



City Council Agenda Item Report

FROM: Ryan Cummins, City Manager

MEETING DATE: April 23, 2025

SUBJECT: Mt. Baldhead Restroom Replacement Bids

DESCRIPTION:

The restrooms at Mt. Baldhead are in significant need of replacement. City Council listed restroom repairs as a desirable priority for the fiscal year. This work is also on the City's capital improvement plan.

In May, the City Council reviewed and discussed recommended renderings from the Parks and Public Works Committee and approved an engineering services proposal to replace the restrooms.

The construction plans were reviewed with City Council in January. The Mayor and I recently met with three area tribes to review the project. They provided great feedback and we will be meeting again on April 22 to answer their questions and discuss additional details.

Bids have been received for the project and are attached. The City Engineer will be at your meeting to review the bids and planned timeline for construction.

BUDGET ACTION REQUIRED:

None at this time. The project was included in this fiscal year's budget. There are sufficient dollars to cover the cost and any needed contingency. Any work that may carryover into the next fiscal year is also included in the draft budget for next fiscal year.

LEGAL REVIEW:

The City Attorney will be at your meeting to answer any questions you may have.

SAMPLE MOTION:

Workshop item at this time.



February 17, 2025

Via Email: rcummins@saugatuckcity.com

Ryan Cummins, City Manager
City of Saugatuck
102 Butler Street
PO Box 86
Saugatuck, MI 49453

RE: City of Saugatuck – Mt. Baldhead Restroom Replacement

Dear Ryan,

We have reviewed the bids received on February 13, 2025 for the above referenced project. Seven bids were received and the bid summary is attached.

The bids received were generally within the range anticipated based on recent similar projects. The three low bids were all approximately \$300,000. We have reviewed supplemental materials provided with the bid documents. Based on the information provided and our direct experience we feel all three are capable of successfully completing the project.

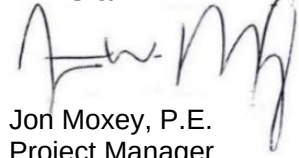
- The low bidder is McGraw Construction Inc. of Grand Rapids, Michigan with a bid amount of \$295,475.00. We have worked with McGraw Construction Inc. on previous similar projects and feel they can do the work. McGraw submitted a qualified bid with several key exceptions for items that are possibly and in some cases likely to be necessary and increase the construction cost above the bid amount.
- The second low bidder is Midwest Construction Group of Zeeland, Michigan with a bid amount of \$298,000.00. We have not worked with Midwest recently, but they did submit a list of similar recent projects to demonstrate their capability. Midwest did not qualify their bid.
- The third low bidder is Mugen Construction of Dorr, Michigan with a bid amount of \$302,520.00. We have worked with Mugen on previous similar projects and feel they can do the work. Mugen did not qualify their bid.

We are prepared to issue a Notice of Award once the City takes that action.

Please feel free to call with any questions.

Sincerely,

FLEIS & VANDENBRINK

A handwritten signature in black ink, appearing to read 'Jon Moxey', is written over the company name.

Jon Moxey, P.E.
Project Manager

Enclosures

Cc: Scott Herbert, DPW Superintendent (scott@saugatuckcity.com)



City of Saugatuck
Mt. Baldhead Restroom Replacement
Project No. 860451

BID TABS

BID OPENING: Thursday, February 13, 2025 at 2:00 p.m.

Contractor	Bid Amount	Electric Service Allowance	Total Lump Sum Bid
McGraw Construction	\$ 290,475.00	\$ 5,000.00	\$ 295,475.00*
Midwest Construction Group	\$ 293,000.00	\$ 5,000.00	\$ 298,000.00
Mugen Inc.	\$ 297,520.00	\$ 5,000.00	\$ 302,520.00
First Peninsula Contractors	\$ 340,111.00	\$ 5,000.00	\$ 345,111.00
JKB Construction, Inc.	\$ 355,500.00	\$ 5,000.00	\$ 360,500.00
KMF Construction	\$ 363,886.00	\$ 5,000.00	\$ 368,886.00
TRG Services	\$ 382,929.11	\$ 5,000.00	\$ 387,929.11

* Bid included a number of qualifications that will impact the final construction cost.

City of Saugatuck
Mt. Baldhead Restroom Replacement
Project No. 860451
Bid Comparison

Bidder	McGraw	Midwest
Bid Amount	\$ 295,475.00	\$ 298,000.00
Asbestos Survey	Included	Included
Asbestos Abatement/Remediation	Not Included (minimal anticipated, if any)	Not Included (minimal anticipated, if any)
Exploratory Digging	6 hrs included, \$1,450/hr additional	Included
Water Service Replacement (if reqd)	\$1,000 tap plus \$35/ft, approx. \$4,000	Included
Sanitary Lateral Replacement (if reqd)	\$30/ft beyond point shown, approx. \$1,000	Included

February 13, 2025,

Qualifications

Project: City of Saugatuck - Mt Baldhead Park

Location: Mt Baldhead Park

Notwithstanding Anything to the Contrary

1. No architectural engineering fees are included
2. No hazardous testing or abatement is included
3. Owner to provide current ACM report prior to work commencement – ACM survey is not included in base cost.
4. All utility hook-up and connection fees are by the owner
5. All temporary construction utilities are provided by the owner
6. No new water line to stop box is included - connection only to existing meter pit location
7. No new sanitary line is included – connection only to existing at new clean out location
8. No exploratory digging is included – priced as T/M change order if deemed required.
9. No complete 21AA detail under asphalt is included – patch/repair only. The current sub-base is unknown.
10. Assumes existing native soil will meet soil bearing requirements.
11. No hauling or placing new material to meet bearing requirements
12. No over excavating or dewatering is included
13. No remediation, hauling or disposing of any contaminated soil is included
14. Future exterior bulletin board display cases are not included in base cost – see alternate below.
15. Not responsible for unmarked private utilities or any utilities unable to be marked.
16. Due to the current cost escalation of materials, this proposal is only good for 30 days.
17. Restoration of existing ground includes 4000sqft of topsoil placement and hydroseeding.
18. No Davis Bacon/prevailing wage is included
19. No EAGLE permitting or fees are included

Voluntary Alternate:

1. Exterior bulletin board display cases – Add \$4,045.00



CITY OF
MUSKEGON
PUBLIC SAFETY

Kyle Karczewski
Director of Parks & Recreation
City of Muskegon
kyle.karczewski@shorelinecity.com
231-724-6776
January 17, 2025

To Whom It May Concern,

I am writing to recommend Midwest Construction for construction projects. I have had the privilege of working with Midwest Construction on a splashpad construction project for the City of Muskegon and I can confidently attest to their professionalism, expertise, and ability to deliver high-quality work on time and within budget.

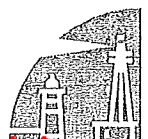
We were very pleased with Midwest Construction's management and completion of our project and working within our special requests. Their team excels in project planning, coordination, and execution, ensuring that every phase of construction is handled with the utmost attention to detail.

I am confident in recommending Midwest Construction for similar splashpad, playground and other various community projects. Their goal throughout our project was to provide a turn-key high quality splashpad and that was delivered exceptionally within our tight timeframe. Their project managers were easy to work with and were not hesitant to call subcontractors back in if their work was not up to Midwest's standards.

If you have any questions or would like additional information, please do not hesitate to contact me.

Sincerely,

Kyle Karczewski
Director of Parks & Recreation
City of Muskegon





December 12, 2024

Letter of Recommendation

To whom it may concern,

Midwest Construction was the main contractor for our Heritage Park construction project during this past summer. Their dedication to the project and oversight of all the subcontractors was impressive. They adhered to the schedule and were great to work with. I would hire them again for a city project.

Thank you.

Darla Falcon

Darla Falcon
City Manger
manager@cityofcedarsprings.org
616-696-1330



City of Zeeland • (616) 772-6400 • FAX (616) 772-5352 • www.cityofzeeland.com

Monday, December 9, 2024

Re: City of Zeeland – Midwest Construction/Geerlings Development letter of experience

The City of Zeeland has worked with Midwest Construction and Geerlings Development in multiple ways in recent years:

- As a permitting agency – The City Community Development Department has acted as the reviewing and permitting agency for projects developed and constructed by Midwest Construction and Geerlings Development including the new Hope Discovery ABA medical office development at 201 W Royal Park Drive. The city has found the developer/contractor to be responsive and their work to be code compliant.
- As a development partner – The City of Zeeland has partnered with Midwest Construction/Geerlings Development on the redevelopment of the properties at 3 E Main Ave and 9 E Main Ave. The City purchased the property at 3 E Main Ave in 2019 for redevelopment, solicited redevelopment proposals, and selected Midwest as the developer of the site. Midwest Construction/Geerlings Development is currently constructing a three-story mixed-use development at these sites that reflects the City's vision for its central business district.
- As a neighbor – In 2023, Midwest Construction/Geerlings Development purchased a former printery building across from City Hall in the City's central business district that is over 100 years old. The property was subsequently renovated to become offices for Midwest Construction/Geerlings Development. Staff has been fortunate to tour the completed building to see the high-quality facility that has resulted from the renovation.

The City of Zeeland has had positive experiences working with Midwest Construction/Geerlings Development as a permitting agency, a development partner and a neighbor.

If you have any questions, please call the Community Development Department at (616) 772-0872.

Sincerely,

Timothy Maday
Community Development Director
City of Zeeland, MI