00	10	\$ 5,700.00		\$ -	10	\$ 5,700.00
113	8-inch Bend	EA	\$ 670.00	6	\$ 4,020.00		\$ -	6	\$ 4,020.00
114	Watermain Cap/Plug	EA	\$ 400.00	1	\$ 400.00		\$ -	1	\$ 400.00
115	Connect to Ex. 4" Watermain	EA	\$ 750.00	1	\$ 750.00		\$ -	1	\$ 750.00
116	Connect to Ex. 6" Watermain	EA	\$ 1,200.00	5	\$ 6,000.00		\$ -	5	\$ 6,000.00
117	Connect to Ex. 8" Watermain	EA	\$ 1,500.00	6	\$ 9,000.00		\$ -	6	\$ 9,000.00
118	1-inch Corporation Stop	EA	\$ 350.00	150	\$ 52,500.00		\$ -	150	\$ 52,500.00
119	1-inch Curb Stop and Box	EA	\$ 425.00	150	\$ 63,750.00		\$ -	150	\$ 63,750.00
120	1-inch Type K Copper Water Service (City Side)	LF	\$ 36.00	4460	\$ 160,560.00		\$ -	4460	\$ 160,560.00
121	1-inch Type K Copper Water Service (Private Side)	LF	\$ 39.00	1875	\$ 73,125.00		\$ -	1875	\$ 73,125.00
122	2-inch Corporation Stop/Saddle	EA	\$ 950.00	2	\$ 1,900.00		\$ -	2	\$ 1,900.00
123	2-inch Curb Stop and Box	EA	\$ 875.00	2	\$ 1,750.00		\$ -	2	\$ 1,750.00
124	2-inch Type K Copper Water Service (City Side)	LF	\$ 75.00	60	\$ 4,500.00		\$ -	60	\$ 4,500.00
125	Water Service - Interior Plumbing Connection	EA	\$ 450.00	37	\$ 16,650.00		\$ -	37	\$ 16,650.00
126	Plumbing Permit Application and Administration	EA	\$ 150.00	37	\$ 5,550.00		\$ -	37	\$ 5,550.00
127	Plumbing Permit Application Fee	EA	\$ 100.00	37	\$ 3,700.00		\$ -	37	\$ 3,700.00
128	6" x 12" Grade Offset Adapter	EA	\$ 750.00	17	\$ 12,750.00		\$ -	17	\$ 12,750.00
129	6-inch Ductile Iron Hydrant Lead	LF	\$ 65.00	180	\$ 11,700.00		\$ -	180	\$ 11,700.00
130	Fire Hydrant Assembly	EA	\$ 7,650.00	17	\$ 130,050.00		\$ -	17	\$ 130,050.00
131	Salvage Existing Hydrant	EA	\$ 150.00	8	\$ 1,200.00		\$ -	8	\$ 1,200.00
132	12-inch HDPE/PVC Storm Sewer	LF	\$ 50.00	30	\$ 1,500.00	100	\$ 5,000.00	130	\$ 6,500.00
133	12-inch RCP Storm Sewer	LF	\$ 54.00	122	\$ 6,588.00		\$ -	122	\$ 6,588.00
134	24-inch RCP Storm Sewer	LF	\$ 85.00	36	\$ 3,060.00		\$ -	36	\$ 3,060.00
135	36-inch RCP Storm Sewer	LF	\$ 155.00	10	\$ 1,550.00		\$ -	10	\$ 1,550.00
136	42-inch RCP Storm Sewer	LF	\$ 236.00	16	\$ 3,776.00		\$ -	16	\$ 3,776.00
137	Storm Sewer Catch Basin 2' Dia.	EA	\$ 3,000.00	4	\$ 12,000.00	4	\$ 12,000.00	8	\$ 24,000.00
138	Storm Sewer Manhole 4' Dia.	EA	\$ 5,100.00	5	\$ 25,500.00		\$ -	5	\$ 25,500.00
139	Storm Sewer Manhole 8' Dia.	EA	\$ 8,100.00	1	\$ 8,100.00		\$ -	1	\$ 8,100.00
140	Connect to Ex Storm Sewer	EA	\$ 400.00	10	\$ 4,000.00		\$ -	10	\$ 4,000.00
141	Drainage Structure Cover & Adjust	EA	\$ 200.00	10	\$ 2,000.00		\$ -	10	\$ 2,000.00
142	Video Taping Sanitary, Storm, and Culvert Pipe	LF	\$ 3.50	214	\$ 749.00		\$ -	214	\$ 749.00
143	Excavation, Earth	CY	\$ 11.00	3055	\$ 33,605.00		\$ -	3055	\$ 33,605.00
144	Excavation, Rock	CY	\$ 10.00	415	\$ 4,150.00		\$ -	415	\$ 4,150.00
145	Subgrade Undercutting, Special	CY	\$ 15.00	1100	\$ 16,500.00		\$ -	1100	\$ 16,500.00
146	Special Backfill	CY	\$ 12.00	50	\$ 600.00		\$ -	50	\$ 600.00
147	Stone Refill (MDOT 6A)	CY	\$ 20.00	50	\$ 1,000.00		\$ -	50	\$ 1,000.00
148	Curb and Gutter, Rem	LF	\$ 2.00	7915	\$ 15,830.00		\$ -	7915	\$ 15,830.00
149	Concrete Sidewalk & Driveway, Rem	SY	\$ 4.00	2560	\$ 10,240.00		\$ -	2560	\$ 10,240.00
150	Concrete Pavement, Rem	SY	\$ 5.00	340	\$ 1,700.00		\$ -	340	\$ 1,700.00
151	HMA Surface, Rem	SY	\$ 1.75	14183	\$ 24,820.25		\$ -	14183	\$ 24,820.25
152	Utility Exploration	EA	\$ 150.00	20	\$ 3,000.00		\$ -	20	\$ 3,000.00
153	Subbase, CIP	CY	\$ 13.00	973	\$ 12,649.00		\$ -	973	\$ 12,649.00
154	Aggregate Base, 4 inch	SY	\$ 2.50	1640	\$ 4,100.00		\$ -	1640	\$ 4,100.00
155	Aggregate Base, 9 inch	SY	\$ 5.25	13385	\$ 70,271.25		\$ -	13385	\$ 70,271.25
156	Aggregate Surface Cse, 9 inch	SY	\$ 10.00	68	\$ 680.00		\$ -	68	\$ 680.00
157	HMA (4EML, Leveling, 220#/SYD)	SY	\$ 10.85	13385	\$ 145,227.25		\$ -	13385	\$ 145,227.25
158	HMA (5EML, Surface, 165#/SYD)	SY	\$ 8.20	13385	\$ 109,757.00		\$ -	13385	\$ 109,757.00
159	HMA (5EML, Driveway, 275#/SYD)	SY	\$ 28.00	596	\$ 16,688.00		\$ -	596	\$ 16,688.00
160	Curb and Gutter, Conc, Det F-2	LF	\$ 22.75	6224	\$ 141,596.00		\$ -	6224	\$ 141,596.00
161	Curb and Gutter, Conc, Det F-4	LF	\$ 22.75	640	\$ 14,560.00		\$ -	640	\$ 14,560.00
162	Curb Slp, HMA	LF	\$ 5.00	25	\$ 125.00		\$ -	25	\$ 125.00
163	Sidewalk, Concrete, 4 inch	SF	\$ 7.00	16160	\$ 113,120.00		\$ -	16160	\$ 113,120.00
164	Driveway, Nonreinf Conc, 6 inch	SY	\$ 75.00	730	\$ 54,750.00		\$ -	730	\$ 54,750.00
165	Detectable Warning Surface	LF	\$ 130.00	55	\$ 7,150.00		\$ -	55	\$ 7,150.00
166	Pavt Mrkg, Waterborne, 4 inch, Yellow	LF	\$ 0.90	2900	\$ 2,610.00		\$ -	2900	\$ 2,610.00
167	Pavt Mrkg, Polyurea, 6 inch, Crosswalk	LF	\$ 4.00	914	\$ 3,656.00		\$ -	914	\$ 3,656.00
168	Pavt Mrkg, Polyurea, 18 Inch, Stop Bar	LF	\$ 16.00	141	\$ 2,256.00		\$ -	141	\$ 2,256.00
169	Slope Restoration, Type A	SY	\$ 2.10	4550	\$ 9,555.00		\$ -	4550	\$ 9,555.00
170	Insulation Board, 2-Inch	SF	\$ 2.00	1000	\$ 2,000.00		\$ -	1000	\$ 2,000.00
171	Tree Removal, 12 inch or larger	EA	\$ 500.00	8	\$ 4,000.00		\$ -	8	\$ 4,000.00
172	Traffic Control	LS	\$ 41,000.00	0.5	\$ 20,500.00		\$ -	0.5	\$ 20,500.00
173	Erosion Control, Inlet Protection, Fabric Drop	EA	\$ 50.00	20	\$ 1,000.00		\$ -	20	\$ 1,000.00
174	Curb and Gutter Reinforcement	LF	\$ 5.75	6864	\$ 39,468.00		\$ -	6864	\$ 39,468.00
175	Sidewalk Reinforcement	SFT	\$ 1.00	22730	\$ 22,730.00		\$ -	22730	\$ 22,730.00
176	Sawcut Douglas Blvd HMA/Concrete	LF	\$ 10.00	76	\$ 760.00		\$ -	76	\$ 760.00
177	Install New MH Casting on Ex MH	EA	\$ 1,000.00	2	\$ 2,000.00		\$ -	2	\$ 2,000.00
EGLE TOTALS					\$ 2,235,309.75		\$ 17,000.00		\$ 2,252,309.75
USDA RD - Sanitary Sewer System Upgrades									
201	18" SDR 35 PVC Gravity Sewer	LF	\$ 58.00	7659	\$ 444,222.00		\$ -	7659	\$ 444,222.00
202	12" SDR 35 PVC Gravity Sewer	LF	\$ 72.00	1815	\$ 130,880.00		\$ -	1815	\$ 130,880.00
203	15" SDR 35 PVC Gravity Sewer	LF	\$ 93.20	508	\$ 47,345.60		\$ -	508	\$ 47,345.60
204	18" SDR 35 PVC Gravity Sewer	LF	\$ 103.25	1314	\$ 135,670.50		\$ -	1314	\$ 135,670.50
205	24" SDR 35 PVC Gravity Sewer	LF	\$ 300.00	5	\$ 1,500.00		\$ -	5	\$ 1,500.00
206	4' Dia. Stand. San MH & Cover	VF	\$ 782.20	373.1	\$ 291,838.82		\$ -	373.1	\$ 291,838.82
207	Sanitary Sewer Drop MH Connection - New MH	EA	\$ 8,000.00	1	\$ 8,000.00		\$ -	1	\$ 8,000.00
208	Sanitary Sewer Drop MH Connection - Existing MH	EA	\$ 2,500.00	1	\$ 2,500.00		\$ -	1	\$ 2,500.00
209	Sanitary Manhole Cover and Adjust	EA	\$ 250.00	5	\$ 1,250.00		\$ -	5	\$ 1,250.00
210	Connect to Ex Sanitary Sewer MH	EA	\$ 750.00	7	\$ 5,250.00		\$ -	7	\$ 5,250.00

Change Order #3 - City of Ironwood				Revised Contract		Change Order #3		Revised Contract	
240618: Phase 5B Water & Sewer Upgrades				(Through Change Order No. 2)				(Through Change Order No. 3)	
Item	Description	Units	Unit Price	Quantity	Total	Quantity	Total	Quantity	Total
211	Connect to Ex Sanitary Sewer Main	EA	\$ 350.00	46	\$ 16,100.00			46	\$ 16,100.00
212	8"x6" Sanitary Sewer Wye	EA	\$ 225.00	188	\$ 42,300.00			188	\$ 42,300.00
213	12"x6" Sanitary Sewer Wye	EA	\$ 475.00	38	\$ 18,050.00			38	\$ 18,050.00
214	15"x6" Sanitary Sewer Wye	EA	\$ 825.00	8	\$ 6,600.00			8	\$ 6,600.00
215	18"x6" Sanitary Sewer Wye	EA	\$ 1,450.00	28	\$ 40,600.00			28	\$ 40,600.00
216	6" SDR 35 PVC Sewer Lateral	LF	\$ 37.00	7865	\$ 291,005.00			7865	\$ 291,005.00
217	12-inch HDPE/PVC Storm Sewer	LF	\$ 55.00	30	\$ 1,650.00	20	\$ 1,100.00	50	\$ 2,750.00
218	12-inch RCP Storm Sewer	LF	\$ 54.00	49	\$ 2,646.00			49	\$ 2,646.00
219	24-inch RCP Storm Sewer	LF	\$ 85.00	36	\$ 3,060.00			36	\$ 3,060.00
220	36-inch RCP Storm Sewer	LF	\$ 155.00	10	\$ 1,550.00			10	\$ 1,550.00
221	42-inch RCP Storm Sewer	LF	\$ 236.00	16	\$ 3,776.00			16	\$ 3,776.00
222	Storm Sewer Catch Basin 2' Dia.	EA	\$ 3,000.00	1	\$ 3,000.00	1	\$ 3,000.00	2	\$ 6,000.00
223	Storm Sewer Manhole 4' Dia.	EA	\$ 5,100.00	1	\$ 5,100.00			1	\$ 5,100.00
224	Connect to Ex Storm Sewer	EA	\$ 500.00	4	\$ 2,000.00			4	\$ 2,000.00
225	Drainage Structure Cover & Adjust	EA	\$ 200.00	10	\$ 2,000.00			10	\$ 2,000.00
226	Video Taping Sanitary, Storm, and Culvert Pipe	LF	\$ 3.50	11442	\$ 40,047.00			11442	\$ 40,047.00
227	Non-Structural Flowable Fill	CY	\$ 135.00	125	\$ 16,875.00			125	\$ 16,875.00
228	Excavation, Earth	CY	\$ 11.00	5555	\$ 61,105.00			5555	\$ 61,105.00
229	Excavation, Rock	CY	\$ 10.00	915	\$ 9,150.00			915	\$ 9,150.00
230	Subgrade Undercutting, Special	CY	\$ 15.00	1750	\$ 26,250.00			1750	\$ 26,250.00
231	Special Backfill	CY	\$ 12.00	850	\$ 10,200.00			850	\$ 10,200.00
232	Stone Refill (MDOT 6A)	CY	\$ 20.00	200	\$ 4,000.00			200	\$ 4,000.00
233	Curb and Gutter, Rem	LF	\$ 2.00	10030	\$ 20,060.00			10030	\$ 20,060.00
234	Concrete Sidewalk & Driveway, Rem	SY	\$ 4.00	2260	\$ 9,040.00			2260	\$ 9,040.00
235	Concrete Pavement, Rem	SY	\$ 5.00	680	\$ 3,400.00			680	\$ 3,400.00
236	HMA Surface, Rem	SY	\$ 2.00	18928	\$ 37,856.00			18928	\$ 37,856.00
237	Utility Exploration	EA	\$ 100.00	50	\$ 5,000.00			50	\$ 5,000.00
238	Subbase, CIP	CY	\$ 12.00	380	\$ 4,560.00			380	\$ 4,560.00
239	Aggregate Base, 4 inch	SY	\$ 2.50	2850	\$ 7,125.00			2850	\$ 7,125.00
240	Aggregate Base, 9 inch	SY	\$ 5.25	17204	\$ 90,321.00			17204	\$ 90,321.00
241	Aggregate Surface Cse, 9 inch	SY	\$ 10.00	64	\$ 640.00			64	\$ 640.00
242	HMA (4EML, Leveling, 220#/syd)	SY	\$ 10.85	17204	\$ 186,663.40			17204	\$ 186,663.40
243	HMA (5EML, Surface, 165#/syd)	SY	\$ 8.20	17204	\$ 141,072.80			17204	\$ 141,072.80
244	HMA (5EML, Driveway, 275#/syd)	SY	\$ 28.00	1241	\$ 34,748.00			1241	\$ 34,748.00
245	Curb and Gutter, Conc, Det F-2	LF	\$ 23.00	10730	\$ 246,790.00			10730	\$ 246,790.00
246	Curb and Gutter, Conc, Det F-4	LF	\$ 23.00	1220	\$ 28,060.00			1220	\$ 28,060.00
247	Curb Slip, HMA	LF	\$ 5.00	190	\$ 950.00			190	\$ 950.00
248	Sidewalk, Concrete, 4 inch	SF	\$ 7.00	23005	\$ 161,035.00			23005	\$ 161,035.00
249	Driveway, Nonreinf Conc, 6 inch	SY	\$ 75.00	1215	\$ 91,125.00			1215	\$ 91,125.00
250	Detectable Warning Surface	LF	\$ 130.00	60	\$ 7,800.00			60	\$ 7,800.00
251	Slope Restoration, Type A	SY	\$ 2.25	7105	\$ 15,986.25			7105	\$ 15,986.25
252	Insulation Board, 2-Inch	SF	\$ 2.00	900	\$ 1,800.00			900	\$ 1,800.00
253	Tree Removal, 12 inch or larger	EA	\$ 500.00	24	\$ 12,000.00			24	\$ 12,000.00
254	Traffic Control	LS	\$ 41,000.00	0.5	\$ 20,500.00			0.5	\$ 20,500.00
255	Erosion Control, Inlet Protection, Fabric Drop	EA	\$ 60.00	16	\$ 960.00			16	\$ 960.00
256	Mobilization	LSUM	\$ 55,000.00	1	\$ 55,000.00			1	\$ 55,000.00
257	8-inch Sanitary Sewer Main CIPP Lining	LF	\$ 85.00	400	\$ 34,000.00			400	\$ 34,000.00
258	10-inch Sanitary Sewer Main CIPP Lining	LF	\$ 90.00	100	\$ 9,000.00			100	\$ 9,000.00
259	12-inch Sanitary Sewer Main CIPP Lining	LF	\$ 100.00	300	\$ 30,000.00			300	\$ 30,000.00
260	15-inch Sanitary Sewer Main CIPP Lining	LF	\$ 110.00	100	\$ 11,000.00			100	\$ 11,000.00
261	18-inch Sanitary Sewer Main CIPP Lining	LF	\$ 200.00	2050	\$ 410,000.00			2050	\$ 410,000.00
262	24-inch Sanitary Sewer Main CIPP Lining	LF	\$ 225.00	1200	\$ 270,000.00			1200	\$ 270,000.00
263	Removal of Protruding Tap, 8-inch thru 24-inch	EA	\$ 500.00	70	\$ 35,000.00			70	\$ 35,000.00
264	Re-Instatement Lateral, 8-inch thru 15-inch	EA	\$ 500.00	26	\$ 13,000.00			26	\$ 13,000.00
265	Re-Instatement Lateral, 18-inch thru 24-inch	EA	\$ 900.00	50	\$ 45,000.00			50	\$ 45,000.00
266	Coolidge Ave Sewer Re-Lay	LSUM	\$ 2,762.50	1	\$ 2,762.50			1	\$ 2,762.50
267	Sanitary Sewer Lateral Repairs at 244 E Coolidge	LSUM	\$ 2,075.00	1	\$ 2,075.00			1	\$ 2,075.00
268	8"x8" Sanitary Sewer Wye	EA	\$ 400.00	2	\$ 800.00			2	\$ 800.00
269	Curb and Gutter Reinforcement	LF	\$ 5.75	11950	\$ 68,712.50			11950	\$ 68,712.50
270	Sidewalk Reinforcement	SFT	\$ 1.00	33940	\$ 33,940.00			33940	\$ 33,940.00
271	Sawcut Douglas Blvd HMA/Concrete	LF	\$ 10.00	76	\$ 760.00			76	\$ 760.00
272	Install New MH Casting on Ex MH	EA	\$ 1,000.00	2	\$ 2,000.00			2	\$ 2,000.00
273	Rural Development Project Sign	EA	\$ 1,400.00			1	\$ 1,400.00	1	\$ 1,400.00
274	139/134 W Coolidge Ave Sanitary Sewer Lateral Separation	LS	\$ 4,700.00			1	\$ 4,700.00	1	\$ 4,700.00
275	109 E Harding Ave - Storm Sewer Repairs	LS	\$ 1,975.00			1	\$ 1,975.00	1	\$ 1,975.00
276	Lowell St - Sanitary Sewer Additional Depth	LS	\$ 3,380.00			1	\$ 3,380.00	1	\$ 3,380.00
RURAL DEVELOPMENT TOTALS					\$ 3,825,863.37		\$ 15,555.00		\$ 3,841,418.37
City of Ironwood - Restoration Items									
301	Curb and Gutter, Rem (City)	LF	\$ 2.50	410	\$ 1,025.00			410	\$ 1,025.00
302	Concrete Sidewalk & Driveway, Rem (City)	SY	\$ 4.00	1390	\$ 5,560.00	1450	\$ 5,800.00	2840	\$ 11,360.00
303	HMA Surface, Rem (City)	SY	\$ 2.50	453	\$ 1,132.50			453	\$ 1,132.50
304	Subbase, CIP (City)	CY	\$ 13.00	275	\$ 3,575.00			275	\$ 3,575.00
305	Aggregate Base, 4 inch (City)	SY	\$ 2.75	200	\$ 550.00			200	\$ 550.00
306	Aggregate Base, 9 inch (City)	SY	\$ 5.50	785	\$ 4,317.50			785	\$ 4,317.50
307	HMA (4EML, Leveling, 220#/SYD) (City)	SY	\$ 10.90	785	\$ 8,556.50			785	\$ 8,556.50
308	HMA (5EML, Surface, 165#/SYD) (City)	SY	\$ 8.20	785	\$ 6,437.00			785	\$ 6,437.00
309	HMA (5EML, Driveway, 275#/SYD) (City)	SY	\$ 28.00	100	\$ 2,800.00			100	\$ 2,800.00
310	Curb Slip, HMA	LF	\$ 10.00	10	\$ 100.00			10	\$ 100.00
311	Sidewalk, Concrete, 4 inch (City)	SF	\$ 7.00	10675	\$ 74,725.00	8475	\$ 59,325.00	19150	\$ 134,050.00
312	Driveway, Nonreinf Conc, 6 inch (City)	SY	\$ 75.00	365	\$ 27,375.00	350	\$ 26,250.00	715	\$ 53,625.00
313	Detectable Warning Surface (City)	LF	\$ 130.00	10	\$ 1,300.00			10	\$ 1,300.00
314	Slope Restoration, Type A (City)	SY	\$ 5.00	200	\$ 1,000.00			200	\$ 1,000.00
315	Sidewalk Reinforcement	SFT	\$ 1.00	12510	\$ 12,510.00	-12010	\$ (12,010.00)	500	\$ 500.00
CITY TOTALS					\$ 150,963.50		\$ 79,365.00		\$ 230,328.50
PHASE 5B Total				Total	\$ 6,212,136.62	Total	\$ 111,920.00	Total	\$ 6,324,056.62

City of Ironwood, Michigan
Phase 5B - Water and Sewer Upgrades Project
CEC Project No. 240618

Change Order No. 3

Jake's Excavating and Landscaping, LLC
N10633 Lake Road
Ironwood, Michigan 49938

	EGLE	RD	CITY FUNDS						Total
	Water	Sewer	Water	Sewer	Local Roads	Local Sidewalks	Major Roads	Major Sidewalks	
Original Contract Amount	\$ 2,170,351.75	\$ 1,662,903.03	\$ -	\$ -	\$ 16,262.90	\$ 11,225.00	\$ 17,505.30	\$ -	\$ 3,878,247.98
Previously Approved Amount	\$ 64,958.00	\$ 2,162,960.34	\$ -	\$ -	\$ 15,587.10	\$ 82,870.00	\$ 7,513.20		\$ 2,333,888.64
Current Contract Amount (Thru CO#2)	\$ 2,235,309.75	\$ 3,825,863.37	\$ -	\$ -	\$ 31,850.00	\$ 94,095.00	\$ 25,018.50	\$ -	\$ 6,212,136.62
Change Order #3 Amount	\$ 17,000.00	\$ 15,555.00	\$ -	\$ -	\$ 26,250.00	\$ 53,115.00	\$ -	\$ -	\$ 111,920.00
Revised Contract through CO #3	\$ 2,252,309.75	\$ 3,841,418.37	\$ -	\$ -	\$ 58,100.00	\$ 147,210.00	\$ 25,018.50	\$ -	\$ 6,324,056.62

From: Jakes Excavating
To: Mike Graham; Kelsey Roble
Subject: Ironwood Phase 5B - CO
Date: Monday, August 4, 2025 10:49:11 AM

Caution: This is an external email and may be malicious. Please be mindful of clicking links or opening attachments.

Good Morning,
Project sign provided and installed as requested = \$1400

Jill Roble
Jake's Excavating & Landscaping LLC
N10633 Lake Road
Ironwood, MI 49938
Phone: (906)285-7109
Fax: (906)451-4689
Website: jakesexcavating.biz

From: [Jakes Excavating](#)
To: [Mike Graham](#)
Subject: Ironwood 5B CO 3
Date: Tuesday, August 19, 2025 7:30:54 AM

Caution: This is an external email and may be malicious. Please be mindful of clicking links or opening attachments.

Mike-

Please see the below regarding items for CO#3 for 5B

CO #3

1. Install 8" lateral on Coolidge Ave. Complete 7/25/25
\$75 a foot at 56' = \$4,200
6"x8" ferco = \$150 x2= \$300
Camera by Jake's crew = \$200
TOTAL \$ 4,700
2. 109 E Harding Ave.
Install roughly 40' of SDR 35' for yard drain. Cut hole in storm pipe and mud in.
40' at \$40 a foot = \$1,600
core hole/ mud = \$300
fernco connection = \$75
TOTAL \$1,975
3. Grade change on sewer main installation from original bidding plans. Lowell St MH 2120 to 2114. Adding roughly 1.5' of extra depth.
230' @ \$10 a foot = \$2,300
MH 2114A to MH 2114C
108' at \$10 a foot = \$1,080
TOTAL \$3,380

Jake

Jake's Excavating & Landscaping LLC
N10633 Lake Road
Ironwood, MI 49938
Phone: (906)285-7109
Fax: (906)451-4689
Website: jakesexcavating.biz

Phase 5B - Change Order 3 - JE Signed

Final Audit Report

2025-09-04

Created:	2025-09-03
By:	Kelsey Roble (kroble@coleman-engineering.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJVeOZnbTCYeXw3jwKtOhWHPoiAAgrNFZ

"Phase 5B - Change Order 3 - JE Signed" History



Document created by Kelsey Roble (kroble@coleman-engineering.com)

2025-09-03 - 9:02:13 PM GMT



Document emailed to Scott Nowack (snowack@coleman-engineering.com) for signature

2025-09-03 - 9:02:46 PM GMT



Email viewed by Scott Nowack (snowack@coleman-engineering.com)

2025-09-04 - 12:28:53 PM GMT



Document e-signed by Scott Nowack (snowack@coleman-engineering.com)

Signature Date: 2025-09-04 - 12:30:07 PM GMT - Time Source: server



Agreement completed.

2025-09-04 - 12:30:07 PM GMT



Adobe Acrobat Sign

Change Order No. 3

Date of Issuance: 8/28/2025

Effective Date: 9/8/2025

Owner: City of Ironwood

Owner's Contract No.:

Contractor: Jake's Excavating & Landscaping, LLC

Contractor's Project No.:

Engineer: Coleman Engineering Company

Engineer's Project No.: 231105

Project: Phase 5C DWSRF Water System Upgrades

Contract Name: Phase 5C DWSRF Water System Upgrades

The Contract is modified as follows upon execution of this Change Order:

Description: Additional Storm Sewer MH replacement due to damage occurred during watermain install. Addition of "City" sidewalk quantities and removal of "City" costs associated with 2nd half of HMA Paving. These quantities have previously been added into the City's Phase 5B contract.
Attachments: Change Order request emails

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>1,813,030.22</u>	Original Contract Times: Substantial Completion: <u>October 10, 2025</u> Ready for Final Payment: <u>June 19, 2026</u> days or dates
[Increase] ~~[Decrease]~~ from previously approved Change Orders No. <u>1</u> to No. <u>2</u> : \$ <u>113,864.50</u>	[Increase] ~~[Decrease]~~ from previously approved Change Orders No. <u>1</u> to No. <u>2</u> : Substantial Completion: <u>0</u> Ready for Final Payment: <u>0</u> days
Contract Price prior to this Change Order: \$ <u>1,926,894.72</u>	Contract Times prior to this Change Order: Substantial Completion: <u>October 10, 2025</u> Ready for Final Payment: <u>June 19, 2026</u> days or dates
~~[Increase]~~ [Decrease] of this Change Order: \$ <u>55,968.72</u>	~~[Increase]~~ ~~[Decrease]~~ of this Change Order: Substantial Completion: <u>0</u> Ready for Final Payment: <u>0</u> days or dates
Contract Price incorporating this Change Order: \$ <u>1,870,926.00</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>October 10, 2025</u> Ready for Final Payment: <u>June 19, 2026</u> days or dates

RECOMMENDED:
By: 
Engineer (if required)

Title: Project Manager
Date: 9-3-2025

ACCEPTED:
By: _____
Owner (Authorized Signature)

Title: _____
Date: _____

ACCEPTED:
By: 
Contractor (Authorized Signature)

Title: owner
Date: 7/3/25

Approved by Funding Agency (if applicable)

By: _____
Title: _____

Date: _____

City of Ironwood				Revised Contract through Change Order #2		Change Order #3		Revised Contract through Change Order #3	
El-231105 Phase SC Water and Sewer Upgrades				Quantity	Total	Quantity	Total	Quantity	Total
Item	Description	Units	Unit						
EGLE WATER ITEMS									
101	6-inch Watermain	LF	\$ 58.00	105	\$ 6,090.00		\$ -	105	\$ 6,090.00
102	8-inch Watermain	LF	\$ 62.00	5895	\$ 365,490.00		\$ -	5895	\$ 365,490.00
103	8-inch Gate Valve and Box	EA	\$ 2,780.00	21	\$ 58,380.00		\$ -	21	\$ 58,380.00
104	8" x 8" x 6" Tee	EA	\$ 645.00	16	\$ 10,320.00		\$ -	16	\$ 10,320.00
105	8" x 8" x 8" Tee	EA	\$ 700.00	4	\$ 2,800.00		\$ -	4	\$ 2,800.00
106	8" x 8" x 8" x 8" Cross	EA	\$ 950.00	1	\$ 950.00		\$ -	1	\$ 950.00
107	8" x 6" Reducer	EA	\$ 360.00	3	\$ 1,080.00		\$ -	3	\$ 1,080.00
108	6-inch Bend	EA	\$ 380.00	6	\$ 2,280.00		\$ -	6	\$ 2,280.00
109	8-inch Bend	EA	\$ 450.00	4	\$ 1,800.00		\$ -	4	\$ 1,800.00
110	Watermain Cap/Plug	EA	\$ 320.00	3	\$ 960.00		\$ -	3	\$ 960.00
111	Connect to Ex. 6" Watermain	EA	\$ 900.00	3	\$ 2,700.00		\$ -	3	\$ 2,700.00
112	Connect to Ex. 8" Watermain	EA	\$ 1,000.00	9	\$ 9,000.00		\$ -	9	\$ 9,000.00
113	1-inch Corporation Stop	EA	\$ 325.00	138	\$ 44,850.00		\$ -	138	\$ 44,850.00
114	1-inch Curb Stop and Box	EA	\$ 335.00	138	\$ 46,230.00		\$ -	138	\$ 46,230.00
115	1-inch Type K Copper Water Service (City Side)	LF	\$ 34.00	4160	\$ 141,440.00		\$ -	4160	\$ 141,440.00
116	1-inch Type K Copper Water Service (Private Side)	LF	\$ 35.00	1400	\$ 49,000.00		\$ -	1400	\$ 49,000.00
117	Water Service - Interior Plumbing Connection	EA	\$ 450.00	28	\$ 12,600.00		\$ -	28	\$ 12,600.00
118	Plumbing Permit Application and Administration	EA	\$ 150.00	28	\$ 4,200.00		\$ -	28	\$ 4,200.00
119	Plumbing Permit Application Fee	EA	\$ 100.00	28	\$ 2,800.00		\$ -	28	\$ 2,800.00
120	6" x 12" Grade Offset Adapter	EA	\$ 750.00	14	\$ 10,500.00		\$ -	14	\$ 10,500.00
121	6-inch Ductile Iron Hydrant Lead	LF	\$ 58.00	140	\$ 8,120.00		\$ -	140	\$ 8,120.00
122	Fire Hydrant Assembly	EA	\$ 7,300.00	14	\$ 102,200.00		\$ -	14	\$ 102,200.00
123	Salvage Existing Hydrant	EA	\$ 150.00	5	\$ 750.00		\$ -	5	\$ 750.00
124	12-inch HDPE/PVC Storm Sewer	LF	\$ 35.00	20	\$ 700.00		\$ -	20	\$ 700.00
125	12-inch RCP Storm Sewer	LF	\$ 52.00	64	\$ 3,328.00		\$ -	64	\$ 3,328.00
126	36-inch RCP Storm Sewer	LF	\$ 130.00	20	\$ 2,600.00		\$ -	20	\$ 2,600.00
127	Storm Sewer Catch Basin 2' Dia.	EA	\$ 2,825.00	3	\$ 8,475.00		\$ -	3	\$ 8,475.00
128	Storm Sewer Manhole 4' Dia.	EA	\$ 3,500.00	1	\$ 3,500.00		\$ -	1	\$ 3,500.00
129	Connect to Ex Storm Sewer	EA	\$ 400.00	3	\$ 1,200.00		\$ -	3	\$ 1,200.00
130	Drainage Structure Cover & Adjust	EA	\$ 100.00	19	\$ 1,900.00		\$ -	19	\$ 1,900.00
131	Excavation, Earth	CY	\$ 9.00	3580	\$ 32,220.00		\$ -	3580	\$ 32,220.00
132	Excavation, Rock	CY	\$ 1.00	50	\$ 50.00		\$ -	50	\$ 50.00
133	Subgrade Undercutting, Special	CY	\$ 10.00	750	\$ 7,500.00		\$ -	750	\$ 7,500.00
134	Special Backfill	CY	\$ 10.00	50	\$ 500.00		\$ -	50	\$ 500.00
135	Stone Refill (MDOT 6A)	CY	\$ 18.75	25	\$ 468.75		\$ -	25	\$ 468.75
136	Curb and Gutter, Rem	LF	\$ 1.50	6420	\$ 9,630.00		\$ -	6420	\$ 9,630.00
137	Concrete Sidewalk & Driveway, Rem	SY	\$ 3.00	2840	\$ 8,520.00		\$ -	2840	\$ 8,520.00
138	Concrete Pavement, Rem	SY	\$ 3.50	340	\$ 1,190.00		\$ -	340	\$ 1,190.00
139	HMA Surface, Rem	SY	\$ 1.50	11227	\$ 16,840.50		\$ -	11227	\$ 16,840.50
140	Utility Exploration	EA	\$ 100.00	10	\$ 1,000.00		\$ -	10	\$ 1,000.00
141	Subbase, CIP	CY	\$ 11.50	437	\$ 5,025.50		\$ -	437	\$ 5,025.50
142	Aggregate Base, 4 inch	SY	\$ 2.50	1100	\$ 2,750.00		\$ -	1100	\$ 2,750.00
143	Aggregate Base, 9 inch	SY	\$ 5.01	11064	\$ 55,430.64		\$ -	11064	\$ 55,430.64
144	Aggregate Surface Cse, 9 inch	SY	\$ 8.00	36	\$ 288.00		\$ -	36	\$ 288.00
145	HMA (4EML, Leveling, 220#/SYD)	SY	\$ 10.74	11064	\$ 118,827.36		\$ -	11064	\$ 118,827.36
146	HMA (5EML, Surface, 165#/SYD)	SY	\$ 8.25	11064	\$ 91,278.00		\$ -	11064	\$ 91,278.00
147	HMA (5EML, Driveway, 275#/SYD)	SY	\$ 28.00	786	\$ 22,008.00		\$ -	786	\$ 22,008.00
148	Curb and Gutter, Conc, Det F-2	LF	\$ 22.50	4610	\$ 103,725.00		\$ -	4610	\$ 103,725.00
149	Curb and Gutter, Conc, Det F-4	LF	\$ 22.50	140	\$ 3,150.00		\$ -	140	\$ 3,150.00
150	Curb Slp, HMA	LF	\$ 3.25	1375	\$ 4,468.75		\$ -	1375	\$ 4,468.75
151	Sidewalk, Concrete, 4 inch	SF	\$ 7.00	15168	\$ 106,176.00		\$ -	15168	\$ 106,176.00
152	Driveway, Nonreinf Concrete, 6 inch	SY	\$ 75.00	1218	\$ 91,350.00		\$ -	1218	\$ 91,350.00
153	Detectable Warning Surface	LF	\$ 130.00	35	\$ 4,550.00		\$ -	35	\$ 4,550.00
154	Pavt Mrkg, Waterborne, 4 inch, Yellow	LF	\$ 1.15	2140	\$ 2,461.00		\$ -	2140	\$ 2,461.00
155	Pavt Mrkg, Polyurea, 6 inch, Crosswalk	LF	\$ 5.25	822	\$ 4,315.50		\$ -	822	\$ 4,315.50
156	Pavt Mrkg, Polyurea, 18 inch, Stop Bar	LF	\$ 15.50	152	\$ 2,356.00		\$ -	152	\$ 2,356.00
157	Slope Restoration, Type A	SY	\$ 1.50	5015	\$ 7,522.50		\$ -	5015	\$ 7,522.50
158	Insulation Board, 2-Inch	SF	\$ 2.00	500	\$ 1,000.00		\$ -	500	\$ 1,000.00
159	Tree Removal, 12 inch or larger	EA	\$ 250.00	19	\$ 4,750.00		\$ -	19	\$ 4,750.00
160	Traffic Control	LS	\$ 17,500.00	1	\$ 17,500.00		\$ -	1	\$ 17,500.00
161	Erosion Control, Inlet Protection, Fabric Drop	EA	\$ 60.00	24	\$ 1,440.00		\$ -	24	\$ 1,440.00
162	8" SDR 35 PVC Gravity Sewer	LF	\$ 40.00	100	\$ 4,000.00		\$ -	100	\$ 4,000.00
163	12" SDR 35 PVC Gravity Sewer	LF	\$ 55.00	25	\$ 1,375.00		\$ -	25	\$ 1,375.00
164	Sanitary Manhole Cover and Adjust	EA	\$ 250.00	3	\$ 750.00		\$ -	3	\$ 750.00
165	6" SDR 35 PVC Sewer Lateral	LF	\$ 38.00	200	\$ 7,600.00		\$ -	200	\$ 7,600.00
166	Remove Abandon City Gas Pipe	LF	\$ 6.50	6000	\$ 39,000.00		\$ -	6000	\$ 39,000.00
167	Repair Water Service Electrical Ground - 144 E Coolidge	LS	\$ 650.00	1	\$ 650.00		\$ -	1	\$ 650.00
168	Curb and Gutter Reinforcement	LF	\$ 5.75	4750	\$ 27,312.50		\$ -	4750	\$ 27,312.50
169	Sidewalk Reinforcement	SFT	\$ 1.00	10962	\$ 10,962.00		\$ -	10962	\$ 10,962.00
170	Sawcut Douglas Blvd HMA/Concrete	LF	\$ 10.00	152	\$ 1,520.00		\$ -	152	\$ 1,520.00
171	Install New MH Casting	EA	\$ 1,000.00	2	\$ 2,000.00		\$ -	2	\$ 2,000.00

City of Ironwood				Revised Contract through Change Order #2		Change Order #3		Revised Contract through Change Order #3	
EI-231105 Phase 5C Water and Sewer Upgrades									
Item	Description	Units	Unit	Quantity	Total	Quantity	Total	Quantity	Total
172	Additional Storm Sewer MH in Lowell/Harding	LS	\$ 26,500.00		\$ -	1	\$ 26,500.00	1	\$ 26,500.00
173	Additional Storm Sewer MH in Greenbush/Harding	LS	\$ 27,500.00		\$ -	1	\$ 27,500.00	1	\$ 27,500.00
174	114 E Coolidge Ave - Fence Reinstall	LS	\$ 800.00		\$ -	1	\$ 800.00	1	\$ 800.00
175	Additional Interior Plumbing at 114,151,160, 109 Coolidge	LS	\$ 2,100.00		\$ -	1	\$ 2,100.00	1	\$ 2,100.00
EGLE WATER TOTAL					\$ 1,729,704.00		\$ 56,900.00		\$ 1,786,604.00
CITY ITEMS									
301	Curb and Gutter, Rem (City)	LF	\$ 1.25	3280	\$ 4,100.00	-3180	\$ (3,975.00)	100	\$ 125.00
302	Concrete Sidewalk & Driveway, Rem (City)	SY	\$ 3.50	350	\$ 1,225.00	340	\$ 1,190.00	690	\$ 2,415.00
303	HMA Surface, Rem (City)	SY	\$ 1.50	5444	\$ 8,166.00	-4344	\$ (6,516.00)	1100	\$ 1,650.00
304	Aggregate Base, 9 inch (City)	SY	\$ 4.89	5358	\$ 26,200.62	-4308	\$ (21,066.12)	1050	\$ 5,134.50
305	HMA (4EML, Leveling, 220#/SYD) (City)	SY	\$ 10.70	5358	\$ 57,330.60	-4308	\$ (46,095.60)	1050	\$ 11,235.00
306	HMA (5EML, Surface, 165#/SYD) (City)	SY	\$ 8.25	5358	\$ 44,203.50	-4308	\$ (35,541.00)	1050	\$ 8,662.50
307	HMA (5EML, Driveway, 275#/SYD) (City)	SY	\$ 28.00	100	\$ 2,800.00		\$ -	100	\$ 2,800.00
308	Curb Slp, HMA (City)	LF	\$ 3.00	4465	\$ 13,395.00	-4365	\$ (13,095.00)	100	\$ 300.00
309	Sidewalk, Concrete, 4 inch (City)	SF	\$ 7.00	2085	\$ 14,595.00	2515	\$ 17,605.00	4600	\$ 32,200.00
310	Driveway, Nonreinf Concrete, 6 inch (City)	SY	\$ 85.00	88	\$ 7,480.00	92	\$ 7,820.00	180	\$ 15,300.00
311	Detectable Warning Surface (City)	LF	\$ 130.00	25	\$ 3,250.00		\$ -	25	\$ 3,250.00
312	Slope Restoration, Type A (City)	SY	\$ 1.50	1490	\$ 2,235.00	-990	\$ (1,485.00)	500	\$ 750.00
313	Sidewalk Reinforcement	SFT	\$ 1.00	12210	\$ 12,210.00	-11710	\$ (11,710.00)	500	\$ 500.00
CITY TOTAL					\$ 197,190.72		\$ (112,868.72)		\$ 84,322.00
TOTAL CONTRACT					\$ 1,926,894.72		\$ (55,968.72)		\$ 1,870,926.00

City of Ironwood, Michigan
Phase 5C - DWSRF Water System Upgrades Project
CEC Project No. 231105

Change Order No. 3

Jake's Excavating and Landscaping, LLC
N10633 Lake Road
Ironwood, Michigan 49938

	EGLE		CITY FUNDS							Total
	Water		Water	Sewer	Local Roads	Local Sidewalks	Major Roads	Major Sidewalks		
Original Contract Amount	\$ 1,648,259.50		\$ -	\$ -	\$ 133,203.02	\$ 5,220.00	\$ 25,227.70	\$ 1,120.00	\$ 1,813,030.22	
Previously Approved Amount	\$ 81,444.50		\$ -	\$ -	\$ -	\$ 32,270.00	\$ -	\$ 150.00	\$ 113,864.50	
Current Contract Amount	\$ 1,729,704.00		\$ -	\$ -	\$ 133,203.02	\$ 37,490.00	\$ 25,227.70	\$ 1,270.00	\$ 1,926,894.72	
Change Order #3 Amount	\$ 56,900.00		\$ -	\$ -	\$ (129,228.02)	\$ 16,175.00	\$ 1,454.30	\$ (1,270.00)	\$ (55,968.72)	
Revised Contract through CO #3	\$ 1,786,604.00		\$ -	\$ -	\$ 3,975.00	\$ 53,665.00	\$ 26,682.00	\$ -	\$ 1,870,926.00	

From: [Jakes Excavating](#)
To: [Mike Graham](#)
Subject: Ironwood 5C Additional Storm
Date: Thursday, August 14, 2025 7:21:44 AM

Caution: This is an external email and may be malicious. Please be mindful of clicking links or opening attachments.

Good Morning Mike,

Additional storm man hole pricing.

- Install new 72" storm manhole in Harding and Lowell intersection. This includes 16' of 42" and connect to existing.
- Install 1" steel plate cut with casting hole and install new casting. Does not include any 12" RCP for inlets on 2' catch basin.

\$26,250.00.

Additional storm manhole pricing.

- Install new 72" storm manhole in Greenbush and Harding. This includes 16" casing pipe and 8" sanitary connection.
- Install new casting, 30" and 36" RCP connection.

\$27,500.00

Thanks,

Jake

Jake's Excavating & Landscaping LLC
N10633 Lake Road
Ironwood, MI 49938
Phone: (906)285-7109
Fax: (906)451-4689
Website: jakesexcavating.biz

From: [Jakes Excavating](#)
To: [Mike Graham](#)
Subject: Ironwood 5C Extra
Date: Tuesday, August 26, 2025 8:00:34 AM

Caution: This is an external email and may be malicious. Please be mindful of clicking links or opening attachments.

Good Morning,

Below is the extras for the 5C project.

7/17/2025 - 114 E Coolidge St.

Remove and reinstall fence to install new water line, install new fence poles.

\$800

Thanks,

Cheyenne Colberg
Jake's Excavating & Landscaping LLC
N10633 Lake Road
Ironwood, MI 49938
Phone: (906)285-7109
Fax: (906)451-4689
Website: jakesexcavating.biz

From: [Jakes Excavating](#)
To: [Mike Graham](#)
Subject: Ironwood 5C EXTRAS (Private Side)
Date: Tuesday, August 26, 2025 7:31:55 AM

Caution: This is an external email and may be malicious. Please be mindful of clicking links or opening attachments.

Good Morning,

Please see the below additional plumbing for the new water services in Ironwood 5C.

7/9/2025 - 151 E Coolidge: \$500.00
7/16/2025 - 160 E Coolidge: \$500.00
7/17/2025 - 114 E Coolidge: \$ 550.00
8/1/2025 - 109 W Coolidge: \$550.00

TOTAL: \$2100

Thank you,

Cheyenne Colberg
Jake's Excavating & Landscaping LLC
N10633 Lake Road
Ironwood, MI 49938
Phone: (906)285-7109
Fax: (906)451-4689
Website: jakesexcavating.biz

Contractor's Application for Payment No.

3 (Rev)

Application Period: 7/1/2025 through 8/1/2025		Application Date: 9/8/2025
To (Owner): City of Ironwood	From (Contractor): Jake's Excavating & Landscaping, LLC	Via (Engineer): Coleman Engineering Company
Project: Phase 5C DWSRF Water System Upgrades	Contract: Phase 5C DWSRF Water System Upgrades	
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 231105

**Application For Payment
Change Order Summary**

Approved Change Orders		
Number	Additions	Deductions
1	-	-
2	\$113,864.50	
TOTALS	\$113,864.50	
NET CHANGE BY CHANGE ORDERS	\$113,864.50	

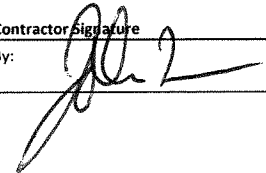
1. ORIGINAL CONTRACT PRICE.....	\$	\$1,813,030.22
2. Net change by Change Orders.....	\$	\$113,864.50
3. Current Contract Price (Line 1 ± 2).....	\$	\$1,926,894.72
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$808,219.45
5. RETAINAGE:		
a. 5% X \$808,219.45 Work Completed.....	\$	\$40,410.97
b. X Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$40,410.97
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$767,808.48
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$235,578.31
8. AMOUNT DUE THIS APPLICATION.....	\$	\$532,230.17
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	\$1,159,086.24

Contractor's Certification

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

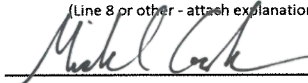
- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment 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:  Date: 9/2/25

Payment of: \$ 532,230.17
(Line 8 or other - attach explanation of the other amount)

is recommended by:


(Engineer)

9-3-2025

(Date)

Payment of:

\$ 532,230.17

(Line 8 or other - attach explanation of the other amount)

is approved by:

(Owner)

(Date)

Approved by:

Funding or Financing Entity (if applicable)

(Date)



Construction Pay Estimate Amount Balance Report

Estimate: 3

8/18/2025 2:34 PM

Coleman Engineering Company

FieldManager 5.3c

Contract: .231105-C, Phase 5C Water and Sewer Upgrades

Item Description	Item Code	Prop. Line	Project	Category	Authorized Quantity	Quantity This Estimate	Qty. Paid To Date	Total Qty. Placed	% Cpt	Unit Price	Dollar Amt. Paid To Date
_ 101. 6-inch Watermain	8507001	0005	231105-C	0001	105.000	60.500	77.500	77.500	74%	58.00000	\$4,495.00
_ 102. 8-inch Watermain	8507001	0010	231105-C	0001	5,895.000	3,469.000	5,047.000	5,047.000	86%	62.00000	\$312,914.00
_ 103. 8-inch Gate Valve & Box	8507050	0195	231105-C	0001	21.000	16.000	21.000	22.000	105%	2,780.00000	\$58,380.00
Quantity Withheld: 1.000											
_ 104. 8 x 8 x 6 Tee	8507050	0200	231105-C	0001	16.000	6.000	11.000	11.000	69%	645.00000	\$7,095.00
_ 105. 8 x 8 x 8 Tee	8507050	0205	231105-C	0001	4.000	3.000	4.000	6.000	150%	700.00000	\$2,800.00
Quantity Withheld: 2.000											
_ 106. 8 x 8 x 8 x 8 Cross	8507050	0210	231105-C	0001	1.000	1.000	1.000	1.000	100%	950.00000	\$950.00
_ 107. 8 x 6 Reducer	8507050	0215	231105-C	0001	3.000	2.000	3.000	3.000	100%	360.00000	\$1,080.00
_ 108. 6-inch Bend	8507050	0220	231105-C	0001	6.000	4.000	6.000	6.000	100%	380.00000	\$2,280.00
_ 109. 8-inch Bend	8507050	0225	231105-C	0001	4.000	2.000	4.000	14.000	350%	450.00000	\$1,800.00
Quantity Withheld: 10.000											
_ 110. Watermain Cap/Plug	8507050	0230	231105-C	0001	3.000		3.000	8.000	267%	320.00000	\$960.00
Quantity Withheld: 5.000											
_ 111. Connect to Ex. 6 Watermain	8507050	0235	231105-C	0001	3.000	2.000	3.000	3.000	100%	900.00000	\$2,700.00
_ 112. Connect to Ex. 8 Watermain	8507050	0240	231105-C	0001	9.000	7.000	8.000	8.000	89%	1,000.00000	\$8,000.00
_ 113. 1-inch Corporation Stop	8507050	0245	231105-C	0001	138.000	51.000	79.000	79.000	57%	325.00000	\$25,675.00
_ 114. 1-inch Curb Stop & Box	8507050	0250	231105-C	0001	138.000	49.000	77.000	77.000	56%	335.00000	\$25,795.00
_ 115. 1-inch Type K Copper Water Service (City Side)	8507001	0015	231105-C	0001	4,160.000	1,278.000	2,152.500	2,152.500	52%	34.00000	\$73,185.00
_ 116. 1-inch Type K Copper Water Service (Private Side)	8507001	0020	231105-C	0001	1,400.000	549.000	574.000	574.000	41%	35.00000	\$20,090.00
_ 117. Water Service - Interior Plumbing Connection	8507050	0255	231105-C	0001	28.000	5.000	6.000	6.000	21%	450.00000	\$2,700.00
_ 118. Plumbing Permit Application & Administration	8507050	0260	231105-C	0001	28.000		0.000			150.00000	
_ 119. Plumbing Permit Application Fee	8507050	0265	231105-C	0001	28.000		0.000			100.00000	
_ 120. 6 x 12 Grade Offset Adapter	8507050	0270	231105-C	0001	14.000	6.000	11.000	11.000	79%	750.00000	\$8,250.00

Contract: .231105-C

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Coleman Engineering Company

FieldManager 5.3c

Item Description	Item Code	Prop. Line	Project	Category	Authorized Quantity	Quantity This Estimate	Qty. Paid To Date	Total Qty. Placed	% Cpt	Unit Price	Dollar Amt. Paid To Date
_ 121. 6-inch Ductile Iron Hydrant Lead	8507001	0025	231105-C	0001	140.000	27.850	53.550	53.550	38%	58.00000	\$3,105.90
_ 122. Fire Hydrant Assembly	8507050	0275	231105-C	0001	14.000	7.000	11.000	11.000	79%	7,300.00000	\$80,300.00
_ 123. Salvage Existing Hydrant	8507050	0280	231105-C	0001	5.000		0.000			150.00000	
_ 124. 12-inch HDPE/PVC Storm Sewer	8507001	0030	231105-C	0001	20.000		0.000			35.00000	
_ 125. 12-inch RCP Storm Sewer	8507001	0035	231105-C	0001	64.000	25.000	25.000	25.000	39%	52.00000	\$1,300.00
_ 126. 36-inch RCP Storm Sewer	8507001	0040	231105-C	0001	20.000	20.000	20.000	20.000	100%	130.00000	\$2,600.00
_ 127. Storm Sewer Catch Basin 2' Dia.	8507050	0285	231105-C	0001	3.000	2.000	2.000	2.000	67%	2,825.00000	\$5,650.00
_ 128. Storm Sewer Manhole 4' Dia.	8507050	0290	231105-C	0001	1.000	1.000	1.000	1.000	100%	3,500.00000	\$3,500.00
_ 129. Connect to Ex. Storm Sewer	8507050	0295	231105-C	0001	3.000	2.000	2.000	2.000	67%	400.00000	\$800.00
_ 130. Drainage Structure Cover & Adjust	8507050	0300	231105-C	0001	19.000		0.000			100.00000	
_ 131. Excavation, Earth	8507021	0165	231105-C	0001	3,580.000	2,125.000	2,125.000	2,125.000	59%	9.00000	\$19,125.00
_ 132. Excavation, Rock	8507021	0170	231105-C	0001	50.000	44.400	50.000	67.800	136%	1.00000	\$50.00
Quantity Withheld: 17.800											
_ 133. Subgrade Undercutting, Special	8507021	0175	231105-C	0001	750.000	735.000	735.000	735.000	98%	10.00000	\$7,350.00
_ 134. Special Backfill	8507021	0180	231105-C	0001	50.000	50.000	50.000	75.000	150%	10.00000	\$500.00
Quantity Withheld: 25.000											
_ 135. Stone Refill (MDOT 6A)	8507021	0185	231105-C	0001	25.000	20.000	20.000	20.000	80%	18.75000	\$375.00
_ 136. Curb and Gutter, Rem	8507001	0045	231105-C	0001	6,420.000	2,164.000	6,420.000	6,420.000	100%	1.50000	\$9,630.00
_ 137. Concrete Sidewalk & Driveway, Rem	8507011	0110	231105-C	0001	2,840.000	2,840.000	2,840.000	2,840.000	100%	3.00000	\$8,520.00
_ 138. Concrete Pavement, Rem	8507011	0115	231105-C	0001	340.000		340.000	340.000	100%	3.50000	\$1,190.00
_ 139. HMA Surface, Rem	8507011	0120	231105-C	0001	11,227.000	2,752.000	11,227.000	11,227.300	100%	1.50000	\$16,840.50
Quantity Withheld: 0.300											
_ 140. Utility Exploration	8507050	0305	231105-C	0001	10.000	2.500	4.500	4.500	45%	100.00000	\$450.00

Contract: .231105-C

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Coleman Engineering Company

FieldManager 5.3c

Item Description	Item Code	Prop. Line	Project	Category	Authorized Quantity	Quantity This Estimate	Qty. Paid To Date	Total Qty. Placed	% Cpt	Unit Price	Dollar Amt. Paid To Date
_ 141. Subbase, CIP	8507021	0190	231105-C	0001	437.000	437.000	437.000	456.500	104%	11.50000	\$5,025.50
Quantity Withheld: 19.500											
_ 142. Aggregate Base, 4 inch	8507011	0125	231105-C	0001	1,100.000	962.800	962.800	962.800	88%	2.50000	\$2,407.00
_ 143. Aggregate Base, 9 inch	8507011	0130	231105-C	0001	11,064.000	2,710.000	3,178.700	3,178.700	29%	5.01000	\$15,925.29
_ 144. Aggregate Surface Cse, 9 inch	8507011	0135	231105-C	0001	36.000		0.000			8.00000	
_ 145. HMA (4EML, Leveling, 220#/SYD)	8507011	0140	231105-C	0001	11,064.000		1,019.600	1,019.600	9%	10.74000	\$10,950.50
_ 146. HMA (5EML, Surface, 165#/SYD)	8507011	0145	231105-C	0001	11,064.000	386.300	855.000	855.000	8%	8.25000	\$7,053.76
_ 147. HMA (5EML, Driveway, 275#/SYD)	8507011	0150	231105-C	0001	786.000		0.000			28.00000	
_ 148. Curb and Gutter, Conc, Det F-2	8507001	0050	231105-C	0001	4,610.000		0.000			22.50000	
_ 149. Curb and Gutter, Conc, Det F-4	8507001	0055	231105-C	0001	140.000		0.000			22.50000	
_ 150. Curb Slp, HMA	8507001	0060	231105-C	0001	1,375.000		0.000			3.25000	
_ 151. Sidewalk, Concrete, 4 inch	8507010	0100	231105-C	0001	15,168.000		0.000			7.00000	
_ 152. Driveway, Nonreinf Concrete, 6 inch	8507011	0155	231105-C	0001	1,218.000		0.000			75.00000	
_ 153. Detectable Warning Surface	8507001	0065	231105-C	0001	35.000		0.000			130.00000	
_ 154. Pavt Mrkg, Waterborne, 4 inch, Yell ow	8507001	0070	231105-C	0001	2,140.000		0.000			1.15000	
_ 155. Pavt Mrkg, Polyurea, 6 inch, Crossw alk	8507001	0075	231105-C	0001	822.000		0.000			5.25000	
_ 156. Pavt Mrkg, Polyurea, 18 inch, Stop Bar	8507001	0080	231105-C	0001	152.000		0.000			15.50000	
_ 157. Slope Restoration, Type A	8507011	0160	231105-C	0001	5,015.000		0.000			1.50000	
_ 158. Insulation Board, 2-inch	8507010	0105	231105-C	0001	500.000	224.000	256.000	256.000	51%	2.00000	\$512.00
_ 159. Tree Removal, 12 inch or larger	8507050	0310	231105-C	0001	19.000		19.000	19.000	100%	250.00000	\$4,750.00

Contract: .231105-C

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Coleman Engineering Company

FieldManager 5.3c

Item Description	Item Code	Prop. Line	Project	Category	Authorized Quantity	Quantity This Estimate	Qty. Paid To Date	Total Qty. Placed	% Cpt	Unit Price	Dollar Amt. Paid To Date
_ 160. Traffic Control	8507051	0325	231105-C	0001	1.000	0.750	0.750	0.750	75%	17,500.00000	\$13,125.00
_ 161. Erosion Control, Inlet Protection, Fabric Drop	8507050	0315	231105-C	0001	24.000	24.000	24.000	24.000	100%	60.00000	\$1,440.00
_ 162. 8 SDR 35 PVC Gravity Sewer	8507001	0085	231105-C	0001	100.000		0.000			40.00000	
_ 163. 12 SDR 35 PVC Gravity Sewer	8507001	0090	231105-C	0001	25.000		0.000			55.00000	
_ 164. Sanitary Manhole Cover & Adjust	8507050	0320	231105-C	0001	3.000		0.000			250.00000	
_ 165. 6 SDR 35 PVC Sewer Lateral	8507001	0095	231105-C	0001	200.000		0.000			38.00000	
_ 166. Remove Abandon City Gas Pipe	8507001	0390	231105-C	0001	6,000.000	3,450.000	3,450.000	3,450.000	58%	6.50000	\$22,425.00
_ 167. Repair Water Service Electrical Ground - 144 E Coolidge	8507051	0395	231105-C	0001	1.000	1.000	1.000	1.000	100%	650.00000	\$650.00
_ 168. Curb and Gutter Reinforcement	8507001	0400	231105-C	0001	4,750.000		0.000			5.75000	
_ 169. Sidewalk Reinforcement	8507010	0405	231105-C	0003	10,962.000		0.000			1.00000	
_ 170. Sawcut Douglas Blvd HMA/Concrete	8507001	0410	231105-C	0001	152.000	152.000	152.000	152.000	100%	10.00000	\$1,520.00
_ 171. Install New MH Casting on Existing MH	8507050	0415	231105-C	0001	2.000	2.000	2.000	2.000	100%	1,000.00000	\$2,000.00
_ 301. Curb and Gutter, Rem (City)	8507001	0330	231105-C	0003	3,280.000		0.000			1.25000	
_ 302. Concrete Sidewalk & Driveway, Rem (City)	8507011	0350	231105-C	0003	350.000		0.000			3.50000	
_ 303. HMA Surface, Rem (City)	8507011	0355	231105-C	0003	5,444.000		0.000			1.50000	
_ 304. Aggregate Base, 9 inch (City)	8507011	0360	231105-C	0003	5,358.000		0.000			4.89000	
_ 305. HMA (4EML, Leveling, 220#/SYD) (City)	8507011	0365	231105-C	0003	5,358.000		0.000			10.70000	
_ 306. HMA (5EML, Surface, 165#/SYD) (City)	8507011	0370	231105-C	0003	5,358.000		0.000			8.25000	

Contract: .231105-C

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Construction Pay Estimate Amount Balance Report

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Coleman Engineering Company

FieldManager 5.3c

Item Description	Item Code	Prop. Line	Project	Category	Authorized Quantity	Quantity This Estimate	Qty. Paid To Date	Total Qty. Placed	% Cpt	Unit Price	Dollar Amt. Paid To Date
_ 307. HMA (5EML, Driveway, 275#/SYD) (City)	8507011	0375	231105-C	0003	100.000		0.000			28.00000	
_ 308. Curb Slp, HMA (City)	8507001	0335	231105-C	0003	4,465.000		0.000			3.00000	
_ 309. Sidewalk, Concrete, 4 inch (City)	8507010	0345	231105-C	0003	2,085.000		0.000			7.00000	
_ 310. Driveway, Nonreinf Concrete, 6 inch (City)	8507011	0380	231105-C	0003	88.000		0.000			85.00000	
_ 311. Detectable Warning Surface (City)	8507001	0340	231105-C	0003	25.000		0.000			130.00000	
_ 312. Slope Restoration, Type A (City)	8507011	0385	231105-C	0003	1,490.000		0.000			1.50000	
_ 313. Sidewalk Reinforcement	8507010	0420	231105-C	0003	12,210.000		0.000			1.00000	
Percentage of Contract Completed(curr): 42% (total paid to date / total of all authorized work)							Total Amount Paid This Estimate:			\$560,242.28	
							Total Amount Paid To Date:			\$808,219.45	

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

SUMMARY OF PAYMENTS
DUE AND APPROVED BY OWNER
AT MEETING HELD
9/8/2025

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. 22	\$60,330.33	Construction
Total:	\$60,330.33	---

Ayes: _____
Nays: _____
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
7/1/2025
Ironwood Water Plant Phase I

OMB NO. 0575-0015

ADMINISTRATIVE AND LEGAL INVOICES

	Amount of Funds
Construction:	
	\$60,330.33
Construction Total:	\$60,330.33
Legal/Admin:	
Legal/Admin Total:	\$0.00
Engineering Fees:	
Basic:	\$0.00
Inspection:	\$0.00
Additional Services:	\$0.00
Engineering Fees Total:	\$0.00
Total:	\$0.00
TOTAL:	\$60,330.33

Prepared by: City of Ironwood
Name of Borrower

By: _____
Mayor

Date: _____

Approved By: _____

Date: _____

Contractor's Application for Payment No.

22

Application Period: 7/1/2025 to 8/31/2025		Application Date: 8/31/2025	
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.: 230034	Engineer's Project No.:	10301947

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1 thru 5	\$182,011.71	
6		\$8,891.37
7 & 8	\$216,534.46	
9		\$67,207.38
10 & 11	\$77,318.45	
12 & 13	\$48,270.84	
14	\$82,926.35	
15	\$122,752.88	
TOTALS	\$729,814.69	\$76,098.75
NET CHANGE BY CHANGE ORDERS	\$653,715.94	

1. ORIGINAL CONTRACT PRICE.....	\$	\$9,554,000.00
2. Net change by Change Orders.....	\$	\$653,715.94
3. Current Contract Price (Line 1 ± 2).....	\$	\$10,207,715.94
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$10,039,751.70
5. RETAINAGE:		
a. X \$10,039,751.70 Work Completed.....	\$	
b. X Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$10,039,751.70
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$9,979,421.37
8. AMOUNT DUE THIS APPLICATION.....	\$	\$60,330.33
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	\$167,964.24

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 Platow*

Date: 8/22/2025

Payment of: \$ **\$60,330.33**
(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 1				Application Number: 22				
Application Period: 7/1/2025 to 8/31/2025				Application Date: 8/31/2025				
A		B	Work Completed		E	F		G
Div #	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
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	SUBSISTANCE	\$ 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	10000			10000	100.0%	\$ -
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	40000			40000	100.0%	\$ -
09	STEEL STUDS AND DRYWALL	\$ 45,000.00	45000			45000	100.0%	\$ -
07	WALL PANEL SYSTEM	\$ 65,000.00	65000			65000	100.0%	\$ -
07	CAULKING	\$ 38,250.00	38250			38250	100.0%	\$ -
09	PAINTING	\$ 133,000.00	133000			133000	100.0%	\$ -

Progress Estimate - Lump Sum Work				Contractor's Application					
For (Contract):	WATER TREATMENT PLANT - PHASE 1			Application Number:	22				
Application Period:	7/1/2025 to 8/31/2025			Application Date:	8/31/2025				
			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					
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	22000				22000	100.0%	\$ -
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	85000				85000	100.0%	\$ -
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	50400				50400	100.0%	\$ -
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%	\$ -
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	12000				12000	100.0%	\$ -
23	HVAC CONTROLS	\$ 40,000.00	40000				40000	100.0%	\$ -

Progress Estimate - Lump Sum Work				Contractor's Application				
For (Contract):	WATER TREATMENT PLANT - PHASE 1			Application Number:	22			
Application Period:	7/1/2025 to 8/31/2025			Application Date:	8/31/2025			
			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				
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	88000			88000	100.0%	\$ -
21	FIRE SUPPRESION	\$ 14,610.00	14610			14610	100.0%	\$ -
	ELECTRICAL (ECON)							
26	TEMPORAY 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	76615			76615	100.0%	\$ -
40	SYSTEM INTEGRATOR - COMMISIONING AND STARTUP	\$ 69,055.00	69055			69055	100.0%	\$ -
26	MANHOLES AND COVERS	\$ 15,000.00	15000			15000	100.0%	\$ -
26	FIRE ALARM	\$ 13,000.00	13000			13000	100.0%	\$ -
26	ATS	\$ 39,325.00	39325			39325	100.0%	\$ -
26	AS BUILD DRAWING	\$ 1,500.00	1500			1500	100.0%	\$ -
26	PUNCH LIST	\$ 2,500.00	2500			2500	100.0%	\$ -
26	ASCCEPTANCE TESTING	\$ 3,000.00	3000			3000	100.0%	\$ -
	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%	\$ -

Progress Estimate - Lump Sum Work				Contractor's Application				
For (Contract): WATER TREATMENT PLANT - PHASE 1				Application Number: 22				
Application Period: 7/1/2025 to 8/31/2025				Application Date: 8/31/2025				
		B	Work Completed		E	F		G
A	B	C	D	E	F	G		
Div #	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
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	5228.27			5228.27	100.0%	\$ -
32	Fencing and Gates	\$ 199,000.00	199000			199000	100.0%	\$ -
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	56391.03			56391.03	100.0%	\$ -
31	Site Piping Changes	\$ 12,316.16	12316.16			12316.16	100.0%	\$ -
31	16" Main Water Line Capping Modifications	\$ 2,686.01	2686.01			2686.01	100.0%	\$ -
32	Fence Gate Gravel Approach	\$ 689.33	689.33			689.33	100.0%	\$ -
40	Sample Line	\$ 12,467.84	12467.84			12467.84	100.0%	\$ -
40	Phosphate Pump Modifications	\$ 16,097.33	16097.33			16097.33	100.0%	\$ -
40	Sodium Hypochlorite Pump Modifications	\$ 6,000.00	6000			6000	100.0%	\$ -
40	Sodium Hypochlorite Tank Stand	\$ 10,330.33	10330.33	10330.33		10330.33	100.0%	\$ -
40	16" Main Water Line Capping Modifications R2	\$ (12,285.01)	-12285.01			-12285.01	100.0%	\$ -
40	Asphalt Paving	\$ 95,211.36						\$ 95,211.36
40	Well Rehab	\$ 122,752.88		50000		50000	40.7%	\$ 72,752.88
		\$ -						
Totals		\$10,207,715.94	\$9,979,421.37	\$60,330.33		\$10,039,751.70	98.35%	\$167,964.24

CHANGE ORDER NO. 9

Owner:	City of Ironwood	Owner's Project No.:	
Engineer:	HDR Michigan, Inc.	Engineer's Project No.:	10392842
Contractor:	CD Smith Construction, Inc.	Contractor's Project No.:	
Project:	Water Treatment Plant – Phase 2		
Contract Name:	City of Ironwood Water Treatment Plant Phase 2		
Date Issued:	9/3/2025	Effective Date of Change Order:	9/8/2025

The Contract is modified as follows upon execution of this Change Order:

Description:

Add "Mt Zion Antenna Install" per Change Order Request #9 from CD Smith. (Add \$38,687.36)
Construction of new 60' antenna tower at Mt. Zion at location near water tank that was approved by the Owner and College. 4 large tree removal and 20' x 20' Brush Clearing around tower location. FAA Permit is Submitted. There may be additional charges if FAA requires lights or any additional requirements.

Add "WCD #3 Plumbing Adjustments" per Change Order Request #19 from CD Smith. (Add \$16,571.37) Recently, it was decided by the project team that the filter room sump pump discharge should be re-routed to be discharged into a dry pit outside the garage to divert it away from the septic system, because it is considered clean water. Due to recent discussions with the State of Michigan Plumbing inspector, we will also have to divert the garage trench drain to the septic system. The adjusted plumbing plans are shown on attached Sheet 01P103 and 01P902.

Add "WCD #4 Chemical Suction Line Revisions" per Change Order Request #20 from CD Smith. (Add \$6,185.90) Revise chemical pump suction piping arrangement as shown in the attached Figures WCD#04- 01D404, 01Y606, 01Y607. Change scales for fluoride and sodium permanganate as specified in 46 33 11 section 2.5 for radar level sensors outlined in RFI 31 and attached to this WCD.

Total Add to Contract: \$61,444.63

No Engineering Amendment is associated with this change order.

Attachments:

COR #9, COR #19, COR #20

Change in Contract Price		Change in Contract Times	
Original Contract Price:		Original Contract Times:	
\$ 10,084,625.00		Substantial Completion:	June 30, 2026
		Ready for final payment:	September 25, 2026
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 8:		[Increase] [Decrease] from previously approved Change Orders No.1 to No. 8:	
\$ 32,639.21		Substantial Completion:	N/A
		Ready for final payment:	N/A
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 10,051,985.79		Substantial Completion:	June 30, 2026
		Ready for final payment:	September 25, 2026
[Increase] [Decrease] this Change Order:		[Increase] [Decrease] this Change Order:	
\$ 61,444.63		Substantial Completion:	N/A
		Ready for final payment:	N/A
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 10,113,430.42		Substantial Completion:	June 30, 2026
		Ready for final payment:	September 25, 2026

Recommended by Engineer

By: _____
Title: _____
Date: _____

Authorized by Owner

By: _____
Title: Mayor
Date: _____

Accepted by Contractor

Samuel Platon

Project Engineer
9/3/2025

Approved by Funding Agency (if applicable)



PCI #COR0009

C.D. Smith Construction, Inc.
125 Camelot Drive
Fond du Lac WI, 54935
Phone: 1 920 924.2900

Project: 240143 - Ironwood Water Treatment Plant - Phase 2
N11451 Lake Road
Ironwood, MI 49938

Potential Change Item #COR0009

Mt Zion Antenna Install

To:	City of Ironwood 213 S Marquette Street Ironwood, MI 49938	From:	C.D. Smith Construction, Inc. 125 Camelot Drive Fond du Lac WI, 54935
Status:	Submitted-Not Proceeding/No Forecast	Created Date	2025-08-27
Schedule Impact:		OCO Number:	

POTENTIAL CHANGE ITEM SCOPE DESCRIPTION: *(The Contract Is Changed As Follows)*

Construction of new 60' antenna tower at Mt. Zion at location near water tank that was approved by the Owner and College.

4 large tree removal and 20' x 20' Brush Clearing around tower location.

FAA Permit is Submitted. There may be additional charges if FAA requires lights or any additional requirements.

ATTACHMENTS:

Description	Cost Code	Category	Quantity	W/M	Rate	Final Amount
True North Controls Tower Construction	260000	S		LS	\$0	\$30,480.30
Tree Removal	310000	S		LS	\$	\$6,000.00
Bond:						\$383.04
Subcontract markup:						\$1,824.02
Grand Total:						\$38,687.36

City of Ironwood
213 S Marquette Street
Ironwood, MI 49938

C.D. Smith Construction, Inc.
125 Camelot Drive
Fond du Lac WI, 54935

SIGNATURE

DATE

SIGNATURE

DATE

Quotation

True North Controls
928 Sterling St S. St. Paul, MN 55119
612-961-5170
Craig@TrueNorthControls.Com

Date: August 25, 2025
Quote #: CD082225
Expiration Date: 30 Days from Quote

To: Sam Platow
CD Smith
125 Camelot Drive
Fond du Lac, WI 54935

Tariff Notice:

Please note that tariffs and import duties are subject to change and may impact the final pricing of the quoted items. Any increases in such charges occurring after the date of this quote will be passed along and reflected in the final invoice.

Salesperson	Job	Shipping Method	Shipping Terms	Delivery Date	Terms	Due Date
Craig Ross	Ironwood MI				NET30	
Qty	Item #	Description	Unit Price		Line Total	
1	TOWER45G-60	Scope of Work	\$28,755.00		\$28,755.00	
		Tower Location: Mount Zion Park in Ironwood MI. Final site TBD				
		Provide and install a 60' Rohn 45G tilt-tower solution at the specified coordinates on Mount Zion				
		Park in Ironwood Michigan. The structure will be a self-supporting mounted on an in ground foundation with grounding ring.				
		Tower supply Specifications				
		60' 45G Rohn tower				
		Concrete base foundation				
		Install two (2) omni style antennas with associated transmission lines and connectors on tower at time of tower installation				
		* This is done while tower is on the ground. No deduct if you decide to skip this item.				
		Engineering Loading has not been completed or assessed for this proposal				
		Includes all materials, mobilization and equipment expenses				
		Does NOT include Drawing Sets with PE Stamps – Can be quoted if needed				
1	MISC	Estimate if Formal Drawings and PE stamp are required (\$3125-\$3750)				

Quotation prepared by: Craig Ross

Pricing does not include Taxes or Shipping charge that may apply. Credit Card purchases have a 3% fee

Subtotal	\$28,755.00
Sales Tax	1,725.30
Total	\$30,480.30

Sam Platow

From: Eric Schneller <eric@snowcountryhomes.com>
Sent: Tuesday, September 2, 2025 9:02 AM
To: Sam Platow; Brian Orr
Cc: Tom Schneller; Tom Bergquist
Subject: Tree Removals (Mt. Zion)

CAUTION: External Email

To:
CD Smith Construction
Attn: Project Management Team

Re: Tree and Brush Removal – Ironwood Water Project Tower (Mt. Zion tank)

As discussed with Sam, Brian, and Nick, Snow Country Contracting will provide the following services related to clearing at the Ironwood Water Project Tower site:

- **Tree Removal:** Cutting and removal of **4 large trees**
- **Brush Clearing:** Removal of approximately **20' x 20' patch of scrub brush**
- **Hauling & Disposal:** All cut material will be hauled from the site and properly disposed of.

Total Price: \$6,000

This price includes all labor, equipment, hauling, and disposal fees. Work will be scheduled and coordinated with your team to minimize impact to ongoing project activities.

*no restoration is included in this price.

Please confirm acceptance of this proposal so we may schedule accordingly.

Thank you,

Eric Schneller
Vice President
Snow Country Contracting, Inc.
E6254 Hwy U.S. 2
Bessemer, MI 49911
Office:(906) 932-1411 ext.3
Cell 1 (906) 364-2014



PCI #COR0019

C.D. Smith Construction, Inc.
125 Camelot Drive
Fond du Lac WI, 54935
Phone: 1 920 924.2900

Project: 240143 - Ironwood Water Treatment Plant - Phase 2
N11451 Lake Road
Ironwood, MI 49938

Potential Change Item #COR0019

WCD#3 Plumbing Adjustments

To:	City of Ironwood 213 S Marquette Street Ironwood, MI 49938	From:	C.D. Smith Construction, Inc. 125 Camelot Drive Fond du Lac WI, 54935
Status:	Submitted-Not Proceeding/No Forecast	Created Date	2025-07-23
Schedule Impact:		OCO Number:	

POTENTIAL CHANGE ITEM SCOPE DESCRIPTION: *(The Contract Is Changed As Follows)*

On behalf of the City of Ironwood Water Treatment Plant Phase 2 project, we would like to provide this Work Change Directive 003 for a request to quote.

Recently, it was decided by the project team that the filter room sump pump discharge should be re-routed to be discharged into a dry pit outside the garage to divert it away from the septic system, because it is considered clean water. Due to recent discussions with the State of Michigan Plumbing inspector, we will also have to divert the garage trench drain to the septic system. The adjusted plumbing plans are shown on attached Sheet 01P103 and 01P902.

ATTACHMENTS:

Description	Cost Code	Category	Quantity	W/M	Rate	Final Amount
Plumbing	230000	S		LS	\$	\$15,626.00
Bond:						\$164.07
Subcontract markup:						\$781.30
Grand Total:						\$16,571.37

City of Ironwood
213 S Marquette Street
Ironwood, MI 49938

C.D. Smith Construction, Inc.
125 Camelot Drive
Fond du Lac WI, 54935

SIGNATURE

DATE

SIGNATURE

DATE



Memo

Date: July 7, 2025

Project: City of Ironwood WTP – Phase 2

To: C.D. Smith (Sam Platow, Nick Beil, Brian Orr)

From: HDR (Josh Prusakiewicz)

Subject: Work Change Directive 003 - Plumbing Adjustments

C.D. Smith,

On behalf of the City of Ironwood Water Treatment Plant Phase 2 project, we would like to provide this Work Change Directive 003 for a request to quote.

Recently, it was decided by the project team that the filter room sump pump discharge should be re-routed to be discharged into a dry pit outside the garage to divert it away from the septic system, because it is considered clean water. Due to recent discussions with the State of Michigan Plumbing inspector, we will also have to divert the garage trench drain to the septic system. The adjusted plumbing plans are shown on attached Sheet 01P103 and 01P902.

Upon your review, if you have any questions on the above or what is shown in the drawings, please let us know and we would be happy to discuss. Please provide a quote within 2 weeks.

Thank you,

Josh Prusakiewicz

Project Manager

Josh.Prusakiewicz@hdrinc.com

734-332-6393



	Civil	Jeff Slocust
	Structural	Aaron Malykhin
	Architectural	John Robert
	Process	Teresa Konda
	Mechanical	Nick Brila
	Life Safety	John Carlson
	Electrical	Andrew Kramer
	K&S	Scott Trapp
06/27/2024	Issued for Construction	
Issue Date	Description	

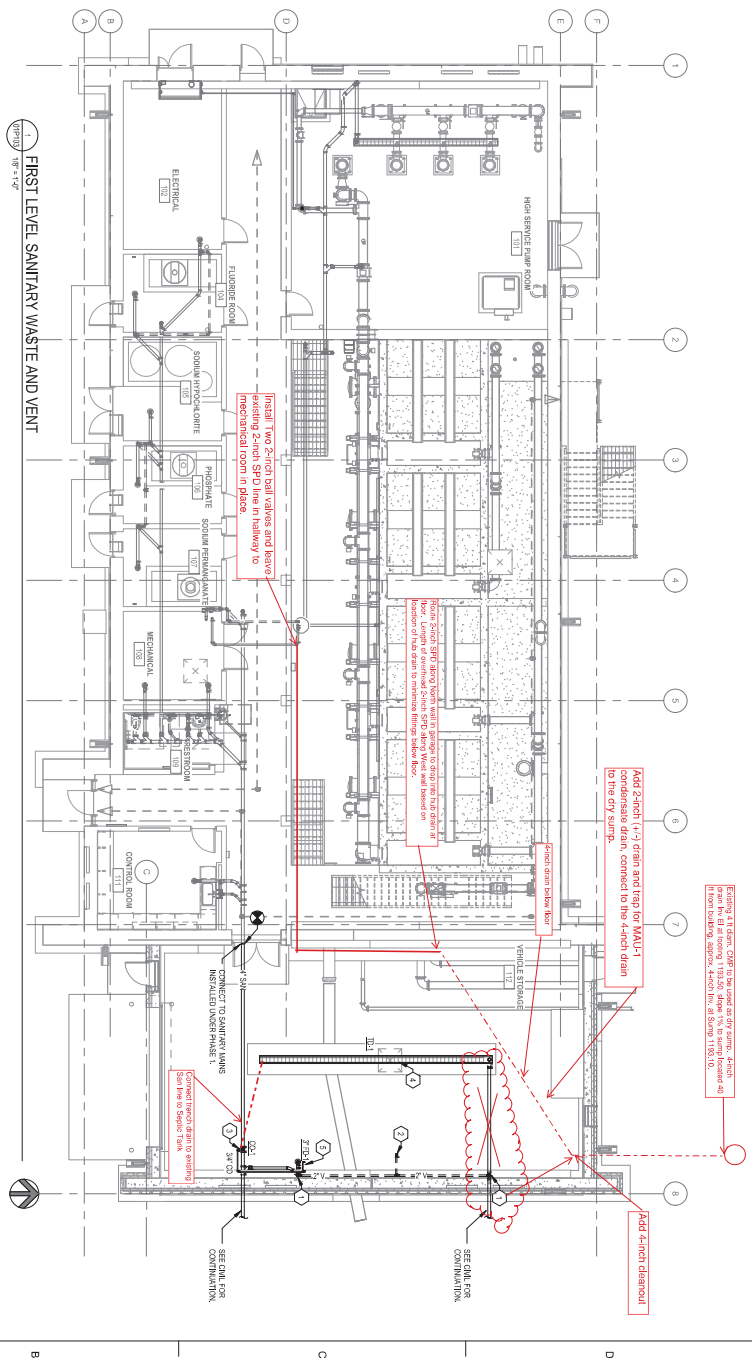
**ISSUED FOR
CONSTRUCTION**

**CITY OF IRONWOOD
WATER TREATMENT PLANT
PHASE 2**

**WATER TREATMENT PLANT - PHASE 2
FIRST LEVEL SANITARY WASTE AND VENT PLAN**



ILENAME	HDRE_ALL_DISCIPLINES.ftb	SHEET	01P103
SCALE	As indicated		





ISSUE DATE	ISSUED FOR CONSTRUCTION	DESCRIPTION
08/21/2024		Civil, Jeff Scajili
		Structural, Jerome Milwille
		Architectural, John Robert
		Process, Teresa Konda
		Mechanical, Nick Bulla
		Life Safety, John Carson
		Electrical, Andrew Kaser
		Inc, Scott Trapp

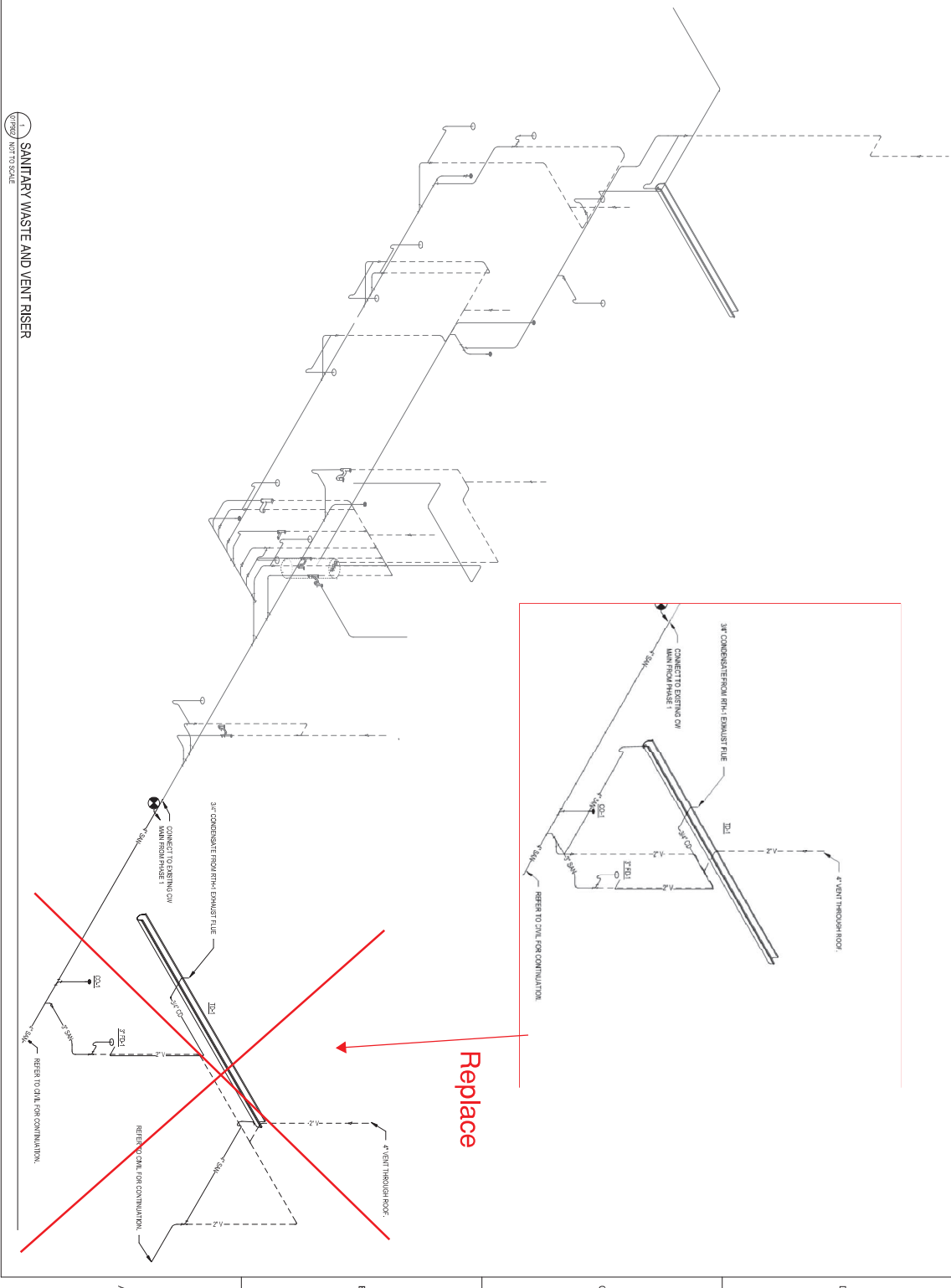
**ISSUED FOR
CONSTRUCTION**

**CITY OF IRONWOOD
WATER TREATMENT PLANT
PHASE 2**

**WATER TREATMENT PLANT - PHASE 2
SANITARY RISER DIAGRAM**



SHEET
01P902





AUGUST WINTER & SONS, INC.
MECHANICAL CONTRACTOR & FABRICATOR

www.augustwinter.com

2323 N. Roemer Road
Appleton, WI 54911
PO Box 1896
Appleton, WI 54912-1896
P: (920) 739-8881
F: (920) 739-2230

5613 Schofield Ave.
Schofield, WI 54476
P: (715) 355-7555
F: (715) 355-9048

July 22, 2025

CD Smith
WCD003
Rev 1 Per Drawings 01P103 email

5

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: 88524

Description: Plumbing Adjustments WCD003

Our change order price and breakdown follows:

August Winter

Material.....	\$	2,218
Labor**..... 76 hrs	\$	7,677
Direct Costs.....	\$	3,443
Subtotal.....	\$	13,338
Overhead.....	\$	2,001
Total.....	\$	15,338

Equipment

Total Equipment Costs.....	\$	250
Equipment Markup.....	\$	38
Total Equipment Costs w/overhead.....	\$	288

Subcontracts

Total Subcontractor Costs.....	\$	-
Subcontractor Markup.....	\$	-
Total Subcontractor Costs w/overhead.....	\$	-

Total AWS/Subcontractor Costs.....	\$	15,626
Profit/Bond.....	\$	-

Change Order Total..... \$ 15,626

Time extension required is **5** days.

This quotation based upon acceptance within **30** days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Electrical, Concrete Demo/Patching, Painting, Roof Penetration Flashing, Trench Drain Gravel
Sump, Piping outside of 5' from footing, Keynote 7 items, Insulation

Derek Lewin

August Winter & Sons, Inc.
PH: 920-739-8881 FX: 920-739-2230

VISIT OUR WEB SITE AT WWW.AUGUSTWINTER.COM

Branch Office: 5613 Schofield Avenue * Schofield, WI 54476 * PH: 715/355-7555 * FAX: 715/355-9048

HVAC * PLUMBING * TANK FABRICATION * PROCESS PIPING * IND. SHEETMETAL

SPECIALTY METAL FAB. * ASME PRESSURE VESSELS * ASME CODE WELDING * 24 HR. SERVICE * ENGINEERING

STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: 88524

Date: 7/22/2025

Description: Plumbing Adjustments WCD003

Change Order #: 5

MATERIAL

Material Credit w/restocking		0.00
Material ADD		\$ 2,092.00
Sales Tax	6.0%	\$ 125.52

Material Subtotal \$ 2,218

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	8.00	@	\$ 104.35	\$ 834.80
Field Plumber/Fitter Hours - REG	68.00	@	\$ 100.62	\$ 6,842.16
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ 88.56	\$ -

Labor Subtotal \$ 7,677

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	30.0%	of Labor	\$ 2,303.09
Subsistence			\$ 1,140.00

Subtotal \$ 3,443

Total Contractor Costs

\$ 13,338

Overhead

15.0% \$ 2,001

Subtotal Contractor Costs

\$ 15,338

Equipment	Minni Ex/ Day	1.00	Hours @	\$ 250.00	\$ 250.00
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -

Subtotal \$ 250

Equipment Overhead

15.0% \$ 38

Subtotal Equipment Costs

\$ 288

SUBCONTRACTS

Mavo Systems Insulation		\$ -
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs

\$ -

Subcontractor Overhead

10.0% \$ -

Subtotal Subcontractors Costs

\$ -

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

\$ 15,626

Profit

0.0% \$ -

Bond

0.0% \$ -

Total Amount Of Change

\$ 15,626

Time extension required is **5** days.

This quotation based upon acceptance within **30** days.

Exclusions: Electrical, Concrete Demo/Patching, Painting, Roof Penetration Flashing, Trench Drain Gravel Sump, Piping outside of 5' from footing, Keynote 7 items , Insulation

NOTE: This change order does not address impact costs on base contract.

Project: 88524
Description: Plumbing Adjustments WCD003

Date 7/22/2025

[illegible]



PCI #COR0020

C.D. Smith Construction, Inc.
125 Camelot Drive
Fond du Lac WI, 54935
Phone: 1 920 924.2900

Project: 240143 - Ironwood Water Treatment Plant - Phase 2
N11451 Lake Road
Ironwood, MI 49938

Potential Change Item #COR0020

WCD #4 Chemical Suction Line Revisions

To:	City of Ironwood 213 S Marquette Street Ironwood, MI 49938	From:	C.D. Smith Construction, Inc. 125 Camelot Drive Fond du Lac WI, 54935
Status:	Submitted-Not Proceeding/No Forecast	Created Date	2025-08-25
Schedule Impact:		OCO Number:	

POTENTIAL CHANGE ITEM SCOPE DESCRIPTION: *(The Contract Is Changed As Follows)*

- Revise chemical pump suction piping arrangement as shown in the attached Figures WCD#04- 01D404, 01Y606, 01Y607.
- Change scales for fluoride and sodium permanganate as specified in 46 33 11 section 2.5 for radar level sensors outlined in RFI 31 and attached to this WCD.

ATTACHMENTS:

Description	Cost Code	Category	Quantity	W/M	Rate	Final Amount
Process	230000	S		LS	\$	\$5,833.00
Bond:						\$61.25
Subcontract markup:						\$291.65
Grand Total:						\$6,185.90

City of Ironwood
213 S Marquette Street
Ironwood, MI 49938

C.D. Smith Construction, Inc.
125 Camelot Drive
Fond du Lac WI, 54935

SIGNATURE

DATE

SIGNATURE

DATE

WORK CHANGE DIRECTIVE NO.: 4

Owner: City of Ironwood
Engineer: HDR
Contractor: C.D. Smith
Project: City of Ironwood Water Treatment
Plant Phase 2
Contract Name:

Owner's Project No.:
Engineer's Project No.: 10392842
Contractor's Project No.: 240143

Date Issued: 7/30/25

Effective Date of Work Change
Directive:

Contractor is directed to proceed promptly with the following change(s):
Description:

- Revise chemical pump suction piping arrangement as shown in the attached Figures WCD#04-01D404, -01Y606, -01Y607.
- Change scales for fluoride and sodium permanganate as specified in 46 33 11 section 2.5 for radar level sensors outlined in RFI 31 and attached to this WCD.

Attachments:

Figure WCD#04-01D404, -01Y606, -01Y607, RFI 31.

Purpose for the Work Change Directive:

- Enhance chemical pump suction lift capabilities.

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☐ Non-agreement on pricing of proposed change. ☐ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ _____ not yet estimated.

Contract Time: _____ days not yet estimated.

Basis of estimated change in Contract Price:

☐ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

Recommended by Engineer

Authorized by Owner

By:

Title:

Date:

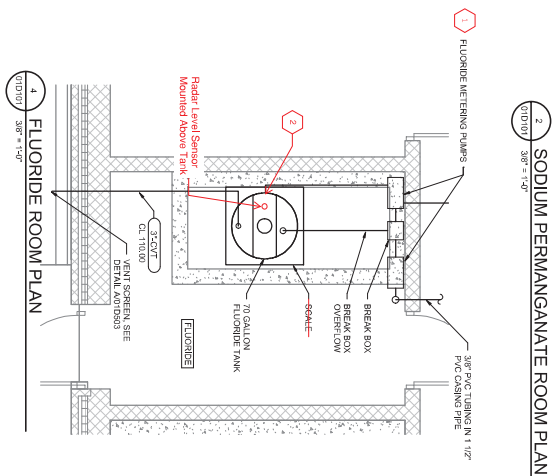
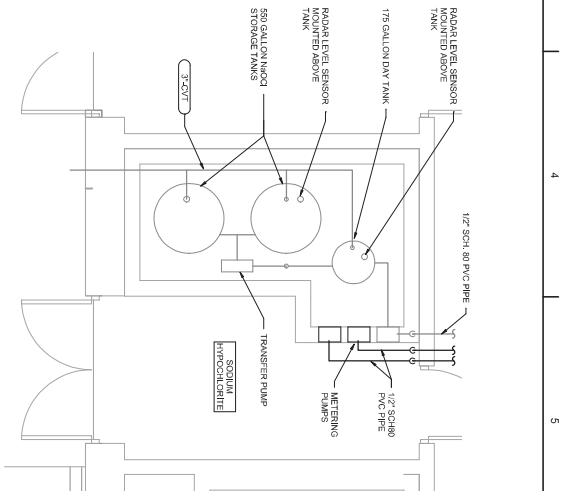
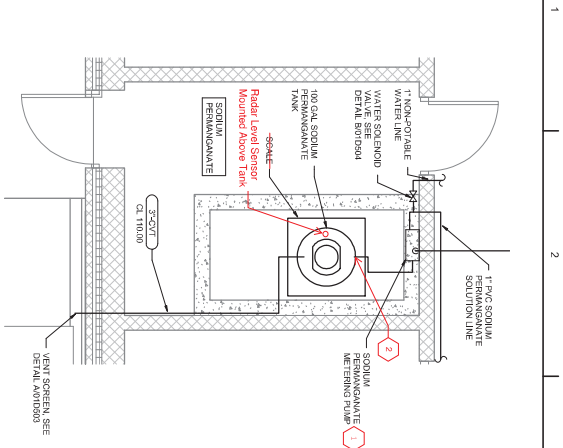


Figure WCD04-01D404
Ironwood WTP Phase 2
WCD #04
07/30/2025

H2

PROJECT MANAGER	JOHN PRUSAKIEWICZ
CIVIL	JEFF SLODZIST
STRUCTURAL	LERONE MALLINELL
ARCHITECTURAL	KRISTOPHER TUBER
PROCESS	TERESA KONDA
MECHANICAL	NICK BRULA
LIFE SAFETY	NICK BRULA
ELECTRICAL	ANDY ROGERS
PROJECT NUMBER	1001947

ISSUE	DATE	ISSUED FOR CONSTRUCTION
	06/21/2024	

ISSUED FOR
CONSTRUCTION

CITY OF IRONWOOD
WATER TREATMENT PLANT
PHASE 2

WATER TREATMENT PLANT - PHASE 2
ENLARGED CHEMICAL ROOM PLANS



FILENAME | H:\CD\ALL\DISCIPLINES\enl
SCALE | 3/8" = 1'-0"

SHEET
01D404

- Keynotes:
1. Install mixing pumps on containment wall.
 2. Review pump suction piping. Add 1/2" NPS schedule 40 pipe and make connection to tank 10'-inches from the bottom of the tank. See Chemical System P&ID sheets for details.
- GENERAL NOTES:
1. BASE AND CHEMICAL FEED PUMPS AND PIPES ARE SHOWN. REFER TO P&IDS FOR SIZES AND LOCATIONS.
2. Install chemical suction piping such that there is no high point between the tank and feed pump. No suction piping shall come from the top of the storage tank.

REFER TO SECTION 41 61 96 FOR PROCESS
CONTROL DESCRIPTIONS AND PLC I/O LIST

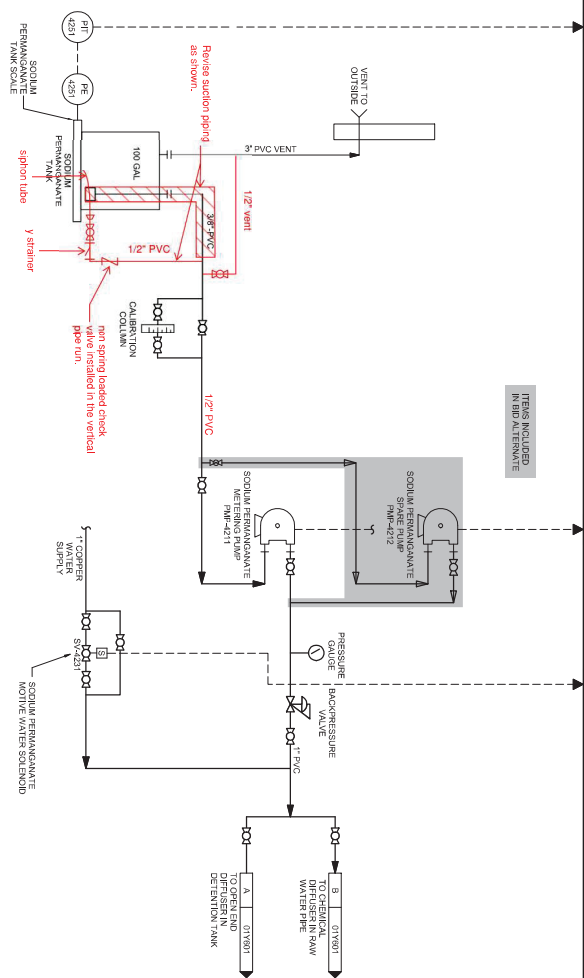


Figure WCD04-01Y606
Ironwood WTP Phase 2
WCD #04
07/30/2025



PROJECT MANAGER	JOHN HUSKINIEWICZ
CIVIL	JEFF SLOOUBST
STRUCTURAL	LEROINE MALLWILL
ARCHITECTURAL	KRISTOPHER TOLBER
PROCESS	TERESA KONDA
MECHANICAL	NICK BRULA
LIFE SAFETY	NICK BRULA
ELECTRICAL	ANDY ROGERS
PROJECT NUMBER	1001947

ISSUED FOR
CONSTRUCTION

CITY OF IRONWOOD
WATER TREATMENT PLANT
PHASE 2

WATER TREATMENT PLANT - PHASE 2
PROCESS AND INSTRUMENTATION DIAGRAM
SODIUM PERMANGANATE CHEMICAL
FEED SYSTEM
SHEET
01Y606

REFER TO SECTION 40 61 96 FOR PROCESS
CONTROL DESCRIPTIONS AND PLC I/O LIST

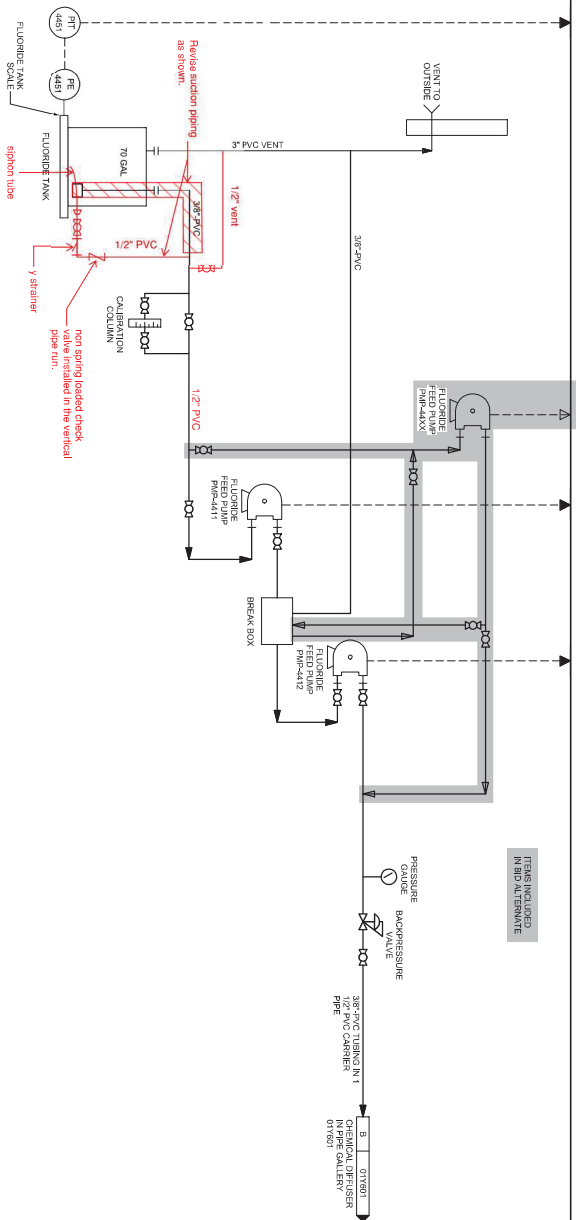


Figure WCD04-01Y607
Ironwood WTP Phase 2
WCD #04
07/30/2025



PROJECT MANAGER: JOSH PRUSAKIEWICZ	
CIVIL: JEFF SLOOUST	
STRUCTURAL: LERONE MALLVILL	
ARCHITECTURAL: KRISTOPHER TOBER	
PROCESS: TERESA KONDA	
MECHANICAL: NICK BRULA	
ELECTRICAL: ANDY ROGERS	
ISSUE	DATE
ISSUED FOR CONSTRUCTION	
06/27/2024	
PROJECT NUMBER: 1001947	

ISSUED FOR
CONSTRUCTION

CITY OF IRONWOOD
WATER TREATMENT PLANT
PHASE 2

WATER TREATMENT PLANT - PHASE 2
PROCESS AND INSTRUMENTATION DIAGRAM
FLUORIDE CHEMICAL FEED SYSTEM



FILENAME: H:\CD\ALL DISCIPLINES\01Y607
SCALE: AS NOTED

SHEET
01Y607



RFI #31: Scales

Status	Open		
To	Josh Prusakiewicz (HDR) Jennifer Bernardin (HDR)	From	Wendy Zeinert (August Winter & Sons, Inc.) 2323 N Roemer Road Appleton, Wisconsin 54911
Date Initiated	Apr 11, 2025	Due Date	Apr 16, 2025
Location			
Cost Impact	Schedule Impact		
Spec Section			
Drawing Number			
Linked Drawings			
Received From	Derek Lewin (August Winter & Sons, Inc.)		
Copies To	Nick Beil (C.D. Smith Construction, Inc.), Stacie Cherney (August Winter & Sons, Inc.), Tyler Flory (August Winter & Sons, Inc.), Sarah Heltemes (C.D. Smith Construction, Inc.), Derek Lewin (August Winter & Sons, Inc.), Brian Orr (C.D. Smith Construction, Inc.), Sam Platow (C.D. Smith Construction, Inc.), Eric Travis (August Winter & Sons, Inc.), Ben Van Geffen (August Winter & Sons, Inc.), Wendy Zeinert (August Winter & Sons, Inc.)		

Activity

Question	Question from Wendy Zeinert August Winter & Sons, Inc. on Friday, Apr 11, 2025 at 09:51 AM CDT The plans indicate scales for the fluoride tank, and the sodium permanganate tank. The spec does call out what is to be supplied. However, the plans on 01E604 call out the fluoride and sodium permanganate to each have a LIT/LE in PLC-01, instead of a scale for level reading. The plans on sheet 01Y101 also call out these instruments for the fluoride and sodium permanganate to be LE/LIT's, instead of scales. Sheets 01Y607 and 01Y606 show again a scale with a PE/PIT connection for the fluoride and sodium permanganate tanks respectively. The specifications in the process control descriptions also refer to the same LIT/LE-4451 and LIT/LE-4251 as Fluoride and Sodium Permanganate level indicators respectively. There is no specification for these level indicators. Is the intent to supply tank scales for these two tanks, or would it be preferred to supply Level indicators as was done in phase I for the two additional chemical systems? Please advise. Attachments RFI 16 Scales.pdf
----------	---

Awaiting an Official Response

Engineer Response:

Provide radar level indicators as was previously done in phase one. Level indicators shall meet the specification below.

Radar Level Indicators

- A. VEGAPULS C 21 level radar sensors with mounting hardware and VEGADIS 82 external displays.
- B. Level radar mounting brackets shall be sized as to mount over the storage tanks.
- C. Housing shall be immersion proof IP 68 for continuous maintenance-free operation.
- D. The wetted parts of the instrument shall be PVDF.
- E. The process seal shall be made of FKM.
- F. Accuracy shall be better than 1 percent.
- G. Signal output: 4-20mA signal for remote monitoring.
- H. Manufacturer:
 - 1. Vega
 - 2. Engineer approved equal.



AUGUST WINTER & SONS, INC.
MECHANICAL CONTRACTOR & FABRICATOR

www.augustwinter.com

2323 N. Roemer Road
Appleton, WI 54911
PO Box 1896
Appleton, WI 54912-1896
P: (920) 739-8881
F: (920) 739-2230

5613 Schofield Ave.
Schofield, WI 54476
P: (715) 355-7555
F: (715) 355-9048

*****REQUEST FOR INFORMATION*****

Date: 4/11/2025
Question To: _____

RFI No.: 16
Fax/email: _____

Section _____
Page _____
Dwg References _____

Description Scales _____
Paragraph _____

RE: Project: Ironwood WTP Phase 2

Please provide information on the following:

The plans indicate scales for the fluoride tank, and the sodium permanganate tank. The spec does call out what is to be supplied. However, the plans on 01E604 call out the fluoride and sodium permanganate to each have a LIT/LE in PLC-01, instead of a scale for level reading. The plans on sheet 01Y101 also call out these instruments for the fluoride and sodium permanganate to be LE/LIT's, instead of scales. Sheets 01Y607 and 01Y606 show again a scale with a PE/PIT connection for the fluoride and sodium permanganate tanks respectively. The specifications in the process control descriptions also refer to the same LIT/LE-4451 and LIT/LE-4251 as Fluoride and Sodium Permanganate level indicators respectively. There is no specification for these level indicators. Is the intent to supply tank scales for these two tanks, or would it be preferred to supply Level indicators as was done in phase I for the two additional chemical systems? Please advise.

By: Derek Lewin

Response:

Copies: _____ Owner: _____
To: _____ Date Transmitted: _____

By:

Name _____

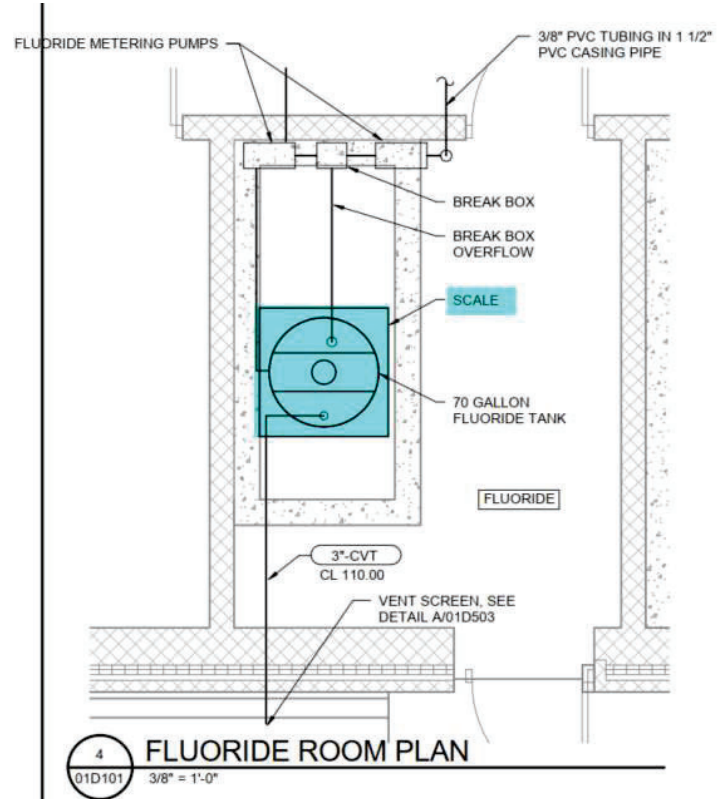
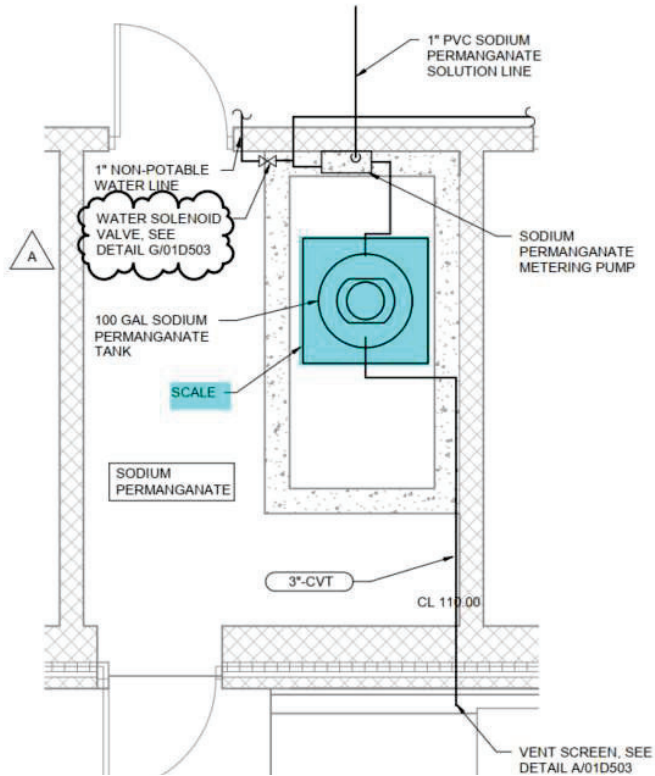
Signature _____

Organization _____

Address _____

Telephone _____

Fax _____



2.5 SCALES

- A. Scale platforms shall be constructed of non-corrosive PVC plastic and sized to chemical tank. Platforms shall be sized to fit tanks (not smaller than the tank diameter).
- B. Platform scale coating system shall be a minimum dry thickness of 80 mils and be resistant to moisture, chemicals, abrasion, impact, and UV light
- C. Scale shall be of the single load cell design. Weight shall be transferred via pivoted platform to a single load cell of the stainless steel strain gauge type. Flexible cable shall connect the load cell to the indicator
- D. Accuracy shall be better than 1 percent.
- E. Weight Indicator: WIZARD 4000+®:
- F. Manufacturer:
 1. Force Flow
- G. Provide one (3) 1-channel Wizard 4000+® digital displays.
 1. The indicator shall carry CE marking and shall be housed in a NEMA 4X, UL approved enclosure.
 2. Digital display shall be 2-line, 16 characters per line, backlit alphanumeric LCD type.
 3. The indicator operations shall be menu prompted for ease of operation. Operator shall be able to monitor each platform by weight, volume, or percent full.
 4. Each channel shall have a user selectable, 2 digit SCALE ID number, and shall display NET REMAINING, FEED RATE, DAILY USAGE, TOTAL AMOUNT USED, DAYS UNTIL EMPTY, GROSS WEIGHT, and TARE WEIGHT. A data log function shall store the DAILY USAGE for each of the previous 10 days.
 5. Indicators shall have the ability to output net weight via a 4-20mA signal for remote monitoring.
 6. The digital displays shall be mounted in the locations shown on the Drawings.

PMP-4411	Pump	Fluoride Feed Rate	Rate	Analog Input
LE/LIT-4451	Fluoride Level Indicator	Fluoride Tank Level Transmitter	Level	Analog Input

10392842

City of Ironwood
Water Treatment Plant – Phase 2 - Issued For Bids
PROCESS CONTROL DESCRIPTIONS
406196 - 18

PMP-4211	Metering Pump	Rate	Rate	Analog Input
LE/LIT-4251	Sodium Permanganate Level Indicator	Sodium Permanganate Tank Level Transmitter	Level	Analog Input
	Clearwell Level			



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P: (715) 355-7555
F: (715) 355-9048

August 22, 2025

CD Smith
WCD004

5

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: 88524

Description: Chemical Changes WCD 004

Our change order price and breakdown follows:

August Winter

Material.....	\$	2,147
Labor**..... 20 hrs	\$	2,020
Direct Costs.....	\$	906
Subtotal.....	\$	5,072
Overhead.....	\$	761
Total.....	\$	5,833

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	-
Subcontractor Markup.....	\$	-
Total Subcontractor Costs w/overhead.....	\$	-

Total AWS/Subcontractor Costs.....	\$	5,833
Profit/Bond.....	\$	-

Change Order Total..... \$ 5,833

Time extension required is 1 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Electrical, Concrete Demo/Patching, Painting, Roof Penetration Flashing, Insulation

Derek Lewin

August Winter & Sons, Inc.

PH: 920-739-8881 FX: 920-739-2230

VISIT OUR WEB SITE AT WWW.AUGUSTWINTER.COM

Branch Office: 5613 Schofield Avenue * Schofield, WI 54476 * PH: 715/355-7555 * FAX: 715/355-9048

HVAC * PLUMBING * TANK FABRICATION * PROCESS PIPING * IND. SHEETMETAL

SPECIALTY METAL FAB. * ASME PRESSURE VESSELS * ASME CODE WELDING * 24 HR. SERVICE * ENGINEERING

STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: 88524

Date: 8/22/2025

Description: Chemical Changes WCD 004

Change Order #: 5

MATERIAL

Material Credit w/restocking	0.00
Material ADD	\$ 2,025.00
Sales Tax 6.0%	\$ 121.50

Material Subtotal \$ 2,147

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	2.00	@	\$ 104.35	\$ 208.70
Field Plumber/Fitter Hours - REG	18.00	@	\$ 100.62	\$ 1,811.16
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ 88.56	\$ -

Labor Subtotal \$ 2,020

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	30.0% of Labor	\$ 605.96
Subsistence		\$ 300.00

Subtotal \$ 906

Total Contractor Costs

\$ 5,072

Overhead

15.0% \$ 761

Subtotal Contractor Costs

\$ 5,833

Equipment

0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead

15.0% \$ -

Subtotal Equipment Costs

\$ -

SUBCONTRACTS

Mavo Systems Insulation	\$ -
	\$ -
	\$ -
	\$ -

Total Subcontractor Costs

\$ -

Subcontractor Overhead

10.0% \$ -

Subtotal Subcontractors Costs

\$ -

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

\$ 5,833

Profit

0.0% \$ -

Bond

0.0% \$ -

Total Amount Of Change

\$ 5,833

Time extension required is 1 days.

This quotation based upon acceptance within 30 days.

Exclusions: Electrical, Concrete Demo/Patching, Painting, Roof Penetration Flashing, Insulation

NOTE: This change order does not address impact costs on base contract.

Contractor's Application for Payment No.

9

		Application Period: 8/1/2025 to 8/31/2025	Application Date: 8/31/2025
To (Owner):	CITY OF IRONWOOD	From (Contractor):	CD Smith Construction 125 Camelot Drive 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
2	\$51,800.00	
3	\$76,303.25	
4		\$15,318.00
5	\$43,810.26	
6	\$21,453.92	
7	\$12,407.86	
8	\$27,703.50	
TOTALS	\$233,478.79	\$266,118.00
NET CHANGE BY CHANGE ORDERS	-\$32,639.21	

1. ORIGINAL CONTRACT PRICE.....	\$ 10,084,625.00
2. Net change by Change Orders.....	\$ -32,639.21
3. Current Contract Price (Line 1 ± 2).....	\$ 10,051,985.79
4. TOTAL COMPLETED AND STORED TO DATE	
(Column F total on Progress Estimates).....	\$ 4,469,306.14
5. RETAINAGE:	
a. 5% X \$4,469,306.14 Work Completed.....	\$ 223,465.31
b. 5% X Stored Material.....	\$ 0.00
c. Total Retainage (Line 5.a + Line 5.b).....	\$ 223,465.31
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$ 4,245,840.83
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ 3,344,325.46
8. AMOUNT DUE THIS APPLICATION.....	\$ 901,515.37
9. BALANCE TO FINISH, PLUS RETAINAGE	
(Column G total on Progress Estimates + Line 5.c above).....	\$ 5,806,144.96

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: **8/22/2025**

Payment of: \$ **\$901,515.37**
(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)

S																													
Spec. No.	Description	Schedule of Values	Previous Percent Complete	Previous Complete	Current Percent Paid	Current Percent Paid	Percent Complete	Total Complete		Administrative				Shower				Garage Addition				Filter Room				Wet Well			
										SOV	Previous	%	Value	SOV	Previous	%	Value	SOV	Previous	%	Value	SOV	Previous	%	Value	SOV	Previous	%	Value
C.D. Smith Construction																													
01-00-00	Superintendent	\$ 300,000.00		\$ 188,468.00	100%	\$ 188,468.00	60%	\$ 188,468.00		\$ 300,000.00	100%	\$ 188,419		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
01-00-00	Management	\$ 170,000.00		\$ 170,000.00	100%	\$ 170,000.00	100%	\$ 170,000.00		\$ 170,000.00	100%			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
01-00-00	Subcontracting Labor	\$ 180,000.00		\$ 180,000.00	100%	\$ 180,000.00	100%	\$ 180,000.00		\$ 180,000.00	100%			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
01-00-00	Temporary Facilities	\$ 180,000.00		\$ 180,000.00	100%	\$ 180,000.00	100%	\$ 180,000.00		\$ 180,000.00	100%			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
1-00-00	Permits	\$ 8,000.00		\$ 8,000.00	100%	\$ 8,000.00	100%	\$ 8,000.00		\$ 8,000.00	100%			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
2-00-00	Bonds and Insurance	\$ 4,000.00		\$ 4,000.00	100%	\$ 4,000.00	100%	\$ 4,000.00		\$ 4,000.00	100%			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
3-00-00	Safety and OSHA Requirements	\$ 10,000.00		\$ 10,000.00	100%	\$ 10,000.00	100%	\$ 10,000.00		\$ 10,000.00	100%			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
4-00-00	Equipment	\$ 200,000.00		\$ 177,000.00	21%	\$ 6,000.00	100%	\$ 183,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
4-00-00	Snow Removal	\$ 10,000.00		\$ 10,000.00	100%	\$ 10,000.00	100%	\$ 10,000.00		\$ 97,000.00				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
7-00-00	Fuel/Other	\$ 10,000.00		\$ 10,000.00	100%	\$ 10,000.00	100%	\$ 10,000.00		\$ 30,000.00				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
8-00-00	General Clean up and Demolition	\$ 100,000.00		\$ 100,000.00	100%	\$ 100,000.00	100%	\$ 100,000.00		\$ 100,000.00	100%			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
02-00-00	Demolition	\$ 20,000.00		\$ 20,000.00	100%	\$ 20,000.00	100%	\$ 20,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
02-20-00	Reinforcing Material	\$ 178,753.00		\$ 178,753.00	100%	\$ 178,753.00	100%	\$ 178,753.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
02-20-00	Reinforcing Labor	\$ 280,000.00		\$ 280,000.00	100%	\$ 280,000.00	100%	\$ 280,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
03-00-00	Concrete Accessories	\$ 60,000.00		\$ 60,000.00	100%	\$ 60,000.00	100%	\$ 60,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
03-00-00	Concrete Materials	\$ 425,000.00		\$ 425,000.00	100%	\$ 425,000.00	100%	\$ 425,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
03-00-00	Formwork Materials	\$ 80,000.00		\$ 80,000.00	100%	\$ 80,000.00	100%	\$ 80,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
03-00-00	Concrete Labor	\$ 700,544.00		\$ 700,544.00	100%	\$ 700,544.00	100%	\$ 700,544.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
03-00-00	Precast Concrete Panels	\$ 20,544.00		\$ 20,544.00	100%	\$ 20,544.00	100%	\$ 20,544.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
04-20-00	Masonry Material	\$ 200,000.00		\$ 200,000.00	100%	\$ 200,000.00	100%	\$ 200,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
04-20-00	Masonry Labor	\$ 140,000.00		\$ 140,000.00	100%	\$ 140,000.00	100%	\$ 140,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
05-00-00	Metal Install	\$ 110,000.00		\$ 110,000.00	100%	\$ 110,000.00	100%	\$ 110,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
05-00-00	Metal Fabrications	\$ 148,843.00		\$ 148,843.00	100%	\$ 148,843.00	100%	\$ 148,843.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
06-00-00	Rough Carpentry Material	\$ 20,000.00		\$ 20,000.00	100%	\$ 20,000.00	100%	\$ 20,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
06-00-00	Rough Carpentry Labor	\$ 60,000.00		\$ 60,000.00	100%	\$ 60,000.00	100%	\$ 60,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
06-00-00	SFP and Drain Install	\$ 40,000.00		\$ 40,000.00	100%	\$ 40,000.00	100%	\$ 40,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
06-10-00	Trusses	\$ 12,796.00		\$ 12,796.00	100%	\$ 12,796.00	100%	\$ 12,796.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
07-00-00	Self-Adhering Air/Vapor Barrier	\$ 15,000.00		\$ 15,000.00	100%	\$ 15,000.00	100%	\$ 15,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
07-10-00	Roofing	\$ 18,000.00		\$ 18,000.00	100%	\$ 18,000.00	100%	\$ 18,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
07-10-00	Framing and Shear Metal	\$ 18,824.00		\$ 18,824.00	100%	\$ 18,824.00	100%	\$ 18,824.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
07-10-00	Joint Sealers	\$ 18,824.00		\$ 18,824.00	100%	\$ 18,824.00	100%	\$ 18,824.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
08-00-00	Doors and Frames	\$ 10,223.00		\$ 10,223.00	100%	\$ 10,223.00	100%	\$ 10,223.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
08-00-00	Metal Fabrications - Floor Access Hatches	\$ 8,242.00		\$ 8,242.00	100%	\$ 8,242.00	100%	\$ 8,242.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
08-10-00	Overhead Rolling Door	\$ 32,960.00		\$ 32,960.00	100%	\$ 32,960.00	100%	\$ 32,960.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
08-10-00	Windows	\$ 20,000.00		\$ 20,000.00	100%	\$ 20,000.00	100%	\$ 20,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
09-00-00	Plumbing	\$ 113,850.00		\$ 113,850.00	100%	\$ 113,850.00	100%	\$ 113,850.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
09-00-00	Fire Extinguishers	\$ 1,000.00		\$ 1,000.00	100%	\$ 1,000.00	100%	\$ 1,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
20-00-00	Cleanouts, Excavate and Gravel	\$ 148,900.00		\$ 148,900.00	100%	\$ 148,900.00	100%	\$ 148,900.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
August Winters																													
01-00-00	Mobilization	\$ 50,000.00		\$ 50,000.00	100%	\$ 50,000.00	100%	\$ 50,000.00		\$ 50,000.00	100%			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
01-00-00	General Conditions	\$ 140,000.00		\$ 140,000.00	100%	\$ 140,000.00	100%	\$ 140,000.00		\$ 140,000.00	100%			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
01-00-00	Office Support	\$ 85,000.00		\$ 85,000.00	100%	\$ 85,000.00	100%	\$ 85,000.00		\$ 85,000.00	100%			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
01-00-00	Supervision	\$ 12,000.00		\$ 12,000.00	100%	\$ 12,000.00	100%	\$ 12,000.00		\$ 12,000.00	100%			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
22-00-00	Plumbing Material	\$ 60,000.00		\$ 60,000.00	100%	\$ 60,000.00	100%	\$ 60,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
22-00-00	Insulation	\$ 20,000.00		\$ 20,000.00	100%	\$ 20,000.00	100%	\$ 20,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
22-10-00	Plumbing Fixture Setting	\$ 10,000.00		\$ 10,000.00	100%	\$ 10,000.00	100%	\$ 10,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
22-10-00	Plumbing Domestic Water	\$ 10,000.00		\$ 10,000.00	100%	\$ 10,000.00	100%	\$ 10,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
22-10-00	Plumbing Waste and Vent	\$ 10,000.00		\$ 10,000.00	100%	\$ 10,000.00	100%	\$ 10,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
22-10-00	HVAC Material	\$ 28,000.00		\$ 28,000.00	100%	\$ 28,000.00	100%	\$ 28,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
22-10-00	HVAC Labor	\$ 40,000.00		\$ 40,000.00	100%	\$ 40,000.00	100%	\$ 40,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
22-10-00	HVAC Equipment	\$ 10,000.00		\$ 10,000.00	100%	\$ 10,000.00	100%	\$ 10,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
22-10-00	HVAC Controls	\$ 5,000.00		\$ 5,000.00	100%	\$ 5,000.00	100%	\$ 5,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
22-10-00	HVAC Distribution	\$ 14,000.00		\$ 14,000.00	100%	\$ 14,000.00	100%	\$ 14,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
22-10-00	Plumbing Sewer Material	\$ 5,000.00		\$ 5,000.00	100%	\$ 5,000.00	100%	\$ 5,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
22-10-00	Plumbing Sewer Labor	\$ 5,000.00		\$ 5,000.00	100%	\$ 5,000.00	100%	\$ 5,000.00		\$ -				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
22-10-00	Plumbing Sewer Equipment	\$ 5,000.00		\$ 5,000.00	100%	\$ 5,000.00	100%	\$ 5,000.00		\$ -																			



Change Order #1

Date: August 15, 2025

Contract: Curry Street Curb

The following changes are hereby modified in the contract:

- a. See attached spreadsheet of as built quantities as directed by the City Manager. Total addition to the project is \$14,111.00 for a total contract price of \$72,762.50.

Signed:

City of Ironwood

Date

Contractor

Date

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

Bid Form

Area per map	Curb Removal	Curb Install	Sawcut	Pavement Removal	HMA Patch	Backfill and Grass Restoration behind curb	Parking lot curb and asphalt removal	Repave Parking Lot	Notes:
	LF	LF	LF	LF	LF	LF	SF	SF	
1	42	42	42	0	0	42			
2	136	153	156	21	21	102			
3	41	41	41	0	0	41			
4	134	134	154	82	82	107			
5	104	104	104	3	3	0	624	624	
6	10	10	10	0	0	10			
7	10	10	10	0	0	10			
8	10	10	10	0	0	0			
9		0	0	0	0	0			
9 and 10	65	65	65	0	0	65			
11	45	45	61	10	10	35			
12	155	155	170	3	3	135			
Lake Road	88	88	88	88	88	0			
As built Total	840	857	911	207	207	547	624	624	
Unit Price	\$ 20.00	\$ 55.00	\$ 0.50	\$ 1.00	\$ 1.00	\$ 2.00	\$ 1.00	\$ 10.00	Total As Built Amount
Subtotal	16800	47135	455.5	207	207	1094	624	6240	\$ 72,762.50

Contract Amts	652	652	727	727	727	447	640	640	
Unit Price	\$ 20.00	\$ 55.00	\$ 0.50	\$ 1.00	\$ 1.00	\$ 2.00	\$ 1.00	\$ 10.00	Total Contract Amount
Subtotal	13040	35860	363.5	727	727	894	640	6400	\$ 58,651.50

Change Order \$ 14,111.00

Notes: Curb and gutter installation shall include the compaction of the existing base course after the removal of the old curb. The base course will not be replaced as part of the project. If incidental gravel is needed for backfill of the curb on either the front or the back of the curb, that gravel will be incidental to the other pay items.

Pavement Removal, width is as needed for curb construction and proper compaction of asphalt. (approximately 2 ft?). HMA Hand Patching at assumed 3" thickness at width as needed per asphalt removal item. Density tests will not be required but proper compaction will be required. If contractor believes that some of the sawcutting and asphalt patching is not needed, the contractor is open to modify the quantities on this sheet. The asphalt roadway will be milled and overlaid this summer after this project, so we can get away without a perfect concrete to asphalt seam.

Curb and Gutter: match existing dimensions.

Lineal Footage in table below may vary up or down based on direction of City Engineer.



To: Mayor Corcoran and City Commission

From: Paul Anderson, City Manager

Date: September 6, 2025

Meeting Date: September 8, 2025

Re: MDOT Small Urban Project

The following pages are for a professional services proposal for Coleman Engineering to bring us through the design and construction process for the next round of MDOT Small Urban grant funding for the 2027 grant cycle. I have included maps showing projects that we have funded through this program in the last two decades. I also included a map of the areas that we are looking to use this funding for in the 2027 and 2029 grant cycles. Its important to note that not all of our roadways are eligible to use this funding on. Only roads that are classified as "City Major" with the MDOT. For the 2027 cycle, I am proposing that we use the \$420,000 of grant funding to help pay for the sidewalk improvements on Douglas Blvd from US2 to the Iron Belle Trail. This has long been a priority and goal of the City Commission to redo these sidewalks and fill in the missing links. Looking at the condition of the other roadways that are eligible for using the funding, I think this is the right year to take a break on the roadway resurfacing work and spend one cycle of funds on replacing these sidewalks. In order to hit the construction schedule in 2027, we need to start the design, environmental and State Historic Preservation processes this fall. Coleman and myself will talk further in depth about these details of this project at the meeting on 9/8/25.



COLEMAN ENGINEERING COMPANY

CIVIL ENGINEERING • GEOTECHNICAL ENGINEERING • SURVEYING

635 CIRCLE DRIVE • IRON MOUNTAIN, MI 49801 • PHONE: 906-774-3440

September 3, 2025

Mr. Paul Anderson
City Manager
City of Ironwood
213 S. Marquette Street
Ironwood, MI 49938

Re: Professional Engineering Services
Douglas Boulevard Sidewalk - MDOT Small Urban Project

Dear Mr. Anderson:

Coleman Engineering Company (CEC) appreciates the opportunity to submit this proposal for professional engineering services on the upcoming 2027 MDOT Small Urban Project for Douglas Blvd. Sidewalk.

CEC understands that the project will generally consist of the sidewalk construction of Douglas Blvd. (US2 – Business Route) from US2 to the Iron Belle Trail, approximately 2,800 feet. Sidewalk construction will consist of replacement throughout the project location, with new sidewalk being added on the west side from Francis to Harding blocks. There will be need for replacement of integral curb and gutter with HMA patching in areas of the project; if possible, sidewalk will be relocated further away from the curb with a green space to avoid future MDOT HMA improvements disturbing the new sidewalk. Most sidewalk ramps have already been upgraded throughout the project area and appear to meet current ADA standards; however, at intersections with Gogebic Street and Frederick Street, some may need to be added or require reconstruction. It is CEC's assumption that on the south side, from the intersection of Frederick Street to Suffolk St., sidewalk will not be added.

Funding for the project will be provided by a fiscal year 2027 MDOT Small Urban Grant with City of Ironwood matching funds. Construction is planned for the Summer of 2027.

CEC will undertake the following tasks to complete this project.

Design Phase:

- Meet with City representatives to finalize the project scope and delivery schedule;
- Prepare a State Historic Preservation Office review application for the project;
- Complete an MDOT Environmental Assessment for the project;
- Prepare and submit the Program Application to MDOT;
- Perform complete topographic survey of the project area;

- Prepare plan set with sufficient detail, as defined by MDOT, which will include a title sheet, typical section(s), note sheets and sheets identifying quantities of pay items at various stations;
- Prepare cost estimate with MERL Project Estimator;
- Prepare other MDOT bidding documents, including Special Provisions (if necessary), Progress Clause and Coordination Clauses;
- Submit all information to MDOT and schedule the Grade Inspection Meeting;
- Conduct the Grade Inspection Meeting with City and MDOT representatives; and
- Submit the final bidding package to MDOT and answer bidder questions during bidding.

Construction Phase:

- Facilitate a pre-construction meeting with the Contractor and prepare minutes;
- Required materials testing per MDOT specifications;
- Responsible for daily inspection and reports;
- Preparation of pay estimates, work orders and contract modifications in AASHTOWare Project Management software; this work will be accomplished by a Certified Office Technician, as required by MDOT; and
- Conduct a final project inspection and provide required paperwork to MDOT.

Fee:

CEC proposes to provide the above referenced professional engineering services on a time and materials basis for a total not-to-exceed fee of \$84,218 to complete the design and construction portions of the project. We have attached a detailed breakdown of the tasks and hours anticipated to be required to complete the project.

Assumptions:

- Construction of this project will be completed in the 2027 construction season;
- Construction survey will be the responsibility of the Contractor;
- Land acquisition will not be required to complete the project;
- Construction is anticipated to be completed in eight (8) weeks from the onset of construction.

If you accept this proposal, please endorse the attached Work Order and return a copy to our office via email. A fully executed version will be returned to you. Once again, we would like to thank the City of Ironwood for this opportunity.

Sincerely,
COLEMAN ENGINEERING COMPANY



Scott Nowack, P.E.
Project Manager

SAN/mab

Attachments



City of Ironwood
2027 Douglas Blvd. Sidwalk
ENGINEERING SERVICES COST PROPOSAL
Aug-25

PERSONNEL	Time Task Breakdown													Amt.	Rate	Cost	
	DESIGN												CONSTRUCTION				
	A	B	C	D	E	F	G	H	I	J	K	L					
Engineer 15	4		4		16		2	6	4	4	16			56	\$142	\$7,952.00	
Engineer 11	4		8	22	80		4	6	20	4		20		168	\$120	\$20,160.00	
Technician 21	4				80			6						90	\$99	\$8,910.00	
Two Man Survey Crew		20												20	\$160	\$3,200.00	
Technician 21			2					2						4	\$99	\$396.00	
Technician 23											220			220	\$110	\$24,200.00	
Technician 24												40		40	\$120	\$4,800.00	
Lab Testing											1			1	\$12,100	\$12,100.00	
SHPO Subconsultant				1										1	\$2,500	\$2,500.00	
--														0	--	--	
--														0	--	--	
Per Diem														0	\$179	\$0.00	
Mileage														0	\$0.75	\$0.00	
Total																\$84,218	

Design Total: \$38,446.00

Construction Total: \$45,772.00

Task List

- A. Initial Project Meeting
B. Survey
C. Program App/Environmental
D. SHPO
E. Sidewalk Design

- F.
G. Permits
H. GI Meeting
I. Final Submittal
J. PreCon
K. Insepction
L. Office Tech

NOTES:

AGREEMENT NO. 07044
PROJECT NO.
WORK ORDER NO. 01

EXHIBIT "A"
WORK ORDER

COLEMAN ENGINEERING COMPANY and its directors, officers, shareholders, employees, agents, affiliates, independent professional associates, consultants and subcontractors, as the case may be, (collectively, "COLEMAN") agree to perform for CLIENT, on this specific Project, the Services described below. The services shall be performed subject to and upon the terms and conditions set forth in the Professional Services Agreement (the "Agreement") dated February 16, 2007, by and between COLEMAN and CLIENT, which Agreement is hereby amended to incorporate this Work Order.

It is agreed that this Agreement, and such other documents required by it during the term of this Agreement, may be approved by a signed copy transmitted by fax or .pdf copy containing all signatures in lieu of the original signed copy, and that a copy transmitted by fax or .pdf shall be legally binding upon the parties to said Agreement(s)."

PROJECT: Professional Engineering Services
Douglas Blvd. Sidewalk – MDOT Small Urban Project

SERVICES: As described in our proposal letter dated September 3, 2025, a copy of which is attached and made part of this contract.

FEES: Services will be completed for a not to exceed fee of \$84,218 for the scope of work, the assumptions and the conditions set forth in our proposal dated September 3, 2025, a copy of which is attached and made part of this contract.

Please understand that services will be invoiced on a time and materials basis using our current standard fee schedule(s) and that our estimate of cost is based on our current understanding of the project requirements and the level of effort needed to complete the services. We will make every effort to not exceed our estimate but if the scope of services and the associated assumptions or conditions of our estimate change, we will need to discuss how the changes will affect our estimate. Out of scope services will not be completed until our estimate is adjusted and approved. In addition, if our understanding of the service changes, we will also cease work until we discuss and agree to proceed.

SPECIAL TERMS AND CONDITIONS:

During completion of this work, Coleman Engineering Company will not accept responsibility for the safety of individuals other than Coleman Engineering Company employees.

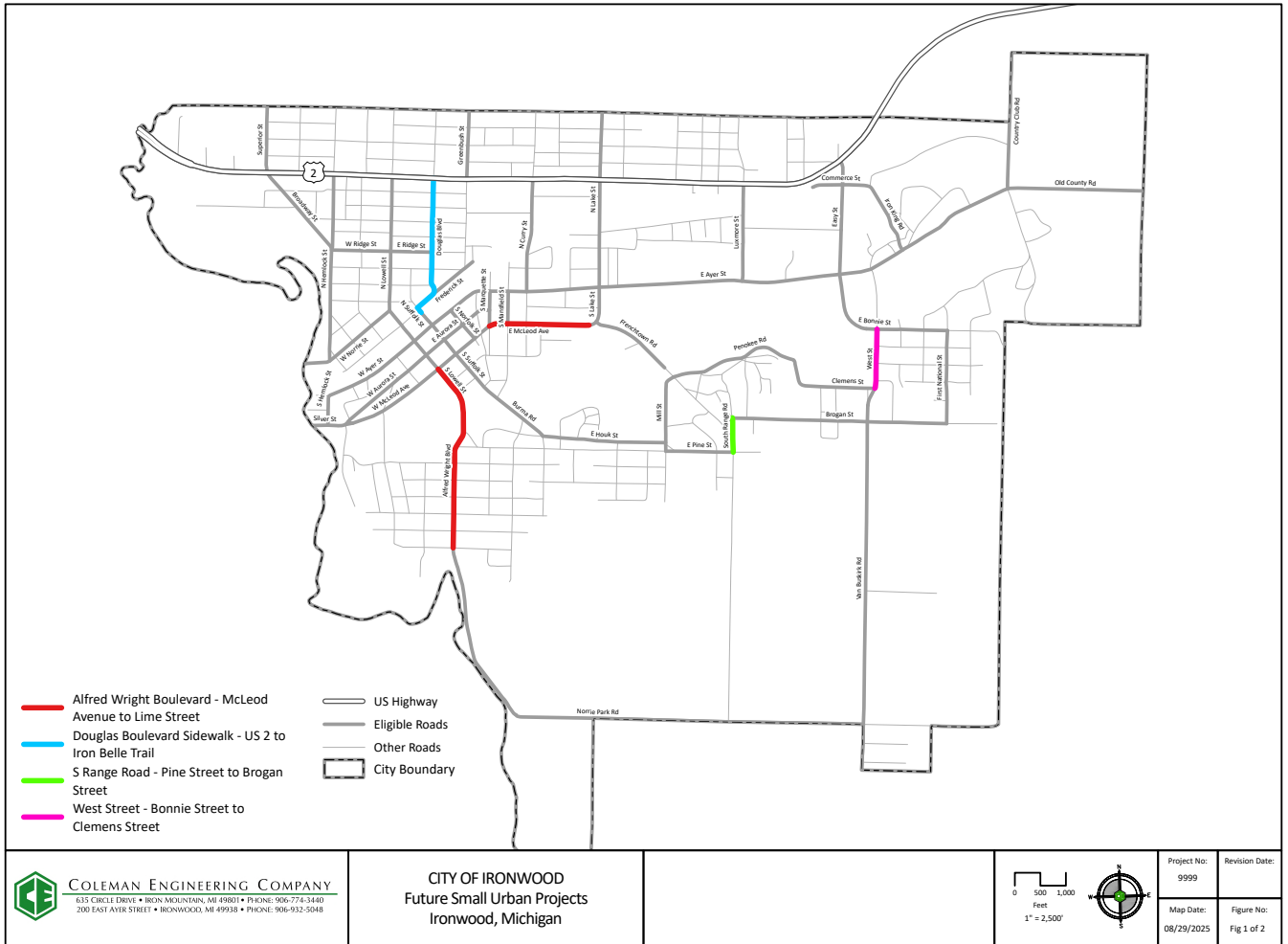
AUTHORIZATION

This Work Order and the scope of services (the "Services") defined herein are approved and COLEMAN is hereby directed and authorized to proceed with the Services for the designated Project in accordance with the terms and conditions of the above-referenced Agreement.

Requested By:
CITY OF IRONWOOD

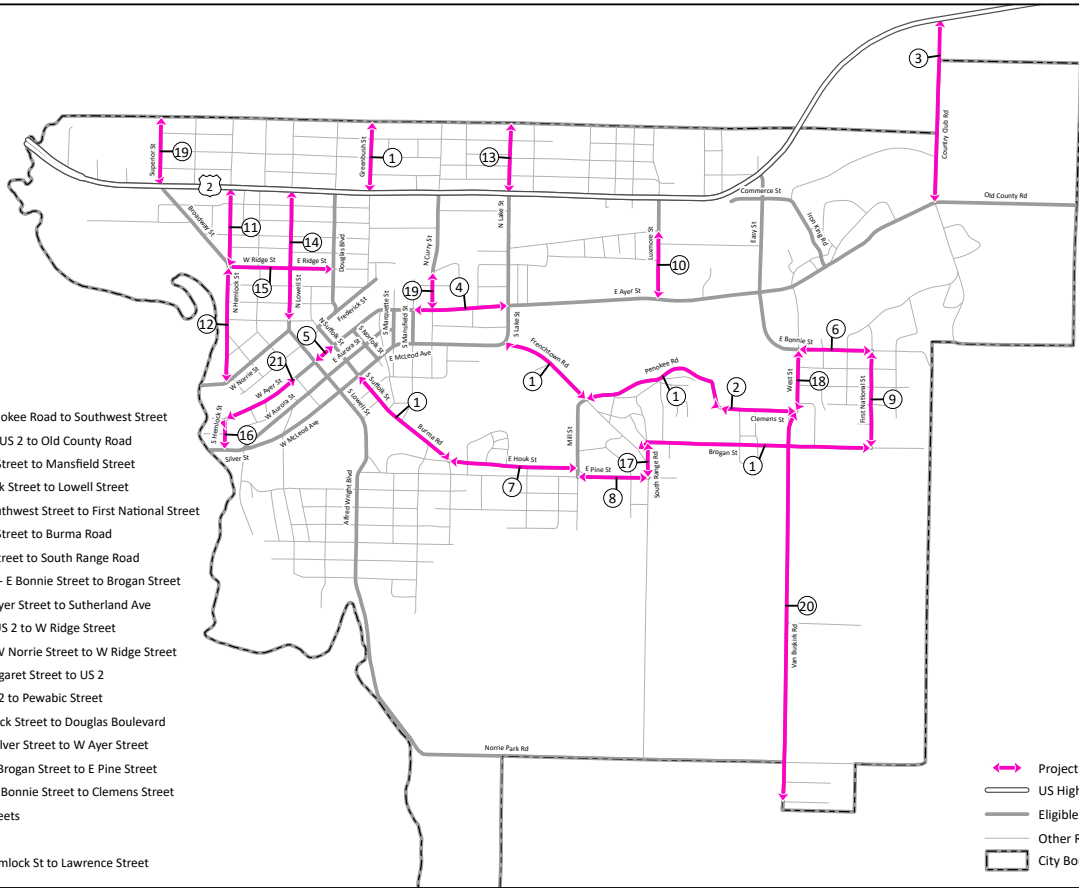
Accepted By:
COLEMAN ENGINEERING COMPANY

By: _____	By:  _____
Title: _____	Title: Principal _____
Date: _____	Date: 9-3-25 _____



Key Project

- 1 2025 Chip Seal
- 2 Clemens Street - Penokee Road to Southwest Street
- 3 Country Club Road - US 2 to Old County Road
- 4 E Ayer Street - Lake Street to Mansfield Street
- 5 E Ayer Street - Suffolk Street to Lowell Street
- 6 E Bonnie Street - Southwest Street to First National Street
- 7 E Houk Street - Mill Street to Burma Road
- 8 E Pine Street - Mill Street to South Range Road
- 9 First National Street - E Bonnie Street to Brogan Street
- 10 Luxmore Street - E Ayer Street to Sutherland Ave
- 11 N Hemlock Street - US 2 to W Ridge Street
- 12 N Hemlock Street - W Norrie Street to W Ridge Street
- 13 N Lake Street - Margaret Street to US 2
- 14 N Lowell Street - US 2 to Pewabic Street
- 15 Ridge Street - Hemlock Street to Douglas Boulevard
- 16 S Hemlock Street - Silver Street to W Ayer Street
- 17 South Range Road - Brogan Street to E Pine Street
- 18 Southwest Street - E Bonnie Street to Clemens Street
- 19 Superior & Curry Streets
- 20 Van Buskirk Road
- 21 W Ayer Street - S Hemlock St to Lawrence Street



- ↔ Project Areas
- US Highway
- Eligible Roads
- Other Roads
- City Boundary



COLEMAN ENGINEERING COMPANY
 635 CIRCLE DRIVE • IRON MOUNTAIN, MI 49801 • PHONE: 906-274-3440
 200 EAST AYER STREET • IRONWOOD, MI 49938 • PHONE: 906-932-5048

CITY OF IRONWOOD
 Previous Small Urban Projects
 Ironwood, Michigan



Project No: 9999	Revision Date:
Map Date: 09/05/2025	Figure No: Fig 2 of 2



To: Mayor Corcoran and City Commission

From: Paul Anderson, City Manager

Date: September 5, 2025

Meeting Date: September 8, 2025

Re: Civic Center Ice Refrigeration System Project

At the July 28, 2025, meeting, the City Commission approved a \$750,000 Grant Agreement with the Michigan Department of Natural Resources for the replacement of the decades old Ice Refrigeration System. The grant is for \$375,000 and requires a 50% (\$375,000) match, which the Pat O'Donnell Civic Center Board has agreed to in writing to pay.

The Civic Center Committee and City met with Engineers for from B32 Engineering on the Ice Refrigeration System Replacement Project. Due to this project requiring specialized engineering and bid specifications sealed by a licensed engineer experienced in Mechanical Engineering, to ensure the best project outcome, the City is recommending approval of the Engineering Agreement, not to exceed, \$19,995.00, with B32 for the Engineering and development of Bid Specifications. The not to exceed \$19,995.00 fee is a grant eligible expense and will be part of the matched funds paid for by the Civic Center Board and the MDNR grant.

August 22, 2025

Revision 2 August 31, 2025

Mr. Paul Anderson
City Manager
City of Ironwood MI
City Hall
213 S Marquette Street
Ironwood, MI 49938

Via email: andersonp@ironwoodmi.gov

RE: Professional Engineering Services Proposal: Pat O'Donnell Civic Center - Refrigeration System
Replacement Project, Ironwood MI
Ice Rink Refrigeration System Performance Specification

Dear Mr. Anderson:

We are pleased to submit this proposal to provide professional engineering services for the replacement of ice system refrigeration system at Pat O'Donnell Civic Center. The following proposal outlines our understanding of the project by defining the scope of our services and key assumptions made in preparing this proposal and fees associated with the Scope of Work.

ABOUT B32 ENGINEERING GROUP, INC.

Our team has extensive and specialty experience in programming, evaluations, concept design, and design and construction phase services for all types of ice rink projects. Successfully completing over 450 ice rink related projects, our team, led by Scott Ward, is a leader in the ice rink industry providing some of the most innovative, cost-effective, and energy-efficient design solutions. We know these unique facilities very well, have a thorough understanding of their needs and performance requirement and have the in-depth, specialty experience required to successfully complete this project for you, the City, and other project partners.

We have submitted to you our complete Ice Rink Statement of Qualifications for your review. We would be happy to provide additional information regarding projects, references, etc. at your request.

Some of the ice rink projects B32 has completed that are somewhat "local" to Ironwood include the John MacInnes Student Ice Arena at Michigan Tech University, Berry Event Center at Northern Michigan University, Amsoil Arena and the DECC rinks in Duluth MN, The Heritage Center Duluth MN, Hermantown Ice Arena MN, University of Minnesota Duluth Student Rink, etc.

Some of the notable projects that we are currently working on, or have recently completed, include the following:

Professional NHL (New)

Baptist Health Ice Plex Florida Panthers Ft. Lauderdale FL (2 sheets)
Xcel Energy Center, St. Paul MN (MN Wild)
American Airlines Center, Dallas TX (Dallas Stars, study)

Minor Professional ECHL, SPHL, AHL(New and renovation)

Port Wentworth Ice Cove, Port Wentworth GA (2 sheets)
Owens Ice Arena, Peoria IL (2 sheets)
Pelham Civic Complex, Pelham AL (2 sheets)
Blue Cross Arena, Rochester NY
Mohegan Sun Arena, Wilkes Barre PA

College Division 1 (New)

Northeastern University, Boston MA
Sacred Heart University, Fairfield CT
Augustana University, Sioux Falls SD
Kalamazoo Event Center, MI (Western Mich and Kalamazoo Wings)
University of St Thomas, St. Paul MN (2 sheets)

Divisions 1 and 3 College (Renovation)

3MAM at Mariucci University of Minnesota, Minneapolis MN
Berry Event Center University of Northern Michigan, Marquette MI
Ingalls Rink-Yale University, New Haven CT
Baker Rink-Princeton University, Princeton NJ
Conte Forum-Boston College, Boston MA
Carlson Center-University of Alaska Fairbanks, AK
Tuttle North Ice Arena SUNY Brockport NY
Sage Rink, Hamilton College, Hamilton NY
Bird Arena, Ohio University, Athens OH
National Hockey Center, St. Cloud University, MN (2 sheets)

College Prep (Renovation)

Nobles Greenough School, Dedham MA

Community Facilities (Renovation)

Olympic Center, Lake Placid NY (4 sheets + oval)
Oakton Ice Arena, Oakton IL (2 sheets)
EPIC, Fort Collins CO (2 sheets)
National Sports Center, Super Rink Blaine MN (8 sheets)
Joliet Ice Arena, Joliet IL
Bloomington Ice Gardens, Bloomington MN (3 sheets)
Maple Grove Community Center, Maple Grove MN (3 sheets)
Hoyt Lakes Ice Rink, Hoyt Lakes MN
Hermantown Ice Rink, Hermantown MN (2 sheets)
Northwoods Credit Union Arena, Cloquet MN (2 sheets)
Marathon County Ice Rinks, Wausau WI (2 sheets)
Litchfield Civic Center, Litchfield MN
Webster Groves Ice Rink, Webster Groves MO
Kirkwood Ice Rink, Kirkwood MO
Braemar Arena, Edina MN (4 sheets)
Playland Casino, Rye NY (3 sheets)
Oak Lawn Ice Arena, Oak Lawn IL
Graham Arena, Rochester MN (2 sheets)

Community Facilities (New)

Mosaic Quarters, Tucson AZ (3 sheets)
Richmond VA (2 sheets)
Bowie Ice Arena, Bowie MD
Fargo Parks Sports Center, Fargo ND (2 sheets)
Mobile Arena, Mobile AL (10,000 seats)
Palm Beach Gardens Iceplex, Palm Beach Gardens FL (2 sheets)
East Brunswick NJ (2 sheets)
Car Shield Ice Rink, Chesterfield MO (2 sheets)
Northfield, MN
Belmont MA
Woodman's Community Center, Janesville WI (2 sheets)
Prairie Lakes Ice Arena, Watertown SD (2 sheets)

Outdoor Facilities (New)

Middle Park Landing, Bettendorf IA (ice rink)
Jacobson Plaza, Sioux Falls SD (skating trail)
Landmark Ice Rink, Washington DC (skating trail)
Heartland of America, Omaha NE (skating trail)
Warwick Ice Rink, Warwick RI (ice rink)
Windows on the Waterfront, Holland MI (skating trail)
Laskar Pool and Ice Rink, Central Park NY (ice rink)
The Rivers Edge Ice Rink, Davenport IA (ice rink)
Central Plaza Ice Skating Loop, Marion IA (skating trail)
Schenley Ice Rink, Pittsburgh PA (ice rink)
Steinberg Pavilion Ice Rink, St. Louis MO (ice rink)
Elm Street Plaza Ice Rink, Cincinnati OH (ice rink)
City Park Ice Skating Ribbon, Bondurant IA (ice rink)

Studies

Panthers Ice Den, Coral Springs FL
Pasadena Ice Skating Rink, Pasadena CA
Young Area, Waterloo IA
American Airlines Arena, Dallas TX
Soldotna Regional Sports Complex, AK
Kenai Multi-purpose Facility, Kenai AK
Ames Ice Arena, Ames IA
Mennen Sports Center, Morristown NJ
Glacier Ice Rink, Missoula MT
Winter Lodge, Palo Alto CA
University of Illinois Urbana-Champaign
M Health Fairview Sports Center, Woodbury MN
BOK Center, Tulsa OK
West Seneca NY

We can provide you with references for any one of our many successfully completed ice rink projects at your request. Here are a few references to start:

1. Sharks Ice at San Jose (San Jose Sharks Practice Facility, 2 new sheets and renovated 3 existing sheets).
Reference: Jon Gustafson, Vice President, Sharks Ice LLC, 408.999.6751.
jgustafson@sharksice.com
2. Great Park Ice and Sports Complex, Irvine CA (Anaheim Ducks practice facility, 4 sheets),
Reference: Art Trottier, Vice President – The Rinks. 714.518.3201
attrottier@the-rinks.com
3. Xcel Energy Center and TRIA Rink, St. Paul, MN (MN Wild Practice Facility)
Reference: Mark Anger – Facility Development/Project Manager for the MN Wild. 651.312.3476,
manger@wild.com
Reference: Travis Larson, Ice Operations and Event Manager, Xcel Energy Center, 651-726-8160,
tlarson@wild.com
4. Baptist Health IcePlex, Fort Lauderdale, FL (Panthers Practice Facility)
Reference: Melissa Fitzgerald, General Manager, Florida Panthers. 954.835.8515
fitzgeraldm@floridapanthers.com
5. Ice Den Scottsdale (Arizona Coyotes Practice Facility, 3 sheets) and Ice Den Chandler, AZ Reference:
Mike O'Hearn – Executive Vice President Rainy Partners, LLC 602-980-7179
mikeo@rainypartners.com
6. Community First Igloo, Jacksonville FL (Icemen – AHL)
Reference: Eddie Hawkins, General Manager 0.949.774.1610 eddie@communityfirstigloo.com
7. 3M Arena at Mariucci, University of Minnesota, Minneapolis
Reference: Craig Flor, Athletic Facility Manager, 612-625-8365, florx003@umn.edu
8. Martire Family Arena, Sacred Heart University, Fairfield CT
Reference: Marco Izzo, Executive Director of University Construction, izzom2@sacredheart.edu
0.203.396.8467
9. All Season Arena and Civic Center, Mankato MN
Reference: Jim Tatge, Facilities Project Coordinator, City of Mankato. 0.507.387.8504
jtatge@mankatomn.gov
9. Yost Arena, University of Michigan
Reference: Scott Wood, Lead Design Manager – AEC, University of Michigan, Ann Arbor. 0.
734.647.1329, scottdw@umich.edu
10. Berry Event Center, Northern Michigan University
Reference: Kathy Richards, Associate Vice President. 0.906.227.1237 kathrich@nmu.edu
10. St. Peters Rec Plex, St. Peters MO
Reference: Burt Benesek, Manager- Transportation and Development 0.636.477.6600
bbenesek@stpetersmo.net.
11. Industry Contact
Reference: Dan Craig, former (retired) Vice President – Facilities Operation for the National
Hockey League. M. 347.853.3052 Dangcraig17@gmail.com

TEAM MEMBERS

Principal and President of B32 Engineering Group, Inc., Scott Ward and our team will work closely with you and the design team on this project. Scott has over 30 years of experience in civil and mechanical engineering fields. He has extensive knowledge of public facilities (e.g., ice arenas, water and wastewater treatment, community centers, aquatic centers, etc.) and associated feasibility and evaluation studies, project development, funding applications, and the design and construction process. His education and engineering experience uniquely qualifies him for the specialized design requirements of ice systems. He has been involved in over 450 ice rink projects since 1997, including professional practice facilities, Division 1 college venues, single and multi-sheet community arenas, and outdoor ice rinks. Scott is integrally involved in each ice rink project and has owned the business since 2007.

In addition to Scott's professional expertise, he was also an avid coach and coaching coordinator for 16 years; is a hockey player and supporter of youth hockey. The application of this practical insight help ensure each facility, and its systems are designed to meet your needs, operate successfully and be a gathering place for the community.

Education

Master of Science in Mechanical Engineering, University of Minnesota, 2000
Bachelor of Civil Engineering, University of Minnesota, 1995

Registration

Registered Professional Engineer in: AL, AK, AZ, CO, CT, FL, IA, IL, MA, MD, ME, MI, MN, MO, MT, NC, ND, NE, NH, NJ, NM, NY, OH, OK, OR, PA, RI, SD, TN, TX, VA, VT, WA, WI, WV, WY.

Professional Affiliations

American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)
Minnesota Ice Arena Managers Association (MIAMA)
Wisconsin Ice Arena Managers Association (WIAMA)
North East Ice Skating Mangers Association (NEISMA)
Ice Skating Institute (ISI)
United States Ice Rink Association (formerly STAR)
Minnesota Recreation and Park Association (MRPA)

Examples of Ice Arena Projects:

See B32 Engineering Group, Inc. Ice Rink Statement of Qualifications for more information.

PROJECT UNDERSTANDING

The Pat O'Donnell Civic Center is located at E4972 Jackson Road in Ironwood. The refrigeration system at the facility has reached its useful life and needs to be replacement. The City is budgeting approximately \$750,000 to replace the existing refrigeration system with a new system. The City has received a 50% grant for this project. The project includes replacing the existing refrigeration system with a new system including the refrigeration system, pumps, piping, and electrical panel.

B32 ENGINEERING GROUP, INC.,
2211 O'Neil Road, Hudson, WI 54016
t 651.256.3090 f 715.808.0842 www.B32eng.com

The City has requested a proposal from B32 Engineering Group, Inc. for a performance specification so that they can solicit bids from design-build contractors. This proposal does not include full design services and does not include drawings, front end specifications and construction contract documents, and detailed technical specifications. We will work closely with you and the City on this project.

Related design work by others (services **not** included in this proposal):

1. Code compliant refrigeration room including size, clearances, fire rating, water lines, drains, electrical service, ventilation, etc.
2. Site work, site utilities, landscaping, etc. for refrigeration room expansion, cooling tower, etc..
3. Dehumidification and air conditioning systems.
4. HVAC and plumbing systems for the refrigeration room including, but not limited to:
 - a. Ventilation systems.
 - b. Eyewash/shower stations.
 - c. Floor drain modifications if needed.
 - d. Water line modifications if needed.
 - e. Connection of ice system controls to the BMS or other central system.
 - f. Connection of gas monitoring panel (gas monitoring system included in B32 performance spec) to the fire alarm system.
 - g. Secondary side of enhanced waste heat recovery system (e.g. preheating domestic hot water, resurfacers water, etc.).
 - h. And other related systems.
5. HVAC and plumbing systems for resurfacers room.
6. Electrical service to the refrigeration system's motor control center (MCC). B32 Engineering Group, Inc. will include all other electrical between the MCC and the refrigeration equipment in the performance specification.
7. Electrical for the refrigeration room including, but not limited to, lighting, receptacles, power for HVAC equipment, etc.
8. Structural engineering for roof curbs and footing, wall penetrations, cooling tower/condenser roof or ground supports, roof loading of cooling tower/condenser, etc.
9. Snow melt pit heating system if not using waste heat from the refrigeration system.
10. Design of screen wall system for new evaporative condenser. Fence and landscaping around the new evaporative condenser.

Project Schedule

Site Visit and Performance Specification:	October, 2025
Bid Phase:	October – November 2025
Order refrigeration package (30 week lead time):	November 10, 2025
Refrigeration package arrives on-site (30 weeks):	June 1, 2026
Construction:	May-July 2025

SCOPE OF WORK

As Ice Rink Engineers and Consultants, B32 Engineering Group, Inc. will provide the specialized experience required to develop a performance specification for the new refrigeration system. The City has requested that B32 only provide a performance specification vs. full design services.

The main disadvantages of the performance-based specification approach are as follows:

- A performance specification is one simplified technical document that summarizes the requirements of the system but does allow for greater variation in materials and products vs. a full design package that includes detailed drawings and detailed technical specifications for all materials, equipment and execution of work.
- A performance specification still requires the ice rink contractor to provide a set of design drawings stamped and signed by a registered, licensed professional engineer. So, the design cost is simply shifted to the construction budget.
- This procurement approach makes it much more difficult to compare bid results because the contractors have more flexibility in what they provide. We have added a scoring step (Step 5) to somewhat assist with this process.
- The ice system is a high cost, high energy use, mechanical system. A full design aids in minimizing capital costs and energy use. There is less control and oversight in a performance specification approach.

B32 Engineering Group, Inc. will provide a step-by-step design approach as described below:

Step 1 – Performance Specification

The following tasks will be included:

1.1 Meeting 1: Meeting at the facility with you, the City and any other stakeholders to discuss the refrigeration system in more detail including the following.

1. Introduction to refrigeration system options. Refrigeration system options including type of systems; system materials; controls; operation and maintenance; efficiency; and energy use.
3. Type of primary and secondary refrigerants including consideration of natural refrigerants (e.g., ammonia & CO₂), new more environmentally friendly synthetic refrigerants (e.g., R-513, R-448a, R449a) and secondary refrigerants (e.g., brine, glycol).
4. Waste heat recovery systems including basic systems to serve subfloor heating and snow melting systems.
5. The scope of work for related MEP, structural, and architectural systems such as code requirements for the refrigeration room, etc. This work is not included in our proposal.

6. Other related systems and conditions that will affect the ice system including the building envelope construction, arena space design conditions (number of spectator seating, ventilation, dehumidification, air quality, lighting), mechanical room electrical, ventilation, and plumbing, soils conditions beneath the ice rink floor, and perimeter concrete work. This work is not included in our proposal, but we will share our related experiences with the design team.
- 1.2 Prepare draft and final performance specifications documents, for the City to review, based on the above information consisting of the refrigeration system.
- 1.3 Design Meetings (virtual): Virtual meeting with you, the City, and any stakeholders to discuss project progress.
- 1.4 Prepare an Opinion of Probably Construction Costs.
- 1.5 Provide input on project schedule.
- 1.6 Provide input on bidding and award schedule.
- 1.7 Answer questions from contractors, suppliers, design team, etc. during the bidding period.
- 1.8 Review the bid results and provide input on award of construction contract. We have not included attendance at the prebid walkthrough or bid opening but can add this visit if desired by you.

Step 2 – Construction Administration

The ice system (refrigeration system, waste heat recovery systems, control system, ice rink floor system and dasher board system) is the most important system in an ice arena facility. Proper installation of these systems plays a significant role in the economic and social success of the facility. Experienced ice arena specialists provide a higher level of confidence that the installation has been done right and the final product has been constructed as the design intended. We have not included construction administration services in this proposal.

ASSUMPTIONS

This proposal is based on the following assumptions;

- GETTING STARTED - Prior to starting the work, B32 Engineering Group, Inc. will be provided with full information regarding your firm's and client's requirements including any special or extraordinary considerations for the Project or special services needed and will be provided with all pertinent existing data.
- INFORMATION - B32 Engineering Group, Inc. will be relying on CAD files and topographic surveys completed and prepared by others. B32 Engineering Group, Inc. assumes no liability

B32 ENGINEERING GROUP, INC.,
2211 O'Neil Road, Hudson, WI 54016
t 651.256.3090 f 715.808.0842 www.B32eng.com

for the accuracy of such drawings or surveys.

- EXCLUSIONS - In preparing this proposal, certain items have been excluded from the scope of services that may or may not be required. Should these services become necessary, B32 Engineering Group Inc. can provide them as Additional Services. The following services have been excluded from this proposal:
 - Design drawings and full technical specifications.
 - Full design services.
 - Construction administration services.
 - Existing ice rink floor system, transmission mains and dasher board systems.
 - Evaluation of site and soil conditions in or near the building.
 - Rebates, grants, or other funding applications.
 - Energy modeling and calculations.
 - Life cycle cost analysis.
 - Permit applications.
 - Commissioning of systems.
 - Local and State code review meetings.
 - Environmental reviews, reports or permits.
 - Building energy simulation.
 - Sampling, laboratory and on-site material testing or performance and intrusive testing
 - Hazardous material testing and abatement.
 - Record or as-built documents.
 - Surveying
 - All other work listed at "Not Included" in the Project Understanding section of this proposal.
 - Project advocacy beyond the normal standard of care.

COST OF SERVICES

We propose an **hourly Not-to-exceed** fixed fee of **\$19,995** ~~\$19,800~~ + reimbursable expenses.

Conditions of Proposed Fee:

- EXPENSES – Reimbursable expenses **are included in the NTE fee above** ~~will be billed in addition to the fees stated above~~ and will be invoiced in accordance with our standard fee schedule.
- Taxes not included in fee.
- PAYMENTS – All payments due B32 Engineering Group, Inc. shall be made within 30 days after receipt of invoice. Services will be invoiced once per month. Finance charges will be applied to all payments not received within 30 days of invoicing. B32 Engineering Group, Inc. shall have the right to suspend work on the project upon invoice past due more than sixty (60) days from presentation, unless or until B32 Engineering Group, Inc. is satisfied that payment is forthcoming.

- **ADDITIONAL SERVICES** – Additional Services, if authorized in advance, will be billed in accordance with our standard fee schedule.
- **FEE SCHEDULE** - The attached fee schedule is valid through December 31, 2025. Any services furnished after December 31, 2025, will be charged in accordance with our 2026 fee schedule. We will not increase any item on the fee schedule by more than 5% per year for work performed in 2026.
- **QUALIFICATIONS** – The proposed construction administration fee is based on the Owner hiring an experienced ice rink contractor meeting the qualifications of B32 Engineering Group, Inc. standard Section 131811 – Ice Rink General Requirements that in general states the contractor must have successfully completed five (5) ice rink projects of similar scope in the past five (5) years.
- **INSURANCE.** This proposal is based on the following insurance coverage carried by B32 Engineering Group, Inc.

Category	Insurance Limits
Comp General Liability and Bodily Injury	\$2M each occurrence \$4M general aggregate
Professional Liability	\$5M each claim \$5M aggregate
Umbrella Liability	\$2M each occurrence \$2M aggregate

- This document serves as record of the basic terms of our agreement. Upon receipt of a countersigned copy of this letter, we assume you will provide B32 Engineering Group, Inc., with an agreement for review and comment.
- This proposal is based upon completion of our services by February 1, 2026.

B32 ENGINEERING GROUP, INC. IS *BEST VALUE* FOR YOU AND THE CITY OF IRONWOOD

In addition to having an extensive resume of over 450 very successful ice rink projects of all types and sizes nationwide, B32 Engineering Group, Inc. brings to your project:

- Extensive ice rink design and construction experience providing a clear understanding of what works and what doesn't work.
- Extensive single-sheet and multi-sheet ice rink design experience providing the knowledge of proper pumping and flow design to allow individual flow and temperature control to each sheet of ice and central refrigeration system design maximizing system performance and efficiency. As one example, we were involved in the ice system design for two 4-sheet complexes with very tight budgets and two different building types. I have designed many multi-sheet facilities.
- Extensive experience with natural refrigerants such as CO2-based ice systems and ammonia-based ice systems.

- Experience with codes, regulations, statutes and ordinances applicable to indoor ice arena facilities.
- Personal attention. The Owner of B32 Engineering Group, Inc., Scott Ward, will be assigned to design and manage this project for you. This project will be a priority for the B32 Engineering Group, Inc.
- Proven performance. B32 congratulates the following 2025 Champions and is proud to have designed the ice they skate on:
 - Stanley Cup Champions – Florida Panthers
 - PWHL Walter Cup Champions – Minnesota Frost
 - IIHF Women’s World Championship - Team USA Women’s National Hockey Team
 - NCAA (Men’s) – Western Michigan University Broncos
 - NCAA (Women’s) – University of Wisconsin Badgers
 - ACHA M2 (Men’s) – Lindenwood University Lions
 - Minnesota High School Class AA (Boys) – Moorhead Spuds
 - Minnesota High School Class A (Boys) – St. Cloud Cathedral Crusaders
 - Upcoming 2026 IIHF World Junior Championship – Grand Casino Arena (formerly the Xcel Energy Center) and 3M Arena at Mariucci, University of Minnesota

Experience and passion fosters innovation. B32 Engineering Group, Inc. was the first in the ice rink industry to:

- Design an ice system that regenerates a desiccant system using waste heat recovered from the refrigeration system in place of natural gas. (Northfield Ice Arena- MN)
- Design a conversion (direct to indirect) of an existing Holmsten Ice Rink’s direct refrigeration system that uses the existing equipment to minimize costs with little or no loss in operating efficiency. This provided the City with the widest range of options for replacing or renovating the existing ice system in the North Arena. (Lund Arena - Gustavus Adolphus College-MN)
- Design a geothermal-based ice system without a well field and using a city water source, maximizing waste heat recovery and providing superior efficiency and reliability without losing performance. (Brooklyn Park Activity Center-MN)
- Design a geothermal-based ice system that uses industrial grade refrigeration technology for a long-life span and ammonia refrigerant to maximize efficiency and reduce greenhouse gas emissions. (Burnsville Ice Center-MN)
- Design of first **CO2-based** ice systems in the United States. B32 Engineering Group, Inc. has designed 6 total CO2-based ice systems with the first in 2014. (Anchorage AK Eagle River AK, Palmer AK, St. Michael MN)
- Design ice systems for LEED certified ice arena facilities including Bentley University MA (Platinum), Amsoil Arena-Duluth MN (Gold), Great Park Ice & Sport Anaheim CA (Silver) and others. B32 Engineering Group, Inc. is always striving to apply sustainable practices including waste heat recovery, water reuse, using recycled water to make the ice sheet, geothermal, natural light, etc.

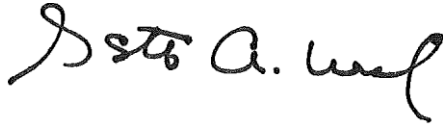
Thank you for the opportunity to be involved in this project. We are confident you will find our qualifications, experience and reputation at the top of the industry. We encourage you to call any references on any project that we have worked on.

If this proposal meets with your approval and is consistent with your understanding, please sign and return an original copy of this letter by mail. In the event we do not receive a signed copy of this letter, and we are authorized to begin work verbally, we will assume the terms and conditions of this proposal have been accepted by you.

We are very excited about this opportunity, and we look forward to personally sharing our experience and knowledge of ice systems with you and the City of Ironwood. If you have any questions, please feel free to contact me on my mobile at 651.492.1376.

Sincerely,

B32 ENGINEERING GROUP, INC.

A handwritten signature in black ink, appearing to read "Scott A. Ward".

Scott A. Ward, P.E., President

Enclosure: 2025 Professional Services Fee Schedule

We can provide you with our Ice Rink Statement of Qualifications at your request.

Agreed to and accepted,

By _____

Title

Date

APPENDIX A



B32 2025 PROFESSIONAL SERVICES FEE SCHEDULE

Effective: January 1, 2025, December 31, 2025

HOURLY RATES

LABOR CATEGORY	HOURLY RATES
Principal	\$255-\$285
Senior Project Engineer/Project Manager	\$180-\$200
Project Engineer/Project Manager	\$135-\$155
Senior Designer/Project Manager	\$165-\$185
Designer	\$100-\$120
Intern	\$85-\$95
Marketing	\$110-\$130
Administrative	\$90-\$110

REIMBURSABLE EXPENSES

Reimbursable expenses include, but are not limited to the following:

- Mileage (current IRS rate).
- Parking/Tolls
- Travel Expenses: airfare, lodging, rental cars, and electronic communication in connection with the project.
- Meals will be billed at \$75 per diem.
- Reproductions, plots, report materials and standard form documents as outlined in the table below.

Item	Size	Black & White	Color
Photocopies/Printing	8.5 x 11	\$0.35	\$1.30
	11x17	\$0.50	\$2.50
Plots and Scans over 11x17 in size	At cost of outside service		

- Outside services (printing, testing, etc.).
- Delivery Services (UPS, FedEx, etc.).
- Subconsultant Services.
- Other similar direct project-related expenditures.

Reimbursable expenses are billable at 12% over cost and per diem.

All payments due to B32 Engineering Group, Inc. shall be made within 45 days after receipt of invoice. B32 invoices monthly.

These rates are subject to adjustment each year on January 1.



To: Mayor Corcoran and City Commission

From: Tom Bergman, Community Development Director

Date: September 3, 2025

Meeting Date: September 8, 2025

Re: FY 2024-2025 Planning Commission Annual Report

As part of the Redevelopment Ready Communities Program, the City of Ironwood is required to do an Annual Report of the activities of the Planning Commission. Normally part of this process includes a review of the Comprehensive Plan, but this year we are in a full revision of the Plan. The Annual Report details the activities of the Planning Commission for the previous fiscal year. The Planning Commission will review the annual report at their meeting on September 4th.

Recommendations

Approval of the 2024-2025 Annual Report.



CITY OF IRONWOOD PLANNING COMMISSION 2024-2025 ANNUAL REPORT

1. Purpose of this Report.

- The Planning Commission is a board of seven members with three-year terms and one Ex-Officio non-voting member from the City Commission. The board is directed by the City of Ironwood Community Development Director. The Planning Commission is responsible for the following:
 - Preparing and implementing the City's Comprehensive Plan and additional plans/planning documents.
 - Processing zoning requests including: Zoning Amendments (text and property), Site Plan Review, Special Land Uses, and Development Review.
 - Sale of City owned Surplus Property.
 - Other planning and zoning related matters that may come before it.

2. The reason for this report.

- The Michigan Planning Enabling Act requires it. "A planning commission shall make an annual written report to the legislative body concerning its operations and status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."
- It Increases information-sharing between staff, boards, commissions, and the governing body.
- It Allows for anticipation of upcoming issues and priorities, in order to prepare and budget, if necessary.
- The report represents the activities of the Fiscal Year 2024-2025

3. Membership

Planning Commission Member	Term Expiration
Sam Davey – Chair	December 31, 2026



Grant Boelter	December 31, 2026
Klaus Kutschke	December 31, 2025
Richard Jenkins	December 31, 2026
Mark Silver	December 31, 2025
John Spence	December 31, 2027
Scott Bissell	December 31, 2025
David Andresen	Ex-officio

4. Meetings (MPEA required four meetings annually)

The City of Ironwood Planning Commission met 12 times in 2024-2025. This meets the requirements of the MPEA.

5. Master Plan Review

Outline for topics for Comp Plan Update to Commission

Priority Action Items from Comp Plan

- A. **Zoning Ordinance** – Zoning Audit will be started in the Fall of 2025 with a zoning revision starting late 2025 early 2026
- B. **Providing print and online access to applications for development projects** – completed
- C. **Prepare street maintenance reconstruction plan** -ongoing projects as identified in the Capital Improvement Plan
- D. Priority Trail Improvements**
 - Southern Beltline Trail Acquisition Phase 1 completed and Phase 2 beginning, both funded by DNR Trust Fund
 - MMHP Mountain Bike Trail – Continued maintenance and planning for future expansion
 - Pedestrian Network – Sidewalk Policy (drafted but not adopted)
 - Wayfinding Master Plan – In progress
- E. Park Action Program**
 - Looking for property to construct Playground in Jesseville neighborhood.
 - Conduct annual Trail and User Summit (City continues to partner with the Ironwood Chamber of Commerce for the Fall Volunteer Fair which is held in November of every year)
 - Programming the Parks (continued support of SISU Ski Fest, Farmers Market in Depot Park, First Fridays Summer Music Series in City Square, Art in the Park and Emberlight Festival, Festival Ironwood)

- Funding approved from DNR Land and Water Conservation Grant for new Ice Making Plant at the Pat O'Donnell Civic Center.
- Partnership with Gogebic Range Health Foundation, Gogebic Community College, The International Mountain Biking Association for Mountain Bike Trail System Project for Mt. Zion.
- 5 year Parks and Recreation Plan Updated in January 2024
- River Walk Trail (in progress as part of Southern Beltline Railroad Grade)
- New Hiawatha Playground completed June 2024
- Little League Field Improvements (New pavilion Fall 2024)
- Museum Feasibility Study (Not started)
- Miners Park Headframe Project (expansion of park completed, Headframe construction is looking for funding opportunities)
- Curry Park electrical upgrade (funded through DNR Trust Fund, completed 2025)
- Longyear Park Upgrades Fall of 2025 funded by the MI-Neighborhood Program

F. Economic Development Priority Action

- Housing-Continued work with non-profit housing developer on multifamily downtown development. Housing Action Plan completed in Spring of 2025.
- Economic gardening – (Partnering with downtown building owners and the MEDC for building rehab projects, ongoing façade program, working with Northern Initiatives to provide Revolving Loan Fund dollars to businesses, Partnership with Ironwood Tourism Council, First Fridays Downtown, Implementation of TIF funding to improve the Downtown)
- Market the Community – (Partnership with Ironwood Tourism Council, Travel Ironwood Website, Increased Social Media Presence, Shop local with First Fridays, Jack Frost Christmas Market, Find Your North Branding Campaign, Target Market Analysis needs to be updated.
- Housing Rehabilitation –Funding approved for MSHDA MI-Neighborhood Grant for Housing Rehab projects (applied for an additional \$320,000 of funding in next round), Housing Action Plan Completed.
- Increased Broadband Access- working with InvestUP and MEDC to help provide broadband to remote locations (Rural Digital Opportunities Fund (RDOF) for the Upper Peninsula, Highline Internet)
- Development of Community Calendar – The Calendar is currently being managed by the Ironwood Chamber of Commerce. Chamber recently upgraded the calendar website.
- Audit of Zoning Ordinance as part of the Comprehensive Plan 2025-2045 Project

- Enhancement of Downtown – Downtown Development Plan and TIF Plan (project completed late Summer of 2023)
- Support infill Redevelopment – Changes in Zoning Ordinance to encourage small lot development and Accessory Dwelling Units.
- Continue Work with businesses in Industrial Park to help with expansion needs. Industrial Park is currently full and will need to identify areas for expansion as part of Comprehensive Planning Process.
- City is a Redevelopment Ready Community (RRC) Certified with the MEDC.
- Working with the MEDC through the RRC program to identify and redevelop downtown projects.
- Partnering with the State and County Land Bank, the MEDC, and a private building owner to stabilize and redevelop downtown buildings.

G. Downtown Development Plan and TIF Plan

Downtown Development Plan and TIF Plan were adopted in the Summer of 2023.

- New opportunity for outdoor seating in the downtown
- Downtown Social District currently has 2 businesses, working to add 2 additional businesses.
- Encourage extended downtown business hours during First Friday events.
- Changes to Zoning Ordinance regarding the downtown district and a new business development district as recommended in the current Comp Plan revision.
- Continued Work with Ironwood Tourism Council to promote the Downtown.
- Continued Expansion of First Friday Summer Music Series funded by the MACC, including the partnership with Stormy Kromer for the Plaidurday Celebration on the First Friday of October.
- Continued programming for Downtown Parks including the City Square and Depot Park.
- Bike racks and cigarette butt receptacles installed in the downtown.
- Downtown Entrance Sign off of Hwy 2 to be installed fall of 2025 or Spring of 2026.

H. Infrastructure Systems

The Water Treatment Plant Phase 1 is completed, and Phase 2 is currently underway. Phase 5A Infrastructure Project is complete and 5B and 5C will be completed the end of 2026.

- The Wastewater Treatment Plant Upgrade project is underway.

6. Zoning Ordinance Amendments

- The zoning ordinance was partially audited as part of the Housing Action Plan. A full audit will be conducted in the Fall of 2025 followed by a revision of the ordinance to bring it into compliance with the revised Comprehensive Plan.

7. Development Reviews

Project type	Location	Description	Status	Recommendation to legislative body	Date of action
Site Plan	500 Bonnie Rd.	County Materials Concrete Plant	Approved	N/A	July 2024
Alley Vacation	206 N. Hemlock Street	Mitchell Alley Vacation	Approved	Approved by City Commission	July 2024
Site Plan Revision	824 E. Cloverland Dr.	Higher Love Revision	Approved	N/A	October 2024
Site Plan Revision	Luxmore	Fire Station Revision	Approved	N/A	December 2024
High Profile Sign Approval	100 W. Cloverland	High Profile	Approved	N/A	January 2025
Non-Conforming Status Request	235 E. Ayer Street	John Semo request to open Auto Shop based on Non-conforming exemption	Approved pending Special Land Use process	N/A	January 2025
Special Land Use	117 May Street	Ground Mounted Solar Array	Approved	N/A	February 2025
Special Land Use	235 E. Ayer Street	Automotive Repair	Approved	N/A	February 2025
Site Plan Review	951 Broadway	Automotive Shop Expansion	Approved	N/A	May 2025
Site Plan Review	590 Easy Street	Hope Animal Shelter new building	Approved	N/A	June 2025
Property Lease	301 East Aurora	Lease City Property to Lighthouse Church	Approved	Approved by City Commission	June 2025

8. Variances

Variance type	Location	Description	Status	Recommendation to legislative body	Date of action
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No Variance Requests in FY 2024-2025

9. Actions by legislative body (Review actions taken by the legislative body related to planning and development)

- Zoning map amendments, Property leases, and right of way vacations

10. Zoning map (Review with listed development and rezoning requests to analyze potential trends)

- Zoning map amendments

11. Trainings

Topic/description	Date
MAP Planning Commission Training	May 2025
Developers Workshops (part of Housing Action Plan) 3 Sessions	Fall 2024
Citizen Planner Training hosted by the City of Ironwood and MSU Extension	Fall 2025

12. Joint Meetings

List any joint meetings and key topics of discussion: No joint meetings in FY 2024-2025

13. Public Engagement

Event Date	Name	Place	Deliver method	Comments
Spring 2025	Housing Plan Survey	Website	Website, social media, meeting announcement	Public Comments collected on housing plan draft
Spring 2025	Master Plan Public Comment Survey	Website	Website, social media, meeting announcement, text, email	Public comments collected on comp plan draft
Spring 2025	Master Plan Map Survey (Social Pinpoint)	Website	Website, social media, meeting announcement, text, email	Comments collected on individual locations throughout the City using interactive map

Fall 2024	Housing Plan Surveys	Website	Website, social media, meeting announcement, text, email	Public Comments collected on housing plan draft
Fall 2024	Housing Plan listening sessions	Memorial Building	Website, social media, meeting announcement, text, email	Public Comments collected on housing plan
Winter 2025	Annual Volunteer Fair	Memorial Building	Website, social media, meeting announcement, text, email	Partnership with area nonprofits. Meet and greet to promote boards and commissions
Summer 2025	Festival Ironwood Booth	Ironwood Historic Depot Park	None	Meet and greet visitors and residents. Public able to ask questions and comment on the City.

14. Other notable items to consider including:

- Continue search for funding for Mt. Zion Mountain Bike Trail System
- Zoning Ordinance Revision Winter 2026
- Partnering with The Michigan Economic Development Corp and State and County Land Banks to help building owners with Downtown building rehabilitation.

#025-044
**RESOLUTION GOVERNING THE 2025 COMPREHENSIVE
DEER MANAGEMENT ARCHERY HUNT IN THE CITY OF IRONWOOD;
SETTING RULES AND STANDARDS; AND SETTING FEES**

At a Regular Meeting of the Ironwood City Commission, held on September 8, 2025, in the Commission Chambers of the Municipal Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner _____, supported by Commissioner _____.

WHEREAS, the ordinances of the City allow a limited and controlled Comprehensive Deer Management Archery Hunt; and

WHEREAS, the standards and rules for each hunt are determined by resolutions of the City Commission;

NOW, THEREFORE, BE IT RESOLVED, that the following rules and standards shall govern the Comprehensive Deer Management Area Archery Hunt as amended by Chapter 18, Section 18-234 and authorized by Chapter 6, Article IV, Section 6-100 of the Ironwood City Code of Ordinances, as amended:

- (a) Deer hunting by archery, inclusive of crossbows, will be conducted in strict conformance with each and every applicable law, rule, and regulation of the United State government, the State of Michigan, and the City of Ironwood;
- (b) Each participating hunter will be licensed by the State and shall have paid all required fees and have met the standards for certification. Payment shall be made to the City of Ironwood.
- (c) Each hunter shall execute and legally bind himself or herself to an agreement, on a form approved by the City Attorney, to repair or pay for any injury to person, or damage to property of another that arises out of the Hunter's activities in hunting for deer, and to defend and indemnify the City and its agent for any claims against them which arise out of the hunter's activities in hunting for deer;
- (d) Within 24 hours of taking a deer, each hunter shall report to the City or designee where the animal can be logged for time and place taken, gender of deer and any other relevant information requested;
- (e) The hunt shall run concurrent with the State of Michigan's early and late archery deer hunting seasons as defined by the State of Michigan and City of Ironwood.
- (f) The areas within which, subject to the laws and ordinances that apply, hunting can take place are those indicated on the map or maps on file in the City Clerk's Office and referred to as the "**2025** Comprehensive Deer Management Area Map".
- (g) The hunt shall be managed by the City Manager or his/her designee. Under any circumstances, the law enforcement officers of the City, State, and Federal Government retain their jurisdiction;
- (h) During the designated season, only antlerless deer will be harvested within the Designated Management Area, with the exception of an "Earn-A-Buck"

incentive. Under the “Earn-A-Buck” incentive a hunter will be allowed to “Earn-A-Buck” after the successful harvest of one doe. The incentive will allow a maximum of five (5) bucks to be taken under the “Earn-A-Buck” Program.

- (i) A maximum of thirty (30) DMA permits will be issued. The City of Ironwood may issue a second permit provided there are no other applicants on the waiting list.
- (j) Only hunting from tree stands is allowed. Each stand platform must be a minimum of 12 feet above ground;
- (k) Allowed hunting areas. Deer harvesting will be prohibited in all areas of the City except in designated management areas (DMA) on the attached **2025** City of Ironwood Comprehensive Deer Management Map (see attachment), and;
- (l) As specified by the current laws and regulations of the State of Michigan.
- (m) Any place posted “no hunting” in compliance with the law of Michigan.
- (n) Within 200 feet of the centerline of a roadway.
- (o) All hunters are required to attend a **mandatory** Pre-Season Seminar.
- (p) A \$10.00 non-refundable application fee will be charged to all hunters. All hunters who pass the required proficiency test and meet all criteria to receive a DMAP tag will be charged a \$10.00 Administrative Fee for each DMAP Tag issued.
- (q) Notification signs shall be posted around the designated hunting area.
- (r) Deer baiting will be allowed per State of Michigan rules and regulations.
- (s) All hunters will be required to take a proficiency test as required by City Ordinance. Testing will be done with broad heads only.
- (t) Hunters must be tested every 2 years for proficiency and after four (4) years of participating, hunters will be tested once every five (5) years.
- (u) All Deer Management Hunters must be at least seventeen (17) years of age at the time of application.
- (v) **The 2025** Comprehensive Deer Management Program will be separated into two (2) seasons following the Michigan Early and Late Archery Seasons: October 1- November 14 and December 1– December 31.
- (w) Successful Earn-A-Buck hunters do have the option of continuing to hunt by means of bow and arrow or crossbow only, from November 15 to November 30. *Note: Firearms are not permitted to be used within the City Limits at any time during the Comprehensive Deer Management Hunt and hunters are required to use their own Michigan Deer Hunting License to harvest a buck vs. their DMAP Tag.*
- (x) Stands must be removed by **January 1**, or within three (3) days after their hunt is finished.
- (y) Property owners, once registered with the City Clerk’s Office, with ten (10) acres or more of contiguous property will be allowed to obtain a DMA (Deer Management Assistance) Permit to participate in the Comprehensive Deer Management Program, subject to all the rules and regulations of the State of Michigan and individuals receiving said permit shall be responsible for knowledge of said rules and regulations.

- (z) Comprehensive Deer Management Participants may use their Michigan Archery Deer or Combination Deer License for antlerless deer providing they follow all rules and regulations.
- (aa) Comprehensive Deer Management Participants may use a crossbow, following Michigan Law, during the Early Archery Season, from October 1 – November 14.

WHEREAS, this resolution continues in force until superseded by another resolution governing the seasonal deer hunt in the City.

THEREFORE, BE IT RESOLVED, that the Ironwood City Commission authorizes the City Manager to conduct a **2025** Comprehensive Deer Management Archery Hunt beginning **October 1, 2025**.

Upon roll call vote, the following votes were recorded:

AYES:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

KIM S. CORCORAN, MAYOR

I, Jennifer L. 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 _____.

JENNIFER L. JACOBSON, CITY CLERK

RESOLUTION # 025-046

Authorizing Resolution Approving Application for a Community Development Block Grant ("CDBG") for housing rehabilitation and authorizing submittal of the MI-Neighborhood Grant Application to the Michigan State Housing Development Authority (MHSDA)

At a Regular Meeting of the Ironwood City Commission, held on September 8, 2025, in the Commission Chambers of the Municipal Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner _____ supported by Commissioner _____.

WHEREAS, the City of Ironwood supports the submission of an application to Michigan State Housing Development Authority (MHSDA) for a Community Development Block Grant for housing rehabilitation; and,

WHEREAS, MSHDA has invited the City to submit an application for a CDBG for implementation of the Project, which the Project is the rehabilitation of four low to moderate income houses; and,

WHEREAS, the City has prepared a grant application formally requesting grant assistance through the CDBG Program, for the implementation of the Project (the "Application"); and,

WHEREAS, after a Notice of Public Hearing was published in the Ironwood Daily Globe on September 4, 2025, and a public hearing was held by the City Commission on September 8, 2025, to consider the Application and to take public comment on the Application, and that the City has completed the public participation requirements required by law,

NOW THEREFORE, BE IT RESOLVED THE FOLLOWING:

1. That the funding request made by the City to MSHDA for the City of Ironwood Housing Rehabilitation Project is for a grant in the amount of \$200,000.
2. The proposed project is consistent with the City of Ironwood Community Development Plan and City of Ironwood Comprehensive Plan.
3. All activities will be taken for the purpose of providing and/or improving permanent residential structures, which upon completion will be occupied by low- or moderate-income households.
4. No project costs (CDBG or non-CDBG) will be incurred prior to a formal grant award, completion of the environmental review procedures and formal, written authorization to incur costs has been provided by the CDBG Project Manager.
5. The City, through the office of the City Manager, is hereby authorized to submit the application (and all attachments) and all other information requested by the MSHDA to the MSHDA for CDBG award.
6. The person authorized to sign the Application, and all attachments, and all further documentation that may be requested or required by the MSHDA in connection with the Application, is Paul Anderson, City Manager.

7. The person authorized to sign the Grant Agreement on behalf of the City, and all amendments, is Paul Anderson, City Manager.
8. The Person authorized to sign FSR Payment Requests is Paul Anderson, City Manager.
9. The Person authorized to be the Certifying Officer is Paul Anderson, City Manager.

Upon roll call vote, the following votes were recorded:

AYES:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

Kim S. Corcoran, Mayor

I, Jennifer L. 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 September 8, 2025.

Jennifer L. Jacobson, City Clerk



MEMO

To: Mayor Corcoran and the City Commission

From: Tom Bergman, Community Development Director

Date: September 3, 2025

Meeting Date: September 8, 2025

Re: Office of Rural Prosperity Rural Readiness Grant Application

Project Description

Through a letter of intent process with the Office of Rural Prosperity, the City of Ironwood has been selected to apply for the Rural Readiness Grant. This Grant is for \$50,000 and requires a 20% match. The purpose of the project is to revise the City's zoning ordinance now that we are nearing completion of the comprehensive plan. Once the comprehensive plan is complete it is important to have a zoning ordinance that is consistent with the vision of the plan. This is a primary tool of implementing the plan. We are estimating the project to cost approximately \$57,500 cash, so we will be requesting a \$7,500 cash match in addition to \$7,500 in kind contribution from staff. This match amount will come from general fund balance.

Recommendation

Adopt Resolution #025-047, a Resolution supporting the submission of the Rural Readiness Grant for \$50,000 and allocate \$15,000 of match, cash match (\$7,500) and "in kind" match (\$7,500), for a total project of \$65,000.

RESOLUTION # 025-047

Michigan Office of Rural Prosperity 2025 Rural Readiness Grant Application for the City of Ironwood Zoning Ordinance Revision

At a Regular Meeting of the Ironwood City Commission, held on September 8, 2025, in the Commission Chambers of the Municipal Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner _____ supported by Commissioner _____.

WHEREAS, the City of Ironwood supports the submission of an application titled, “City of Ironwood Zoning Ordinance Revision” to the Office of Rural Prosperity to revise the City’s Zoning Ordinance to make it consistent with the 2025 Comprehensive Plan and Housing Action Plan;

WHEREAS, This grant opportunity is to promote community-specific solutions that build planning and capacity in rural communities and regions across Michigan to address local and regional priorities in rural communities, including but not limited to needs related to broadband, economic development, energy, housing, infrastructure, placemaking, transportation, and workforce or population attraction and retention; and,

WHEREAS, the City of Ironwood has made a financial commitment to the project in the amount of \$7500 matching funds in cash and \$7500 in “in-kind” contribution; and,

THEREFORE, BE IT FURTHER RESOLVED that the City of Ironwood hereby authorizes submission of a Rural Readiness Grant Application for \$50,000, and further resolves to make available its financial obligation amount of \$15,000 of cash and “in-kind” match of a total \$65,000 project cost, during the 2025-2026 and 2026-2027 fiscal years.

Upon roll call vote, the following votes were recorded:

AYES:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

Kim S. Corcoran, Mayor

I, Jennifer L. 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 September 8, 2025.

Jennifer L. Jacobson, City Clerk