

MEMO

Date: May 6, 2022

To: Alpena County Board of Commissioners

From: Marty Thomson

Re: Sunken Lake County Bathhouse Addition

Commissioners:

As a commissioner voluntarily handling the general construction of the Addition to the Bathhouse addition to the restrooms at Sunken Lake County Park, I failed to completely follow the County Board of Commissioner Policy regarding bidding out the project. My explanation as to why is not meant to an excuse for why policy was not followed, I take full responsibility.

The project is mostly funded by 2021 and 2022 grants by Youth and Rec Grants. What is not funded by Youth and Rec will be the responsibility of the County Parks and will come out of their budget. All attempts to get this project started earlier in 2021 failed and so the project got jammed up into late fall to get the 2021 grant dollars used up. We could not get the architectural drawings in a timely manner but with the cooperation of the Presque Isle County Building Official we were able to pull a permit to get started. By this time of the year the contractors were so busy that we had a difficult time finding anyone to give us a quote. We were able to get two masonry contractors to give us bids and those went thru the normal sealed bid process.

By self-performing a bunch of the work, we were able to complete the first phase for less than half of our original grant quote from a contractor (<\$25k vs. >\$55k). Realizing that if we moved quickly, we should be able to put a roof on the addition and order enough plumbing supplies and exterior metal doors to use up the balance of the 2021 grant. At this point of the project, I did get two quotes for the plumbing and the carpentry work. I should have taken those through the bid process per policy, but I did not.

We did not perform enough work from either of those bids to trigger the \$5,000 minimum in 2021 to complete that phase of the grant. However, we continued into the current 2022 grant cycle using those same contractors and the Treasurer's office needs Commissioner approval to pay for some of the work performed and billed by these contractors to date with more work performed but not yet billed to the County.

Because contractors were so busy, I put together the format of the work that we needed completed and they just had to fill in a dollar amount.

With this MEMO, I am asking that the quotes from Justin Karsten Construction, \$22,000, and Ed Perrault Plumbing, \$22,528.99 be approved.

Payment for this work should come from 760 Parks General, account 208-760-969.000.

Thank you.

Quote

From: Justin Karsten Construction
315 W Bosley St
Alpena MI 49707
(989)766-0405

To: Sunken Lake Park
10300 Leer Rd.
Posen MI, 49776

October 10, 2021

This Quote is for Justin Karsten Construction to furnish Labor for construction of Bathroom consisting of:

- Tear of existing eave, strip and shingle lake side of existing bathroom
- Set sell seal and sill plate, prep for trusses
- Set trusses and install jack rafters, brace trusses
- Set laminated beams for porch and set porch trusses
- Sheet roof, apply underlayment, shingle roof install ridge cap
- Frame gable end walls and sheet, frame upper stud wall in bathroom
- Install Soffit and fascia of total bathroom
- Install Gable end siding provided by Sunken Lake Park
- Install T&G soffit under porch over hang
- Install T&G on ceiling in 4 Bathroom stalls

Total Cost of Labor to complete above Proposed work \$22,000.00

Terms: invoices to be made by work preformed during stages of progress

Justin Karsten Construction will complete job in a professional manner, job site will be clean and free of abnormal construction hazards. This proposal once agreed upon must be signed by Justin Karsten and owner.

Thank You for the call. If you have any questions please don't hesitate to call.

Justin Karsten
Licensed and Insured
License #2101197595
j_karsten21@hotmail.com

Quote

From: Jesse Fenstermaker Construction
491 S. Seventh Street
Rogers City, MI 49779
(231)622-1704

To: Sunken Lake Park
10300 Leer Rd
Posen, MI, 49776

October 12, 2021

This Quote is for Jesse Fenstermaker Construction to furnish Labor in the construction of Bathrooms described herein:

1. Tearoff of eave, stripping and re-shingling lake side of existing bathroom roof.
2. Install new Sill Seal and Sill Plate, prepare for trusses.
3. Set and brace trusses, installing Jack Rafters as needed.
4. Installing laminated beams for porch, and set porch trusses.
5. Sheet roof, apply underlayment, drip edge, shingles, and install ridge cap.
6. Frame and sheet gable ends, and frame upper stud wall in bathroom.
7. Install Soffit and Fascia around perimeter of bathroom.
8. Install Gable end siding provided by Sunken Lake Park
9. Install Tongue and Groove soffit under porch overhang, as well as ceiling in four bathroom stalls.

Total Cost of Labor to complete above Proposed work estimated at \$26,500

Terms: invoices to be issued based on completion of agreed upon stages of progress.

Jesse Fenstermaker Construction will complete this job in a timely, and professional manner. The worksite will be kept clean and free of abnormal construction hazards. This proposal, once agreed upon must be signed by Jesse Fenstermaker, and by the property owner.

Thank You for your consideration. We look forward to serving you!

Jesse Lee Fenstermaker
License # 242100780
jlfenste@hotmail.com

Ed Perrault Plumbing

Master Plumber
(989) 733-0075

No 204

6765 E. County Rd. 638 Hwy., Posen MI 49776

Contractors Invoice

TO:		WORK PERFORMED AT:
Alpena County 720 W. Chisholm St Suite 7 Alpena, MI 49707		Sunken Lake Park 10300 S. Leer Road Posen, MI 49776
DATE	YOUR WORK ORDER NO.	OUR BID NO.
9-1-21		Page 2 of 2

DESCRIPTION OF WORK PERFORMED

(cont.)

- 7) All New wall rough plumbing.
Drain/Waste/Vent in walls.
- 8) Includes All New Unistrut mounting
and supporting of New Plumbing.
- 9) New Gas piping to (2) New Water Heaters
- 10) Includes All New Shut off Valves AT
fixtures for maintenance.
* Valves supplied by County.
- 11) Includes all permits + fees

→ As Per Marty Thomson
Budget for Misc Materials \$2500. (Budget only - not included)
for Project (if needed)

Thank You 😊

Bid Price \$20,191.34
Permits + fees \$299.-
Misc Materials \$2038.65

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of BID Grand Total \$22,528.99

Dollars (\$ _____).

This is a Partial Full invoice due and payable by: _____
Month Day Year

Ed Perrault Plumbing

Master Plumber

(989) 733-0075

No 202

6765 E. County Rd. 638 Hwy., Posen MI 49776

Contractors Invoice

TO:		WORK PERFORMED AT:
Alpena County Parks		Sunken Lake Park
720 W. Chrisholm St. Suite 7		10300 S. Leek Road
Alpena mi 49707		Posen, mi 49776
DATE	YOUR WORK ORDER NO.	OUR BID NO.
9-1-21		Page 1 of 2

DESCRIPTION OF WORK PERFORMED

(BID)

Alpena County - Sunken Lake Park New Bath Project
To include 4 New Handicap Bath Rooms
* Fixtures + Water Heater + Piping Supplied by
Alpena County.

- 1) All new P.V.C. underground To (4) Toilets
(4) Lav Sinks (4) Showers
- 2) All new Copper Distribution To Same.
- 3) Install (2) New ON/DEMAND Water Heaters
- 4) Vent (4) Bath Fans
- 5) Vent (2) ON/DEMAND Water Heaters
- 6) ReRoute Old Bath Chimney For
New Roof Lines.

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of _____

Dollars (\$ _____).

This is a Partial Full invoice due and payable by: _____
Month Day Year

STANDARD PLUMBING & HEATING

20745 INDUSTRIAL PARK DR.
 PO BOX 234
 ONAWAY, MI 49765

Phone # (989)733-8309 standardh6@gmail.com
 Fax #

Date	Amount
8/23/2021	3369

Company Address
ALPENA COUNTY ALPENA, MI

Date	Amount
8/23/2021	

Description	Unit	Price	Total
STANDARD IS PLEASED TO PRESENT THIS PROPOSAL FOR YOUR CONSIDERATION. SUNKEN LAKE PARK HANDICAP BATHROOMS 1. NEW PVC UNDERGROUND TO 4 TOILETS , 4 LAV SINKS, AND 4 SHOWERS, SHUT OFF VALVES 2. NEW COPPER PIPING TO THE ABOVE FIXTURES 3. INSTALL 2 ON DEMAND WATER HEATERS WITH VENT 4. VENT 4 BATHFANS 5. REWORK BATH CHIMNEY FOR NEW ROOF 6. IN WALL ROUGH IN PLUMBING DWV 8. INCLUDES SUPPORT FOR NEW PIPING 9. GAS PIPE TO NEW ON DEMAND WATER HEATERS WITH SHUT OFFS TOTAL MISC . PARTS, LABOR AND PERMITS NOTE ALL FIXTURES AND PIPING SUPPLIED BY ALPENA COUNTY. NOTE INCLUDES \$2500 FOR MISC MATERIALS.		27,285.00	27,285.00
TERMS 50% DOWN 40% UPON ROUGHIN AND 10% UPON COMPLETION	Total		\$27,285.00

If this estimate is acceptable please sign it and return to us with 50% downpayment. All past due accounts will be charged a Min. Finance fee of \$5.00 or 1.5% (18% annually). note you can pay by giving us your email address. Note this estimate does not include Electrical. Note this Estimate does not include Antifreeze for Boiler Systems.

Signature _____









