



IRONWOOD

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AGENDA
REGULAR IRONWOOD CITY COMMISSION MEETING
MAY 11, 2026

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 April 27, 2026.
 - *2) Review and Place on File:
 - a. Ironwood Carnegie Library Board Meeting Minutes of March 17, 2026.
- D. Approval of the Agenda.
- E. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).
- F. Citizens wishing to address the Commission on Items not on the Agenda. (Three Minute Limit).



UNFINISHED BUSINESS

- G. Discuss and consider approving Change Order #23, for Jake's Excavating and Landscaping, LLC., which is an increase of \$109,190.64 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.
- H. Discuss and consider approving Change Order #14, for C.D. Smith, which is an increase of \$25,023.56 for the Water Treatment Phase 2 Project and authorize the Mayor to sign all applicable documents.
- I. Discuss and consider approving Payment #18, for C.D. Smith, in the amount of \$376,577.11 for the City of Ironwood – Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents.
- J. Discuss and consider increasing the reimbursement amount for the City's Downtown Façade Improvement Program from \$3,000 or 25% (whichever is less) to \$5,000 or 50% (whichever is less) and adding roofs as an Eligible Activity.

NEW BUSINESS

- K. Discuss and consider approving the Zoning Ordinance Revision Scope of Work, contracting with HKGI, and authorize the City Manager to sign all applicable documents.
- L. Discuss and consider authorizing City Staff to apply for technical support dollars to help fund the Zoning Ordinance Revision through the Redevelopment Ready Communities Program.
- M. Discuss and consider approving the Michigan Municipal Risk Management Authority Liability and Property Pool annual Insurance Coverage Proposal for \$211,973 and authorize the City Manager to sign all applicable documents.
- N. Discuss and consider approving the Customer Agreement for BS&A Cloud Upgrade software and services and authorize the City Manager to sign all applicable documents.
- O. Discuss and consider adopting Resolution #026-009, a Proclamation declaring June 2026 as Pride Diversity & Inclusivity Celebration Month in the City of Ironwood.
- P. Mayor's Appointments.
- Q. Manager's Report.
- R. Other Matters.
- S. Adjournment.

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on April 27, 2026, at 5:30 P.M., preceded by a Public Hearing at 5:25 P.M., in the Commission Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood.

1. Mayor Corcoran opened the Public Hearing at 5:25 P.M.
2. Recording of the Roll.
PRESENT: Commissioners Dean, Frank, Korpi, Mildren, and Mayor Corcoran
ABSENT: None
3. Public Hearing: To receive public comment on a Community Development Block Grant (CDBG) MI Neighborhood 3.0 application in the amount of \$304,878.00. The funding would support exterior rehabilitation for up to ten single-family homes within the City of Ironwood, with a maximum of \$25,000 per unit. Community Development Director Tom Bergman reviewed the application process for homeowners should the City be awarded the grant. He noted that eligible improvements include roofing, siding, soffit, and fascia, which help enhance neighborhood appearance and housing quality. No public comments were received.
4. Mayor Corcoran closed the Public Hearing at 5:30 P.M.

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 April 13, 2026.
 - 2) Review and Place on File:
 - a. Ironwood Housing Commission Meeting Minutes of March 10, 2026.
 - b. Department of Public Works Updates.

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. Review and Place on File:
1. Revenue & Expenditure Report.
 2. Cash and Investment Summary Report.

Motion was made by Korpi, seconded by Frank, and carried, to receive and place on file the Statement of Revenue & Expenditures Report for the month ending March 31, 2026, and the Cash and Investment Summary Report for March 2026.

F. Approval of Monthly Check Register Report.

Motion was made by Mildren, seconded by Korpi, to approve the Check Register Report for March 2026 as presented. Unanimously passed by roll call vote.

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

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

UNFINISHED BUSINESS

I. Discuss and consider adopting Resolution #026-004, a Resolution approving a Donation Acceptance Policy.

Motion was made by Frank, seconded by Dean, to adopt Resolution #026-004, a Resolution approving a Donation Acceptance Policy. Unanimously passed by roll call vote.

J. Discuss and consider adopting Resolution #026-006, a Resolution approving the submittal of an application for a Community Development Block Grant for housing rehabilitation and submittal of the Mi Neighborhood 3.0 Grant Application to the Michigan State Housing Development Authority (MSHDA).

Motion was made by Korpi, seconded by Dean, to adopt Resolution #026-004, a Resolution approving a Donation Acceptance Policy. Unanimously passed by roll call vote.

K. Discuss and consider adopting Resolution #026-007, the 2026 Ironwood Comprehensive Plan. (**COMPREHENSIVE PLAN, IS AVAILABLE FOR REVIEW ON THE CITY WEBSITE Ironwood Comprehensive Plan.**).

Motion was made by Dean, seconded by Korpi, to adopt Resolution #026-004, a Resolution approving a Donation Acceptance Policy. Unanimously passed by roll call vote.

L. Discuss and consider approving the 2026 American Red Cross Facilities Use Agreement with a Pet Addendum.

Motion was made by Mildren, seconded by Korpi, to approve the 2026 American Red Cross Facilities Use Agreement with a Pet Addendum.

*Yes (4): Commissioners Korpi, Mildren, Dean, and Mayor Corcoran.
No (1): Commissioner Frank.*

Motion carried on a 4 to 1 roll call vote.

M. Discuss and consider approving Payment #17, for C.D. Smith, in the amount of \$47,700.00 for the City of Ironwood – Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents.

Motion was made by Frank, seconded by Dean, to approve Payment #17, for C.D. Smith, in the amount of \$47,700.00 for the City of Ironwood – Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.

- N. Discuss and consider USDA Rural Development funding offer for the Newport Heights Water system project.

***Motion** was made by Frank, seconded by Dean, to decline the loan only offer from USDA Rural Development for the Newport Heights Water system project and keep the application open for possible grant funding. Unanimously passed by roll call vote.*

NEW BUSINESS

- O. Discuss and consider authorizing staff to apply for a Category F MDOT funding application for the McLeod Avenue and Wall Street paving project.

***Motion** was made by Mildren, seconded by Korpi, and carried, to authorize staff to apply for a Category F MDOT funding application for the McLeod Avenue and Wall Street paving project.*

- P. Discuss and consider authorizing the use of City owned property and a portion of the Iron Belle Trail Grade to develop a kids bike trail.

***Motion** was made by Korpi, seconded by Dean, to authorize the use of City owned property and a portion of the Iron Belle Trail Grade to develop a kids bike trail. Unanimously passed by roll call vote.*

- Q. Discuss and consider authorizing the submittal of a Match on Main Grant Application through the Michigan Economic Development Corporation.

***Motion** was made by Korpi, seconded by Mildren, and carried, to authorize the submittal of a Match on Main Grant Application through the Michigan Economic Development Corporation.*

- R. Discuss and consider approval of a Sound Equipment Use Policy.

***Motion** was made by Frank, seconded by Mildren, and carried, to approve a Sound Equipment Use Policy, establishing guidelines and fees.*

- S. Discuss and consider adopting Resolution #026-008, a Pole Banner Policy.

***Motion** was made by Frank, seconded by Dean, to adopt Resolution #026-008, a Resolution approving a Pole Banner Policy. Unanimously passed by roll call vote.*

- T. Manager's Report.

City Manager Paul Anderson provided the following verbal updates:

Engineering Projects

- **\$33MIL Wastewater Plant Project for GIWA:**
 - Waiting to start primary clarifier rehab. Hope to start in mid-May
 - Pump change over in building 35 is done. Just chemical change remaining.
 - RAS pump in building 25 is getting started up tomorrow.
 - The million-dollar Chinese sludge dryer has arrived from China and has passed inspections. Waiting on RFI responses before installation can begin. Some preliminary associated equipment should be installed in May.
 - Many other items are progressing.

- *\$11MIL Phase 2 of the water treatment plant:*
 - *Snow Country in middle of the process of the backfill of the Clearwell and most exterior piping installation.*
 - *Digging infiltration basin will start later this week.*
 - *Security Cameras done.*
 - *Garage roof shingles almost complete (tomorrow)*
 - *Installing aluminum stairs on east side is mostly complete.*
 - *Piping in gallery is being painted. Should be done by next week.*
 - *Chemical feed pumps are 85% complete.*
 - *Electricians are working on runs to blower and low voltage to pipe gallery.*
 - *Overflow troughs are starting to be installed today.*
 - *Startup beginning mid-June.*
- *Phase 5B \$3.8MIL and Phase 5C \$1.8MIL water / sewer project*
 - *Revegetation work will be starting in the coming weeks once all of the snow is melted and the ground dries out a little bit more.*
 - *Punchlist work on last year's work to be started in coming weeks. Mainly consists of some curb and sidewalk replacement and a couple of settlement areas to be fixed. Then second lift of paving mid to late summer 2026.*
 - *Jakes has started on Ridge and Arch Streets as of last week. Temporary water was set up last week and stripping of the asphalt began today. 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: There is roughly \$400K remaining in budget for this job. We are working through the final list of addresses to see which ones can be done. In the next couple of weeks, Jakes will be installing lead service line repairs in the downtown area of Ironwood. This will have a temporary impact on traffic flow around the businesses.*
- *The \$598,000 TMF grant with Jakes Excavating is complete for now. Jakes did a few dozen this spring already. We still have funds left if we need to use the funds to identify materials in the coming months.*
- *Library Community Spaces Grant Project: Ruotsala Construction will be complete with the punch list work tomorrow and is requesting that the Architect perform the inspection ASAP.*
- *Newport Heights water future project: Discussed earlier this meeting.*
- *Phase 6 preliminary engineering report from Coleman Engineering is completed and Coleman is addressing USDA comments.*
- *GIS Updates:*
 - *Cemetery GIS site is drafted, and staff is working through things with Colligo staff to make the site more user friendly.*
- *Our 29 sanitary sewer flow meters will be deployed this week.*
- *Civic Center Ice Making Plant Project – demo to start in the next month. Still waiting on exact dates.*
- *Old County Road and Rock Road Waterlines: Ruotsala work to start Mid-June. Ruotsala is working on paperwork before work can begin.*
- *FY 27 Small Urban MDOT Funding for Douglas Boulevard Sidewalks: Coleman Engineering is currently working on design of the project. The goal is to have this out to bid this late fall 2026 for construction in 2027.*

- *Community Development is in the process of rehabbing up to 7 properties with the current MSHDA Round 1 Mi Neighborhood grant. Three properties have signed contracts, and one is awaiting signature from the contractor. One more property is going through environmental review and income verification. Work is continuing to secure the other properties.*
- *The application for Round 3 of MSHDA Mi Neighborhood: discussed earlier this meeting.*
- *\$50,000 Michigan Infrastructure Office Technical Assistance Center grant for smoke testing: grant agreement has been signed, and project is on hold until June at which time Coleman Engineering will perform the smoke testing of our sanitary sewer system.*
- *Industrial Park study: Coleman Engineering and a wetland consultant will be performing a study on the City's 70-acre property that is at the corner of Old County Road and South Davis Road. That work is under contract and on hold until summer conditions arrive for the summer vegetation growing season. This work is being paid for by a \$47,500 Invest UP site readiness grant.*
- *Projects that still need to be bid out this spring:*
 - *Road crack sealing (bids due May 6)*
 - *Asphalt Patching*
 - *Asphalt parking area at Civic Center*
 - *Tub grinding of wood chips at Compost Site*
 - *Clean and inspect Mt Zion tank*

General Information

- *The City's Recodification of all City Codes Project is still in process. We provided our comments to the consultant, and they are working on finalizing the document.*
- *Update to the City's Employee Policy and Procedure Manual is in progress.*
- *City administrative staff wage study is still in progress. Wage surveys from the other communities are in now and the consultant is compiling their results and final report.*
- *Spring City Cleanup/"dump day" is this week on Friday and Saturday May 1&2 at IPSD. Please bring your unwanted items to help clean up your property.*
- *Spring water main flushing will be May 11th - 15th.*
- *A public informational meeting will be coming up in mid-May regarding our new water treatment plant coming online in mid-June. More details to come at the next City Commission meeting and via public advertisement.*
- *Opening of the Curry Park Campground will be May 20th. DPW will be working to get everything prepared prior to that date. The Clerk's office currently has about 169 reservations for this upcoming season. Chris and Kathy will be returning as our hosts this summer.*
- *Compost site is now open as of last weekend.*
- *Mt Zion road was opened today.*
- *Depot Park is open.*
- *Still need to open the splash pad and Norrie Park which will happen at the end of this week.*
- *DPW will continue patching potholes, cleaning up plow damage sod repairs and cleaning streets and catch basins. The guys are getting the cemetery ready for opening the roads in the next couple of weeks. Burials are scheduled to begin starting on 5/8/26.*
- *IPSD is beginning their spring blight inspections and notifying properties to use the spring clean-up this week. After this week they will need to begin official blight notices.*

April 27, 2026

- *The 2026 Downtown Ironwood Mural Festival has big decisions to make. DIDA received 27 applications from artists interested in doing the murals. DIDA to select the number of murals and locations in the coming weeks.*
- *Lastly a big THANK YOU to the Range Mater Gardeners and Marshall's employees for their work at the Downtown Pocket Park cleaning that up.*

U. Other Matters.

Commissioner Mildren expressed appreciation for the excellent live entertainment that took place at Theatre North and the Historic Ironwood Theatre over the weekend.

V. Adjournment.

Motion *was made by Frank, seconded by Dean, and carried, to adjourn the meeting at 6:28 P.M.*

Kim Corcoran, Mayor

Jennifer L. Jacobson, City Clerk

IRONWOOD CARNEGIE LIBRARY BOARD MEETING

4pm Tuesday, March 17, 2026

- I. **Call to order-4:00.** Present- Lynne Wiercinski, Wendy Hicks, Sue Trull, Kim Corcoran, Pam Johnson. Absent- Kathi Maciejewski, Amber Skovera, Brianna Freeman.
- II. **Approval of February 2026 Financial Reports-** Wendy Hicks moved, Sue Trull seconded, all approved.
- III. **Approval of January 2026 Meeting Minutes-** Wendy Hicks moved, Sue Trull seconded, all approved with correction made changing year from 2025 to 2026.
- IV. **Adjustments to the Agenda-** None
- V. **Unfinished/Continuing Business**
 - a. **Fundraising/Grants**
 1. **AARP AND Molina-** Lynne applied for both and should know the results in April. Both grants are related to healthcare and senior related programming for older adults.
 2. **LSTA Grant-** \$500 to \$1000 and the grant would be used to cover Summer Reading.
 3. **Other-** Rural Heritage Partnership Grant details for applying should be out in April.
 4. **FOL Fundraising discussion-** Friends group is researching a possible Shoe Drive Fundraiser.
 - b. **Building Project Updates**
 1. **Progress-** Railings are here and will be installed soon based on weather. The bathroom door in addition still has to be replaced. Gutter work and brick repair will be completed when the weather is warmer.
 2. **Furnishings-** A small desk and a table and chairs were ordered. Mats were ordered for rental for \$115/ month and will be replaced bi-weekly.
The Board reviewed estimates for blinds from Designer's Outlet and Floors n More. Wendy Hicks moved and Sue Trull seconded ordering blinds from Designer's Outlet with the lower estimate of \$6188.47. All approved with a roll call vote.
 - c. **Programming Updates**
 1. **Summer Reading-** Planning is in progress, and programs are being set up.
This Friday, 3/19, Cold Iron will be hosting Tom Pelissero , talking about his book, "Bring One Home". All proceeds from book sales that evening will go to the Ironwood Carnegie Library for literacy projects.
- VI. **New Business**
 - a. **26/27 Budget Work**
 1. Lynne is working with Paul Linn & will present next month
 - X. **Director's Report**
 - XI. **Public Invitation to be Heard (five-minute limit)**
 - XII. **Adjournment -4:50.** Pam Johnson moved, Wendy Hicks seconded, all approved.

Kathi M Maciejewski
Pam Johnson

Change Order No. 23

Date of Issuance: 5/5/2026
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

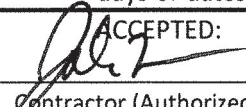
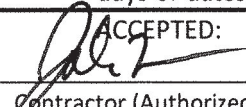
Effective Date: 5/11/2026
Owner's Contract No.: N/A
Contractor's Project No.: N/A
Engineer's Project No.: 221079

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

Description: Add items of work to the City portion of the contract for Sidewalk replacement on Hedin Ave and Watermain and Valve replacement in the Aurora/Suffolk intersection. Balance pay items.

Attachments: Schedule of Pay Items, City Funded Item Breakdown, Change order pricing

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES [note changes in Milestones if applicable]
Original Contract Price: \$ 2,721,786.50	Original Contract Times: Substantial Completion: September 1, 2025 Ready for Final Payment: October 1, 2025 days or dates
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 22 : \$ 106,572.41	[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 22 : Substantial Completion: N/A Ready for Final Payment: N/A days
Contract Price prior to this Change Order: \$ 2,615,214.09	Contract Times prior to this Change Order: Substantial Completion: September 1, 2025 Ready for Final Payment: October 1, 2025 days or dates
[Increase] [Decrease] of this Change Order: \$ 109,190.64	[Increase] [Decrease] of this Change Order: Substantial Completion: August 1, 2026 Ready for Final Payment: September 1, 2026 days or dates
Contract Price incorporating this Change Order: \$ 2,724,404.73	Contract Times with all approved Change Orders: Substantial Completion: August 1, 2026 Ready for Final Payment: September 1, 2026 days or dates

RECOMMENDED:		ACCEPTED:	
By: <u></u>	By: <u></u>	By: <u></u>	By: <u></u>
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)	Contractor (Authorized Signature)
Title: <u>Project Manager</u>	Title: _____	Title: <u>owner</u>	Title: _____
Date: <u>5/7/2026</u>	Date: _____	Date: <u>5-6-26</u>	Date: _____

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____

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

Change Order No. 23

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	\$ (229,019.51)	\$ 122,447.10				\$ (106,572.41)
Contract Prior to this Change	\$ 2,492,766.99	\$ 122,447.10				\$ 2,615,214.09
Current Change Requested	\$ 991.25	\$ 108,199.39	\$ -			\$ 109,190.64
Revised Contract Amount	\$ 2,493,758.24	\$ 230,646.49				\$ 2,724,404.73

City of Ironwood - Lead Service Line Replacement Change Order Schedule of Pay Items				Revised Contract thru Change Order #22		Change Order #23		Revised Contract thru Change Order #23	
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	1	\$ 400.00	38	\$ 15,200.00
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	700	\$ 37,800.00	3348	\$ 180,792.00
6	1-inch Curb Stop and Box	EA	\$ 450.00	221	\$ 99,450.00	-18	\$ (8,100.00)	203	\$ 91,350.00
7	Water Pressure Control for New Curb Box	EA	\$ 250.00	10	\$ 2,500.00	-10	\$ (2,500.00)	0	\$ -
8	1-inch Type K Copper Water Service ROW to House (Private Side)	LF	\$ 60.85	11850	\$ 721,072.50	-400	\$ (24,340.00)	11450	\$ 696,732.50
9	Water Service Interior Plumbing Connection	EA	\$ 550.00	296	\$ 162,800.00	-20	\$ (11,000.00)	276	\$ 151,800.00
10	Plumbing Permit Applications and Administration	EA	\$ 500.00	312	\$ 156,000.00	-20	\$ (10,000.00)	292	\$ 146,000.00
11	Plumbing Permit Fees	EA	\$ 155.00	312	\$ 48,360.00	-20	\$ (3,100.00)	292	\$ 45,260.00
12	Insulation Board, 2-inch	SFT	\$ 1.55	15728	\$ 24,378.40	1200	\$ 1,860.00	16928	\$ 26,238.40
13	Erosion Control, Silt Fence	FT	\$ 3.00	75	\$ 225.00	-75	\$ (225.00)	0	\$ -
14	Erosion Control, Inlet Protection, Fabric Drop	EA	\$ 55.00	7	\$ 385.00	-6	\$ (330.00)	1	\$ 55.00
15	Special Backfill	CY	\$ 15.00	220	\$ 3,300.00		\$ -	220	\$ 3,300.00
16	Curb and Gutter, Rem	FT	\$ 5.00	1151.2	\$ 5,756.00	-200	\$ (1,000.00)	951.2	\$ 4,756.00
17	Sidewalk & Concrete Driveway, Rem	SYD	\$ 5.40	2101.86	\$ 11,350.04	204	\$ 1,101.60	2305.86	\$ 12,451.64
18	Concrete Pavement, Rem	SYD	\$ 7.00	320	\$ 2,240.00		\$ -	320	\$ 2,240.00
19	HMA Surface, Rem	SYD	\$ 4.00	5862.7	\$ 23,450.80		\$ -	5862.7	\$ 23,450.80
20	Utility Exploration	EA	\$ 250.00	70	\$ 17,500.00	12	\$ 3,000.00	82	\$ 20,500.00
21	Subbase, CIP	SYD	\$ 6.54	100	\$ 654.00	-50	\$ (327.00)	50	\$ 327.00
22	Aggregate Base, 9-inch	SYD	\$ 7.30	6107	\$ 44,581.10	600	\$ 4,380.00	6707	\$ 48,961.10
23	Aggregate Surface Course, 6-inch	SYD	\$ 5.70	3817.32	\$ 21,758.72	77.28	\$ 440.50	3894.6	\$ 22,199.22
24	Curb and Gutter, Conc	FT	\$ 57.00	389.6	\$ 22,207.20		\$ -	389.6	\$ 22,207.20
25	Sidewalk Ramp, Conc, 4-inch	SFT	\$ 11.85	50	\$ 592.50	-40	\$ (474.00)	10	\$ 118.50
26	Sidewalk, Con, 4-inch	SFT	\$ 10.98	10378.5	\$ 113,955.93	1350	\$ 14,823.00	11728.5	\$ 128,778.93
27	Driveway, Non-Reinf Concrete, 6-inch	SYD	\$ 85.55	406.4	\$ 34,767.52	133	\$ 11,378.15	539.4	\$ 46,145.67
28	Driveway, Reinf Concrete, 6-inch	SYD	\$ 86.60	49.4	\$ 4,278.04	-20	\$ (1,732.00)	29.4	\$ 2,546.04
29	HMA Pavement, MDOT 4EL	SYD	\$ 37.25	5002	\$ 186,324.50		\$ -	5002	\$ 186,324.50
30	Abandon Water Service	EA	\$ 300.00	61	\$ 18,300.00	-10	\$ (3,000.00)	51	\$ 15,300.00
31	Lawn Restoration	SYD	\$ 2.00	25250	\$ 50,500.00		\$ -	25250	\$ 50,500.00
32	Replace Existing Storm Sewer	LF	\$ 35.00	75	\$ 2,625.00	-75	\$ (2,625.00)	0	\$ -
33	6-inch SDR 35 PVC Sewer Lateral	LF	\$ 40.00	1377	\$ 55,080.00	-150	\$ (6,000.00)	1227	\$ 49,080.00
34	Record Drawings	EA	\$ 250.00	0	\$ -		\$ -	0	\$ -
35	Rock Excavation	CYD	\$ 40.00	348.8	\$ 13,952.00	10	\$ 400.00	358.8	\$ 14,352.00
36	Topsoil (4-inch thick)	SYD	\$ 2.85	25250	\$ 71,962.50		\$ -	25250	\$ 71,962.50
37	Temporary Water to Commercial Establishment	EA	\$ 550.00	6	\$ 3,300.00	-4	\$ (2,200.00)	2	\$ 1,100.00
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	20	\$ 4,000.00	-4	\$ (800.00)	16	\$ 3,200.00
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
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

Item	Description	Unit	Unit Price	Qty	Total	Qty	Total	Qty	Total
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	1	\$ 750.00	3	\$ 2,250.00
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	24	\$ 2,376.00	395	\$ 39,105.00
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 (Ahonen 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
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

Item	Description	Unit	Unit Price	Qty	Total	Qty	Total	Qty	Total
161	643 Huron St - Iterior 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	-2	\$ (800.00)	8	\$ 3,200.00
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	30	\$ 540.00	105	\$ 1,890.00	135	\$ 2,430.00
187	Saddle Connection, 4" to 6"	EA	\$ 200.00	97	\$ 19,400.00	-10	\$ (2,000.00)	87	\$ 17,400.00
188	113 Taylor St - Interior Plumbing	EA	\$ 650.00	1	\$ 650.00		\$ -	1	\$ 650.00
189	460 W Cloverland Dr - Interior Plumbing	EA	\$ 1,100.00	1	\$ 1,100.00		\$ -	1	\$ 1,100.00
190	E5379 Norrie Park Rd - Interior Plumbing	EA	\$ 550.00	1	\$ 550.00		\$ -	1	\$ 550.00
191	57 Brogan St - Interior Plumbing	EA	\$ 400.00	1	\$ 400.00		\$ -	1	\$ 400.00
192	246/248/250 Ashland Ct - Interior Plumbing	EA	\$ 2,000.00	1	\$ 2,000.00		\$ -	1	\$ 2,000.00
193	501 E McLeod Ave - Interior Plumbing	EA	\$ 975.00	1	\$ 975.00		\$ -	1	\$ 975.00
194	242 S Mansfield St - Interior Plumbing	EA	\$ 575.00	1	\$ 575.00		\$ -	1	\$ 575.00
195	726 Hill St - Interior Plumbing	EA	\$ 315.00	0		1	\$ 315.00	1	\$ 315.00
196	922 E Pine St - Interior Plumbing	EA	\$ 315.00	0		1	\$ 315.00	1	\$ 315.00
197	400 S Lowell St - Interior Plumbing	EA	\$ 315.00	0		1	\$ 315.00	1	\$ 315.00
SUBTOTAL:				\$ 2,492,766.99		\$ 991.25		\$ 2,493,758.24	

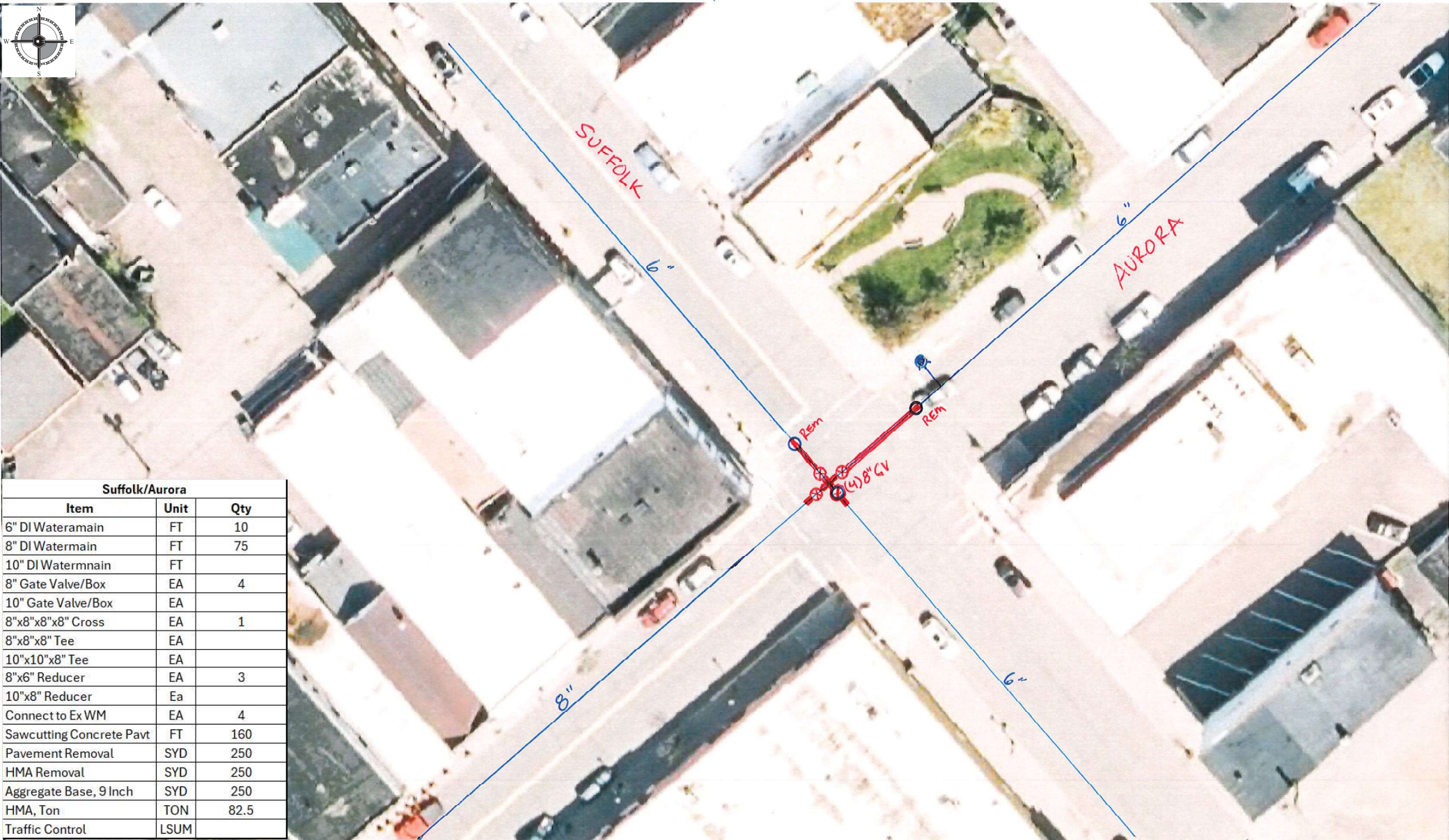
City Funded Items

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	26	\$ 1,404.00	56	\$ 3,024.00
215	1" Curb Stop	EACH	\$ 450.00	1	\$ 450.00		\$ -	1	\$ 450.00
216	Rock Excavation, Bedrock	CY	\$ 100.00	115	\$ 11,500.00	-91.4	\$ (9,140.00)	23.6	\$ 2,360.00
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	1	\$ 750.00		\$ -	1	\$ 750.00
220	Sidewalk & Concrete Driveway, Rem (Hedin)	SYD	\$ 5.40	0	\$ -	406	\$ 2,192.40	406	\$ 2,192.40
221	Sidewalk, Con, 4-inch (Hedin)	SFT	\$ 10.98	0	\$ -	2433	\$ 26,714.34	2433	\$ 26,714.34
222	Driveway, Non-Reinf Concrete, 6-inch (Hedin)	SYD	\$ 85.55	0	\$ -	133	\$ 11,378.15	133	\$ 11,378.15
223	Watermain Items	LSUM	\$ 52,600.00	0	\$ -	1	\$ 52,600.00	1	\$ 52,600.00
224	Sawcutting Concrete Pavt	FT	\$ 12.00	0	\$ -	160	\$ 1,920.00	160	\$ 1,920.00
225	Pavement Removal	SYD	\$ 16.00	0	\$ -	250	\$ 4,000.00	250	\$ 4,000.00
226	HMA Removal	SYD	\$ 6.00	0	\$ -	250	\$ 1,500.00	250	\$ 1,500.00
227	Aggregate Base, 9 Inch	SYD	\$ 11.90	0	\$ -	250	\$ 2,975.00	250	\$ 2,975.00
228	HMA, Ton	TON	\$ 153.40	0	\$ -	82.5	\$ 12,655.50	82.5	\$ 12,655.50
SUBTOTAL:				\$ 122,447.10		\$ 108,199.39		\$ 230,646.49	

Project Subtotal:	\$ 2,492,766.99	\$ 991.25	\$ 2,493,758.24
City Subtotal:	\$ 122,447.10	\$ 108,199.39	\$ 230,646.49
TOTAL:	\$ 2,615,214.09	\$ 109,190.64	\$ 2,724,404.73

Hedin Ave Sidewalk Replacement					EGLE		City	
Item Description	Unit	Qty	Unit Price	Total	Qty	Total	Qty	Total
17. Sidewalk & Concrete Driveway, Rem	Syd	610	\$ 5.40	\$ 3,294.00	204	\$ 1,101.60	406	\$ 2,192.40
26. Sidewalk, Concrete, 4-inch	Sft	3650	\$ 10.98	\$ 40,077.00	1217	\$ 13,362.66	2433	\$ 26,714.34
27. Driveway, Non-Reinf Concrete, 6-inch	Syd	200	\$ 85.55	\$ 17,110.00	67	\$ 5,731.85	133	\$ 11,378.15
*Note - Used 1/3 of total quantities on LSLR, 2/3 under City					Total	\$ 20,196.11	Total	\$ 40,284.89

SUFFOLK/AURORA



Suffolk/Aurora		
Item	Unit	Qty
6" DI Watermain	FT	10
8" DI Watermain	FT	75
10" DI Watermain	FT	
8" Gate Valve/Box	EA	4
10" Gate Valve/Box	EA	
8"x8"x8" Cross	EA	1
8"x8"x8" Tee	EA	
10"x10"x8" Tee	EA	
8"x6" Reducer	EA	3
10"x8" Reducer	Ea	
Connect to Ex WM	EA	4
Sawcutting Concrete Pavt	FT	160
Pavement Removal	SYD	250
HMA Removal	SYD	250
Aggregate Base, 9 Inch	SYD	250
HMA, Ton	TON	82.5
Traffic Control	LSUM	

Suffolk/Aurora				
Item	Unit	Qty	Unit Price	Total
Watermain Items	LSUM	1	\$ 52,600.00	\$ 52,600.00
Sawcutting Concrete Pavt	FT	160	\$ 12.00	\$ 1,920.00
Pavement Removal	SYD	250	\$ 16.00	\$ 4,000.00
HMA Removal	SYD	250	\$ 6.00	\$ 1,500.00
Aggregate Base, 9 Inch	SYD	250	\$ 11.90	\$ 2,975.00
HMA, Ton	TON	82.5	\$ 153.40	\$ 12,655.50
			Total	\$ 75,650.50

TOM HAMPSTON
906-364-2097
N11737 JUNET ROAD
IRONWOOD, MI 49938

Jake's Excavating
N10633 Lake Road
Ironwood, MI 49938
Extra – Lead Line

INVOICE #070-2026
May 5, 2026

Date	Description	
4/27/2026	726 Hill Street	\$300.00
4/30/2026	922 E. Pine Street	\$300.00
5/1/2026	400 S. Lowell Street	\$300.00

Prime Contrator Mark up 5%
900x.05= \$45
TOTAL: \$945

Total 900.00

Thank you!
Tom Hampston

CHANGE ORDER NO. 14

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:	5/5/2026	Effective Date of Change Order:	5/11/2026

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

Description:

Add "Additional Blower Wiring" per Change Order Request #33 from CD Smith. (Add \$3,533.59)
Based off RFI #57 Part 2 Response - Per the Blower vendor, they indicated that the Blower LCP does need a separate 120V power source for their LCP. They have also indicated that there is a "ready to run" signal needed from the Blower LCP to the PLC.

Add "Analog Wiring" per Change Order Request #34 from CD Smith. (Add \$19,216.26) Costs associated with adding conduit and Analog wiring associated with Filter Effluent Valves, Wiring was not called out on drawing 01E605. Costs associated with install, conduit and wiring of FIT-2171 and FIT-2172. Wiring was grayed out on sheets 01E604 and 01E651.

Add "Chemical Pump PLC Feedback" per Change Order Request #35 from CD Smith. (Add \$2,273.71)
PLC hardware for chemical pump "Speed Feedback" signal input was provided per plans and specs. During PH1 construction chemical pumps were changed from 120V single phase to 240V 3 phase. ABB ASC255 VFD was provided by chemical pump supplier and installed by EC. The provided VFD's are unable to provide a 4-20mA signal to the PLC, they can only output 0-10VDC.

Total Add to Contract: \$25,023.56

No Engineering Amendment is associated with this change order.

Attachments:

COR #33, COR #34, COR #35

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 10,084,625.00	Original Contract Times: Substantial Completion: June 30, 2026 Ready for final payment: September 25, 2026
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 13: \$ 108,270.75	[Increase] [Decrease] from previously approved Change Orders No.1 to No. 13: Substantial Completion: N/A Ready for final payment: N/A
Contract Price prior to this Change Order: \$ 10,192,895.75	Contract Times prior to this Change Order: Substantial Completion: June 30, 2026 Ready for final payment: September 25, 2026
[Increase] [Decrease] this Change Order: \$ 25,023.56	[Increase] [Decrease] this Change Order: Substantial Completion: N/A Ready for final payment: N/A
Contract Price incorporating this Change Order: \$ 10,217,919.31	Contract Times with all approved Change Orders: Substantial Completion: June 30, 2026 Ready for final payment: September 25, 2026

Recommended by Engineer

By: _____
Title: _____ Prusakiewicz, Joshua R _____
Date: _____
Digitally signed by Prusakiewicz, Joshua R
DN: c=US, o=Prusakiewicz, ou=Prusakiewicz, cn=Prusakiewicz, Joshua R
Serial: 1000, c=US, o=Prusakiewicz, ou=Prusakiewicz, cn=Prusakiewicz, Joshua R
Date: 2026.05.05 15:36:07 -0400

Authorized by Owner

By: _____
Title: _____ Mayor _____
Date: _____

Accepted by Contractor

Samuel Rataw

Project Manager
5/5/2026

Approved by Funding Agency (if applicable)



PCI #COR0033

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 #COR0033

Additional Blower Wiring

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	2026-04-10
Schedule Impact:		OCO Number:	

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

Based off RFI #57 Part 2 Response - Per the Blower vendor, they indicated that the Blower LCP does need a separate 120V power source for their LCP.

They have also indicated that there is a "ready to run" signal needed from the Blower LCP to the PLC.

ATTACHMENTS:

Description	Cost Code	Category	Quantity	W/M	Rate	Final Amount
Electrical	260000	S		LS	\$	\$3,332.00
Bond:						\$34.99
Subcontract markup:						\$166.60
Grand Total:						\$3,533.59

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



CHANGE ORDER SUMMARY

JOB NAME:	Ironwood WTP Phase 2
CHANGE ORDER NUMBER:	2
REVISION NUMBER:	
DATE:	4/10/2026
JOB NO:	IN00014591
CONTRACT NO:	240143-002
AMOUNT OF C/O:	\$3,332

CD Smith Construction, Inc.

125 Camelot Drive

Fond du Lac , WI 54935

ATTENTION : Nick Beil / Sam Platow

REGARDING YOUR REQUEST FOR QUOTATION:

Costs associated with adding conduit and wire for Backwash Blower. 120V power circuit from LP1 to Blower LCP. Ready to run control wires from Blower VFD to Blower LCP.

SUMMARY:	A. LABOR	\$1,933
	B. MATERIALS	\$764
	C. DJE	\$200
SBO:	YES	
	SUBTOTAL	\$2,897
	OVERHEAD & PROFIT	15.00% \$435
	D. SUBCONTRACTS	\$0
	OVERHEAD & PROFIT	5.00% \$0
	SUBTOTAL	\$3,332
	BOND	\$0
	INSURANCE	\$0
	GRAND TOTAL	\$3,332

ADDITIONAL CALENDAR DAYS EXTENDED TO CONTRACT COMPLETION DATE: 0

THIS AMOUNT ONLY COVERS THE DIRECT COSTS IN LABOR, MATERIALS, SUBCONTRACTS AND EQUIPMENT NECESSARY TO EXECUTE THE CHANGED WORK DESCRIBED IN THE PROPOSAL. AT THE PRESENT TIME, WE CANNOT ASSESS OR EVALUATE THE OVERALL IMPACT OF THE CHANGED WORK ON OUR ORIGINAL CONTRACT SCOPE OF WORK. WE THEREBY RESERVE OUR RIGHTS TO CLAIM FOR ANY INDIRECT COSTS WHICH MAY ARISE IN THE FUTURE AS A RESULT OF DELAYS TO THE WORK, OUT OF SEQUENCE WORK, INEFFICIENCIES, EXTENDED CONTRACT COMPLETION, LABOR AND MATERIAL ESCALATION AND/OR ACCELERATION AND EXTENDED WARRANTIES.

JOB	NUMBER	C.O. NO.	DATE	REVISION
Ironwood WTP Phase 2	IN00014591	2	10-Apr-26	0

A. LABOR

*SUPER INTENDENT	2 HRS @	\$123.63	TOTAL	\$247.26
** SUPERVISOR	0 HRS @	\$108.88	TOTAL	\$0.00
*** SAFETY	0 HRS @	\$92.29	TOTAL	\$0.00
ELECTRICIAN	18 HRS @	\$93.63	TOTAL	\$1,685.34
ESTIMATOR	0 HRS @		TOTAL	\$0.00
ENGINEER	0 HRS @		TOTAL	\$0.00
	@		TOTAL	\$0.00
	@		TOTAL	\$0.00
	@		TOTAL	\$0.00
TRAVEL	@		TOTAL	\$0.00
SUBSISTENCE	@		TOTAL	\$0.00
PREMIUM COSTS			TOTAL	\$0.00
			LABOR TOTAL	\$1,932.60

B. MATERIALS

MATERIAL PER "TAKE-OFF"		TOTAL	\$700
MISCELLANEOUS MATERIAL & WASTE	3.00%	TOTAL	\$21
		SUBTOTAL	\$721
FREIGHT AND HANDLING		TOTAL	\$0
SPECIAL EXPEDITING		TOTAL	\$0
SALES TAX	6.0%	TOTAL	\$43
		MATERIAL TOTAL	\$764

*SUPER INTENDENT - 6% OF TOTAL MAN HOURS
 ** SUPERVISOR - 12 % OF TOTAL MAN HOURS
 *** SAFETY - 3 % OF TOTAL MAN HOURS

[illegible]

ESTIMATING FORM



PROJECT		CODE #	PAGE	OF				
Ironwood WTP Phase 2								
LOCATION					ARCH. OR ENG.		ESTIMATE NO.	
Notes:					SPECIFICATION NO.		SCALE	DRAWING NO.
ESTIMATED BY		PRICED BY			REVIEWED	T.S. REVIEWED	DATE	
							4/10/2026	

[illegible]



PCI #COR0034

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 #COR0034

Analog Wiring

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	2026-04-14
Schedule Impact:		OCO Number:	

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

Costs associated with adding conduit and Analog wiring associated with Filter Effluent Valves, Wiring was not called out on drawing 01E605. Costs associated with install, conduit and wiring of FIT-2171 and FIT-2172. Wiring was grayed out on sheets 01E604 and 01E651.

ATTACHMENTS:

Description	Cost Code	Category	Quantity	W/M	Rate	Final Amount
Electrical	260000	S		LS	\$	\$18,120.00
Bond:						\$190.26
Subcontract markup:						\$906.00
Grand Total:						\$19,216.26

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



CHANGE ORDER SUMMARY

	JOB NAME:	Ironwood WTP Phase 2
CD Smith Construction, Inc.	CHANGE ORDER NUMBER:	8
125 Camelot Drive	REVISION NUMBER:	
Fond du Lac , WI 54935	DATE:	4/13/2026
	JOB NO:	IN00014591
ATTENTION :	CONTRACT NO:	240143-002
Nick Beil / Sam Platow	AMOUNT OF C/O:	\$18,120

REGARDING YOUR REQUEST FOR QUOTATION:

Costs associated with adding conduit and Analog wiring associated with Filter Effluent Valves, Wiring was not called out on drawing 01E605. Costs associated with install, conduit and wiring of FIT-2171 and FIT-2172. Wiring was grayed out on sheets 01E604 and 01E651.

SUMMARY:	A. LABOR		\$9,168
	B. MATERIALS		\$4,999
	C. DJE		\$1,589
SBO:	YES		
	SUBTOTAL		\$15,757
	OVERHEAD & PROFIT	15.00%	\$2,364
	D. SUBCONTRACTS		\$0
	OVERHEAD & PROFIT	5.00%	\$0
	SUBTOTAL		\$18,120
	BOND		\$0
	INSURANCE		\$0
	GRAND TOTAL		\$18,120

ADDITIONAL CALENDAR DAYS EXTENDED TO CONTRACT COMPLETION DATE: 0

THIS AMOUNT ONLY COVERS THE DIRECT COSTS IN LABOR, MATERIALS, SUBCONTRACTS AND EQUIPMENT NECESSARY TO EXECUTE THE CHANGED WORK DESCRIBED IN THE PROPOSAL. AT THE PRESENT TIME, WE CANNOT ASSESS OR EVALUATE THE OVERALL IMPACT OF THE CHANGED WORK ON OUR ORIGINAL CONTRACT SCOPE OF WORK. WE THEREBY RESERVE OUR RIGHTS TO CLAIM FOR ANY INDIRECT COSTS WHICH MAY ARISE IN THE FUTURE AS A RESULT OF DELAYS TO THE WORK, OUT OF SEQUENCE WORK, INEFFICIENCIES, EXTENDED CONTRACT COMPLETION, LABOR AND MATERIAL ESCALATION AND/OR ACCELERATION AND EXTENDED WARRANTIES.

JOB	NUMBER	C.O. NO.	DATE	REVISION
Ironwood WTP Phase 2	IN00014591	8	13-Apr-26	0

A. LABOR

*SUPER INTENDENT	4 HRS @	\$123.63	TOTAL	\$494.52
** SUPERVISOR	4 HRS @	\$108.88	TOTAL	\$435.52
*** SAFETY	1 HRS @	\$92.29	TOTAL	\$92.29
ELECTRICIAN	87 HRS @	\$93.63	TOTAL	\$8,145.81
ESTIMATOR	0 HRS @		TOTAL	\$0.00
ENGINEER	0 HRS @		TOTAL	\$0.00
	@		TOTAL	\$0.00
	@		TOTAL	\$0.00
	@		TOTAL	\$0.00
TRAVEL	@		TOTAL	\$0.00
SUBSISTENCE	@		TOTAL	\$0.00
PREMIUM COSTS			TOTAL	\$0.00
			LABOR TOTAL	\$9,168.14

B. MATERIALS

MATERIAL PER "TAKE-OFF"		TOTAL	\$4,579
MISCELLANEOUS MATERIAL & WASTE	3.00%	TOTAL	\$137
		SUBTOTAL	\$4,716
FREIGHT AND HANDLING		TOTAL	\$0
SPECIAL EXPEDITING		TOTAL	\$0
SALES TAX	6.0%	TOTAL	\$283
		MATERIAL TOTAL	\$4,999

[illegible]

ESTIMATING FORM



PROJECT Ironwood WTP Phase 2		CODE #	PAGE	OF	ARCH. OR ENG.		ESTIMATE NO.	
LOCATION								
Notes:					SPECIFICATION NO.		SCALE	DRAWING NO.
ESTIMATED BY		PRICED BY			REVIEWED	T.S. REVIEWED	DATE 4/13/2026	

Description	Quan.	Material Unit	Material Extension	Labor Unit	Labor Extension	Notes	
V-3331 & V-3332							
Aluminum, 3/4" diameter	30	\$3.93	\$117.90	0.106	3.18		
Strap, rigid conduit, 3/4" diameter	4	\$2.53	\$10.12	0.022	0.088		
3/4" Meyers Hub	1	\$4.50	\$4.50	0.5	0.5		
Flex Sealtite, 3/4" diameter	6	\$2.39	\$14.34	0.095	0.57		
Flex Sealtite, connectors, plain, 3/4" diameter	4	\$7.95	\$31.80	0.19	0.76		
16/2 TSP Analog Cable	400	\$1.98	\$792.00	0.0073	2.92		
Wire Terminations	24	\$1.00	\$24.00	0.15	3.6		
V-3333							
Aluminum, 3/4" diameter	30	\$3.93	\$117.90	0.106	3.18		
Strap, rigid conduit, 3/4" diameter	4	\$2.53	\$10.12	0.022	0.088		
3/4" Meyers hub	1	\$4.50	\$4.50	0.5	0.5		
Flex Sealtite, 3/4" diameter	3	\$2.39	\$7.17	0.095	0.285		
Flex Sealtite, connectors, plain, 3/4" diameter	2	\$7.95	\$15.90	0.19	0.38		
16/2 TSP Analog Cable	240	\$1.98	\$475.20	0.0073	1.752		
Wire Terminations	12	\$1.00	\$12.00	0.15	1.8		
V-3334							
Aluminum, 3/4" diameter	30	\$3.93	\$117.90	0.106	3.18		
Strap, rigid conduit, 3/4" diameter	4	\$2.53	\$10.12	0.022	0.088		
3/4" meyers hub	1	\$4.50	\$4.50	0.5	0.5		
Flex Sealtite, 3/4" diameter	3	\$2.39	\$7.17	0.095	0.285		
Flex Sealtite, connectors, plain, 3/4" diameter	2	\$7.95	\$15.90	0.19	0.38		
16/2 TSP Analog Cable	274	\$1.98	\$542.52	0.0073	2.0002		
Wire Terminations	12	\$1.00	\$12.00	0.15	1.8		
FIT-2171,-2172 TO PLC-01							
Aluminum, 3/4" diameter	140	\$3.93	\$550.20	0.106	14.84		
Strap, rigid conduit, 3/4" diameter	17			0.022	0.374		
Hole drilling to 10' high - Concrete wall, 8" thick, 3/4" pipe size	1	\$0.33	\$0.33	0.794	0.794		
GRC, Standard, T fittings, with cover, 3/4" diameter	1	\$20.50	\$20.50	0.866	0.866		
Flex Sealtite, 1/2" diameter	6	\$1.74	\$10.44	0.068	0.408		
Flex Sealtite, connectors, plain, 1/2" diameter	4	\$5.85	\$23.40	0.136	0.544		
16/2 TSP Analog Cable	326	\$1.98	\$645.48	0.0073	2.3798		
Wire Terminations	12	\$1.00	\$12.00	0.15	1.8		
FIT-2171,-2172 TO LP							
Aluminum, 1/2" diameter	140	\$3.04	\$425.60	0.095	13.3		
Strap, rigid conduit, 3/4" diameter	17	\$2.53	\$43.01	0.022	0.374		
Hole drilling to 10' high - Concrete wall, 8" thick, 3/4" pipe size	1	\$0.33	\$0.33	0.794	0.794		
GRC, Standard, T fittings, with cover, 3/4" diameter	1	\$20.50	\$20.50	0.866	0.866		
Flex Sealtite, 1/2" diameter	6	\$1.74	\$10.44	0.068	0.408		
Flex Sealtite, connectors, plain, 1/2" diameter	4	\$5.85	\$23.40	0.136	0.544		
Type THWN-THHN, copper, stranded, #12	450	\$0.29	\$128.25	0.00866	3.897		
FIT INSTALL	2	\$25.00	\$50.00	2	4		
TS 24	Total this page		-	\$4,312	-	75	-
	Total all pages		-	\$4,579	-	87	-

ESTIMATING FORM



PROJECT		CODE #	PAGE	OF				
Ironwood WTP Phase 2								
LOCATION					ARCH. OR ENG.		ESTIMATE NO.	
Notes:					SPECIFICATION NO.		SCALE	DRAWING NO.
ESTIMATED BY	PRICED BY				REVIEWED	T.S. REVIEWED	DATE	
							4/13/2026	

[illegible]

PANELBOARD NO: LP1

VOLTAGE: 208Y/120

BUS RATING (A):

225

ENCLOSURE... NEMA 1

PHASE:

3

MAIN OC DEVICE:

225/3

MOUNTING:... SURFACE

WIRE: 4+GND

INTERRUPTING RATING (KA):

10

OPT... FEED-THRU LUGS

200% NEUTRAL:

NO

SERVICE ENTRANCE LABEL:

NO

CKT NO.	DESCRIPTION	CONNECTED LOAD (VA)				OCP		CONNECTED LOAD (VA)				DESCRIPTION	CKT NO.
		LTS	REC	MECH	MISC	AMPS	P	LTS	REC	MECH	MISC		
1	RTH-1			156		20	1 A	20	1			MD-1	2
3	CU-1			2,576		30	B	20	1			MD-2	4
5				2,576			C	20	1			MD-3,4,5,6	6
7	EF-1			500		15	1 A	20	1			1,000 FLOW METERS	8
9	EF-2			500		15	1 B	20	1			1,000 FLOW METERS	10
11	EF-3			500		15	1 C	20	1			PRESSURE TX'S	12
13	EF-4			500		15	1 A	20	1		1,750	GARAGE DOOR	14
15	EF-5			500		15	1 B				1,128	CU-2	16
17	PMP-4411			860		20	1 C	20	3		1,128		18
19	PMP-4412			860		20	1 A				1,128		20
21	PMP-4111			800		20	1 B	20	1		1,500	CUH-1	22
23	PMP-4112			800		20	1 C	20	1		1,500	CUH-2	24
25	PMP-4113			800		20	1 A	20	1		1,500	DEH-1	26
27	PMP-4211			860		20	1 B	20	1		1,500	DEH-2	28
29	PMP-4311			800		20	1 C	20	1		1,500	DEH-3	30
31	EF-6			1,587		30	1 A	20	1		1,500	DEH-4	32
33	EF-8			1,587		30	1 B	20	1		1,380	DEH-5	34
35	SPARE					20	1 C	20	1		1,380	DEH-6	36
37	GUH-1			396		20	1 A	20	1			CAMERA	38
39	ERV-1			42		20	1 B	20	1			CARD ACCESS PANEL	40
41	GF-1			516		20	1 C	20	1			SPARE	42
43	GMH-1			480		20	1 A	20	1			FE/FIT-3372, FE/FIT-3373, FE/FIT-3374, FE/FIT-3375	44
45	SP-1			1,260		20	1 B	20	1			FIT/FE-2171, FIT/FE-2172	46
47	EMC			1,000		20	1 C	20	1			FIT/FE-3371, FIT/FE-3571	48
49	DF-1			51		20	1 A	20	1			PIT/PE-3151, PIT/PE-3152, PIT/PE-3153, PIT/PE-3154	50
51	DF-2			51		20	1 B	20	1				52
53	SEPTIC TANK PUMP			1,920		20	1 C	20	1				54
55	SPARE					20	1 A	20	1			SPARE	56

LOAD SUMMARY

				TOTAL		LOAD SUMMARY				PHASE BALANCE			
CONNECTED LOAD (KVA)		LTS	REC	MECH	MISC	SPARE	TOTAL		208 LINE-TO-LINE VOLTS		PHASE A (KVA)		
		0.0	0.0	39.4	2.0	---	41.4				PHASE B (KVA)		
DEMAND FACTOR		1.25	1.00	1.00	1.00	20%	---		115 CONNECTED...		PHASE C (KVA)		
DESIGN LOAD (KVA)		0.0	0.0	39.4	2.0	8.3	49.6		138 DESIGN AMPS				

PMP-3313
HSP-3 VFD

PLC-01-08: CAT 6, 3/4"C

PMP-3511
BACKWASH PUMP VFD

PLC-01-09: CAT 6, 3/4"C

B-3411
AIRWASH
BLOWER VFD

PLC-01-10: CAT 6, 3/4"C

LP1:46

2#12, #12 GND, 3/4"C

FIT/FE-2171
BIG SPRING FLOW

PLC-01-12: #16 TSP, 3/4"C

LP1:46

2#12, #12 GND, 3/4"C

FIT/FE-2172
SPRING CREEK FLOW

PLC-01-13: #16 TSP, 3/4"C

LP1:48

2#12, #12 GND, 3/4"C

FIT/FE-3371
FINISHED WATER
FLOW

PLC-01-14: #16 TSP, 3/4"C

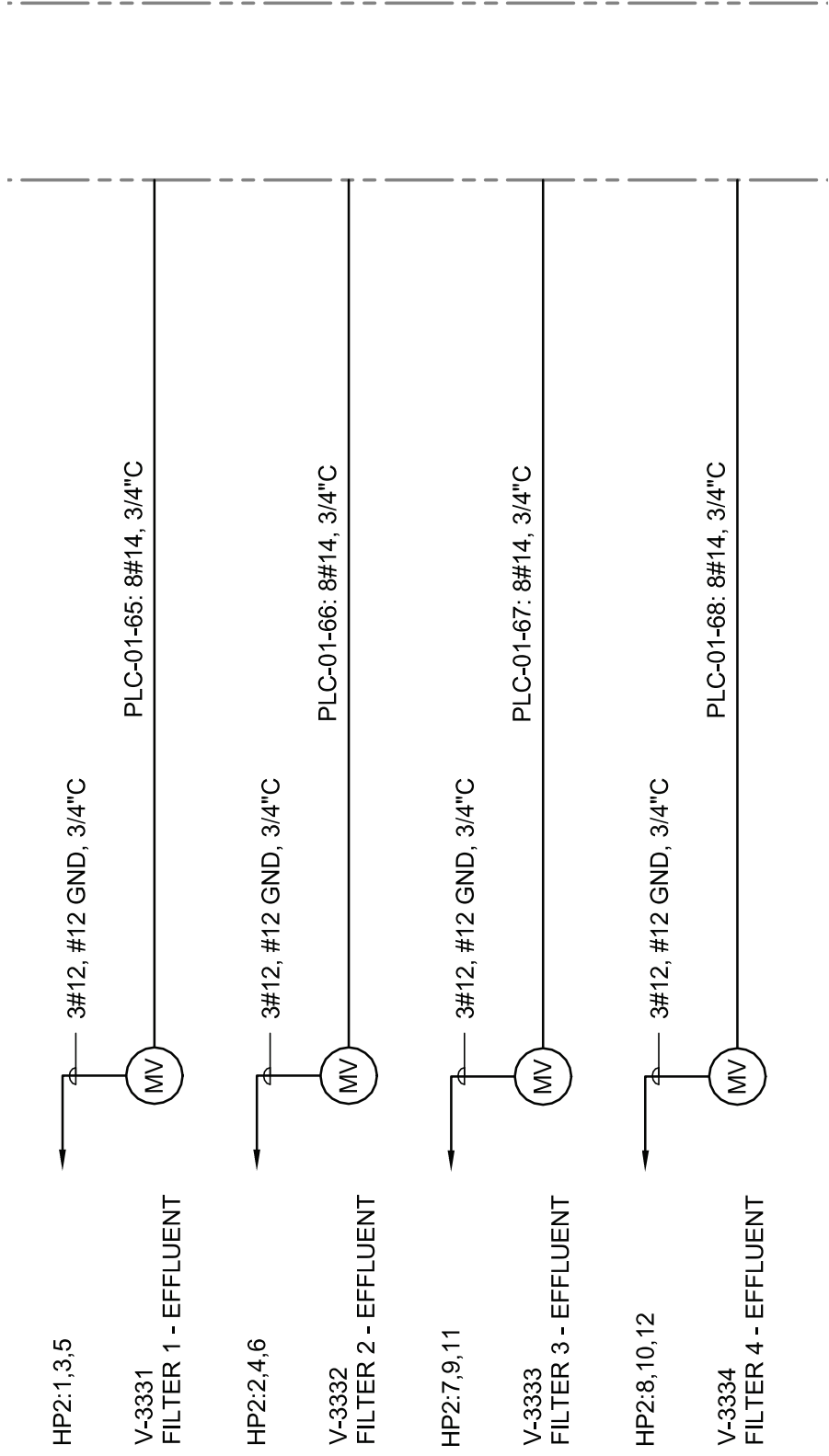
LP1:48

2#12, #12 GND, 3/4"C

FIT/FE-3571
BACKWASH SUPPLY
FLOW

PLC-01-15: #16 TSP, 3/4"C

PITs :
power
need





PCI #COR0035

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 #COR0035

Chemical Pump PLC Feedback

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	2026-04-27
Schedule Impact:		OCO Number:	

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

PLC hardware for chemical pump "Speed Feedback" signal input was provided per plans and specs. During PH1 construction chemical pumps were changed from 120V single phase to 240V 3 phase. ABB ASC255 VFD was provided by chemical pump supplier and installed by EC. The provided VFD's are unable to provide a 4-20mA signal to the PLC, they can only output 0-10VDC.

ATTACHMENTS:

Description	Cost Code	Category	Quantity	W/M	Rate	Final Amount
Electrical	260000	S		LS	\$	\$2,144.00
Bond:						\$22.51
Subcontract markup:						\$107.20
Grand Total:						\$2,273.71

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



CHANGE ORDER SUMMARY

	JOB NAME:	Ironwood WTP Phase 2
CD Smith Construction, Inc.	CHANGE ORDER NUMBER:	9
125 Camelot Drive	REVISION NUMBER:	
Fond du Lac , WI 54935	DATE:	4/26/2026
	JOB NO:	IN00014591
ATTENTION :	CONTRACT NO:	240143-002
Nick Beil / Sam Platow	AMOUNT OF C/O:	\$2,144

REGARDING YOUR REQUEST FOR QUOTATION:

PLC hardware for chemical pump "Speed Feedback" signal input was provided per plans and specs. During PH1 construction chemical pumps were changed from 120V single phase to 240V 3 phase. A ABB ASC255 VFD was provided by chemical pump supplier and installed by EC. The provided VFD's are unable to provide a 4-20mA signal to the PLC, they can only output 0-10VDC.

SUMMARY:	A. LABOR		\$124
	B. MATERIALS		\$0
	C. DJE		\$6
SBO:	YES		
	SUBTOTAL		\$130
	OVERHEAD & PROFIT	15.00%	\$19
	D. SUBCONTRACTS		\$1,900
	OVERHEAD & PROFIT	5.00%	\$95
	SUBTOTAL		\$2,144
	BOND		\$0
	INSURANCE		\$0
	GRAND TOTAL		\$2,144

ADDITIONAL CALENDAR DAYS EXTENDED TO CONTRACT COMPLETION DATE: 0

THIS AMOUNT ONLY COVERS THE DIRECT COSTS IN LABOR, MATERIALS, SUBCONTRACTS AND EQUIPMENT NECESSARY TO EXECUTE THE CHANGED WORK DESCRIBED IN THE PROPOSAL. AT THE PRESENT TIME, WE CANNOT ASSESS OR EVALUATE THE OVERALL IMPACT OF THE CHANGED WORK ON OUR ORIGINAL CONTRACT SCOPE OF WORK. WE THEREBY RESERVE OUR RIGHTS TO CLAIM FOR ANY INDIRECT COSTS WHICH MAY ARISE IN THE FUTURE AS A RESULT OF DELAYS TO THE WORK, OUT OF SEQUENCE WORK, INEFFICIENCIES, EXTENDED CONTRACT COMPLETION, LABOR AND MATERIAL ESCALATION AND/OR ACCELERATION AND EXTENDED WARRANTIES.

JOB	NUMBER	C.O. NO.	DATE	REVISION
Ironwood WTP Phase 2	IN00014591	9	26-Apr-26	0

A. LABOR

*SUPER INTENDENT	1 HRS @	\$123.63	TOTAL	\$123.63
** SUPERVISOR	0 HRS @	\$108.88	TOTAL	\$0.00
*** SAFETY	0 HRS @	\$92.29	TOTAL	\$0.00
ELECTRICIAN	0 HRS @	\$93.63	TOTAL	\$0.00
ESTIMATOR	0 HRS @		TOTAL	\$0.00
ENGINEER	0 HRS @		TOTAL	\$0.00
	@		TOTAL	\$0.00
	@		TOTAL	\$0.00
	@		TOTAL	\$0.00
TRAVEL	@		TOTAL	\$0.00
SUBSISTENCE	@		TOTAL	\$0.00
PREMIUM COSTS			TOTAL	\$0.00
			LABOR TOTAL	\$123.63

B. MATERIALS

MATERIAL PER "TAKE-OFF"		TOTAL	\$0
MISCELLANEOUS MATERIAL & WASTE	3.00%	TOTAL	\$0
		SUBTOTAL	\$0
FREIGHT AND HANDLING		TOTAL	\$0
SPECIAL EXPEDITING		TOTAL	\$0
SALES TAX	6.0%	TOTAL	\$0
		MATERIAL TOTAL	\$0

** SUPERVISOR - 12 % OF TOTAL MAN HOURS
 *** SAFETY - 3 % OF TOTAL MAN HOURS



JOB	NUMBER	C.O. NO.	DATE	REVISION
Ironwood WTP Phase 2	IN00014591	9	26-Apr-26	0

ACTIVITY	QUANTITY	EACH	SUB-TOTAL	LABOR
TRENCH (4"x3' DEEP) DRIVE-DIG & BACKFILL, TEMP PATCH (100' PLUS) Per foot	LABOR		\$0.00	0.00
TRENCH (4"x3' DEEP) DRIVE-DIG & BACKFILL, TEMP PATCH (LESS THAN 100')	LABOR		\$0.00	0.00
TRENCH (4"x2' DEEP) GRASS-digging backfill	LABOR		\$0.00	0.00
BORING-UP TO 100 FEET-LOT PRICE	LABOR		\$0.00	0.00
BORING-OVER 100 FEET	LABOR		\$0.00	0.00
FUSING, PER FUSE	LABOR		\$0.00	0.00
CONCRETE PAD FOR TRANSFORMER-4'X6'-LOT PRICE	LABOR		\$0.00	0.00
RIGGING	LABOR		\$0.00	0.00
CORING-1 HOLE LOT PRICE-CONCOR	LABOR		\$0.00	0.00
POST AUGERING & INSTALLATION	LABOR		\$0.00	0.00
POLE BASE-24"	LABOR		\$0.00	0.00
POLE SETTING	LABOR		\$0.00	0.00
POLE REMOVAL	LABOR		\$0.00	0.00
POLE BASE REMOVAL	LABOR		\$0.00	0.00
UNLOAD POLES FROM TRUCK	LABOR		\$0.00	0.00
SAWCUTTING	LABOR		\$0.00	0.00
QUOTE from ASC	LABOR	1.00	\$1,900.00	\$1,900.00
	LABOR		\$0.00	0.00
	LABOR		\$0.00	0.00
	LABOR		\$0.00	0.00
	LABOR		\$0.00	0.00
	LABOR		\$0.00	0.00
		TOTALS	\$1,900.00	0.00



PROJECT: Ironwood, MI - Water Treatment Plant Phase 2 **ASC CO:** 20240188-007
(Controls)

NAME: Chem Pumps VDC Wiring Changes

DATE: April 24, 2026

REFERENCE: Pieper email 04/20/26

QUOTATION EXPIRES: 60 Days

CHANGE ORDER PROPOSAL

Original design did not take into account VFDs output signals into the Water Treatment Control Panel

Wiring changes Water Treatment Control Panel to accept voltage input from Chem Pumps' VFDs. Price includes onsite labor and drawing updates.

Your net price for the above items, FOB factory with freight allowed to jobsite including one (1) year warranty from date of startup (not to exceed 18 months from date of shipment)..... \$ 1,900.00 excluding taxes

The above pricing does not include any of the following:

1. Sales or use taxes.
2. Labor or any other miscellaneous materials that may be required for installation not specifically detailed above.

Respectfully submitted,

A handwritten signature in black ink that reads "Julian A".

Julian Acosta
Project Manager
jacosta@automaticsystemsco.com

6. Control Wiring

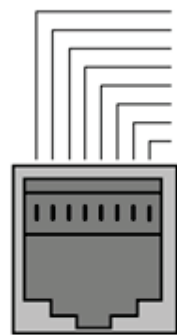
6.1. Control Terminal Connections

Default Connections		Control Terminals		Description
	1	+24V	+24V Output	+24V, 100mA.
	2	DI1	Digital Input 1	Positive logic
	3	DI2	Digital Input 2	"Logic 1" input voltage range: 8V ... 30V DC "Logic 0" input voltage range: 0V ... 4V DC
	4	DI/AI 3	Digital/Analog Input 3	Digital: 8 to 30V Analog: 0 to 10V, 0 to 20mA or 4 to 20mA
	5	+10V	+10V Output	+10V, 10mA, 1kΩ minimum
	6	DI/AI4	Digital/Analog Input 4	Analog: 0 to 10V, 0 to 20mA or 4 to 20mA Digital: 8 to 30V
	7	COM	0V	User ground connected to terminal 9
	8	AO	Analog Output / Digital Output	Analog: 0 to 10V, 20mA maximum Digital: 0 to 24V
	9	AGND	0V	User ground connected to terminal 7
	10	ROC	Relay Common	
	11	RNO	Relay Contact	Contact 255Vac, 6A / 30Vdc, 5A

6.2. RJ45 Data Connection

For MODBUS RTU register map information please refer to page 44

When using MODBUS control the Analog and Digital Inputs can be configured as shown in section 9.1.3



- 1 No Connection
- 2 No Connection
- 3 0 Volts
- 4 -RS485 (PC)
- 5 +RS485 (PC)
- 6 +24 Volt
- 7 -RS485 (Modbus RTU)
- 8 +RS485 (Modbus RTU)

Warning:

This is not an Ethernet connection. Do not connect directly to an Ethernet port.

Contractor's Application for Payment No.

18

		Application Period: 4/1/2026 to 4/30/2026	Application Date: 4/30/2026
To (Owner):	CITY OF IRONWOOD	From (Contractor):	CD Smith Construction 125 Camelot Drive Fond Du Lac, WI 54935
Project:	WATER TREATMENT PLANT - PHASE 2	Contract:	
Owner's Contract No.:		Contractor's Project No.:	240143
		Engineer's Project No.:	10392842

Application For Payment Change Order Summary

Approved Change Orders	Number	Additions	Deductions
	1 & 4		\$266,118.00
	2 & 3	\$128,103.25	
	5 thru 8	\$105,375.54	
	9	\$61,444.63	
	10	\$24,848.76	
	11	\$21,079.56	
	12	\$14,111.83	
	13	\$19,425.18	
	TOTALS	\$374,388.75	\$266,118.00
	NET CHANGE BY CHANGE ORDERS	\$108,270.75	

1. ORIGINAL CONTRACT PRICE.....	\$ 10,084,625.00
2. Net change by Change Orders.....	\$ 108,270.75
3. Current Contract Price (Line 1 ± 2).....	\$ 10,192,895.75
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$ 9,636,697.15
5. RETAINAGE:	
a. 5% X \$9,588,997.15 Work Completed.....	\$ 479,449.86
b. 5% X Stored Material.....	\$ 0.00
c. Total Retainage (Line 5.a + Line 5.b).....	\$ 479,449.86
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$ 9,157,247.29
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ 8,780,670.18
8. AMOUNT DUE THIS APPLICATION.....	\$ 376,577.11
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$ 1,035,648.46

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 Platow* Date: **5/1/2026**

Payment of: \$ **376,577.11**
(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)

[illegible]

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



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

To: Mayor Corcoran and City Commission
From: Tom Bergman, Community Development Director
Date: May 5, 2026 **Meeting Date:** May 11, 2026
Re: Downtown Façade Improvement Program

Background

For the past 10 years the City has had a façade improvement program for downtown businesses. The façade program is structured to provide downtown commercial buildings (zoned C-2) façade improvements that create a high impact visual and minimize deterioration. This program is based on the premise that the exterior improvements will stimulate additional private investment in the buildings and surrounding area, and attract additional customers, thereby resulting in additional economic opportunities. Currently the program offers \$3000 or 25% (whichever is less) of reimbursement for costs associated with the improvements of building façade.

Eligible Activities

Permanent exterior improvements including masonry repairs and tuck-pointing, painting, residing; repair/replace/preserve historically significant architectural details; removal of historically inappropriate materials; window/door restoration/replacement; storefront reconstruction; cornice repair, awnings etc. Facades that face a public street shall take first preference, facades that do not face a public street but are visible from a public street will be given consideration depending on the level of deterioration and need for improvements.

Ineligible Activities

Roof repairs; attached, hanging, or projecting signs unrelated to the architecture of the building; interior improvements and furnishings; utility/trash enclosures; parking lots and site improvements; covering up reducing the size or removing windows or doors.

Proposed Changes

Currently the City budgets \$15,000 a year for the program, which would provide funding for 5 projects. The full budget is never utilized. This may be happening because the cost of projects has gone up so significantly that 25% or \$3000 still leaves a significant burden on the property owner. Staff suggests increasing the amount to \$5000 per project and a 50% match (whichever is less). In addition, we would like to add roofs to the list of eligible projects. Roofs are a key component of stabilizing our downtown buildings.



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



Recommendation

Recommend increasing the reimbursement of the façade program to 50% or \$5000 (whichever is less) and adding roofs to eligible activities.

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: May 5, 2026

Meeting Date: May 11, 2026

Re: Zoning Ordinance Revision Scope of Work

Background

Now that the Zoning Audit is completed, we are ready to start the zoning ordinance revision. The zoning revision will utilize the audit and the new Comp Plan to create a revised ordinance that better addresses the needs of the community and streamlines the development process.

Next Steps

HKGI has developed a scope of work for the project that will be reviewed by the Planning Commission at their meeting on Thursday, May 7th. At the time of the City Commission meeting, we will have input on the proposed project from the Planning Commission. Attached to this memo is the Scope of Work and associated costs.

Funding

The City is eligible for technical support dollars from the MEDC through the Redevelopment Ready Communities Program. This program will provide \$40,000 towards the project. We are looking to budget \$80,000 for the total project. Next, staff will apply for the support dollars. It is very likely that we will receive these dollars as they are allocated to the City with our Redevelopment Ready Community Certification.

Recommendation

Item 1 - Approve scope of work and contract with HKGI and authorize the City Manager to sign all applicable documents.

Item 2 - Direct City Staff to apply for technical support dollars from Redevelopment Ready Communities Program.



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



Collaborate. Listen. Explore. Create.

May 6, 2026

TO: TOM BERGMAN

COMMUNITY DEVELOPMENT DIRECTOR | CITY OF IRONWOOD

213 S. MARQUETTE STREET, IRONWOOD, MI, 49938

RE: Ironwood Zoning Ordinance Update - Proposed Work Scope, Schedule, and Estimated Costs

Project Approach

Community Development staff has requested that HKGi provide a project work scope, estimated costs, and a schedule for updating the Ironwood Zoning Ordinance. The project work scope consists of four tasks:

- Task 1: Update Uses, Districts, Standards, and Map
- Task 2: Update Site Development and General Standards
- Task 3: Update Development Procedures, Definitions, and Graphics
- Task 4: Prepare Final Zoning Ordinance and Map

Based on the findings of the Zoning Ordinance Audit completed in March 2026, key improvement areas were identified for each of the current zoning ordinance's articles. The Zoning Ordinance Audit recommends some reorganization of the zoning ordinance from six articles today to seven articles in the future. The reorganization involves consolidation of some current articles and addition of some new articles. The reorganization is intended to make the ordinance more user-friendly, easier to find information, and easier to understand. The preliminary ordinance structure is attached. The final structure will be confirmed by City staff at the beginning of the project and may be adjusted during the updating process.

The intent of the zoning ordinance update project is to align the zoning ordinance and map with the recently updated 2026 Comprehensive Plan. A zoning review was completed as part of Ironwood's recently approved Housing Action Plan, so the zoning ordinance project will address the findings of this review. Additional ordinance issues were identified by Community Development staff and the consultants during the Zoning Code Audit process. Throughout the project, we will use an Issues Tracker spreadsheet to ensure that all identified issues are addressed.

The project work scope will address the zoning related best practices of the Redevelopment Ready Communities Best Practices guide including the following:

- 2.1 Alignment with Comprehensive Plan
- 2.2 Accessibility and User-Friendliness
- 2.3 Concentrated Development
- 2.4 Housing Diversity
- 2.5 Parking Flexibility

800 Washington Avenue North, Suite 103
Minneapolis, MN 55401

- 2.6 Green Infrastructure
- 3.1 Defined Processes
- 3.4 Internal Review Process
- 3.5 Approval Authority
- 5.2 Incentive Tools

To make the ordinance updating process easier to review and discuss with the Planning Commission, we have organized the process into three sets of updates – tasks 1, 2, and 3. Task 4 is preparation of the full zoning ordinance and map, presentations to the Planning Commission, City Council, and the public, leading to the adoption of the updated zoning ordinance.

PROJECT WORK SCOPE

Task 1 - Update Uses, Districts, Standards, and Map

- 1.1 Agree on overall changes to zoning ordinance structure
- 1.2 Create separate principal and accessory uses tables
- 1.3 Rename, renumber, add new districts and update district intent statements
- 1.4 Update uses for all districts
- 1.5 Organize and update use specific standards in new article
- 1.6 Update dimensional and building design standards
- 1.7 Prepare draft zoning districts and the zoning map
- 1.8 Meetings with staff, PC, and CC (check-in)
- 1.9 Community engagement – online and in-person event

Deliverables: Draft Article 3 Zoning Districts
Draft Article 4 Use Specific Standards
Draft Zoning Map
Meeting agendas, presentations, and notes
Community engagement materials

Meetings: Staff – bi-weekly or as needed
Planning Commission (in-person)
City Council (virtual)
Community engagement event

Task 2 - Update Site Development and General Standards

- 2.1 Update off-street loading and parking standards
- 2.2 Update access management and driveway standards
- 2.3 Update landscape and tree replacement standards
- 2.4 Update sign standards
- 2.5 Update general provisions and introduction articles
- 2.6 Draft of site development and general standards
- 2.7 Meetings with staff and PC

Deliverables: Draft Article 5 Site Development
Draft Article 2 Establishment of Districts & General Provisions
Draft Article 1 Introduction
Meeting agendas, presentations, and notes

Meetings: Staff – bi-weekly or as needed
Planning Commission (virtual)

Task 3 - Update Development Procedures, Definitions, and Graphics

- 3.1 Update site plan review, permitted with use standards, and special land use procedures
- 3.2 Consolidate and simplify administrative procedures into one development procedures article
- 3.3 Develop subdivision procedures
- 3.4 Consolidate and update definitions
- 3.5 Update graphics
- 3.6 Draft of development procedures, definitions, and graphics
- 3.7 Meetings with staff and PC

Deliverables: Draft Article 6 Development Procedures
Draft Article 7 Definitions
Meeting agendas, presentations, and notes

Meetings: Staff – bi-weekly or as needed
Planning Commission (virtual)

Task 4 - Prepare Final Zoning Ordinance and Map

- 4.1 Prepare draft 1 of full updated zoning ordinance and map
- 4.2 Public review of draft 1 - online and in-person event
- 4.3 Presentations to PC and CC
- 4.4 Meetings with staff
- 4.5 Prepare draft 2 of updated zoning ordinance and map
- 4.6 PC meeting and public hearing
- 4.7 Prepare final updated zoning ordinance and map
- 4.8 CC meeting and adoption
- 4.9 Package final zoning ordinance document, map, and GIS data

Deliverables: Drafts of full updated zoning ordinance
Drafts of final zoning map
Meeting agendas, presentations, and notes
Community engagement materials

Meetings: Staff – bi-weekly or as needed
 Planning Commission (1 in-person, 1 virtual)
 City Council (1 in-person, 1 virtual)
 Community engagement event

PROJECT SCHEDULE

HKGi has the capacity to begin this project in June and we anticipate completion in approximately 12 months. The proposed schedule is attached.

KEY STAFF

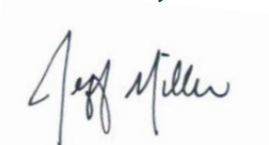
Jeff Miller, AICP, will be the project manager and Mia Colloredo-Mansfeld will be the lead planner for this project. Jeff and Mia prepared the Ironwood Zoning Ordinance Audit and were part of the Ironwood Housing Action project. Mia also had a major role in the Ironwood Comprehensive Plan Update project.

ESTIMATED COSTS

Task 1: \$24,700
Task 2: \$17,000
Task 3: \$13,500
Task 4: \$21,800
Reimbursables:..... \$3,000
Total:.....\$80,000

Thank you for inviting HKGi to assist the City of Ironwood with the Zoning Ordinance Update. We look forward to working with you on this project.

SINCERELY,



JEFF MILLER, AICP
SENIOR ASSOCIATE

JEFF.MILLER@HKGI.COM
612-720-8311

City of Ironwood Zoning Ordinance Potential Ordinance Reorganization

Article 1	Introduction
Division 1.1	Title, Purpose, & Authority
Division 1.2	Zoning Administrator
Division 1.3	Zoning Board of Appeals
Division 1.4	Rules of Measurement
Article 2	Establishment of Districts & General Provisions
Division 2.1	Zoning Districts & Map
Division 2.2	General Provisions
	- Principal Buildings, Structures, and Uses - Determination of Similar Uses - Lot Area Allocation - Building Grades - Electric Distribution and Service Lines - Front Yard Requirements - Projections Into Yards - Intersection Visibility - Height Expectations and Limitations
Article 3	Zoning Districts
Division 3.1	Residential Districts
Division 3.2	Commercial/Mixed-Use Districts
Division 3.3	Industrial District
Division 3.4	Open Area District
Article 4	Use Specific Standards
Division 4.1	Principal Uses
Division 4.2	Accessory Uses
Division 4.3	Temporary Uses
Article 5	Site Development
Division 5.1	Off-Street Parking & Loading Standards
Division 5.2	Access Management & Driveway Standards
Division 5.3	Streets, Sidewalks, Bike Paths Design
Division 5.4	Landscape Standards & Tree Replacement
Division 5.5	Grading, Excavation, Filling, Soil Removal, Creation of Ponds, Clearing of Trees
Division 5.6	Signs
Division 5.7	Lighting Standards
Division 5.8	Performance Standards
Article 6	Development Procedures
Division 6.1	Administration & Enforcement
Division 6.2	Permitted with Use Standards
Division 6.3	Special Land Use
Division 6.4	Site Plan Review
Division 6.5	Variances
Division 6.6	Amendments

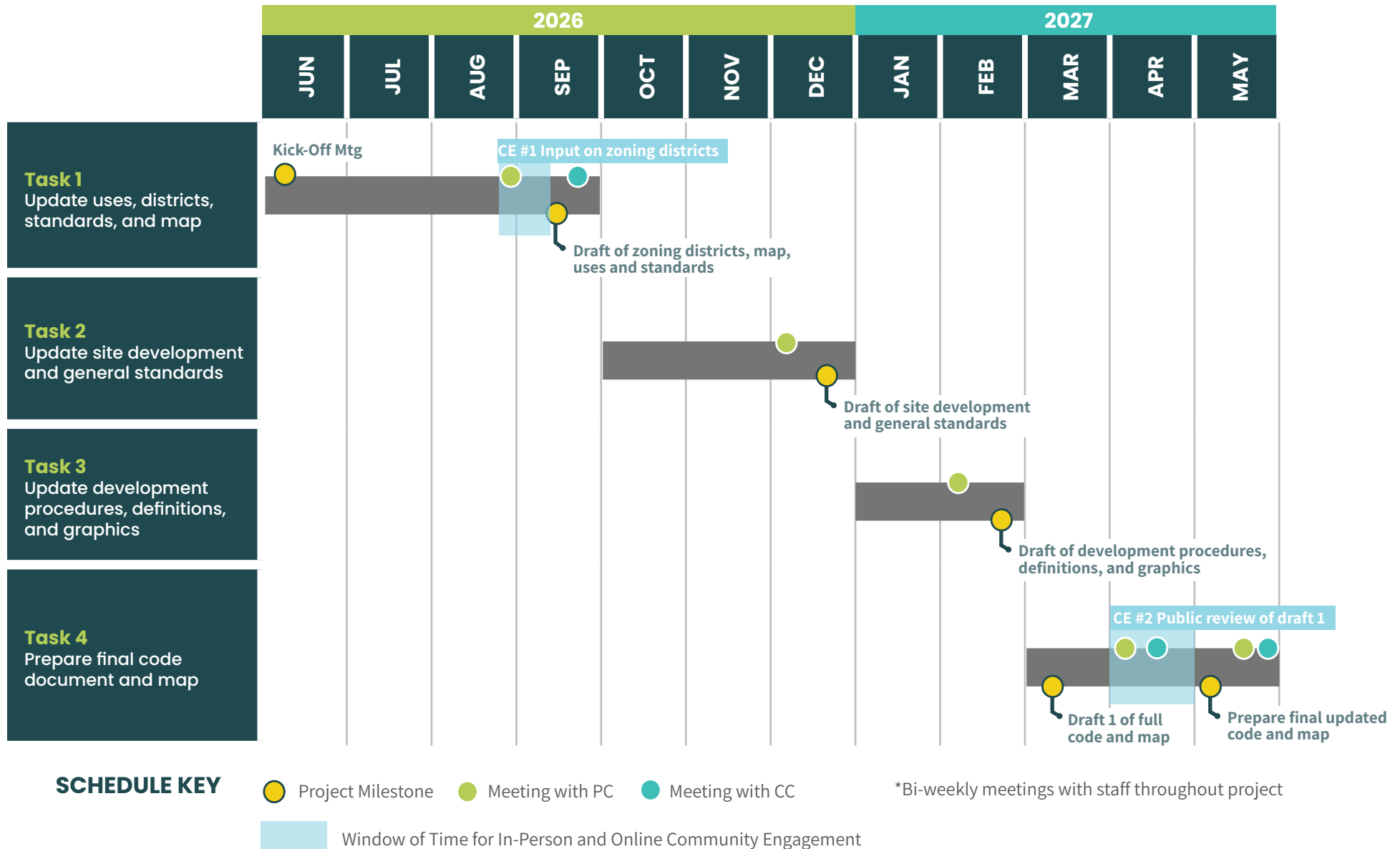
March 4, 2026
City of Ironwood

Article 7 Definitions

- Division 7.1 General Definitions
- Division 7.2 Use Definitions (including residential building types)
- Division 7.3 Sign Definitions
- Division 7.4 Lighting Definitions
- Division 7.5 Adult Use Definitions
- Division 7.6 Medical Marihuana Definitions

Proposed Project Schedule

IRONWOOD ZONING CODE UPDATE





To: Mayor Corcoran and City Commission

From: Paul Linn, Finance Director/Treasurer

Date: 05/07/2026

Meeting Date: 05/11/2026

Re: BS&A Cloud Upgrade

Background

The City currently utilizes BS&A software across multiple departments to perform many functions associated with local government operations (ex. utility billing, cash receipting, accounts payable, general ledger, payroll, business license, cemetery, assessing, tax, etc.). The current version of the software is a .NET platform that the City upgraded to starting in 2014. The software is housed locally on a hard drive server at the Memorial Building and is only available to employees working onsite. City departments with locations away from the Memorial Building such as Public Safety, Library, and Civic Center are unable to access the software.

BS&A released their Cloud based software platform in 2021. This new platform allows users to access the software from anywhere. BS&A is phasing out the .NET platform over the next few years. City staff have researched the Cloud platform and feel now is the time to begin the transition process. BS&A software is designed for municipalities, and the company provides great customer service. In addition to upgrading the current modules, the proposal also includes five new modules that will help improve operational efficiencies.

Upgrading to BS&A Cloud will enable the City to improve efficiency through 24/7 remote access, automatic software updates, and enhanced security. It eliminates on-premise hardware costs, reduces IT burdens with a subscription model, and streamlines workflows for departments like finance, building, and tax.

Key reasons for upgrading to BS&A Cloud include:

- **Remote Access and Mobility:** Staff can securely access data from any location on any device, facilitating remote work and field operations.
- **Reduced IT Infrastructure Costs:** The SaaS (Software as a Service) model eliminates the need for maintaining expensive on-premise servers and hardware.
- **Automatic Updates and Security:** Software updates are handled automatically by BS&A, ensuring you always have the latest features and security patches. Data is secured in Microsoft Azure.
- **Improved Efficiency and Collaboration:** Real-time data sharing across departments eliminates data silos and reduces redundant tasks.
- **Enhanced Citizen Services:** BS&A Online allows for online, 24/7, permit applications and payments.
- **System Longevity:** The industry is moving towards cloud-based solutions to ensure long-term functionality.

Recommendation

City staff recommends the City Commission approve the Agreement for BS&A Cloud upgrade software and services and authorize the City Manager to sign all applicable documents.

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



MICHIGAN MUNICIPAL RISK MANAGEMENT AUTHORITY COVERAGE PROPOSAL

Member:	City of Ironwood	Proposal No: Q000015740
Date of Original Membership:	July 1, 1996	
Proposal Effective Dates:	July 01, 2026 To July 01, 2027	
Member Representative:	Paul Anderson	Telephone #: (906) 932-5050
Regional Risk Manager:	U.P. Insurance Agency, Inc.	Telephone #: (906) 475-5400

A. Introduction

The Michigan Municipal Risk Management Authority (hereinafter "MMRMA") is created by authority granted by the laws of the State of Michigan to provide risk financing and risk management services to eligible Michigan local governments. MMRMA is a separate legal and administrative entity as permitted by Michigan laws. **City of Ironwood** (hereinafter "Member") is eligible to be a Member of MMRMA. **City of Ironwood** agrees to be a Member of MMRMA and to avail itself of the benefits of membership.

City of Ironwood is aware of and agrees that it will be bound by all of the provisions of the Joint Powers Agreement, Coverage Documents, MMRMA rules, regulations, and administrative procedures.

This Coverage Proposal summarizes certain obligations of MMRMA and the Member. Except for specific coverage limits, attached addenda, and the Member's Self Insured Retention (SIR) and deductibles contained in this Coverage Proposal, the provisions of the Joint Powers Agreement, Coverage Documents, reinsurance agreements, MMRMA rules, regulations, and administrative procedures shall prevail in any dispute. The Member agrees that any dispute between the Member and MMRMA will be resolved in the manner stated in the Joint Powers Agreement and MMRMA rules.

B. Member Obligation - Deductibles and Self Insured Retentions

City of Ironwood is responsible to pay all costs, including damages, indemnification, and allocated loss adjustment expenses for each occurrence that is within the Member's Self Insured Retention (hereinafter the "SIR"). **City of Ironwood's** SIR and deductibles are as follows:

Table I
Member Deductibles and Self Insured Retentions

COVERAGE	DEDUCTIBLE	SELF INSURED RETENTION
Liability	N/A	State Pool Member
Vehicle Physical Damage	\$250 Per Vehicle	State Pool Member
Fire/EMS Replacement Cost	\$1,500 Per Occurrence	N/A
Property and Crime	\$1,500 Per Occurrence	N/A
Sewage System Overflow	\$0 Per Occurrence	N/A

The member must satisfy all deductibles before any payments are made from the Member's SIR or by MMRMA.

The **City of Ironwood** is afforded all coverages provided by MMRMA, except as listed below:

- 1.
- 2.
- 3.
- 4.

All costs including damages and allocated loss adjustment expenses are on an occurrence basis and must be paid first from the Member's SIR. The Member's SIR and deductibles must be satisfied fully before MMRMA will be responsible for any payments. The most MMRMA will pay is the difference between the Member's SIR and the Limits of Coverage stated in the Coverage Overview.

City of Ironwood agrees to maintain the Required Minimum Balance as defined in the Member Financial Responsibilities section of the MMRMA Governance Manual. The Member agrees to abide by all MMRMA rules, regulations, and administrative procedures pertaining to the Member's SIR.

C. MMRMA Obligations - Payments and Limits of Coverage

After the Member's SIR and deductibles have been satisfied, MMRMA will be responsible for paying all remaining costs, including damages, indemnification, and allocated loss adjustment expenses to the Limits of Coverage stated in Table II. The Limits of Coverage include the Member's SIR payments.

The most MMRMA will pay, under any circumstances, which includes payments from the Member's SIR, per occurrence, is shown in the Limits of Coverage column in Table II. The Limits of Coverage includes allocated loss adjustment expenses.

D. Contribution for MMRMA Participation

2025-2026 quote was \$199,927

City of Ironwood

Period: July 01, 2026 To July 01, 2027

Coverages per Member Coverage Overview: \$211,973

TOTAL ANNUAL CONTRIBUTIONS: \$211,973

E. List of Addenda

This document is for the purpose of quotation only and does not bind coverage in the Michigan Municipal Risk Management Authority, unless accepted and signed by both the authorized Member Representative and MMRMA Representative below.

Accepted By:
City of Ironwood

Proposal No:
Q000015740

MMRMA

Member Representative

Date

DocuSigned by:

6249CB0331E4405...

MMRMA Representative

5/5/2026 | 3:41 PM EDT

Date

**BS&A
CUSTOMER ORDER FORM**

This Customer Order Form (this “**Order**”) is entered into as of the “**Effective Date**” identified below between BS&A Software, LLC, a Delaware limited liability company with offices located at 14965 Abbey Lane, Bath, MI 48808 (“**BS&A**”) and the “**Customer**” identified below. Capitalized terms used but not defined in this Order have the meanings given them elsewhere in the Agreement (as defined below). BS&A and Customer may be referred to herein collectively as the “**Parties**” or individually as a “**Party**”. The Parties hereby agree as follows:

Customer Name: City of Ironwood, Gogebic County MI	Sponsor Contact:
Billing Address:	Sponsor Phone:
Accounts Payable Email:	Sponsor Email:

Platform and Fee Information

Effective Date:	
Platform Description: Those modules and feature packs of BS&A’s proprietary hosted enterprise resource planning service for managing local government functions that are identified in the Pricing Sheet.	
“Initial Subscription Period”: [One (1) year]	Subscription Fees: \$49,415 payable [annually].
The “ Initial Subscription Period ” shall begin the at the earlier date of activation of module(s) on Customer’s site or; • One (1) year after the Effective Date for any new software modules • Six (6) months after the Effective Date for any software modules upgrading from BS&A’s .NET Platform	
Professional Services (if any): \$76,585	Service Fees (if any):
Other Customer Terms:	

The Customer Agreement (the “**Agreement**”), made and entered into as of the Effective Date between BS&A and Customer, includes and incorporates: (i) the above Order; (ii) any Orders previously or subsequently entered into by the Parties; and (iii) the Customer Terms and Conditions, which are attached to this Order (the “**Terms and Conditions**”); and (iv) the Pricing Sheet attached to this Order (the “**Pricing Sheet**”).

BS&A SOFTWARE, LLC

CITY OF IRONWOOD, MI

Name: _____
Title: _____

Name: _____
Title: _____

EXHIBIT A
CUSTOMER TERMS AND CONDITIONS

The Parties agree as follows:

1. Definitions.

1.1 **"Authorized User"** means Customer's employees, consultants, contractors, and agents: (i) who are authorized by Customer to access and use the Platform under this Agreement; and (ii) for whom access to the Platform has been purchased hereunder.

1.2 **"BS&A IP"** means the Platform and any and all intellectual property provided to Customer or any Authorized User in connection with the foregoing. For the avoidance of doubt, BS&A IP includes Usage Data and any information, data, or other content derived from BS&A's provision of the Platform but does not include Customer Data.

1.3 **"Business Contact Data"** means Personal Information that relates to BS&A's relationship with Customer, including, by way of example and without limitation, the names and contact information of Authorized Users and any other data BS&A collects for the purpose of managing its relationship with Customer, identity verification, or as otherwise required by applicable laws, rules, or regulations.

1.4 **"Customer Data"** means information, data, and other content, in any form or medium, that is submitted, posted, or otherwise transmitted by or on behalf of Customer or an Authorized User through the Platform, including Business Contact Data; provided that, for purposes of clarity, Customer Data as defined herein does not include Business Contact Data or Usage Data.

1.5 **"Documentation"** means Company's end user documentation relating to the Platform, including any user guides.

1.6 **"Harmful Code"** means any software, hardware, or other technology, device, or means, including any virus, worm, malware, or other malicious computer code, the purpose or effect of which is to permit unauthorized access to, or to destroy, disrupt, disable, distort, or otherwise harm or impede in any manner any (i) computer, software, firmware, hardware, system, or network; or (ii) any application or function of any of the foregoing or the security, integrity, confidentiality, or use of any data processed thereby.

1.7 **"Order"** means: (i) a purchase order, order form, or other ordering document entered into by the Parties that incorporates this Agreement by reference; or (ii) if Customer registered for the Platform through BS&A's online ordering process, the results of such online ordering process.

1.8 **"Personal Information"** means any information that, individually or in combination, does or can identify a specific individual or by or from which a specific individual may be identified, contacted, or located, including without limitation all data considered "personal data", "personally identifiable information", or something similar under applicable laws, rules, or regulations relating to data privacy.

1.9 **"Platform"** has the meaning set forth on the Order.

1.10 **"Professional Services"** means training, migration, implementation, integration, or other professional services that are provided to Customer in connection with its use of the Platform hereunder.

1.11 **"Subscription Period"** means the time period identified on the Order during which Customer's Authorized Users may access and use the Platform.

1.12 **"Third-Party Products"** means any third-party products provided with, integrated with, or incorporated into the Platform.

1.13 **"Usage Data"** means usage data collected and processed by BS&A in connection with Customer's use of the Platform, including without limitation test configuration metadata, activity logs, and data used to optimize and maintain performance of the Platform, and to investigate and prevent system abuse. For purposes of clarity, Customer Data is not Usage Data and Usage Data does not contain Personal Information or any other Customer Data.

1.14 **"Usage Limitations"** means the usage limitations set forth in this Agreement and the Order, including without limitation any limitations on the number of Authorized Users (if any), and the applicable product, pricing, and support tiers agreed-upon by the Parties.

2. Access and Use.

2.1 Provision of Access. Subject to and conditioned on Customer's compliance with the terms and conditions of this Agreement, including without limitation the Usage Limitations, Customer may, solely through its Authorized Users, access and use the Platform during the Subscription Period on a non-exclusive, non-transferable (except in compliance with Section 15.9), and non-sublicensable basis. Such use is limited to Customer's internal business purposes and the features and functionalities specified in the Order. Each Authorized User must have its own unique account on the Platform and Authorized Users may not share their account credentials with one another or any third party. Customer will be responsible for all of the acts and omissions of its Authorized Users in connection with this Agreement and for all use of Authorized Users' accounts.

2.2 Documentation License. Subject to and conditioned on Customer's compliance with the terms and conditions of this Agreement, Company hereby grants to Customer a non-exclusive, non-transferable (except in compliance with Section 15.9), and non-sublicensable license to use the Documentation during the Subscription Period solely for Customer's internal business purposes in connection with its use of the Platform.

2.3 Use Restrictions. Customer shall not use the Platform for any purposes beyond the scope of the access granted in this Agreement. Customer shall not at any time, directly or indirectly, and shall not permit any Authorized Users to: (i) copy, modify, or create derivative works of any BS&A IP, whether in whole or in part; (ii) rent, lease, lend, sell, license, sublicense, assign, distribute, publish, transfer, or otherwise make available the Platform or Documentation to any third party; (iii) reverse engineer, disassemble, decompile, decode, adapt, or otherwise attempt to derive or gain access to any software component of the Platform, in whole or in part; (iv) remove any proprietary notices from any BS&A IP; (v) use any BS&A IP in any manner or for any purpose that infringes, misappropriates, or otherwise violates any intellectual property right or other right of any person, or that violates any applicable law; (vi) access or use any BS&A IP for purposes of competitive analysis of BS&A or the Platform, the development, provision, or use of a competing software service or product, or any other purpose that is to BS&A's detriment or commercial disadvantage; (vii) bypass or breach any security device or protection used by the Platform or access or use the Platform other than by an Authorized User through the use of valid access credentials; (viii) input, upload, transmit, or otherwise provide to or through the Platform any information or materials, including Customer Data, that are unlawful or injurious or that infringe or otherwise violate any third party's intellectual property or other rights, or that contain, transmit, or activate any Harmful Code; or (ix) use any BS&A IP for any activity where use or failure of the BS&A IP could lead to death, personal injury, or environmental damage, including life support systems, emergency services, nuclear facilities, autonomous vehicles, or air traffic control.

2.4 Reservation of Rights. BS&A reserves all rights not expressly granted to Customer in this Agreement. Except for the limited rights and licenses expressly granted under this Agreement, nothing in this Agreement grants, by implication, waiver, estoppel, or otherwise, to Customer or any third party any intellectual property rights or other right, title, or interest in or to the BS&A IP.

2.5 Suspension. Notwithstanding anything to the contrary in this Agreement, BS&A may temporarily suspend Customer's and any Authorized User's access to any portion or all of the Platform if: (i) BS&A reasonably determines that (a) there is a threat or attack on any of the BS&A IP; (b) Customer's or any Authorized User's use of the BS&A IP disrupts or poses a security risk to the BS&A IP or to any other customer or vendor of BS&A; (c) Customer, or any Authorized User, is using the BS&A IP for fraudulent or illegal activities; (d) subject to applicable law, Customer has ceased to continue its business in the ordinary course, made an assignment for the benefit of creditors or similar disposition of its assets, or become the subject of any bankruptcy, reorganization, liquidation, dissolution, or similar proceeding; (e) BS&A's provision of the Platform to Customer or any Authorized User is prohibited by applicable law; or (f) any Customer Data submitted, posted, or otherwise transmitted by or on behalf of Customer or an Authorized User through the Platform may infringe or otherwise violate any third party's intellectual property or other rights; (ii) any vendor of BS&A has suspended or terminated BS&A's access to or use of any Third-Party Products required to enable Customer to access the Platform; or (iii) in accordance with Section 7.1 (any such suspension described in subclauses (i), (ii), or (iii), a "**Service Suspension**"). BS&A shall use commercially reasonable efforts to provide written notice of any Service Suspension to Customer and to provide updates regarding resumption of access to the Platform following any Service Suspension. BS&A shall use commercially reasonable efforts to resume providing access to the Platform as soon as reasonably possible after the event giving rise to the Service Suspension is cured. BS&A will have no liability for any damage, liabilities, losses (including any loss of data or profits), or any other consequences that Customer or any Authorized User may incur as a result of a Service Suspension.

2.6 Business Contact Data and Usage Data. Notwithstanding anything to the contrary in this Agreement,

BS&A may process Business Contact Data: (i) to manage BS&A's relationship with Customer; (ii) to carry out BS&A's core business operations, such as, by way of example and without limitation, accounting, audits, tax preparation and for filing and compliance purposes; (iii) to monitor, investigate, prevent and detect fraud, security incidents and other misuse of the Platform, and to prevent harm to BS&A, Customer, and BS&A's other customers; (iv) for identity verification purposes; and (v) to comply with applicable laws, rules, and regulations relating to the processing and retention of Personal Information to which BS&A may be subject. BS&A may process Usage Data for any lawful purpose, including to monitor, maintain, and optimize the Platform. '

3. Customer Responsibilities.

3.1 General. Customer is responsible and liable for all uses of the Platform and Documentation resulting from access provided by Customer, directly or indirectly, whether such access or use is permitted by or in violation of this Agreement. Without limiting the generality of the foregoing, Customer is responsible for all acts and omissions of Authorized Users, and any act or omission by an Authorized User that would constitute a breach of this Agreement if taken by Customer will be deemed a breach of this Agreement by Customer. Customer shall use reasonable efforts to make all Authorized Users aware of this Agreement's provisions as applicable to such Authorized User's use of the Platform and shall cause Authorized Users to comply with such provisions.

3.2 Third-Party Products. BS&A may from time to time make Third-Party Products available to Customer or BS&A may allow for certain Third-Party Products to be integrated with the Platform to allow for the transmission of Customer Data from such Third-Party Products into the Platform. For purposes of this Agreement, such Third-Party Products are subject to their own terms and conditions. BS&A is not responsible for the operation of any Third-Party Products and makes no representations or warranties of any kind with respect to Third-Party Products or their respective providers. If Customer does not agree to abide by the applicable terms for any such Third-Party Products, then Customer should not install or use such Third-Party Products. By authorizing BS&A to transmit Customer Data from Third-Party Products into the Platform, Customer represents and warrants to BS&A that it has all right, power, and authority to provide such authorization.

3.3 Customer Control and Responsibility. Customer has and will retain sole responsibility for: (i) all Customer Data, including its content and use; (ii) all information, instructions, and materials provided by or on behalf of Customer or any Authorized User in connection with the Platform; (iii) Customer's information technology infrastructure, including computers, software, databases, electronic systems (including database management systems), and networks, whether operated directly by Customer or through the use of third-party platforms or service providers ("**Customer Systems**"); (iv) the security and use of Customer's and its Authorized Users' access credentials; and (v) all access to and use of the Platform directly or indirectly by or through the Customer Systems or its or its Authorized Users' access credentials, with or without Customer's knowledge or consent, including all results obtained from, and all conclusions, decisions, and actions based on, such access or use. For purposes of clarity, Customer Systems do not include BS&A's information technology infrastructure, including computers, software, databases, electronic systems (including database management systems), and networks operated directly by BS&A and its third-party service providers.

4. Support. Subject to and conditioned on Customer's compliance with the terms and conditions of this Agreement, including payment of applicable Fees, BS&A will use commercially reasonable efforts to provide Customer with basic customer support via BS&A's standard support channels during BS&A's normal business hours.

5. Professional Services. BS&A will perform Professional Services as described in an Order. Customer will provide BS&A all reasonable cooperation required for BS&A to perform the Professional Services, including without limitation timely access to any reasonably required Customer materials, information, or personnel. Subject to any limitations identified in an Order, Customer will reimburse BS&A's reasonable travel and lodging expenses incurred in providing Professional Services. To the extent the Professional Services result in any work product of any kind or character ("**Work Product**"), all such Work Product will remain owned solely and exclusively by BS&A and, to the extent any such Work Product consists of enhancements, improvements, or other modifications to the Platform, such Work Product may be used by Customer solely in connection with Customer's authorized use of the Platform under this Agreement.

5.1 Cancellation. In the event Customer cancels or reschedules Professional Services (other than for Force Majeure or breach by BS&A), and without prejudice to BS&A's other rights and remedies, Customer is liable to BS&A for (i) all Professional Services performed prior to the cancellation or rescheduling of Professional Services; (ii) all non-refundable expenses actually incurred by BS&A on Customer's behalf; and (iii) daily Project Management or Implementation and Training fees associated with the cancelled or rescheduled Professional Services (in accordance with the daily fee rate), if less than forty-five (45) days advance notice is given regarding the need to cancel or reschedule and

BS&A cannot reasonably reassign its affected Professional Services resources to other projects where comparable skills are required.

6. Insurance. During the Subscription Period, BS&A shall procure and maintain appropriate insurance policies with coverage limits that are commensurate with industry standards and sufficient to protect against potential risks associated with this Agreement. The insurance policies shall be obtained from reputable and financially sound insurance providers, and BS&A agrees to provide proof of such insurance upon request by Customer.

7. Fees and Taxes.

7.1 Fees. The Platform may be provided for a fee or other charge. Customer shall pay BS&A the fees ("**Fees**") identified in the Order without offset or deduction at the cadence identified in the Order (e.g., monthly or annually). BS&A may increase the Fees annually, provided that BS&A will provide Customer at least thirty (30) days' notice of such increase prior to the end of the then-current Term. The amount of the Fee increase will be in BS&A's sole discretion, provided that Customer agrees that the increase may be at least the greater of: (i) five percent (5%); or (ii) the annual increase in the relevant Consumer Price Index for all Urban Consumers published by the Bureau of Labor Statistics for the then-current calendar year, in each case as compared to the Fees applicable during then-current Term, as applicable. Fees paid by Customer are non-refundable. Customer shall make all payments hereunder in US dollars by ACH or via another reasonable method chosen by BS&A, to such account as BS&A may specify in writing from time to time, or by another mutually agreed-upon payment method. If Customer pays via invoice, Customer will pay the invoiced amount within thirty (30) calendar days of the invoice date. If Customer fails to make any payment when due, and Customer has not notified BS&A in writing within ten (10) days of the payment becoming due and payable that the payment is subject to a good faith dispute, without limiting BS&A's other rights and remedies, and to the fullest extent permissible under applicable law: (i) BS&A may charge interest on the undisputed past due amount at the rate of 1.5% per month, calculated daily and compounded monthly or, if lower, the highest rate permitted under applicable law; (ii) Customer shall reimburse BS&A for all reasonable costs incurred by BS&A in collecting any late payments or interest, including attorneys' fees, court costs, and collection agency fees; and (iii) if such failure continues for ten (10) days or more, BS&A may suspend Customer's and its Authorized Users' access to all or any part of the Platform until such amounts are paid in full.

7.2 Taxes. All Fees and other amounts payable by Customer under this Agreement are exclusive of taxes and similar assessments. Customer is responsible for all sales, use, and excise taxes, and any other similar taxes, duties, and charges of any kind imposed by any federal, state, or local governmental or regulatory authority on any amounts payable by Customer hereunder, other than any taxes imposed on BS&A's income.

8. Confidential Information.

8.1 Definition. From time to time during the Subscription Period, either Party may disclose or make available to the other Party information about its business affairs, products, confidential intellectual property, trade secrets, third-party confidential information, and other sensitive or proprietary information, whether orally or in written, electronic, or other form or media that: (i) is marked, designated or otherwise identified as "confidential" or something similar at the time of disclosure or within a reasonable period of time thereafter; or (ii) would be considered confidential by a reasonable person given the nature of the information or the circumstances of its disclosure (collectively, "**Confidential Information**"). Except for Personal Information, Confidential Information does not include information that, at the time of disclosure is: (a) in the public domain; (b) known to the receiving Party at the time of disclosure; (c) rightfully obtained by the receiving Party on a non-confidential basis from a third party; or (d) independently developed by the receiving Party without use of, reference to, or reliance upon the disclosing Party's Confidential Information.

8.2 Duty. The receiving Party shall not disclose the disclosing Party's Confidential Information to any person or entity, except to the receiving Party's employees, contractors, and agents who have a need to know the Confidential Information for the receiving Party to exercise its rights or perform its obligations hereunder ("**Representatives**"). The receiving Party will be responsible for all the acts and omissions of its Representatives as they relate to Confidential Information hereunder. Notwithstanding the foregoing, each Party may disclose Confidential Information to the limited extent required (i) in order to comply with the order of a court or other governmental body, or as otherwise necessary to comply with applicable law, provided that the Party making the disclosure pursuant to the order shall first have given written notice to the other Party and made a reasonable effort to obtain a protective order; or (ii) to establish a Party's rights under this Agreement, including to make required court filings. Further, notwithstanding the foregoing, each Party may disclose the terms and existence of this Agreement to its actual or potential investors, debtholders, acquirers, or merger partners under customary confidentiality terms.

8.3 Return of Materials; Effects of Termination/Expiration. On the expiration or termination of the Agreement, the receiving Party shall promptly return to the disclosing Party all copies, whether in written, electronic, or other form or media, of the disclosing Party's Confidential Information, or destroy all such copies and certify in writing to the disclosing Party that such Confidential Information has been destroyed. Each Party's obligations of non-use and non-disclosure with regard to Confidential Information are effective as of the Effective Date and will expire three (3) years from the date of termination or expiration of this Agreement; provided, however, with respect to any Confidential Information that constitutes a trade secret (as determined under applicable law), such obligations of non-disclosure will survive the termination or expiration of this Agreement for as long as such Confidential Information remains subject to trade secret protection under applicable law.

9. Data Security and Processing of Personal Information.

9.1 Customer Data. Customer hereby grants to BS&A a non-exclusive, royalty-free, worldwide license to reproduce, distribute, and otherwise use and display the Customer Data and perform all acts with respect to the Customer Data as may be necessary for BS&A to provide the Platform and otherwise perform its obligations hereunder. Customer may export the Customer Data at any time through the features and functionalities made available via the Platform. For the avoidance of doubt, aggregated, de-identified, and anonymized portions, sets, or other combinations of Customer Data that do not contain personally identifying elements of Customer's identity or of any Authorized Users are Usage Data and not Customer Data.

9.2 Security Measures. BS&A will implement and maintain commercially reasonable administrative, physical, and technical safeguards designed to protect Customer Data (including Personal Information provided as part of Business Contact Data) from unauthorized access, use, alteration, or disclosure.

9.3 Processing of Personal Information. BS&A's rights and obligations with respect to Personal Information that it collects directly from individuals (if any) are set forth in BS&A's Privacy Policy (as amended from time to time in accordance with its terms). Personal Information processed by BS&A on behalf of Customer is considered Customer Data and is governed by the terms of this Agreement.

10. Intellectual Property Ownership; Feedback.

10.1 BS&A IP. Customer acknowledges that, as between Customer and BS&A, BS&A owns all right, title, and interest, including all intellectual property rights, in and to the BS&A IP and, with respect to Third-Party Products, the applicable third-party providers own all right, title, and interest, including all intellectual property rights, in and to the Third-Party Products.

10.2 Usage Data. Customer acknowledges that, as between BS&A and Customer, BS&A owns all right, title, and interest, including all intellectual property rights, in and to the Usage Data.

10.3 Customer Data. BS&A acknowledges that, as between BS&A and Customer, Customer owns all right, title, and interest, including all intellectual property rights, in and to the Customer Data.

10.4 Feedback. If Customer or any of its employees or contractors sends or transmits any communications or materials to BS&A by mail, email, telephone, or otherwise, suggesting or recommending changes to the BS&A IP, including without limitation, new features or functionality relating thereto, or any comments, questions, suggestions, or the like ("**Feedback**"), BS&A is free to use such Feedback irrespective of any other obligation or limitation between the Parties governing such Feedback.

11. Mutual Warranties; Disclaimer of Other Warranties.

11.1 Mutual Warranties. Each party hereby represents and warrants to the other that: (i) it has the full right, power, and authority to enter into, execute, and perform its obligations under this Agreement without any conflict with or violation of any other obligations to which it may be subject; and (ii) this Agreement is binding on such party in accordance with its terms.

11.2 Disclaimer of Other Warranties. THE BS&A IP IS PROVIDED "AS IS" AND BS&A HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY, OR OTHERWISE. BS&A SPECIFICALLY DISCLAIMS ALL IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND NON-INFRINGEMENT, AND ALL WARRANTIES ARISING FROM COURSE OF DEALING, USAGE, OR TRADE PRACTICE. BS&A MAKES NO WARRANTY OF ANY KIND THAT THE BS&A IP, OR ANY PRODUCTS OR RESULTS OF THE USE THEREOF, WILL MEET CUSTOMER'S OR ANY OTHER PERSON'S REQUIREMENTS, OPERATE WITHOUT INTERRUPTION, ACHIEVE ANY INTENDED RESULT, BE COMPATIBLE OR

WORK WITH ANY SOFTWARE, SYSTEM OR OTHER PLATFORM, OR BE SECURE, ACCURATE, COMPLETE, FREE OF HARMFUL CODE, OR ERROR FREE.

12. Indemnification.

12.1 BS&A Indemnification.

(a) BS&A shall indemnify, defend, and hold harmless Customer from and against any and all losses, damages, liabilities, costs (including reasonable attorneys' fees) ("**Losses**") incurred by Customer resulting from any third-party claim, suit, action, or proceeding ("**Third-Party Claim**") brought against Customer alleging that the Platform, or any use of the Platform in accordance with this Agreement, infringes or misappropriates such third party's US intellectual property rights; provided that Customer promptly notifies BS&A in writing of the claim, cooperates with BS&A, and allows BS&A sole authority to control the defense and settlement of such claim.

(b) If such a claim is made or appears possible, Customer agrees to permit BS&A, at BS&A's sole discretion: to (i) modify or replace the Platform, or component or part thereof, to make it non-infringing; or (ii) obtain the right for Customer to continue use. If BS&A determines that neither alternative is reasonably commercially available, BS&A may terminate this Agreement, in its entirety or with respect to the affected component or part, effective immediately on written notice to Customer, and as Customer's sole and exclusive remedy therefor, BS&A will provide to Customer a prorated refund of prepaid, unused Fees attributable to the Platform (and not including any one-time Fees for Professional Services).

(c) This Section 12.1 will not apply to the extent that the alleged infringement arises from: (i) use of the Platform in combination with data, software, hardware, equipment, or technology not provided by BS&A or authorized by BS&A in writing; (ii) modifications to the Platform not made by BS&A; (iii) Customer Data; or (iv) Third-Party Products.

12.2 Customer Indemnification. To the extent permitted under applicable laws, Customer shall indemnify, hold harmless, and, at BS&A's option, defend BS&A from and against any Losses resulting from any Third-Party Claim alleging that the Customer Data, or any use of the Customer Data in accordance with this Agreement, infringes or misappropriates such third party's intellectual property or other rights and any Third-Party Claims based on Customer's or any Authorized User's (i) negligence or willful misconduct; (ii) use of the Platform in a manner not authorized by this Agreement; or (iii) use of the Platform in combination with data, software, hardware, equipment or technology not provided by BS&A or authorized by BS&A in writing; in each case provided that Customer may not settle any Third-Party Claim against BS&A unless BS&A consents to such settlement, and further provided that BS&A will have the right, at its option, to defend itself against any such Third-Party Claim or to participate in the defense thereof by counsel of its own choice.

12.3 Sole Remedy. THIS SECTION 12.3 SETS FORTH CUSTOMER'S SOLE REMEDIES AND BS&A'S SOLE LIABILITY AND OBLIGATION FOR ANY ACTUAL, THREATENED, OR ALLEGED CLAIMS THAT THE PLATFORM INFRINGE, MISAPPROPRIATE, OR OTHERWISE VIOLATE ANY INTELLECTUAL PROPERTY RIGHTS OF ANY THIRD PARTY.

13. Limitations of Liability. IN NO EVENT WILL EITHER PARTY BE LIABLE UNDER OR IN CONNECTION WITH THIS AGREEMENT UNDER ANY LEGAL OR EQUITABLE THEORY, INCLUDING BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, AND OTHERWISE, FOR ANY: (i) CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, ENHANCED, OR PUNITIVE DAMAGES; (ii) INCREASED COSTS, DIMINUTION IN VALUE OR LOST BUSINESS, PRODUCTION, REVENUES, OR PROFITS; (iii) LOSS OF GOODWILL OR REPUTATION; (iv) USE, INABILITY TO USE, LOSS, INTERRUPTION, DELAY OR RECOVERY OF ANY DATA, OR BREACH OF DATA OR SYSTEM SECURITY; OR (v) COST OF REPLACEMENT GOODS OR SERVICES, IN EACH CASE REGARDLESS OF WHETHER BS&A WAS ADVISED OF THE POSSIBILITY OF SUCH LOSSES OR DAMAGES OR SUCH LOSSES OR DAMAGES WERE OTHERWISE FORESEEABLE. IN NO EVENT WILL EITHER PARTY'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT UNDER ANY LEGAL OR EQUITABLE THEORY, INCLUDING BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, AND OTHERWISE EXCEED THE TOTAL AMOUNTS PAID AND/OR PAYABLE TO BS&A UNDER THIS AGREEMENT IN THE TWELVE (12) MONTHS IMMEDIATELY PRECEDING THE CLAIM. THE FOREGOING LIMITATIONS OF LIABILITY WILL NOT APPLY WITH RESPECT TO LIABILITIES ARISING FROM: (A) A PARTY'S BREACH OF ITS CONFIDENTIALITY OBLIGATIONS UNDER SECTION 8; (B) A PARTY'S GROSS NEGLIGENCE, FRAUD, OR WILLFUL MISCONDUCT; OR (C) A PARTY'S INDEMNIFICATION OBLIGATIONS UNDER SECTION 12 (PROVIDED THAT BS&A'S TOTAL AGGREGATE LIABILITY IN CONNECTION WITH SUCH INDEMNIFICATION OBLIGATIONS WILL NOT EXCEED THREE TIMES (3X) THE TOTAL AMOUNTS PAID AND/OR PAYABLE TO BS&A UNDER THIS AGREEMENT IN THE TWELVE (12) MONTHS IMMEDIATELY PRECEDING THE CLAIM).

14. Subscription Period and Termination.

14.1 Subscription Period. The initial term of this Agreement begins on the Effective Date and, unless terminated earlier pursuant to this Agreement's express provisions, will continue in effect for the period identified in the Order (the "**Initial Subscription Period**"). This Agreement will automatically renew for additional successive terms equal to the length of the Initial Subscription Period unless earlier terminated pursuant to this Agreement's express provisions or either Party gives the other Party written notice of non-renewal at least thirty (30) days prior to the expiration of the then-current term (each a "**Renewal Subscription Period**" and together with the Initial Subscription Period, the "**Subscription Period**").

14.2 Termination. In addition to any other express termination right set forth in this Agreement:

(a) BS&A may terminate this Agreement, effective on written notice to Customer, if Customer: (i) fails to pay any amount when due hereunder, and such failure continues more than ten (10) calendar days after BS&A's delivery of written notice thereof; or (ii) breaches any of its obligations under Section 2.3 or Section 8;

(b) either Party may terminate this Agreement, effective on written notice to the other Party, if the other Party materially breaches this Agreement, and such breach: (i) is incapable of cure; or (ii) being capable of cure, remains uncured thirty (30) calendar days after the non-breaching Party provides the breaching Party with written notice of such breach; or

(c) either Party may terminate this Agreement, effective immediately upon written notice to the other Party, if the other Party: (i) becomes insolvent or is generally unable to pay, or fails to pay, its debts as they become due; (ii) files or has filed against it, a petition for voluntary or involuntary bankruptcy or otherwise becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law; (iii) makes or seeks to make a general assignment for the benefit of its creditors; or (iv) applies for or has appointed a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business.

14.3 Effect of Expiration or Termination. Upon expiration or earlier termination of this Agreement, Customer shall immediately discontinue use of the BS&A IP and, without limiting Customer's obligations under Section 8, Customer shall delete, destroy, or return all copies of the BS&A IP and certify in writing to the BS&A that the BS&A IP has been deleted or destroyed. No expiration or termination will affect Customer's obligation to pay all Fees that may have become due before such expiration or termination or entitle Customer to any refund.

14.4 Survival. This Section 14.4 and Sections 1, 5, 8, 10, 11, 12, 13, 14.3, and 15 survive any termination or expiration of this Agreement. No other provisions of this Agreement survive the expiration or earlier termination of this Agreement.

15. Miscellaneous.

15.1 Relationship of the Parties. BS&A performs its obligations hereunder as an independent contractor and not a partner, joint venture, or agent of Customer and shall not bind nor attempt to bind Customer to any contract without Customer's prior written approval on a case-by-case basis. BS&A is responsible for hiring, firing, and supervising its personnel is solely responsible hereunder for its personnel, including without limitation for: (a) payment of compensation to such personnel; (b) withholding (if applicable), paying, and reporting, for all personnel assigned to perform services (including Professional Services) in connection with this Agreement, applicable tax withholding, social security taxes, employment head taxes, unemployment insurance, and other taxes or charges applicable to such personnel; and (c) health or disability benefits, retirement benefits, or welfare, pension, or other benefits (if any) to which such personnel may be entitled. For purposes of clarity, BS&A's personnel will not be eligible to participate in any of Customer's employee benefit plans, fringe benefit programs, group insurance arrangements, or similar programs.

15.2 Entire Agreement. This Agreement, together with any other documents incorporated herein by reference, constitutes the sole and entire agreement of the Parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous understandings, agreements, and representations and warranties, both written and oral, with respect to such subject matter. In the event of any inconsistency between the statements made in the body of this Agreement, the related Exhibits, and any other documents incorporated herein by reference, the following order of precedence governs: (i) first, this Agreement; and (ii) second, any other documents incorporated herein by reference.

15.3 Notices. All notices, requests, consents, claims, demands, waivers, and other communications

hereunder (each, a “**Notice**”) must be in writing and addressed to the Parties at the addresses set forth on the first page of this Agreement (or to such other address that may be designated by the Party giving Notice from time to time in accordance with this Section). All Notices must be delivered by personal delivery, nationally recognized overnight courier (with all fees pre-paid), facsimile or email (with confirmation of transmission) or certified or registered mail (in each case, return receipt requested, postage pre-paid). Except as otherwise provided in this Agreement, a Notice is effective only: (i) upon receipt by the receiving Party; and (ii) if the Party giving the Notice has complied with the requirements of this Section.

15.4 **Force Majeure.** In no event shall either Party be liable to the other Party, or be deemed to have breached this Agreement, for any failure or delay in performing its obligations under this Agreement (except for any obligations to make payments), if and to the extent such failure or delay is caused by any circumstances beyond such Party’s reasonable control, including but not limited to acts of God, flood, fire, earthquake, explosion, war, terrorism, invasion, riot or other civil unrest, strikes, labor stoppages or slowdowns or other industrial disturbances, or passage of law or any action taken by a governmental or public authority, including imposing an embargo.

15.5 **Amendment and Modification.** No amendment or modification to this Agreement is effective unless it is in writing and signed by an authorized representative of each Party.

15.6 **Waiver.** No failure or delay by either Party in exercising any right or remedy available to it in connection with this Agreement will constitute a waiver of such right or remedy. No waiver under this Agreement will be effective unless made in writing and signed by an authorized representative of the Party granting the waiver.

15.7 **Severability.** If any provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability will not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction. Upon such determination that any term or other provision is invalid, illegal, or unenforceable, the Parties shall negotiate in good faith to modify this Agreement so as to effect their original intent as closely as possible in a mutually acceptable manner in order that the transactions contemplated hereby be consummated as originally contemplated to the greatest extent possible.

15.8 **Governing Law; Submission to Jurisdiction.** To the extent permissible under applicable laws, this Agreement is governed by and construed in accordance with the internal laws of the State of Delaware without giving effect to any choice or conflict of law provision or rule that would require or permit the application of the laws of any jurisdiction other than those of the State of Delaware. To the extent permissible under applicable laws, any legal suit, action, or proceeding arising out of or related to this Agreement must be instituted in the federal courts of the United States or the courts of the State of Delaware in each case located in New Castle County, Delaware and each Party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action, or proceeding. If Customer is located in a jurisdiction that requires that this Agreement be governed by and construed in accordance with laws other than those of the State of Delaware, or that require any legal suits, actions, or proceedings arising out of or related to this Agreement be instituted in state and federal courts located anywhere other than New Castle County, Delaware, then the Parties agree that such other laws shall apply and to institute any such legal suits, actions, or proceedings in such other jurisdiction(s).

15.9 **Assignment.** Neither Party may assign any of its rights or delegate any of its obligations hereunder (except in the case of either Party utilizing authorized subcontractors and consultants), in each case whether voluntarily, involuntarily, by operation of law or otherwise, without the prior written consent of the other Party. Any purported assignment or delegation in violation of this Section will be null and void. No assignment or delegation will relieve the assigning or delegating Party of any of its obligations hereunder. This Agreement is binding upon and inures to the benefit of the Parties and their respective permitted successors and assigns. Notwithstanding the foregoing, either Party may freely assign this Agreement to an affiliate or successor in interest in the event of a merger, acquisition, sale of all or substantially all of its assets, corporate reorganization, or other change in control, without the prior consent of the other Party.

15.10 **Export Regulation.** The Platforms utilize software and technology that may be subject to US export control laws, including the US Export Administration Act and its associated regulations. Customer shall not, directly or indirectly, export, re-export, or release the Platform or the underlying software or technology to, or make the Platform or the underlying software or technology accessible from, any jurisdiction or country to which export, re-export, or release is prohibited by law, rule, or regulation. Customer shall comply with all applicable federal laws, regulations, and rules, and complete all required undertakings (including obtaining any necessary export license or other governmental approval), prior to exporting, re-exporting, releasing, or otherwise making the Platform or the underlying software or technology available outside the US.

15.11 US Government Rights. Each of the Documentation and software components that constitute the Platform is a “commercial item” as that term is defined at 48 C.F.R. § 2.101, consisting of “commercial computer software” and “commercial computer software documentation” as such terms are used in 48 C.F.R. § 12.212. Accordingly, if Customer is an agency of the US Government or any contractor therefor, Customer only receives those rights with respect to the Documentation and the Platform as are granted to all other end users, in accordance with (a) 48 C.F.R. § 227.7201 through 48 C.F.R. § 227.7204, with respect to the Department of Defense and their contractors, or (b) 48 C.F.R. § 12.212, with respect to all other US Government users and their contractors.

15.12 Equitable Relief. Each Party acknowledges and agrees that a breach or threatened breach by such Party of any of its obligations under Section 8 or, in the case of Customer, Section 2.3, would cause the other Party irreparable harm for which monetary damages would not be an adequate remedy and agrees that, in the event of such breach or threatened breach, the other Party will be entitled to equitable relief, including a restraining order, an injunction, specific performance and any other relief that may be available from any court, without any requirement to post a bond or other security, or to prove actual damages or that monetary damages are not an adequate remedy. Such remedies are not exclusive and are in addition to all other remedies that may be available at law, in equity or otherwise.

EXHIBIT B
PRICING SHEET
(Based on Quote 3396 dated 3/27/26)

Cost Summary

Software is licensed for use only by municipality identified on the cover page. If used for additional entities or agencies, please contact BS&A for appropriate pricing. Prices subject to change if the actual count is significantly different than the estimated count. Module fees are charged annually and include unlimited support.

Upgrade - Cloud Modules – Annual Fee

Financial Management

GL-General Ledger	\$2,975.00
AP-Account Payable	\$2,425.00
CR-Cash Receipting	\$2,700.00
AR-Account Receivables	\$2,255.00
Total	\$10,355.00

Personnel Management

PR-Payroll	\$4,050.00
Total	\$4,050.00

Community Development

BD-Building Department	\$4,860.00
BL-Business License	\$2,315.00
Total	\$7,175.00

Property

ASG-Assessing	\$5,245.00
TX-Tax	\$3,700.00
DPP-Delinquent Personal Property	\$1,015.00
Total	\$9,960.00

Utility Billing

UB-Utility Billing	\$3,910.00
Total	\$3,910.00

Auxiliary

Cemetery Management <i>(to be implemented when available)</i>	\$3,915.00
Total	\$3,915.00

Subtotal	\$39,365.00
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New Purchase - Cloud Modules - Annual Fee

Financial Management

PO-Purchase Order	\$2,135.00
FA-Fixed Assets	\$1,990.00
Total	\$4,125.00

Personnel Management

TS-Timesheets	\$1,660.00
HR-Human Resources	\$2,415.00
Total	\$4,075.00

BS&A Online

CD-Building	\$1,850.00
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Subtotal	\$10,050.00
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Data Conversions/Database Setup

PO-Manual Database Setup	\$2,450.00
FA-Manual Database Setup	\$2,850.00
Setup of Assets, Entry of Value, Accumulated Depreciation	
HR-Manual Database Setup	\$3,675.00
Setup of Licenses, Certifications, Benefit Plans, Positions. Not assigned to Employees	
Total	\$8,975.00

No Conversion or Database Setup for:
TS-Timesheets

Upgrade Implementation

Services include:

- Management of your upgrade by our dedicated upgrade team for a smooth shift from .NET to BS&A Cloud
- Assigned project coordinator works with you to create a project schedule aligned with your processes and needs
- How-to guides and select reference videos provided for your users to become familiar with relevant Cloud processes prior to your go-live.
- Preliminary conversion and validation performed by the Upgrade Team, validating data, balances, configurations, and related settings prior to your live upgrade.
- Final data extraction, upgrade and validation for your BS&A Cloud go-live.
- Module-specific data validation performed by domain experts in the dedicated Upgrade Team.
- Testing and implementation of existing customizations prior to go-live, preserving functionality and ensuring critical components are converted.
- Migration of key custom reports, enabling continuity in reporting for your municipality from .NET to Cloud.
- Automated configuration of users and security roles based on your prior setup in .NET.
- Conversion of approval workflows based on role-specific security, maintaining established processes.
- Training for all primary users on global functions of BS&A Cloud, such as navigation, searching, and reporting.
- Module-specific training for users of your municipality in their primary daily activities in BS&A Cloud.
- As applicable, configuration of existing hardware (barcode scanners, etc) for seamless integration with BS&A Cloud.
- As needed, transition from .NET Online Payments to cloud architecture configuration for uninterrupted payment processing.
- Prioritized support by the dedicated Upgrade Team for two weeks following your go-live, leveraging BS&A's best in class support system for case visibility and seamless transition to BS&A Customer Support following the hypercare period.

\$52,700.00

New Module Project Management and Implementation Planning

Services include:

- Analyzing customer processes to ensure all critical components are addressed.
- Creating and managing the project schedule in accordance with the customer's existing processes and needs.
- Planning and scheduling training around any planned process changes included in the project plan.
- Modifying the project schedule as needed to accommodate any changes to the scope and requirements of the project that are discovered.
- Providing a central contact between the customer's project leaders, developers, trainers, IT staff, conversion staff, and other resources required throughout the transition period.
- Installing the software and providing IT consultation for network, server, and workstation configuration and requirements.
- Reviewing and addressing the specifications for needed customizations to meet customer needs (when applicable).

Total

\$3,985.00

New Module Implementation and Training

- \$1,225/day
- Days quoted are estimates; you are billed for actual days used
- Training days quoted/billed in full day increments only

Services include:

- Setting up users and user security rights for each application
- Performing final process and procedure review
- Configuring custom settings in each application to fit the needs of the customer
- Setting up application integration and workflow methods
- Onsite verification of converted data for balancing and auditing purposes
- Training and Go-Live

Setup Days

ITS Setup - FM	Setup Days: 1	\$1,225.00
ITS Setup - HRIS	Setup Days: 1	\$1,225.00
Total Setup Days: 2		Subtotal: \$2,450.00

Implementation and Training Days

ITS Training - FM	Training Days: 4	\$4,900.00
ITS Training - HRIS	Training Days: 5	\$6,125.00
ITS Training - BSAO	Training Days: 2	\$2,450.00
Total Training Days: 11		Subtotal: \$13,475.00
Total Days: 13		Total: \$15,925.00

Cost Totals

Upgrade Modules – <i>Annual Fee</i>	Subtotal	\$39,365.00
Cloud New Purchase – <i>Annual Fee</i>	Subtotal	\$10,050.00
Data Conversions/Database Setup	Subtotal	\$8,975.00
Upgrade Implementation	Subtotal	\$52,700.00
Project Management and Implementation Planning	Subtotal	\$3,985.00
Implementation and Training	Subtotal	\$15,925.00
<i>Courtesy Discount on Upgrade Implementation</i>	Subtotal	-\$5,000.00

Total Proposed

\$126,000.00

The final invoice will reflect actual expenses following the completion of all training activities based on the guidelines described below.

\$160/\$185/\$225 per day hotel, varies by state
\$90 per day car rental
\$70 per day meals
\$730 per trip airfare/related expenses
\$0.70/mile round trip for drive distance

Payment Schedule

1st Payment: **\$36,810** to be invoiced upon execution of this agreement.
2nd Payment: **\$39,365** to be invoiced upon the subscription start date for upgrade modules.
3rd Payment: **\$23,850** to be invoiced upon completion of upgrade implementation.
4th Payment: **\$10,050** to be invoiced upon the subscription start date of new modules.
5th Payment: **\$15,925** to be invoiced upon completion of new module training.

**City of Ironwood
Proclamation**

**DECLARATION OF IRONWOOD PRIDE DIVERSITY & INCLUSIVITY
JUNE 2026 CELEBRATION MONTH**

WHEREAS, the City of Ironwood is a welcoming community, an exceptional place to live, work, play, learn, build a business, and raise a family; and

WHEREAS, Ironwood recognizes the importance of equality and freedom; that our nation was founded on and is guided by a set of principles which include that every person has been created equal, has rights to their life, liberty and pursuit of happiness, and that each shall be accorded the full recognition and protection of the law; and

WHEREAS, Ironwood welcomes, celebrates and values the rich diversity of people in our history and community, including the many unique talents, viewpoints, backgrounds, and cultural heritages of our citizens and visitors; and is strengthened by and thrives upon the diversity of ethnic, cultural, ability, racial, gender, and sexual identities of its citizens, all of which contribute to the vibrant nature of our City; and

WHEREAS, Ironwood's Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ+) residents and visitors are a vital and valued part of every aspect of community life and to the cultural, civic and economic successes of the City of Ironwood, and contribute to making our community a stronger one; and

WHEREAS, Ironwood's racially diverse residents and visitors are a vital and valued part of every aspect of community life and to the cultural, civic and economic successes of the City of Ironwood, and contribute to making our community a stronger one; and

WHEREAS, Ironwood's ethnically and culturally diverse residents and visitors are a vital and valued part of every aspect of community life and to the cultural, civic and economic successes of the City of Ironwood, and contribute to making our community a stronger one; and

WHEREAS, *Ironwood PRIDE Diversity & Inclusivity Month* serves as a call to our collective consciousness to persist in the fight to eradicate prejudice, discrimination, harassment, and bullying everywhere; and

WHEREAS, it is imperative that all members of our community, especially young people, regardless of sexual orientation, gender identity and expression, racial, ethnic, ability or cultural differences, feel valued, safe, empowered, and supported by their peers, community members and community leaders.

NOW, THEREFORE, I, KIM CORCORAN, MAYOR OF THE CITY OF IRONWOOD AND MY FELLOW CITY COMMISSIONERS, do hereby proclaim and recognize June 2026 as PRIDE DIVERSITY & INCLUSIVITY MONTH IN IRONWOOD, and encourage all citizens to work together toward building a community that promotes diversity, equality, inclusivity, liberty and justice for all.

This Resolution was offered by Commissioner _____ and supported by Commissioner _____.

Upon roll call vote, the following voted:

Yes:

No:

Absent:

RESOLUTION DECLARED ADOPTED

Kim S. Corcoran, Mayor

I, Jennifer L. Jacobson, do hereby certify that I am the duly appointed acting and qualified Clerk of the City of Ironwood, and do further certify that the above and foregoing Resolution is a true and correct copy of the Resolution passed by the City of Ironwood City Commission, at a Regular Meeting held _____.

Jennifer L. Jacobson, City Clerk