



COLEMAN ENGINEERING COMPANY

CIVIL ENGINEERING • GEOTECHNICAL ENGINEERING • SURVEYING

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January 9, 2026

Mr. Rob Spreitzer, City Manager
City of Gladstone
1100 Delta Avenue
Gladstone, MI 49837
rspreitzer@gladstonemi.org

Re: Professional Engineering Services
North Shore Design Engineering-Phase 1

Dear Mr. Spreitzer:

Coleman Engineering Company (CEC) appreciates the opportunity to submit our proposal for professional engineering services for the development of portions of the City's North Shore property in the City of Gladstone (City).

It is our understanding that the City would like to complete design plans for a phase one area of the North Shore property. This phase will generally consist of the design of water main, sanitary sewer, storm sewer and roadway feature connecting 4th Avenue East with Railway Avenue. The area of development will be limited to the portions of the site that can be serviced by existing gravity sanitary sewer from Railway Avenue. Water main design will assume a single 8-inch ductile iron water main. Roadway design will include curb and gutter and sidewalk design on the route. Considerations will be made for future roadway connections to the remaining property.

CEC will undertake the following tasks to complete this project.

Design Phase:

- Meet with City representatives to finalize the project scope and delivery schedule.
- Prepare a plan set with sufficient detail to obtain permits and construct the proposed improvements.
- Prepare technical specifications for the construction of the improvement.
- Prepare draft subdivision layouts for City-owned land along the proposed route; property divisions for private lots will not be finalized as part of this project.
- Prepare a cost estimate for the proposed improvements.

- Hold a minimum of two design review meetings with City staff to discuss layout and proposed utility design.
- Coordinate design elements with American Transmission Company to construct the roadway within their existing power line easement.
- Apply for water main and sanitary sewer construction permits.
- Apply for a Delta County soil erosion permit if deemed necessary.

Assumptions:

- Existing topographical survey and soil boring information performed for others can be used in this design.
- Bidding and construction phase services are not included as part of this proposal.
- Subdivision platting is not included.
- The City will phase construction of the project, depending on available funding and future housing needs.

Fee:

CEC proposes to provide the above referenced professional engineering services on a time and materials basis for a total not-to-exceed fee of \$38,000.

Should you accept this proposal, please contact our office and a corresponding Work Order will be provided to you. Once again, we would like to thank the City of Gladstone for this opportunity.

Sincerely,
COLEMAN ENGINEERING COMPANY

Scott Nowack

Scott Nowack, P.E.
Project Manager

SN/mab