

From: [Richard Lewis](#)
To: [Alison Middleton](#); [Drew Warner](#); [Garth Greenan](#); [Kama Ross](#); [Richard Thompson](#); [Steve Christensen](#)
Cc: [Cathy Hartesvelt](#)
Subject: Pre
Date: Wednesday, August 14, 2024 12:56:08 PM
Attachments: [Leeland Ped Bridge Concepts_SK1-SK2_sent_w-OPCCs.pdf](#)

Good afternoon.

Please find attached the estimated cost for three design options. Option #1 and #2 uses Ipe Wood and Option #3 uses treated wood. As you can see from the cost estimates and brief description, Ipe Wood is a more durable and longer-lasting product, but more expensive.

Chair Steve Christensen, Finance Director Cathy Hartesvelt met this morning to review estimates. The Board of Commissioners has allocated \$66,600 for this project (a figure Cathy indicates has been on the books for a few years). Because the cost is may be considerably more than if Option #1 or #2 are to be considered, we feel it to be appropriate to place this item on the Board of Commissioners August 20th Regular Meeting for discussion and consideration. We had originally planned to have a meeting on the 21st, but if we wait, this puts us a month out for Board of Commissioners consideration if either Option #1 or #2 are acceptable for bidding.

We are requesting a meeting of Leeland Dam Authority on Tuesday, August 20th @ noon for discussion and possible recommendation. Please let me know asap if you can attend. This will be the only item on the agenda.

As a side note, the hydraulic work at the dam is scheduled to take place on September 9.

Thank you.

Richard

Richard I. Lewis
Interim County Administrator
Leelanau County, MI

“Relationships are primary; all else is derivative.” Ron David



August 8, 2024

Mr. Richard Lewis / Interim County Administrator
Leelanau County
8527 E Government Center Dr
Suttons Bay, MI 49682

Re: Leland Dam Pedestrian Bridge Cost Estimates
ME Project No: 24132

Dear Richard:

Enclosed with this letter are three Opinions of Probable Construction Costs: 1) Decorative Option 1 with accompanying rendering, 2) Classic Option 2 with accompanying rendering, and 3) Standard Option 3 without a rendering accompanying it. The third option replaces the current with new treated wood decking and railing to match the current.

Option 1 and 2 both include Ipe wood. Ipe is a South American hardwood that has excellent resistance to the exposure of exterior elements of sun and moisture, etc. The galvanized portions of the railing additionally provide the longevity and resistance to decay that I believe is important for the Board to consider when considering a return on investment and design life. Option 1 railing and decking closely matches that built with the south trail loop of the Boardman Lake trail in Traverse City if anyone is interested in visiting. Option 2 is a slightly less expensive alternative while still employing Ipe wood and galvanized metal offering a similar design life. Option 3 is the traditional treated lumber and will offer a similar design life (less than Options 1 and 2) as the current construction.

To complete our work, the Authority Board is to provide a selection of a single option for us to create the construction plans and have ready for bidding by the County.

Please use these estimates for review by the Board. Any questions, please let me know.

Sincerely,

MACHIN ENGINEERING, INC.

x A handwritten signature in black ink, appearing to read "Patrick J. Machin", is written over a horizontal line.

Patrick J. Machin, P.E.
Principal

Attachment: SK1-SK2 with OPCC 1-3 (5 pages)



Machin Engineering, Inc.
 1235 E Front Street, Ste A
 Traverse City, MI 49686
 ph 855.935-1530
 www.machinengineering.net

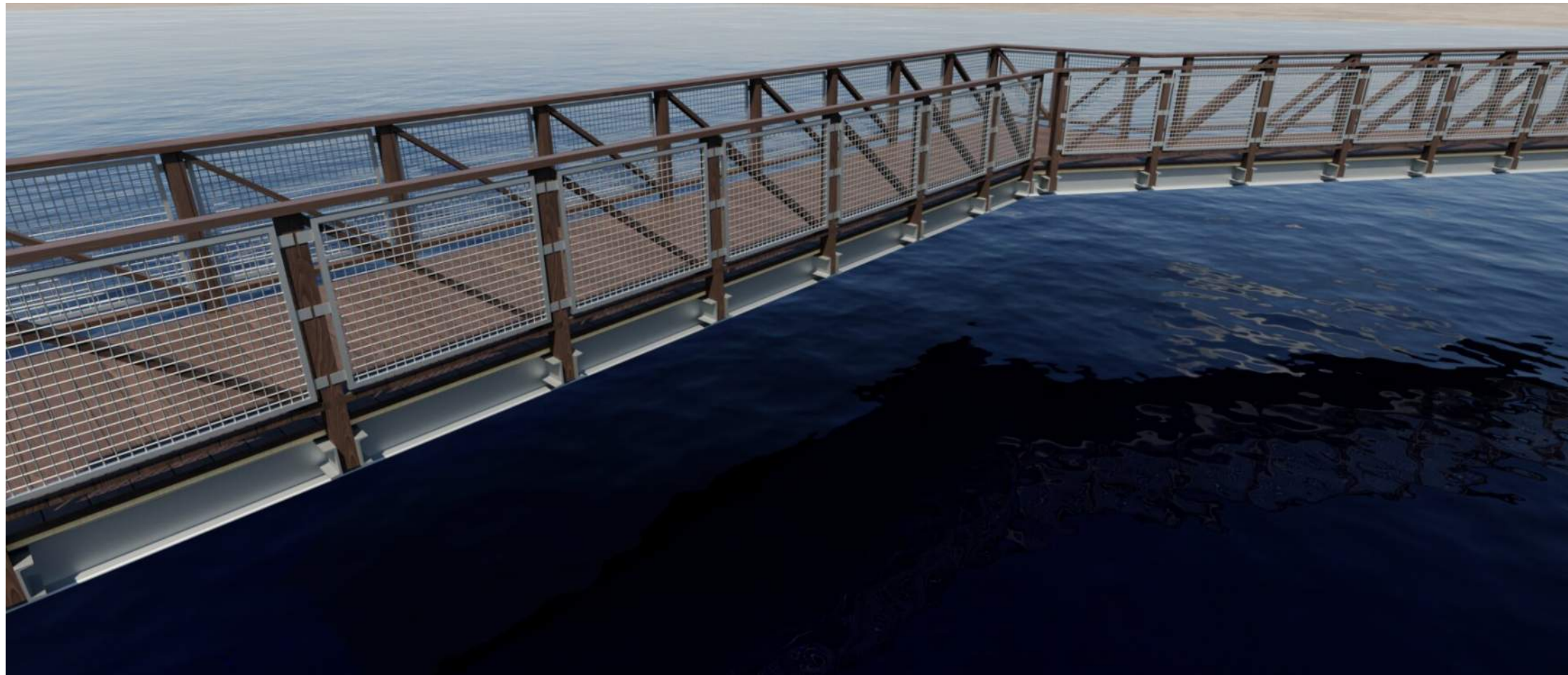
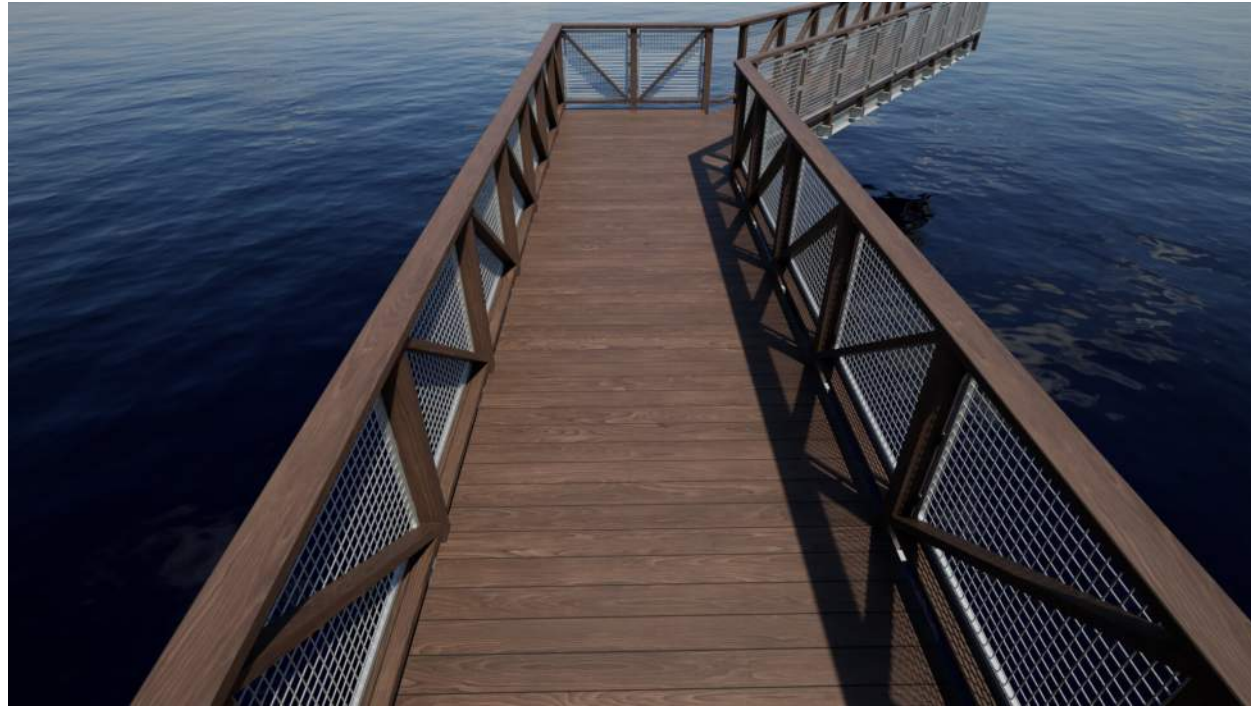
OPINION OF PROBABLE CONSTRUCTION COST
Leelanau County - Leland Dam Authority
Leland Dam Pedestrian Bridge
Decorative Option #1
August 7, 2024

Item No.	Item Description	Unit	Qty.	Unit Cost	Cost
1	Demolition & Disposal	LS	1	\$18,000.00	\$18,000.00
2	Decking, lpe	SF	380	100.00	38,000.00
3	Railing, lpe	LF	134	260.00	34,840.00
4	Rail Post, lpe	EA	37	300.00	11,100.00
SUBTOTAL:					\$101,940.00
20% CONTINGENCIES:					\$20,400.00
ENGINEERING DESIGN, BIDDING, & CONSTRUCTION ADMINISTRATION:					\$13,700.00
TOTAL ESTIMATED PROJECT COST:					\$136,040.00

- This cost estimate is approximate. Actual construction bids may vary significantly from this statement of probable costs due to timing of construction, changed conditions, labor rate changes, or other factors beyond the control of Machin Engineering, Inc.

Option 1: Decorative Concept

Galvanized expanded metal screen with 1"x1" opening, Ipe wood top rail, Ipe bottom rail, Ipe decking.



LEELANAU COUNTY
LELAD DAM
AUTHORITY

PEDESTRIAN
BRIDGE RAILING
AND DECK
SURFACE

CONCEPTUAL
OPTIONS

SK1



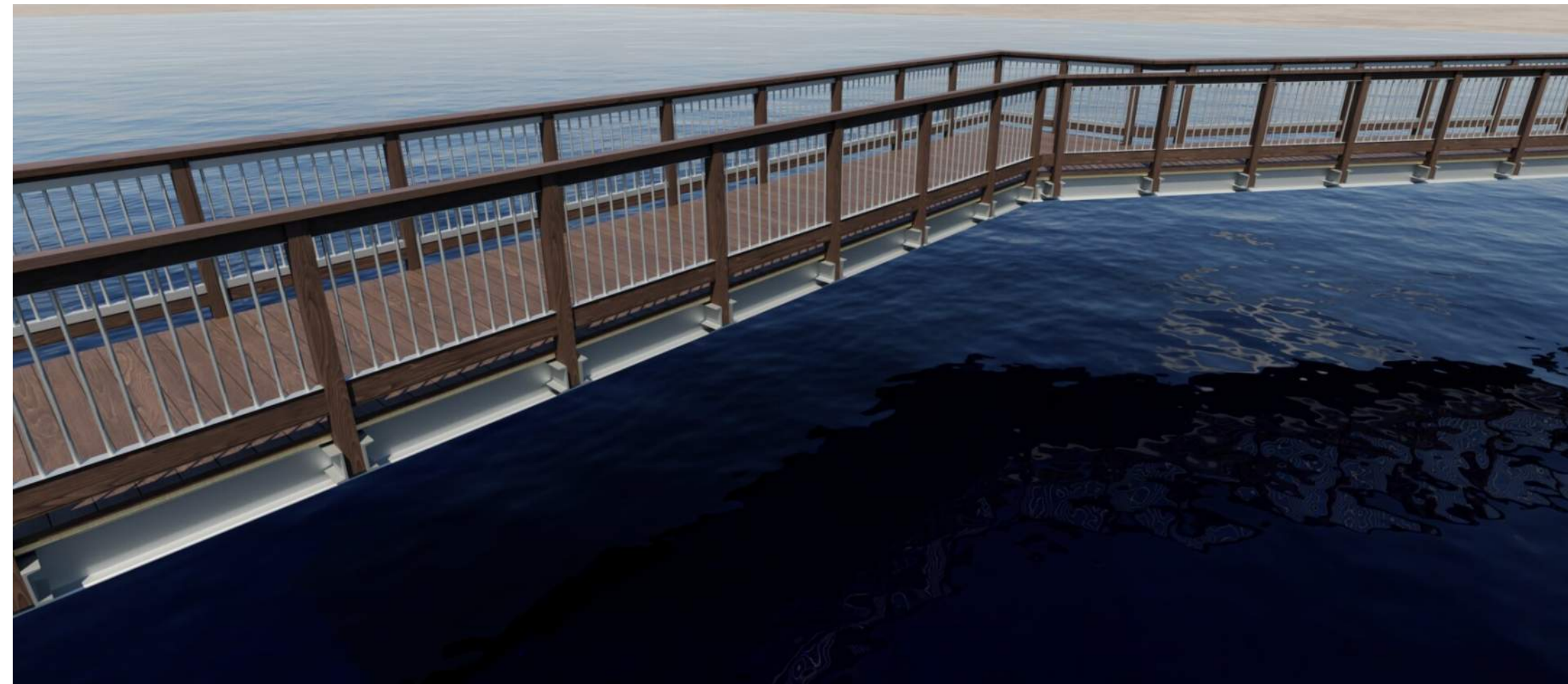
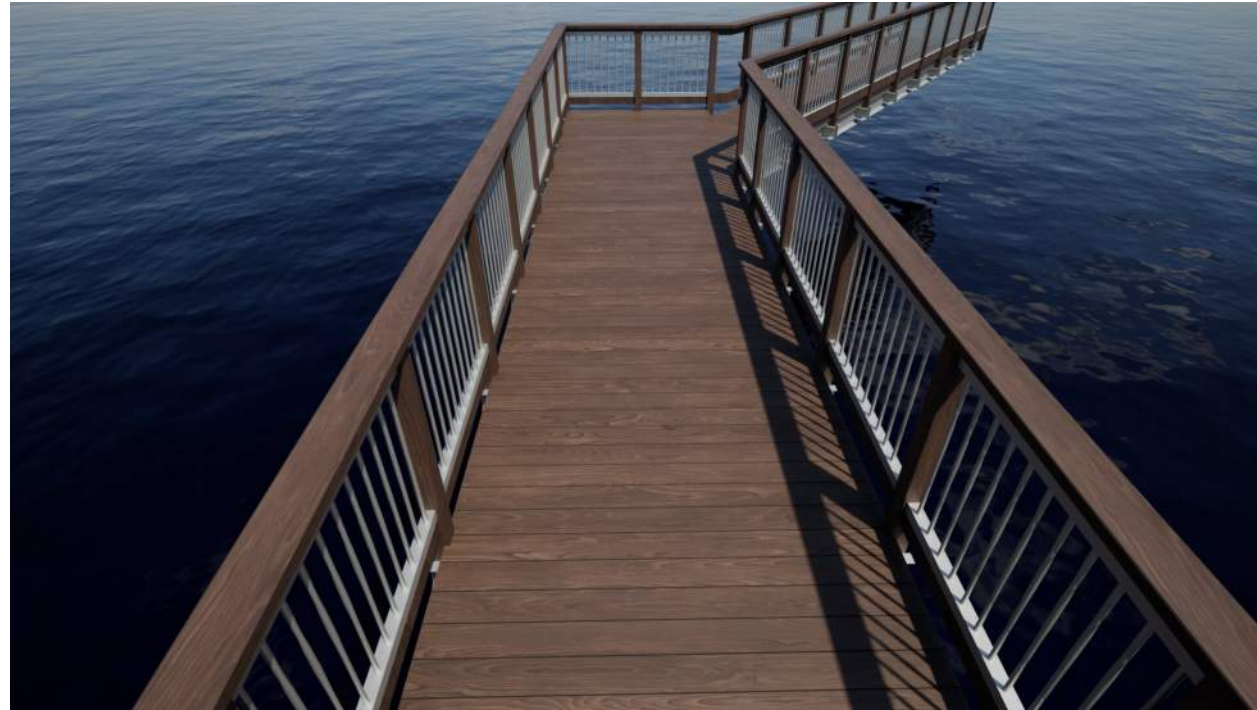
OPINION OF PROBABLE CONSTRUCTION COST
Leelanau County - Leland Dam Authority
Leland Dam Pedestrian Bridge
Classic Option #2
August 7, 2024

Item No.	Item Description	Unit	Qty.	Unit Cost	Cost
1	Demolition & Disposal	LS	1	\$18,000.00	\$18,000.00
2	Decking, lpe	SF	380	100.00	38,000.00
3	Railing, lpe	LF	134	200.00	26,800.00
4	Rail Post, lpe	EA	37	300.00	11,100.00
SUBTOTAL:					\$93,900.00
20% CONTINGENCIES:					\$18,800.00
ENGINEERING DESIGN, BIDDING, & CONSTRUCTION ADMINISTRATION:					\$13,700.00
TOTAL ESTIMATED PROJECT COST:					\$126,400.00

- This cost estimate is approximate. Actual construction bids may vary significantly from this statement of probable costs due to timing of construction, changed conditions, labor rate changes, or other factors beyond the control of Machin Engineering, Inc.

Option 2: Classic Concept

Galvanized metal vertical balusters (3/4" dia), Ipe wood top rail, Ipe bottom rail, Ipe decking



LEELANAU COUNTY
LELAD DAM
AUTHORITY

PEDESTRIAN
BRIDGE RAILING
AND DECK
SURFACE

CONCEPTUAL
OPTIONS

SK2



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OPINION OF PROBABLE CONSTRUCTION COST
Leelanau County - Leland Dam Authority
Leland Dam Pedestrian Bridge
Standard Option #3
August 7, 2024

Item No.	Item Description	Unit	Qty.	Unit Cost	Cost
1	Demolition & Disposal	LS	1	\$18,000.00	\$18,000.00
2	Decking, Treated Wood	SF	380	70.00	26,600.00
3	Railing, Treated Wood	LF	134	40.00	5,360.00
4	Rail Post, Treated Wood	EA	37	75.00	2,775.00
SUBTOTAL:					\$52,735.00
20% CONTINGENCIES:					\$10,500.00
ENGINEERING DESIGN, BIDDING, & CONSTRUCTION ADMINISTRATION:					\$13,700.00
TOTAL ESTIMATED PROJECT COST:					\$76,935.00

• This cost estimate is approximate. Actual construction bids may vary significantly from this statement of probable costs due to timing of construction, changed conditions, labor rate changes, or other factors beyond the control of Machin Engineering, Inc.