

Ontonagon Village Housing Commission
Regular Meeting – Village Housing Community Room
5:15 PM, November 19th, 2024

Order of Business:

- 1) Pledge of Allegiance
- 2) Roll Call
- 3) Public Comment – 5 minutes per person
- 4) Approval of Agenda
- 5) Approval of Meeting Minutes October 15th, 2024
- 6) Reports
 - A. Financial Report
 - B. Executive Director's Report
 - C. Resident Advisory Committee Report
 - D. Additional Committee Report – None
- 7) Acknowledge/Approval of bills
- 8) Unfinished Business
 - A. Review CFP 2025-2029 funds spending
- 9) New Business
 - A. Mini Split proposals
 - B. Generator proposals
 - i. Gas hookup vs Propane
 - C. TV for the community room
 - D. Tree survey of dead/damaged trees
- 10) Commissioners Comments
- 11) Announcements
- 12) Adjourn Meeting

Next regular meeting– December 17th, 2024 @ 5:15 PM

Ontonagon Village Housing Commission
Regular Meeting 5:15 PM, Tuesday October 15th, 2024
Ontonagon Village Housing Community Room

Pledge of Allegiance

Roll Call - A regular meeting of the Ontonagon Village Housing Commission was called to order at 5:15 PM by Board President Rich Ernest at the Ontonagon Housing Commission Office, Ontonagon MI on Tuesday October 15th, 2024. Present were Sylvia Lehto, Robert Seid, Rich Ernest, Danielle Reath and Dot Phillips. Also present was Secretary Karen Jackson.

Public Comment – None.

Approval of Agenda – Motion was made by D Phillips, supported by D Reath, to approve the agenda as presented with the addition of New Business F. Loan closet and G. Tax Preparation. All voting aye, motion carried.

Approval of Meeting Minutes – Motion was made by R Seid, supported by S Lehto, to approve the meeting minutes for September 10th as presented. All voting aye, motion carried.

Financial Report – Motion was made by S Lehto, supported by D Reath, to accept the financial reports as presented and place them on file. All voting aye, motion carried.

Executive Directors Report –

- I had an electrician look at installing the middle row of lights and replacing the patio lights with recessed along with moving the light switch for these lights. He will do it when they have time.
- We have decided to leave the flower pots out and invite the residents to decorate them from the winter holidays (Halloween, Thanksgiving/Fall, Christmas, Valentine and Easter). I have also asked the public if they have old decorations they will not be using consider donating them for the residents that will not/cannot decorate their pots. We will see how this goes.
- I sent a request for a quote from Generac Generator Company. They will be here tomorrow to give us a proposal.
- We will be handing out candy for Halloween in the community again as long as we get enough residents signed up.
- The new washer and dryers have been installed

Motion was made by S Lehto, supported by D Reath, to accept the director's report as presented. All voting aye, motion carried.

Resident Advisory Committee Report – None

Additional Committee Report – None

Acknowledgment/Approval of Bills – Motion was made by D Phillips, supported by D Reath, to acknowledge and approve the Expenditures for the month of October, Aye- D Phillips, D Reath, S Lehto, R Seid and R Ernest. Nay-none, motion carried.

Unfinished Business

- Executive Director Evaluation was presented and will be placed in her personnel folder.

New Business

- Fern Malila gave a presentation on Medicare open season and changes to the Medicare Program. Also informed us that if any resident need help during open season they should call 211.
- List of ideas on how to spend the CFP funds for 2025-2029 was presented. A resident meeting was held on the 14th for the residents to give input on what they would like to see for improvements/projects, one resident attended. The list will need to be posted for public review in December with Public Hearing in February.
- Motion was made by R Ernest, supported by R Seid, to sell the old pickup and plow with a minimum price of \$1,500.00. All voting aye, motion carried.
- Motion was made by S Lehto, supported by R Ernest, to allow maintenance to look for a different type of vehicle to replace the golf cart that is going to need some major repairs. All voting aye, motion carried.
- Motion was made by D Reath, supported by S Lehto, to have the loan closet relocated on Housing property and managed in part by the Executive Director.

Commissioners Comments – None

Next Meeting date – November 19th, 2024 @ 5:15 PM.

Adjourn Meeting – Motion was made by R Seid, supported by D Reath, to adjourn the meeting at 6:10 PM.

Chairperson

Date

Secretary

Date

Financial Report As of October 31, 2024				
Financial Account balances				Total
Citizens State Bank - Checking	0.00%	\$46,181.14	Citizen	\$64,671.14
Citizen Security Deposit Trust acct	0.00%	\$18,490.00		
ICS Citizen Account	3.85%	\$741,316.93		
Miners Money Market	1.30%	\$51,860.12		\$51,860.12
Total of financial accounts		\$857,848.19		
Capital Funds Available				
Capital Funds 2023		\$0.00		
Capital Funds 2024		\$112,588.85		
Total Capital funds available		\$112,588.85		
Total funds available		\$970,437.04		
Income				
Rent collected		\$25,360.00	\$27,266.13	to balance
Security & Pet deposit		\$367.00		
Storage sheds-Gazebo		\$130.00		
Excess utility charge		\$271.30		
Late fee/Bank charges		\$0.00		
Community room		\$40.00		
stamps		\$14.60		
Misc		\$1.00		
laundry Machines		\$474.00		
Pop Machine		\$313.23	Balance \$305.52	
Resident Advisory account		\$0.00	Balance \$176.57	
Damage to unit, landfill		\$70.00		
sale of resident property		\$225.00		
interest		\$2,486.78		
eLOCCS draw of Operating funds		\$9,902.50		
eLOCCS draw CFP 2023		\$7,929.08	curtains & washer / dryers	
operating funds 2021		\$177.00		
Total income		\$47,584.49		
Total Expenses		\$28,311.62		
Net Income		\$19,272.87		

157 H/1000 1/3

**Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 4 Months Ended October 31, 2024**

	1 Month Ended		4 Months Ended			
	<u>October 31, 2024</u>		<u>October 31, 2024</u>		<u>BUDGET</u>	<u>VARIANCE</u>
Operating Revenue						
Tenant Rental Revenue						
3110 - Net Tenant Rental Revenue	\$	24,578.20	\$	96,434.20	\$	275,000
3120 - Tenant Revenue - Excess Utilities		227.77		886.61		2,000
3690 - Tenant Revenue - Tenant Charges		345.66		685.66		1,500
Total Tenant Rental Revenue		25,151.63		98,006.47		278,500
						180,493.53
HUD PHA Grant Revenue						
3401.2 - Operating Subsidy		10,079.50		50,152.50		125,000
Total HUD PHA Grant Revenue		10,079.50		50,152.50		125,000
						74,847.50
Other Revenue						
3190 - Nondwelling Rental Revenue		40.00		200.00		1,000
3610 - Interest Income		2,486.78		10,711.50		24,000
3690.1 - Other Revenue		818.31		3,308.35		9,000
Total Other Revenue		3,345.09		14,219.85		34,000
						19,780.15
Total Operating Revenue	<u>\$</u>	<u>38,576.22</u>	<u>\$</u>	<u>162,378.82</u>	<u>\$</u>	<u>437,500</u>
					<u>\$</u>	<u>275,121.18</u>
Operating Expenses						
Routine Expense						
Administration						
4110 - Administrative Salaries	\$	3,950.62	\$	15,601.37	\$	52,984
4130 - Legal Expense		0.00		0.00		1,000
4140 - Staff Training		0.00		0.00		250
4150 - Travel Expense		67.67		67.67		250
4170 - Accounting Fees		278.50		1,714.00		5,750
4171 - Auditing		1,945.00		1,945.00		5,500
4182 - Employee Benefits - Admin		302.22		3,028.67		8,052
4185 - Telephone/Internet		110.20		441.60		1,350
4190.2 - Membership Dues and Fees		0.00		0.00		200
4190.3 - Admin Service Contracts		266.38		4,329.56		4,750
4190.4 - Office Supplies		96.18		203.14		500
4190.5 - Other Sundry Expense		223.00		915.33		2,000
4190.6 - Advertising		0.00		39.00		150
Total Administration		7,239.77		28,285.34		82,736
						54,450.66
Tenant Services						
4220 - Tenant Services - Other		0.00		450.00		900
Total Tenant Services		0.00		450.00		900
						450.00

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	1 Month Ended	4 Months Ended		
	<u>October 31, 2024</u>	<u>October 31, 2024</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Utilities				
4310 - Water	2,004.35	8,166.85	28,600	20,433.15
4320 - Electricity	4,263.59	17,649.26	65,000	47,350.74
4340 - Propane	0.00	507.00	850	343.00
Total Utilities	<u>6,267.94</u>	<u>26,323.11</u>	<u>94,450</u>	<u>68,126.89</u>
Ordinary Maint. & Operations				
4410 - Labor, Maintenance	4,328.00	17,020.95	56,303	39,282.05
4420 - Materials	592.96	4,475.16	17,000	12,524.84
4430.01 - Garbage Removal Contracts	790.36	3,117.01	10,000	6,882.99
4430.02 - Heating & Cooling Contracts	0.00	0.00	1,000	1,000.00
4430.05 - Landscape & Grounds Contracts	0.00	0.00	1,000	1,000.00
4430.06 - Unit Turnaround Contracts	0.00	0.00	1,000	1,000.00
4430.07 - Electrical Contracts	0.00	0.00	1,500	1,500.00
4430.08 - Plumbing Contracts	0.00	0.00	1,000	1,000.00
4430.10 - Janitorial Contracts	0.00	0.00	500	500.00
4430.12 - Miscellaneous Contracts	0.00	446.90	1,000	553.10
4433 - Employee Benefits - Maint.	311.82	4,148.26	9,840	5,691.74
Total Ordinary Maint. & Oper	<u>6,023.14</u>	<u>29,208.28</u>	<u>100,143</u>	<u>70,934.72</u>
General Expense				
4510 - Insurance	2,180.58	8,490.84	30,000	21,509.16
4520 - Payments in Lieu of Taxes	1,505.00	6,020.00	20,000	13,980.00
4550 - Compensated Absences	0.00	0.00	2,000	2,000.00
4570 - Bad Debt - Tenant Rents	0.00	0.00	200	200.00
Total General Expense	<u>3,685.58</u>	<u>14,510.84</u>	<u>52,200</u>	<u>37,689.16</u>
Total Routine Expense	<u>23,216.43</u>	<u>98,777.57</u>	<u>330,429</u>	<u>231,651.43</u>
Non-Routine Expense				
Extraordinary Maintenance				
Total Extraordinary Maintenance	0.00	0.00	0	0.00
Casualty Losses-Not Cap.				
Total Casualty Losses	0.00	0.00	0	0.00
Total Non-Routine Expense	0.00	0.00	0	0.00
Total Operating Expenses	<u>23,216.43</u>	<u>98,777.57</u>	<u>330,429</u>	<u>231,651.43</u>
Operating Income (Loss)	<u>\$ 15,359.79</u>	<u>\$ 63,601.25</u>	<u>\$ 107,071</u>	<u>\$ 43,469.75</u>

Ontonagon Housing Commission
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	1 Month Ended	4 Months Ended		
	<u>October 31, 2024</u>	<u>October 31, 2024</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Depreciation Expense				
4800 - Depreciation - Current Year	8,415.00	33,660.00	95,000	61,340.00
Total Depreciation Expense	8,415.00	33,660.00	95,000	61,340.00
Capital Expenditures				
7530 - Admin Equipment	0.00	19,000.00	0	(19,000.00)
Total Capital Expenditures	0.00	19,000.00	0	(19,000.00)
Other Financial Items				
Total Other Financial Items	0.00	0.00	0	0.00
 HUD Net Income (Loss)	 \$ 15,359.79	 \$ 44,601.25	 \$ 107,071	 \$ 62,469.75
GAAP Net Income (Loss)	<u>\$ 6,944.79</u>	<u>\$ 29,941.25</u>		

Director's report

- I will meet with the resident advisory committee to see about scheduling the Christmas Party. They may be a little short on money in the account but it will replenish over the winter. If by summer it is still low they may need to decide if they want a picnic or a Christmas Party.
- We sold the pickup for \$4,100.00
- Anderson Tackman is performing our Audit as we speak. I have not been made aware of any issues but we will see once the report is issued.

Bills for November 2024			
	<u>Expense to Acknowledged</u>	<u>Amount</u>	<u>Description of purchase</u>
Ck #			
echeck	Chase Ink-credit card	\$637.44	\$84.55 postage, \$26.07 office \$70.01 gas, \$26.98 tenant services, \$70.35 CFP 70.35
Auto	Waste Management-Dumpster	\$115.49	dumpster
	Total	\$752.93	
	<u>Expenses to Approve</u>		
9858	Ont Chamber of Comm	\$150.00	membership
9859	Karen Jackson	\$210.38	mileage to Director meeting in Munising
9860	U Save Ace Hardware	\$337.53	
9861	Ontonagon Telephone	\$110.41	
9862	NAPA	\$13.49	
9863	Housing Authority Accounting	\$653.50	\$300 operating subsidy
9864	Great Lakes Recovery Center	\$36.00	EAP services
9865	HD Supply	\$158.11	toilet base and light
9866	MI Dept of State	\$5.00	New license plate for pickup
9867	resident	\$555.00	return of security deposit and overpayment of rent
9868	Bay Auto	\$23.98	
9869	Ontonagon Water Service	\$1,622.08	
9872	Patriot Disposal	\$675.00	
echeck	UPPCO	\$4,300.23	
	Total	\$8,850.71	
	<u>Employee Expense-Gross</u>		
9855	Karen Jackson	\$2,143.52	10/16/24 to 10/31/24 (84 hrs)
9870	Karen Jackson	\$1,975.31	11/01/24 to 11/15/24 (77 hrs)
	Payroll taxes	\$315.09	for the month
9856	Billy Marks	\$2,338.00	10/16/24 to 10/31/24 (86 hrs)
9871	Billy Marks	\$2,164.00	11/01/24 to 11/15/24 (88 hrs)
	Payroll taxes	\$344.40	for the month
	Total	\$9,280.32	
Grand Total - Expenses		\$18,883.96	
	<u>Non-expense items</u>		
9857	Aflac	\$251.94	Individual policy
	Total	\$251.94	

This is the items to complete with HUD funding in 2025-2029.									
Items	2024	Cost	2025	2026	2027	2028	2029	No	
operations	XX	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00		
flooring	XX	\$ 16,650.00			\$ 15,000.00		\$ 15,000.00		
flooring for laundry	XX	\$ 1,500.00							
add water to the garage					\$ 3,000.00				
add light row to community room	XX	\$ 250.00							
add (move) light switch for patio lights	XX	\$ 100.00							
fix heat in community room-minisplit	XX	\$ 10,000.00							
generator	XX	\$ 30,000.00							
Hot water heater					\$ 2,000.00		\$ 2,000.00		
replace stoves in FG and SP							\$ 15,000.00		
Refrigerators Stainless steel or white									
2012 and older - 12		\$ 12,000.00							
2013 - 15			\$ 15,000.00						
2014 - 14				\$ 14,000.00					
2015 - 5					\$ 5,000.00				
2016 - 8						\$ 8,000.00			
replace bathroom fans					\$ 12,000.00				
have 8 or more foot trees planted					\$ 5,750.00		\$ 64,000.00		
car ports									
remodel kitchens in Cane Court - stoves			\$ 81,500.00	\$ 85,000.00	\$ 50,000.00	\$ 20,000.00			
convert last 4 bathrooms showers									
redo baseboard trim in Cane Court									XX
add fold down shelf in kitchen CC									XX
insulated blinds/shades for the units						\$ 12,000.00			
ADA toilets (25 or so left to replace) (\$250)					\$ 6,250.00	\$ 9,000.00			
medicine cabinets (\$150)									
plug-in in the pantry CC									XX
sitting area in Cane Court circle									XX
Basketball hoop									XX
landscaping							\$ 3,000.00		
New garbage cans			\$ 1,500.00						
reverse osmosis water filter									XX
snow block around entry way									XX
3rd smoke shack									XX
TV for large community room			\$ 1,000.00			\$ 50,000.00			
outside storage building with indiv. Units									
narrow shelving for FG SR pantry					\$ 1,500.00				
planters for FG & SR							\$ 1,000.00		
Total cost		\$ 71,500.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00		
Funds available		\$ 137,166.00							
Budget line 1480 -		\$ 102,500.00							
Budget line 1410 - Administration		\$ 2,500.00							
Budget line 1406 - operations		\$ 32,166.00							



Matt J. Ellsworth, LLC

13223 State Hwy M-28
Bruce Crossing MI. 49912
906-827-3470

Estimate

Date	Estimate #
11/13/2024	585

Name / Address
Ontonagon Village Housing Commission Karen Jackson 100 Cane Court Ontonagon, MI 49953

Phone#	Terms	Rep
906-884-2258	50% Down Balance...	MATT

Description	Qty	Total
For Address: 100 Cane Court Ontonagon, MI 49953 Installation of: Concord, 2 ton, 20 SEER, Outdoor Coil. 2 ton, Single Zone, Indoor Head 50' Lineset & Linehide. Electrical to panel. All materials, labor, & warranties are included in price. TOTAL COST 50% downpayment of \$3,012.00 with balance of \$3,012.00 due upon completion. Sales Tax		6,024.00 0.00
Subtotal		\$6,024.00
Total		\$6,024.00

Phone #
906-827-3470



Keweenaw Power & Lite
19666 Campus drive
Hancock, MI. 49930
(906) 481-8020

SCOPE LETTER / PROPOSAL

Proposal To:	Karen Jackson	Project Name:	Ontonagon Village Housing Commission Mini Splits
Date:	11/18/2024	Project Location	100 Cane Ct. Ontonagon, MI 49953
Phone:	906-884-2258	Bid Valid Until:	30 days
Email:	ontvilhc@villageofontonagon.org		

Following is our proposal on the above-mentioned project and scope of work as listed below:

Installation of Mini Split System in Community Room

Specific Inclusions:

- 1) Electrical Permit
- 2) Mechanical Permit
- 3) (1) Mitsubishi 2 ton condensing unit mounted under eve outside
- 4) (1) Wall bracket for outdoor unit
- 5) (2) 12,000 BTU indoor heads
- 6) Condensate lines
- 7) Line hide covers for condensate and line set piping
- 8) Control wiring from condenser to heads
- 9) Power wiring for indoor and outdoor units
- 10) Circuiting to be from existing panel in community room closet
- 11) Provide breakers and disconnects
- 12) Prevailing wages
- 13)

Specific Exclusions:

- 1) Utility fees
- 2)

MINI SPLIT BASE BID:	\$ 17,785.00
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Electrical work as described above.

Acceptance Signature: _____

Authorized Signature / Keweenaw Power & Lite: _____

Marty Hammerstrom

Patrick's Plumbing and Heating Inc.
47023 Scout Camp Rd
Atlantic Mine, MI 49905 US
+4820139
patrick@up-hvac.com

Proposal

ADDRESS

Ontonagon Village Housing
Commission
100 Cane Court
Ontonagon, MI 49953

SHIP TO

Ontonagon Village Housing
Commission
Mini-split project

PROPOSAL # 2768

DATE 10/28/2024

DATE	QTY	ACTIVITY	RATE	AMOUNT
	1	15 HVAC:15 HVAC HVAC: 1.) Disconnect electricity at the panel for several electric baseboard runs (as decided by Onto Housing) and leave baseboards on wall for Onto Housing Maintenance to remove. 2.) Provide and install Mitsubishi mini-split system with two indoor heads powered off of one outdoor unit. *Notes* - Price includes all material and labor necessary for a complete install. - Price is reflective of wall thermostats Price includes permit.	22,710.00	22,710.00

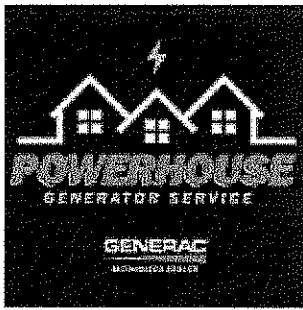
Thank you for your business! We accept cash, checks or credit cards.
We charge a 3.5% convenience fee to use a credit card. Please call our office between 8-4 to pay by card.
Deposit of 50% required to start.

TOTAL

\$22,710.00

Accepted By

Accepted Date



Powerhouse Generator Service

25753 Spoke St.
Michigamme Mi 49861
906-631-8552
pwrhousegenerators@gmail.com

INVOICE
INV0195

DATE
10/19/2024

BALANCE DUE
USD \$34,250.00

BILL TO

Ontonagon Village Housing Commission

100 Cane Ct.
Ontonagon, Michigan
49953
9068842258
ontvilhc@villageofontonagon.org

DESCRIPTION	RATE	QTY	AMOUNT
Install Generac 45KW 120/240 single phase generator/Propane, install Generac 400 amp service rated transfer switch, state of Michigan electrical permit, five year Generac warranty, Wi-Fi capable, group 26R 12 V battery, all labor and materials necessary to complete LP gas piping, and electrical connections to generator, bring electrical service up to current national code for generator installation, Delivery, startup, training, tax Included	\$34,250.00	1	\$34,250.00

Hello Karen, This generator will run the whole building, because of the layout of the existing electrical room. There is not enough room to put any more electrical equipment on the wall. I did not include a concrete pad with the job but if you would like me to do that, it would be an additional thousand dollars. If you plan on doing this project, I would have to get an underground feed from the existing electrical room to the concrete pad before the ground freezes. I do have the generator in stock along with the transfer switch. I also coordinate the scheduling with the Electrical inspector and Uppco once the job is put in motion. The job will take one day to do the transfer switch, in which the power will be shut off so I can do the rewiring. The other day will be hooking up the

DESCRIPTION	RATE	QTY	AMOUNT
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propane and the electrical feed from the transfer switch.
Please let me know if you have any questions, thanks Mike.

If you do move forward with the project, I would need 50%
down before the project starts and the other 50% would due
the day of the completion.

TOTAL	\$34,250.00
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Payment Info

BALANCE DUE	USD \$34,250.00
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BY CHECK

Powerhouse Generator Service

OTHER

Please make checks payable to:
Powerhouse Generator Service
25753 Spoke St.
Michigamme, MI 49861



Keweenaw Power & Lite
19666 Campus drive
Hancock, MI. 49930
(906) 481-8020

SCOPE LETTER / PROPOSAL

Proposal To:	Karen Jackson	Project Name:	Ontonagon Village Housing Commission Generator
Date:	11/14/2024	Project Location	100 Cane Ct. Ontonagon, MI 49953
Phone:	906-884-2258	Bid Valid Until:	30 days
Email:	ontvilhc@villageofontonagon.org		

Following is our proposal on the above-mentioned project and scope of work as listed below:

45KW Generac Standby Generator Installation of Generator and Transfer Switch

Specific Inclusions:

- 1) 45KW Generator
- 2) 400amp Automatic Transfer Switch
- 3) Electrical Permit
- 4) Trenching and backfilling
- 5) PVC wiring methods
- 6) Cement generator pad
- 7) Battery
- 8) Oil and Battery heater winterization kit
- 9) Start-up and training
- 10) Install a new 400 amp transfer switch next to main panel in garage electrical room
- 11) Provide backboard/racking as needed for new transfer switch
- 12) Provide surge protection for main panel
- 13) Provide interlock wiring from main panel to transfer switch
- 14) Generator to sit about 30' +/- from the garage
- 15) Gas installation
- 16) Prevailing wages
- 17)

Specific Exclusions:

- 1) Utility fees
- 2) Cutting / patching / painting
- 3) LP tank
- 4) Tree clearing for the generator

45KW Generator:	\$ 33,885.00
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Electrical work as described above.

Acceptance Signature: _____

Authorized Signature / Keweenaw Power & Lite: _____

Marty Hammerstrom

NORTHLAND ELECTRIC DS INC

P.O. BOX 155 – 108 WILCOX ROAD
WHITE PINE, MI 49971
TELEPHONE: 906/885-5526
FAX: 906/885-5182

PROPOSAL

Date: **November 6, 2024**

To: **Ontonagon Village Housing Commission**

Work to be performed at: **100 Cane Ct. Ontonagon Michigan**

We hereby propose to furnish materials and perform the labor necessary for the completion of:

Generac Generator Installation

All material is guaranteed to be as specified, and the above work to be performed in accordance with any drawings and/or specifications submitted for the above work for the price of: **\$36,385.00**

Price Includes:

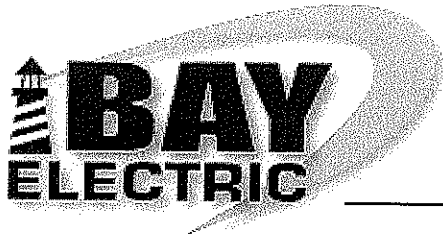
- *State Electrical Permit & Coordination with UPPCo**
- *Generac 45KW 120/240 Single Phase Generator**
- *400 Amp Transfer Switch**
- *LP Gas Piping and Electrical Connections**
- *Startup & Training**
- *Concrete Pad**
- *Trenching**

Price Does Not Include: ***LP Gas Piping**

Any alternations or deviations from above specifications involving extra costs will be executed only upon written approval and will become an extra charge over and above the proposal. All agreements are contingent upon accidents or delays beyond of control.

This proposal is valid for **30 days**.

Respectfully submitted: Dennis Husar
Dennis Husar, Vice President
Northland Electric DS Inc.



PHONE (906) 482-8784

FAX (906) 482-8304

www.bayelectricinc.com

48643 Banfield Ave. P.O.Box 297 Dollar Bay, Michigan 49922

PROPOSAL

November 19, 2024

To: Karen Jackson / Executive Director
ontvilhc@villageofontonagon.org

Re: Ontonagon Housing Commission
Administration Building Generator
100 Cane Court, Ontonagon, MI 49953
Bay Electric Proposal No. 124334

Thank you for the opportunity to provide you with the following proposal. We are quoting the electrical work as follows:

Items Included In Our Proposal:

- Use taxes, electrical permit, and utility company coordination
- Davis Bacon wages
- Electrical work per the Request for Quote dated October 21, 2024 to supply, install, and wire a backup generator for the administration building:
 - (1) 45KW 120/240v single-phase propane Kohler generator
 - (1) 400-amp service rated Kohler automatic transfer switch
 - (1) Concrete generator pad
 - Battery charger and block heater
 - All associated conduits and wiring
 - Generator startup and owner training
 - Generator LP piping
- Work to be completed by April 30, 2025

Items Not Included In Our Proposal:

- Utility company fees (if required) are not included
- LP tank and fuel provided by owner

Base Bid Price:	\$	44,600.00
Price for State Plan Review Drawings (if required):	\$	6,000.00

We appreciate the opportunity to provide you with this proposal and look forward to working with you. If you have any questions, please call me at (906)482-8784.

Sincerely,
Jack Jouppe
Estimator / Project Manager



Karen Jackson <ontvilhc@villageofontonagon.org>

SEMCO ENERGY: Natural gas to 100 Cane Ct., Ontonagon Village Housing Commission

2 messages

Erik Lindsay <erik.lindsay@semcoenergy.com>

Mon, Nov 18, 2024 at 12:28 PM

To: "ontvilhc@villageofontonagon.org" <ontvilhc@villageofontonagon.org>

Hi Karen,

I received your voicemail, but our phones in Negaunee are currently down. Looking at an aerial map, the office is about 400' away from our closest gas main. When we connect new customers, we can factor in their usage over many years to help lower their cost of installation and have SEMCO take on more of those costs. However, when only connecting a backup generator our usage estimate is very low, and the customer ends up paying for most of the installation costs on their own.

The estimated cost to extend a main along Cane Ct. for about 400' and then install a service line to the office building comes out to about \$10,800. I would need to send a coworker to measure this up before sending a final quote and application. We did end our construction season in the Western U.P. for this year, so this would need to be added to our spring/summer of 2025 schedule. Would you like to move forward with an application and a final quote?

Regards,

Erik



Erik Lindsay, Key Account Executive

34 US 41 E | Negaunee, MI | 49866

P: 906.475.9901x5920 | C: 906-250-6358 | F: 906.475.6292

Karen Jackson <ontvilhc@villageofontonagon.org>

Mon, Nov 18, 2024 at 12:37 PM

To: Erik Lindsay <erik.lindsay@semcoenergy.com>

Thank you for the information.

We have a board meeting on Tuesday the 19th. Hold off until then and I will email you what the board feels is the best way to proceed.

[Quoted text hidden]

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Karen Jackson
Ontonagon Village Housing Commission