



COLEMAN ENGINEERING COMPANY

CIVIL ENGINEERING • GEOTECHNICAL ENGINEERING • SURVEYING

635 CIRCLE DRIVE • IRON MOUNTAIN, MI 49801 • PHONE: 906-774-3440

October 12, 2026

Mr. Rob Spreitzer
City Manager
City of Gladstone
1100 Delta Avenue
Gladstone, MI 49837

Re: Professional Engineering Services
\$4.045 Million Lead Service Line Replacement (DWSRF)
Gladstone, Michigan

Dear Mr. Spreitzer:

Coleman Engineering Company (CEC) appreciates the opportunity to provide our proposal for professional engineering services for the upcoming Lead Service Line Replacement Project. The City of Gladstone (City) is under state mandate to replace all galvanized water services that are considered "lead" services within the next 11 years. We understand this project will be funded by the EGLE Drinking Water State Revolving Fund in the form of a 100% Principal Forgiveness.

We are uniquely familiar with the project since we prepared the DWSRF Application, Project Plan and led the Public Hearing in 2026 in our application for fiscal year 2027 funding. It is our understanding that EGLE is offering to fund the lead service line replacement project.

The goal of the project will be to replace all remaining public and private side galvanized water services within the system. We estimate that approximately 330 service lines will be replaced as part of this project.

Base Scope of Services

CEC will perform engineering design, bidding and construction phase services for the above referenced project. We have included the following tasks as part of these services:

- Complete Federal National Environmental Protection Act Review of the project, including State Historic Preservation Office review.
- Engineering design includes preparation of construction documents for lead service line replacement on both the public and private side of the customer's curb box, as required, as well as applying for any necessary permits. It is assumed that no wetland permit will be needed and that wetland delineation will not be necessary.
- Bidding includes CEC leading a public bidding process using the Engineering Joint Contract Document Committee (EJCDC) documents that CEC typically uses for bidding City of Gladstone projects.
- CEC will mail an easement to each homeowner scheduled for service line replacement.

- Construction phase services include a Resident Project Representative to provide oversight and inspection services, as well as lead the process for Contractor pay applications, change orders, RFIs, shop drawing review and other contracting paperwork. CEC will also provide quality control testing services for the City for earthwork, gravel, concrete and asphalt construction materials, as needed.
- During construction, the CEC representative will work with the Contractor and City to schedule service line replacement with the homeowners. As this work generally requires access inside homes during normal working hours, this will require CEC meeting with homeowners on an ongoing basis to schedule this work.
- After completion of construction, CEC will provide service cards for each service completed, as well as update the City's existing GIS database.
- CEC will track all materials incorporated into the project for compliance with Build America Buy America requirements. This new standard requires that all materials incorporated into the project are made in the United States.

Assumptions

- Hydraulic modeling will not be required by EGLE for any permitting.
- Postage cost for mailing easements or corresponding with homeowners is not included.
- This proposal assumes that individual plumbing permits will not be needed at each service. If individual plumbing permits are needed, we will incorporate this work as part of the contractor's scope.
- This proposal assumes that On-Site Archaeological Monitoring is not required during this project.

Fee

Our fee for the services described above is proposed on a time and materials basis for a not-to-exceed amount of \$462,000. The most substantial portion of the work being proposed is related to service line inspection work. We have included 55 weeks of inspection at an average of 45 hours per week. This is based on the service line Contractor completing 6 service lines per week, which we have found to be a realistic production rate for this work.

Schedule

CEC anticipates beginning work after receiving a signed Work Order. It is our understanding the project will be bid in the spring of 2027 with construction beginning in the fall of 2027, after a loan closing has been completed. Given the number of service lines being proposed as part of this project, we anticipate construction to continue throughout the majority of the 2028 and 2029 construction seasons.

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Acceptance

If our proposal is acceptable, please contact our office and a corresponding Professional Services Agreement and work order will be provided to you.

We appreciate the opportunity to submit our proposal. If you have any questions or comments, please feel free to contact me at (906) 774-3440.

Sincerely,

COLEMAN ENGINEERING COMPANY

A handwritten signature in black ink, appearing to read 'S. Nowack', followed by a long horizontal line extending to the right.

Scott Nowack, P.E.

Principal

SN/GL/mb