ADDENDUM NO. 1

TO SPECIFICATIONS AND PLANS FOR THE CITY OF TRAVERSE CITY IMPROVEMENTS TO ROTARY SQUARE PROJECT

BIDS DUE: **Monday, November 16, 2026 10:00 am**

ISSUED: November 3, 2026

This Addendum is issued prior to receipt of bids to provide for certain changes and clarifications to the Specifications and/or the Drawings, as herein specified, and is hereby made a part of the Contract Documents and shall be taken into consideration in preparing the Proposal. All other conditions remain the same.

Receipt of this addendum must be noted in the place provided on the Bid Form and dated **November 16, 2026 at 10:00am**

ADDENDUM:

GENERAL CHANGES:

1. The requirement for mandatory attendance at the pre-bid meeting **has been waived** by request.
2. Please be advised that the bid due date has been **extended from Thursday, November 12, 2026, to Monday, November 16, 2026.** All bids must be submitted by the revised deadline.

BID FORM CHANGES

1. Added a New Miscellaneous Quantity
   a. Security Fencing, 1,000 Lft

2. Added Allowance Values to the Following Line Items
   a. 205: Underground Electric, Relocation - $10,000.00
   b. 206: Underground Telephone, Relocation - $10,000.00
   c. 207: Electric Equipment, Rem/Relocation - $5,000.00
   d. 208: Telephone Equipment, Rem/Relocation - $5,000.00

3. Corrected the Quantity for the following Line Items
   a. 207: Electric Equipment, Rem/Relocation – 1 Allowance
   b. 208: Telephone Equipment, Rem/Relocation – 1 Allowance

4. Revised the Following Line Item Quantities for L102 – Landscape Enlargement

Addendum 1

Line Item	Old Quantity	New Quantity	Unit
Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	4	3	Ea
Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	22	20	Ea
Carex pensylvanica / Pennsylvania Sedge	382	396	Ea
Carex stricta / Tussock Sedge	26	16	Ea
Sisyrinchium angustifolium / Narrowleaf Blue-eyed Grass	119	153	Ea
Sporobolus heterolepis / Prairie Dropseed	230	215	Ea
Asarum canadense / Wild Ginger	118	117	Ea
Athyrium filix-femina 'Lady in Red' / Lady in Red Fern	59	56	Ea
Calamintha nepeta / Lesser Calamint	245	243	Ea
Echinacea purpurea 'Kim's Knee High' / Kim's Knee High Coneflower	129	125	Ea
Festuca ovina 'Little Bighorn' / Little Bighorn Sheep Fescue	303	250	Ea
Hypericum 'Brigadoon' / Brigadoon St. John'swort	30	16	Ea
Iris cristata / Dwarf Crested Iris	32	13	Ea
Iris virginica / Blue Flag Iris	13	15	Ea
Lobelia siphilitica / Great Lobelia	59	63	Ea
Osmundastrum cinnamomeum / Cinnamon Fern	4	3	Ea
Polygonatum biflorum / Solomon's Seal	42	38	Ea
Sisyrinchium angustifolium / Narrowleaf Blue-eyed Grass	39	153	Ea
Tiarella Cordifolia 'Sugar and Spice' / Sugar and Spice Foam Flower	56	60	Ea

5. Added the following new line items to the Bid Tab in L102 – Landscape Enlargement
    a. Festuca ovina / Sheep Fescue, 66 ea
    b. Festuca rubra / Red Fescue, 33 ea
    c. Fragaria virginiana / Wild Strawberry, 11 ea

SPECIFICATION CHANGES:

1. Special Provision for Security Fencing
    a. Changed the units from LSUM to Lft
2. Special Provision for Epoxy Coated Rebar
    a. New special provision mandating all rebar utilized on the project to be epoxy coated
3. Special Provision for Building & Electrical
    a. Updated the following paragraph to further detail the required as-builts:
        i. *For the electrical work on site, the contractor is responsible for providing the owner as-builts of the completed system, including all routing of conduit, handhole placement, etc. These as-builts are to be submitted to the owner before final completion of the project.*
4. Rotary Square Traffic Control Plan: Alleyway South of E State St
    a. Updated the document to include the following notes:
        i. *Alleyway to be closed only during construction activities.*

Addendum 1

Access through the site must be allowed to construction traffic for the Fish Pass project that is east of the project site and requires alleyway access for deliveries. Exceptions include active pavement removal and paving.

PLAN CHANGES:

1. Sheet C100 is reissued with updated sheet quantities.

BIDDER SUBMITTED QUESTIONS:

1. Is this project prevailing wage?
    a. No, this project is not.

PRODUCT ALTERNATES:

1. The following alternate product can be substituted for the product listed in the plans:
    a. Original Product: Valmont, 5A01AS-R-140040604TPS-PD-DBL
    b. Alternate Product: WiLL Brands, VA-POLE-VA-RTAPS-14-6040-C-AB-FP-BK-PD

GENERAL CHANGES:

3. The requirement for mandatory attendance at the pre-bid meeting has been waived by request.

All other conditions of this Invitation for Bids remain the same.

Bidders must acknowledge receipt of this amendment. Acknowledgement must be shown in the spaces provided herein or on the bid form in the Invitation for Bids, and must be receipted before the time set for receiving bids, **Monday, November,16th 10:00 am** local time, at the place of bid opening at the office of **The City Engineer, 400 Boardman Avenue, Traverse City, MI. 49684**.

FAILURE TO ACKNOWLEDGE RECEIPT OF THIS AMENDMENT WILL CAUSE REJECTION OF BID.

Dated: _____

Sincerely,

Alexander R. Yockey, PE
Deputy City Engineer

ACKNOWLEDGED:

Bidder: _____

By: _____

Title: _____

Rotary Square Pre-Bid Meeting Minutes

Project:	Improvements to Rotary Square
Date:	October 22, 2026
Project No:	Progressive Companies# 91370007
To:	Prospective Bidders

SCHEDULED EVENT

Date of Event:	October 22, 2026
Time of Event:	1:00 pm
Location of Event:	The City of Traverse City Governmental Center, Second Floor, 400 Boardman Ave. Traverse City MI 49684 Google Meet (Indicated in Advertisement for Bids and Instruction for Bidders)
Purpose of Event:	Mandatory Pre-Bid Meeting

Rotary Square Mandatory PRE-BID meeting (committee room)
Thursday, October 22 · 1:00 – 2:00pm
Time zone: America/New_York
Google Meet joining info
Video call link https://meet.google.com/hen-ccdp-ouu
Or dial: 4564-705-(US)+1 470 PIN: 751 542 734#

ITEMS TO BE DISCUSSED

1. Scope of Project
   a. Base Set Of Plans
      1) 203 S Union St – Rotary Square (Privately Owned Property)
         a) Existing empty lot that once house a bank
         b) Proposed use is a multi-use gathering spot for year round use
      2) Alleyway (Public Right-of-Way)
         a) Currently a standard alleyway featuring parking
         b) Proposed use is a redesigned alley way with no parking and the ability to be pedestrian use only for events
   b. Alternate Plans
      1) Reuse of parking spaces for additional seating and mixed use space during events
      2) This was initially part of the plans before an April 2026 rain event caused the failure of the existing retaining wall, washing down into the Fish Pass project construction zone
      3) Plans for either replacement of the wall or an alternate design are still being evaluated with the parties involved
2. Funding
   a. Traverse City Downtown Development Authority Funded with assistance from Rotary Charities
   b. Project is being bid through the City of Traverse City Engineering and the City of Traverse City will be administering the contract and payment
3. Schedule of Project – See schedule at end of Meeting Minutes.

4. Drawing review
    a. Page flip with Q&A
5. Specification review
    a. MDOT Specifications & Special Provisions
    b. Specifications of Note:
        1) Decorative Paver, Remove and Reinstall
        2) Private Utility Removal/Relocation
        3) Site Grading
        4) Shed & Foundation
        5) Concrete Mix Adjustment
6. Important Lead Time Note
    a. Oval Trellis is a long lead time that includes further engineering by the manufacturer
        1) Please engage Landscape Forms right away and get the process going
        2) The contract will pay for the costs to start engineering and fabrication, the contractor is to supply the invoices from Landscape Forms for payment
7. Permits
    a. Requirements for the electrical and structural permits are found in the Building & Electrical specification
    b. Requirements for the SESC permits are found in the Soil Erosion and Sedimentation Control specification
    c. Certificate of Occupancy permits will be required for final payment
8. Contractor Questions & Takeaways
    a. Allowance values needed to be added to the private utility relocation line items for bidding
    b. Maintenance of Traffic plans for the alleyway will be adjusted to allow Fish Pass construction access as the alleyway is how they are receiving materials for the education building being constructed.
    c. Need to ensure that all rebar used in the project are epoxy coated.
    d. The sign manufacturer/designer is Image 360.
    e. All electrical conduit will need to be as-built by the installers.
    f. Security fencing needs to be added to the Bid Tab and the units need to be changed from LSUM to Lft.
    g. Landscaping bid quantities need to be confirmed and if there are discrepancies, the required changes will be addressed in an addendum.

SCHEDULE OF PROJECT

Advertisement Date	October 9, 2026
Bidding Documents Available	October 9, 2026
Pre-Bid Meeting	October 22, 2026
Substitution Request Deadline	November 2, 2026
Bid Question Deadline	November 5, 2025
Addenda Publishing Deadline	November 8, 2026
Bid Submission Deadline	November 16, 2026 at 10am
Bid Opening	November 16, 2026 at 10am (The City of Traverse City Governmental Center, Second Floor, 400 Boardman Ave. Traverse City MI 49684)
Recommendation for Award	November 13, 2026
City Council Approval	December 7, 2026
Expected Notice of Intent to Award	December 8, 2026
Expected Contract Sign Date	January, 2027
Expected Notice to Proceed	February 10, 2026
Pre-Construction Meeting	2 Weeks Prior to Construction Start

Final Completion	November 12, 2027
Restoration Completion	June 2, 2028

Piotr Szczepanski, PE
Civil Engineer II

PCS
P:\91370007\05 CA\E1 BIDDING NEGOTIATION\2026 10 22 Rotary Square Pre-Bid Meeting Minutes.docx

Meeting Sign-In Sheet	Date: October 22, 2026 @ 1:00 pm	Facilitator: City of Traverse City	Project: Rotary Square Pre-Bid Meeting	Location of meeting: Committee Room or Viturally

Name	Title	Company	Phone	Email
Jeff Sexton	P.M	AJ's Excavating	231-313-8760	Jeff@Ajsexcavating.com
Jordan Steverlynck	Pm	45th Property Power	231-313-3723	Jordan.s@45property.com
Mike Rademaker	PM	Molon Excavating	231-633-3632	mrademaker@molonexcavating.net
Cole Wright	PM	Molon Excavating	231-493-5839	cwright@molonexcavating.net
Bill Butler	PM	Shoreline Power	231-590-7703.	BillB@shorelinepowerservices.com
Richard Angell	Land Agent	Todd's Services	810.588.9436	rangell@toddsservices.com.
Brian Giddis	Civil Eng I	City of TC	231 944 0394	bgiddis@traversecitmi.gov
Anne Pagano	City Engineer	"	231.922.4455	apagano@traversecitymi.gov.
Harry Burkholder	DDA E.D.	DDA	231 922-2050	harry@downtowntc.com
Eric Head	—	—	—	—
Sean Schneider	—	Legend Structures	616-745-7357	sean@legendstructures.com
Bryce Looper	—	Anchor Design Works	772-210-7015	blooper@anchordesignworks.com
Adam Erickson	—	—	—	—
Rick Strang	—	Popp Excavation	—	—
Jordan Valdmanis	—	—	—	—

BIDDER: PLEASE COMPLETE AND RETURN **DUE: November 16, 2026 @ 10:00 A.M**

ROTARY SQUARE PROJECT

The undersigned bidder, having carefully examined the local conditions affecting the cost of the work and with the specifications, contract documents and any other applicable information, hereby proposes to perform everything required to be performed and to provide and furnish all labor, materials, necessary tools, equipment and all utility and transportation services necessary to perform and complete this project in a workmanlike manner in accordance with the plans and the work description.

Bidder submits this bid and agrees to meet or exceed all of the City of Traverse City's and DDA requirements and specifications unless otherwise indicated in writing and attached hereto.

Bidder certifies that as of the date of this bid, Bidder's company or Bidder is not in arrear to the City of Traverse City or the DDA for debt or contract and is in no way a defaulter as provided in Section 152, Chapter XVI of the Charter of the City of Traverse City.

Bidder understands and agrees, if selected as successful bidder, to enter with the City and DDA into the contract included with the specifications.

Bidder understands that the City and DDA reserves the right to accept any or all bids in whole or in part and to waive irregularities in any bid in the best interest of the City of Traverse City and Downtown Development Authority. The bids will be evaluated and awarded on the basis of the best value to the City. Criteria used will include, but not be limited to, price, accessories, options and overall capability meeting the needs of the City.

Bidder agrees that the bid may not be withdrawn for a period of sixty (60) days from the actual date of the opening of the bid.

The prices shown in this bid reflect a specified completion date of **June 2, 2028** starting from the date specified in the "Notice to Proceed". The Bidder shall be responsible for liquidated damages for each day after the **specified completion date** specified in the Notice to Proceed based on the table below. It is the intent of the City and DDA to have this project substantially completed by **June 2, 2028**.

Liquidated Damages will be assessed per MDOT Section 108.10, Table 108-1 for project delays.

Table 108-1: Schedule of Liquidated Damages for Department Oversight

Original Contract Amount		Amount per Calendar Day
From More Than	To and Including	
$0	$100,000	$500
$100,000	$500,000	$800
$500,000	$1,000,000	$1,000
$1,000,000	$5,000,000	$1,500
$5,000,000	$15,000,000	$2,000
Over $15,000,000		$4,000

Miscellaneous Quantities

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
100	1	LSUM	Mobilization, Max, 5%		
101	1	LSUM	Maintaining Traffic		
102	1	LSUM	Pedestrian and Bike Detour		
103	1	LSUM	Soil Erosion and Sediment Control Plan		
104	400	Cyd	Subgrade Undercutting, Type II		
105	1000	Lft	Securtiy Fencing		
106	1	LSUM	Site Preparation, Max		
107	1	LSUM	Watering and Cultivating, First Season, Min		

C103 - Enlarged Site Demolition Plan

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
200	11	Ea	Tree, Rem, 6 inch to 18 inch		
201	8	Syd	Pavt, Rem, Modified		
202	45	Syd	Sidewalk, Rem		
203	1	Ea	Decorative Paver, Remove and Reinstall		
204	1	Ea	Pet Waste Basket and Sign, Remove and Salvage		
205	1	ALLOW	Underground Electric, Relocation	10,000.00	10,000.00
206	1	ALLOW	Underground Telephone, Relocation	10,000.00	10,000.00
207	1	ALLOW	Electric Equipment, Rem/Relocation	5,000.00	5,000.00
208	1	ALLOW	Telephone Equipment, Rem/Relocation	5,000.00	5,000.00
209	545	Ft	Conduit, Rem		
210	2	Ea	Sign, Remove and Salvage		

211	1	Ea	Water Structure, Rem		
212	5	Ea	Dr Structure, Rem		
213	305	Ft	Sewer, Rem, Less than 24 inch		
214	1	Ea	Block Bench, Rem and Salv.		
215	3	Ea	Post, Rem		

C104 - Enlarged Site Demolition Plan

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
300	477	Syd	Pavt, Rem, Modified		
301	11	Syd	Sidewalk, Rem		
302	25	Ft	Curb and Gutter, Rem		

C202 - Enlarged Site Layout Plan

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
400	150	Cyd	Subbase, CIP		
401	840	Syd	Aggregate Base, 4 inch		
402	2870	Sft	Sidewalk, Conc, 4 inch		
403	4765	Sft	Sidewalk, Conc, 4 inch, Water Wash Finish		
404	500	Sft	Concrete Unit Pavers, Mattoni		
405	1910	Sft	Concrete Unit Pavers, Urban		
406	305	Sft	Concrete Unit Pavers, Nordic Cobble		
407	75	Sft	Brick Pavement		
408	1	LSUM	Concrete Stairs & Railing		
409	1	LSUM	Railing, Cable		
410	1	LSUM	Concrete Runnel		

411	1	LSUM	Concrete Retaining Wall, Poured-in-Place		
412	1	LSUM	Stone Block Retaining Wall		
413	80	Ft	Seat Wall, Conc, 8 inch		
414	65	Ft	Seat Wall, Conc, 24 inch		
415	35	Ft	Seat Wall, Conc, 36 inch		
416	40	Ft	Flush Curb, Conc, 6 inch		
417	2	Ea	Tree Grate		
418	1	LSUM	Entrance Sign		
419	1	LSUM	Overlook Trellis		
420	1	LSUM	Oval Trellis		
421	1	LSUM	Overlook Slide		
422	375	Sft	Rubberized Surface, Poured-in-Place		
423	14	Ea	Pedestrian Light Pole Foundation		
424	1	Ea	Drinking Fountain		
425	7	Ea	Landscape Boulder		
426	1	LSUM	Storage Shed Foundation		

C203 - Enlarged Site Layout Plan

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
500	142	Cyd	Subbase, CIP		
501	190	Syd	Aggregate Base, 4 inch		
502	390	Syd	Aggregate Base, 6 inch		
503	12	Syd	Aggregate Base, 8 inch		
504	205	Syd	Conc Pavt, Reinf, 9 inch		

505	185	Syd	Conc Pavt, Reinf, 9 inch, Water Wash Finish		
506	5	Ton	Hand Patching		
507	10	Ft	Curb and Gutter, Conc, Det F4		
508	155	Ft	Curb and Gutter, Conc, Det D2		
509	40	Ft	Curb Ramp Opening, Conc		
510	175	Sft	Brick Pavement		

C302 & C303- Enlarged Grading Plan

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
600	1	LSUM	Site Grading		

C402 - Enlarged Utility Plan

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
700	1	Ea	Sewer Tap, 12 inch		
701	28	Ft	Sewer, Cl A, 4 inch, Tr Det A		
702	255	Ft	Sewer, Cl A, 6 inch, Tr Det A		
703	22	Ft	Sewer, Cl A, 8 inch, Tr Det A		
704	41	Ft	Sewer, Cl A, 12 inch, Tr Det A		
705	2	Ea	Dr Structure, 48 inch dia		
706	2	Ea	Dr Structure Cover, Type B		
707	6	Ea	Dr Structure, 24 inch dia		
708	2	Ea	Dr Structure Cover, 24 inch, Square, Plastic		
709	4	Ea	Dr Structure Cover, 24 inch, Custom		
710	500	Ft	Underdrain, Subbase, 4 inch		
711	75	Ft	Underdrain, Subbase, 6 inch		

712	50	Ft	Trench Drain, 4 inch		
713	90	Sft	Aggregate, French Drain, 12 inch		
714	1	Ea	Stormwater Quality Unit		
715	50	Ft	Water Service, Copper, 1 inch		
716	170	Ft	Sanitary Sewer, PVC, 4 inch, Tr Det A		
717	16	Ft	Sanitary Sewer, PVC, 6 inch, Tr Det A		
718	1	Ea	Sanitary Sewer, Saddle Tap, 6 inch		
719	1	Ea	Sanitary Sewer Cleanout, 4 inch		

L102 - Landscape Enlargement

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
800	640	Syd	Sodding		
801	2	Ea	Acer griseum / Paperbark Maple		
802	3	Ea	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry		
803	2	Ea	Betula nigra / River Birch		
804	2	Ea	Carpinus caroliniana / American Hornbeam		
805	3	Ea	Cladrastis kentukea / American Yellowwood		
806	3	Ea	Cornus florida 'Comco No. 1' / Cherokee Brave Dogwood Tree		
807	1	Ea	Cornus florida 'Comco No. 1' / Cherokee Brave Dogwood		
808	5	Ea	Gleditsia triacanthos inermis 'Skycole' / Skyline® Honey Locust		
809	2	Ea	Platanus x acerifolia / London Plane Tree		
810	2	Ea	Tilia cordata ' Greenspire' / Greenspire Linden Tree		
811	1	Ea	Ilex opaca / American Holly		
812	2	Ea	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly		

813	1	Ea	Picea glauca 'Densata' / Black Hills White Spruce		
814	12	Ea	Thuja x 'MonRig' PP #27,067 / Tiny Tower Arborvitae		
815	15	Ea	Cephalotaxus harringtonia 'Prostrata' / Prostrate Plum Yew		
816	39	Ea	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet		
817	3	Ea	Hamamelis virginiana 'Arnold Promise' / Arnold Promise Witch Hazel		
818	15	Ea	Hydrangea quercifolia 'Snowflake' / Snowflake Oakleaf Hydrangea		
819	20	Ea	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly		
820	2	Ea	Lindera benzoin / Spicebush		
821	66	Ea	Andropogon scoparius / Little Bluestem		
822	23	Ea	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama		
823	396	Ea	Carex pensylvanica / Pennsylvania Sedge		
824	16	Ea	Carex stricta / Tussock Sedge		
825	58	Ea	Eragrostis spectabilis / Purple Lovegrass		
826	66	Ea	Festuca ovina / Sheep Fescue		
827	33	Ea	Festuca rubra / Red Fescue		
828	153	Ea	Sisyrinchium angustifolium / Narrowleaf Blue-eyed Grass		
829	215	Ea	Sporobolus heterolepis / Prairie Dropseed		
830	117	Ea	Asarum canadense / Wild Ginger		
831	166	Ea	Asclepias tuberosa / Butterfly Milkweed		
832	56	Ea	Athyrium filix-femina 'Lady in Red' / Lady in Red Fern		
833	243	Ea	Calamintha nepeta / Lesser Calamint		
834	125	Ea	Echinacea purpurea 'Kim's Knee High' / Kim's Knee High Coneflower		

835	50	Ea	Echinacea x Butterfly™ Postman™ PP28 / Postman Coneflower		
836	11	Ea	Fragaria virginiana / Wild Strawberry		
837	250	Ea	Festuca ovina 'Little Bighorn' / Little Bighorn Sheep Fescue		
838	16	Ea	Hypericum 'Brigadoon' / Brigadoon St. John'swort		
839	13	Ea	Iris cristata / Dwarf Crested Iris		
840	15	Ea	Iris virginica / Blue Flag Iris		
841	36	Ea	Liatris aspera / Rough Blazing Star		
842	63	Ea	Lobelia siphilitica / Great Lobelia		
843	3	Ea	Osmundastrum cinnamomeum / Cinnamon Fern		
844	38	Ea	Polygonatum biflorum / Solomon's Seal		
845	48	Ea	Polystichum acrostichoides / Christmas Fern		
846	42	Ea	Rudbeckia hirta / Black-eyed Susan		
847	17	Ea	Solidago 'Goldkind' / Golden Baby Goldenrod		
848	60	Ea	Tiarella Cordifolia 'Sugar and Spice' / Sugar and Spice Foam Flower		
849	42	Ea	Tree Irrigation Bag		
850	1	LSUM	Landscape Edging		

L202 - Soils Enlargement

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
900	400	Syd	Planting Soil, Tree (36 inches)		
901	320	Syd	Planting Soil, Shrub, Perennial, Ornamental Grass (18 inches)		
902	640	Syd	Planting Soil, Turf Grass (6 inches)		
903	6	Syd	Planting Soil, Planter Pot		
904	1	LSUM	Soil Support System		

L702 - Furnishings Enlargement

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
1001	1	Ea	Bench, Petra, Large		
1002	3	Ea	Bench, Petra, Small		
1003	1	Ea	Backed Bench Topper, Type A		
1004	1	Ea	Backed Bench Topper, Type B		
1005	1	Ea	Backed Bench Topper, Type C		
1006	1	Ea	Tiered Bench		
1007	3	Ea	Bike Rack		
1008	5	Ea	Waste Receptacle		
1009	14	Ea	Table		
1010	38	Ea	Chair		
1011	4	Ea	Planter Pot, Large		
1012	6	Ea	Planter Pot, Small		
1013	3	Ea	Log Bench		
1014	1	LSUM	Storage Shed		

1015	2	Ea	Bench Swing		
1016	2	Ea	Bench Swing Overhead Structure		
1017	1	LSUM	Landscape Forms Alternate Material Savings		

IR202 - Irrigation Enlargement

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
2000	1	LSUM	Irrigation System		

ES001 - Electrical Site Plan

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
3000	1	Ea	Electrical Meter		
3001	1	Ea	Electrical Service Panel and Controller		
3002	1	LSUM	Site Electrical		
3003	14	Ea	Pedestrian Light Pole		
3004	1	Ea	Illuminated Sign		
3005	2	Ea	Power Pedestal		
3006	30	Ea	Ground Mounted Tree Light		
3007	4	Ea	In-Grade Tree Light		

Total Bid for items 100 through 3007, inclusive

$ _____

_____ DOLLARS

(write in amount)

Alleyway Alternate

C104 - Enlarged Site Demolition Plan: Alleyway Alternate

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
4000	263	Syd	Pavt, Rem, Modified		
4001	44	Syd	Sidewalk, Rem		
4002	175	Ft	Curb and Gutter, Rem		
4003	6	Ea	Sign, Remove and Salvage		
4004	1	Ea	Pay Station, Remove and Salvage		
4005	3	Ea	Post, Rem		

C203 - Enlarged Site Layout Plan: Alleyway Alternate

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
5000	18	Cyd	Subbase, CIP		
5001	10	Ft	Curb and Gutter, Conc, Det F4		
5002	160	Ft	Curb and Gutter, Conc, Det D2		
5003	585	Sft	Sidewalk, Conc, 4 inch		
5004	750	Sft	Sidewalk, Conc, 4 inch, Water Wash Finish		
5005	22	Ft	Seat Wall, Conc, 18 inch		
5006	8	Ea	Removable Bollard, 4 inch		
5007	3	Ea	Pedestrian Light Pole Foundation		

C303- Enlarged Grading Plan: Alleyway Alternate

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
6000	1	LSUM	Site Grading		

L103 - Landscape Enlargement: Alleyway Alternate

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
7000	1	*Ea*	Acer griseum / Paperbark Maple		
7001	2	*Ea*	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry		
7002	2	*Ea*	Betula nigra / River Birch		
7003	2	*Ea*	Cercis canadensis / Eastern Redbud		
7004	1	*Ea*	Nyssa sylvatica 'Wildfire" / Wildfire Tupelo		
7005	1	*Ea*	Platanus x acerifolia / London Plane Tree		
7006	23	*Ea*	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet		
7007	22	*Ea*	Cornus alba 'Arctic Fire' / Arctic Fire Dogwood		
7008	2	*Ea*	Hamamelis virginiana 'Arnold Promise' / Arnold Promise Witch Hazel		
7009	23	*Ea*	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly		
7010	2	*Ea*	Lindera benzoin / Spicebush		
7011	45	*Ea*	Andropogon scoparius / Little Bluestem		
7012	23	*Ea*	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama		
7013	47	*Ea*	Asclepias tuberosa / Butterfly Milkweed		
7014	20	*Ea*	Echinacea x Butterfly™ Postman™ PP28 / Postman Coneflower		
7015	53	*Ea*	Festuca ovina 'Little Bighorn' / Little Bighorn Sheep Fescue		
7016	56	*Ea*	Fragaria virginiana / Wild Strawberry		
7017	65	*Ea*	Rudbeckia hirta / Black-eyed Susan		
7018	41	*Ea*	Solidago 'Goldkind' / Golden Baby Goldenrod		
7019	5	*Ea*	Parthenocissus quinquefolia / Virgina Creeper		
7020	9	Ea	Tree Irrigation Bag		

L203 - Soils Enlargement: Alleyway Alternate

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
8000	85	Syd	Planting Soil, Tree (36 inches)		
8001	117	Syd	Planting Soil, Shrub, Perennial, Ornamental Grass (18 inches)		
8002	2	Syd	Planting Soil, Planter Pot		

L703 - Furnishings Enlargement: Alleyway Alternate

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
9000	2	Ea	Picnic Table		
9001	8	Ea	Chair		
9002	3	Ea	Planter Pot, Large		
9003	3	Ea	Bike Rack		
9004	1	Ea	Waste Receptacle		

IR203 - Irrigation Enlargement: Alleyway Alternate

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
10,000	1	LSUM	Irrigation System		

ES001 - Electrical Site Plan: Alleyway Alternate

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
20,000	1	LSUM	Site Electrical		
20,100	3	Ea	Pedestrian Light Pole		
20,101	4	Ea	Ground Mounted Tree Light		

Total Bid for items 4000 through 20,101, inclusive

$ _____

_____ DOLLARS
(write in amount)

Total Bid for items 100 through 20,101, inclusive

$ _____

_____ DOLLARS
(write in amount)

Accompanying this bid is a certified check, bank draft or a bid bond in the amount of five percent (5%) of the total bid payable to the City of Traverse City, which it is agreed will be forfeited to said City if the undersigned fails to enter into the contract specified in the specifications within fourteen (14) days after the contract is awarded to the undersigned.

Bidder guarantees that he or she has authority to submit this bid for the firm named below.

Submitted by:

_____	_____
Signature	Company Name
_____	_____
Name and Title (Print)	Company Address
_____	_____
Phone	City, State, Zip
_____	
Email Address	

ITEM NO.	DESCRIPTION	QTY.	UNITS
Miscellaneous Quantities - No Sheet Affiliation			
1100001	Mobilization, Max, 5%	1	LSUM
	Maintaining Traffic	1	LSUM
	Pedestrian and Bike Detour	1	LSUM
	Soil Erosion and Sediment Control Plan	1	LSUM
	Subgrade Undercutting, Type II	400	Cyd
	Securrity Fencing	1000	Lft
8150001	Site Preparation, Max	1	LSUM
8150002	Watering and Cultivating, First Season, Min	1	LSUM
C103 - Enlarged Site Demolition Plan			
2020004	Tree, Rem, 6 inch to 18 inch	11	Ea
2047011	Pavt, Rem, Modified	8	Syd
2040055	Sidewalk, Rem	45	Syd
	Decorative Paver, Remove and Reinstall	1	Ea
	Pet Waste Basket and Sign, Remove and Salvage	1	Ea
	Underground Electric, Relocation	1	ALLOW
	Underground Telephone, Relocation	1	ALLOW
	Electric Equipment, Rem/Relocation	1	ALLOW
	Telephone Equipment, Rem/Relocation	1	ALLOW
8182000	Conduit, Rem	545	Ft
8107050	Sign, Remove and Salvage	2	Ea
8237050	Water Structure, Rem	1	Ea
2030011	Dr Structure, Rem	5	Ea
2030015	Sewer, Rem, Less than 24 inch	305	Ft
2047050	Block Bench, Rem and Salv.	1	Ea
2047050	Post, Rem	3	Ea
C104 - Enlarged Site Demolition Plan			
2047011	Pavt, Rem, Modified	477	Syd
2040055	Sidewalk, Rem	11	Syd
2040020	Curb and Gutter, Rem	25	Ft
C104 - Enlarged Site Demolition Plan: Alleyway Alternate			
2047011	Pavt, Rem, Modified	263	Syd
2040055	Sidewalk, Rem	44	Syd
2040020	Curb and Gutter, Rem	175	Ft
8107050	Sign, Remove and Salvage	6	Ea
2047050	Pay Station, Remove and Salvage	1	Ea
2047050	Post, Rem	3	Ea
C202 - Enlarged Site Layout Plan			
3010002	Subbase, CIP	150	Cyd
3020010	Aggregate Base, 4 inch	840	Syd
8030044	Sidewalk, Conc, 4 inch	2870	Sft
	Sidewalk, Conc, 4 inch, Water Wash Finish	4765	Sft
	Concrete Unit Pavers, Mattoni	500	Sft
	Concrete Unit Pavers, Urban	1910	Sft
	Concrete Unit Pavers, Nordic Cobble	305	Sft
	Brick Pavement	75	Sft
	Concrete Stairs & Railing	1	LSUM
	Railing, Cable	1	LSUM
	Concrete Runnel	1	LSUM
	Concrete Retaining Wall, Poured-in-Place	1	LSUM
	Stone Block Retaining Wall	1	LSUM
	Seat Wall, Conc, 8 inch	80	Ft
	Seat Wall, Conc, 24 inch	65	Ft
	Seat Wall, Conc, 36 inch	35	Ft
	Flush Curb, Conc, 6 inch	40	Ft
	Tree Grate	2	Ea
	Entrance Sign	1	LSUM
	Overlook Trellis	1	LSUM
	Oval Trellis	1	LSUM
	Overlook Slide	1	LSUM
	Rubberized Surface, Poured-in-Place	375	Sft
	Pedestrian Light Pole Foundation	14	Ea
	Drinking Fountain	1	Ea
	Landscape Boulder	7	Ea
	Storage Shed Foundation	1	LSUM
C203 - Enlarged Site Layout Plan			
3010002	Subbase, CIP	142	Cyd
3020010	Aggregate Base, 4 inch	190	Syd
3020016	Aggregate Base, 6 inch	390	Syd
3020020	Aggregate Base, 8 inch	12	Syd
	Conc Pavt, Reinf, 9 inch	205	Syd
	Conc Pavt, Reinf, 9 inch, Water Wash Finish	185	Syd
5010025	Hand Patching	5	Ton
8020038	Curb and Gutter, Conc, Det F4	10	Ft
8020031	Curb and Gutter, Conc, Det D2	155	Ft
8030030	Curb Ramp Opening, Conc	40	Ft
	Brick Pavement	175	Sft
C203 - Enlarged Site Layout Plan: Alleyway Alternate			
3010002	Subbase, CIP	18	Cyd
8020038	Curb and Gutter, Conc, Det F4	10	Ft
8020031	Curb and Gutter, Conc, Det D2	160	Ft
8030044	Sidewalk, Conc, 4 inch	585	Sft
	Sidewalk, Conc, 4 inch, Water Wash Finish	750	Sft
	Seat Wall, Conc, 18 inch	22	Ft
	Removable Bollard, 4 inch	8	Ea
	Pedestrian Light Pole Foundation	3	Ea

ITEM NO.	DESCRIPTION	QTY.	UNITS
C302 & C303- Enlarged Grading Plan			
	Site Grading	1	LSUM
C303- Enlarged Grading Plan: Alleyway Alternate			
	Site Grading	1	LSUM
C402 - Enlarged Utility Plan			
4021204	Sewer Tap, 12 inch	1	Ea
	Sewer, Cl A, 4 inch, Tr Det A	28	Ft
4020001	Sewer, Cl A, 6 inch, Tr Det A	255	Ft
4020002	Sewer, Cl A, 8 inch, Tr Det A	22	Ft
4020004	Sewer, Cl A, 12 inch, Tr Det A	41	Ft
4030210	Dr Structure, 48 inch dia	2	Ea
4030010	Dr Structure Cover, Type B	2	Ea
	Dr Structure, 24 inch dia	6	Ea
	Dr Structure Cover, 24 inch, Square, Plastic	2	Ea
	Dr Structure Cover, 24 inch, Custom	4	Ea
4040061	Underdrain, Subbase, 4 inch	500	Ft
4040063	Underdrain, Subbase, 6 inch	75	Ft
	Trench Drain, 4 inch	50	Ft
	Aggregate, French Drain, 12 inch	90	Sft
	Stormwater Quality Unit	1	Ea
	Water Service, Copper, 1 inch	50	Ft
	Sanitary Sewer, PVC, 4 inch, Tr Det A	170	Ft
	Sanitary Sewer, PVC, 6 inch, Tr Det A	16	Ft
	Sanitary Sewer, Saddle Tap, 6 inch	1	Ea
	Sanitary Sewer Cleanout, 4 inch	1	Ea
L102 - Landscape Enlargement			
8160055	Sodding	640	Syd
	Acer griseum / Paperbark Maple	*2*	*Ea*
	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	*3*	*Ea*
	Betula nigra / River Birch	*2*	*Ea*
	Carpinus caroliniana / American Hornbeam	*2*	*Ea*
	Cladrastis kentukea / American Yellowwood	*3*	*Ea*
	Cornus florida 'Comco No. 1' / Cherokee Brave Dogwood Tree	*3*	*Ea*
	Cornus florida 'Comco No. 1' / Cherokee Brave Dogwood	*1*	*Ea*
	Gleditsia triacanthos inermis 'Skycole' / Skyline® Honey Locust	*5*	*Ea*
	Platanus x acerifolia / London Plane Tree	*2*	*Ea*
	Tilia cordata ' Greenspire' / Greenspire Linden Tree	*2*	*Ea*
	Ilex opaca / American Holly	*1*	*Ea*
	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	*2*	*Ea*
	Picea glauca 'Densata' / Black Hills White Spruce	*1*	*Ea*
	Thuja x 'MonRig' PP #27,067 / Tiny Tower Arborvitae	*12*	*Ea*
	Cephalotaxus harringtonia 'Prostrata' / Prostrate Plum Yew	*15*	*Ea*
	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	*39*	*Ea*
	Hamamelis virginiana 'Arnold Promise' / Arnold Promise Witch Hazel	*3*	*Ea*
	Hydrangea quercifolia 'Snowflake' / Snowflake Oakleaf Hydrangea	*15*	*Ea*
	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	*20*	*Ea*
	Lindera benzoin / Spicebush	*2*	*Ea*
	Andropogon scoparius / Little Bluestem	*66*	*Ea*
	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	*23*	*Ea*
	Carex pensylvanica / Pennsylvania Sedge	*396*	*Ea*
	Carex stricta / Tussock Sedge	*16*	*Ea*
	Eragrostis spectabilis / Purple Lovegrass	*58*	*Ea*
	Festuca ovina / Sheep Fescue	*66*	*Ea*
	Festuca rubra / Red Fescue	*33*	*Ea*
	Sporobolus heterolepis / Prairie Dropseed	*215*	*Ea*
	Asarum canadense / Wild Ginger	*117*	*Ea*
	Asclepias tuberosa / Butterfly Milkweed	*166*	*Ea*
	Athyrium filix-femina 'Lady in Red' / Lady in Red Fern	*56*	*Ea*
	Calamintha nepeta / Lesser Calamint	*243*	*Ea*
	Echinacea purpurea 'Kim's Knee High' / Kim's Knee High Coneflower	*125*	*Ea*
	Echinacea x Butterfly™ Postman™ PP28 / Postman Coneflower	*50*	*Ea*
	Fragaria virginiana / Wild Strawberry	*11*	*Ea*
	Festuca ovina 'Little Bighorn' / Little Bighorn Sheep Fescue	*250*	*Ea*
	Hypericum 'Brigadoon' / Brigadoon St. John'swort	*16*	*Ea*
	Iris cristata / Dwarf Crested Iris	*13*	*Ea*
	Iris virginica / Blue Flag Iris	*15*	*Ea*
	Liatris aspera / Rough Blazing Star	*36*	*Ea*
	Lobelia siphilitica / Great Lobelia	*63*	*Ea*
	Osmundastrum cinnamomeum / Cinnamon Fern	*3*	*Ea*
	Polygonatum biflorum / Solomon's Seal	*38*	*Ea*
	Polystichum acrostichoides / Christmas Fern	*48*	*Ea*
	Rudbeckia hirta / Black-eyed Susan	*42*	*Ea*
	Sisyrinchium angustifolium / Narrowleaf Blue-eyed Grass	*153*	*Ea*
	Solidago 'Goldkind' / Golden Baby Goldenrod	17	Ea
	Tiarella Cordifolia 'Sugar and Spice' / Sugar and Spice Foam Flower	60	Ea
	Tree Irrigation Bag	42	Ea
	Landscape Edging	1	LSUM

ITEM NO.	DESCRIPTION	QTY.	UNITS
L103 - Landscape Enlargement: Alleyway Alternate			
	Acer griseum / Paperbark Maple	*1*	*Ea*
	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	*2*	*Ea*
	Betula nigra / River Birch	*2*	*Ea*
	Cercis canadensis / Eastern Redbud	*2*	*Ea*
	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	*1*	*Ea*
	Platanus x acerifolia / London Plane Tree	*1*	*Ea*
	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	*23*	*Ea*
	Cornus alba 'Arctic Fire' / Arctic Fire Dogwood	*22*	*Ea*
	Hamamelis virginiana 'Arnold Promise' / Arnold Promise Witch Hazel	*2*	*Ea*
	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	*23*	*Ea*
	Lindera benzoin / Spicebush	*2*	*Ea*
	Andropogon scoparius / Little Bluestem	*45*	*Ea*
	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	*23*	*Ea*
	Asclepias tuberosa / Butterfly Milkweed	*47*	*Ea*
	Echinacea x Butterfly™ Postman™ PP28 / Postman Coneflower	*20*	*Ea*
	Festuca ovina 'Little Bighorn' / Little Bighorn Sheep Fescue	*53*	*Ea*
	Fragaria virginiana / Wild Strawberry	*56*	*Ea*
	Rudbeckia hirta / Black-eyed Susan	*65*	*Ea*
	Solidago 'Goldkind' / Golden Baby Goldenrod	*41*	*Ea*
	Parthenocissus quinquefolia / Virgina Creeper	*5*	*Ea*
	Tree Irrigation Bag	9	Ea
L202 - Soils Enlargement			
	Planting Soil, Tree (36 inches)	400	Syd
	Planting Soil, Shrub, Perennial, Ornamental Grass (18 inches)	320	Syd
	Planting Soil, Turf Grass (6 inches)	640	Syd
	Planting Soil, Planter Pot	6	Syd
	Soil Support System	1	LSUM
L203 - Soils Enlargement: Alleyway Alternate			
	Planting Soil, Tree (36 inches)	85	Syd
	Planting Soil, Shrub, Perennial, Ornamental Grass (18 inches)	117	Syd
	Planting Soil, Planter Pot	2	Syd
L702 - Furnishings Enlargement			
	Bench, Petra, Large	1	Ea
	Bench, Petra, Small	3	Ea
	Backed Bench Topper, Type A	1	Ea
	Backed Bench Topper, Type B	1	Ea
	Backed Bench Topper, Type C	1	Ea
	Tiered Bench	1	Ea
	Bike Rack	3	Ea
	Waste Receptacle	5	Ea
	Table	14	Ea
	Chair	38	Ea
	Planter Pot, Large	4	Ea
	Planter Pot, Small	6	Ea
	Log Bench	3	Ea
	Storage Shed	1	LSUM
	Bench Swing	2	Ea
	Bench Swing Overhead Structure	2	Ea
	Landscape Forms Alternate Material Savings	1	LSUM
L703 - Furnishings Enlargement: Alleyway Alternate			
	Picnic Table	2	Ea
	Chair	8	Ea
	Planter Pot, Large	3	Ea
	Bike Rack	3	Ea
	Waste Receptacle	1	Ea
IR202 - Irrigation Enlargement			
	Irrigation System	1	LSUM
IR203 - Irrigation Enlargement: Alleyway Alternate			
	Irrigation System	1	LSUM
ES001 - Electrical Site Plan			
	Electrical Meter	1	Ea
	Electrical Service Panel and Controller	1	Ea
	Site Electrical	1	LSUM
	Pedestrian Light Pole	14	Ea
	Illuminated Sign	1	Ea
	Power Pedestal	2	Ea
	Ground Mounted Tree Light	30	Ea
	In-Grade Tree Light	4	Ea
ES001 - Electrical Site Plan: Alleyway Alternate			
	Site Electrical	1	LSUM
	Pedestrian Light Pole	3	Ea
	Ground Mounted Tree Light	4	Ea

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DOWNTOWN DEVELOPMENT AUTHORITY
ROTARY SQUARE

COA ARCHITECT
COA ENGINEER
203 S UNION ST, TRAVERSE CITY, MI 49684

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ISSUANCE

09/28/2026 BID DOCUMENTS
11/03/2026 ADDENDUM 1

PROJECT NUMBER
91370007
PROJECT MANAGER
L. PEDIGO
PROFESSIONAL
P. SZCZEPANSKI
DRAWN BY
P. SZCZEPANSKI
CHECKED BY
P. SZCZEPANSKI

SHEET QUANTITIES
C100

11/4/2026 12:23:23 PM Piotr Szczepanski
P:\91370007\05 WP\C2 BM10 - C100 - SHEET QUANTITIES.dwg pszczepanski
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