



## **BOARD OF DIRECTORS MEETING**

May 12, 2026

5:30 P.M.

Auburn Hills City Hall, Administrative Conference Room • 1827 N. Squirrel Road, Auburn Hills, MI  
Minutes of the TIFA Board Meeting will be on file in the City Clerk's Office • 248-370-9402

### **MEETING CALLED TO ORDER**

**1) ROLL CALL**

**2) PERSONS WISHING TO BE HEARD**

**3) APPROVAL OF MINUTES**

- a) TIFA Regular Meeting Minutes – April 14, 2026

**4) CORRESPONDENCE AND PRESENTATIONS**

**5) CONSENT AGENDA**

**All items listed are considered to be routine by the Tax Increment Finance Authority and will be enacted by one motion. There will be no separate discussion of these items unless a Board Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.**

- a) FY 2026 Adopted Budget and YTD Summary – April 30, 2026

**6) UNFINISHED BUSINESS**

**7) NEW BUSINESS**

- a) Civic Campus Infrastructure Improvements

**8) EXECUTIVE DIRECTOR REPORT**

**9) BOARD MEMBER COMMENTS**

**10) ADJOURNMENT**

**Next Meeting is Scheduled for June 9, 2026 at 5:30 p.m.**



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 12, 2026

AGENDA ITEM NO \_\_\_\_\_

TAX INCREMENT FINANCE AUTHORITY

**“Not Yet Approved”  
CITY OF AUBURN HILLS  
TAX INCREMENT FINANCE AUTHORITY MEETING**

**April 21, 2026**

**CALL TO ORDER:** Chairman Kneffel called the meeting to order at 5:41 PM.

**ROLL CALL:**

Present:	Kneffel, Goodhall, Barash, Fletcher, Long
Absent:	Ferro
Also Present:	Andrew Hagge, Assistant to the City Manager/TIFA Executive Director; Jason Hefner, Manager of Fleet & Roads
Guests:	None

**LOCATION:** COUNCIL CONFERENCE ROOM, 1827 N. Squirrel Road, Auburn Hills, MI 48326

**PERSONS WISHING TO BE HEARD**

None

**APPROVAL OF MINUTES**

**A. TIFA Regular Meeting Minutes – March 10, 2026**

There was no discussion on the approval of the minutes.

**Moved by Mr. Goodhall to approve the TIFA Board of Directors Regular Meeting Minutes from March 10, 2026, as presented.**

**Seconded by Dr. Fletcher**

**Yes: Kneffel, Goodhall, Fletcher, Barash, Long  
No: none**

**Motion Carried**

**CORRESPONDENCE & PRESENTATIONS**

None

**CONSENT AGENDA**

**A. FY 2026 Adopted Budget and YTD Summary – March 31, 2026**

There was no discussion of the Consent Agenda.

Moved by Dr. Fletcher to approve the Consent Agenda.  
Seconded by Mr. Goodhall

Yes: Kneffel, Goodhall, Fletcher, Barash, Long  
No: None

Motion Carried

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**A. Campus Fuel Island – Storage Tank Purchase**

Mr. Hefner presented the item regarding the purchase of an underground storage tank for the Campus Fuel Island project to the TIFA Board of Directors. Mr. Hefner explained the project’s timeline and process to the Board, providing further context as to why the purchase of the individual storage tank was taking place first. Additionally, Mr. Hefner explained the procurement process to the Board, indicating that the storage tank was to be purchased at competitively bid-down pricing via a Sourcwell contract. The Board asked clarifying questions regarding any risks associated with the tank, the amount of fuel the tank would hold, and the estimated life expectancy of the tank. Mr. Hefner provided satisfying answers to all Board inquiries.

Moved by Mr. Barash to approve the underground storage tank proposal from Oscar W. Larson of Clarkston, MI in the amount of \$71,141.90 to be payable from account number 253-737-972.000.  
Seconded by Mr. Goodhall

Yes: Kneffel, Goodhall, Fletcher, Long, Barash  
No: None

Motion Carried

**EXECUTIVE DIRECTOR REPORT**

Mr. Hagge provided a brief update on the Alo’s Sports bar project. Mr. Hagge indicated to the Board that the developer, Mr. Talmers, estimated the project would be complete in early June. After sharing that information with the Board, Mr. Hagge noted that he thought the timeline was optimistic, but was very hopeful and excited for the project and what it’ll bring to downtown Auburn Hills.

**BOARD MEMBER COMMENTS**

None

**ANNOUNCEMENT OF NEXT MEETING**

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, May 12, 2026, at 5:30 p.m. in the City Hall Administrative Conference Room located at, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

**ADJOURNMENT**

**Moved by Dr. Fletcher to adjourn the TIFA Board meeting.**

**Seconded by Mr. Goodhall**

**Yes: Kneffel, Goodhall, Barash, Fletcher, Long**

**No: None**

**Motion carried**

**The TIFA Board of Directors meeting adjourned at 6:00 p.m.**

Steve Goodhall  
Secretary of the Board

Andrew Hagge  
Assistant to the City Manager



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TO: Chairman Kneffel and Members of the TIFA Board of Directors

FROM: Andrew Hagge, Assistant to the City Manager, TIFA Executive Director;

DATE: May 4, 2026

SUBJECT: FY 2026 Adopted Budget and YTD Summary – April 30, 2026

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**STATEMENT OF NET POSITION**

TIF-A

- \$3.0 million cash
- \$1,114,973 million invested
  - \$630,527 – MiClass
  - \$484,446 – MiClass Edge

TIF-B

- \$13.1 million cash
- \$3.5 million invested
  - \$3.5 million – MiClass Edge

TIF-D

- \$5.6 million cash
- \$0 invested

**TIFA 85-A STATEMENT OF REVENUES AND EXPENDITURES**

- Approximately 50% of budgeted revenues have been received for TIF-A in fiscal year 2026.

Property Taxes:	\$660,615
Other Revenue:	\$26,053
Interest:	\$22,767
EV Charging Fees:	\$1,564
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	<b>\$710,999</b>
- Approximately 3% of budgeted expenditures have been utilized for fiscal year 2026.

**TIFA 85-B STATEMENT OF REVENUES AND EXPENDITURES**

- Approximately 61% of budgeted revenues have been received for TIF-B in fiscal year 2026.

Property Taxes:	\$1,193,885
Interest:	\$86,190
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	<b>\$1,280,075</b>
- Approximately 6% of budgeted expenditures have been utilized for fiscal year 2026.

**TIFA 86-D STATEMENT OF REVENUES AND EXPENDITURES**

- Approximately 31% of budgeted revenues have been received for TIF-D in fiscal year 2026.

Property Taxes:	\$244,755
Interest:	\$26,140
EV Charging Fees:	\$1,008
Event Sponsorships:	\$43,000
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	<b>\$314,902</b>
- Approximately 9% of budgeted expenditures have been utilized for fiscal year 2026.

**An appropriate motion is:**

**Move to receive and file the TIFA Financial Report for period ending April 30, 2026.**

BALANCE SHEET REPORT FOR CITY OF AUBURN HILLS  
Balance As of 04/30/2026

YTD Balance

GL Number	Description	04/30/2026
<b>Fund: 251 TIFA A</b>		
<b>*** Assets ***</b>		
251-000-001.000	CASH	2,991,820.33
251-000-017.004	CASH - MICCLASS	630,527.47
251-000-017.005	CASH - MICCLASS EDGE	484,446.49
251-000-040.000	ACCOUNTS RECEIVABLE	0.80
251-000-062.000	Lease Receivable	102,194.00
251-000-130.000	LAND	6,336,254.47
251-000-132.000	LAND IMPROVEMENTS	5,523,510.43
251-000-133.000	ACCUM DEPREC-LAND & IMPROV	(2,956,797.92)
251-000-136.000	BLDGS, BLDG ADDITIONS AND	6,409,122.17
251-000-137.000	ACCUM DEPREC-BLDGS & ADDS & IMPROVEMNTS	(1,981,313.81)
251-000-146.000	OFFICE EQUIPMENT AND FURN	238,719.42
251-000-147.000	ACC. DEPR. - OFFICE EQUIP	(179,547.20)
251-000-159.000	MACHINERY & EQUIPMENT	167,877.38
251-000-160.000	ACCUM DEPREC-MACH & EQUIP	(129,411.82)
251-000-163.000	ROADS & INFRASTRUCTURE	17,713,486.23
251-000-164.000	ACCUM DEPREC-ROAD & INFRASTURE	(10,576,581.32)
<b>Total Assets</b>		24,774,307.12
<b>*** Liabilities ***</b>		
251-000-202.000	ACCOUNTS PAYABLE	17.83
251-000-275.000	DUE TO TAXPAYERS	13,602.81
251-000-360.001	Deferred Inflow of Resources	102,194.00
<b>Total Liabilities</b>		115,814.64
<b>*** Fund Equity ***</b>		
251-000-390.000	FUND BALANCE	24,835,511.87
<b>Total Fund Equity</b>		24,835,511.87
<b>Total Fund 251:</b>		
<b>TOTAL ASSETS</b>		24,774,307.12
<b>BEG. FUND BALANCE - 2025</b>		24,835,511.87
<b>+ NET OF REVENUES/EXPENDITURES - 2025</b>		(747,220.40)
<b>+ NET OF REVENUES &amp; EXPENDITURES</b>		570,201.01
<b>= ENDING FUND BALANCE</b>		24,658,492.48
<b>+ LIABILITIES</b>		115,814.64
<b>= TOTAL LIABILITIES AND FUND BALANCE</b>		24,774,307.12

BALANCE SHEET REPORT FOR CITY OF AUBURN HILLS  
Balance As of 04/30/2026

YTD Balance

GL Number	Description	04/30/2026
<b>Fund: 252 TIFA B</b>		
<b>*** Assets ***</b>		
252-000-001.000	CASH	13,120,386.20
252-000-017.004	CASH - MICLASS	0.19
252-000-017.005	CASH - MICLASS EDGE	3,511,337.96
252-000-132.000	LAND IMPROVEMENTS	1,415,205.92
252-000-133.000	ACCUM DEPREC-LAND & IMPROV	(1,199,831.01)
252-000-158.000	CONSTRUCTION-IN-PROGRESS	352,456.78
252-000-159.000	MACHINERY & EQUIPMENT	64,200.00
252-000-160.000	ACCUM DEPREC-MACH & EQUIP	(33,360.00)
252-000-163.000	ROADS & INFRASTRUCTURE	9,772,855.05
252-000-164.000	ACCUM DEPREC-ROAD & INFRASTURE	(3,859,984.90)
<b>Total Assets</b>		23,143,266.19
<b>*** Liabilities ***</b>		
252-000-202.000	ACCOUNTS PAYABLE	492.59
252-000-275.000	DUE TO TAXPAYERS	(29,296.81)
<b>Total Liabilities</b>		(28,804.22)
<b>*** Fund Equity ***</b>		
252-000-390.000	FUND BALANCE	22,957,845.15
<b>Total Fund Equity</b>		22,957,845.15
<b>Total Fund 252:</b>		
<b>TOTAL ASSETS</b>		23,143,266.19
<b>BEG. FUND BALANCE - 2025</b>		22,957,845.15
<b>+ NET OF REVENUES/EXPENDITURES - 2025</b>		(780,496.97)
<b>+ NET OF REVENUES &amp; EXPENDITURES</b>		994,722.23
<b>= ENDING FUND BALANCE</b>		23,172,070.41
<b>+ LIABILITIES</b>		(28,804.22)
<b>= TOTAL LIABILITIES AND FUND BALANCE</b>		23,143,266.19

BALANCE SHEET REPORT FOR CITY OF AUBURN HILLS  
Balance As of 04/30/2026

YTD Balance

GL Number	Description	04/30/2026
<b>Fund: 253 TIFA D</b>		
<b>*** Assets ***</b>		
253-000-001.000	CASH	5,599,367.00
253-000-017.004	CASH - MICLASS	1.33
253-000-019.000	TAXES RECEIVABLE	(76,579.77)
253-000-130.000	LAND	2,017,211.00
253-000-132.000	LAND IMPROVEMENTS	3,726,962.87
253-000-133.000	ACCUM DEPREC-LAND & IMPROV	(1,667,371.19)
253-000-136.000	BLDGS, BLDG ADDITIONS AND	21,064,504.40
253-000-137.000	ACCUM DEPREC-BLDGS & ADDS & IMPROVEMNTS	(11,058,029.47)
253-000-146.000	OFFICE EQUIPMENT AND FURN	25,794.03
253-000-147.000	ACC. DEPR. - OFFICE EQUIP	(20,634.55)
253-000-158.000	CONSTRUCTION-IN-PROGRESS	117,611.35
253-000-159.000	MACHINERY & EQUIPMENT	42,919.48
253-000-160.000	ACCUM DEPREC-MACH & EQUIP	(40,902.85)
253-000-163.000	ROADS & INFRASTRUCTURE	8,984,067.60
253-000-164.000	ACCUM DEPREC-ROAD & INFRASTURE	(3,198,350.27)
<b>Total Assets</b>		25,516,570.96
<b>*** Liabilities ***</b>		
253-000-202.000	ACCOUNTS PAYABLE	85.07
253-000-214.703	DUE TO TRUST AND AGENCY	16,105.67
253-000-275.000	DUE TO TAXPAYERS	44,248.53
253-000-339.000	UNEARNED (DEFERRE) REVENUE	(76,579.77)
<b>Total Liabilities</b>		(16,140.50)
<b>*** Fund Equity ***</b>		
253-000-390.000	FUND BALANCE	25,791,591.90
<b>Total Fund Equity</b>		25,791,591.90
<b>Total Fund 253:</b>		
<b>TOTAL ASSETS</b>		25,516,570.96
<b>BEG. FUND BALANCE - 2025</b>		25,791,591.90
<b>+ NET OF REVENUES/EXPENDITURES - 2025</b>		(262,780.84)
<b>+ NET OF REVENUES &amp; EXPENDITURES</b>		3,900.40
<b>= ENDING FUND BALANCE</b>		25,532,711.46
<b>+ LIABILITIES</b>		(16,140.50)
<b>= TOTAL LIABILITIES AND FUND BALANCE</b>		25,516,570.96

REVENUE AND EXPENDITURE REPORT FOR CITY OF AUBURN HILLS

Balance As of 04/30/2026

\*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	2026 Original Budget	2026 Amended Budget	YTD Balance 04/30/2026	Available Balance 04/30/2026	% Bdgt Used	Account Classificatio n
<b>Fund: 251 TIFA A</b>							
<b>Account Category: Revenues</b>							
<b>Department: 735 TIFA A</b>							
20	PROPERTY TAXES	945,566.00	945,566.00	660,615.34	284,950.66	69.86	
25	STATE SHARED REVENUE	192,335.00	192,335.00		192,335.00	0.00	
35	CHARGES FOR SERVICES	300.00	300.00	1,564.17	(1,264.17)	521.39	
28	INTEREST REVENUE	104,514.00	104,514.00	22,766.63	81,747.37	21.78	
39	OTHER REVENUE	80,537.00	80,537.00	26,052.80	54,484.20	32.35	
38	TRANSFERS FROM FUNDS	100,000.00	100,000.00		100,000.00	0.00	
Total Dept 735 - TIFA A		1,423,252.00	1,423,252.00	710,998.94	712,253.06	49.96	
Revenues		1,423,252.00	1,423,252.00	710,998.94	712,253.06	49.96	
<b>Account Category: Expenditures</b>							
<b>Department: 735 TIFA A</b>							
251-735-708.000-TREELIGHTING	OVERTIME WAGES	2,600.00	2,600.00		2,600.00	0.00	
251-735-715.000-TREELIGHTING	SOCIAL SECURITY	200.00	200.00		200.00	0.00	
251-735-722.000	WORKERS COMPENSATION	22.00	22.00	5.31	16.69	24.14	
251-735-729.000	PRINTING	1,500.00	1,500.00		1,500.00	0.00	
251-735-730.000	POSTAGE	250.00	250.00		250.00	0.00	
251-735-732.000	SOFTWARE & LICENSES SUBSCRIPTIONS	10,000.00	10,000.00		10,000.00	0.00	
251-735-799.000	EQUIPMENT UNDER \$5,000	2,800.00	2,800.00		2,800.00	0.00	
251-735-800.199	LANDSCAPE/GEN MAINT	10,000.00	10,000.00	582.02	9,417.98	5.82	
251-735-802.000-CHAMBER_3395	CONTRACTED SERVICES	5,000.00	5,000.00		5,000.00	0.00	
251-735-802.000-THEDEN__3388	CONTRACTED SERVICES	5,000.00	5,000.00	3,700.50	1,299.50	74.01	
251-735-810.000	INVESTMENT MANAGEMENT FEES	425.00	425.00	57.87	367.13	13.62	
251-735-817.000	CONSULTANT SERVICES	5,000.00	5,000.00		5,000.00	0.00	
251-735-851.000-PKSTRUC_3381	TELEPHONE	1,231.00	1,231.00	356.70	874.30	28.98	
251-735-851.000-THEDEN__3388	TELEPHONE	0.00	0.00	365.19	(365.19)	100.00	
251-735-885.000	COMMUNITY RELATIONS	3,000.00	3,000.00		3,000.00	0.00	
251-735-885.000-TREELIGHTING	COMMUNITY RELATIONS	15,000.00	15,000.00		15,000.00	0.00	
251-735-921.000-CHAMBER_3395	ELECTRIC	2,280.00	2,280.00	466.39	1,813.61	20.46	
251-735-921.000-PKSTRUC_3381	ELECTRIC	35,000.00	35,000.00	13,988.37	21,011.63	39.97	
251-735-921.000-THEDEN__3388	ELECTRIC	2,570.00	2,570.00	430.79	2,139.21	16.76	
251-735-922.000	STREET LIGHTING	52,000.00	52,000.00	14,727.21	37,272.79	28.32	
251-735-922.000-RIVERSD_3311	STREET LIGHTING	11,000.00	11,000.00	2,359.72	8,640.28	21.45	
251-735-922.000-SKATEPRK_202	STREET LIGHTING	325.00	325.00	79.07	245.93	24.33	
251-735-923.000-CHAMBER_3395	HEAT	2,000.00	2,000.00	813.58	1,186.42	40.68	
251-735-923.000-PKSTRUC_3381	HEAT	250.00	250.00	67.52	182.48	27.01	
251-735-923.000-THEDEN__3388	HEAT	2,000.00	2,000.00	837.15	1,162.85	41.86	
251-735-924.000-CHAMBER_3395	CABLE TV SERVICES	1,600.00	1,600.00	279.70	1,320.30	17.48	
251-735-924.000-THEDEN__3388	CABLE TV SERVICES	3,200.00	3,200.00	488.52	2,711.48	15.27	
251-735-927.000-CHAMBER_3395	WATER CONSUMPTION	1,000.00	1,000.00	22.26	977.74	2.23	
251-735-927.000-FIREST1_3483	WATER CONSUMPTION	4,200.00	4,200.00	77.62	4,122.38	1.85	
251-735-927.000-PKSTRUC_3381	WATER CONSUMPTION	730.00	730.00	29.19	700.81	4.00	
251-735-927.000-RIVERSD_3311	WATER CONSUMPTION	27,800.00	27,800.00	111.32	27,688.68	0.40	
251-735-927.000-RIVERWDS_300	WATER CONSUMPTION	1,300.00	1,300.00		1,300.00	0.00	
251-735-927.000-THEDEN__3388	WATER CONSUMPTION	1,100.00	1,100.00	229.03	870.97	20.82	
251-735-929.000	IRRIGATION WATER AND MAINT.	45,000.00	45,000.00	2,696.08	42,303.92	5.99	
251-735-931.000-CHAMBER_3395	BLDG. MAINTENANCE	6,253.00	6,253.00	3,752.64	2,500.36	60.01	
251-735-931.000-PKSTRUC_3381	BLDG. MAINTENANCE	10,000.00	10,000.00	5,625.00	4,375.00	56.25	

REVENUE AND EXPENDITURE REPORT FOR CITY OF AUBURN HILLS

Balance As of 04/30/2026

\*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	2026 Original Budget	2026 Amended Budget	YTD Balance 04/30/2026	Available Balance 04/30/2026	% Bdgt Used	Account Classificatio n
<b>Fund: 251 TIFA A</b>							
<b>Account Category: Expenditures</b>							
<b>Department: 735 TIFA A</b>							
251-735-931.000-THEDEN__3388	BLDG. MAINTENANCE	2,000.00	2,000.00		2,000.00	0.00	
251-735-935.005	BRIDGE REPAIRS AND MAINTENANCE	3,500.00	3,500.00		3,500.00	0.00	
251-735-937.000	PARKING LOT MAINTENANCE	2,500.00	2,500.00		2,500.00	0.00	
251-735-937.001	PATHWAY MAINTENANCE	10,000.00	81,000.00	81,000.00	0.00	100.00	
251-735-937.003	SIDEWALK MAINTENANCE	10,000.00	10,000.00		10,000.00	0.00	
251-735-957.000	MISC/CONTINGENCY	1,000.00	1,000.00	150.28	849.72	15.03	
251-735-957.002	LIABILITY INSURANCE	7,642.00	7,642.00	7,612.00	30.00	99.61	
251-735-959.000	PROPERTY TAXES	2,000.00	2,000.00	(113.10)	2,113.10	5.66	
251-735-967.100	SITE IMPROVEMENT GRANTS	100,000.00	200,000.00		200,000.00	0.00	
251-735-972.000	LAND AND IMPROVEMENTS	100,000.00	100,000.00		100,000.00	0.00	
251-735-975.000	BLDG. ADDITIONS & IMPROVEMENTS	25,000.00	25,000.00		25,000.00	0.00	
251-735-975.000-THEDEN__3388	BLDG. ADDITIONS & IMPROVEMENTS	350,000.00	350,000.00		350,000.00	0.00	
251-735-995.004	ADMINISTRATIVE CHARGES	64,878.00	64,878.00		64,878.00	0.00	
251-735-995.007	INTERFUND SERVICES	42,255.00	42,255.00		42,255.00	0.00	
251-735-995.101-PKSTRUC_3381	TRANSFER TO GENERAL FUND	3,000,000.00	3,000,000.00		3,000,000.00	0.00	
Total Dept 735 - TIFA A		<u>3,992,411.00</u>	<u>4,163,411.00</u>	<u>140,797.93</u>	<u>4,022,613.07</u>	<u>3.38</u>	
Expenditures		<u>3,992,411.00</u>	<u>4,163,411.00</u>	<u>140,797.93</u>	<u>4,022,613.07</u>	<u>3.38</u>	
<b>Fund 251 - TIFA A:</b>							
TOTAL REVENUES		1,423,252.00	1,423,252.00	710,998.94	712,253.06	49.96	
TOTAL EXPENDITURES		3,992,411.00	4,163,411.00	140,797.93	4,022,613.07	3.38	
NET OF REVENUES & EXPENDITURES:		<u>(2,569,159.00)</u>	<u>(2,740,159.00)</u>	<u>570,201.01</u>	<u>(3,310,360.01)</u>		

REVENUE AND EXPENDITURE REPORT FOR CITY OF AUBURN HILLS

Balance As of 04/30/2026

\*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	2026 Original Budget	2026 Amended Budget	YTD Balance 04/30/2026	Available Balance 04/30/2026	% Bdgt Used	Account Classificatio n
<b>Fund: 252 TIFA B</b>							
<b>Account Category: Revenues</b>							
<b>Department: 736 TIFA B</b>							
20	PROPERTY TAXES	1,754,202.00	1,754,202.00	1,193,885.24	560,316.76	68.06	
25	STATE SHARED REVENUE	81,340.00	81,340.00		81,340.00	0.00	
28	INTEREST REVENUE	261,862.00	261,862.00	86,189.78	175,672.22	32.91	
Total Dept 736 - TIFA B		<u>2,097,404.00</u>	<u>2,097,404.00</u>	<u>1,280,075.02</u>	<u>817,328.98</u>	<u>61.03</u>	
Revenues		<u>2,097,404.00</u>	<u>2,097,404.00</u>	<u>1,280,075.02</u>	<u>817,328.98</u>	<u>61.03</u>	
<b>Account Category: Expenditures</b>							
<b>Department: 736 TIFA B</b>							
252-736-732.000	SOFTWARE & LICENSES SUBSCRIPTIONS	30,000.00	30,000.00		30,000.00	0.00	
252-736-800.199	LANDSCAPE/GEN MAINT	10,000.00	10,000.00		10,000.00	0.00	
252-736-810.000	INVESTMENT MANAGEMENT FEES	6,700.00	6,700.00	1,348.97	5,351.03	20.13	
252-736-885.000	COMMUNITY RELATIONS	16,000.00	16,000.00		16,000.00	0.00	
252-736-901.000	ADVERTISING/MARKETING	1,000.00	1,000.00		1,000.00	0.00	
252-736-922.000	STREET LIGHTING	12,500.00	12,500.00	3,008.96	9,491.04	24.07	
252-736-929.000	IRRIGATION WATER AND MAINT.	40,000.00	40,000.00	121.51	39,878.49	0.30	
252-736-957.000	MISC/CONTINGENCY	500.00	500.00		500.00	0.00	
252-736-967.100	SITE IMPROVEMENT GRANTS	100,000.00	346,500.00	246,500.00	100,000.00	71.14	
252-736-972.000	LAND AND IMPROVEMENTS	2,000,000.00	2,000,000.00		2,000,000.00	0.00	
252-736-972.000-EXECUTIVESAD	LAND AND IMPROVEMENTS	0.00	154,019.22		154,019.22	0.00	
252-736-973.005	NON MOTORIZED PATHWAYS	10,000.00	10,000.00		10,000.00	0.00	
252-736-995.004	ADMINISTRATIVE CHARGES	30,086.00	30,086.00		30,086.00	0.00	
252-736-995.007	INTERFUND SERVICES	38,295.00	38,295.00		38,295.00	0.00	
252-736-995.101	TRANSFER TO GENERAL FUND	109,875.00	109,875.00		109,875.00	0.00	
252-736-995.203-CENTRERD_SAD	TRANSFER TO LOCAL STREETS	1,200,000.00	1,200,000.00		1,200,000.00	0.00	
252-736-995.203-INNOVATION	TRANSFER TO LOCAL STREETS	550,000.00	550,000.00		550,000.00	0.00	
252-736-995.301	TRANSFER TO PATROL DEPT	386,622.00	386,622.00	34,373.35	352,248.65	8.89	
Total Dept 736 - TIFA B		<u>4,541,578.00</u>	<u>4,942,097.22</u>	<u>285,352.79</u>	<u>4,656,744.43</u>	<u>5.77</u>	
Expenditures		<u>4,541,578.00</u>	<u>4,942,097.22</u>	<u>285,352.79</u>	<u>4,656,744.43</u>	<u>5.77</u>	
<b>Fund 252 - TIFA B:</b>							
TOTAL REVENUES		2,097,404.00	2,097,404.00	1,280,075.02	817,328.98	61.03	
TOTAL EXPENDITURES		4,541,578.00	4,942,097.22	285,352.79	4,656,744.43	5.77	
NET OF REVENUES & EXPENDITURES:		<u>(2,444,174.00)</u>	<u>(2,844,693.22)</u>	<u>994,722.23</u>	<u>(3,839,415.45)</u>		

REVENUE AND EXPENDITURE REPORT FOR CITY OF AUBURN HILLS

Balance As of 04/30/2026

\*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	2026 Original Budget	2026 Amended Budget	YTD Balance 04/30/2026	Available Balance 04/30/2026	% Bdgt Used	Account Classificatio n
<b>Fund: 253 TIFA D</b>							
<b>Account Category: Revenues</b>							
<b>Department: 737 TIFA D</b>							
20	PROPERTY TAXES	358,906.00	358,906.00	244,754.62	114,151.38	68.19	
25	STATE SHARED REVENUE	587,927.00	587,927.00		587,927.00	0.00	
35	CHARGES FOR SERVICES	500.00	500.00	1,007.87	(507.87)	201.57	
28	INTEREST REVENUE	76,932.00	76,932.00	26,139.82	50,792.18	33.98	
39	OTHER REVENUE	0.00	0.00	43,000.00	(43,000.00)	100.00	
Total Dept 737 - TIFA D		1,024,265.00	1,024,265.00	314,902.31	709,362.69	30.74	
Revenues		1,024,265.00	1,024,265.00	314,902.31	709,362.69	30.74	
<b>Account Category: Expenditures</b>							
<b>Department: 737 TIFA D</b>							
253-737-703.000	WAGES - TEMPORARY & PART-TIME	24,000.00	24,000.00	9,316.34	14,683.66	38.82	
253-737-715.000	SOCIAL SECURITY	1,836.00	1,836.00	712.70	1,123.30	38.82	
253-737-720.000	PENSION DC	0.00	0.00	152.86	(152.86)	100.00	
253-737-799.000	EQUIPMENT UNDER \$5,000	45,000.00	45,000.00		45,000.00	0.00	
253-737-800.199	LANDSCAPE/GEN MAINT	6,000.00	6,000.00		6,000.00	0.00	
253-737-810.000	INVESTMENT MANAGEMENT FEES	1,500.00	1,500.00	255.61	1,244.39	17.04	
253-737-885.000	COMMUNITY RELATIONS	2,000.00	27,000.00	25,000.00	2,000.00	92.59	
253-737-922.000	STREET LIGHTING	75,000.00	75,000.00	28,709.54	46,290.46	38.28	
253-737-927.000	WATER CONSUMPTION	350.00	350.00		350.00	0.00	
253-737-927.000-2458ESEYBURN	WATER CONSUMPTION	0.00	0.00	18.15	(18.15)	100.00	
253-737-927.000-ADMBLDG_1827	WATER CONSUMPTION	6,000.00	6,000.00	495.29	5,504.71	8.25	
253-737-927.000-FIREADM_3410	WATER CONSUMPTION	300.00	300.00	99.08	200.92	33.03	
253-737-927.000-LIBRARY_3400	WATER CONSUMPTION	4,000.00	4,000.00	422.93	3,577.07	10.57	
253-737-927.000-SEYBURN MNSN	WATER CONSUMPTION	8,000.00	8,000.00		8,000.00	0.00	
253-737-927.000-SPORTFD_1800	WATER CONSUMPTION	8,000.00	8,000.00	57.77	7,942.23	0.72	
253-737-929.000	IRRIGATION WATER AND MAINT.	50,000.00	50,000.00		50,000.00	0.00	
253-737-931.000-ADMBLDG_1827	BLDG. MAINTENANCE	275,000.00	275,000.00	18,149.84	256,850.16	6.60	
253-737-935.000	ROAD MAINTENANCE	25,000.00	25,000.00		25,000.00	0.00	
253-737-937.000	PARKING LOT MAINTENANCE	1,200,000.00	1,200,000.00	51,319.75	1,148,680.25	4.28	
253-737-937.003	SIDEWALK MAINTENANCE	5,000.00	5,000.00		5,000.00	0.00	
253-737-957.000	MISC/CONTINGENCY	150.00	150.00		150.00	0.00	
253-737-957.002	LIABILITY INSURANCE	270.00	270.00	284.00	(14.00)	105.19	
253-737-972.000	LAND AND IMPROVEMENTS	900,000.00	988,616.10	157,258.05	831,358.05	15.91	
253-737-972.000-CAMPUSSIGNXX	LAND AND IMPROVEMENTS	150,000.00	150,000.00		150,000.00	0.00	
253-737-977.000	MACHINERY & EQUIPMENT	12,000.00	12,000.00	18,750.00	(6,750.00)	156.25	
253-737-995.004	ADMINISTRATIVE CHARGES	26,080.00	26,080.00		26,080.00	0.00	
253-737-995.007	INTERFUND SERVICES	10,938.00	10,938.00		10,938.00	0.00	
253-737-995.203-SEYBURNDRIVE	TRANSFER TO LOCAL STREETS	425,000.00	425,000.00		425,000.00	0.00	
Total Dept 737 - TIFA D		3,261,424.00	3,375,040.10	311,001.91	3,064,038.19	9.21	
Expenditures		3,261,424.00	3,375,040.10	311,001.91	3,064,038.19	9.21	
<b>Fund 253 - TIFA D:</b>							
TOTAL REVENUES		1,024,265.00	1,024,265.00	314,902.31	709,362.69	30.74	
TOTAL EXPENDITURES		3,261,424.00	3,375,040.10	311,001.91	3,064,038.19	9.21	
NET OF REVENUES & EXPENDITURES:		(2,237,159.00)	(2,350,775.10)	3,900.40	(2,354,675.50)		

REVENUE AND EXPENDITURE REPORT FOR CITY OF AUBURN HILLS

Balance As of 04/30/2026

\*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	2026 Original Budget	2026 Amended Budget	YTD Balance 04/30/2026	Available Balance 04/30/2026	% Bdgt Used	Account Classificatio n
Report Totals:							
TOTAL REVENUES - ALL FUNDS		4,544,921.00	4,544,921.00	2,305,976.27	2,238,944.73	50.74	
TOTAL EXPENDITURES - ALL FUNDS		11,795,413.00	12,480,548.32	737,152.63	11,743,395.69	5.91	
NET OF REVENUES & EXPENDITURES:		<u>(7,250,492.00)</u>	<u>(7,935,627.32)</u>	<u>1,568,823.64</u>	<u>(9,504,450.96)</u>		



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TO: Chairman Kneffel and Members of the TIFA Board of Directors

FROM: Andrew Hagge, Assistant to the City Manager, TIFA Executive Director; Jason Hefner, Manager of Fleet & Roads

DATE: May 4, 2026

SUBJECT: Approve Municipal Campus Improvements Bid Award, Fuel Island Construction Contract, Construction Engineering/Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting

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### **INTRODUCTION AND HISTORY**

#### **CIVIC CAMPUS IMPROVEMENTS BID AWARD**

Included in the Auburn Hills Capital Improvement Plan is the Municipal Campus Improvements. Campus Improvements include the following:

- Construction of a new municipal fuel island including site preparation and installation
- New 600 linear foot (using open cut methods) watermain loop and the reconstruction of a portion of Seyburn Drive
- Library and Community parking Lot resurfacing
- Rehabilitation of the Library and Community Center parking lots

On Thursday, April 16, 2026, bids for all aspects of Civic Campus Improvement projects were received. The table below provides a summary of the bids received:

Contractor	Total Bid
Asphalt Specialists LLC	\$2,077,655.93
M.L. Chartier Excavating, Inc.	\$2,107,323.80
Artisan Contracting of Michigan, LLC	\$2,117,096.79
Federal Paving	\$2,312,944.60

Asphalt Specialists LLC out of Pontiac, Michigan is the low bidder for this project. Their company has over 35+ years of experience in similar construction, much of their key management has 30+ years of industry experience, and they have completed many other projects throughout Oakland County, including the City's 2025 Asphalt Road Program. Based on our previous experience, reference checks, and their qualifications, we would recommend award of this contract to Asphalt Specialists LLC in the amount of \$1,966,715.93, per the unit prices listed on the bid. The amount entered in the bid for Crew Days (\$110,940.00) are not included in the recommended award amount as these are not part of payments made to the Contractor, but these amounts are included in the total for determining the lowest bid.

#### **FUEL ISLAND CONSTRUCTION CONTRACT**

Oscar W Larson (OWL) has been the City's Class A/B Underground Storage Tank (UST) operator for years. As a Class A/B operator, they are responsible for all the federal and state environmental and legal regulations. In addition to these services, OWL also installs fuel islands. This construction contract falls under sourcewell contract #081524-

**Butler Road Improvements Design**

SYS with Syntech and will include a Syntech Fuelmaster pedestal that will allow only employees with fuel keys and ID badges that have been trained on safety protocols to operate the pumps and receive fuel. We have used cooperative bids throughout the years to purchase a variety of items that include vehicles, equipment, and road salt. The cooperative bids that are used most often are the State of Michigan MiDEAL, the Oakland County Cooperative, Sourcewell, and the Rochester Hills Consortium. These cooperative bids are based on larger volumes which result in lower prices, a high-quality contract, and meet the requirements of the Purchasing Ordinance. OWL’s cost is \$733,691.

**CONSTRUCTION ENGINEERING/OBSERVATION AND CONTRACT ADMINISTRATION SERVICES**

OHM Advisors serve as the City Engineer and provide engineering, observation, and contract administration for all of the City’s infrastructure capital projects. Their Scope of Services is attached as Exhibit 3. Total costs for the Civic Center Campus Improvement are \$97,900 shown per project below. Further, testing service performed by G2 is shown below per project and totals \$39,200.

**COSTS**

The total project costs including construction, engineering, and materials testing are estimated to be \$2,948,446.93 and reflected in the table below.

	ASI Construction Contract	OWL Construction Contract	CE/CA Services	Crew Days (Observation)	Testing Services	Total
Fuel Island	\$ 867,156.60	\$733,691	\$43,000	\$43,000	\$17,300	\$1,704,147.60
Community Ctr PL	\$ 336,795.80		\$16,800	\$17,200	\$6,700	\$ 377,495.80
Library PL	\$ 259,301.60		\$13,000	\$17,200	\$5,200	\$ 294,701.60
Seyburn Drive	\$ 326,824.93		\$20,640	\$20,640	\$6,500	\$ 370,264.93
Watermain Loop	\$ 176,637.00		\$12,900	\$12,900	\$3,500	\$ 201,837.00
<b>Total</b>	<b>\$1,966,715.93</b>	<b>\$733,961</b>	<b>\$97,900</b>	<b>\$110,940</b>	<b>\$39,200</b>	<b>\$2,948,446.93</b>

TIFA D Funded	\$1,463,254.00	\$733,961	\$64,360	\$77,400	\$35,700	\$2,376,345.00
TIF-D Reimburse GF	\$ 326,824.93		\$20,640	\$20,640	\$6,500	\$ 370,264.93

The Tax Increment Finance Authority (TIFA) will fund the fuel island construction and the rehabilitation of the parking lots at the community center and library from TIF D. TIF D will also reimburse the local streets fund for the reconstruction of the district’s portion of Seyburn Drive. The water department will fund the new water main from the Water/Sewer Fund. Please note that a portion of the fuel island additional expenses relate to the addition (during design) of aesthetic elements to match the architecture found within the city campus buildings, specifically the community center. With the current budget remaining for construction, the following budget amendments will be required:

Account #	Budget amendment
253-737-972.000	+ \$1,031,535.80
253-737-937.000	- \$ 473,802.60
253-737-995.203	- \$ 27,735.07
<b>Total Adjustment</b>	<b>+ \$ 529,998.13</b>

**STAFF RECOMMENDATION**

Staff recommend awarding construction contracts to Asphalt Specialists, LLC of Pontiac, MI and Oscar W Larson of Clarkston Michigan, Contract Administration and Construction Engineering to OHM Advisors, and Geotechnical

**Butler Road Improvements Design**

Services to G2 Consulting in the amount of \$2,948,446.93. Staff also recommend the following budget amendments: +\$1,031,535.80 to 253-737-972.000, -\$473,802.60 to 253-737-937.000, and -\$27,735.07 to 253-737-995.203 for a total amendment of +\$529,998.

**An appropriate motion is:**

**Move to award construction contracts to Asphalt Specialists, LLC of Pontiac, MI and Oscar W. Larson of Clarkston Michigan, Contract Administration and Construction Engineering to OHM Advisors, and Geotechnical Services to G2 Consulting in the amount of \$2,948,446.93. Also move to amend the 2026 TIFA-D budgets as indicated in the staff recommendation section of this memo totaling \$529,998.13.**

**EXHIBITS**

Exhibit 1 – Civic Campus Letter of Recommendation

Exhibit 2 – Bid Tab

Exhibit 3 – Civic Campus Break Down Memo

Exhibit 4 – OHM Scope of Construction Services

Exhibit 5 – OWL Civic Campus Fueling Station – Control Room Building and Canopy Quote



April 27, 2026

Stephen Baldante  
Director of Public Works  
CITY OF AUBURN HILLS  
1500 Brown Road  
Auburn Hills, MI 48326

RE: Civic Campus Improvements  
Letter of Recommendation

Dear Mr. Baldante:

On April 16<sup>th</sup>, 2026, at 10:00 am, a total of four bids were received for the above referenced project. The bidders were as follows:

Contractor	Total Bid
Asphalt Specialists LLC	\$2,077,655.93
M.L. Chartier Excavating, Inc.	\$2,107,323.80
Artisan Contracting of Michigan, LLC	\$2,117,096.79
Federal Paving	\$2,312,944.60

The project consists of site preparation, such as grading, utility installation, paving, and landscaping, for a new fuel island located at the end of Seyburn Drive adjacent to the Community Center. The project also involves reconstructing a portion of Seyburn Drive, rehabilitating the parking lots at both the Community Center and the Library, and installing approximately 600 linear feet of water main using open cut construction methods.

Asphalt Specialists LLC out of Pontiac, Michigan is the low bidder for this project. Their company has over 35+ years of experience in similar construction, much of their key management has 30+ years of industry experience, and they have completed many other projects throughout Oakland County, including the City's 2025 Asphalt Road Program. Based on our previous experience, reference checks, and their qualifications, **we would recommend award of this contract to Asphalt Specialists LLC in the amount of \$1,966,715.93, per the unit prices listed on the bid.** The amount entered in the bid for Crew Days (\$110,940.00) are not included in the recommended award amount as these are not part of payments made to the Contractor, but these amounts are included in the total for determining the lowest bid.

Digital files of this letter and a bid tabulation have been emailed to your office. If you have any questions or require additional information, please feel free to contact this office.

Sincerely,  
OHM Advisors

A handwritten signature in black ink that reads "Hannah Driesenga". The signature is written in a cursive style and is positioned above a horizontal line.

Hannah Driesenga, P.E.  
Client Representative

**OHM Advisors®**

2365 PONTIAC RD, SUITE 201  
AUBURN HILLS, MICHIGAN 48326

T 248.751.3100  
F 248.287.4201

[OHM-Advisors.com](http://OHM-Advisors.com)

**BID Tabulation for Bids Received on 4/16/2026**  
**CIVIC CAMPUS IMPROVEMENTS**  
**City of Auburn Hills, Oakland County, State of Michigan**  
**OHM Job Number: 0120-24-0410**

Asphalt Specialists LLC  
 1780 E. Highwood  
 Pontiac, MI 48340

Phone: 248-334-4570

M.L. Chartier Excavating, Inc.  
 9195 Marine City Highway  
 Fair Haven, MI 48023

Phone: 586-725-8373

Artisan Contracting of Michigan, LLC  
 2117 Enterprise Drive  
 Highland, MI 48357

Phone: 248-672-0983

Federal Paving  
 2260 Auburn Road  
 Auburn Hills, MI 48326

Phone: 248-338-3310

**Category 1 - Fuel Island**

Item	Description	Estimated Quantity	Asphalt Specialists LLC		M.L. Chartier Excavating, Inc.		Artisan Contracting of Michigan, LLC		Federal Paving	
			Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Mobilization, Max 10%	1.00 LSUM	\$ 90,000.00	\$ 90,000.00	\$ 85,101.00	\$ 85,101.00	\$ 84,000.00	\$ 84,000.00	\$ 65800.00	\$ 65800.00
2	Audio Video Route Survey	1.00 LSUM	\$ 775.00	\$ 775.00	\$ 585.00	\$ 585.00	\$ 1,050.00	\$ 1,050.00	\$ 1000.00	\$ 1000.00
3	Clearing	0.25 Acre	\$ 6,000.00	\$ 1,500.00	\$ 1.00	\$ 0.25	\$ 2,100.00	\$ 525.00	\$ 26500.00	\$ 6625.00
4	Stump, Rem, 19 inch to 36 inch	20.00 Ea	\$ 70.00	\$ 1,400.00	\$ 262.00	\$ 5,240.00	\$ 115.00	\$ 2,300.00	\$ 400.00	\$ 8000.00
5	Stump, Rem, 6 inch to 18 inch	45.00 Ea	\$ 125.00	\$ 5,625.00	\$ 189.00	\$ 8,505.00	\$ 115.00	\$ 5,175.00	\$ 350.00	\$ 15750.00
6	Sewer, Rem, Less than 24 inch	138.00 Ft	\$ 26.00	\$ 3,588.00	\$ 21.60	\$ 2,980.80	\$ 19.00	\$ 2,622.00	\$ 35.00	\$ 4830.00
7	Fence, Rem	55.00 Ft	\$ 12.50	\$ 687.50	\$ 13.00	\$ 715.00	\$ 18.00	\$ 990.00	\$ 25.00	\$ 1375.00
8	Sidewalk, Rem	10.00 Syd	\$ 23.00	\$ 230.00	\$ 22.80	\$ 228.00	\$ 18.00	\$ 180.00	\$ 75.00	\$ 750.00
9	Playground, Remove and Dispose	1.00 LSUM	\$ 6,000.00	\$ 6,000.00	\$ 7,733.00	\$ 7,733.00	\$ 5,000.00	\$ 5,000.00	\$ 11000.00	\$ 11000.00
10	Embankment, CIP	1050.00 Cyd	\$ 10.00	\$ 10,500.00	\$ 9.20	\$ 9,660.00	\$ 1.00	\$ 1,050.00	\$ 7.50	\$ 7875.00
11	Excavation, Earth	6296.00 Cyd	\$ 22.00	\$ 138,512.00	\$ 25.70	\$ 161,807.20	\$ 23.00	\$ 144,808.00	\$ 20.00	\$ 125920.00
12	Subgrade Undercutting, Type IV	801.00 Cyd	\$ 70.00	\$ 56,070.00	\$ 88.00	\$ 70,488.00	\$ 45.00	\$ 36,045.00	\$ 95.50	\$ 76495.50
13	Erosion Control, Silt Fence, OCWRC	215.00 Ft	\$ 2.00	\$ 430.00	\$ 5.30	\$ 1,139.50	\$ 2.00	\$ 430.00	\$ 4.00	\$ 860.00
14	Erosion Control, Inlet Protection, Fabric Drop, OCWRC	3.00 Ea	\$ 175.00	\$ 525.00	\$ 116.00	\$ 348.00	\$ 175.00	\$ 525.00	\$ 125.00	\$ 375.00
15	Project Cleanup	1.00 LSUM	\$ 5,000.00	\$ 5,000.00	\$ 850.00	\$ 850.00	\$ 2,000.00	\$ 2,000.00	\$ 6500.00	\$ 6500.00
16	Aggregate Base, 4 inch, Modified	39.00 Syd	\$ 23.00	\$ 897.00	\$ 30.30	\$ 1,181.70	\$ 18.00	\$ 702.00	\$ 17.00	\$ 663.00
17	Aggregate Base, 8 inch, Modified	2402.00 Syd	\$ 14.00	\$ 33,628.00	\$ 18.50	\$ 44,437.00	\$ 22.00	\$ 52,844.00	\$ 18.50	\$ 44437.00
18	Sewer, CI IV, 15 inch, Tr Det A	77.00 Ft	\$ 80.00	\$ 6,160.00	\$ 92.20	\$ 7,099.40	\$ 100.00	\$ 7,700.00	\$ 120.00	\$ 9240.00
19	Sewer, CI IV, 12 inch, Tr Det B	129.00 Ft	\$ 72.00	\$ 9,288.00	\$ 96.80	\$ 12,487.20	\$ 102.00	\$ 13,158.00	\$ 130.00	\$ 16770.00
20	Sewer, CI IV, 15 inch, Tr Det B	61.00 Ft	\$ 85.00	\$ 5,185.00	\$ 115.00	\$ 7,015.00	\$ 120.00	\$ 7,320.00	\$ 138.00	\$ 8418.00
21	Dr Structure Cover, Type B	2.00 Ea	\$ 950.00	\$ 1,900.00	\$ 617.00	\$ 1,234.00	\$ 1,585.00	\$ 3,170.00	\$ 815.00	\$ 1630.00
22	Dr Structure, 48 inch dia	1.00 Ea	\$ 4,100.00	\$ 4,100.00	\$ 4,672.00	\$ 4,672.00	\$ 3,800.00	\$ 3,800.00	\$ 4500.00	\$ 4500.00
23	Dr Structure, 60 inch dia	2.00 Ea	\$ 5,600.00	\$ 11,200.00	\$ 7,062.00	\$ 14,124.00	\$ 5,000.00	\$ 10,000.00	\$ 7600.00	\$ 15200.00
24	Dr Structure, Adj, Add Depth	3.00 Ft	\$ 265.00	\$ 795.00	\$ 165.00	\$ 495.00	\$ 528.00	\$ 1,584.00	\$ 455.00	\$ 1365.00
25	Dr Structure, 60 inch dia, Modified	1.00 Ea	\$ 6,420.00	\$ 6,420.00	\$ 7,454.00	\$ 7,454.00	\$ 8,250.00	\$ 8,250.00	\$ 7600.00	\$ 7600.00
26	Hydrodynamic Separator Structure	1.00 Ea	\$ 21,000.00	\$ 21,000.00	\$ 20,316.00	\$ 20,316.00	\$ 18,825.00	\$ 18,825.00	\$ 30250.00	\$ 30250.00
27	San Structure Cover, Adj	1.00 Ea	\$ 1,200.00	\$ 1,200.00	\$ 6,586.00	\$ 6,586.00	\$ 1,500.00	\$ 1,500.00	\$ 2300.00	\$ 2300.00
28	Stm Structure Cover, Adj	1.00 Ea	\$ 795.00	\$ 795.00	\$ 4,696.00	\$ 4,696.00	\$ 1,200.00	\$ 1,200.00	\$ 2300.00	\$ 2300.00
29	HMA, 3EML	509.00 Ton	\$ 120.00	\$ 61,080.00	\$ 125.00	\$ 63,625.00	\$ 129.00	\$ 65,661.00	\$ 132.75	\$ 67569.75
30	HMA, 4EML	582.00 Ton	\$ 125.00	\$ 72,750.00	\$ 129.00	\$ 75,078.00	\$ 131.00	\$ 76,242.00	\$ 134.75	\$ 78424.50
31	HMA, 5EML	218.00 Ton	\$ 135.00	\$ 29,430.00	\$ 132.00	\$ 28,776.00	\$ 133.00	\$ 28,994.00	\$ 138.75	\$ 30247.50
32	Vehicle Cleaning Vacuum	1.00 LSUM	\$ 15,000.00	\$ 15,000.00	\$ 2,719.00	\$ 2,719.00	\$ 4,200.00	\$ 4,200.00	\$ 7500.00	\$ 7500.00
33	Curb and Gutter, Conc, Det F4, Modified	744.00 Ft	\$ 26.00	\$ 19,344.00	\$ 38.50	\$ 28,644.00	\$ 37.50	\$ 27,900.00	\$ 39.50	\$ 29388.00
34	Sidewalk, Conc, 4 inch	349.00 Sft	\$ 10.00	\$ 3,490.00	\$ 8.70	\$ 3,036.30	\$ 7.30	\$ 2,547.70	\$ 7.75	\$ 2704.75
35	Fence, Temp	820.00 Ft	\$ 3.00	\$ 2,460.00	\$ 5.00	\$ 4,100.00	\$ 3.00	\$ 2,460.00	\$ 20.00	\$ 16400.00
36	Post, Steel, 3 pound	14.00 Ft	\$ 25.00	\$ 350.00	\$ 11.00	\$ 154.00	\$ 22.00	\$ 308.00	\$ 35.00	\$ 490.00
37	Sign, Type IIIA	3.00 Sft	\$ 50.00	\$ 150.00	\$ 27.00	\$ 81.00	\$ 100.00	\$ 300.00	\$ 65.00	\$ 195.00
38	Minor Traf Devices	1.00 LSUM	\$ 36,000.00	\$ 36,000.00	\$ 1,210.00	\$ 1,210.00	\$ 10,000.00	\$ 10,000.00	\$ 6000.00	\$ 6000.00
39	Traf Regulator Control	1.00 LSUM	\$ 5,000.00	\$ 5,000.00	\$ 650.00	\$ 650.00	\$ 6,000.00	\$ 6,000.00	\$ 2000.00	\$ 2000.00
40	Turf Establishment, Performance	250.00 Syd	\$ 22.00	\$ 5,500.00	\$ 8.80	\$ 2,200.00	\$ 8.75	\$ 2,187.50	\$ 15.75	\$ 3937.50
41	Abies Balsamea, 5' ht.	6.00 Ea	\$ 458.00	\$ 2,748.00	\$ 458.00	\$ 2,748.00	\$ 458.00	\$ 2,748.00	\$ 875.00	\$ 5250.00
42	Abies Concolor, 8' ht.	3.00 Ea	\$ 918.00	\$ 2,754.00	\$ 918.00	\$ 2,754.00	\$ 918.00	\$ 2,754.00	\$ 1150.00	\$ 3450.00
43	Amelanchier Canadensis, 2" cal.	2.00 Ea	\$ 320.00	\$ 640.00	\$ 320.00	\$ 640.00	\$ 320.00	\$ 640.00	\$ 965.00	\$ 1930.00
44	Cornus Racemosa, #3 Cont.	10.00 Ea	\$ 92.00	\$ 920.00	\$ 92.00	\$ 920.00	\$ 92.00	\$ 920.00	\$ 140.00	\$ 1400.00
45	Hamamelis x Intermedia 'Arnold Promise', 2" cal.	9.00 Ea	\$ 366.00	\$ 3,294.00	\$ 366.00	\$ 3,294.00	\$ 366.00	\$ 3,294.00	\$ 1050.00	\$ 9450.00
46	Liquidambar Styraciflua 'Slender Silhouette', 2.5" cal.	10.00 Ea	\$ 665.00	\$ 6,650.00	\$ 665.00	\$ 6,650.00	\$ 665.00	\$ 6,650.00	\$ 1225.00	\$ 12250.00
47	Picea Abies, 8' ht.	7.00 Ea	\$ 826.00	\$ 5,782.00	\$ 826.00	\$ 5,782.00	\$ 826.00	\$ 5,782.00	\$ 1125.00	\$ 7875.00
48	Picea Glauca Densata, 8' ht.	7.00 Ea	\$ 508.00	\$ 3,556.00	\$ 826.00	\$ 5,782.00	\$ 826.00	\$ 5,782.00	\$ 1165.00	\$ 8155.00
49	Pinus Resinosa, 8' ht.	3.00 Ea	\$ 458.00	\$ 1,374.00	\$ 805.00	\$ 2,415.00	\$ 805.00	\$ 2,415.00	\$ 1150.00	\$ 3450.00
50	Platanus x Acerifolia, 2.5" cal.	4.00 Ea	\$ 688.00	\$ 2,752.00	\$ 458.00	\$ 1,832.00	\$ 458.00	\$ 1,832.00	\$ 1050.00	\$ 4200.00
51	Pseudotsuga Menziesii, 8' ht.	5.00 Ea	\$ 481.00	\$ 2,405.00	\$ 688.00	\$ 3,440.00	\$ 688.00	\$ 3,440.00	\$ 1200.00	\$ 6000.00
52	Quercus Alba, 2" cal.	2.00 Ea	\$ 46.00	\$ 92.00	\$ 481.00	\$ 962.00	\$ 481.00	\$ 962.00	\$ 1025.00	\$ 2050.00
53	Rhus Aromatica, #3 Cont.	32.00 Ea	\$ 46.00	\$ 1,472.00	\$ 46.00	\$ 1,472.00	\$ 46.00	\$ 1,472.00	\$ 105.00	\$ 3360.00
54	Sassafras Albidum, 2" cal.	4.00 Ea	\$ 934.00	\$ 3,736.00	\$ 934.00	\$ 3,736.00	\$ 934.00	\$ 3,736.00	\$ 850.00	\$ 3400.00
55	Tilia Cordata, 2.5" cal.	3.00 Ea	\$ 642.00	\$ 1,926.00	\$ 642.00	\$ 1,926.00	\$ 642.00	\$ 1,926.00	\$ 1050.00	\$ 3150.00
56	Tsuga Canadensis, 8' ht.	3.00 Ea	\$ 943.00	\$ 2,829.00	\$ 943.00	\$ 2,829.00	\$ 943.00	\$ 2,829.00	\$ 1300.00	\$ 3900.00
57	Viburnum Acerifolium, #3 Cont.	37.00 Ea	\$ 72.00	\$ 2,664.00	\$ 72.00	\$ 2,664.00	\$ 72.00	\$ 2,664.00	\$ 125.00	\$ 4625.00



**BID Tabulation for Bids Received on 4/16/2026**  
**CIVIC CAMPUS IMPROVEMENTS**  
**City of Auburn Hills, Oakland County, State of Michigan**  
**OHM Job Number: 0120-24-0410**

Asphalt Specialists LLC  
 1780 E. Highwood  
 Pontiac, MI 48340

Phone: 248-334-4570

M.L. Chartier Excavating, Inc.  
 9195 Marine City Highway  
 Fair Haven, MI 48023

Phone: 586-725-8373

Artisan Contracting of Michigan, LLC  
 1217 Enterprise Drive  
 Highland, MI 48357

Phone: 248-672-0983

Federal Paving  
 2260 Auburn Road  
 Auburn Hills, MI 48326

Phone: 248-338-3310

**Subtotal Category 2 - Community Center Parking Lot (ITEMS 79-109 incl.):**

**\$ 353,995.80**

**\$ 383,905.30**

**\$ 387,934.00**

**\$ 357,215.95**

**Category 3 - Library Parking Lot**

Item	Description	Estimated		Unit		Unit		Unit		Unit	
		Quantity	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price
110	Mobilization, Max 10%	1.00	LSUM	\$ 25,000.00	\$ 25,000.00	\$ 30,581.00	\$ 30,581.00	\$ 30,900.00	\$ 30,900.00	\$ 10250.00	\$ 10250.00
111	Audio Video Route Survey	1.00	LSUM	\$ 775.00	\$ 775.00	\$ 585.00	\$ 585.00	\$ 2,050.00	\$ 2,050.00	\$ 1000.00	\$ 1000.00
112	Curb and Gutter, Rem	305.00	Ft	\$ 16.00	\$ 4,880.00	\$ 17.10	\$ 5,215.50	\$ 20.00	\$ 6,100.00	\$ 19.00	\$ 5795.00
113	Pavt, Rem, Modified	3481.00	Syd	\$ 4.00	\$ 13,924.00	\$ 7.00	\$ 24,367.00	\$ 8.00	\$ 27,848.00	\$ 4.60	\$ 16012.60
114	Subgrade Undercutting, Type IV	581.00	Cyd	\$ 70.00	\$ 40,670.00	\$ 88.00	\$ 51,128.00	\$ 70.00	\$ 40,670.00	\$ 95.60	\$ 55543.60
115	Erosion Control, Silt Fence, OCWRC	50.00	Ft	\$ 2.00	\$ 100.00	\$ 5.30	\$ 265.00	\$ 2.00	\$ 100.00	\$ 5.50	\$ 275.00
116	Erosion Control, Inlet Protection, Fabric Drop, OCWRC	7.00	Ea	\$ 175.00	\$ 1,225.00	\$ 116.00	\$ 812.00	\$ 175.00	\$ 1,225.00	\$ 125.00	\$ 875.00
117	Project Cleanup	1.00	LSUM	\$ 3,000.00	\$ 3,000.00	\$ 850.00	\$ 850.00	\$ 2,000.00	\$ 2,000.00	\$ 2500.00	\$ 2500.00
118	Aggregate Base, Conditioning	3481.00	Syd	\$ 0.60	\$ 2,088.60	\$ 1.40	\$ 4,873.40	\$ 2.00	\$ 6,962.00	\$ 1.35	\$ 4699.35
119	Aggregate Base, Modified	192.00	Ton	\$ 65.00	\$ 12,480.00	\$ 94.80	\$ 18,201.60	\$ 43.00	\$ 8,256.00	\$ 42.00	\$ 8064.00
120	Geogrid, Triaxial	697.00	Syd	\$ 10.00	\$ 6,970.00	\$ 5.40	\$ 3,763.80	\$ 5.00	\$ 3,485.00	\$ 9.75	\$ 6795.75
121	Dr Structure Cover, Type B	5.00	Ea	\$ 550.00	\$ 2,750.00	\$ 617.00	\$ 3,085.00	\$ 1,585.00	\$ 7,925.00	\$ 750.00	\$ 3750.00
122	San Structure Cover, Adj	1.00	Ea	\$ 2,500.00	\$ 2,500.00	\$ 2,450.00	\$ 2,450.00	\$ 1,550.00	\$ 1,550.00	\$ 2300.00	\$ 2300.00
123	Stm Structure Cover, Adj	4.00	Ea	\$ 2,500.00	\$ 10,000.00	\$ 2,028.00	\$ 8,112.00	\$ 1,200.00	\$ 4,800.00	\$ 2300.00	\$ 9200.00
124	HMA, 4EML	527.00	Ton	\$ 125.00	\$ 65,875.00	\$ 129.00	\$ 67,983.00	\$ 131.00	\$ 69,037.00	\$ 133.75	\$ 70486.25
125	HMA, 5EML	316.00	Ton	\$ 135.00	\$ 42,660.00	\$ 132.00	\$ 41,712.00	\$ 133.00	\$ 42,028.00	\$ 138.85	\$ 43876.60
126	Curb and Gutter, Conc, Det F4, Modified	305.00	Ft	\$ 26.00	\$ 7,930.00	\$ 46.20	\$ 14,091.00	\$ 38.00	\$ 11,590.00	\$ 39.50	\$ 12047.50
127	Pavt Mrkg, Polyurea, 4 inch, Yellow	1950.00	Ft	\$ 3.50	\$ 6,825.00	\$ 3.50	\$ 6,825.00	\$ 4.00	\$ 7,800.00	\$ 3.90	\$ 7605.00
128	Minor Traf Devices	1.00	LSUM	\$ 550.00	\$ 550.00	\$ 9,790.00	\$ 9,790.00	\$ 10,000.00	\$ 10,000.00	\$ 500.00	\$ 500.00
129	Traf Regulator Control	1.00	LSUM	\$ 750.00	\$ 750.00	\$ 6,375.00	\$ 6,375.00	\$ 10,000.00	\$ 10,000.00	\$ 1500.00	\$ 1500.00
130	Pavt Mrkg, Polyurea, 4 inch, Blue	306.00	Ft	\$ 4.00	\$ 1,224.00	\$ 4.00	\$ 1,224.00	\$ 5.00	\$ 1,530.00	\$ 4.50	\$ 1377.00
131	Pavt Mrkg, Accessible Symbol, Blue	5.00	Ea	\$ 85.00	\$ 425.00	\$ 85.00	\$ 425.00	\$ 100.00	\$ 500.00	\$ 95.00	\$ 475.00
132	Turf Establishment, Performance	150.00	Syd	\$ 22.00	\$ 3,300.00	\$ 8.80	\$ 1,320.00	\$ 8.75	\$ 1,312.50	\$ 16.00	\$ 2400.00
133	Sprinkler Line, Replace	100.00	Ft	\$ 6.50	\$ 650.00	\$ 6.50	\$ 650.00	\$ 10.00	\$ 1,000.00	\$ 14.50	\$ 1450.00
134	Sprinkler Head, Replace	5.00	Ea	\$ 150.00	\$ 750.00	\$ 150.00	\$ 750.00	\$ 105.00	\$ 525.00	\$ 110.00	\$ 550.00
135	Contractor Staking	1.00	LSUM	\$ 2,000.00	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00	\$ 4,750.00	\$ 4,750.00	\$ 500.00	\$ 500.00
136	Crew Days	\$860.00	Per Cday	20.00	\$ 17,200.00	10.00	\$ 8,600.00	8.00	\$ 6,880.00	21.00	\$ 18060.00

**Subtotal Category 3 - Library Parking Lot (ITEMS 110-136 incl.):**

**\$ 276,501.60**

**\$ 315,034.30**

**\$ 310,823.50**

**\$ 287,887.65**

**Category 4 - Seyburn Drive**

Item	Description	Estimated		Unit		Unit		Unit		Unit	
		Quantity	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price
137	Mobilization, Max 10%	1.00	LSUM	\$ 32,200.00	\$ 32,200.00	\$ 28,963.00	\$ 28,963.00	\$ 34,250.00	\$ 34,250.00	\$ 12050.00	\$ 12050.00
138	Audio Video Route Survey	1.00	LSUM	\$ 875.00	\$ 875.00	\$ 585.00	\$ 585.00	\$ 1,050.00	\$ 1,050.00	\$ 1000.00	\$ 1000.00
139	Curb and Gutter, Rem	235.00	Ft	\$ 16.00	\$ 3,760.00	\$ 14.80	\$ 3,478.00	\$ 20.00	\$ 4,700.00	\$ 15.00	\$ 3525.00
140	Pavt, Rem, Modified	1880.00	Syd	\$ 12.00	\$ 22,560.00	\$ 25.50	\$ 47,940.00	\$ 12.00	\$ 22,560.00	\$ 6.10	\$ 11468.00
141	Excavation, Earth	700.00	Cyd	\$ 35.00	\$ 24,500.00	\$ 0.10	\$ 70.00	\$ 26.00	\$ 18,200.00	\$ 17.00	\$ 11900.00
142	Subgrade Undercutting, Type IV	125.00	Cyd	\$ 70.00	\$ 8,750.00	\$ 88.00	\$ 11,000.00	\$ 95.00	\$ 11,875.00	\$ 95.75	\$ 11968.75
143	Machine Grading, Modified	4.50	Sta	\$ 350.00	\$ 1,575.00	\$ 0.10	\$ 0.45	\$ 4,500.00	\$ 20,250.00	\$ 4500.00	\$ 20250.00
144	Erosion Control, Silt Fence, OCWRC	350.00	Ft	\$ 2.00	\$ 700.00	\$ 5.30	\$ 1,855.00	\$ 2.00	\$ 700.00	\$ 4.00	\$ 1400.00
145	Erosion Control, Inlet Protection, Fabric Drop, OCWRC	5.00	Ea	\$ 175.00	\$ 875.00	\$ 116.00	\$ 580.00	\$ 175.00	\$ 875.00	\$ 125.00	\$ 625.00
146	Project Cleanup	1.00	LSUM	\$ 6,500.00	\$ 6,500.00	\$ 850.00	\$ 850.00	\$ 2,000.00	\$ 2,000.00	\$ 2500.00	\$ 2500.00
147	Aggregate Base, 8 inch, Modified	2143.00	Syd	\$ 14.00	\$ 30,002.00	\$ 19.90	\$ 42,645.70	\$ 23.00	\$ 49,289.00	\$ 18.50	\$ 39645.50
148	Maintenance Gravel, Modified	100.00	Ton	\$ 0.01	\$ 1.00	\$ 38.30	\$ 3,830.00	\$ 30.00	\$ 3,000.00	\$ 50.00	\$ 5000.00
149	Dr Structure Cover, Type B	6.00	Ea	\$ 550.00	\$ 3,300.00	\$ 617.00	\$ 3,702.00	\$ 1,585.00	\$ 9,510.00	\$ 800.00	\$ 4800.00
150	Dr Structure, Adj, Add Depth	2.00	Ft	\$ 600.00	\$ 1,200.00	\$ 165.00	\$ 330.00	\$ 528.00	\$ 1,056.00	\$ 450.00	\$ 900.00
151	San Structure Cover, Adj	1.00	Ea	\$ 3,500.00	\$ 3,500.00	\$ 2,297.00	\$ 2,297.00	\$ 1,550.00	\$ 1,550.00	\$ 900.00	\$ 900.00
152	Stm Structure Cover, Adj	5.00	Ea	\$ 2,500.00	\$ 12,500.00	\$ 1,874.00	\$ 9,370.00	\$ 1,200.00	\$ 6,000.00	\$ 800.00	\$ 4000.00
153	HMA, 3EML	413.00	Ton	\$ 120.00	\$ 49,560.00	\$ 125.00	\$ 51,625.00	\$ 129.00	\$ 53,277.00	\$ 132.75	\$ 54825.75
154	HMA, 4EML	472.00	Ton	\$ 125.00	\$ 59,000.00	\$ 129.00	\$ 60,888.00	\$ 131.00	\$ 61,832.00	\$ 134.75	\$ 63602.00
155	HMA, 5EML	177.00	Ton	\$ 135.00	\$ 23,895.00	\$ 132.00	\$ 23,364.00	\$ 133.00	\$ 23,541.00	\$ 138.75	\$ 24558.75

**BID Tabulation for Bids Received on 4/16/2026**  
**CIVIC CAMPUS IMPROVEMENTS**  
**City of Auburn Hills, Oakland County, State of Michigan**  
**OHM Job Number: 0120-24-0410**

Asphalt Specialists LLC  
 1780 E. Highwood  
 Pontiac, MI 48340

M.L. Chartier Excavating, Inc.  
 9195 Marine City Highway  
 Fair Haven, MI 48023

Artisan Contracting of Michigan, LLC  
 1217 Enterprise Drive  
 Highland, MI 48357

Federal Paving  
 2260 Auburn Road  
 Auburn Hills, MI 48326

Phone: 248-334-4570

Phone: 586-725-8373

Phone: 248-672-0983

Phone: 248-338-3310

156	Driveway Opening, Conc, Det M	393.00 Ft	\$ 0.01	\$ 3.93	\$ 29.00	\$ 11,397.00	\$ 62.00	\$ 24,366.00	\$ 32.00	\$ 12,576.00
157	Curb and Gutter, Conc, Det F4, Modified	263.00 Ft	\$ 36.00	\$ 9,468.00	\$ 41.10	\$ 10,809.30	\$ 38.00	\$ 9,994.00	\$ 40.50	\$ 10,651.50
158	Pavt Mrkg, Polyurea, 4 inch, Yellow	600.00 Ft	\$ 5.00	\$ 3,000.00	\$ 5.00	\$ 3,000.00	\$ 6.00	\$ 3,600.00	\$ 5.75	\$ 3,450.00
159	Minor Traf Devices	1.00 LSUM	\$ 20,500.00	\$ 20,500.00	\$ 3,148.00	\$ 3,148.00	\$ 4,000.00	\$ 4,000.00	\$ 1,000.00	\$ 1,000.00
160	Traf Regulator Control	1.00 LSUM	\$ 4,000.00	\$ 4,000.00	\$ 6,375.00	\$ 6,375.00	\$ 4,000.00	\$ 4,000.00	\$ 2,000.00	\$ 2,000.00
161	Turf Establishment, Performance	100.00 Syd	\$ 12.00	\$ 1,200.00	\$ 9.00	\$ 900.00	\$ 8.93	\$ 893.00	\$ 16.00	\$ 1,600.00
162	Sprinkler Line, Replace	100.00 Ft	\$ 6.50	\$ 650.00	\$ 6.50	\$ 650.00	\$ 10.00	\$ 1,000.00	\$ 14.50	\$ 1,450.00
163	Sprinkler Head, Replace	5.00 Ea	\$ 150.00	\$ 750.00	\$ 150.00	\$ 750.00	\$ 105.00	\$ 525.00	\$ 110.00	\$ 550.00
164	Contractor Staking	1.00 LSUM	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,750.00	\$ 3,750.00	\$ 2,000.00	\$ 2,000.00
165	Crew Days	\$860.00 Per Cday	24.00	\$ 20,640.00	10.00	\$ 8,600.00	10.00	\$ 8,600.00	33.00	\$ 28,380.00
<b>Subtotal Category 4 - Seyburn Drive (ITEMS 137-165 incl.):</b>			<b>\$ 347,464.93</b>		<b>\$ 342,002.45</b>		<b>\$ 386,243.00</b>		<b>\$ 338,576.25</b>	

**Category 5 - Seyburn Water Main**

Item	Description	Estimated Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
166	Mobilization, Max 10%	1.00 LSUM	\$ 18,000.00	\$ 18,000.00	\$ 13,829.00	\$ 13,829.00	\$ 18,000.00	\$ 18,000.00	\$ 14,800.00	\$ 14,800.00
167	Audio Video Route Survey	1.00 LSUM	\$ 1,125.00	\$ 1,125.00	\$ 585.00	\$ 585.00	\$ 1,050.00	\$ 1,050.00	\$ 1,000.00	\$ 1,000.00
168	Project Cleanup	1.00 LSUM	\$ 1,000.00	\$ 1,000.00	\$ 850.00	\$ 850.00	\$ 2,000.00	\$ 2,000.00	\$ 3,500.00	\$ 3,500.00
169	Minor Traf Devices	1.00 LSUM	\$ 25,000.00	\$ 25,000.00	\$ 5,075.00	\$ 5,075.00	\$ 4,000.00	\$ 4,000.00	\$ 1,000.00	\$ 1,000.00
170	Traf Regulator Control	1.00 LSUM	\$ 7,500.00	\$ 7,500.00	\$ 1,594.00	\$ 1,594.00	\$ 4,000.00	\$ 4,000.00	\$ 1,000.00	\$ 1,000.00
171	Turf Establishment, Performance	882.00 Syd	\$ 12.00	\$ 10,584.00	\$ 8.90	\$ 7,849.80	\$ 8.87	\$ 7,823.34	\$ 16.00	\$ 14,112.00
172	Water Main, DI, 8 inch, Open Cut	611.00 Ft	\$ 138.00	\$ 84,318.00	\$ 152.00	\$ 92,872.00	\$ 175.00	\$ 106,925.00	\$ 141.00	\$ 86,151.00
173	Connection to Existing Water Main	2.00 Ea	\$ 8,600.00	\$ 17,200.00	\$ 5,406.00	\$ 10,812.00	\$ 6,900.00	\$ 13,800.00	\$ 9,900.00	\$ 19,800.00
174	Fire Hydrant, AH	1.00 Ea	\$ 910.00	\$ 910.00	\$ 11,538.00	\$ 11,538.00	\$ 10,400.00	\$ 10,400.00	\$ 9,900.00	\$ 9,900.00
175	Gate Valve and Well, 8 inch, AH	1.00 Ea	\$ 9,000.00	\$ 9,000.00	\$ 11,340.00	\$ 11,340.00	\$ 8,850.00	\$ 8,850.00	\$ 9,850.00	\$ 9,850.00
176	Contractor Staking	1.00 LSUM	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,150.00	\$ 3,150.00	\$ 500.00	\$ 500.00
177	Crew Days	\$860.00 Per Cday	15.00	\$ 12,900.00	7.00	\$ 6,020.00	6.00	\$ 5,160.00	14.00	\$ 12,040.00
<b>Subtotal Category 5 - Seyburn Water Main (ITEMS 166-177 incl.):</b>			<b>\$ 189,537.00</b>		<b>\$ 165,364.80</b>		<b>\$ 185,158.34</b>		<b>\$ 173,653.00</b>	
<b>Subtotal Category 1 - Fuel Island:</b>			<b>\$ 910,156.60</b>		<b>\$ 901,016.95</b>		<b>\$ 846,937.95</b>		<b>\$ 1,155,611.75</b>	
<b>Subtotal Category 2 - Community Center Parking Lot:</b>			<b>\$ 353,995.80</b>		<b>\$ 383,905.30</b>		<b>\$ 387,934.00</b>		<b>\$ 357,215.95</b>	
<b>Subtotal Category 3 - Library Parking Lot:</b>			<b>\$ 276,501.60</b>		<b>\$ 315,034.30</b>		<b>\$ 310,823.50</b>		<b>\$ 287,887.65</b>	
<b>Subtotal Category 4 - Seyburn Drive:</b>			<b>\$ 347,464.93</b>		<b>\$ 342,002.45</b>		<b>\$ 386,243.00</b>		<b>\$ 338,576.25</b>	
<b>Subtotal Category 5 - Seyburn Water Main:</b>			<b>\$ 189,537.00</b>		<b>\$ 165,364.80</b>		<b>\$ 185,158.34</b>		<b>\$ 173,653.00</b>	
<b>TOTAL BID AMOUNT (CATEGORIES 1-5 INCL.):</b>			<b>\$ 2,077,655.93</b>		<b>\$ 2,107,323.80</b>		<b>\$ 2,117,096.79</b>		<b>\$ 2,312,944.60</b>	



# memorandum

**Date:** April 27, 2026

**To:** Stephen Baldante, Director of Public Works  
Jason Hefner, Manager of Fleet & Roads  
Jason Deman, Manager of Public Utilities

**cc:** Tim Juidici, OHM

**From:** Hannah Driesenga, OHM

**Re:** Civic Campus Improvements

As you are aware, bids were received for the Civic Campus Improvements project on April 16, 2026. The project is being funded via TIFA D and the Water Department. The following table summarizes the anticipated project cost breakdown:

	Construction Contract	CE/CA Services	Crew Days (Observation)	Testing Services	<b>Total</b>
Fuel Island	\$867,156.60	\$43,000	\$43,000	\$17,300	<b>\$970,456.60</b>
Community Center Parking Lot	\$336,795.80	\$16,800	\$17,200	\$6,700	<b>\$377,495.80</b>
Library Parking Lot	\$259,301.60	\$13,000	\$17,200	\$5,200	<b>\$294,701.60</b>
Seyburn Drive	\$326,824.93	\$16,300	\$20,640	\$6,500	<b>\$370,264.93</b>
Seyburn Water Main	\$176,637.00	\$8,800	\$12,900	\$3,500	<b>\$201,837.00</b>
<b>Project Total</b>	<b>\$1,966,715.93</b>	<b>\$97,900</b>	<b>\$110,940</b>	<b>\$39,200</b>	<b>\$2,214,755.93</b>

Feel free to contact me if you have any questions or need additional information regarding this project.



April 27, 2026

Mr. Stephen Baldante  
Director of Public Works  
City of Auburn Hills  
1500 Brown Road  
Auburn Hills, Michigan 48326

RE: **Civic Campus Improvements**  
Scope of Construction Services

Dear Mr. Baldante:

Outlined below is a Scope of Work for construction services to be provided by OHM Advisors for the above referenced project.

## **PROJECT UNDERSTANDING**

It is our understanding that the City of Auburn Hills plans to move forward with the construction phase of the Civic Campus Improvements project for which bids were received on Thursday, April 16<sup>th</sup>. The proposed project consists of site preparation, such as grading, utility installation, paving, and landscaping, for a new fuel island located at the end of Seyburn Drive adjacent to the Community Center. The project also involves reconstructing a portion of Seyburn Drive, rehabilitating the parking lots at both the Community Center and the Library, and installing approximately 600 linear feet of water main using open cut construction methods. This project is being funded via TIFA D and the Water Department for the corresponding portions of the project.

## **SCOPE OF SERVICE**

### **Construction Engineering / Observation**

Under this task the project team will observe the construction efforts on the project and assist with any necessary field changes to successfully complete the work. Specific work efforts include:

- ▶ Provide daily observation of the project when construction work is occurring to verify that materials, installation, and construction methods used are in conformance with the project plans and specifications as well as applicable standards. Full-time observation will be provided for all roadway and utility construction.
- ▶ Produce daily field reports to document construction activities and record quantities of contract pay items.
- ▶ Prepare and provide the Contractor with a list of required submittals and review shop drawings, construction schedules, materials certifications, and other submittals.
- ▶ Address Contractor's construction concerns and resolve conflicts with the executed contract specifications.
- ▶ Arrange and attend regularly scheduled progress meetings during the construction phase. It is anticipated that meetings will be held biweekly during the active construction period.
- ▶ Coordinate with the materials testing consultant on material related items.
- ▶ Coordinate with the City, property owners and other stakeholders in the construction area regarding access, traffic staging, schedule, and other pertinent items for the duration of the project.



- ▶ Coordinate with contractors under separate contracts with the City regarding items including, but not limited to, scheduling, access, protection of work, temporary surfaces, restoration limits, and sequencing of operations in areas of overlapping or adjacent work.
- ▶ Prepare and deliver record (As-Built) plans that include the constructed location of all installed underground utilities. Record plans will be delivered electronically in PDF format.

### **Contract Administration**

Under this task, the project team will complete services necessary to administer the contract. Specific work efforts include:

- ▶ Coordination with the Contractor and City to execute the contract documents.
- ▶ Arrange and attend one (1) pre-construction meeting prior to the start of the project.
- ▶ Provide two (2) signed copies of the contract documents to the City, one (1) to the Clerk's office and one (1) to the DPW.
- ▶ Review Contractor's progress on the project to ensure that the work is in compliance with the proposed schedule.
- ▶ Prepare monthly construction pay estimates and process contract change orders (if required).
- ▶ Request and review information from the Contractor to verify compliance with wage rates, Buy America, and other funding requirements.
- ▶ Review construction claims and coordinate claim resolution with Contractor and City.
- ▶ Request and collect Contractor's declaration, contractor's affidavit, waivers from major suppliers and subcontractors, release of surety, and release from other public agencies for which permits have been obtained under this contract.

### **Crew Days (Construction Observation)**

This project contract includes a line item for Crew Days in Contractor's bid. This item is for construction observation required for the Contractor's operations. OHM will provide daily observation of work under this Crew Day item. Full-time inspection will be provided for all construction operations as indicated in the contract specifications for Crew Days. The Contractor has included the Crew Day amount in their bid based on their anticipated schedule for the project.

### **SCHEDULE**

Based on the Council and Tax Increment Finance Authority (TIFA) meeting schedule, we anticipate that the award for the project would occur at the May 12<sup>th</sup> TIFA meeting. Construction on the project is anticipated to begin in June and be substantially completed by October of 2026.

### **COMPENSATION**

The construction engineering and contract administration outlined above will be performed on an hourly basis for the not-to-exceed amount of ninety-seven thousand nine hundred dollars (\$97,900.00). The construction observation as Crew Days will be performed on a per day basis for the amount of one hundred ten thousand, nine hundred forty dollars (\$110,940.00), which is based on the amount bid by the Contractor for this item. The City will be invoiced for services on a monthly basis. The estimated budget breakdown is as follows:



	Construction Engineering	Contract Administration	Crew Days (Observation)	<b>Total</b>
Fuel Island	\$22,500	\$20,500	\$43,000	<b>\$86,000</b>
Community Center Parking Lot	\$8,800	\$8,000	\$17,200	<b>\$34,000</b>
Library Parking Lot	\$6,800	\$6,200	\$17,200	<b>\$30,200</b>
Seyburn Drive	\$8,500	\$7,800	\$20,640	<b>\$36,940</b>
Seyburn Water Main	<u>\$4,600</u>	<u>\$4,200</u>	<u>\$12,900</u>	<u><b>\$21,700</b></u>
Total	\$51,200	\$46,700	\$110,940	<b>\$208,840</b>

Materials Testing Services (G2) \$39,200

**FURTHER CLARIFICATIONS AND ASSUMPTIONS**

The above-listed scope of services was prepared with the following assumptions:

- Materials testing services will be provided by G2 Consulting Group under a separate contract and are not included in this scope of services. The estimated amount for this service is indicated above.
- The City will be responsible for all permit fees.

Should you find this agreement acceptable, please execute both copies and return one copy to us for our files. We look forward to providing professional services on this project. If you have any questions, please contact us.

Sincerely,

**OHM ADVISORS**

Hannah Driesenga, P.E.  
Client Representative

cc: Jason Hefner, Manager of Fleet & Roads  
Jason Deman, Manager of Public Utilities  
Tim Juidici, OHM  
Jim Pontek, OHM  
File

**City of Auburn Hills  
Civic Campus Improvements  
Construction Services**

Accepted By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



CORPORATE OFFICE: 10100 DIXIE HIGHWAY, CLARKSTON, MI 48348  
PH: (248) 620-0070 · FAX: (248) 620-0072

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To: The City of Auburn Hills  
3350 E. Seyburn Dr  
Auburn Hills, MI 48326

Date: April 24, 2026

Attention: Jason Hefner

Email: [jhefner@auburnhills.org](mailto:jhefner@auburnhills.org)

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Special Notice: Due to recent volatility in the availability and market prices of fuels, raw materials, equipment, tooling, labor and other operating costs, OWL reserves the right to update and amend this quotation (including pricing and completion date) prior to entering into a definitive agreement and performing the services described herein.

Conditions: This proposal is open for 30 days from the date stated above. However, prices of components, equipment and raw materials may increase before the date such items are ordered. If so, such increases will be added to the quoted cost. THE OSCAR W. LARSON COMPANY will itemize such costs upon receipt of signed proposal. If such cost increases are unacceptable to the customer, the customer may elect to cancel order under terms of the Master Service Agreement. This proposal and the Master Service Agreement constitute the full and complete agreement of the parties, and any inconsistent terms stated in any acceptance, invoice, purchase order, or any document whatsoever are ineffective. This provision conforms to the requirements of RC 1302.10(B)(1). Contract documents incorporated by references as though fully stated herein.

Special Terms 25% upon acceptance of proposal, 25% on commencement, balance prior to start-up (or) upon completion of proposal. (Based on Approved Credit).

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**SUBJECT: Civic Campus Fueling Station- Control Room Building and Canopy Quote  
3350 E. Seyburn Drive  
Auburn Hills MI, 48326**

**This proposal is based on Architectural drawings by L+A Architects projects #25022 and #25022-01 dated 4/1/26 as listed on the Title Sheet T0-00 listed and civil drawings by OHM project #120-24-0410 as listed on the cover page dated 3/26/26.**

#### **A) GENERAL CONDITIONS**

1. Supervision/management throughout project.
2. Portable toilet.
3. Site barricades for fueling station only as required.
4. Roll off boxes (Dumpsters) for construction debris disposal.
5. Provide \$5,000 allowance for surveying/layout.
6. Provide \$2,000 allowance for soils compaction testing for foundations. Soils are considered suitable unless testing determines otherwise.
7. Provide \$2,000 allowance for building permits.

#### **B) SITE**

1. **Earthwork/Grading**
  - a. Supply and install 8" 21AA limestone for 9" concrete paving per plans.
2. **Site Concrete**
  - a. Supply and install 1,981 sf of 9" unreinforced concrete for new tank and island pad per plans.
  - b. Supply and install 90 sf of 6" concrete raised fuel island per plan.

**C) BUILDING/CANOPY**

1. **Concrete/Foundations**

- a. Install 12" x42" trench foundation and (1) mass stoop for control building per plan.
- b. Install (2) 8' x 8' x 2' spread foundations for fuel canopy per plans.
- a. Install 83sf of reinforced 4" building floor concrete with and perimeter insulation per plans.

2. **Masonry**

- a. Supply and install brick veneer wainscot on building and two canopy columns with flashing per plans.

1. **Structural Framing**

- a. Supply and install all structural steel for canopy per prints. Includes anchor bolts. Shop drawings to be signed off by architect/engineer before production.

2. **Carpentry**

- a. Rough framing of new control room building per prints.
- b. Rough framing for fuel canopy with trusses per prints.
- c. Supply and install all Hardie siding and trims per plans.
- d. Supply and install all insulation in control room walls per plans.
- e. Supply and install Hardie backer cement board on all interior walls and ceilings of control room in place of OSB as shown on the plans.

3. **Door/Frame**

- a. Install (1) Exterior Galvanized hollow metal man doors with welded galvanized frames with electric strike, full mortise hinges and heavy-duty closers with hold open arms. Submittals to be reviewed and approved by customer before the order is placed. (There is a 6–8-week lead time on materials from approval date.)

4. **Roofing/Canopy Decking**

- a. Supply and install (25) white galvalume canopy deck panels with all necessary trims per plans.
- b. Supply ice and water shield on roof deck of control building and canopy with rip edge.
- c. Supply and install GAF charcoal blend roof shingles
- d. Supply and install all ridge vents per plans.

5. **HVAC**

- a. Supply and install ceiling hung unit heater per plans.
- b. Supply and install wall mount fan and duct with curb per plans.
- c. Supply and install motorized louver per plans.

6. **Painting**

- a. Paint interior, walls, doors and frames per room finish schedule.
- b. Paint exterior man door/frame per plans.
- c. Paint all unfinished canopy details as required.



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7. **Tank Excavation and Fueling Equipment Installation**
  - a. Install (1) 10,000 double wall fiberglass tank (customer supplied)
  - b. Install (4) 18-inch manholes
  - c. Install (2) 42-inch sump manholes with caps and rings
  - d. Pipe double wall fiber glass product lines from tank sumps to fuel island
  - e. Install (1) 2hp variable length submersible motor
  - f. Install (2) STP Leak Detectors for UNL and Diesel
  - g. Install (2) phase control boxes
  - h. Install single phase smart control
  - i. Run Product line fuel vents
  - j. Set (1) Ovation Fiberglass dispenser sump
  - k. Install (2) pressure vents
  - l. Install (1) stainless steel 4x10x13 (6 inch) radius fuel island
  - m. Install (6) 6'x84" bollards
  - n. Provide (1) Wayne Dual Sided two product UNL and Diesel fuel dispenser
  - o. Install (2) High Hose Retrievers with hose bun and straps
  - p. Install all hanging hardware hoses, nozzles, break aways
  - q. Install (1) new TLS 4 tank monitor with probes and sensors
  - r. Install (1) new Fuel Master Fuel Management System
  
8. **Electrical**
  - a. Pipe and wire for (1) dual product dispenser
  - b. Pipe and wire for (1) tank (2) motors
  - c. Pipe and wire for ATG
  - d. Pipe and wire for canopy
  - e. Pipe and wire for FMU connected to dispenser only
  - f. Supply (4) LED canopy fixtures (installed by canopy contractor)
  - g. Supply and install (1) strip fixture in building
  - h. Pipe and wire for DEF in building (DEF unit to be supplied by customer)
  - i. Pipe and wire for (1) heater in building
  - j. Pipe and wire for EF-1 in building
  - k. Supply and install (1) exterior light fixture
  - l. Provide e-stop and controls
  - m. Provide power to vac pump
  - n. Mount and wire ATG and pump controls
  - o. Perform all terminations and test



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**TOTAL ITEMS A-C..... \$733,691.00**

**D) EXCLUSIONS/CLARIFICATIONS**

- Estimated tank delivery date is July 20<sup>th</sup> pending any schedule changes.
- All permit costs, other than \$2,000 allowance as specified. (Trade permits are included in costs above.)
- Excludes providing all-weather road access for safe truck access to and from the fueling worksite.
- Shoring Equipment.
- All contaminated soils liquids removal/disposal costs and fees are excluded
- Environmental sampling/testing.
- Soil erosion and monitoring. (Assumed to be handled by the prime site contractor.)
- All other sites cost other than covered in the scope of work above.
- Price excludes costs of any other conflicting project information not specifically mentioned or clearly shown or identified on the drawings or specified in above written scope of work. This contract document and scope of work take precedence over all other project information.
- Delays and costs due to excessive weather conditions. (Winter and excessive rain conditions.)
- Liability and responsibility for all work completed by owner supplied contractors, including any delays or costs incurred by these contractors. This includes responsibility for reviews and coordination of these contractor's safety programs and shall not create any responsibility to enforce or determine the adequacy of such programs.

**ACCEPTANCE:** This Proposal, when accepted by the purchaser, and approved by a Corporate Officer of the Oscar W. Larson Company, will constitute a contract between us, subject to all terms and conditions contained in the Master Services Agreement. It is expressly agreed that there are no promises, agreements, or understanding, oral or written, not specified in this proposal and the Master Services Agreement.

\_\_\_\_\_  
Company Name  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

  
**Shawn Adamski- Project Manager** 4/24/26

<b>The Oscar W. Larson Company</b>	
By:	_____
Its:	<b>Charles A. Burns, President</b>
Date:	_____

## MASTER SERVICES AGREEMENT

This Master Services Agreement ("Agreement") is made and entered into this 24th day of April 20 26 by and between The Oscar W. Larson Company with an address at 10100 Dixie Hwy., Clarkston, Michigan 48348 and City of Auburn Hills, with an address at 3350 Seyburn Dr, Auburn Hills MI 48326, (hereinafter referred to as "Client") (hereinafter collectively referred to as the parties").

In consideration of the covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed between the parties as follows:

1. Services. The specific professional services ("Services") to be performed by the Oscar W. Larson Company on behalf of Client shall be described and authorized from time to time by a fully executed and approved proposal or work order in substantially the form attached to this Agreement as Exhibit A ("Proposal"). Each Proposal shall constitute a separate and individual undertaking and shall define an individual project. All Services authorized by Proposals referencing this Agreement shall be subject to the terms of this Agreement except as otherwise modified in writing by mutual consent of the Parties.

2. Inconsistent Terms And Forms. It is mutually agreed that all terms, conditions, and provisions, of any nature whatsoever, contained within Client's acceptance, purchase order or other communications, except the description and specification of goods ordered, quality, price, invoice number, shipping instructions and tax exemption certificate, shall be ineffective. Any acknowledgment of or acquiescence to any such terms, conditions, and provisions, of any nature whatsoever, by the Oscar W. Larson Company shall not in any way be construed as an acceptance or approval of such terms.

3. Estimate of Costs. Any estimates or opinions made by the Oscar W. Larson Company of costs in Proposals are made on the basis of the Oscar W. Larson Company's judgment as an experienced and qualified contractor. However, Client acknowledges and agrees that the Oscar W. Larson Company cannot and does not guarantee that total costs will not vary from opinions of probable cost prepared by the Oscar W. Larson Company. Subject to the exceptions stated herein, if during the course of performing Services outlined in an approved Proposal, the Oscar W. Larson Company reasonably determines that either the scope of the Services, the cost of Services, or the cost of goods and component parts have increased beyond what is commercially reasonable under the circumstances, or have changed due to unknown or undisclosed conditions, the Oscar W. Larson Company shall so notify the Client and provide the Client with a new Proposal for approval. Until the Client is so notified and approves the Proposal, the Oscar W. Larson Company shall have the right to suspend the performance of the Services at issue and continue to perform any and all other Services not affected by the proposed changes. If the Client does not approve the scope of Services change and charges, either party shall have the right to terminate this Agreement upon five (5) days advance written notice, at which time all outstanding invoices for Services provided to Client shall become due and payable.

4. Billing and Payment. Unless provided for in a separate financing agreement, or under Special Terms in the Proposal, Client will be invoiced monthly for work performed during such month pursuant to approved Proposals. Client is responsible for payment of the Oscar W. Larson Company's invoices within thirty (30) days of the invoice date. Client further agrees to pay a time price differential on all amounts invoiced and not paid or objected to for valid cause within the thirty (30) day period at the rate of one and one half percent (1.5%) of the outstanding balance compounded monthly until paid in full. In addition, Client shall be liable to the Oscar W. Larson Company for all costs incurred by the Oscar W. Larson Company in efforts to collect overdue payments from Client, including actual attorney fees and court costs. A surcharge of 3% of the invoice total will be added for payments made with a credit card.

5. Security Interest and Construction Liens. Until the Oscar W. Larson Company is paid in full for all of the Services rendered pursuant to this Agreement, Client grants to the Oscar W. Larson Company a purchase money security interest in all equipment, merchandise, or fixtures sold, delivered or installed pursuant to this Agreement or any Proposal under this agreement. Client agrees to execute all documents necessary to perfect said security interest. In advance of the commencement of the Services, Client agrees to prepare, record and provide to the Oscar W. Larson Company a notice of commencement, as that term is defined in the Michigan Construction Lien Act, MCL 570.1101 *et seq.*, for the project site. If a claim of construction lien is filed by the Oscar W. Larson Company, Client understands and authorizes the Oscar W. Larson Company to add a time-price differential of 18% on the Services to the lien amount.

6. Limitation on Scope of Service. Client agrees that unless expressly provided for in an approved Proposal, the Oscar W. Larson Company has had no role in generating, treating, storing, transporting, disposing or arranging for disposal of hazardous or toxic substances, pollutants, waste or contaminants (hereinafter "Waste Materials") as such terms are defined by the Comprehensive Environmental Response, Compensation and Liability Act, being 42 USC 9601 *et seq.*, and/or Parts 111, 201, 211, and 213 of the Natural Resources and Environmental Protection Act, being MCL 324.11101, *et seq.*, MCL 324.20101 *et seq.*, MCL 324.21101 *et seq.*, and MCL 324.21301 *et seq.*, which may be present at the project site and the Oscar W. Larson Company has not benefited from the processes that produced such Waste Materials. Client agrees that unless expressly provided for in a Proposal pursuant to this Agreement it has selected any treatment storage or disposal facility to which waste materials may be removed under this Agreement or any Proposal under this Agreement and that the Oscar W. Larson Company has not arranged for or contracted for such selection. Any Waste Materials encountered by or associated with Services provided by the Oscar W. Larson Company on the project site shall at no time be or become the property of the Oscar W. Larson Company. In addition, Client expressly agrees that the Oscar W. Larson Company is not an "operator", as defined by CERCLA and/or Parts 201, 211 and 213 of NREPA, of the project site or facility where the Oscar W. Larson Company is performing the Services. Client agrees that the Oscar W. Larson Company is a Response Activity Contractor and that this Agreement and any Proposals pursuant to this Agreement are Response Activity Contracts as these terms are defined by MCL 324.20128(5)(a).

7. Site Access and Control. Client grants a right of entry to the project site to the Oscar W. Larson Company, its employees, agents and subcontractors to perform the Services. If Client does not own the project site, Client warrants and represents to the Oscar W. Larson Company that Client has the authority and permission of the owner and occupant of the project site to grant this right of entry. If, as a requirement of performing the Services, the Oscar W. Larson Company or its subcontractors damage or alter property owned by a third party, Client agrees to pay the cost of restoring the property to its condition prior to the performance of the Services. By execution of this Agreement, Client acknowledges that it is now and shall remain in control of the project site at all times.

8. Indemnification. Client shall indemnify and hold harmless and defend the Oscar W. Larson Company and its shareholders, directors, officers, employees and agents from and against any and all losses, damages, claims, liabilities, costs and incidental expenses, including actual attorneys fees, which any or all of them may incur, be responsible for, or pay out as a result of bodily injury (including death) to any person, damage (including loss of use) to any property, contamination or adverse effects on the environment arising out of or which are connected with: (1) a release of Waste Materials not due to the negligent omission, conduct, and/or willful misconduct of the Oscar W. Larson Company; (2) any negligent omission, conduct, and/or willful misconduct of Client or Client's employees, agents, or subcontractors; or (3) Client's breach of this Agreement.

Where goods or equipment are manufactured on behalf of Client by or at the direction of the Oscar W. Larson Company in accordance with Client's designs, blueprints, drawings, samples or specifications, Client shall indemnify, hold harmless and defend the Oscar W. Larson Company and its shareholders, directors, officers, employees and agents from and against any and all losses, damages, claims, liabilities, costs and incidental expenses, including actual attorneys fees, which any or all of them may incur, be responsible for, or pay out as a result of or arising out of claims of patent, trademark, or service mark infringement resulting from the manufacture, use or sale of such goods or equipment.

9. Liability for Conduct of Subcontractors. The Oscar W. Larson Company shall hold harmless and defend the Client, its shareholders, directors, officers, employees and agents from and against any and all losses, resulting from bodily injury, property damage or environmental damage caused by pollution conditions, as defined by the Oscar W. Larson Company's Pollution Liability Insurance Policy, arising from operations as listed on the "Operations Addendum" of such policy, performed by subcontractors of the Oscar W. Larson Company or their respective employees, agents servants and representatives.

10. Limitation of Liability. The Oscar W. Larson Company shall not be responsible for any special, incidental, indirect or consequential damages for any claim arising out of this Agreement, the Services contemplated under this agreement, or any Proposal pursuant to this Agreement, including loss incurred by Client as a result of the Oscar W. Larson Company's nonperformance of the Services. Any claim of any nature whatsoever shall be deemed waived unless made by Client in writing and received by the Oscar W. Larson Company within one year after completion of the Services with respect to which the claim is made.

11. Risk of Loss. The Oscar W. Larson Company shall not be responsible for loss or damage to equipment or merchandise while in transit on any carrier not owned by the Oscar W Larson Company. Delivery dates are subject to availability of equipment or merchandise at the time specified for delivery. The Oscar W. Larson Company shall have no liability of any nature whatsoever for delays caused by unavailability of equipment or merchandise caused by strikes, fire, riots, acts of god, or any other event of any nature whatsoever that is beyond the reasonable control of the Oscar W. Larson Company.

12. Disclaimer of Warranties. Unless provided for in an approved Proposal, and other than those provided by the manufacturers of materials furnished in connection with the Services, there are no warranties, either express or implied, which are not expressly contained within this Agreement. Particularly, there are **NO WARRANTIES OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE** regarding any of the Services, goods, or equipment sold pursuant to this Agreement.

13. Utilities and subterranean Structures. Client shall be responsible for the proper identification of all utility lines and subterranean structures and conditions, including, but not limited to, drinking wells, junk fill, rock, rock-like strata, old foundations, frost, water pipes, drains, and sewer lines within the property lines of the project site and which are not identified by "Miss Dig" Utility Marking Services. If such conditions are encountered during performance of the Services, Client agrees to bear the cost of additional excavation, disposal, and appropriate fill material on a time and materials basis. Client agrees to waive any claim against the Oscar W. Larson Company and to defend, indemnify and hold the Oscar W. Larson Company harmless from any and all claims, damages, losses, liabilities and expenses, including actual attorneys fees, arising out of or resulting from any damage to utilities or subterranean structures caused by the Oscar W. Larson Company or its subcontractors that were not correctly identified by "Miss Dig" and/or Client within the property lines of the project site.

14. Weather Conditions. Client acknowledges that weather conditions may affect both the cost and completion date of the Services, and Client agrees to bear any costs incurred by the Oscar W. Larson Company caused by any such delay on a time and materials basis. Client further acknowledges that new concrete may be adversely impacted by cold weather, and there are not warranties whatsoever, express or implied, regarding concrete that is laid during cold or winter weather.

15. Underground Storage Tank Removals and Installations. Client agrees that all underground storage tanks to be removed shall be emptied by Client unless provided for in an approved Proposal; otherwise, residual liquid, sludge and inert materials will be placed in storage containers by the Oscar W. Larson Company or its subcontractors and left on the project site for Client's disposal. Client agrees to bear the cost of such removal and storage containers on a time and materials basis.

16. Soil Removal and Disposal. All disposal cost estimates and invoices for contaminated soil removal and disposal shall be based on "loose", trucked yardage not "tight". in-place yardage and determined by landfill manifests. Client agrees that it will bear the cost of any characterization testing required for landfill approval.

17. Site Assessment and Closure Sampling. Client acknowledges that Site Assessment and Closure Sampling cost estimates assume that there has been no “release” at the project site and that if a “release” is encountered or if there are indicia that the project site is a “facility”, as those terms are defined in parts 201, 211, and 213 of NREPA, there will be additional costs for sampling, excavation and soil disposal. Unless otherwise specified in a Proposal signed by the Client, the Client agrees to bear such increased costs on a cost plus 15% basis.

18. Environmental Consultant. If there has been a “release” or if there are indicia that the project site is a “facility”, as those terms are defined in parts 201, 211, and 213 of NREPA, the Client may retain a consulting firm qualified pursuant to MCL 324.21542; otherwise, the Client agrees to bear the cost plus 15% of the Services of such an environmental consultant retained as a subcontractor of the Oscar W. Larson Company.

19. Regulatory Reporting. The Client acknowledges and agrees that preparation and filing of all UST registration forms, notices of UST removal, amended registration forms, and release reports as may be required by parts 201, 211, and 213 of NREPA, the rules promulgated thereunder, or any other reporting required by any other state or federal law, rule or regulation is solely the responsibility of Client, and, unless otherwise provided for in an approved Proposal, the Oscar W. Larson Company shall have no obligation whatsoever to assure or effect compliance with any such reporting requirement.

20. Termination. If Client fails to make payments to the Oscar W. Larson Company for the Services, the Oscar W. Larson Company may, upon fourteen days written notice to Client, suspend performance of Services under this Agreement. In the event of suspension of Services, the Oscar W. Larson Company shall have no liability to Client for delays and/or damages incurred by Client because of such suspension of Services.

21. Legal Proceedings. Client shall be responsible for and pay the Oscar W. Larson Company at its prevailing rates for all time spent by the Oscar W. Larson Company employees in connection with any court, administrative or other legal proceedings with a third party, arising from or relating to the Services provided under this Agreement.

22. Independent Contractor. The Oscar W. Larson Company shall have the role of an independent contractor, not that of an agent or employee of Client. The Oscar W. Larson Company shall be solely responsible for the compensation, benefits, contributions and taxes, if any, of its employees and agents.

23. Assignment. This Agreement shall not be assigned or transferred by Client or the Oscar W. Larson Company without the prior written consent of the other party, and if either party assigns or transfers this Agreement, the other party shall have the option to terminate this Agreement without any liability to either party, provided, however, that the Oscar W. Larson Company shall be entitled to payment for Services performed and costs advanced prior to such termination.

24. Miscellaneous. This Agreement shall be binding upon and inure to the benefit of each of the Parties, their respective heirs, legal representatives, successors and assigns. The Parties agree that this Agreement was mutually drafted and that no presumption relating to authorship shall be drawn when construing this Agreement. The captions in this Agreement are for reference purposes and are of no substantive force whatsoever. The laws of the State of Michigan shall govern the validity, performance and enforcement of the Agreement. With the exception of the documents expressly incorporated by reference herein, this Agreement contains the entire Agreement between the Parties and supersedes and annuls all other agreements, contracts, promises or representations, whether written or oral, between the Parties. No subsequent agreements, contracts, promises or representations shall be binding or effective between the Parties, unless set forth in writing and signed by the Parties. A forbearance or failure or delay by either of the Parties to exercise any right, power or remedy provided in this Agreement shall not be deemed to be a waiver of such rights, power or remedy.

25. Authority to Execute. Both Parties signing this Agreement represent and warrant that their execution, delivery and performance of this Agreement has been duly authorized by all necessary corporate and other action, and is valid and binding upon such Parties.

26. Other Documents. Each of the Parties agrees that they shall, from time to time, upon the reasonable request of the other party, execute and deliver such additional documents and take other actions as may be reasonably required to effectively carry out the terms of this Agreement.

The Parties below have read and understand this Agreement and have executed this Agreement by their duly authorized agents as of the day and year first above written.

**THE OSCAR W. LARSON COMPANY**

\_\_\_\_\_  
**COMPANY / CLIENT NAME**

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Printed Name*

\_\_\_\_\_  
*Printed Name*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Date*