

Memorandum



Date: 7/22/26
To: Buchanan City Commission
From: Tony McGhee
Subject: Abandonment of Buchanan Municipal Well #3

Background

Municipal Well No. 3 is a 42-foot-deep Type I public water supply well equipped with an 800-gallon-per-minute submersible pump. In September 2020, water samples collected from the well showed elevated manganese levels. Based on those results, the City was advised to remove the well from service. The well has remained inactive since that time, although the City has continued to complete monthly bacteriological sampling while determining the appropriate long-term disposition of the facility.

In 2025, staff reviewed the condition and potential future use of Well No. 3 with the City's Michigan Department of Environment, Great Lakes, and Energy district engineer. Due to the elevated manganese levels and the relatively shallow depth of the well, the district engineer agreed that permanent abandonment and sealing represented the most appropriate course of action. Because Well No. 3 has been out of service since 2020, completing this work will not reduce the City's current operating water supply capacity.

The City issued a Request for Proposals on June 25, 2026, for the complete capping, abandonment, and related closeout of Well No. 3. Proposals were due at 10:00 a.m. on July 15, 2026. The solicitation required the work to be completed in accordance with applicable State of Michigan and EGLE requirements by a qualified well-drilling contractor.

Peerless-Midwest, Inc. was the only company to submit a proposal. Peerless-Midwest has provided pump and well maintenance services to the City for many years and is familiar with Buchanan's water system. The proposal also included municipal references for similar work, including the Cities of Otsego and Plainwell.

Peerless-Midwest proposes to furnish the labor, equipment, hydrogeologist services, and materials necessary to mobilize to the site, remove the existing pumping equipment, permanently seal and abandon the well in accordance with State of Michigan

requirements, and submit the required regulatory paperwork. The work is intended to seal the full depth of the 42-foot well with approved abandonment materials and prevent the inactive well from serving as a pathway for contamination.

Proposal Component	Amount
Field labor and equipment	\$6,400
Hydrogeologist labor	\$800
Well abandonment sealing materials	\$2,620
Total:	\$9,820

The proposal provides Net 30 payment terms and indicates that work will begin upon The proposed contract amount is \$9,820. This amount includes field labor and equipment, hydrogeologist labor, abandonment materials, removal of pumping equipment, sealing of the well, and required regulatory documentation. The funding for this work was available in the FY25/26 budget and moved to capital reserves to complete the work during the current fiscal year. The future demolition of the pump house will be completed by City staff once the work by Peerless and been completed.

Recommendation

Although the City received only one proposal, staff considers the Peerless-Midwest proposal acceptable based on the company's prior service history with the City, familiarity with the water system, municipal references, detailed cost breakdown, and alignment with the technical requirements established in the Request for Proposals. Completing the abandonment will formally close out an inactive water supply asset that has not been used since 2020 and will allow the work to be documented with EGLE.

Staff recommends that the City Commission accept the proposal from Peerless-Midwest, Inc. in the amount of \$9,820 and authorize the permanent abandonment and sealing of Municipal Well No. 3.

Attachment A: Peerless Well Abandonment Proposal

Attachment A



Request for Proposals



Project Name: **Municipal Well Abandonment and Seal**

Issue Date: June 25, 2026

Bid Due Date: July 15, 2026 10:00am EST

PROJECT OVERVIEW

The City of Buchanan is soliciting proposals for the complete capping, abandonment, and site restoration of an abandoned type 1 public water supply well. The contractor must follow all state and local environmental regulations and ensure that the water system's integrity is maintained throughout the process. Please see Attachment A for the well record.

SERVICE SPECIFICATIONS

- Permanently plug and seal each well to prevent contamination.
- Remove pump equipment, and associated infrastructure.
- Perform any required soil testing, documentation, and compliance reporting.
- All work will be done to EGLE standards.
- The consultant will determine which material the well must be plugged with. Referring to the well record, Attachment A, the well is 42 feet deep and rises up to grade: this entire length must be filled with either neat cement or bentonite chips.
- The consultant or contractor will fill out a well abandonment record and send EGLE a copy. An example is included in Attachment B.

BIDDER REQUIREMENTS

- Must be by a Michigan Registered Well Drilling contractor pursuant to Michigan Administrative Code R 325.1662 Rule 162 (1).

INSTRUCTIONS TO BIDDERS

Responders provide:

- Provide detailed pricing for each service.
- Include references for previous similar projects, if available.
- Specify the method of payment and any other terms and conditions related to the bid.
- The bid must be returned by **July 15, 2026 10:00AM EST**, in a sealed envelope marked **ATTN: Well Abandonment**. The City cannot accept bids received after this time.

STANDARD TERMS AND CONDITIONS

The following standard clauses shall apply to all Requests for Proposals (RFPs) issued by the City of Buchanan, State of Michigan. Submission of a proposal constitutes acknowledgment and acceptance of these terms.

Right to Reject or Accept Proposals

The City reserves the right to accept or reject any or all proposals, to waive any informalities or irregularities in the proposals received, and to award the contract in whole or in part to the proposer deemed to be in the best interest of the City.

No Obligation to Award

Issuance of this RFP does not obligate the City to award a contract, and the City shall not be liable for any costs incurred by proposers in the preparation, submission, or presentation of proposals or in anticipation of award.

Proposal Costs

All costs associated with the preparation, submission, and presentation of a proposal shall be borne solely by the proposer. The City shall not be responsible for any costs or expenses related to this process.

Right to Negotiate

The City reserves the right to negotiate with one or more proposers deemed most responsive and qualified, to request additional information or clarification, and to conduct interviews or presentations as necessary.

Proposal Validity

All proposals shall remain valid and binding for a period of not less than ninety (90) days following the proposal due date unless otherwise specified in the RFP.

Addenda and Modifications

Any interpretation, correction, or change to this RFP will be made by written addendum issued by the City. Only those communications identified by formal written addendum shall be binding.

Disclosure and Public Record

Proposals submitted in response to this RFP become public records subject to disclosure under the Michigan Freedom of Information Act (FOIA), MCL 15.231 et seq., following award or rejection of all proposals.

Award and Contract Execution

The successful proposer shall be required to enter into a written agreement with the City in a

form acceptable to the City Attorney. The City reserves the right to accept or reject proposed contract terms and to make modifications in the best interest of the City.

Compliance with Laws

The proposer shall comply with all applicable federal, state, and local laws, ordinances, codes, and regulations, including but not limited to those governing non-discrimination, safety, and employment.

Reservation of Rights

The City reserves the right to:

- Reject any proposal deemed non-responsive or non-responsible;
- Withdraw or cancel the RFP at any time without obligation;
- Negotiate with one or more proposers;
- Postpone proposal submission or opening dates; and
- Consider any other factors deemed to be in the City's best interest.

SCHEDULE

In order to be considered, the proposal must be received at the City of Buchanan, 302 N Redbud Trail, Buchanan MI 49107, on or before **July 15, 2026 10:00AM EST**. All proposals shall be in a sealed package marked: ATTN: BID – Well Abandonment. Electronic bids are not accepted.

Please submit your sealed bid by **July 15, 2026 10:00AM EST** to:
Kalla Langston-Weiss, City Clerk
302 North Red Bud Trail
Buchanan, MI 49107

For any questions regarding the project, please contact:
Emma Lysy, Deputy Clerk & Administrative Coordinator
elysy@cityofbuchanan.com
269-695-3844 ext. 10

PROPOSAL FORM

Please complete the proposal form below.

Request for Proposals

Additional information (optional):

Item No.	Description	Service Cost
1	Permanent Plug and Seal – Municipal Well	\$9,820.00
2	Other (Please specify below)	N/A

PEERLESS MIDWEST
55860 RUSSELL INDUSTRIAL PKWY, MISHAWAKA, IN 46545

Mailing Address City/State/Zip

Bidder's Telephone Number

CHAD PLUMMER

(574) 254-9050

CHAD PLUMMER

Bidder's Signature

Print Bidder's Name

REFERENCES

Please list three (3) references (Municipal Government) wherein your company has provided similar services of this type being proposed for the City of Buchanan. Failure to list references may result in your company being disqualified.

CLIENT CITY OF OTSEGO

ADDRESS 117 E. ORLEANS STREET

CONTACT
PERSON DENNIS BROWN

PHONE
NUMBER 269-686-8880

EMAIL dbrown@cityofotsego.org

CLIENT CITY OF PLAINWELL

ADDRESS 126 FAIRLANE STREET

CONTACT
PERSON BOB NIEUWENHUIS

PHONE
NUMBER 269-685-9363

EMAIL RNIEUWENHUIS@PLAINWELL.ORG

Request for Proposals

CLIENT CITY OF CARO

ADDRESS 741 S. HOOPER ST.

CONTACT
PERSON MIKE FADER

PHONE
NUMBER 989-286-7135

EMAIL MFADER@CAROCITY.NET

NOTE

Previous experience and performance may be a factor in making the award.

Attachment A



Attachment B





MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
DRINKING WATER AND ENVIRONMENTAL HEALTH DIVISION

ABANDONED WELL PLUGGING RECORD

Completion is required under authority of Part 127, 1978 PA 368, as amended.

Failure to comply is a misdemeanor.

Tax No.		Permit No.					
Latitude	Longitude	County	Township				
Distance and Direction from Road Intersection	Well Street Address, City/Zip	WSSN	Source ID/Well No.	Section	Town No.	Range No.	
		Well Owner Name					
		Address					
		City/State/Zip					
		Owner Address Same as Well Address? ☐ Yes ☐ No					
Drilling ☐ Unknown ☐ Rotary ☐ Cable Tool Method ☐ Other _____		Casing Status After Plugging _____ ft. ☐ Below Grade ☐ Above Grade ☐ Casing Pulled					
Date of Well Plugging	Well Use ☐ Household ☐ Type I Public ☐ Type II Public ☐ Type III Public ☐ Industrial ☐ Irrigation ☐ Test Well ☐ Heat Pump ☐ Other _____		Note: Cutting casing off 4 feet below grade is recommended.				
	Measured Well Depth _____ ft.		Reason for Abandoning Well ☐ Public Water Connection ☐ Well In Disrepair ☐ Well No Longer Needed ☐ Dry Hole ☐ Uncompleted Well ☐ Other _____				
Date Well Constructed	Well Construction Type ☐ Drift Well ☐ Rock Well ☐ Dry Hole ☐ Unknown ☐ Other _____		Abandonment Method ☐ Pumped Through Grout Pipe ☐ Poured From Surface ☐ Poured Through Grout Pipe ☐ Other _____				
	☐ Unknown Flowing Well ☐ Yes ☐ No		Pumping Equipment Removed ☐ Yes ☐ No				
Casing ☐ Steel-black ☐ Steel-galvanized ☐ Plastic ☐ Clay Tile Crock ☐ Other _____ Diameter _____ in. to _____ ft. depth Diameter _____ in. to _____ ft. depth		Equipment Removed ☐ Bremer Check Valve ☐ Drawdown Seal ☐ Drop Pipe ☐ Electrical Wiring ☐ Packer ☐ Pitless Adapter Spool ☐ Check Valve ☐ Pump Cylinder ☐ Pump Rods ☐ Stones/Debris ☐ Submersible Pump ☐ Turbine Pump Bowls ☐ Unknown Obstruction ☐ Obstruction Driven to Bottom ☐ Other _____					
Plugging Material (Enter the layers from top to bottom.)		From	To	Quantity	Units		
☐ Bentonite Chips/Pellets ☐ Bentonite Slurry ☐ Clean Soil Fill		_____ ft.	_____ ft.	_____	☐ Bags	☐ Yards	
☐ Concrete ☐ Neat Cement ☐ Other _____		_____ ft.	_____ ft.	_____	☐ Other	_____	
☐ Bentonite Chips/Pellets ☐ Bentonite Slurry ☐ Clean Soil Fill		_____ ft.	_____ ft.	_____	☐ Bags	☐ Yards	
☐ Concrete ☐ Neat Cement ☐ Other _____		_____ ft.	_____ ft.	_____	☐ Other	_____	
☐ Bentonite Chips/Pellets ☐ Bentonite Slurry ☐ Clean Soil Fill		_____ ft.	_____ ft.	_____	☐ Bags	☐ Yards	
☐ Concrete ☐ Neat Cement ☐ Other _____		_____ ft.	_____ ft.	_____	☐ Other	_____	
☐ Bentonite Chips/Pellets ☐ Bentonite Slurry ☐ Clean Soil Fill		_____ ft.	_____ ft.	_____	☐ Bags	☐ Yards	
☐ Concrete ☐ Neat Cement ☐ Other _____		_____ ft.	_____ ft.	_____	☐ Other	_____	
☐ Bentonite Chips/Pellets ☐ Bentonite Slurry ☐ Clean Soil Fill		_____ ft.	_____ ft.	_____	☐ Bags	☐ Yards	
☐ Concrete ☐ Neat Cement ☐ Other _____		_____ ft.	_____ ft.	_____	☐ Other	_____	
☐ Bentonite Chips/Pellets ☐ Bentonite Slurry ☐ Clean Soil Fill		_____ ft.	_____ ft.	_____	☐ Bags	☐ Yards	
☐ Concrete ☐ Neat Cement ☐ Other _____		_____ ft.	_____ ft.	_____	☐ Other	_____	
☐ Bentonite Chips/Pellets ☐ Bentonite Slurry ☐ Clean Soil Fill		_____ ft.	_____ ft.	_____	☐ Bags	☐ Yards	
☐ Concrete ☐ Neat Cement ☐ Other _____		_____ ft.	_____ ft.	_____	☐ Other	_____	
☐ Bentonite Chips/Pellets ☐ Bentonite Slurry ☐ Clean Soil Fill		_____ ft.	_____ ft.	_____	☐ Bags	☐ Yards	
☐ Concrete ☐ Neat Cement ☐ Other _____		_____ ft.	_____ ft.	_____	☐ Other	_____	
General Remarks		Water Well Contractor's Certification ☐ Well Owner Plugged the Well This well plugging was performed under my registration.					
ATTENTION WELL OWNER: FILE WITH DEED		Registered Business Name _____		Registration No. _____			
		Address _____					
		City/State/Zip _____					
		Signature of Registered Contractor _____		Date _____			

If you need this information in an alternate format, contact EGLE-Accessibility@Michigan.gov or call 800-662-9278.

EGLE does not discriminate on the basis of race, sex, religion, age, national origin, color, marital status, disability, political beliefs, height, weight, genetic information, or sexual orientation in the administration of any of its programs or activities, and prohibits intimidation and retaliation, as required by applicable laws and regulations.

This form and its contents are subject to the Freedom of Information Act and may be released to the public.

PEERLESS-MIDWEST, INC.

55860 Russell Industrial Parkway
Mishawaka, IN 46545
574-254-9050

**QUOTATION**City of Buchanan302 Redbud Trail NorthBuchanan, MI 49107Attention: Mr. Craig MillerEmail: cmiller@cityofbuchanan.comQuote No. CAP050126-R1

Your No. _____

Date: July 15, 2026

REFERENCE

Well #3 ~ Pull Pumping Equipment & Abandon Well

QUANTITY	DESCRIPTION	PRICE
One (1)	Peerless-Midwest, Inc. is pleased to provide the following pricing inclusive of all labor, equipment, and materials required to mobilize to the site, remove pumping equipment from above referenced well, properly seal and abandon the well in accordance with the State of Michigan & submit all required paperwork as follows: Field Labor & Equipment: \$6,400.00 Hydrogeologist Labor: <u>\$800.00</u> Total Labor: \$7,200.00 Materials: (All) Well Abandonment Sealing Materials \$2,620.00 *Concrete pedestal will be left in place and the well casing sealed to 2' below ground. *Demolition of pump house by others.	
STATE SALES TAX, IF APPLICABLE, IS NOT INCLUDED		

TERMS Net 30***TOTAL PRICE** \$9,820.00START Upon AuthorizationCOMPLETE As Required

PEERLESS-MIDWEST, INC.

ACCEPTED BY _____

BY Chad A. Plummer
Chad A. Plummer