



IRONWOOD

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AGENDA REGULAR IRONWOOD CITY COMMISSION MEETING DECEMBER 8, 2025

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

Regular Meeting – 5:30 P.M.

ZOOM OPTION AVAILABLE FOR THE PUBLIC

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

REGULAR MEETING 5:30 P.M.

- A. Regular Meeting Called to Order.
Pledge of Allegiance to the United States of America.
- B. Recording of the Roll.
- C. Approval of the Consent Agenda. *
All items with an asterisk () are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of those items unless a Commission member or citizen so requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the Agenda.*
 - *1) Approval of Minutes:
 - a. Regular City Commission Meeting Minutes of November 24, 2025.
 - *2) Review and Place on File:
 - a. Pat O'Donnell Civic Center Board of Directors Meeting Minutes of November 3, 2025.
 - b. Downtown Ironwood Development Authority Meeting Minutes of September 25, 2025.
 - c. Ironwood Housing Commission Meeting Minutes of October 14, 2025.
 - d. Department of Public Works Updates.
- D. Approval of the Agenda.
- E. Review and Place on File:
 - 1. Revenue & Expenditure Report.
 - 2. Cash and Investment Summary Report.



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

UNFINISHED BUSINESS

- H. Discuss and consider proposal from Rahmberg, Stover & Associates, LLC to conduct a compensation review for City administrative staff for not to exceed amount of \$12,000.
- I. Discuss and consider approving Change Order #22, for Jake's Excavating and Landscaping, LLC., which is a decrease of \$2,899.51 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.
- J. Discuss and consider approving Change Order #6, for Jake's Excavating and Landscaping, LLC., which is an increase of \$115,899.10 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents.
- K. Discuss and consider approving Change Order #5, for Jake's Excavating and Landscaping, LLC., which is an increase of \$5,983.73 for the Phase 5C Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents.
- L. Discuss and consider approving Payment #25, for C.D. Smith, in the amount of \$49,739.48 for the City of Ironwood – Water Treatment Plant Phase 1 Project and authorize the Mayor to sign all applicable documents.
- M. Discuss and consider approving Change Order #11, for C.D. Smith, which is an increase of \$21,079.56, for the Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents.
- N. Discuss and consider approving Payment #12, for C.D. Smith, in the amount of \$678,470.69 for the City of Ironwood – Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents.

NEW BUSINESS

- O. Discuss and consider the City Employee Gratuity for the Holiday Season.
- P. Discuss and acknowledge Ordinance Number 558, an Ordinance to vacate an Alley between Francis Street to the North, Coolidge Street to the South, Nightengale Street to the West and Lowell Street to the East, Block 7 & 8 Grandview Addition and schedule a Public Hearing for 5:25 p.m. on Monday, December 22, 2025.
- Q. Mayor's Appointments.
- R. Manager's Report.
- S. Other Matters.
- T. Adjournment.

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on November 24, 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 Dean, Frank, Korpi, Mildren, and Mayor Corcoran

ABSENT: None

C. Approval of the Consent Agenda.

1) Approval of Minutes:

a. Regular City Commission Meeting Minutes of November 10, 2025.

2) Review and Place on File:

a. Human Relations and Equity Committee Meeting Minutes of October 14, 2025.

b. Ironwood Planning Commission Meeting Minutes of August 21, and September 4, 2025.

Motion was made by Korpi, seconded by Mildren, 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 Korpi, and carried, to approve the agenda as presented.

E. Approval of Monthly Check Register Report.

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

F. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).
There were none.

G. Citizens wishing to address the Commission on Items not on the Agenda. (Three Minute Limit).
There were none.

UNFINISHED BUSINESS

H. Discuss and consider approving Payment #23, for Jake's Excavating and Landscaping, LLC., in the amount of \$272,330.71 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

Motion was made by Korpi, seconded by Frank, to approve Payment #23, for Jake's Excavating and Landscaping, LLC., in the amount of \$272,330.71 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

- I. Discuss and consider approving Payment #6, for Jake's Excavating and Landscaping, LLC., in the amount of \$919,045.86 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Dean, seconded by Korpi, to approve Payment #6, for Jake's Excavating and Landscaping, LLC., in the amount of \$919,045.86 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

- J. Discuss and consider approving Payment #7, for Jake's Excavating and Landscaping, LLC., in the amount of \$262,984.94 for the Phase 5C Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Mildren, seconded by Dean, to approve Payment #7, for Jake's Excavating and Landscaping, LLC., in the amount of \$262,984.94 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.*

- K. Discuss and consider approving the Rural Development Pay Package #6 in the amount of \$569,948.60 for the City of Ironwood – Phase 5B Sewer Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Korpi, seconded by Mildren, to approve the Rural Development Pay Package #6 in the amount of \$569,948.60 for the City of Ironwood – Phase 5B Sewer Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

NEW BUSINESS

- L. Discuss and consider Resolution #025-052 to comply with the provisions of PA 152.

***Motion** was made by Mildren, seconded by Dean, to adopt Resolution #025-052 to comply with the provisions of PA 152. Unanimously passed by roll call vote.*

- M. Discuss and consider the approval of a \$47,000 subrecipient grant agreement with Invest UP for the Regional Strategic Site Readiness Grant.

***Motion** was made by Korpi, seconded by Frank, to approve a \$47,000 sub-recipient grant agreement with Invest UP for the Regional Strategic Site Readiness Grant. Unanimously passed by roll call vote.*

- N. Discuss and consider applying for the MDARD Rural Development Grant for \$100,000 to fund a portion of the Civic Center Ice Making Plant Replacement Project.

***Motion** was made by Mildren, seconded by Korpi, and carried, to authorize the City to apply for a the MDARD Rural Development Grant for \$100,000 to fund a portion of the Civic Center Ice Making Plant Replacement Project.*

- O. Discuss and consider approving a special event water rate for Gogebic Community College from November 21, 2025 – December 14, 2025, for the Sno-Cross National races held at Mt. Zion.

***Motion** was made by Frank, seconded by Dean, to approve a special event water rate for Gogebic Community College from November 21, 2025 – December 14, 2025, for the Sno-Cross National races held at Mt. Zion. Unanimously passed by roll call vote.*

P. Mayor's Appointments.

Mayor Corcoran reappointed Gary Mariani to the Board of Review for a 3-year term, ending December 31, 2028.

***Motion** was made by Mildren, seconded by Korpi, and carried, to approve the Mayor's reappointment of Gary Mariani to the Board of Review for a 3-year term, ending December 31, 2028.*

Mayor Corcoran reappointed Donald Pellinen to the Pat O'Donnell Civic Center Board for a 3-year term, ending October 31, 2028.

***Motion** was made by Korpi, seconded by Mildren, and carried, to approve the Mayor's reappointment of Donald Pellinen to the Pat O'Donnell Civic Center Board for a 3-year term, ending October 31, 2028.*

Mayor Corcoran reappointed Mark Silver Grachek to the Planning Commission for a 3-year term, ending December 31, 2028.

***Motion** was made by Dean, seconded by Frank, and carried, to approve the Mayor's reappointment of Mark Silver Grachek to the Planning Commission for a 3-year term, ending December 31, 2028.*

Q. Manager's Report.

City Manager Paul Anderson provided the following verbal updates:

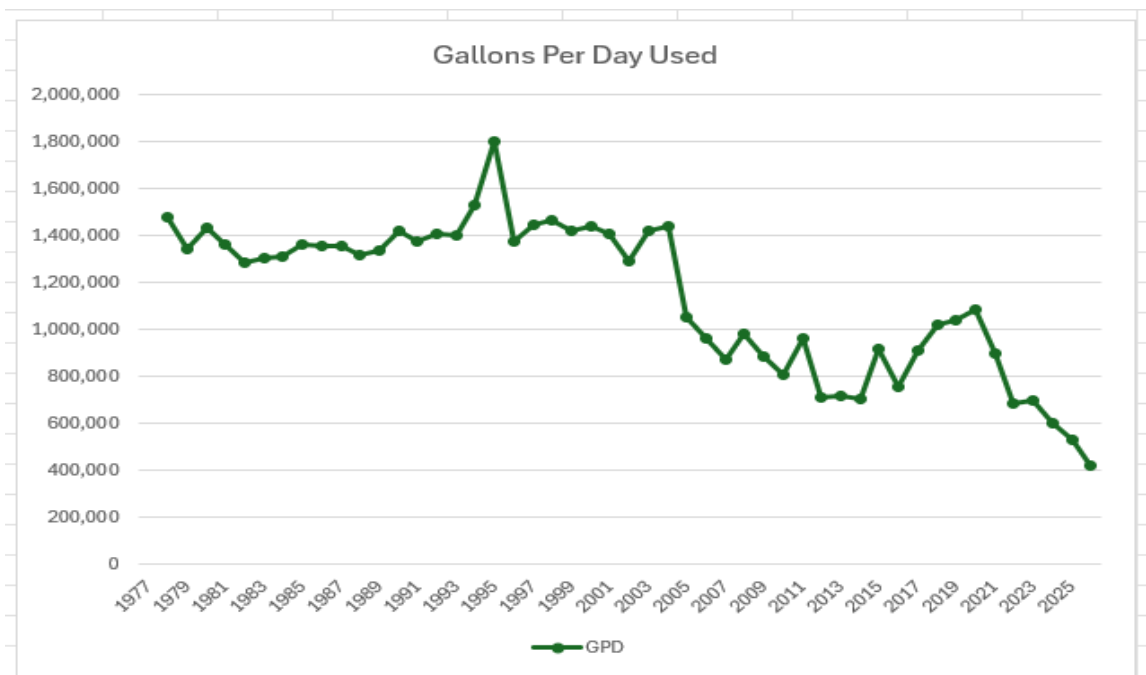
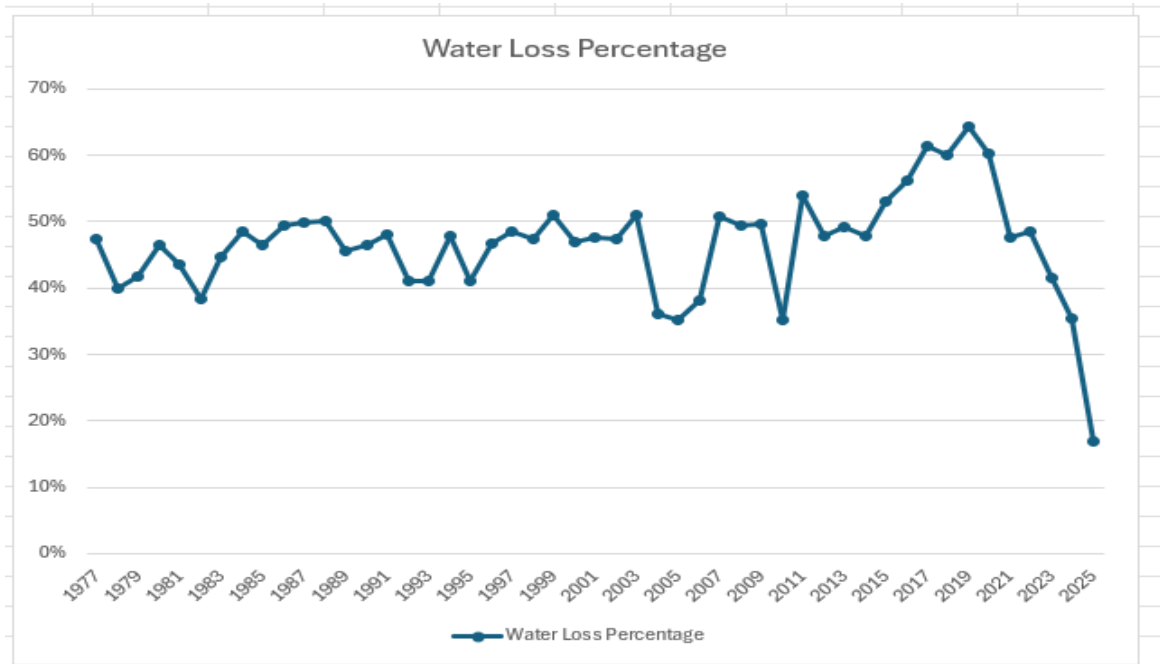
Engineering Projects

- **\$33MIL Wastewater Plant Project for GIWA:**
 - Work continues in the oxidation ditch for creating the new anoxic zone. Setting roof panels
 - Working on final clarifier #2 through 12/31/25.
 - Working on layout and configuration for MCC's and SCADA system (electrical and computer control systems for the entire plant for each building). Setting MCCs in Buildings 10 and 35.
 - Demolished the north sludge press in building 50. New screw press and dryer to be installed this winter. The million dollar Chinese sludge dryer is coming this winter. This is the biggest hangup on the whole project.
 - Work continues on the backup generators electrical, and plant wide electrical startup is happening on 12/3/25.
- **\$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 and other minor miscellaneous work. This work is scheduled to be complete by 11/30/25.
- **\$11MIL Phase 2 of the water treatment plant**
 - CD Smith is forming structural slab for the ceiling of the clearwell. Plan on pouring before Christmas.
 - Working on water testing the retention tank.
 - Mid to late December - start garage roof wood framing.
 - Snow Country Contracting terminated the 16" lines leading to the old pump house.
 - The electricians are working on the Mt Zion antenna tower wiring. Then they will be working in attics and running conduits of the new building.
 - The mechanical contractors are working on backwash pump system and air blower system and working on the 2" fill station change order work.
 - CD Smith will be pouring the garage slab in mid-December.

- *Phase 5A \$1.6MIL water system project. Completed August 2025.*
- *Phase 5B \$3.8MIL and Phase 5C \$1.8MIL water/sewer project*
 - *2025 work wrapped up for the season and on hold for the winter.*
 - *Punchlist work on this year's work to be performed in summer 2026. Then second lift of paving mid to late summer 2026.*
 - *In the summer of 2026, utility and road work will be performed on all of Ridge Street and the westerly portion of Arch Street between Hemlock and Lowell Street. All Phase 5 work has a funding deadline for Final Completion of September 1, 2026.*
- *The \$3MIL Lead Service Line Replacement project with Jakes Excavating: The work on the service line and water mainline on Beech Street should be wrapped up by tomorrow. After that, Jake will be shutting down work for the winter. There is roughly \$650K remaining in budget for this job.*
- *The \$598,000 TMF grant with Jakes Excavating is also on hold for the winter. Roughly \$100K budget remains on this job.*
- *Library Community Spaces Grant Project: Ruotsala Construction is working on the block and brick work. They will be using tenting to complete the remaining exterior work. They hope to be completed by December. Some minor restoration may remain next spring.*
- *Newport Heights water future project: Waiting on USDA Rural Development to finalize our application now that the government is back open. Also have an EGLE funding application in for the next fiscal year.*
- *Phase 6 preliminary engineering report is ongoing by Coleman Engineering with work that began in August 2025.*
- *Our 24 sanitary sewer flow meters have been taken out for the season, and we are currently analyzing results from our vendor for setup next year.*
- *Civic Center Ice Making Plant Project – The bid specifications are in to MDNR for review and approval. We hope to bid the project in January 2026 for summer 2026 construction.*
- *Roof drain disconnection: we are still waiting on confirmation that the last 2 roof drains have been repaired so that we can retest.*
- *Old County Road Waterline: we are working through the steps with the State of Michigan Community Development Block WRI Grant for this \$900K project for waterline work on Old County Road east of Country Club Road. The SHPO application is back from the State with No Historic Properties to be affected. We are now waiting on our Environmental consultant to perform their work to hopefully find No Significant Impact to the environment. A certified grant administrator is hired by the State to administer the project. Coleman has the design completed and we plan to bid the project this winter for construction in 2026. We are also bidding out a waterline on Rock Road (just south of Aurora Club) as a bid alternate in case contingency funds are available for this project.*
- *Downtown entrance sign at Gogebic Range Bank: Footings are in and Stratford Sign Company should be back in the first half of December to install the sign and associated planter base.*
- *DPW Cold Storage Building: Angelo Luppino construction completed construction two weeks ago. We are now working with Xcel and a local electrician to bring power to the building so that we can have lights in the building this winter. We will begin filling up the lean to's with our materials and equipment as time allows.*
- *Water Use and Water Loss: The following information was posted on the City's Facebook page: The following graphs show how the significant infrastructure projects of recent years have reduced the amount of water that the City of Ironwood uses AND how our water loss has been significantly reduced. Water loss is calculated by a ratio of the amount of water that you sell (measured in people's water meters) versus the amount of water that you produce. Historically about 40-50 percent of the water that was being produced was not being*

accounted for by corresponding sales. Now that number has been reduced to just under 20% which is under the industry average.

The volume of water being produced has also been decreased from well over 1 million gallons per day to just over 400,000 gallons per day in the last couple of months. These trends lead to cost savings in electric usage, chemical savings, wear and tear on pumps and other operational expenses. The City of Ironwood is proud of this progress made by water main and service line replacements and leak detection work. We look forward to continued progress in making our systems more efficient.



Manager's Updates

- Depot Park bathrooms, the compost site, Norrie Park, and the Cemetery are now all closed for season.

- *The City's Comprehensive Deer Management Hunt continues. We have had 17 does harvested to date. Hunting does is closed for rifle season and will resume on 12/1-31/25.*
- *The City's Recodification of all City Codes Project is still in process. A Work Session will occur in December once the updated draft Code is available for review. This is about a 2-year project to bring all the City's existing Codes current.*
- *The 10-year Comprehensive Plan update is continuing through the process as our staff works with HKGI on reviewing all the different chapters. Public review process will be occurring over the next couple of months.*
- *Sisu race date has been announced for January 10th, 2026. New race staff will be hosting meetings to coordinate the event.*
- *City offices will be closed on Thursday and Friday this week in observation of Thanksgiving.*
- *The National Weather Service is calling for a significant winter storm this week from Tuesday night into Thursday, with snow to be measured in the feet. DPW will be plowing snow during nighttime hours. Please drive safe, stay off the roads when able, follow the winter parking ban and have a Happy Thanksgiving.*

G. Other Matters.

Commissioner Frank thanked the City Crew for cleaning up the old railroad grade, thanked Gianni Badami for his help removing discarded water heaters from the caves area and requested that action be taken to secure 126 S. Curry Street, which is open to the elements.

Mayor Corcoran asked about Goal Setting, reminded the public of the upcoming Jack Frost Festival and Parade on Saturday, December 6, and thanked Bob Tervonen for his diligence in record keeping and help upgrade the water system over the years.

City Manager Paul Anderson mentioned that the City will be looking at applying for a \$50,000 grant for sewer smoke testing in the upcoming months.

H. Adjournment

Motion was made by Dean, seconded by Frank, and carried, to adjourn the meeting at 6:06 P.M.

Kim Corcoran, Mayor

Jennifer L. Jacobson, City Clerk

Civic Center Meeting Minutes

11/1/25

1. Meeting called to order at 5:01 pm by Thomason.
2. Roll Call: Gullan, Mildren, Pellinen, Peterson, Re, Thomason and Mgr. Kivisto present. Stempihar absent.
3. Motion to approve the agenda was made by Re, seconded by Mildren. Motion approved.
4. Motion to approve the minutes with the amendment of item 9: New Business, subsection E. to have "... and authorized the Civic Center Board Chairperson to execute the agreement. Unanimously passed by roll call vote..." to be stricken from the minutes was made by Thomason, seconded by Re. Motion approved.
5. Motion to receive and place on file the financial statements was made by Mildren, seconded by Gullan. Roll call vote was as follows: Pellinen-yes, Peterson-yes, Re-yes, Thomason-yes, Gullan-yes, Mildren-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. Ice Rates: Discussion about ice rates was held. Discussion included but wasn't limited to rates of prime and non-prime ice times.
 - i. Motion to table any action ice rates was made by Gullan, seconded by Mildren. Motion approved.
 - B. Charitable Gaming License: Discussion about the charitable gaming license was held. Discussion included but wasn't limited to the City of Ironwood approving the license.
9. New Business:
 - A. Rink Tec Invoices: Discussion about the Rink Tec Invoices was held. Discussion included but wasn't limited to the amount of the invoices from 10/23/25 for work.
 - i. Motion to approve the payments of Invoice #6343 for \$1,148.63 and Invoice #6344 for \$2,341.25 was made by Mildren, seconded by Gullan. Roll call vote was as follows: Pellinen-yes, Peterson-yes, Re-yes, Thomason-yes, Gullan-yes, Mildren-yes. Motion approved.
 - B. Capital Improvement Plan: Discussion about the Civic Center's capital improvement plan was held. Discussion included but wasn't limited to updating the improvement plan due to the ice making system project getting under way; increasing the locker room space; and improving the security system.
 - C. Lumberjacks' Howie's Hockey Vending Machine: Discussion about the Howie's Hockey Vending Machine was held. Discussion included but wasn't limited to the Lumberjacks would pay Civic Center a fee and keep profits from the vending machine; how big of a demand there is for items not already sold in the concession stand; and location of the vending machine.

D. Internal Loan Agreement: Discussion about the internal loan agreement between the City of Ironwood and the Civic Center was held. Discussion included but wasn't limited to clarifying the approval language.

- i. Motion to approve the internal loan agreement between the Civic Center Fund and the City of Ironwood's General Fund, and authorize the Civic Center Board Chairperson to execute the agreement was made by Mildren, seconded by Re. Roll call vote was as follows: Gullan-yes, Pellinen-yes, Peterson-yes, Thomason-yes, Re-yes, Mildren-yes. Motion approved.

10. Manager's Report:

- A. Credit Card Update: Discussion and update of the credit card system was held. Discussion included but wasn't limited to making a master account for the Civic Center to use; currently using Paul Linn's account because we were getting kicked out of the other account.
- B. Tula Septic Update: Discussion and update about Tula Septic was held. Discussion included but wasn't limited to Tula Septic doing a complete cleaning of everything.
- C. Fahrner Excavating Update: Discussion and update about Fahrner Excavating was held. Discussion included but wasn't limited to the paving project at GCC being completed.
- D. Locker Room 3 Update: Discussion and update of locker room 3 was held. Discussion included but wasn't limited to the Lumberjacks should be out by the end of the month; and if the Civic Center needs to use locker room 4, they will need to notify the Lumberjacks 72 hours prior, per the contract.

11. Other Matters:

- A. Lumberjacks: Discussion about the Lumberjacks was held. Discussion included but wasn't limited to their payments being on time.
- B. Mildren: Discussion about Jim Mildren was held. Discussion included but wasn't limited to Jim thanking the Civic Center Board for all the hard work; and if (hopefully) re-elected to the City of Ironwood Commission will be back to serve next month.

12. Next Meeting Monday, December 1st, 2025, at 5:00 pm at the Civic Center.

13. Motion to adjourn at 5:42 pm was made by Gullan, seconded by Re. Motion approved.



Proceedings of the Downtown Ironwood Development Authority
Thursday, September 25, 2025

A regular meeting of the Downtown Ironwood Development Authority (DIDA) was held on Thursday, September 25, 2025, at 8:00 A.M. in the Ironwood Memorial Building Women's Club Room.

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

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

Also, present: Community Development Assistant Tim Erickson.

3. Approval of the August 28, 2025, Meeting Minutes:
Motion by Nyquist to approve the meeting minutes. Second by Roble. Motion carried 5 to 0.
4. Approval of the Agenda:
Motion by Roble to approve the amended agenda. Second by Nyquist. Motion carried 5 to 0.
5. Citizens wishing to address the Authority on Items on the Agenda (Three-Minute Limit): None.
6. Citizens wishing to address the Authority on Items not on the agenda (Three-Minute Limit): None.
7. Receive and place on file the financial report:

Motion by Nyquist to receive and place on file the financial report. Second by Roble. Motion carried 5 to 0.

8. Items for Discussion and Consideration.

A. Discussion on TIF Programming: Director Bergman brought up the need to prioritize projects for the TIF to fund. Façade funding could be increased per building. Something like a \$10,000 50/50 match could be piloted. Potentially funding roofs was talked about. Pop up shop program to provide rent for new businesses to fill vacant space. Utility support could be provided to someone who owns their building if they open a new business. Nyquist brought up a business retention for struggling business.

B. Discussion on Downtown Ice: The City Manager will be bringing this topic to the City Commission. The Parks and Rec committee has a goal of getting downtown ice location. An area at the Depot was talked about. Greenhill asked about placing it around the sidewalk. Depot park provides better parking. Asking if the Lumberjacks, Ice Crystals, and Polar Bears would get involved in this.

Motion by Sardinha to support pursuing a downtown ice rink. Second by Greenhill. Motion carried 5 to 0.

C. Downtown Entrance Sign Update: The downtown entrance sign was presented.

D. Mural Festival Wrap Up Discussion: Flory gave a briefing on the mural fest. WXPB article was done, and they will be doing a follow up article. The vacation giveaway had about 100 entries. Doing a plaque for each mural to provide some detail about the artist and the artwork was talked about. Graffiti coating needs to be added to each mural. Roble asked if the murals could get pictures taken and added online.

Motion by Nyquist to provide up to \$1000 to add protective graffiti coating to each mural. Second by Greenhill. Motion carried 5 to 0.

E. Comprehensive Plan Update: Final public review will be late next month.

F. First Friday: Erickson gave an update on October and December.

G. Ironwood Chamber of Commerce Update: Meyer talked about the decision to do 3 venues for Frost Friday instead of more. Volunteer fair will be November 6th at the Aurora club from 4:00 to 6:00 p.m. Depot Park tree lighting ceremony is coming up. Jack Frost parade is accepting applications for floats. He had reservation with the location of the approved ice-skating rink and talked about snowmobilers getting injured and also the grass getting destroyed. The Chamber has picked up 26 new members this year.

H. November HREC event: The HREC request and scavenger hunt details were presented.

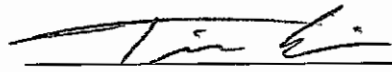
**Motion by Nyquist to support HREC moving forward with Native American History Month.
Second by Sardinha. Motion carried 5 to 0.**

9. Other Business:

10. Next Meeting: Thursday, October 23, 2025, at 8:00 a.m.

11. Adjournment. 9:02 a.m.

Motion by Nyquist to adjourn the meeting. Second by Roble. All in favor.


Cathy Flory, Chair
Tim Erickson, Community Development Assistant

**IRONWOOD HOUSING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 14, 2025
PIONEER PARK APARTMENTS – COMMUNITY ROOM
515 E. VAUGHN STREET – IRONWOOD, MI. 49938**

The regular meeting of the Ironwood Housing Commission was held on October 14, 2025 in the Community Room at Pioneer Park Apartments at 515 E. Vaughn Street, Ironwood, MI. 49938. The meeting was open to the public.

Present: Annabelle O' Brien
David Harkness
Kristine Perry
Paul Zysk

Absent: John Lupino

1. Call to Order

The meeting was called to order by President O'Brien, followed by the Pledge of Allegiance.

2. Minutes of the September 09, 2025 meeting

Motion by Perry, Seconded by Zysk, unanimously approved through roll call vote to approve minutes of the September 09, 2025 meeting.

3. Old Business – None

4. New Business

4.1.1 Election of Officers– President

President-Motion by Zysk, seconded by Perry, unanimously approved through roll call vote to elect Annabelle O'Brien as the President of the Board of Commissioners, and she shall hold office for one year or until her successors are elected as qualified.

4.1.2 Elections of Officers- Vice-President

Vice-President-Motion by Zysk, seconded by O'Brien, unanimously approved through roll call vote to elect Kristine Perry as Vice-President of the Board of Commissioners, and she shall hold office for one year or until her successors are elected as qualified.

5. Consent Agenda – "Information Only"

A-Account A/R Balance report as of September 30, 2025

B- Bank Account Reconciliation report as of August 31, 2025

C-Supplementary Statement of income & expense report as of August 31, 2025

D-Vacancy report as of October 09, 2025

Motion by Zysk, seconded by Perry, unanimously approved through roll call vote to approve the Consent Agenda – "Information Only"

The Director provided information to the Board of Commissioners on the Account A/R Balance report as of September 30, 2025, the Bank Account Reconciliation report as of August 31, 2025, the Supplementary Statement of Income & Expense report which includes revenue to date, expense to date and the total unrestricted net position as of August 31, 2025 and the current vacancy report as of October 09, 2025.

6. Disbursements of Checks # 23393 – 23466

Motion by Zysk, seconded by Perry, unanimously approved through roll call vote to approve the disbursements of checks # 23393 – 23466.

7. Commissioner Comments

The Director talked with the Board of Commissioners about the installation of 4(four) motion activated flood lights from Lindquist Electric that will be installed on the Annex side of the building by the smoke shack for additional security.

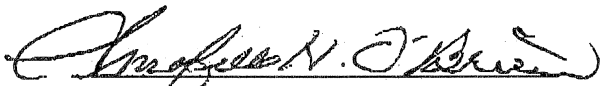
The Director presented to the Board of Commissioners a quote from The Computer Doctors of Ironwood for the installation of 11 cameras, cabling, NVR, racking, monitor and wireless bridge in the amount of \$32,902.00 with the terms of 50% down and due 50% at completion.

Motion by Zysk, seconded by Perry, unanimously approved through roll call vote to approve the quote from The Computer Doctors for the installation of 11 cameras, cabling, NVR, racking, monitor and wireless bridge in the amount of \$32,902.00

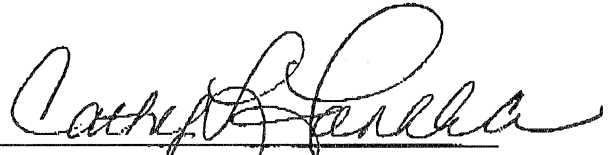
8. Public Comments – None

9. Adjournment

Motion by Perry, seconded by Harkness, unanimously approved through roll call vote to adjourn the meeting. The meeting adjourned at 4:19 p.m.



President / Vice-President



Executive Director / Secretary

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



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

DPW November 2025 Project Highlights

Street Projects

- Sweeping of major street to remove leaves
- Cut up dead trees in boulevards before winter
- Put up plow markers on each route
- Unload semi for local food drive
- Repair broken barricades
- Relocate downtown BR2 sign footings
- Full plow shifts on 11/10/25
- Put up Christmas decorations downtown and US2
- Repair broken street and stop signs
- Pick up tires and hot water tanks from South Range Rd
- Close up compost site
- Plow 4 times over Thanksgiving holiday weekend

Park Projects

- Shut down water system in Curry Park
- Clean floor drains in shop for cleaning equipment
- Shut down City Square water
- Shut down water in depot park bathrooms

Equipment Repair

- Maintain all loaders and graders before snow season
- All plow equipment put back on loaders and trucks
- Remove rubber pad off excavator for winter use
- Put new liftgate on pump station truck
- Backfill and level ground around new cold storage building

Water Department

- Hydrant maintenance on Lowell St
- 6 employees at two day water infrastructure class
- Water locates for contractor projects
- Update cooligio mapping with mistakes found in system
- Hand out DQ notices around town

Sewer Department

- Locates for all city projects
- Repair manhole on Lake and Ayer St
- Smoke testing area near fairgrounds for I&I issues
- Replace culvert on Newport Location Loop

MISC Projects

- Repair water faucet at memorial building



To: Mayor Corcoran and City Commission

From: Paul Linn, Finance Director/Treasurer

Date: December 3, 2025

Meeting Date: December 8, 2025

Re: Summary of October 2025 Financial Reports

The Revenue and Expenditure Report and the Cash and Investment Summary Report are included in the agenda packet for December 8, 2025. The following is a summary of each report.

Revenue and Expenditure Report

As of October 31, 2025, we are approximately 34% through our current fiscal year. The revenues and expenditures of most funds are in line with this benchmark. Major Funds with large variations from the 34% benchmark (and applicable reasoning) are as follows:

1. Local Street Fund: Revenues and Expenditures are at approximately 18% - Most of the expenditure budget is for non-motorized transportation improvements associated with the Phase 5 project, winter maintenance, and snow hauling. There has been very little activity in these areas through the end of October.

Cash and Investment Summary Report

The Cash and Investment Summary report shows the activity for the month of October, sorted by fund. Notable items are as follows:

1. Water and Sewer Bond Redemption, Reserve, and Repair, Replace & Improvement accounts: Account balances increased due to required quarterly bond transfers.



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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD

User: PAUL

PERIOD ENDING 10/31/2025

DB: Ironwood

% Fiscal Year Completed: 33.70

		YTD BALANCE		
		2025-26	10/31/2025	% BDGT
GL NUMBER	DESCRIPTION	AMENDED BUDGET	NORMAL (ABNORMAL)	USED
Fund 101 - GENERAL FUND				
Revenues				
101-000.000-402.000	CURRENT REAL PROPERTY TAXES	2,338,000.00	778,000.00	33.28
101-000.000-410.000	CURRENT PERSONAL PROPERTY TAX	2,000.00	0.00	0.00
101-000.000-432.000	PAYMENTS IN LIEU OF TAXES	8,000.00	0.00	0.00
101-000.000-439.000	MARIJUANA EXCISE TAX	250,000.00	0.00	0.00
101-000.000-445.000	PENALTIES AND INTEREST ON TAXES	14,400.00	14,735.45	102.33
101-000.000-447.000	PROPERTY TAX ADMINISTRATION FEE	76,000.00	61,591.29	81.04
101-000.000-448.001	SPECIAL ASSESSMENT FEES	1,000.00	563.15	56.32
101-000.000-448.002	SCHOOL TAX COL FEES	20,000.00	0.00	0.00
101-000.000-448.003	GOISD TAX COL FEES	3,600.00	3,822.84	106.19
101-000.000-476.000	BUSINESS LICENSES AND PERMITS	11,000.00	120.00	1.09
101-000.000-477.000	CABLE TV FRANCHISE FEE	44,400.00	0.00	0.00
101-000.000-478.000	RECREATIONAL MARIHUANA LICENSE/APP. FEES	25,000.00	5,000.00	20.00
101-000.000-479.000	RENTAL REGISTRATION FEES	100.00	180.00	180.00
101-000.000-480.000	EXCAVATION/RIGHT-OF-WAY PERMIT FEE	500.00	30.00	6.00
101-000.000-540.000	STATE GRANTS	90,000.00	77,375.00	85.97
101-000.000-543.000	STATE GRANTS - PUBLIC SAFETY	8,000.00	7,316.85	91.46
101-000.000-569.000	STATE GRANTS - OTHER	0.00	6,602.92	100.00
101-000.000-573.000	LOCAL COMM. STABILIZATION SHARE APPROP	10,000.00	15,932.00	159.32
101-000.000-574.000	STATE GRANTS - STATE REVENUE SHARING	912,000.00	307,002.00	33.66
101-000.000-607.002	HUNTING REGISTRATION	300.00	380.00	126.67
101-000.000-613.000	PUBLIC SAFETY REVENUES	65,000.00	37,400.05	57.54
101-000.000-614.000	OTHER CHARGES/FEES	6,000.00	2,590.76	43.18
101-000.000-617.000	DEED PREPARATION FEES	1,000.00	0.00	0.00
101-000.000-619.000	MISC REC PENALTY FEE	1,000.00	285.25	28.53
101-000.000-619.001	BUSINESS LICENSE PENALTY/INTEREST	1,000.00	0.00	0.00
101-000.000-627.000	BUILDING INSPECTION FEES	9,000.00	5,050.00	56.11
101-000.000-631.000	ZONING APPLICATION FEE	1,000.00	1,250.00	125.00
101-000.000-633.000	ADMINISTRATION-WATER & SEWER	84,000.00	28,000.00	33.33
101-000.000-633.001	ADMINISTRATION-EQUIPMENT FUND	18,000.00	6,000.00	33.33
101-000.000-633.002	ADMINISTRATION-STREET FUNDS	24,000.00	8,000.00	33.33
101-000.000-634.001	ORDINANCE VIOLATION FEE	10,000.00	19,651.18	196.51
101-000.000-636.000	MARKETING FEES - ITC	13,000.00	2,280.40	17.54
101-000.000-637.000	IWD HOUSING COMM ADMIN FEE	5,000.00	0.00	0.00
101-000.000-640.000	PROPERTY INFORMATION SEARCH FEE	2,000.00	420.00	21.00
101-000.000-642.002	BRANDING MERCHANDISE SALES	2,300.00	1,460.00	63.48
101-000.000-651.000	USE AND ADMISSION FEES	1,000.00	524.25	52.43
101-000.000-665.000	INTEREST	204,000.00	132,643.67	65.02
101-000.000-667.006	RENT - NORRIE PARK PAVILLION	100.00	50.00	50.00
101-000.000-667.008	RENT - CURRY PARK	75,000.00	74,908.28	99.88
101-000.000-667.009	RENT - MEMORIAL BUILDING	80,000.00	26,814.16	33.52
101-000.000-667.010	RENT - DPW GARAGE	93,000.00	31,200.00	33.55
101-000.000-667.011	RENT - OTHER CITY PROPERTY	11,300.00	625.00	5.53
101-000.000-667.012	RENT - DEPOT PARK PAVILLION	200.00	25.00	12.50
101-000.000-667.013	RENT - MEM. BLDG. AUDITORIUM	1,400.00	700.00	50.00
101-000.000-674.000	CONTRIBUTIONS AND DONATION	5,000.00	0.00	0.00
101-000.000-675.011	DONATIONS - NORRIE PARK	0.00	912.00	100.00
101-000.000-676.000	REIMBURSEMENTS	0.00	1,242.72	100.00
101-000.000-678.000	MISCELLANEOUS INCOME	0.00	548.98	100.00
101-000.000-693.000	SALE OF CAPITAL ASSETS	0.00	4,783.00	100.00
101-000.000-694.000	CASH OVER/SHORT	0.00	(163.00)	100.00
101-000.000-699.248	TRANSFER FROM DIDA	2,400.00	900.00	37.50
TOTAL REVENUES		4,530,000.00	1,666,753.20	36.79
Expenditures				
101.000	CITY COMMISSION	46,000.00	9,650.20	20.98
172.000	CITY MANAGER	88,000.00	24,767.72	28.15
201.000	FINANCIAL DEPT	181,000.00	53,968.75	29.82
215.000	CITY CLERK	288,000.00	85,277.86	29.61
228.000	COMPUTER/EQUIPMENT	135,000.00	49,398.45	36.59
247.000	BOARD OF REVIEW	3,000.00	134.55	4.49
253.000	CITY TREASURER	84,000.00	25,174.27	29.97
257.000	CITY ASSESSOR	64,000.00	17,677.44	27.62
262.000	ELECTIONS	24,000.00	1,900.21	7.92
265.000	MEMORIAL BUILDING	385,000.00	75,681.15	19.66
266.000	LABOR RELATIONS	3,000.00	3,715.00	123.83
267.000	INSURANCE-FRINGES-DUES	37,000.00	18,296.62	49.45
270.000	HUMAN RESOURCES	112,000.00	33,133.94	29.58
336.000	VOLUNTEER FIRE RELATED ACTIVITIES	16,000.00	1,088.20	6.80
345.000	PUBLIC SAFETY DEPARTMENT	1,345,000.00	362,663.17	26.96
346.000	DRUG ENFORCEMENT	9,000.00	1,654.20	18.38
371.000	BUILDING INSPECTION DEPT	30,000.00	7,670.73	25.57
441.000	DEPARTMENT OF PUBLIC WORKS	69,000.00	42,693.00	61.87
448.000	STREET LIGHTING	109,000.00	37,445.49	34.35
528.000	COMPOST SITE	19,000.00	10,422.48	54.86
529.001	GAS PLANT SITE	1,000.00	1,101.55	110.16

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD

User: PAUL

PERIOD ENDING 10/31/2025

DB: Ironwood

% Fiscal Year Completed: 33.70

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE	% BDGT USED			
			10/31/2025 NORMAL (ABNORMAL)				
Fund 101 - GENERAL FUND							
Expenditures							
701.000	COMMUNITY DEVELOPMENT	279,000.00	86,504.43	31.01			
716.000	MARKETING - ITC	13,000.00	3,966.18	30.51			
720.000	COMMUNITY ASSISTANCE	18,000.00	9,238.23	51.32			
720.001	COMMUNITY ASSISTANCE - CIVIC CENTER	2,000.00	0.00	0.00			
720.002	COMMUNITY ASSISTANCE - LIBRARY	1,000.00	0.00	0.00			
721.000	PROPERTY MGMT - 205 W AURORA	2,000.00	1,545.84	77.29			
732.000	CODE ENFORCEMENT	144,000.00	35,649.26	24.76			
751.000	PARKS MAINTENANCE	120,000.00	65,131.59	54.28			
751.002	PARKS - MINE SHAFT SAFETY	3,000.00	0.00	0.00			
751.005	CURRY PARK	56,000.00	38,383.33	68.54			
751.007	DEPOT PARK	20,000.00	11,757.07	58.79			
751.009	MT ZION ENHANCEMENT PROJECT	13,000.00	0.00	0.00			
751.010	BELTLINE TRAIL GRANT PROJECT - PHASE 1	0.00	821.50	100.00			
751.011	MINERS MEMORIAL HERITAGE PARK	6,000.00	2,866.59	47.78			
751.012	DOWNTOWN SQUARE	65,000.00	50,473.33	77.65			
751.013	BELTLINE TRAIL GRANT PROJECT - PHASE 2	0.00	5,116.00	100.00			
757.000	NON-MOTORIZED TRAILS	2,000.00	608.27	30.41			
757.001	NON-MOTORIZED TRAIL - IRON BELLE	9,000.00	3,952.27	43.91			
758.000	MOTORIZED TRAILS - GENERAL	5,000.00	153.58	3.07			
901.345	CAPITAL OUTLAY - PUBLIC SAFETY	35,000.00	0.00	0.00			
901.441	CAPITAL OUTLAY - PUBLIC WORKS	30,000.00	0.00	0.00			
901.701	CAPITAL OUTLAY - COMMUNITY DEVELOPMENT	54,000.00	0.00	0.00			
901.751	CAPITAL OUTLAY - PARKS	124,000.00	124,000.00	100.00			
966.000	APPROPRIATIONS TO OTHER FUNDS	781,000.00	130,205.74	16.67			
TOTAL EXPENDITURES		4,830,000.00	1,433,888.19	29.69			
Fund 101 - GENERAL FUND:							
TOTAL REVENUES		4,530,000.00	1,666,753.20	36.79			
TOTAL EXPENDITURES		4,830,000.00	1,433,888.19	29.69			
NET OF REVENUES & EXPENDITURES		(300,000.00)	232,865.01	77.62			

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD

User: PAUL

PERIOD ENDING 10/31/2025

DB: Ironwood

% Fiscal Year Completed: 33.70

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 10/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 202 - MAJOR STREET FUND				
Revenues				
202-000.000-530.000	FEDERAL GRANTS	384,000.00	100,850.34	26.26
202-000.000-546.000	STATE GRANTS - ACT 51 (MTF)	840,000.00	291,458.88	34.70
202-000.000-546.001	STATE GRANTS - ACT 51 (SNOW FUNDS)	16,000.00	0.00	0.00
202-000.000-546.002	STATE GRANTS - METRO ACT FUNDS	10,000.00	0.00	0.00
202-000.000-604.000	STATE TRUNKLINE PRESERVATION	200,000.00	2,876.97	1.44
202-000.000-665.000	INTEREST	0.00	5,845.45	100.00
TOTAL REVENUES		1,450,000.00	401,031.64	27.66
Expenditures				
462.001	NON-MOTORIZED TRANSPORTATION IMPROVEMENT	0.00	13,419.50	100.00
486.001	SURFACE MAINTENANCE	137,000.00	9,610.92	7.02
486.002	SURFACE MAINTENANCE-US	10,000.00	592.50	5.93
486.003	SURFACE MAINTENANCE-BR	5,000.00	387.96	7.76
488.001	SWEEPING	57,000.00	6,977.42	12.24
488.002	SWEEPING -US	4,000.00	134.46	3.36
488.003	SWEEPING -BR	2,000.00	0.00	0.00
489.000	PRESERVATION/STRUCTURAL IMPROVEMENT	704,000.00	287,944.71	40.90
491.001	DRAINAGE - BACKSLOPES	13,000.00	24,897.62	191.52
491.002	DRAINAGE AND BACKSLOPES-US	1,000.00	1,117.15	111.72
491.003	DRAINAGE AND BACKSLOPES-BR	0.00	468.25	100.00
494.001	TRAFFIC SIGNS	7,000.00	872.61	12.47
494.002	TRAFFIC SIGNS-US	2,000.00	185.24	9.26
494.003	TRAFFIC SIGNS-BR	3,000.00	0.00	0.00
497.001	WINTER MAINTENANCE	166,000.00	4,714.36	2.84
497.002	WINTER MAINTENANCE-US	50,000.00	85.56	0.17
497.003	WINTER MAINTENANCE-BR	64,000.00	62.78	0.10
498.001	SNOW HAULING	70,000.00	0.00	0.00
498.002	SNOW HAULING-US	19,000.00	0.00	0.00
498.003	SNOW HAULING-BR	35,000.00	0.00	0.00
502.000	LEAVE AND BENEFITS	72,000.00	24,543.06	34.09
503.000	GENERAL AND ADMINISTRATIVE	58,000.00	18,289.67	31.53
503.172	ADM/ CM	11,000.00	3,383.14	30.76
TOTAL EXPENDITURES		1,490,000.00	397,686.91	26.69
Fund 202 - MAJOR STREET FUND:				
TOTAL REVENUES		1,450,000.00	401,031.64	27.66
TOTAL EXPENDITURES		1,490,000.00	397,686.91	26.69
NET OF REVENUES & EXPENDITURES		(40,000.00)	3,344.73	8.36

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD

User: PAUL

PERIOD ENDING 10/31/2025

DB: Ironwood

% Fiscal Year Completed: 33.70

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 10/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 203 - LOCAL STREET FUND				
Revenues				
203-000.000-546.000	STATE GRANTS - ACT 51 (MTF)	315,000.00	109,198.88	34.67
203-000.000-546.001	STATE GRANTS - ACT 51 (SNOW FUNDS)	10,000.00	0.00	0.00
203-000.000-546.002	STATE GRANTS - METRO ACT FUNDS	20,000.00	0.00	0.00
203-000.000-699.101	TRANSFER FROM GENERAL FUND	645,000.00	67,948.61	10.53
TOTAL REVENUES		990,000.00	177,147.49	17.89
Expenditures				
462.001	NON-MOTORIZED TRANSPORTATION IMPROVEMENT	340,000.00	4,256.86	1.25
486.001	SURFACE MAINTENANCE	173,000.00	28,601.67	16.53
488.001	SWEEPING	9,000.00	1,480.95	16.46
489.000	PRESERVATION/STRUCTURAL IMPROVEMENT	75,000.00	79,850.88	106.47
491.001	DRAINAGE - BACKSLOPES	29,000.00	10,303.05	35.53
494.001	TRAFFIC SIGNS	13,000.00	4,621.65	35.55
497.001	WINTER MAINTENANCE	198,000.00	5,524.20	2.79
498.001	SNOW HAULING	26,000.00	28.32	0.11
502.000	LEAVE AND BENEFITS	59,000.00	21,180.67	35.90
503.000	GENERAL AND ADMINISTRATIVE	57,000.00	17,916.11	31.43
503.172	ADM/ CM	11,000.00	3,383.13	30.76
TOTAL EXPENDITURES		990,000.00	177,147.49	17.89
Fund 203 - LOCAL STREET FUND:				
TOTAL REVENUES		990,000.00	177,147.49	17.89
TOTAL EXPENDITURES		990,000.00	177,147.49	17.89
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD

User: PAUL

PERIOD ENDING 10/31/2025

DB: Ironwood

% Fiscal Year Completed: 33.70

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 10/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 209 - CEMETERY FUND				
Revenues				
209-000.000-626.000	CHARGES - CEMETERY SERVICES	49,000.00	34,250.00	69.90
209-000.000-626.001	CHARGES - CEMETERY PERPETUAL CARE	5,000.00	10,260.00	205.20
209-000.000-665.000	INTEREST	10,000.00	8,423.45	84.23
209-000.000-699.101	TRANSFER FROM GENERAL FUND	136,000.00	52,257.13	38.42
TOTAL REVENUES		200,000.00	105,190.58	52.60
Expenditures				
567.000	CEMETERY	147,000.00	61,690.58	41.97
567.001	PERPETUAL CARE	53,000.00	43,500.00	82.08
TOTAL EXPENDITURES		200,000.00	105,190.58	52.60
Fund 209 - CEMETERY FUND:				
TOTAL REVENUES		200,000.00	105,190.58	52.60
TOTAL EXPENDITURES		200,000.00	105,190.58	52.60
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD

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% Fiscal Year Completed: 33.70

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE		% BDGT USED			
			10/31/2025	NORMAL (ABNORMAL)				
Fund 216 - VOLUNTEER FIRE DEPARTMENT								
Expenditures								
336.000	VOLUNTEER FIRE RELATED ACTIVITIES	2,000.00	0.00		0.00			
TOTAL EXPENDITURES		2,000.00	0.00		0.00			
Fund 216 - VOLUNTEER FIRE DEPARTMENT:								
TOTAL REVENUES		0.00	0.00		0.00			
TOTAL EXPENDITURES		2,000.00	0.00		0.00			
NET OF REVENUES & EXPENDITURES		(2,000.00)	0.00		0.00			

11/20/2025 01:12 PM

REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD

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DB: Ironwood

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 10/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 247 - TAX INCREMENT FINANCE AUTHORITY				
Revenues				
247-000.000-402.000	CURRENT REAL PROPERTY TAXES	50,000.00	18,400.00	36.80
247-000.000-674.000	CONTRIBUTIONS AND DONATION	6,000.00	0.00	0.00
247-000.000-699.248	TRANSFER FROM DIDA	4,000.00	4,000.00	100.00
TOTAL REVENUES		60,000.00	22,400.00	37.33
Expenditures				
734.000	TAX INCREMENT FINANCE AUTHORITY	20,000.00	13,769.18	68.85
TOTAL EXPENDITURES		20,000.00	13,769.18	68.85
Fund 247 - TAX INCREMENT FINANCE AUTHORITY:				
TOTAL REVENUES		60,000.00	22,400.00	37.33
TOTAL EXPENDITURES		20,000.00	13,769.18	68.85
NET OF REVENUES & EXPENDITURES		40,000.00	8,630.82	21.58

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD

User: PAUL

PERIOD ENDING 10/31/2025

DB: Ironwood

% Fiscal Year Completed: 33.70

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 10/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY				
Revenues				
248-000.000-402.000	CURRENT REAL PROPERTY TAXES	14,000.00	4,800.00	34.29
248-000.000-530.000	FEDERAL GRANTS	7,500.00	4,500.00	60.00
248-000.000-674.000	CONTRIBUTIONS AND DONATION	4,000.00	505.00	12.63
248-000.000-678.000	MISCELLANEOUS INCOME	1,500.00	3,550.00	236.67
TOTAL REVENUES		27,000.00	13,355.00	49.46
Expenditures				
735.000	DOWNTOWN DEVELOPMENT	27,000.00	17,359.77	64.30
TOTAL EXPENDITURES		27,000.00	17,359.77	64.30
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:				
TOTAL REVENUES		27,000.00	13,355.00	49.46
TOTAL EXPENDITURES		27,000.00	17,359.77	64.30
NET OF REVENUES & EXPENDITURES		0.00	(4,004.77)	100.00

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD

User: PAUL

PERIOD ENDING 10/31/2025

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 10/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 271 - LIBRARY FUND				
Revenues				
271-000.000-402.000	CURRENT REAL PROPERTY TAXES	117,000.00	39,600.00	33.85
271-000.000-410.000	CURRENT PERSONAL PROPERTY TAX	300.00	0.00	0.00
271-000.000-432.000	PAYMENTS IN LIEU OF TAXES	400.00	0.00	0.00
271-000.000-530.000	FEDERAL GRANTS	438,000.00	247,160.25	56.43
271-000.000-567.000	STATE GRANTS-LIBRARY	5,800.00	2,922.34	50.39
271-000.000-569.000	STATE GRANTS - OTHER	0.00	295.91	100.00
271-000.000-573.000	LOCAL COMM. STABILIZATION SHARE APPROP	800.00	905.68	113.21
271-000.000-607.001	NON-RESIDENT FEES	2,000.00	625.00	31.25
271-000.000-628.000	SUMMER READING PROGRAM	1,000.00	0.00	0.00
271-000.000-628.002	ERWIN TOWNSHIP CONTRACT	1,500.00	1,500.00	100.00
271-000.000-642.000	CHARGES SALES & SERVICE	1,500.00	709.00	47.27
271-000.000-642.001	SALES OF BOOKS	300.00	60.25	20.08
271-000.000-647.000	FUND RAISING REVENUE	2,000.00	4.35	0.22
271-000.000-651.000	USE AND ADMISSION FEES	100.00	7.00	7.00
271-000.000-656.000	PENAL FINES	18,000.00	0.00	0.00
271-000.000-657.000	FINES	300.00	21.99	7.33
271-000.000-665.000	INTEREST	3,000.00	2,707.10	90.24
271-000.000-674.000	CONTRIBUTIONS AND DONATION	2,000.00	1,233.75	61.69
271-000.000-675.001	DONATIONS - BUILDING FUND	115,500.00	116,193.25	100.60
271-000.000-675.006	DONATIONS ANNUAL APPEAL	8,000.00	4,050.00	50.63
271-000.000-675.008	DONATIONS - BOOK APPEAL	300.00	0.00	0.00
271-000.000-675.010	DONATIONS - FRIENDS OF LIBRAR	2,000.00	0.00	0.00
271-000.000-675.012	STARK FOUNDATION	2,000.00	25,000.00	1,250.00
271-000.000-678.000	MISCELLANEOUS INCOME	200.00	100.00	50.00
271-000.000-678.002	BANFIELD GRANT	2,000.00	0.00	0.00
271-000.000-678.015	DRAMA CLUB REVENUES	1,000.00	0.00	0.00
271-000.000-678.036	UNITED WAY GRANT	1,000.00	0.00	0.00
271-000.000-687.000	REFUNDS AND REBATES	0.00	25.00	100.00
271-000.000-699.101	TRANSFER FROM GENERAL FUND	0.00	10,000.00	100.00
TOTAL REVENUES		726,000.00	453,120.87	62.41
Expenditures				
790.000	LIBRARY	743,000.00	307,188.00	41.34
TOTAL EXPENDITURES		743,000.00	307,188.00	41.34
Fund 271 - LIBRARY FUND:				
TOTAL REVENUES		726,000.00	453,120.87	62.41
TOTAL EXPENDITURES		743,000.00	307,188.00	41.34
NET OF REVENUES & EXPENDITURES		(17,000.00)	145,932.87	858.43

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD

User: PAUL

PERIOD ENDING 10/31/2025

DB: Ironwood

% Fiscal Year Completed: 33.70

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 10/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 590 - SEWER FUND				
Revenues				
590-000.000-530.000	FEDERAL GRANTS	2,700,000.00	0.00	0.00
590-000.000-603.000	SEWER CHARGES	2,620,000.00	869,265.50	33.18
590-000.000-615.000	UTILITY BILL PENALTIES	30,000.00	11,012.70	36.71
590-000.000-665.000	INTEREST	10,000.00	19,814.04	198.14
590-000.000-676.000	REIMBURSEMENTS	0.00	1,086.90	100.00
590-000.000-678.000	MISCELLANEOUS INCOME	10,000.00	6,855.00	68.55
TOTAL REVENUES		5,370,000.00	908,034.14	16.91
Expenditures				
527.000	SEWAGE DISPOSAL - GIWA O&M	1,065,000.00	342,868.46	32.19
527.001	SEWAGE DISPOSAL - GIWA DEBT SERVICE	55,000.00	18,087.44	32.89
554.000	METER SETS, REMOVALS & REPAIRS	89,000.00	33,552.10	37.70
555.000	LOCATES	0.00	16,363.92	100.00
556.000	CUSTOMER ACCOUNTING & COLLECT	175,000.00	33,143.25	18.94
557.000	ADMINISTRATION & OVERHEAD	333,000.00	49,290.88	14.80
557.172	ADMINISTRATION - CITY MANAGER	26,000.00	7,893.99	30.36
560.000	COLLECTION & TRANSMISSION	440,000.00	154,784.28	35.18
566.000	INFILTRATION AND INFLOW	77,000.00	3,663.61	4.76
TOTAL EXPENDITURES		2,260,000.00	659,647.93	29.19
Fund 590 - SEWER FUND:				
TOTAL REVENUES		5,370,000.00	908,034.14	16.91
TOTAL EXPENDITURES		2,260,000.00	659,647.93	29.19
NET OF REVENUES & EXPENDITURES		3,110,000.00	248,386.21	7.99

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD

User: PAUL

PERIOD ENDING 10/31/2025

DB: Ironwood

% Fiscal Year Completed: 33.70

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 10/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 591 - WATER FUND				
Revenues				
591-000.000-530.000	FEDERAL GRANTS	18,500,000.00	4,502,704.00	24.34
591-000.000-540.000	STATE GRANTS	1,000.00	0.00	0.00
591-000.000-602.000	WATER CHARGES	2,315,000.00	786,567.78	33.98
591-000.000-613.000	TURN ON/OFF FEES	25,000.00	7,890.00	31.56
591-000.000-615.000	UTILITY BILL PENALTIES	30,000.00	11,033.49	36.78
591-000.000-616.000	NSF FEE	1,000.00	875.00	87.50
591-000.000-618.000	GARBAGE CHARGES	558,000.00	180,095.18	32.28
591-000.000-665.000	INTEREST	10,000.00	20,944.57	209.45
591-000.000-678.000	MISCELLANEOUS INCOME	0.00	39,779.52	100.00
TOTAL REVENUES		21,440,000.00	5,549,889.54	25.89
Expenditures				
521.000	GARBAGE COLLECTION	553,000.00	178,995.10	32.37
550.000	WELLS	1,000.00	0.00	0.00
551.000	PUMPING	440,000.00	139,781.86	31.77
553.000	TRANSMISSION AND DISTRIBUTION	469,700.00	229,617.71	48.89
553.001	TRANSMISSION AND DIST - WATER BREAKS	57,600.00	19,360.95	33.61
553.003	SERVICE LINES	1,054,000.00	235,058.67	22.30
554.000	METER SETS, REMOVALS & REPAIRS	89,000.00	34,337.07	38.58
555.000	LOCATES	0.00	23,910.65	100.00
556.000	CUSTOMER ACCOUNTING & COLLECT	179,000.00	36,701.70	20.50
557.000	ADMINISTRATION & OVERHEAD	900,700.00	226,788.43	25.18
557.172	ADMINISTRATION - CITY MANAGER	26,000.00	7,893.95	30.36
TOTAL EXPENDITURES		3,770,000.00	1,132,446.09	30.04
Fund 591 - WATER FUND:				
TOTAL REVENUES		21,440,000.00	5,549,889.54	25.89
TOTAL EXPENDITURES		3,770,000.00	1,132,446.09	30.04
NET OF REVENUES & EXPENDITURES		17,670,000.00	4,417,443.45	25.00

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD

User: PAUL

PERIOD ENDING 10/31/2025

DB: Ironwood

% Fiscal Year Completed: 33.70

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE		% BDGT USED			
			10/31/2025	NORMAL (ABNORMAL)				
Fund 593 - CIVIC CENTER								
Revenues								
593-000.000-402.000	CURRENT REAL PROPERTY TAXES	122,000.00	105,603.29		86.56			
593-000.000-410.000	CURRENT PERSONAL PROPERTY TAX	200.00	0.00		0.00			
593-000.000-432.000	PAYMENTS IN LIEU OF TAXES	300.00	0.00		0.00			
593-000.000-569.000	STATE GRANTS - OTHER	0.00	306.42		100.00			
593-000.000-573.000	LOCAL COMM. STABILIZATION SHARE APPROP	500.00	937.85		187.57			
593-000.000-642.004	SALES - CONCESSION	27,000.00	3,131.25		11.60			
593-000.000-642.005	SALES - PRO SHOP	1,000.00	111.09		11.11			
593-000.000-647.001	SALES - CANDY MACHINE	100.00	15.20		15.20			
593-000.000-647.003	SALES - JUKEBOX/ARCADE	1,800.00	0.00		0.00			
593-000.000-651.000	USE AND ADMISSION FEES - OPEN SKATING	31,000.00	8,464.00		27.30			
593-000.000-651.001	SKATE SHARPENING	2,000.00	960.67		48.03			
593-000.000-651.002	USE AND ADMISSION FEES - OTHER	500.00	531.00		106.20			
593-000.000-651.006	WELL WATER USE FEE	600.00	200.00		33.33			
593-000.000-667.000	RENT - ICE (OTHER)	10,000.00	3,593.00		35.93			
593-000.000-667.001	RENT - NON-ICE	9,000.00	2,242.00		24.91			
593-000.000-667.002	RENT - POLAR BEARS - ICE	35,000.00	0.00		0.00			
593-000.000-667.003	RENT - SKATES	8,000.00	1,812.00		22.65			
593-000.000-667.004	RENT - ICE CRYSTALS - ICE	24,000.00	0.00		0.00			
593-000.000-667.005	RENT - IRONWOOD LUMBERJACKS - ICE	40,000.00	6,500.00		16.25			
593-000.000-674.000	CONTRIBUTIONS AND DONATION	2,000.00	100.00		5.00			
593-000.000-675.001	DONATIONS - ICE MAKING SYSTEM	0.00	11,000.00		100.00			
593-000.000-677.000	ADVERTISING REVENUES	5,000.00	5,800.00		116.00			
593-000.000-678.000	MISCELLANEOUS INCOME	0.00	221.21		100.00			
593-000.000-698.000	INSURANCE CLAIMS RECEIVED	0.00	980.00		100.00			
TOTAL REVENUES		320,000.00	152,508.98		47.66			
Expenditures								
805.000	CIVIC CENTER	413,000.00	143,178.65		34.67			
TOTAL EXPENDITURES		413,000.00	143,178.65		34.67			
Fund 593 - CIVIC CENTER:								
TOTAL REVENUES		320,000.00	152,508.98		47.66			
TOTAL EXPENDITURES		413,000.00	143,178.65		34.67			
NET OF REVENUES & EXPENDITURES		(93,000.00)	9,330.33		10.03			

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD

User: PAUL

PERIOD ENDING 10/31/2025

DB: Ironwood

% Fiscal Year Completed: 33.70

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 10/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 661 - EQUIPMENT FUND				
Revenues				
661-000.000-644.000	EQUIPMENT RENTAL	880,000.00	201,364.63	22.88
661-000.000-665.000	INTEREST	12,000.00	6,753.98	56.28
661-000.000-678.000	MISCELLANEOUS INCOME	0.00	61.50	100.00
661-000.000-693.000	SALE OF CAPITAL ASSETS	8,000.00	19,564.00	244.55
661-000.000-698.000	INSURANCE CLAIMS RECEIVED	0.00	14,621.87	100.00
TOTAL REVENUES		900,000.00	242,365.98	26.93
Expenditures				
525.000	DIRECT EQUIPMENT EXPENSE	321,000.00	138,393.59	43.11
557.000	ADMINISTRATION & OVERHEAD	574,000.00	187,532.08	32.67
557.172	ADMINISTRATION - CITY MANAGER	5,000.00	1,127.66	22.55
TOTAL EXPENDITURES		900,000.00	327,053.33	36.34
Fund 661 - EQUIPMENT FUND:				
TOTAL REVENUES		900,000.00	242,365.98	26.93
TOTAL EXPENDITURES		900,000.00	327,053.33	36.34
NET OF REVENUES & EXPENDITURES		0.00	(84,687.35)	100.00

CASH SUMMARY BY ACCOUNT FOR CITY OF IRONWOOD
 FROM 10/01/2025 TO 10/31/2025
 FUND: ALL FUNDS
 CASH AND INVESTMENT ACCOUNTS

Fund Account	Description	Beginning Balance 10/01/2025	Total Debits	Total Credits	Ending Balance 10/31/2025
Fund 101 GENERAL FUND					
001.000	CASH - CHECKING	1,204,153.50	352,999.35	511,726.50	1,045,426.35
001.005	CASH - CHECKING - FIRE INSURANCE	49,841.73	127.12	24,000.00	25,968.85
017.000	INVESTMENTS - MI CLASS	5,172,619.54	18,502.57	0.00	5,191,122.11
	GENERAL FUND	6,426,614.77	371,629.04	535,726.50	6,262,517.31
Fund 202 MAJOR STREET FUND					
001.000	CASH - CHECKING	652,797.17	714.36	75,888.86	577,622.67
017.000	INVESTMENTS - MI CLASS	504,042.47	1,802.98	0.00	505,845.45
	MAJOR STREET FUND	1,156,839.64	2,517.34	75,888.86	1,083,468.12
Fund 203 LOCAL STREET FUND					
001.000	CASH - CHECKING	94,522.22	3,825.58	83,104.26	15,243.54
Fund 209 CEMETERY FUND					
017.000	INVESTMENTS - MI CLASS	583,095.31	2,085.72	0.00	585,181.03
Fund 216 VOLUNTEER FIRE DEPARTMENT					
001.000	CASH - CHECKING	2,924.57	0.00	0.00	2,924.57
Fund 247 TAX INCREMENT FINANCE AUTHORITY					
001.000	CASH - CHECKING	68,393.98	1,802.67	720.20	69,476.45
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY					
001.000	CASH - CHECKING	43,119.61	3,718.58	3,530.05	43,308.14
Fund 271 LIBRARY FUND					
001.000	CASH - CHECKING	328,669.43	68,001.55	91,446.68	305,224.30
017.271	INVESTMENTS - MI CLASS - ANNUAL	163,164.08	8,369.12	0.00	171,533.20
017.272	INVESTMENTS - MI CLASS - BUILDING	22,214.67	9,110.13	0.00	31,324.80
	LIBRARY FUND	514,048.18	85,480.80	91,446.68	508,082.30
Fund 274 HUD FUND					
001.000	CASH - CHECKING	300,000.00	0.00	0.00	300,000.00
Fund 590 SEWER FUND					
001.000	CASH - CHECKING	584,769.88	234,569.51	261,806.54	557,532.85
001.001	CASH - REPAIR, REPLACE & IMPROVE	18,000.00	2,000.00	0.00	20,000.00
001.012	SEWAGE DISPOSAL SYSTEM CONSTRUCTION	189.93	0.00	0.00	189.93
006.018	SEWER BOND REDEMPTION	85,864.88	77,358.96	0.00	163,223.84
006.019	SEWER BOND RESERVE	283,568.55	1,580.51	0.00	285,149.06
017.000	INVESTMENTS - MI CLASS	1,094,747.67	3,915.95	0.00	1,098,663.62
	SEWER FUND	2,067,140.91	319,424.93	261,806.54	2,124,759.30
Fund 591 WATER FUND					
001.000	CASH - CHECKING	370,259.51	3,445,157.54	3,033,857.99	781,559.06
001.001	CASH - REPAIR, REPLACE & IMPROVE	77,339.00	8,726.75	0.00	86,065.75
001.011	WATER SUPPLY SYSTEM CONSTRUCTION	39,836.90	0.34	0.00	39,837.24
006.015	WATER BOND REDEMPTION	106,092.18	131,453.67	0.00	237,545.85
006.016	WATER BOND RESERVE	412,193.88	8,081.35	0.00	420,275.23
017.000	INVESTMENTS - MI CLASS	1,063,857.31	503,173.50	500,000.00	1,067,030.81
	WATER FUND	2,069,578.78	4,096,593.15	3,533,857.99	2,632,313.94
Fund 593 CIVIC CENTER					
001.000	CASH - CHECKING	256,215.54	20,676.31	58,463.81	218,428.04
Fund 661 EQUIPMENT FUND					

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User: PAUL
DB: Ironwood

CASH SUMMARY BY ACCOUNT FOR CITY OF IRONWOOD
FROM 10/01/2025 TO 10/31/2025
FUND: ALL FUNDS
CASH AND INVESTMENT ACCOUNTS

Page: 2/2

Fund Account	Description	Beginning Balance 10/01/2025	Total Debits	Total Credits	Ending Balance 10/31/2025
001.000	CASH - CHECKING	155,784.01	49,606.00	65,112.97	140,277.04
017.000	INVESTMENTS - MI CLASS	467,530.17	1,672.37	0.00	469,202.54
	EQUIPMENT FUND	623,314.18	51,278.37	65,112.97	609,479.58
Fund 677	SELF-FUNDED HEALTH INSURANCE FUND				
001.000	CASH - CHECKING	19,682.05	117,515.90	111,460.98	25,736.97
Fund 703	CURRENT TAX COLLECTION FUND				
001.000	CASH - CHECKING	55,959.45	89,375.57	70,186.47	75,148.55
Fund 732	POLICE & FIREMEN'S RETIREMENT				
001.000	CASH - CHECKING	718,337.73	12,724.81	248,336.36	482,726.18
Fund 736	PUBLIC EMPLOYEE HEALTH CARE FUND				
001.000	CASH - CHECKING	16,750.08	626.02	14,061.65	3,314.45
016.000	MERS INVESTMENTS	1,979,648.49	0.00	0.00	1,979,648.49
	PUBLIC EMPLOYEE HEALTH CARE FUND	1,996,398.57	626.02	14,061.65	1,982,962.94
	TOTAL - ALL FUNDS	16,996,185.49	5,179,274.79	5,153,703.32	17,021,756.96



MEMO

To: City Commission

From: Paul Anderson, City Manager

Date: December 1, 2025

Meeting Date: December 8, 2025

Re: Proposal to Conduct a Compensation Review

The attached proposal is from Rahmberg, Stover & Associates, LLC to conduct a compensation review for the City of Ironwood administrative positions. At a City Commission meeting on 10/27/25, the City Commission directed staff to hire a consultant to perform a compensation review. Staff reached out to the Michigan Municipal League (MML) for guidance on this topic. MML previously performed this service for municipalities, however they no longer do. They recommended that we work with Rahmberg, Stover & Associates, LLC, as this firm has been performing this work in the State of Michigan for numerous decades. The list of communities that they have worked with is included within their proposal.

Over recent years, City administrative staff have had raises that were outside of cost of living adjustments in order to keep up with atypical inflation and other market conditions. On 10/27/25, the City Commission directed that before any further raises are issued, this wage and benefit study be performed in addition to creating new policies and procedures on how compensation reviews will be handled moving forward.

Staff recommends the approval of the proposal by Rahmberg, Stover & Associates, LLC.



City of Ironwood

Proposal to Conduct a Compensation Review

November, 2025

For more information contact:
Jeffrey C. Rahmberg, Partner
[Rahmberg, Stover & Associates, LLC](#)
33717 Woodward Avenue #612
Birmingham, MI 48009
Phone: 248.798.8929
Email: jeff.rahmberg@rahmbergstover.com

Proposal to Conduct a Compensation Review

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Project Scope and Work Plan.....	1
RS&A Profile	4
Project Staffing.....	6
Project Timing and Fees.....	7

Project Scope and Work Plan

The City of Ironwood is seeking to conduct a compensation review. The project will encompass an analysis of 12 City positions:

- City Manager
- Community Development Director
- Director of Public Safety
- Administrative Assistant/Public Safety
- City Clerk
- Finance Director/Treasurer
- Assistant Finance Director/Deputy Treasurer
- Human Resources/Payroll
- Water & Sewer Utility Manager
- Public Works Supervisor/Assessor
- Building Official
- Community Development Assistant

The project will include conducting a custom survey and developing updated salary ranges and a “system” for the City to maintain competitive and equitable pay levels on an ongoing basis.

Project Scope and Work Plan

We propose carrying out the following project activities:

1. Conduct initial meeting(s) with the City to discuss and confirm a number of up-front matters necessary for a successful outcome. Topics to be addressed include:
 - Project objectives, activities, timetable, and deliverables
 - Environment in which the City operates with consideration given to human resources strategies and the implications to the City's compensation programs
 - Any particular areas of concern or challenge as they relate to compensation, including recruiting and retention experience in the City
 - City's compensation philosophy, with particular attention given to needed/desired competitive position in the market and the identification of peer municipalities and, potentially other employers, for comparative purposes
 - Project communication strategies (e.g., who needs to know what, when)
2. Collect and review information related to current salary ranges and salary levels provided to City employees, job descriptions, benefits provided, etc.
3. Develop an understanding of the responsibilities and requirements of each position under study through an analysis of existing job descriptions. Conduct follow-up discussions with the City to clarify position responsibilities and qualification requirements. This job analysis process will provide a basis for matching positions to the market and for completing an assessment of internal equity of the positions.

Project Scope and Work Plan

4. Conduct market analysis by gathering and analyzing comparative incumbent salary levels and position salary ranges, and benefits data for the jobs under study. A custom survey will be developed and distributed to targeted municipalities agreed upon by the City. Supplement the custom survey results, as appropriate, from additional data from the Michigan Municipal League (MML) survey database, MML benefits survey and possibly, broader employer market data from published surveys maintained by Rahmberg, Stover & Associates.
5. Based on survey results, prepare a comparative market analysis and evaluate the City's current position salary ranges and incumbent salary levels and benefits.
6. Develop recommendations related to the City's position salary ranges and incumbent salary levels and benefits, including a proposed updated salary structure and placement of positions in the updated structure to assure equity and alignment with the market.
7. Provide recommendations pertaining to compensation administration guidelines and practices to enable the City to clearly communicate and manage the compensation system on an ongoing basis. Areas to address will include best practices pertaining to maintaining internally equitable and externally competitive salary structures, annual employee salary increases, new hire starting salary levels, promotional increases, reclassification of positions, establishing new positions, etc.
8. Develop an implementation plan to adopt the updated salary structure and define associated costs.
9. Document project findings and recommendations. Prepare and present a final report.

RS&A Profile

Rahmberg, Stover & Associates (RS&A) is a Michigan-based management consulting firm specializing in compensation and human resources. Established in January 2005, RS&A was formed to deliver the services previously provided by the Human Resources Consulting Group of Plante Moran. Its founders, Jeff Rahmberg and Karine Stover were previously partners at Plante Moran. Jeff directed the firm's management consulting practice for 20 years and Karine previously headed the HR consulting group of Plante Moran for 10 years.

RS&A consultants have established a proven track record in delivering consistent, ethical, and quality performance on behalf of hundreds of employers, public and private, for over 30 years. Specifically, RS&A consultants are recognized experts in the field of compensation. The team proposed for this engagement has significant experience working with local units of government.

At RS&A, we believe that people, not capital, machinery, or bricks and mortar, are the key to creating competitive advantage. In this knowledge age, people are the driving force behind organizational success. Our experienced team of consultants understands the importance of people to achieve results and the need to effectively focus, energize and reward employees to perform at their best. Grounded in leading practices and time-tested methodologies, RS&A helps clients succeed through:

- Employee Pay
- Incentive Compensation
- Executive Compensation
- Performance Management
- Human Resources Management
- Organizational Analysis

RS&A is endorsed by the Michigan Municipal League and has an extensive background serving local units of government, as shown on the following page of this proposal.

RS&A Profile

The following is a list of municipal clients served by RS&A consultants.

Ada Township
Albion, City of
Allen Park, City of
Alpena, City of
Antwerp Township
Berrien County
Branch County
Blissfield, Village of
Brandon Township
Brighton Township
Calhoun County
Canton Township
Cedar Springs, City of
Center Line, City of
Charlevoix County
Cheboygan, City of
Clay Township
Clinton Township
Dearborn Heights, City of
Dearborn, City of
Delta Township
Detroit, City of
East Bay Charter Township
East Detroit, City of
Farmington, City of
Ferguson, City of
Ferndale, City of

Fort Wright, Kentucky
Garfield Township
Grand Blanc Township
Green Oak Charter Township
Grosse Ile Township
Hamburg Township
Highland Charter Township
Holland, City of
Huron County
Ionia County
Isabella County MCF
Jonesville, City of
Kalamazoo County
Kalamazoo Township
Lake County
Leelanau County
Lincoln Charter Township
Livingston County
Lyon Township
Mason, City of
Milford Charter Township
Milford, Village of
Muskegon Charter Twp.
Northville Township
Novi, City of
Oak Park, City of
Orion Township

Peninsula Township
Plymouth Charter Township
Plymouth, City of
Redford Township
Richmond, City of
Romulus, City of
Royal Oak, City of
Saugatuck, City of
Scio Township
South Bend, City of
Southfield, City of
Spring Lake, Village
St. Clair County
St. Clair Shores, City of
Sterling Heights, City of
Traverse City, City of
Trenton, City of
Waterford Township
Wayne, City of
West Bloomfield Township
Westland, City of
Wixom, City of
Wyandotte Municipal Services
Zeeland, City of

Project Staffing

Jeffrey C. Rahmberg, partner and co-founder of RS&A, would lead the project team and have overall responsibility for project outcomes. He has over 40 years of consulting experience and devotes a significant portion of his professional practice to the public sector. Prior to forming RS&A, Jeff was the partner in charge of all management consulting services for Plante & Moran. Of particular relevance, Jeff has extensive experience in developing and implementing compensation programs with municipal governments. He holds a bachelor's degree in electrical engineering and a master's degree in business administration from Washington University.

Karine C. Stover, co-founder and partner of RS&A, will serve as advisor for the project. Prior to the formation of RS&A, Karine spent 18 years with Plante Moran, where she was a partner and leader of the firm's Human Resources Consulting Group. Karine has significant experience in compensation and has worked with numerous municipal and not-for-profit organizations. Her educational background includes a bachelor's degree in finance from Western Michigan University and a master's degree in business administration from the University of Michigan. She is a Certified Compensation Professional (CCP).

Jamie Watt, Senior Consultant with RS&A, will be actively involved in the project. She has worked on numerous engagements for local municipalities and other public sector organizations similar to the project being proposed. Jamie holds a bachelor's degree from Michigan State University.

Project Timing and Fees

We anticipate the project can be completed within 10 -12 weeks, depending on the responsiveness of survey participants.

		City of Ironwood Compensation Review Timeline											
		Weeks											
Timing	Activity	1	2	3	4	5	6	7	8	9	10	11	12
1 - 2	1. Initial meetings												
1 - 2	2. Collect/review data												
2 - 3	3. Job analysis												
3 - 7	4. Market analysis												
7 - 8	5. Prepare comparative analysis												
7 - 9	6. Develop salary and benefits recommendations												
8 - 9	7. Provide compensation administration recommendations												
8 - 9	8. Develop implementation plan												
10 - 12	9. Prepare and present final report												

We estimate the professional fees to be \$10,000 - \$12,000. The project will be billed monthly as time is incurred.



www.rahmbergstover.com

Change Order No. 22

Date of Issuance: 11/21/2025
Owner: The City of Ironwood
Contractor: Jake's Excavating & Landscaping, LLC
Engineer: Coleman Engineering Company
Project: Lead Service Line Replacement Project
Contract Name: Lead Service Line Replacement Project

Effective Date: 12/8/2025
Owner's Contract No.: N/A
Contractor's Project No.: N/A
Engineer's Project No.: 221079

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

Description: Balance items to cover all work completed to date. Add items for change order requests from Contractor, see attachments for further details.

Attachments: Schedule of Pay Items, City Funded Item Breakdown, Change Order Request Emails

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ 2,721,786.50	Original Contract Times: Substantial Completion: <u>September 1, 2025</u> Ready for Final Payment: <u>October 1, 2025</u> days or dates
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>21</u> : \$ 103,672.90	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>21</u> : Substantial Completion: <u>N/A</u> Ready for Final Payment: <u>N/A</u> days
Contract Price prior to this Change Order: \$ 2,618,113.60	Contract Times prior to this Change Order: Substantial Completion: <u>September 1, 2025</u> Ready for Final Payment: <u>October 1, 2025</u> days or dates
[Increase] [Decrease] of this Change Order: \$ 2,899.51	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>August 1, 2026</u> Ready for Final Payment: <u>September 1, 2026</u> days or dates
Contract Price incorporating this Change Order: \$ 2,615,214.09	Contract Times with all approved Change Orders: Substantial Completion: <u>August 1, 2026</u> Ready for Final Payment: <u>September 1, 2026</u> days or dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: <u>[Signature]</u>	By: _____	By: <u>[Signature]</u>
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: <u>Project Manager</u>	Title _____	Title <u>[Signature]</u>
Date: <u>Dec 3, 2025</u>	Date _____	Date <u>12-2-25</u>

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____

City of Ironwood, Michigan
Lead Service Line Replacement
CEC Project No. 221079

Change Order No. 22

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

	EGLE	CITY FUNDS				Total
	Water	Water	Sewer	Roads	Sidewalks	
Original Contract Amount	\$ 2,721,786.50	\$ -				\$ 2,721,786.50
Previously Approved Amount	\$ (225,370.00)	\$ 121,697.10				\$ (103,672.90)
Contract Prior to this Change	\$ 2,496,416.50	\$ 121,697.10				\$ 2,618,113.60
Current Change Requested	\$ (3,649.51)	\$ 750.00				\$ (2,899.51)
Revised Contract Amount	\$ 2,492,766.99	\$ 122,447.10				\$ 2,615,214.09

City of Ironwood - Lead Service Line Replacement				Revised Contract thru		Change Order #22		Revised Contract thru	
Change Order Schedule of Pay Items				Change Order #21		Change Order #22		Change Order #22	
EGLE Funded Items									
Item	Description	Unit	Unit Price	Qty	Total	Qty	Total	Qty	Total
1	Mobilization, Max. (5%)	LSUM	\$ 27,000.00	1	\$ 27,000.00		\$ -	1	\$ 27,000.00
2	Water Service Exploration Private Side at House	EA	\$ 400.00	37	\$ 14,800.00		\$ -	37	\$ 14,800.00
3	Water Service Exploration Public Side at Curb	EA	\$ 400.00	22	\$ 8,800.00		\$ -	22	\$ 8,800.00
4	1-inch Corporation Stop	EA	\$ 475.00	97	\$ 46,075.00		\$ -	97	\$ 46,075.00
5	1-inch Type K Copper Water Service Water Main to ROW (City Side)	LF	\$ 54.00	2648	\$ 142,992.00		\$ -	2648	\$ 142,992.00
6	1-inch Curb Stop and Box	EA	\$ 450.00	221	\$ 99,450.00		\$ -	221	\$ 99,450.00
7	Water Pressure Control for New Curb Box	EA	\$ 250.00	10	\$ 2,500.00		\$ -	10	\$ 2,500.00
8	1-inch Type K Copper Water Service ROW to House (Private Side)	LF	\$ 60.85	11850	\$ 721,072.50		\$ -	11850	\$ 721,072.50
9	Water Service Interior Plumbing Connection	EA	\$ 550.00	296	\$ 162,800.00		\$ -	296	\$ 162,800.00
10	Plumbing Permit Applications and Administration	EA	\$ 500.00	312	\$ 156,000.00		\$ -	312	\$ 156,000.00
11	Plumbing Permit Fees	EA	\$ 155.00	312	\$ 48,360.00		\$ -	312	\$ 48,360.00
12	Insulation Board, 2-inch	SFT	\$ 1.55	14520	\$ 22,506.00	1208	\$ 1,872.40	15728	\$ 24,378.40
13	Erosion Control, Silt Fence	FT	\$ 3.00	150	\$ 450.00	-75	\$ (225.00)	75	\$ 225.00
14	Erosion Control, Inlet Protection, Fabric Drop	EA	\$ 55.00	13	\$ 715.00	-6	\$ (330.00)	7	\$ 385.00
15	Special Backfill	CY	\$ 15.00	300	\$ 4,500.00	-80	\$ (1,200.00)	220	\$ 3,300.00
16	Curb and Gutter, Rem	FT	\$ 5.00	1476.2	\$ 7,381.00	-325	\$ (1,625.00)	1151.2	\$ 5,756.00
17	Sidewalk & Concrete Driveway, Rem	SYD	\$ 5.40	2176.86	\$ 11,755.04	-75	\$ (405.00)	2101.86	\$ 11,350.04
18	Concrete Pavement, Rem	SYD	\$ 7.00	400	\$ 2,800.00	-80	\$ (560.00)	320	\$ 2,240.00
19	HMA Surface, Rem	SYD	\$ 4.00	6162.7	\$ 24,650.80	-300	\$ (1,200.00)	5862.7	\$ 23,450.80
20	Utility Exploration	EA	\$ 250.00	70	\$ 17,500.00		\$ -	70	\$ 17,500.00
21	Subbase, CIP	SYD	\$ 6.54	250	\$ 1,635.00	-150	\$ (981.00)	100	\$ 654.00
22	Aggregate Base, 9-inch	SYD	\$ 7.30	6182	\$ 45,128.60	-75	\$ (547.50)	6107	\$ 44,581.10
23	Aggregate Surface Course, 6-inch	SYD	\$ 5.70	3800	\$ 21,660.00	17.32	\$ 98.72	3817.32	\$ 21,758.72
24	Curb and Gutter, Conc	FT	\$ 57.00	449.6	\$ 25,627.20	-60	\$ (3,420.00)	389.6	\$ 22,207.20
25	Sidewalk Ramp, Conc, 4-inch	SFT	\$ 11.85	100	\$ 1,185.00	-50	\$ (592.50)	50	\$ 592.50
26	Sidewalk, Con, 4-inch	SFT	\$ 10.98	10338.5	\$ 113,516.73	40	\$ 439.20	10378.5	\$ 113,955.93
27	Driveway, Non-Reinf Concrete, 6-inch	SYD	\$ 85.55	437.372	\$ 37,417.17	-30.972	\$ (2,649.65)	406.4	\$ 34,767.52
28	Driveway, Reinf Concrete, 6-inch	SYD	\$ 86.60	100.372	\$ 8,692.22	-50.972	\$ (4,414.18)	49.4	\$ 4,278.04
29	HMA Pavement, MDOT 4EL	SYD	\$ 37.25	5002	\$ 186,324.50		\$ -	5002	\$ 186,324.50
30	Abandon Water Service	EA	\$ 300.00	71.6	\$ 21,480.00	-10.6	\$ (3,180.00)	61	\$ 18,300.00
31	Lawn Restoration	SYD	\$ 2.00	25450	\$ 50,900.00	-200	\$ (400.00)	25250	\$ 50,500.00
32	Replace Existing Storm Sewer	LF	\$ 35.00	125	\$ 4,375.00	-50	\$ (1,750.00)	75	\$ 2,625.00
33	6-inch SDR 35 PVC Sewer Lateral	LF	\$ 40.00	1502	\$ 60,080.00	-125	\$ (5,000.00)	1377	\$ 55,080.00
34	Record Drawings	EA	\$ 250.00	0	\$ -		\$ -	0	\$ -
35	Rock Excavation	CYD	\$ 40.00	348.8	\$ 13,952.00		\$ -	348.8	\$ 13,952.00
36	Topsoil (4-inch thick)	SYD	\$ 2.85	25450	\$ 72,532.50	-200	\$ (570.00)	25250	\$ 71,962.50
37	Temporary Water to Commercial Establishment	EA	\$ 550.00	10	\$ 5,500.00	-4	\$ (2,200.00)	6	\$ 3,300.00
38	111 Poplar Street Interior	LSUM	\$ 95.00	1	\$ 95.00		\$ -	1	\$ 95.00
39	330 Larch Street Interior	LSUM	\$ 61.00	1	\$ 61.00		\$ -	1	\$ 61.00
40	105 Shamrock Street Interior	LSUM	\$ 95.00	1	\$ 95.00		\$ -	1	\$ 95.00
41	328 E Oak Street Interior	LSUM	\$ 126.50	1	\$ 126.50		\$ -	1	\$ 126.50
42	434 E Tamarack Street Interior	LSUM	\$ 86.00	1	\$ 86.00		\$ -	1	\$ 86.00
43	351 E Houk Street Interior	LSUM	\$ 195.00	1	\$ 195.00		\$ -	1	\$ 195.00
44	487 Aspen Street Interior	LSUM	\$ 100.00	1	\$ 100.00		\$ -	1	\$ 100.00
45	920 E Pine Street Interior	LSUM	\$ 225.00	1	\$ 225.00		\$ -	1	\$ 225.00
46	531 E Bundy Street Interior	LSUM	\$ 105.00	1	\$ 105.00		\$ -	1	\$ 105.00
47	248 E Tamarack Street Interior	LSUM	\$ 155.00	1	\$ 155.00		\$ -	1	\$ 155.00
48	316 E Tamarack Street Interior	LSUM	\$ 155.00	1	\$ 155.00		\$ -	1	\$ 155.00
49	300 E Ayer Street Interior	LSUM	\$ 170.00	1	\$ 170.00		\$ -	1	\$ 170.00
50	1200 E Cloverland Drive Interior	LSUM	\$ 400.00	1	\$ 400.00		\$ -	1	\$ 400.00
51	1200 E Cloverland Drive - Exterior 2-inch Copper	LSUM	\$ 3,150.00	1	\$ 3,150.00		\$ -	1	\$ 3,150.00
52	302 N Lake Street Interior	LSUM	\$ 125.00	1	\$ 125.00		\$ -	1	\$ 125.00
53	Replace Existing Curb Box	EA	\$ 200.00	25	\$ 5,000.00	-5	\$ (1,000.00)	20	\$ 4,000.00
54	210 W Ayer St Interior	LSUM	\$ 131.25	1	\$ 131.25		\$ -	1	\$ 131.25
55	1124 Celia St Interior	LSUM	\$ 189.00	1	\$ 189.00		\$ -	1	\$ 189.00
56	132 N Marquette St Interior	LSUM	\$ 84.00	1	\$ 84.00		\$ -	1	\$ 84.00
57	1037 E Sutherland Ave Interior	LSUM	\$ 105.00	1	\$ 105.00		\$ -	1	\$ 105.00
58	132 Smith St Interior	LSUM	\$ 126.00	1	\$ 126.00		\$ -	1	\$ 126.00
59	209 Alfred Wright Blvd Interior	LSUM	\$ 105.00	1	\$ 105.00		\$ -	1	\$ 105.00
60	624 E McLeod Ave Interior	LSUM	\$ 183.75	1	\$ 183.75		\$ -	1	\$ 183.75
61	737 E Ayer St Interior	LSUM	\$ 105.00	1	\$ 105.00		\$ -	1	\$ 105.00
62	121 W Gogebic St Interior	LSUM	\$ 252.00	1	\$ 252.00		\$ -	1	\$ 252.00
63	413 N Lowell St Interior	LSUM	\$ 231.00	1	\$ 231.00		\$ -	1	\$ 231.00
64	716 E Ayer St Interior	LSUM	\$ 68.25	1	\$ 68.25		\$ -	1	\$ 68.25
65	311 W Norrie St Interior	LSUM	\$ 126.00	1	\$ 126.00		\$ -	1	\$ 126.00
66	102 E Pewabic Interior	LSUM	\$ 115.50	1	\$ 115.50		\$ -	1	\$ 115.50
67	606 N Lake St Interior	LSUM	\$ 105.00	1	\$ 105.00		\$ -	1	\$ 105.00
68	104 Norrie St Interior	LSUM	\$ 157.50	1	\$ 157.50		\$ -	1	\$ 157.50
69	146 W Birch St Interior	LSUM	\$ 157.50	1	\$ 157.50		\$ -	1	\$ 157.50
70	606 Wilson Interior	LSUM	\$ 105.00	1	\$ 105.00		\$ -	1	\$ 105.00
71	301 W Oak St Interior	LSUM	\$ 157.50	1	\$ 157.50		\$ -	1	\$ 157.50
72	114 Norrie St Interior	LSUM	\$ 288.75	1	\$ 288.75		\$ -	1	\$ 288.75
73	914 E Ayer St Interior	LSUM	\$ 131.25	1	\$ 131.25		\$ -	1	\$ 131.25

Item	Description	Unit	Unit Price	Qty	Total	Qty	Total	Qty	Total
74	502 N Curry St Interior	LSUM	\$ 157.50	1	\$ 157.50		\$ -	1	\$ 157.50
75	921 E Ayer St Interior	LSUM	\$ 105.00	1	\$ 105.00		\$ -	1	\$ 105.00
76	102 E Gogebic St Interior	LSUM	\$ 157.50	1	\$ 157.50		\$ -	1	\$ 157.50
77	123 W Oak St Interior	LSUM	\$ 105.00	1	\$ 105.00		\$ -	1	\$ 105.00
78	112 Bonnie Rd Interior	LSUM	\$ 157.50	1	\$ 157.50		\$ -	1	\$ 157.50
79	31 Newport Heights S Interior	LSUM	\$ 210.00	1	\$ 210.00		\$ -	1	\$ 210.00
80	1133 Old County Rd Interior	LSUM	\$ 210.00	1	\$ 210.00		\$ -	1	\$ 210.00
81	33 Newport Heights S Interior	LSUM	\$ 210.00	1	\$ 210.00		\$ -	1	\$ 210.00
82	317 W Oak St Interior	LSUM	\$ 357.00	1	\$ 357.00		\$ -	1	\$ 357.00
83	110 N Mansfield St Interior	LSUM	\$ 141.75	1	\$ 141.75		\$ -	1	\$ 141.75
84	HDPE Water Line, 1-Inch	FT	\$ 18.50	685	\$ 12,672.50		\$ -	685	\$ 12,672.50
85	HDPE Water Line, 2-Inch	FT	\$ 20.00	800	\$ 16,000.00		\$ -	800	\$ 16,000.00
86	Interior Plumbing Connection, 2-Inch	EA	\$ 3,500.00	1	\$ 3,500.00		\$ -	1	\$ 3,500.00
87	Water Utility Connection	EA	\$ 1,750.00	9	\$ 15,750.00		\$ -	9	\$ 15,750.00
88	Unthreaded Jug Filler	EA	\$ 1,850.00	1	\$ 1,850.00		\$ -	1	\$ 1,850.00
89	Patable Water Tower, Foundation & Signage	EA	\$ 6,000.00	1	\$ 6,000.00		\$ -	1	\$ 6,000.00
90	Non-Potable Water Tower, Foundation & Signage	EA	\$ 6,000.00	1	\$ 6,000.00		\$ -	1	\$ 6,000.00
91	Connect to Exiting PRV Vault	EA	\$ 2,000.00	1	\$ 2,000.00		\$ -	1	\$ 2,000.00
92	511 N Curry St Interior	LSUM	\$ 105.00	1	\$ 105.00		\$ -	1	\$ 105.00
93	106 S Curry St Interior	LSUM	\$ 210.00	1	\$ 210.00		\$ -	1	\$ 210.00
94	213 S Curry St Interior	LSUM	\$ 262.50	1	\$ 262.50		\$ -	1	\$ 262.50
95	500 N Hemlock St Interior	LSUM	\$ 210.00	1	\$ 210.00		\$ -	1	\$ 210.00
96	223 S Curry St Interior	LSUM	\$ 210.00	1	\$ 210.00		\$ -	1	\$ 210.00
97	710 Hill St Interior	LSUM	\$ 115.50	1	\$ 115.50		\$ -	1	\$ 115.50
98	410 Vaughn St Interior	LSUM	\$ 157.50	1	\$ 157.50		\$ -	1	\$ 157.50
99	520 N Lowell St Interior	LSUM	\$ 141.75	1	\$ 141.75		\$ -	1	\$ 141.75
100	232 S Curry St Interior	LSUM	\$ 210.00	1	\$ 210.00		\$ -	1	\$ 210.00
101	128 S Curry St Interior	LSUM	\$ 262.50	1	\$ 262.50		\$ -	1	\$ 262.50
102	517 Kenndy St Interior	LSUM	\$ 252.00	1	\$ 252.00		\$ -	1	\$ 252.00
103	210 S Curry St Interior	LSUM	\$ 330.75	1	\$ 330.75		\$ -	1	\$ 330.75
104	Curry Park Additional Items of Work	LSUM	\$ 1,620.12	1	\$ 1,620.12		\$ -	1	\$ 1,620.12
105	105 Taconite St Interior	LSUM	\$ 105.00	1	\$ 105.00		\$ -	1	\$ 105.00
106	120 W Gogebic St Interior	LSUM	\$ 157.50	1	\$ 157.50		\$ -	1	\$ 157.50
107	218 S Mansfield St Interior	LSUM	\$ 157.50	1	\$ 157.50		\$ -	1	\$ 157.50
108	109 Taylor St Interior	LSUM	\$ 157.50	1	\$ 157.50		\$ -	1	\$ 157.50
109	117 N Hemlock St Interior	LSUM	\$ 157.50	1	\$ 157.50		\$ -	1	\$ 157.50
110	332 S Marquette St Interior	LSUM	\$ 341.25	1	\$ 341.25		\$ -	1	\$ 341.25
111	153 W Gogebic St Interior	LSUM	\$ 210.00	1	\$ 210.00		\$ -	1	\$ 210.00
112	612 Suterhland St Interior	LSUM	\$ 236.25	1	\$ 236.25		\$ -	1	\$ 236.25
113	610 Sutherland St Interior	LSUM	\$ 236.25	1	\$ 236.25		\$ -	1	\$ 236.25
114	609 Sutherland St Interior	LSUM	\$ 236.25	1	\$ 236.25		\$ -	1	\$ 236.25
115	310 S Marquette St Interior	LSUM	\$ 210.00	1	\$ 210.00		\$ -	1	\$ 210.00
116	608 Sutherland St Interior	LSUM	\$ 157.50	1	\$ 157.50		\$ -	1	\$ 157.50
117	424 E Vaughn St Interior	LSUM	\$ 199.50	1	\$ 199.50		\$ -	1	\$ 199.50
118	227 Day St Interior	LSUM	\$ 183.75	1	\$ 183.75		\$ -	1	\$ 183.75
119	229 Day St Interior	LSUM	\$ 236.25	1	\$ 236.25		\$ -	1	\$ 236.25
120	119 W Birch St - Concrete Retaining Wall/Footing	LSUM	\$ 5,420.00	1	\$ 5,420.00		\$ -	1	\$ 5,420.00
121	10" PVC Sewer repair - Day St	LSUM	\$ 6,750.00	1	\$ 6,750.00		\$ -	1	\$ 6,750.00
122	2" Corporation Stop and Saddle	EACH	\$ 1,100.00	2	\$ 2,200.00		\$ -	2	\$ 2,200.00
123	2" Curb Stop and Box	EACH	\$ 750.00	2	\$ 1,500.00		\$ -	2	\$ 1,500.00
124	2" Type k Copper (City)	FT	\$ 95.00	44	\$ 4,180.00		\$ -	44	\$ 4,180.00
125	2" Type k Copper (Private)	FT	\$ 99.00	371	\$ 36,729.00		\$ -	371	\$ 36,729.00
126	2" Coupler	EACH	\$ 500.00	4	\$ 2,000.00		\$ -	4	\$ 2,000.00
127	213 Frenchtown Rd Interior	LSUM	\$ 262.50	1	\$ 262.50		\$ -	1	\$ 262.50
128	222 Frenchtown Rd Interior	LSUM	\$ 183.75	1	\$ 183.75		\$ -	1	\$ 183.75
129	311 W Southland Ave Interior	LSUM	\$ 210.00	1	\$ 210.00		\$ -	1	\$ 210.00
130	532 Brogan St Interior	LSUM	\$ 199.50	1	\$ 199.50		\$ -	1	\$ 199.50
131	424 E Midland Ave Interior	LSUM	\$ 183.75	1	\$ 183.75		\$ -	1	\$ 183.75
132	125 E Pewabic St Interior	LSUM	\$ 131.25	1	\$ 131.25		\$ -	1	\$ 131.25
133	130 W Pewabic St Interior	LSUM	\$ 199.50	1	\$ 199.50		\$ -	1	\$ 199.50
134	137 W Midland Ave Interior	LSUM	\$ 183.75	1	\$ 183.75		\$ -	1	\$ 183.75
135	140 W Pewabic St Interior	LSUM	\$ 210.00	1	\$ 210.00		\$ -	1	\$ 210.00
136	402 E Midland Ave Interior	LSUM	\$ 210.00	1	\$ 210.00		\$ -	1	\$ 210.00
137	Tree Removal (608 Florence, 532 Brogan, 243 E Ridge)	LSUM	\$ 4,885.00	1	\$ 4,885.00		\$ -	1	\$ 4,885.00
138	104 W Pewabic St Interior	LSUM	\$ 183.75	1	\$ 183.75		\$ -	1	\$ 183.75
139	311 E Aurora St Interior	LSUM	\$ 183.75	1	\$ 183.75		\$ -	1	\$ 183.75
140	112 W Pewabic St Interior	LSUM	\$ 210.00	1	\$ 210.00		\$ -	1	\$ 210.00
141	532 Brogan St Interior	LSUM	\$ 315.00	1	\$ 315.00		\$ -	1	\$ 315.00
142	101 Penokee Rd Interior (Aurora Club)	LSUM	\$ 1,995.00	1	\$ 1,995.00		\$ -	1	\$ 1,995.00
143	421 S Suffolk St Interior (Ahonon Apartments)	LSUM	\$ 892.50	1	\$ 892.50		\$ -	1	\$ 892.50
144	111 W Ash St Interior	LSUM	\$ 157.50	1	\$ 157.50		\$ -	1	\$ 157.50
145	418 Bonnie St - Temporary Water Connection	LSUM	\$ 183.75	1	\$ 183.75		\$ -	1	\$ 183.75
146	101 S Mansfield St Interior	LSUM	\$ 498.75	1	\$ 498.75		\$ -	1	\$ 498.75
147	24 Brogan St Interior	LSUM	\$ 262.50	1	\$ 262.50		\$ -	1	\$ 262.50
148	24 Brogan St - Exterior (Tree Removal, Fence Repairs)	LSUM	\$ 1,600.00	1	\$ 1,600.00		\$ -	1	\$ 1,600.00

Item	Description	Unit	Unit Price	Qty	Total	Qty	Total	Qty	Total
149	101 Penokee Rd Interior	LSUM	\$ 210.00	1	\$ 210.00		\$ -	1	\$ 210.00
150	715 W Cloverland Dr Interior	LSUM	\$ 1,522.50	1	\$ 1,522.50		\$ -	1	\$ 1,522.50
151	204 Greenbush St Interior	LSUM	\$ 262.50	1	\$ 262.50		\$ -	1	\$ 262.50
152	231 W Gogebic St Interior	LSUM	\$ 120.75	1	\$ 120.75		\$ -	1	\$ 120.75
153	55 Granite St Interior	LSUM	\$ 393.75	1	\$ 393.75		\$ -	1	\$ 393.75
154	624 Florence St - Sewer Repairs	LSUM	\$ 3,950.00	1	\$ 3,950.00		\$ -	1	\$ 3,950.00
155	707 Wilson St - Tree Removal	LSUM	\$ 750.00	1	\$ 750.00		\$ -	1	\$ 750.00
156	101 Penokee Rd Aurora Club - Foundation/Floor Penetration	LSUM	\$ 1,200.00	1	\$ 1,200.00		\$ -	1	\$ 1,200.00
157	Curry Park - Foundation/Floor Penetration	LSUM	\$ 1,500.00	1	\$ 1,500.00		\$ -	1	\$ 1,500.00
158	715 W Cloverland - Foundation/Floor Penetration	LSUM	\$ 500.00	1	\$ 500.00		\$ -	1	\$ 500.00
159	421 S Suffolk - Foundation/Floor Penetration	LSUM	\$ 750.00	1	\$ 750.00		\$ -	1	\$ 750.00
160	608 Florence St - Interior Meter Repairs	LSUM	\$ 275.00	1	\$ 275.00		\$ -	1	\$ 275.00
161	643 Huron St - Interior Plumbing Extras	LSUM	\$ 250.00	1	\$ 250.00		\$ -	1	\$ 250.00
162	203 S Mansfield St Interior	LSUM	\$ 341.25	1	\$ 341.25		\$ -	1	\$ 341.25
163	313 S Marquette St Interior	LSUM	\$ 500.00	1	\$ 500.00		\$ -	1	\$ 500.00
164	108 Taylor St Sewer Main/Lateral Repairs	LSUM	\$ 3,325.00	1	\$ 3,325.00		\$ -	1	\$ 3,325.00
165	Holden Insurance Interior & Floor/Foundation Penetration	LSUM	\$ 2,500.00	1	\$ 2,500.00		\$ -	1	\$ 2,500.00
166	1-1/2" Corporation Stop and Saddle	EA	\$ 1,500.00	1	\$ 1,500.00		\$ -	1	\$ 1,500.00
167	1-1/2" Curb Stop and Box	EA	\$ 1,200.00	2	\$ 2,400.00		\$ -	2	\$ 2,400.00
168	1-1/2" Type k Copper (Private and City)	LF	\$ 73.50	800	\$ 58,800.00		\$ -	800	\$ 58,800.00
169	1-1/2" Coupler	EA	\$ 400.00	10	\$ 4,000.00		\$ -	10	\$ 4,000.00
170	825 N Lake Ave City Side Service Replacement (Theatre North)	LSUM	\$ 7,000.00	1	\$ 7,000.00		\$ -	1	\$ 7,000.00
171	418 Bonnie Road - Foundation Repairs	LSUM	\$ 3,006.00	1	\$ 3,006.00		\$ -	1	\$ 3,006.00
172	86 Rock Rd Interior	LSUM	\$ 575.00	1	\$ 575.00		\$ -	1	\$ 575.00
173	85 South Range Rd Interior	LSUM	\$ 550.00	1	\$ 550.00		\$ -	1	\$ 550.00
174	Bit Curb	FT	\$ 6.75	550	\$ 3,712.50		\$ -	550	\$ 3,712.50
175	HMA Mainline, 1.5-Inch	SYD	\$ 16.68	1100	\$ 18,348.00		\$ -	1100	\$ 18,348.00
176	Earth Excavation	CY	\$ 14.00	230	\$ 3,220.00		\$ -	230	\$ 3,220.00
177	119 W Birch Street - Additional Excavation Depth	LS	\$ 6,769.83	1	\$ 6,769.83		\$ -	1	\$ 6,769.83
178	164 E Ridge Street - Emergency Service Repair	LS	\$ 2,945.31	1	\$ 2,945.31		\$ -	1	\$ 2,945.31
179	4-inch Ductile Iron Watermain	LF	\$ 150.00	17.5	\$ 2,625.00		\$ -	17.5	\$ 2,625.00
180	4" x 4" x 4" Tee	EA	\$ 720.00	1	\$ 720.00		\$ -	1	\$ 720.00
181	4-inch Watermain Cap	EA	\$ 320.00	1	\$ 320.00		\$ -	1	\$ 320.00
182	4-inch Gate Valve and Box	EA	\$ 2,715.00	1	\$ 2,715.00		\$ -	1	\$ 2,715.00
183	Ductile Iron Watermain Connection, Special	LS	\$ 2,120.00	1	\$ 2,120.00		\$ -	1	\$ 2,120.00
184	418 Bonnie Road - Additional Exterior Repairs	LS	\$ 6,076.58	1	\$ 6,076.58		\$ -	1	\$ 6,076.58
185	418 Bonnie Road - Additional Exterior Repairs - Prime Markup	LS	\$ 607.65	1	\$ 607.65		\$ -	1	\$ 607.65
186	Breaker Run	CYD	\$ 18.00	0	\$ -	30	\$ 540.00	30	\$ 540.00
187	Saddle Connection, 4" to 6"	EA	\$ 200.00	0	\$ -	97	\$ 19,400.00	97	\$ 19,400.00
188	113 Taylor St - Interior Plumbing	EA	\$ 650.00	0	\$ -	1	\$ 650.00	1	\$ 650.00
189	460 W Cloverland Dr - Interior Plumbing	EA	\$ 1,100.00	0	\$ -	1	\$ 1,100.00	1	\$ 1,100.00
190	E5379 Norrie Park Rd - Interior Plumbing	EA	\$ 550.00	0	\$ -	1	\$ 550.00	1	\$ 550.00
191	57 Brogan St - Interior Plumbing	EA	\$ 400.00	0	\$ -	1	\$ 400.00	1	\$ 400.00
192	246/248/250 Ashland Ct - Interior Plumbing	EA	\$ 2,000.00	0	\$ -	1	\$ 2,000.00	1	\$ 2,000.00
193	501 E McLeod Ave - Interior Plumbing	EA	\$ 975.00	0	\$ -	1	\$ 975.00	1	\$ 975.00
194	242 S Mansfield St - Interior Plumbing	EA	\$ 575.00	0	\$ -	1	\$ 575.00	1	\$ 575.00
SUBTOTAL:				\$	2,496,416.50	\$	(3,649.51)	\$	2,492,767.00

City Funded Items

Item	Description	Unit	Unit Price	Qty	Total	Qty	Total	Qty	Total
201	Curb and Gutter, Rem	FT	\$ 5.00	694.7	\$ 3,473.50		\$ -	694.7	\$ 3,473.50
202	HMA Surface, Rem	SYD	\$ 4.00	1053.7	\$ 4,214.80		\$ -	1053.7	\$ 4,214.80
203	Aggregate Base, 9-inch	SYD	\$ 7.30	1150	\$ 8,395.00		\$ -	1150	\$ 8,395.00
204	Bit Curb	FT	\$ 6.75	748	\$ 5,049.00		\$ -	748	\$ 5,049.00
205	HMA Mainline, 1.5-Inch	SYD	\$ 16.68	2110	\$ 35,194.80		\$ -	2110	\$ 35,194.80
206	6" DI Watermain	LF	\$ 80.00	340	\$ 27,200.00		\$ -	340	\$ 27,200.00
207	6" Gate Valve & Box	EACH	\$ 2,350.00	1	\$ 2,350.00		\$ -	1	\$ 2,350.00
208	8"x6" Reducer (connect to Ex)	EACH	\$ 1,000.00	1	\$ 1,000.00		\$ -	1	\$ 1,000.00
209	6"x6"x6" Tee	EACH	\$ 700.00	1	\$ 700.00		\$ -	1	\$ 700.00
210	6" Bend	EACH	\$ 570.00	2	\$ 1,140.00		\$ -	2	\$ 1,140.00
211	6" Plug	EACH	\$ 400.00	1	\$ 400.00		\$ -	1	\$ 400.00
212	Fire Hydrant Assembly	EACH	\$ 8,000.00	1	\$ 8,000.00		\$ -	1	\$ 8,000.00
213	1" Corp Stop	EACH	\$ 475.00	2	\$ 950.00		\$ -	2	\$ 950.00
214	1" Copper	LF	\$ 54.00	30	\$ 1,620.00		\$ -	30	\$ 1,620.00
215	1" Curb Stop	EACH	\$ 450.00	1	\$ 450.00		\$ -	1	\$ 450.00
216	Rock Excavation, Bedrock	CY	\$ 100.00	115	\$ 11,500.00		\$ -	115	\$ 11,500.00
217	Aggregate Surface	SY	\$ 5.70	500	\$ 2,850.00		\$ -	500	\$ 2,850.00
218	Earth Excavation	CY	\$ 14.00	515	\$ 7,210.00		\$ -	515	\$ 7,210.00
219	Sawcutting, Hedin Avenue	LSUM	\$ 750.00	0	\$ -	1	\$ 750.00	1	\$ 750.00
SUBTOTAL:				\$	121,697.10	\$	750.00	\$	122,447.10

Project Subtotal:	\$	2,496,416.50	\$	(3,649.51)	\$	2,492,767.00
City Subtotal:	\$	121,697.10	\$	750.00	\$	122,447.10
TOTAL:	\$	2,618,113.60	\$	(2,899.51)	\$	2,615,214.10

Mike Graham

From: Jakes Excavating <jakesexcavating@aol.com>
Sent: Tuesday, November 4, 2025 8:31 AM
To: Mike Graham
Subject: Re: LSLR - Beech St Price Request

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

Good Morning,

~~The price for all the 4" work for Ashland Court Apartments is \$8,500. The 2" copper corp and curb stop should all be paid under unit pricing per the contract.~~

There was also 30 CY of breaker run used at this location which is \$18 CY, \$540 total.

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

On Monday, November 3, 2025 at 08:50:44 AM CST, Mike Graham <mgraham@coleman-engineering.com> wrote:

~~Earth Ex quantities for Beech St and Hedin St. Could you get pricing for this.~~

~~170 CY on Beech St~~

~~575 CY on Hedin Ave~~

~~Also could you get CO pricing for the Ashland Ct apartment building and we can get this added to the CO. We used 17.5' of 4" DI, (1) 4x4x4 Tee, (2) connect to Ex 4" watermain, (1) 4" Cap, (1) 4" Gate valve/Box. All of the 2" was paid under unit pricing under the LSLR.~~

Mike Graham

From: Cheyenne Colberg <cheyenne@jakesexcavating.biz>
Sent: Friday, November 14, 2025 8:07 AM
To: Mike Graham; Kelsey Roble
Subject: Ironwood Lead Services Extras

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

Good Morning,

Below are extras for interior plumbing work to be added to the next CO for the Ironwood Lead Services job.

113 Taylor: \$650
460 Cloverland: \$1100
E5379 Norrie Park Rd: \$550
57 Brogan: \$400
250 Ashland Ct: \$2,000
501 E McLeod: \$975
242 S Mansfield: \$575

Thank you,

--



Cheyenne Colberg
Jake's Excavating & Landscaping LLC

Phone: (906) 285-7109 | Fax: (906) 451-4689

jakesexcavating.biz

cheyenne@jakesexcavating.biz

[N10633 Lake Rd. Ironwood MI 49938](#)

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

Mike Graham

From: Jakes Excavating <jakesexcavating@aol.com>
Sent: Wednesday, November 19, 2025 9:28 AM
To: Mike Graham
Cc: Scott Nowack; Kelsey Roble
Subject: Re: Ironwood Lead Service

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

Mike,

4" to 6" Saddle Connection - \$200 each

A saddle has to be used in some locations as they are cast iron pipes and a live tap would break the main pipe.

Thank you,

Jake

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

On Wednesday, November 19, 2025 at 08:40:49 AM CST, Mike Graham <mgraham@coleman-engineering.com> wrote:

Jake,

Could you work on a price for a pay item 4" to 6" Saddle Connection and this can get added into the CO that will be coming to you later this week? We will add 97 to the contract to match the number of corps currently in the contract. Approx 70-75 of these have been installed to date.

Thanks, Mike



CHANGE ORDER NO.: 6

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: November 21, 2025

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

Effective Date of Change Order: December 8, 2025

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

Description: Addition of pay items for misc. requests, see additional attached documentation.

Attachments: Change Order Funding Breakdown; Updated Schedule of Pay Items

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:	
\$ <u>3,878,247.98</u>		Substantial Completion: <u>August 14, 2026</u>	
		Ready for final payment: <u>August 28, 2026</u>	
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. <u>5</u> :		[Increase] [Decrease] from previously approved Change Orders No. 1 to No. <u>5</u> :	
\$ <u>2,545,614.22</u>		Substantial Completion: <u>0</u>	
		Ready for final payment: <u>0</u>	
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ <u>6,423,862.20</u>		Substantial Completion: <u>August 14, 2026</u>	
		Ready for final payment: <u>August 28, 2026</u>	
[Increase] [Decrease] this Change Order:		[Increase] [Decrease] this Change Order:	
\$ <u>115,899.10</u>		Substantial Completion: <u>0</u>	
		Ready for final payment: <u>0</u>	
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ <u>6,539,761.30</u>		Substantial Completion: <u>August 14, 2026</u>	
		Ready for final payment: <u>August 28, 2026</u>	

Recommended by Engineer (if required)

By: Scott Nowack
Scott Nowack (Dec 2, 2025 16:13:34 CST)

Title: Project Engineer

Date: Dec 2, 2025

Authorized by Owner

By: _____

Title: _____

Date: _____

Accepted by Contractor

[Signature]
12-2-25

Approved by Funding Agency (if applicable)

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

Change Order No. 6

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	\$ 135,413.14	\$ 2,223,914.28	\$ -	\$ -	\$ 42,788.60	\$ 135,985.00	\$ 7,513.20	\$ -	\$ 2,545,614.22
Contract Amount Prior to This CO	\$ 2,305,764.89	\$ 3,886,817.31	\$ -	\$ -	\$ 59,051.50	\$ 147,210.00	\$ 25,018.50	\$ -	\$ 6,423,862.20
This Change Order Amount	\$ 66,619.50	\$ 49,279.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,899.10
Revised Contract through This CO	\$ 2,372,384.39	\$ 3,936,096.91	\$ -	\$ -	\$ 59,051.50	\$ 147,210.00	\$ 25,018.50	\$ -	\$ 6,539,761.30

Change Order No. 6				Revised Contract		Change Order #6		Revised Contract	
240618: Phase 5B Water & Sewer Upgrades				(Through Change Order No. 5)				(Through Change Order No. 6)	
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	9	\$ 6,030.00	15	\$ 10,050.00
114	Watermain Cap/Plug	EA	\$ 400.00	7	\$ 2,800.00		\$ -	7	\$ 2,800.00
115	Connect to Ex. 4" Watermain	EA	\$ 750.00	3	\$ 2,250.00		\$ -	3	\$ 2,250.00
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	130	\$ 6,500.00		\$ -	130	\$ 6,500.00
133	12-inch RCP Storm Sewer	LF	\$ 54.00	122	\$ 6,588.00	64	\$ 3,456.00	186	\$ 10,044.00
134	24-inch RCP Storm Sewer	LF	\$ 85.00	36	\$ 3,060.00	17	\$ 1,445.00	53	\$ 4,505.00
135	36-inch RCP Storm Sewer	LF	\$ 155.00	16	\$ 2,480.00		\$ -	16	\$ 2,480.00
136	42-inch RCP Storm Sewer	LF	\$ 236.00	19	\$ 4,484.00	16	\$ 3,776.00	35	\$ 8,260.00
137	Storm Sewer Catch Basin 2' Dia.	EA	\$ 3,000.00	8	\$ 24,000.00	4	\$ 12,000.00	12	\$ 36,000.00
138	Storm Sewer Manhole 4' Dia.	EA	\$ 5,100.00	5	\$ 25,500.00		\$ -	5	\$ 25,500.00
139	Storm Sewer Manhole 6' 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	1	\$ 400.00	11	\$ 4,400.00
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	880	\$ 13,200.00	1980	\$ 29,700.00
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	1884	\$ 4,710.00		\$ -	1884	\$ 4,710.00
155	Aggregate Base, 9 inch	SY	\$ 5.25	13872.5	\$ 72,830.63		\$ -	13872.5	\$ 72,830.63
156	Aggregate Surface Cse, 9 inch	SY	\$ 10.00	68	\$ 680.00		\$ -	68	\$ 680.00
157	HMA (4EML, Leveling, 220#/SYD)	SY	\$ 10.85	13872.5	\$ 150,516.63		\$ -	13872.5	\$ 150,516.63
158	HMA (5EML, Surface, 165#/SYD)	SY	\$ 8.20	13872.5	\$ 113,754.50		\$ -	13872.5	\$ 113,754.50
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
178	Grading, Michigan Avenue Widening	SY	\$ 16.09	1375	\$ 22,123.75		\$ -	1375	\$ 22,123.75
179	Roadway Undercutting, Special	SY	\$ 14.95	487.5	\$ 7,288.13		\$ -	487.5	\$ 7,288.13
180	Re-Staking, Michigan Avenue	LS	\$ 2,500.00	1	\$ 2,500.00		\$ -	1	\$ 2,500.00
181	Excavation Under Storm Sewer	EA	\$ 900.00	2	\$ 1,800.00		\$ -	2	\$ 1,800.00
182	Offset Water Service Under Unknown Storm Sewer	EA	\$ 583.00	3	\$ 1,749.00		\$ -	3	\$ 1,749.00
183	Remove Old City Gas Main	LF	\$ 6.50		\$ -	3625	\$ 23,562.50	3625	\$ 23,562.50
184	Additional Interior Plumbing at 600 N Douglas Blvd	LS	\$ 700.00		\$ -	1	\$ 700.00	1	\$ 700.00
185	Additional Interior Plumbing at 602 N Lowell St	LS	\$ 800.00		\$ -	1	\$ 800.00	1	\$ 800.00
187	Additional Interior Plumbing at 615 N Lowell St	LS	\$ 750.00		\$ -	1	\$ 750.00	1	\$ 750.00
188	Additional Interior Plumbing at 115 E Michigan St	LS	\$ 500.00		\$ -	1	\$ 500.00	1	\$ 500.00
EGLE TOTALS					\$ 2,305,764.89		\$ 66,619.50		\$ 2,372,384.39
USDA RD - Sanitary Sewer System Upgrades									
201	8" 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	\$ 130,680.00		\$ -	1815	\$ 130,680.00
203	15" SDR 35 PVC Gravity Sewer	LF	\$ 93.20	532	\$ 49,582.40		\$ -	532	\$ 49,582.40
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	9.5	\$ 2,850.00	14.5	\$ 4,350.00
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
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	7	\$ 3,325.00	45	\$ 21,375.00

Change Order No. 6 240618: Phase 5B Water & Sewer Upgrades				Revised Contract (Through Change Order No. 5)		Change Order #6		Revised Contract (Through Change Order No. 6)	
Item	Description	Units	Unit Price	Quantity	Total	Quantity	Total	Quantity	Total
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	59	\$ 3,245.00		\$ -	59	\$ 3,245.00
218	12-inch RCP Storm Sewer	LF	\$ 54.00	49	\$ 2,646.00	69	\$ 3,726.00	118	\$ 6,372.00
219	24-inch RCP Storm Sewer	LF	\$ 85.00	36	\$ 3,060.00	17	\$ 1,445.00	53	\$ 4,505.00
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	3	\$ 9,000.00		\$ -	3	\$ 9,000.00
223	Storm Sewer Manhole 4' Dia.	EA	\$ 5,100.00	1	\$ 5,100.00	2	\$ 10,200.00	3	\$ 15,300.00
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	350	\$ 5,250.00	2100	\$ 31,500.00
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	563.4	\$ 2,253.60	2823.4	\$ 11,293.60
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	3094	\$ 7,735.00		\$ -	3094	\$ 7,735.00
240	Aggregate Base, 9 inch	SY	\$ 5.25	17691.5	\$ 92,880.38		\$ -	17691.5	\$ 92,880.38
241	Aggregate Surface Cse, 9 inch	SY	\$ 10.00	64	\$ 640.00		\$ -	64	\$ 640.00
242	HMA (4EML, Leveling, 220#/syd)	SY	\$ 10.85	17691.5	\$ 191,952.78		\$ -	17691.5	\$ 191,952.78
243	HMA (5EML, Surface, 165#/syd)	SY	\$ 8.20	17691.5	\$ 145,070.30		\$ -	17691.5	\$ 145,070.30
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 Slp, 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	12	\$ 1,560.00	72	\$ 9,360.00
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	26	\$ 13,000.00		\$ -	26	\$ 13,000.00
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	13940	\$ 13,940.00		\$ -	13940	\$ 13,940.00
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	138/134 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
277	Grading, Michigan Avenue Widening	SY	\$ 16.09	1375	\$ 22,123.75		\$ -	1375	\$ 22,123.75
278	Roadway Undercutting, Special	SY	\$ 14.95	487.5	\$ 7,288.13		\$ -	487.5	\$ 7,288.13
279	Re-Staking, Michigan Avenue	LS	\$ 2,500.00	1	\$ 2,500.00		\$ -	1	\$ 2,500.00
280	Cut-In Sewer Wye, 8-inch	EA	\$ 1,000.00	1	\$ 1,000.00		\$ -	1	\$ 1,000.00
281	Cut-In Sewer Wye, 12-inch	EA	\$ 1,275.00	2	\$ 2,550.00		\$ -	2	\$ 2,550.00
282	Service Line Televising	EA	\$ 850.00	4	\$ 3,400.00		\$ -	4	\$ 3,400.00
283	MH2196B Modifications	LS	\$ 1,000.00	1	\$ 1,000.00		\$ -	1	\$ 1,000.00
284	Bulkhead, 30-inch and larger	EA	\$ 850.00	1	\$ 850.00		\$ -	1	\$ 850.00
285	Offset Sewer Service Under Unknown Storm Sewer	EA	\$ 583.00	3	\$ 1,749.00		\$ -	3	\$ 1,749.00
286	Storm Sewer Manhole Repair	EA	\$ 2,850.00	1	\$ 2,850.00		\$ -	1	\$ 2,850.00
287	Michigan Ave Ex. Manhole Modifications	LS	\$ 900.00	1	\$ 900.00		\$ -	1	\$ 900.00
288	Sewer Lateral Exploration, Special	EA	\$ 900.00		\$ -	5	\$ 4,500.00	5	\$ 4,500.00
289	Remove Old City Gas Main	LF	\$ 6.50		\$ -	2180	\$ 14,170.00	2180	\$ 14,170.00
RURAL DEVELOPMENT TOTALS					\$ 3,886,817.31		\$ 49,279.60		\$ 3,936,096.91
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	2840	\$ 11,360.00		\$ -	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	546	\$ 1,501.50		\$ -	546	\$ 1,501.50
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 Slp, HMA	LF	\$ 10.00	10	\$ 100.00		\$ -	10	\$ 100.00
311	Sidewalk, Concrete, 4 inch (City)	SF	\$ 7.00	19150	\$ 134,050.00		\$ -	19150	\$ 134,050.00
312	Driveway, Nonreinf Conc, 6 inch (City)	SY	\$ 75.00	715	\$ 53,625.00		\$ -	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	500	\$ 500.00		\$ -	500	\$ 500.00
CITY TOTALS					\$ 231,280.00		\$ -		\$ 231,280.00

EGLE - Water System Upgrades	\$	2,305,764.89	\$	66,619.50	\$	2,372,384.39
RD - Sewer System Upgrades	\$	3,886,817.31	\$	49,279.60	\$	3,936,096.91
CITY - Restoration Upgrades	\$	231,280.00	\$	-	\$	231,280.00
PHASE 5B Total	\$	6,423,862.20	\$	115,899.10	\$	6,539,761.30

Mike Graham

From: Cheyenne Colberg <cheyenne@jakesexcavating.biz>
Sent: Friday, November 14, 2025 8:09 AM
To: Mike Graham; Kelsey Roble
Subject: Ironwood 5C extras

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 extras for interior plumbing to be added to the next CO.

600 N Douglas : \$700

Thank you,

--



Cheyenne Colberg
Jake's Excavating & Landscaping LLC

Phone: (906) 285-7109 | Fax: (906) 451-4689

jakesexcavating.biz

cheyenne@jakesexcavating.biz

[N10633 Lake Rd. Ironwood MI 49938](#)

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

Mike Graham

From: Jakes Excavating <jakesexcavating@aol.com>
Sent: Thursday, October 16, 2025 7:33 AM
To: Mike Graham; Scott Nowack
Subject: Ironwood 5B extras

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

Good Morning,

Please add these plumbing extras to the next CO.

620 N Lowell St: \$800.00 - Phase 5B
500 Greenbush St: \$350.00 - Phase 5C
615 N Lowell St: \$750.00 - Phase 5B
115 E Michigan St: 500.00 - Phase 5B

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

Mike Graham

From: Jakes Excavating <jakesexcavating@aol.com>
Sent: Tuesday, September 23, 2025 10:18 AM
To: Mike Graham; Scott Nowack
Subject: Ironwood 5B extras

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

Good Morning,

Below are extras needing to be added for the 5B project.

~~Michigan and Lowell intersection. Lower watermain with 4, 45 bends to set proper depth as storm sewer was in conflict. This was not shown or indicated on original bidding plans.~~

~~\$3,500 #113. 8 inch Bend - 2 @ \$670/ea Included in previous change order~~
~~#181. Excavation Under Storm Sewer - 1 @ \$900/ea~~

Additional down time for sewer devices on Lowell between Michigan and Ridge St. 5 hours @ \$900 an hour.

#288. Sewer Lateral Exploration, Special - 5 each at \$900/ea

\$4,500

~~Install water and sewer services under 36" concrete storm sewer on Lowell St, west side of road at the right of way. this was not shown or indicated on drawings addition crew time.~~

~~\$3,500 #182. Offset Water Service Under Unknown Storm Sewer - 3 @ \$583/ea~~
~~#285. Offset Water Service Under Unknown Storm Sewer - 3 @ \$583/ea~~

Included in previous change order

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

Mike Graham

From: Jakes Excavating <jakesexcavating@aol.com>
Sent: Friday, October 17, 2025 10:55 AM
To: Scott Nowack
Cc: Mike Graham
Subject: Re: CO question
Attachments: Phase 5B Extras.pdf

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

Scott,

This is for the houses that were on Lowell St between W Michigan and Ridge St. Nobody could locate these sewer laterals and it lead to down time in for the main line crew. For what we are asking, I think this is more than reasonable for these 8/9 homes.

Thanks,

Jake

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

On Thursday, October 2, 2025 at 05:13:07 PM CDT, Scott Nowack <snowack@coleman-engineering.com> wrote:

Jake,

Attached and below was the extra we wanted more info on

"Additional down time for sewer devices on Lowell between Michigan and Ridge St. 5 hours @ \$900 an hour. \$4,500"



COLEMAN ENGINEERING COMPANY

Scott A. Nowack, P.E. • Principal

635 Circle Drive • Iron Mountain, MI 49801

P: 906.774.3440 • F: 906.774.7776 • C: 906.282.5946

snowack@coleman-engineering.com



From: [Jakes Excavating](#)
To: [Kelsey Roble](#); [Mike Graham](#)
Subject: Ironwood Phase 5C CO
Date: Tuesday, June 24, 2025 6:22:06 AM

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

Remove old gas main from Greenbush and Coolidge Intersection to Lowell and Coolidge Intersection. This old main was not shown or indicated on drawings and needed to be removed during water main install. This caused additional time and cleanup of old gas piping.

1400' @ \$6.50/ft = \$9100 **#183. Remove Old City Gas Main - 1,400' at \$6.50/LF**

~~E Coolidge - between sta 11+00 - 12+00, sewer grades needed to be changed and roughly 50' of new sewer main needed to be re-laid with new pipe to proper grade.~~

~~4 1/4 hours crew down time @ \$950/hour = \$4037.50~~

~~2 - 8x6 wye = \$500~~

~~50' - 8" SDR35 Pipe = \$600~~

~~TOTAL = \$5137.00~~

Jake

Jake's Excavating & Landscaping LLC

N10633 Lake Road

Ironwood, MI 49938

Phone: (906)285-7109

Fax: (906)451-4689

Website: jakesexcavating.biz

Change Order No. 5

Date of Issuance: 11/21/2025

Effective Date: 10/13/2025

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: Balance pay items. See additional documentation for new pay items added to contract.

Attachments: Revised Schedule of Pay Items; 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>4</u> : \$ <u>124,648.53</u>	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>4</u> : Substantial Completion: <u>0</u> Ready for Final Payment: <u>0</u> days
Contract Price prior to this Change Order: \$ <u>1,937,678.75</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>5,983.73</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>1,943,662.48</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:	ACCEPTED:	ACCEPTED:
By: <u>[Signature]</u>	By: _____	By: <u>[Signature]</u>
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: <u>Project Manager</u>	Title _____	Title <u>owner</u>
Date: <u>Dec 2, 2025</u>	Date _____	Date <u>12-2-25</u>

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____

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

Change Order No. 5

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	\$ 205,097.25	\$ -	\$ -	\$ (129,228.02)	\$ 48,445.00	\$ 1,454.30	\$ (1,120.00)	\$ 124,648.53
Previous Contract Amount	\$ 1,853,356.75	\$ -	\$ -	\$ 3,975.00	\$ 53,665.00	\$ 26,682.00	\$ -	\$ 1,937,678.75
This Change Order Amount	\$ 5,983.73							\$ 5,983.73
Revised Contract Amount	\$ 1,859,340.48	\$ -	\$ -	\$ 3,975.00	\$ 53,665.00	\$ 26,682.00	\$ -	\$ 1,943,662.48

City of Ironwood				Revised Contract through Change Order #4		Change Order #5		Revised Contract through Change Order #5	
EI-231105 Phase 5C Water and Sewer Upgrades									
Item	Description	Units	Unit	Quantity	Total	Quantity	Total	Quantity	Total
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	26	\$ 72,280.00		\$ -	26	\$ 72,280.00
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	6	\$ 4,200.00		\$ -	6	\$ 4,200.00
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	16	\$ 7,200.00		\$ -	16	\$ 7,200.00
110	Watermain Cap/Plug	EA	\$ 320.00	8	\$ 2,560.00		\$ -	8	\$ 2,560.00
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	15	\$ 109,500.00		\$ -	15	\$ 109,500.00
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	25	\$ 875.00	45	\$ 1,575.00
125	12-inch RCP Storm Sewer	LF	\$ 52.00	81	\$ 4,212.00		\$ -	81	\$ 4,212.00
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	4	\$ 11,300.00		\$ -	4	\$ 11,300.00
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	4	\$ 1,600.00		\$ -	4	\$ 1,600.00
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	67.8	\$ 67.80		\$ -	67.8	\$ 67.80
133	Subgrade Undercutting, Special	CY	\$ 10.00	1065	\$ 10,650.00		\$ -	1065	\$ 10,650.00
134	Special Backfill	CY	\$ 10.00	75	\$ 750.00		\$ -	75	\$ 750.00
135	Stone Refill (MDOT 6A)	CY	\$ 18.75	31	\$ 581.25		\$ -	31	\$ 581.25
136	Curb and Gutter, Rem	LF	\$ 1.50	6720	\$ 10,080.00		\$ -	6720	\$ 10,080.00
137	Concrete Sidewalk & Driveway, Rem	SY	\$ 3.00	2840	\$ 8,520.00	40.7	\$ 122.10	2880.7	\$ 8,642.10
138	Concrete Pavement, Rem	SY	\$ 3.50	340	\$ 1,190.00		\$ -	340	\$ 1,190.00
139	HMA Surface, Rem	SY	\$ 1.50	11227.3	\$ 16,840.95		\$ -	11227.3	\$ 16,840.95
140	Utility Exploration	EA	\$ 100.00	10	\$ 1,000.00		\$ -	10	\$ 1,000.00
141	Subbase, CIP	CY	\$ 11.50	456.5	\$ 5,249.75		\$ -	456.5	\$ 5,249.75
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	44.25	\$ 995.63	4654.25	\$ 104,720.63
149	Curb and Gutter, Conc, Det F-4	LF	\$ 22.50	163.5	\$ 3,678.75		\$ -	163.5	\$ 3,678.75
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	25	\$ 3,250.00	60	\$ 7,800.00
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	932.5	\$ 35,435.00		\$ -	932.5	\$ 35,435.00

City of Ironwood				Revised Contract through Change Order #4		Change Order #5		Revised Contract through Change Order #5	
EI-231105 Phase 5C Water and Sewer Upgrades									
Item	Description	Units	Unit	Quantity	Total	Quantity	Total	Quantity	Total
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	68	\$ 391.00	4818	\$ 27,703.50
169	Sidewalk Reinforcement	SFT	\$ 1.00	5512	\$ 5,512.00		\$ -	5512	\$ 5,512.00
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
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
176	119 W Coolidge Ave - Retaining Wall Restoration	LS	\$ 2,500.00	1	\$ 2,500.00		\$ -	1	\$ 2,500.00
177	Additional Interior Plumbing at 112 W Coolidge	LS	\$ 800.00	1	\$ 800.00		\$ -	1	\$ 800.00
178	Additional Interior Plumbing at 119 W Coolidge	LS	\$ 825.00	1	\$ 825.00		\$ -	1	\$ 825.00
179	Additional Interior Plumbing at 129 W Coolidge	LS	\$ 800.00	1	\$ 800.00		\$ -	1	\$ 800.00
180	Additional Interior Plumbing at 205 W Harding	LS	\$ 500.00	1	\$ 500.00		\$ -	1	\$ 500.00
181	Additional Interior Plumbing at 226 E Harding	LS	\$ 500.00	1	\$ 500.00		\$ -	1	\$ 500.00
182	Additional Interior Plumbing at 500 Greenbush St	LS	\$ 350.00	0	\$ -	1	\$ 350.00	1	\$ 350.00
EGLE WATER TOTAL					\$ 1,853,356.75		\$ 5,983.73		\$ 1,859,340.48
CITY ITEMS									
301	Curb and Gutter, Rem (City)	LF	\$ 1.25	100	\$ 125.00		\$ -	100	\$ 125.00
302	Concrete Sidewalk & Driveway, Rem (City)	SY	\$ 3.50	690	\$ 2,415.00		\$ -	690	\$ 2,415.00
303	HMA Surface, Rem (City)	SY	\$ 1.50	1100	\$ 1,650.00		\$ -	1100	\$ 1,650.00
304	Aggregate Base, 9 inch (City)	SY	\$ 4.89	1050	\$ 5,134.50		\$ -	1050	\$ 5,134.50
305	HMA (4EML, Leveling, 220#/SYD) (City)	SY	\$ 10.70	1050	\$ 11,235.00		\$ -	1050	\$ 11,235.00
306	HMA (5EML, Surface, 165#/SYD) (City)	SY	\$ 8.25	1050	\$ 8,662.50		\$ -	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	100	\$ 300.00		\$ -	100	\$ 300.00
309	Sidewalk, Concrete, 4 inch (City)	SF	\$ 7.00	4600	\$ 32,200.00		\$ -	4600	\$ 32,200.00
310	Driveway, Nonreinf Concrete, 6 inch (City)	SY	\$ 85.00	180	\$ 15,300.00		\$ -	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	500	\$ 750.00		\$ -	500	\$ 750.00
313	Sidewalk Reinforcement	SFT	\$ 1.00	500	\$ 500.00		\$ -	500	\$ 500.00
CITY TOTAL					\$ 84,322.00		\$ -		\$ 84,322.00
TOTAL CONTRACT					\$ 1,937,678.75		\$ 5,983.73		\$ 1,943,662.48

Mike Graham

From: Jakes Excavating <jakesexcavating@aol.com>
Sent: Thursday, October 16, 2025 7:33 AM
To: Mike Graham; Scott Nowack
Subject: Ironwood 5B extras

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

Good Morning,

Please add these plumbing extras to the next CO.

620 N Lowell St: \$800.00 - Phase 5B
500 Greenbush St: \$350.00 - Phase 5C
615 N Lowell St: \$750.00 - Phase 5B
115 E Michigan St: 500.00 - Phase 5B

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

Contractor's Application for Payment No.

25

Application Period: 11/1/2025 to 11/30/2025		Application Date: 11/30/2025	
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 thru 13	\$125,589.29	
14 & 15	\$205,679.23	
17	\$36,986.60	
TOTALS	\$766,801.29	\$76,098.75
NET CHANGE BY CHANGE ORDERS	\$690,702.54	

1. ORIGINAL CONTRACT PRICE.....	\$	\$9,554,000.00
2. Net change by Change Orders.....	\$	\$690,702.54
3. Current Contract Price (Line 1 ± 2).....	\$	\$10,244,702.54
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$10,244,702.54
5. RETAINAGE:		
a. X \$10,244,702.54 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).....	\$	\$10,244,702.54
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$10,194,963.06
8. AMOUNT DUE THIS APPLICATION.....	\$	\$49,739.48
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	

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: **11/20/2025**

Payment of: \$ **49,739.48**
(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: 25				
Application Period: 11/1/2025 to 11/30/2025				Application Date: 11/30/2025				
		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)
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 I				Application Number: 25				
Application Period: 11/1/2025 to 11/30/2025				Application Date: 11/30/2025				
		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)
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 I			Application Number:	25			
Application Period:	11/1/2025 to 11/30/2025			Application Date:	11/30/2025			
			Work Completed		E	F		G
A			B	C	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish
Div #	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period				(B - F)
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 I			Application Number:		25		
Application Period:					Application Date:		11/30/2025		
				Work Completed		E	F		G
A		B	C	D	Materials Presently	Total Completed	%	Balance to Finish	
Div #	Description	Scheduled Value (\$)	From Previous Application	This Period	Stored (not in C or D)	and Stored to Date	(F / B)	(B - F)	
						(C + D + E)			
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	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	95211.36			95211.36	100.0%	\$ -	
40	Well Rehab	\$ 122,752.88	110000	12752.88		122752.88	100.0%	\$ -	
40	Additional Well Rehab	\$ 20,402.77		20402.77		20402.77	100.0%	\$ -	
40	Fine Grading for Blacktop	\$ 4,447.47		4447.47		4447.47	100.0%	\$ -	
40	Truck Fill Station	\$ 12,136.36		12136.36		12136.36	100.0%	\$ -	
		\$ -							
	Totals	\$10,244,702.54	\$10,194,963.06	\$49,739.48		\$10,244,702.54	100.00%		

CHANGE ORDER NO. 11

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:	12/1/2025	Effective Date of Change Order:	12/8/2025

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

Description:

Add "Chemical Pump VFDs" per Change Order Request #23 from CD Smith. (Add \$3,675.69) Provide and install 5 ABB VFDs for Chemical Pumps to match Phase 1.

Add "SS Submerged Hardware" per Change Order Request #25 from CD Smith. (Add \$15,206.51)
Based off RFI #43 Response - Galvanized is acceptable for raw water applications. Coating to be immersion NSF per 09 96 00. Use stainless steel hardware for potable water application in clearwell.

Add "Chemical Piping Modifications in Pump Room" per Change Order Request #26 from CD Smith. (Add \$2,197.36) In the Pump room, add 1/2" Sch 80 CPVC ball valve. Extend existing 1/2" pipe so that flex hosing can still connect to black pipe per attached drawing.

Total Add to Contract: \$21,079.56

No Engineering Amendment is associated with this change order.

Attachments:

COR #23, COR #25, COR #26

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. 10:		[Increase] [Decrease] from previously approved Change Orders No.1 to No. 9:	
\$ 53,654.18		Substantial Completion:	N/A
		Ready for final payment:	N/A
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 10,138,279.18		Substantial Completion:	June 30, 2026
		Ready for final payment:	September 25, 2026
[Increase] [Decrease] this Change Order:		[Increase] [Decrease] this Change Order:	
\$ 21,079.56		Substantial Completion:	N/A
		Ready for final payment:	N/A
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 10,159,358.74		Substantial Completion:	June 30, 2026
		Ready for final payment:	September 25, 2026

Recommended by Engineer

By: _____
Title: _____
Date: _____

Prusakiewicz, Joshua R.
City of Ironwood
1000 S. Main St.
Ironwood, MI 49901
Phone: (231) 235-6100
Fax: (231) 235-6101
Email: jprusakiewicz@cityofironwood.com

Authorized by Owner

By: _____
Title: Mayor
Date: _____

Accepted by Contractor

Samuel Platon

Project Manager
12/3/2025

Approved by Funding Agency (if applicable)



PCI #COR0023

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 #COR0023

Chemical Pump VFDs

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	2025-11-12
Schedule Impact:		OCO Number:	

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

Provide and Install 5 ABB VFDs for Chemical Pumps to match Phase 1.

ATTACHMENTS:

Description	Cost Code	Category	Quantity	W/M	Rate	Final Amount
HVAC	230000	S		LS	\$	\$3,466.00
Bond:						\$36.39
Subcontract markup:						\$173.30
Grand Total:						\$3,675.69

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



AUGUST WINTER & SONS, INC.
MECHANICAL CONTRACTOR & FABRICATOR

www.augustwinter.com

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Appleton, WI 54912-1896
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F: (920) 739-2230

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

November 12, 2025

CD Smith
VFD's x 5

9

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: 88524 Ironwoon WTP Ph 2

Description: Chemical Pump VFD's x 5

Our change order price and breakdown follows:

August Winter

Material.....	\$	3,014
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	3,014
Overhead.....	\$	452
Total.....	\$	3,466

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.....	\$	3,466
Profit/Bond.....	\$	-

Change Order Total..... \$ 3,466

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

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

Exclusions: Hole Patching, Masonry, Concrete Patching

Derek Lewin/ Ben Van

August Winter & Sons, Inc.

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

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STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

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

Page 1

Project/Job#: 88524 Ironwoon WTP Ph 2
Description: Chemical Pump VFD's x 5

Date: 11/12/2025

Change Order #: 9

MATERIAL

Material Credit w/restocking		0.00
Material ADD		\$ 2,843.00
Sales Tax	6.0%	\$ 170.58

Material Subtotal \$ 3,014

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 104.35	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ 100.62	\$ -
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 \$ -

DIRECT COSTS

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

Subtotal \$ -

Total Contractor Costs

\$ 3,014

Overhead

15.0% \$ 452

Subtotal Contractor Costs

\$ 3,466

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

.....	\$ -
.....	\$ -
.....	\$ -
.....	\$ -

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

\$ 3,466

Profit

0.0% \$ -

Bond

0.0% \$ -

Total Amount Of Change

\$ 3,466

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

Exclusions: Hole Patching, Masonry, Concrete Patching

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

Van Geffen, Ben

From: Dawn Draeger <d.draeger@craneengineering.net>
Sent: Wednesday, October 15, 2025 12:39 PM
To: Van Geffen, Ben
Cc: Flory, Tyler; Eric Finnila
Subject: [EXTERNAL]- RE: 88524 Ironwood WTP VFD's

Ben,

The price of the VFD's is \$568.60 each.

Thank you!

Dawn Draeger
Customer Service
Crane Engineering
707 Ford Street
P.O. Box 38
Kimberly, WI 54136
920-257-0109



PCI #COR0025

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 #COR0025

SS Submerged Hardware

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	2025-11-21
Schedule Impact:		OCO Number:	

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

Based off RFI #43 Response - Galvanized is acceptable for raw water applications. Coating to be immersion NSF per 09 96 00.
Use stainless steel hardware for potable water application in clearwell.

ATTACHMENTS:

Description	Cost Code	Category	Quantity	W/M	Rate	Final Amount
Clearwell SS Hardware	230000	S		LS	\$	\$4,126.00
Detention Tank SS Hardware	230000	S		LS	\$	\$10,213.00
Bond:						\$150.56
Subcontract markup:						\$716.95
Grand Total:						\$15,206.51

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



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

November 20, 2025

CD Smith

10

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: 88524 Ironwoon WTP Ph 2

Description: RFI 43 SS Hardware- Clear Well

Our change order price and breakdown follows:

August Winter

Material.....	\$	3,588
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	3,588
Overhead.....	\$	538
Total.....	\$	4,126

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.....	\$	4,126
Profit/Bond.....	\$	-

Change Order Total..... \$ 4,126

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

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

Exclusions: Hole Patching, Masonry, Concrete Patching, Electrical

Derek Lewin/ Ben Van

August Winter & Sons, Inc.

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STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

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

Page 1

Project/Job#: 88524 Ironwoon WTP Ph 2
Description: RFI 43 SS Hardware- Clear Well

Date: 11/20/2025

Change Order #: 10

MATERIAL

Material Credit w/restocking		(1574.00)
Material ADD		\$ 4,959.00
Sales Tax	6.0%	\$ 203.10

Material Subtotal \$ 3,588

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 104.35	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ 100.62	\$ -
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 \$ -

DIRECT COSTS

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

Subtotal \$ -

Total Contractor Costs

\$ 3,588

Overhead

15.0% \$ 538

Subtotal Contractor Costs

\$ 4,126

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

.....	\$ -
.....	\$ -
.....	\$ -
.....	\$ -

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

\$ 4,126

Profit

0.0% \$ -

Bond

0.0% \$ -

Total Amount Of Change

\$ 4,126

Time extension required is 0 days.

This quotation based upon acceptance within

30 days.

Exclusions: Hole Patching, Masonry, Concrete Patching, Electrical

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



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November 20, 2025

CD Smith

10

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: 88524 Ironwoon WTP Ph 2

Description: RFI 43 SS Hardware- Detention Tank

Our change order price and breakdown follows:

August Winter

Material.....	\$	8,881
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	8,881
Overhead.....	\$	1,332
Total.....	\$	10,213

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.....	\$	10,213
Profit/Bond.....	\$	-

Change Order Total..... \$ 10,213

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

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

Exclusions: Hole Patching, Masonry, Concrete Patching, Electrical

Derek Lewin/ Ben Van

August Winter & Sons, Inc.

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

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STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

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

Page 1

Project/Job#: 88524 Ironwoon WTP Ph 2
Description: RFI 43 SS Hardware- Detention Tank

Date: 11/20/2025

Change Order #: 10

MATERIAL

Material Credit w/restocking		(2404.00)
Material ADD		\$ 10,782.00
Sales Tax	6.0%	\$ 502.68

Material Subtotal \$ 8,881

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 104.35	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ 100.62	\$ -
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 \$ -

DIRECT COSTS

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

Subtotal \$ -

Total Contractor Costs

\$ 8,881

Overhead

15.0% \$ 1,332

Subtotal Contractor Costs

\$ 10,213

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

.....	\$ -
.....	\$ -
.....	\$ -
.....	\$ -

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

\$ 10,213

Profit

0.0% \$ -

Bond

0.0% \$ -

Total Amount Of Change

\$ 10,213

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

Exclusions: Hole Patching, Masonry, Concrete Patching, Electrical

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



PCI #COR0026

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 #COR0026

Chemical Piping Modifications in the Pump Room

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	2025-11-21
Schedule Impact:		OCO Number:	

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

In the Pump room, add 1/2" Sch 80 CPVC ball valve. Extend existing 1/2" pipe so that flex hosing can still connect to black pipe per attached drawing.

ATTACHMENTS:

Description	Cost Code	Category	Quantity	W/M	Rate	Final Amount
HVAC	230000	S		LS	\$	\$2,072.00
Bond:						\$21.76
Subcontract markup:						\$103.60
Grand Total:						\$2,197.36

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



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

November 21, 2025

CD Smith

12

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: 88524 Ironwoon WTP Ph 2

Description: Added Chem Valves

Our change order price and breakdown follows:

August Winter

Material.....	\$	324
Labor**..... 10 hrs	\$	1,014
Direct Costs.....	\$	464
Subtotal.....	\$	1,802
Overhead.....	\$	270
Total.....	\$	2,072

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.....	\$	2,072
Profit/Bond.....	\$	-

Change Order Total..... \$ 2,072

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: Hole Patching, Masonry, Concrete Patching, Electrical

Derek Lewin/ Ben Van

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 Ironwoon WTP Ph 2
Description: Added Chem Valves

Date: 11/21/2025

Change Order #: 12

MATERIAL

Material Credit w/restocking		0.00
Material ADD		\$ 306.00
Sales Tax	6.0%	\$ 18.36

Material Subtotal \$ 324

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	2.00	@	\$ 104.35	\$ 208.70
Field Plumber/Fitter Hours - REG	8.00	@	\$ 100.62	\$ 804.96
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 \$ 1,014

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	30.0% of Labor	\$ 304.10
Subsistence		\$ 160.00

Subtotal \$ 464

Total Contractor Costs

\$ 1,802

Overhead

15.0% \$ 270

Subtotal Contractor Costs

\$ 2,072

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

.....	\$ -
.....	\$ -
.....	\$ -
.....	\$ -

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

\$ 2,072

Profit

0.0% \$ -

Bond

0.0% \$ -

Total Amount Of Change

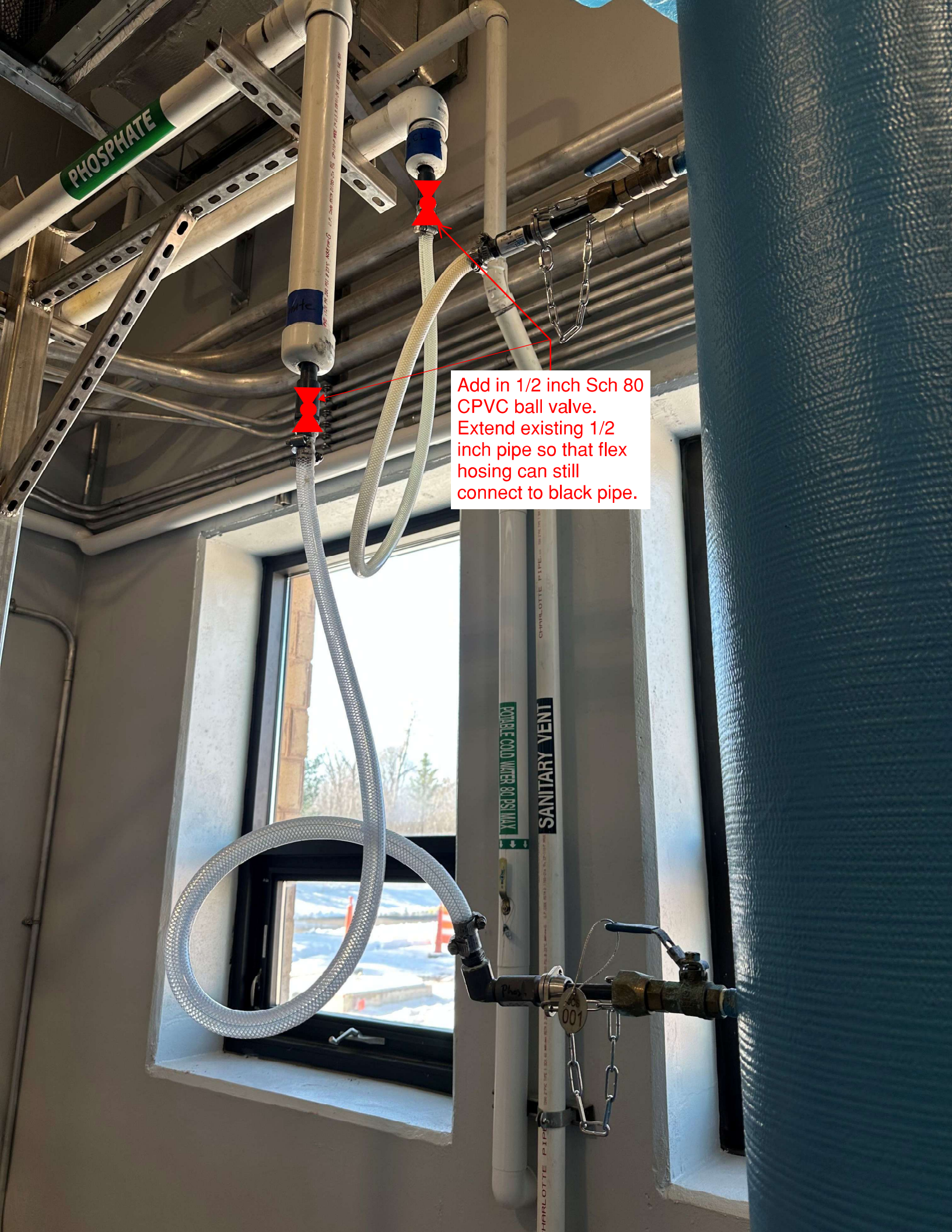
\$ 2,072

Time extension required is 1 days.

This quotation based upon acceptance within 30 days.

Exclusions: Hole Patching, Masonry, Concrete Patching, Electrical

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



Add in 1/2 inch Sch 80
CPVC ball valve.
Extend existing 1/2
inch pipe so that flex
hosing can still
connect to black pipe.

Contractor's Application for Payment No.

12

Application Period: 11/1/2025 to 11/30/2025		Application Date: 11/30/2025	
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 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 & 4		\$266,118.00
2 & 3	\$128,103.25	
5 thru 8	\$105,375.54	
9	\$61,444.63	
10	\$24,848.76	
TOTALS	\$319,772.18	\$266,118.00
NET CHANGE BY CHANGE ORDERS	\$53,654.18	

1. ORIGINAL CONTRACT PRICE.....	\$	\$10,084,625.00
2. Net change by Change Orders.....	\$	\$53,654.18
3. Current Contract Price (Line 1 ± 2).....	\$	\$10,138,279.18
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$6,691,791.63
5. RETAINAGE:		
a. 5% X \$6,691,791.63 Work Completed.....	\$	\$334,589.58
b. 5% X Stored Material.....	\$	\$0.00
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$334,589.58
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$6,357,202.04
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$5,678,731.35
8. AMOUNT DUE THIS APPLICATION.....	\$	\$678,470.69
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	\$3,781,077.14

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: **11/21/2025**

Payment of:	\$	678,470.69	
		(Line 8 or other - attach explanation of the other amount)	
is recommended by:		Prusakiewicz, Joshua R.	(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)

										Administrative				Structure				Garage Addition				Fiber Room				Wat Work			
SOV	Previous	%	Value	SOV	Previous	%	Value	SOV	Previous	%	Value	SOV	Previous	%	Value	SOV	Previous	%	Value	SOV	Previous	%	Value	SOV	Previous	%	Value		
C.D. Smith Construction																													
01-00-00	Superior		\$ 300,000.00		\$ 245,264.00	48%	\$ 18,017.82	88%	\$ 784,264.00		\$ 303,500.00	88%	\$ 284,264	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Management		\$ 100,000.00		\$ 112,000.00	48%	\$ 5,326.40	100%	\$ 112,000.00		\$ 110,000.00	100%	\$ 110,000	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Subcontract		\$ 100,000.00		\$ 100,000.00	48%	\$ 4,692.00	88%	\$ 440,000.00		\$ 140,000.00	88%	\$ 140,000	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Temporary Facilities		\$ 140,000.00		\$ 100,000.00	48%	\$ 5,408.00	100%	\$ 100,000.00		\$ 140,000.00	100%	\$ 139,700	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Permit		\$ 2,000.00		\$ 2,000.00	48%	\$ 960.00	100%	\$ 2,000.00		\$ 2,000.00	100%	\$ 2,000	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Bonds and Insurance		\$ 45,000.00		\$ 45,000.00	48%	\$ 2,160.00	100%	\$ 45,000.00		\$ 45,000.00	100%	\$ 45,000	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Utility and Other Requirements		\$ 70,000.00		\$ 70,000.00	48%	\$ 3,360.00	100%	\$ 70,000.00		\$ 70,000.00	100%	\$ 69,000	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Equipment		\$ 240,000.00		\$ 242,000.00	78%	\$ 20,000.00	98%	\$ 262,000.00		\$ 305,000.00	98%	\$ 282,000	\$ 80,000.00	90%	\$ 54,000	\$ 140,000.00	100%	\$ 140,000	\$ 60,000.00	85%	\$ 68,000				\$ 68,000			
01-00-00	Minor Material		\$ 20,000.00		\$ 20,000.00	48%	\$ 960.00	100%	\$ 20,000.00		\$ 20,000.00	100%	\$ 20,000	\$ 30,000.00	50%	\$ 21,000	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Form Work		\$ 10,000.00		\$ -	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	General Clean Up and Demolition		\$ 100,000.00		\$ 88,000.00	48%	\$ 4,224.00	100%	\$ 88,000.00		\$ 103,000.00	88%	\$ 88,000	\$ -	\$ -		\$ 5,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Demolition		\$ 14,000.00		\$ -	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Reinforcing Material		\$ 178,711.00		\$ 178,711.00	100%	\$ 14,000.00	100%	\$ 1,400.00		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Reinforcing Labor		\$ 280,000.00		\$ 289,000.00	7%	\$ 289,000.00	96%	\$ 789,000.00		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Concrete Accessories		\$ 40,000.00		\$ 4,500.00	11%	\$ 4,500.00	100%	\$ 40,000.00		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Concrete Materials		\$ 425,000.00		\$ 475,000.00	7%	\$ 4,750.00	96%	\$ 462,500.00		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Materials		\$ 80,000.00		\$ 8,000.00	10%	\$ 8,000.00	100%	\$ 80,000.00		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Labor		\$ 702,500.00		\$ 702,500.00	7%	\$ 6,750.00	96%	\$ 675,500.00		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Precast Concrete Slab		\$ 29,284.00		\$ 29,284.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Memory Material		\$ 200,000.00		\$ 200,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Memory Labor		\$ 140,000.00		\$ 140,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Metal Head		\$ 10,000.00		\$ 10,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Metal Fabrication		\$ 148,842.00		\$ 148,842.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Material		\$ 15,000.00		\$ 15,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Labor		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Material		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Labor		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Material		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Labor		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Material		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Labor		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Material		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Labor		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Material		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Labor		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Material		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Labor		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Material		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Labor		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Material		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Labor		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Material		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Labor		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Material		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Labor		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Material		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Labor		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Material		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Labor		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Material		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Labor		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Material		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Labor		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Material		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Labor		\$ 40,000.00		\$ 40,000.00	0%	\$ -	0%	\$ -		\$ -	0%	\$ -	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		
01-00-00	Formwork Material		\$ 40,000.00		\$ 40,000.00																								



To: Mayor Corcoran and City Commission

From: Paul Anderson, City Manager

Date: December 2, 2025

Meeting Date: December 8, 2025

Re: Employee Holiday Gratuity

Recommendation

Each year the City Commission considers awarding a holiday gratuity to city employees. For the past four years, the amount has been \$100 per employee. From 2013 through 2021, the amount was \$75.

It is recommended that the gratuity be given in the amount of \$100.00 per employee. The funding for this is in the current budget.

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



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

MEMO

To: Mayor Corcoran and City Commission

From: Tom Bergman, Community Development Director

Date: December 1, 2025

Meeting Date: December 8, 2025

Re: Ordinance for Alley Vacation – Block 7 & 8 Grandview Add.

The alley of Block 7 & 8 of Grandview Add. is located between Lowell Street and Nightengale and Coolidge and Francis. The Alley has been developed on by multiple property owners and was brought to our attention by a local surveyor. There are no utilities in the alley and the adjacent property owners have been utilizing the alley as their own property. The alley on the blocks to the east have all been previously abandoned. This action was recommended by the Planning Commission on November 6th 2025.

Recommendation

Recommend the introduction of ordinance vacating the alley of Block 7 & 8 of Grandview Add. Set public hearing for December 22nd 2025 at 5:25pm.



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



ORDINANCE NO. 558, BOOK 5

AN ORDINANCE PROVIDING FOR THE VACATION OF THE ALLEY BETWEEN FRANCIS STREET TO THE NORTH, COOLIDGE STREET TO THE SOUTH, NIGHTENGALE STREET TO THE WEST AND LOWELL STREET TO THE EAST, BLOCK 7 & 8 GRANDVIEW ADDITION, CITY OF IRONWOOD, GOGEBIC COUNTY, MICHIGAN ACCORDING TO THE RECORDED PLAT THEREOF.

WHEREAS, the City Staff is recommending to vacate the alley between Francis Street to the north, Coolidge Street to the south, Nightingale Street to the west and Lowell Street to the east, block 7 & 8 Grandview Addition, City of Ironwood, Gogebic County, Michigan, according to the recorded plat thereof.

WHEREAS, This City Commission after due consideration of said petition, has determined that the health, welfare, comfort and safety of the people of the City of Ironwood and their best interests will be served by vacating said public alley;

NOW, THEREFORE, THE CITY OF IRONWOOD ORDAINS:

Section 1. The vacation of the alley on Block 7&8 Grandview Addition, City of Ironwood, Gogebic County, Michigan, according to the recorded plat thereof, hereby is vacated, and said alley so vacated shall vest in the rightful proprietor owning lands bordering thereon as shown in the Plat of said Addition.

Section 2. The City Clerk of the City of Ironwood, Michigan is hereby directed within thirty (30) days after the adoption of said ordinance to record a certified copy of this Ordinance giving the name of the plat affected by this ordinance, with the Gogebic County (Michigan) Register of Deeds, and further shall send a copy of said Ordinance to the State Treasurer of the State of Michigan.

Section 4. All ordinances or parts of ordinances or resolutions in conflict herewith are hereby repealed.

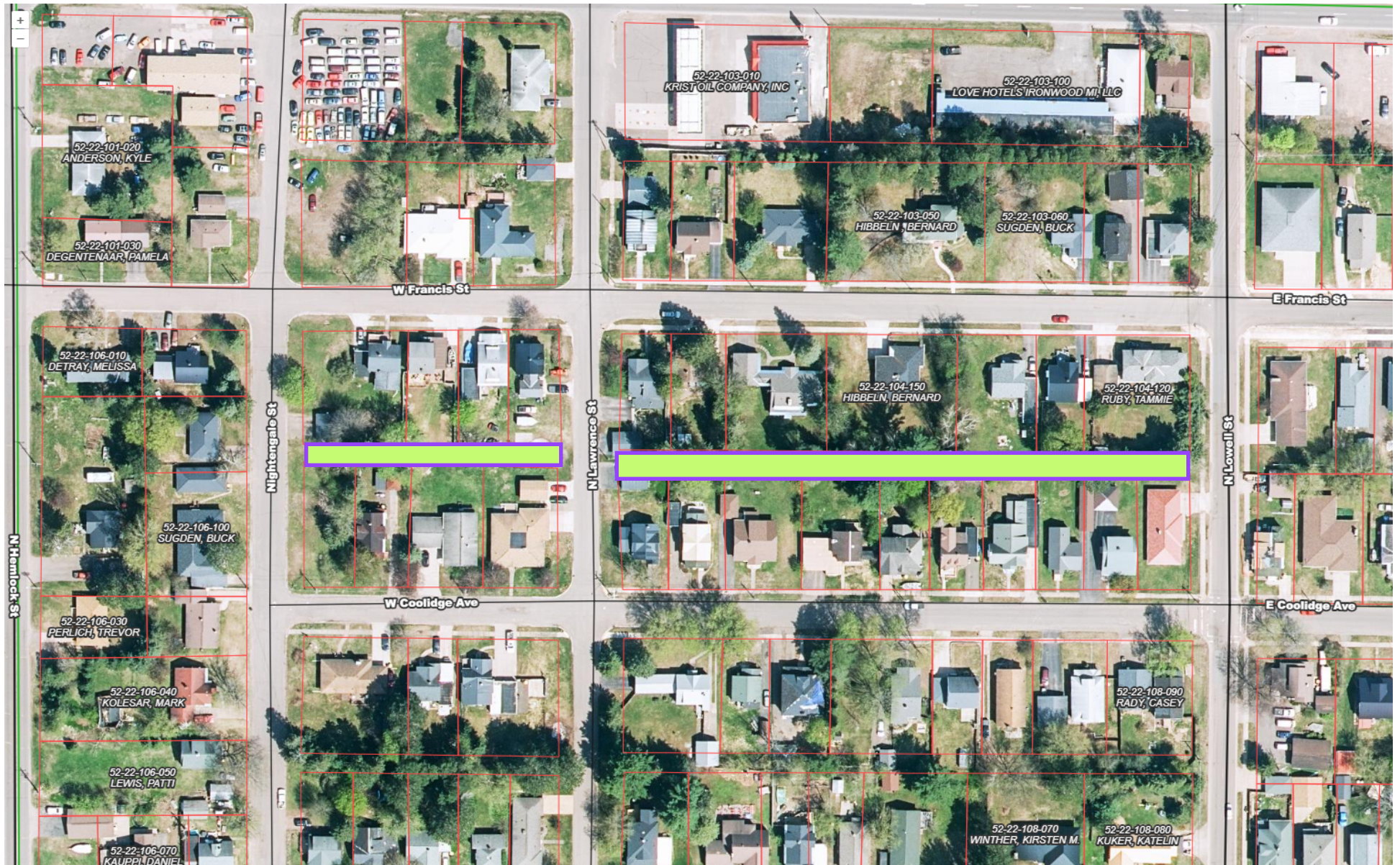
Section 5. This ordinance shall be published pursuant to Section 6.1 of Chapter 6 of the City Charter and shall be effective upon recordation with said Register of Deeds pursuant to MCLA 560.256, as amended.

Adopted and approved by the City Commission of the City of Ironwood, Michigan this 22nd day of December 2025.

JENNIFER L. JACOBSON, CITY CLERK

KIM CORCORAN, MAYOR

Published in accordance with provisions of Section 6.1 entitled Legislation of Chapter 6 of the Charter for the City of Ironwood, Michigan on _____, 2025.



PC Case 2025-015 Block 7 & 8 Grandview Add. Alley Vacation