

**LUDINGTON BOARD OF EDUCATION - LUDINGTON AREA SCHOOL DISTRICT**  
**809 E. Tinkham Avenue, Ludington, Michigan 49431 – Phone 231-845-7303**

*This is a meeting of the Board of Education in public for the purpose of conducting the School District's business and is not to be considered a public community meeting. There is a time for public participation during the meeting as indicated on the agenda.*

Mission: The Ludington Area Schools, in partnership with the community, will achieve excellence in a positive environment where motivation and quality instruction ensure learning and equip students for success in society.

**MEETING: Regular Meeting**  
**DATE: October 17, 2022**  
**TIME: 6:00 p.m.**  
**PLACE: OJ DeJonge Middle School, 706 East Tinkham Avenue, Ludington, MI 49431**

**REGULAR MEETING**

1. CALL TO ORDER & ROLL CALL  
     Steve Carlson   Bret Autrey   Mike Nagle   Stephanie Reed   Josh Snyder   Leona Ashley   Scott Foster
2. PLEDGE OF ALLEGIANCE
3. AGENDA MODIFICATION
4. SPECIAL PRESENTATIONS
  - a. Mike Hart, OJ DeJonge Middle School Principal
  - b. Tim Keith, LHS Spanish Teacher
5. CITIZEN PARTICIPATION
6. CONSENT AGENDA
  - a. Ratification of Bill Payment - Per Summary Dated: October 17, 2022
  - b. Approval of Minutes Dated: September 19, 2022
7. BOARD COMMITTEE REPORTS
  - a. Personnel/Negotiation Committee Report
  - b. Finance Committee Report
  - c. Building/Site Committee Report
8. SUPERINTENDENT'S REPORT & COMMENTS
  - a. Soaring Oriole Award
  - b. Construction Update- Phasing, Current Progress
9. DISCUSSION ITEMS
  - a. Bond Project Application and Certificate for Payment #30
  - b. School Safety Liaison Designee
  - c. Neola Policy Updates Volume 37 Number 1
  - d. Technology Bids for LHS and OJ
  - e. Sale of School Property
  - f. Transportation Fuel Paving
10. ACTION ITEMS
  - a. Bond Project Application and Certificate for Payment #30
  - b. School Safety Liaison Designee
  - c. Approve Technology Bids for LHS and OJ
  - d. Approve Sale of School Property
  - e. Transportation Fuel Paving
11. OTHER ITEMS OF BUSINESS & ANNOUNCEMENTS
12. ADJOURNMENT

Official minutes of the Ludington Board of Education are available for public inspection during normal business hours at the Board of Education's Central Business Office, 809 E. Tinkham Avenue, Ludington, Michigan. The Ludington Area School District is an equal opportunity employer and provider. If you are an individual with a disability who is in need of special accommodations to attend or participate in a public meeting please contact Superintendent at 231-845-7303 at least 24 hours prior to the meeting or as soon as possible.

# Memorandum - Office of the Superintendent

TO: Board of Education  
FROM: Dr. Kyle Corlett, Superintendent  
RE: Regular Meeting Agenda Notes

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## CITIZEN PARTICIPATION

### Review Board Policy 0167.3: Public Participation at Board Meetings

The Board of Education recognizes the value of public comment on educational issues and the importance of allowing members of the public to express themselves on District matters.

To permit fair and orderly public expression, the Board shall provide a period for public participation at every regular meeting of the Board and publish rules to govern such participation in Board meetings. The rules shall be administered and enforced by the presiding officer of the meeting.

The presiding officer shall be guided by the following rules:

- A. Public participation shall be permitted as indicated on the order of business, or at the discretion of the presiding officer.
- B. Participants must be recognized by the presiding officer and will be requested to preface their comments by an announcement of their name, address, and group affiliation, if and when appropriate.
- C. Each statement made by a participant shall be limited to three (3) minutes duration.
- D. No participant may speak more than once.
- E. Participants shall direct all comments to the Board and not to staff or other participants.
- F. The presiding officer may:
  1. interrupt, warn, or terminate a participant's statement when the statement is too lengthy, personally directed, abusive, obscene, or irrelevant;
  2. request any individual to leave the meeting when that person does not observe reasonable decorum;
  3. request the assistance of law enforcement officers in the removal of a disorderly person when that person's conduct interferes with the orderly progress of the meeting;
  4. call for a recess or an adjournment to another time when the lack of public decorum so interferes with the orderly conduct of the meeting as to warrant such action;
  5. waive these rules with the approval of the Board when necessary for the protection of privacy or the administration of the Board's business.
- G. The portion of the meeting during which the participation of the public is invited shall be limited to thirty (30) minutes, but the timeframe will be extended, if necessary, so that no one's right to address the Board will be denied.
- H. Tape or video recordings are permitted. The person operating the recorder should contact the Superintendent prior to the Board meeting to review possible placement of the equipment, and agrees to abide by the following conditions:
  1. No obstructions are created between the Board and the audience.
  2. No interviews are conducted in the meeting room while the Board is in session.
  3. No commentary, adjustment of equipment, or positioning of operators is made that would distract either the Board or members of the audience while the Board is in session.
- I. Each Board agenda will include the following statement, "Public participation shall be permitted only as indicated on the order of business."

**Revised:** January 21, 2019

Legal: M.C.L.A. 15.263(4)(5)(6), 380.1808

## **Regular Meeting**

### **CONSENT AGENDA**

#### Hiring Approvals

- Lauren Ward, OJ Aide
- Arielle Buza, Bus Driver
- Julie Deisch, LHS Special Education
- Magdalena Cazarez-Brandel, LECC Aide

#### Resignation Acceptances

- Felicia Gilbert, Transportation
- Jeffrey Knapp, LHS Special Education Teacher

### **SUPERINTENDENT REPORT**

#### **Construction Update**

The attached document summarizes the construction work that has been completed so far at LHS and OJ, as well as upcoming work.

### **DISCUSSION ITEMS**

#### **Bond Project Application and Certificate for Payment #30**

We will need an action item at the Board meeting to approve the certificate for payment on the school bond project and to authorize the District to pay \$437,860.87, as certified by the architect and construction manager, and as outlined in the Certificate for Payment. The certified pay application has been shared with the Board.

#### **School Safety Liaison**

The Board shall designate a liaison to work with the school safety commission created under section 5 of the comprehensive school safety plan act and the office of school safety created by law. A liaison designated under this section shall be an individual who is employed by the school district and shall work with the school safety commission and the office of school safety to identify model practices for determining school safety measures. The Superintendent is recommended to be designated as the School Safety Liaison.

#### **Neola Policy Update Volume 37 Number 1**

We will discuss the new Neola policy updates Volume 37 Number 1:

##### **Bylaw 0144.1 - Compensation (Revised)**

This policy revision is offered to accommodate the IRS guidance regarding payments to School Board members. See Legal Alert #5. This revision should be adopted to maintain accurate policies.

##### **Policy 6108 - Authorization to Use Electronic Transfer of Funds and Automated Clearing House Arrangements (NEW)**

This new policy is provided in response to client requests. In order to utilize electronic fund transfers and automated clearing house (ACH) arrangements and transactions, the District must have a written ACH policy in place. This policy includes the components required by Michigan statute. This policy should be adopted in order to utilize electronic fund transfers and automated clearing house arrangements and transactions.

**Policy 6460 - Vendor Relations (Revised)**

This policy has been revised at client request to provide optional language that allows for preferred vendor access to students and their parent/guardian for non-district purchases. This option is offered for consideration.

**Policy 6700 - Fair Labor Standards Act (FLSA) (Revised)**

More than a decade ago, Congress passed a law amending Section 7 of the Fair Labor Standards Act ("FLSA"), mandating that eligible employees be provided reasonable breaks and private facilities to express breast milk during the first year after the birth of their child. It is important to keep in mind that the FLSA overtime and lactation provisions only apply to certain employees in an organization, but not all of them. For public schools, typically nonteaching employees, such as bus drivers, custodians, and secretaries, are covered by the FLSA. However, professional employees like teachers, administrators, and IT staff are usually exempt from overtime and other FLSA provisions including those mandating breaks for lactation. However, school employers may elect to provide this type of benefit and support for exempt employees. Therefore, language has been added that summarizes a board of education's obligation to provide reasonable breaks and private facilities for FLSA-eligible employees to express breast milk. In the new AG 6700, optional language provides the same benefit to FLSA-exempt employees to the extent the employees may be accommodated without materially disrupting school operations or employee duties. Such an option is not required and in some cases may be difficult or nearly impossible to accommodate. Many employers attempt to provide similar accommodations/benefits for all employees, regardless of status or assignment.

**Policy 7440.03 - Small Unmanned Aircraft Systems (sUAS) (Revised/Technical Correction)**

Policy and AG 7440.03 have been updated to incorporate changes in Federal regulations pertaining to the operation of drones at night or over people. The proposed revision to the policy adds the new Federal regulation citation to the policy. If, in reviewing the policy template, a change to the current policy would be considered a revision or the addition of a new policy. Otherwise, the change would be considered a Technical Correction. The proposed revisions to the AG are consistent with the current state of the law and should be adopted.

**Policy 8805 - Flags and Displays (NEW)**

This new policy is offered at the request of clients. This is not a required policy and should only be considered after discussion with district leadership and legal counsel. Be sure to note that any prohibitions should not be "message-based" but rather restricting permission in a reasonable, school-oriented manner. In the case of districts that permit the display of "message-based" flags or displays, this policy should not be adopted.

**Policy 9150 - School Visitors (Revised)**

The proposed revision to this policy reflects the recent changes required by amendments, approved by the Governor, to the Sex Offender Registration Act (SORA). The change was made to Policy 8400 in a recent update. This revision should be considered in order to have consistent policies and to remain compliant with Michigan law.

## Technology Bids

The attached document from Communication From Design lists the bids we've received for technology purchases for the LHS and OJ remodeling. These include new clocks, PA systems, network equipment, projectors, wiring and more.

## Sale of School Property

LASD has owned a small lot on 510 Sixth Street for over 10 years now since it was donated from the city to us. It sounds like the city was originally going to use it for a skate park, but once the skate park by Stearns Park was completed, the city donated the property to the school. The school has no use for the property and it would be great for the town if it was developed somehow instead of being left vacant. Attached is an assessment on its value.

## Transportation Fuel Paving

Transportation fuel paving quotes are included in the packet that will be discussed for consideration.

## ACTION ITEMS

### Bond Project Application and Certificate for Payment #30

**Board President:** We will need a motion to approve the certificate for payment on the school bond project and to authorize the District to pay \$437,860.87, as certified by the architect and construction manager, and as outlined in the Certificate for Payment. The certified pay application has been shared with the Board.

**Motion by Member \_\_\_\_\_,** to approve the certificate for payment on the school bond project and to authorize the District to pay the certificate for payment in the amount of \$437,860.87 as certified by the architect and construction manager, and as outlined in the Certificate for Payment.

**Support by Member \_\_\_\_\_ .**

VOTE: (Y/N) Steve Carlson (Y/N) Bret Autrey (Y/N) Josh Snyder (Y/N) Mike Nagle (Y/N) Stephanie Reed (Y/N) Leona Ashley (Y/N) Scott Foster. AYES: \_\_\_\_ NAYES: \_\_\_\_ MOTION: Passes / Fails.

### School Safety Liaison

**Board President:** We will need a motion to designate the Superintendent as the School Safety Liaison for the District to work with the school safety commission and the office of school safety to identify model practices for determining school safety measures.

**Motion by Member \_\_\_\_\_,** to designate Superintendent as the School Safety Liaison for the District to work with the school safety commission and the office of school safety to identify model practices for determining school safety measures.

**Support by Member \_\_\_\_\_.**

VOTE: (Y/N) Steve Carlson (Y/N) Bret Autrey (Y/N) Josh Snyder (Y/N) Mike Nagle (Y/N) Stephanie Reed (Y/N) Leona Ashley (Y/N) Scott Foster. AYES: \_\_\_\_ NAYES: \_\_\_\_ MOTION: Passes / Fails.

### Approve Technology Bids for LHS and OJ

**Board President:** We will need a motion to approve contracts with Bridges of AV of Marcellus, Michigan in the amount of \$643,000 for multimedia systems including post bid clarifications, and with Moss of Grand Rapids, Michigan in the amount of \$1,083,253.30 inclusive of combined award and warranty bid alternates, for clocks, public address building access and

video monitoring systems, to be paid with funds from the 2019 bond proceeds as presented.

**Motion by Member \_\_\_\_\_**, to approve contracts with Bridges of AV of Marcellus, Michigan in the amount of \$643,000 for multimedia systems including post bid clarifications, and with Moss of Grand Rapids, Michigan in the amount of \$1,083,253.30 inclusive of combined award and warranty bid alternates, for clocks, public address building access and video monitoring systems, to be paid with funds from the 2019 bond proceeds as presented.

**Support by Member \_\_\_\_\_**.

VOTE: (Y/N) Steve Carlson (Y/N) Bret Autrey (Y/N) Josh Snyder (Y/N) Mike Nagle (Y/N) Stephanie Reed (Y/N) Leona Ashley (Y/N) Scott Foster. AYES: \_\_\_\_NAYES: \_\_\_\_ MOTION: Passes / Fails.

### **Approve Sale of School Property**

**Board President:** We will need a motion to approve listing the property located at 510 Sixth Street for sale as presented.

**Motion by Member \_\_\_\_\_**, to approve listing the property located at 510 Sixth Street for sale as presented.

**Support by Member \_\_\_\_\_**.

VOTE: (Y/N) Steve Carlson (Y/N) Bret Autrey (Y/N) Josh Snyder (Y/N) Mike Nagle (Y/N) Stephanie Reed (Y/N) Leona Ashley (Y/N) Scott Foster. AYES: \_\_\_\_NAYES: \_\_\_\_ MOTION: Passes / Fails.

### **Transportation Fuel Paving**

**Board President:** We will need a motion to approve the transportation asphalt paving around the new fuel station to the low bid received from Reith Riley in the amount of \$31,700 as presented.

**Motion by Member \_\_\_\_\_**, to approve the transportation asphalt paving around the new fuel station to the low bid received from Reith Riley in the amount of \$31,700 as presented.

**Support by Member \_\_\_\_\_**.

VOTE: (Y/N) Steve Carlson (Y/N) Bret Autrey (Y/N) Josh Snyder (Y/N) Mike Nagle (Y/N) Stephanie Reed (Y/N) Leona Ashley (Y/N) Scott Foster. AYES: \_\_\_\_NAYES: \_\_\_\_ MOTION: Passes / Fails.

# RATIFICATION OF BILL PAYMENT

October 17, 2022

Period: 9/16/2022 through 10/12/2022

## GENERAL OPERATING FUND

Payroll 9-16-22	644,298.68
Payroll 9-30-22	721,878.91

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Total Payroll	1,366,177.59
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<b>Bills (9/16/22 through 10/12/22)</b>	<u>1,333,979.22</u>
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<b>TOTAL GENERAL OPERATING FUND</b>	<b>2,700,156.81</b>
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## TOTAL ATHLETIC FUND

<b>Bills (9/16/22 through 10/12/22)</b>	<b>16,095.30</b>
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## TOTAL LUNCH FUND

<b>Bills (9/16/22 through 10/12/22)</b>	<b>49,357.60</b>
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## GRAND TOTAL ALL FUNDS

<b>Bills (9/16/22 through 10/12/22)</b>	<b>2,765,609.71</b>
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**LUDINGTON AREA SCHOOLS  
BALANCE SHEET  
For the Month Ending September 30, 2022**

		<b>Current Year</b>
<b><u>Assets</u></b>		
Savings/Checking Accounts	\$	7,073,544
Investments	\$	-
Taxes Receivable	\$	-
Accounts Receivable	\$	144,667
Due from Other Funds	\$	3,672,711
Due from Other Governmental Units	\$	-
Inventory	\$	-
Prepaid Expenses	\$	183,849
Other Assets	\$	-
<b>Total Assets</b>		<b><u>\$ 11,074,771</u></b>
 <b><u>Liabilities and Fund Equity</u></b>		
Liabilities:		
Accounts Payable	\$	(1)
Payroll Liabilities	\$	601,806
Accrued Expenses	\$	-
Due to Other Funds	\$	1,512,860
Due to Other Governmental Units	\$	-
Deferred Revenue	\$	343,074
Note Payable	\$	-
Total Liabilities	\$	<u>2,457,739</u>
Fund Equity:		
Inventory (Reserved)	\$	-
Other Fund Balance	\$	8,617,032
Total Fund Balance	\$	<u>8,617,032</u>
Total Liabilities and Fund Equity		<b><u>\$ 11,074,771</u></b>



**LUDINGTON AREA SCHOOLS  
GENERAL FUND  
STATEMENT OF REVENUES AND EXPENDITURES  
For the Month Ending September 30, 2022**

<b>REVENUES:</b>	<b>Budget</b>	<b>Year to date</b>	<b>Balance</b>	<b>% spent</b>
Local	\$ 17,844,645	\$ 13,443,571	\$ 4,401,074	75.34%
State	\$ 4,721,649	\$ -	\$ 4,721,649	0.00%
Federal	\$ 3,431,185	\$ -	\$ 3,431,185	0.00%
Transfers	\$ 585,644	\$ 10,310	\$ 575,334	1.76%
 Total Revenue	 \$ 26,583,123	 \$ 13,453,880	 \$ 13,129,243	 50.61%
 <b>EXPENDITURES:</b>				
Instruction/Basic	\$ 13,854,537	\$ 2,184,307	\$ 11,670,230	15.77%
/Added Needs	\$ 3,447,369	\$ 642,511	\$ 2,804,858	18.64%
Support Service/Pupil	\$ 895,483	\$ 121,716	\$ 773,767	13.59%
/Instructional	\$ 858,646	\$ 175,321	\$ 683,325	20.42%
/Gen. Admin.	\$ 471,848	\$ 131,691	\$ 340,157	27.91%
/School Admin.	\$ 1,918,448	\$ 446,774	\$ 1,471,674	23.29%
/Business	\$ 635,875	\$ 156,712	\$ 479,163	24.65%
/Oper. & Maint.	\$ 2,055,111	\$ 358,676	\$ 1,696,435	17.45%
/Transportation	\$ 1,036,779	\$ 217,474	\$ 819,305	20.98%
/Central Services	\$ 240,421	\$ 59,136	\$ 181,285	24.60%
/Athletics	\$ 933,960	\$ 260,685	\$ 673,275	27.91%
/Comm Services	\$ 125,839	\$ 25,565	\$ 100,274	20.32%
/Transfers	\$ 7,900	\$ 7,080	\$ 820	89.62%
 Total Expenditures	 \$ 26,482,216	 \$ 4,787,648	 \$ 21,693,748	 18.08%
Excess of Revenue over Expenses		\$ 8,666,232		
 Fund Balance 6/30/22	 \$ 1,602,806	 \$ 1,602,806		
 Budgeted Ending Fund Balance	 \$ 1,703,713			

*Prepared by the Business Office*

**LUDINGTON AREA SCHOOLS**  
**Sinking Funds**  
**STATEMENT OF REVENUES AND EXPENDITURES**  
**For the Month Ending September 30, 2022**

<b>REVENUES:</b>	<b>Budget</b>	<b>year to date</b>	<b>Balance</b>	<b>% spent</b>
Tax Revenue Sinking	\$ 387,806	\$ 224,631	\$ 163,175	57.92%
Interest Sinking Fund	\$ -	\$ 578	\$ (578)	#DIV/0!
Other Income	\$ -	\$ -	\$ -	#DIV/0!
Total Revenue	\$ 387,806	\$ 225,209	\$ 162,597	58.07%

<b>EXPENDITURES:</b>				
Equipment	\$ -	\$ -	\$ -	0.00%
Construction Sinking	\$ 400,000	\$ 155,376	\$ 244,624	38.84%
Tax Appeals	\$ 6,000	\$ -	\$ 6,000	0.00%
Total Expense	\$ 406,000	\$ 155,376	\$ 250,624	38.27%

Fund Balance 6/30/22               \$ 1,102,366   \$ 1,102,366

Ending Fund Balance                               \$ 1,172,199

**LUDINGTON AREA SCHOOLS**  
**Technology Fund**  
**STATEMENT OF REVENUES AND EXPENDITURES**  
**For the Month Ending September 30, 2022**

<b>REVENUES:</b>	<b>Budget</b>	<b>year to date</b>	<b>Balance</b>	<b>% spent</b>
Bond Issuance	\$ -		\$ -	#DIV/0!
Interest	\$ 1,000	\$ 427	\$ 573	42.65%
Total Revenue	\$ 1,000	\$ 427	\$ 573	42.65%

<b>EXPENDITURES:</b>				
Issuance Costs	-		\$ -	8.40%
Equipment	1,136,455	\$ 926,949	\$ 209,506	0.00%
Construction	25,000		\$ 25,000	0.00%
Total Expense	1,161,455	\$ 926,949	\$ 234,506	79.81%

Fund Balance 6/30/22               \$ 445,102   \$ 445,102

Ending Fund Balance                               \$ (481,421)

*Prepared by the Business Office*

**LUDINGTON AREA SCHOOLS**  
**Capital Projects Fund**  
**STATEMENT OF REVENUES AND EXPENDITURES**  
**For the Month Ending September 30, 2022**

<b>REVENUES:</b>	<b>Budget</b>	<b>year to date</b>	<b>Balance</b>	<b>% spent</b>
Bond Issuance	\$ -	\$ -	\$ -	
Interest Earnings	\$ 50,586	\$ 10,701	\$ 39,885	21.15%
Energy Rebates	\$ -	\$ -	\$ -	
Total Revenue	\$ 50,586	\$ 10,701	\$ 39,885	21.15%
 <b>EXPENDITURES:</b>				
Bond Issuance Costs	-	\$ -	\$ -	0.00%
Contracted Services	-	\$ -	\$ -	0.00%
Site Improvements	1,650,000	\$ 15,150	\$ 1,634,850	0.00%
Consulting Services	1,556,389	\$ 17,960	\$ 1,538,429	1.15%
Legal Fees	5,000	\$ -	\$ 5,000	0.00%
Building Construction	2,000,000	\$ 1,357,010	\$ 642,990	67.85%
Building Improvements	20,000,000	\$ 899,615	\$ 19,100,385	
Other Expense		\$ -	\$ -	0.00%
Total Expense	25,211,389	2,289,735	\$ 22,921,654	9.08%
Fund Balance 6/30/22	\$ 14,833,103	\$ 14,833,103		
Ending Fund Balance		\$ 12,554,069		

*Prepared by the Business Office*



### Market Overview

	Current Period	Year-to-Date
	09/01/2022	01/01/2022
<b>Beginning Market Value</b>	<b>902,508.91</b>	<b>12,741,860.94</b>
Income		
Interest		2,822.60
Dividends	1,903.54	7,768.51
Net Contributions/Distributions		
Receipts		5,374,548.83
Disbursements		(17,222,201.43)
Expenses/Fees		(387.00)
Change in Market Value	0.00	0.00
<b>Ending Market Value</b>	<b>904,412.45</b>	<b>904,412.45</b>

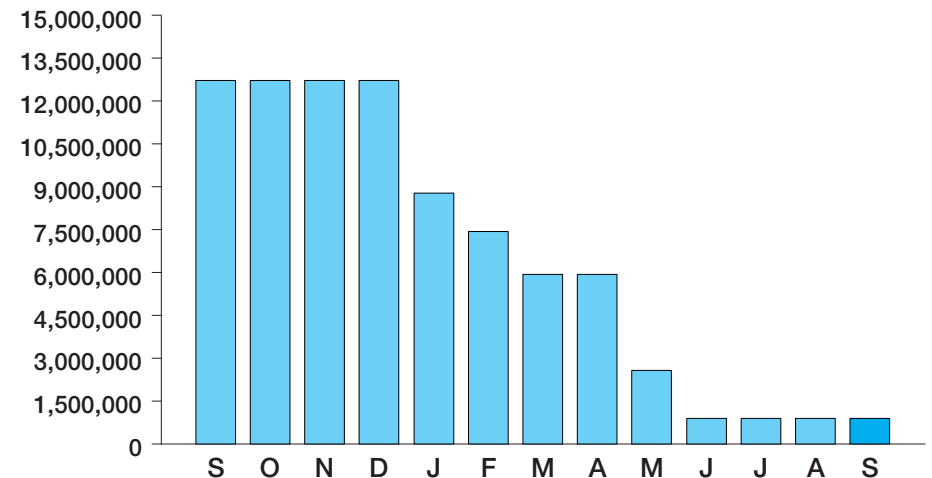
### Asset Allocation

	Account Value Percentage	Market Value
■ Money Markets and Cash	100%	\$904,412
	<b>100%</b>	<b>\$904,412</b>

### Capital Gains

	Current Period	Year-to-Date
Short-term Capital Gain / (Loss)	0.00	0.00
Long-term Capital Gain / (Loss)	0.00	0.00

### Historical Value





Account Name: Ludington Area Schools Custody Series  
2019

Account Number: 150363.1  
Statement Period: Sep. 1 - Sep. 30, 2022

### Portfolio(s) included in Statement

Portfolio Number: 150363.1      Portfolio Name: Ludington Area Schools Custody 2019

### Transaction Summary

	Income Cash	Principal Cash	Cost	Market Value Including Cash
<b>Beginning Market Value</b>	<b>0.00</b>	<b>0.00</b>	<b>902,508.91</b>	<b>902,508.91</b>
Income				
Interest		(1,903.54)	1,903.54	
Dividends		1,903.54		1,903.54
<b>Ending Market Value</b>	<b>0.00</b>	<b>0.00</b>	<b>904,412.45</b>	<b>904,412.45</b>





**Statement of Investment Position**

Units Description	Symbol Cusip	Cost Basis		Market Value		Unrealized Gain / (Loss)	Estimated Annual Income	Yield %
		Unit	Total	Unit	Total			
<b>Money Markets &amp; Cash</b>								
<b>Money Market Funds</b>								
904,412.45 Michigan Class Cooperative Liquid Asset	SF8888741	1.00	904,412.45	1.00	904,412.45		26,837	2.97
<b>Total Money Market Funds</b>			<b>904,412.45</b>		<b>904,412.45</b>	<b>0.00</b>	<b>26,837</b>	
<b>Total Money Markets and Cash</b>			<b>904,412.45</b>		<b>904,412.45</b>	<b>0.00</b>	<b>26,837</b>	
<b>Account Total</b>			<b>904,412.45</b>		<b>904,412.45</b>	<b>0.00</b>	<b>26,837</b>	



Ludington Area Schools  
Board of Education  
Meeting Minutes September 19, 2022

*This is a meeting of the Board of Education in public for the purpose of conducting the School District's business and is not to be considered a public community meeting. There is a time for public participation during the meeting as indicated on the agenda.*

Mission: Ludington Area School District, in partnership with parents and community, will educate and empower students to adapt and succeed in their future.

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REGULAR MEETING

- I. Call to Order & Roll Call ~ The meeting was held in the Ludington Elementary School located at 5771 West Bryant Road, Ludington, Michigan. The meeting was called to order by Board President Steve Carlson at six o'clock p.m.

Members Present: Steve Carlson, Bret Autrey, Josh Synder, Mike Nagle, Stephanie Reed,  
Scott Foster

Members Absent: Leona Ashley

- II. Pledge of Allegiance

- III. Agenda Modification ~ None to report.

- IV. Special Presentations

A. Jennifer Rollenhagen, WSESD presented the Interconnected Systems Framework.

B. Katie Eisinger presented the Ludington Elementary School building report.

- V. Citizen Participation ~ Three citizens addressed the Board.

- VI. Consent Agenda

A. Ratification of Bill Payment - Per Summary Dated September 19, 2022 was approved by consent.

B. Approval of Minutes – Regular Meeting August 15, 2022 was approved by consent.

C. Hiring approval for the following staff were approved by consent:

- Taylor Brunette, LES Aide
- Kristal Copsey, Food Service
- Keegan Curtis, LES Aide
- Felicia Gilbert, Transportation
- Michele Heckenlaible, Food Service
- Sarah Knell, Food Service
- Caleb Lombard, Mechanic
- Jacklyn Martin, Food Service
- Amy McWilliams, Food Service
- Heather Miletich, LES Aide
- Nickole Petzak-Davis, Food Service
- Elise Russell, OJ Aide
- Marla Sanders, LES Aide
- Lindsay Siple, Food Service
- William Shinn, LHS Aide
- Thad Shank, MS Girls Basketball
- Mary Villalpando, Food Service
- Barry Webster, Transportation
- Allison Woolard, Transportation

Resignations of the following staff were accepted by consent:

Ludington Area Schools  
Board of Education  
Meeting Minutes September 19, 2022

- Nicole Benedict, Payroll Assistant
- Patricia Vos, LHS Food Service
- Deb Hillier, LES Food Service
- Sharilyn Rotta, Food Service
- Michael Seymour, Transportation

Motion by Autrey, supported by Nagle, to approve the consent agenda as presented.

Ayes: Carlson, Autrey, Snyder, Nagle, Reed, Foster. Nays: None. Motion: Passes 6-0.

VII. Board Committee Reports

- A. The Finance Committee report was presented by Josh Snyder.
- B. The Building and Site Committee report was presented by Mike Nagle.
- C. The Personnel Committee report was presented by Stephanie Reed.

VIII. Superintendent Report and Comments

- A. Dr. Kyle B. Corlett presented the Soaring Oriole Award to Julie Ingison.
- B. He shared how the district plans to address COVID learning loss through multi level systems of support, working on math and reading instruction and an expansion of English Language Learner support with Melissa Russell at the middle school level and providing some support at the high school.
- C. Dr. Corlett discussed his evaluation goals, connecting goals to the strategic plan, making progress on all short term goals. One of the goals was improving communication. Administrators are sending weekly communication to parents/families either video and/or letters. Parents appreciate regular communication. He discussed options for his evaluation cycle and a May to May cycle was favored because May is when he was evaluated last year. He also attended a meeting in regard to planning for the 150th anniversary of Ludington to brainstorm ways to celebrate Ludington's history. The 150 anniversary is March 22, 2023.

IX. Discussion Items

- A. The Bond Project Application and Certificate for Payment #29 was received in the amount of \$477,214.49.
- B. The District Health Department #10 counselor assigned to work in our building under the E3 Grant was discussed.
- C. Bid proposals received for softball field projects were discussed.
- D. The MiDeal quote for two 10-passenger high roof vans in the amount of \$57,631 each was received. Vans are needed for athletics and they may also be utilized for special education transportation when needed.
- E. The snow plow bid was reviewed. One bid was received from Larsen's Landscaping.
- F. Payroll Assistant Services Agreement with West Shore Educational Service District was discussed. This is a two year contract providing payroll assistance and oversight.

X. Action Items

- A. Motion by Snyder, supported by Autrey, to approve the certificate for payment on the school bond project and to authorize the District to pay the certificate for payment in the amount of \$477,214.49 as certified by the architect and construction manager, and as outlined in the Certificate for Payment. Ayes: Carlson, Autrey, Snyder, Nagle, Reed, Foster. Nays: None. Motion: Passes 6-0.
- B. Motion by Reed, supported by Nagle, to approve the District Health Department #10 Counselor E3 Grant as presented. Ayes: Carlson, Autrey, Snyder, Nagle, Reed, Foster. Nays: None. Motion: Passes 6-0.
- C. Motion by Autrey, supported by Foster, to approve the softball field projects to Beacon



Ludington Area Schools  
Board of Education  
Meeting Minutes September 19, 2022

Athletics for the TUFFframe ELITE Outdoor batting cage in the amount of (\$11,699), Collegiate Foul Poles for outfield foul poles (\$2,305) and Backstop Netting System (\$23,000) and Ruggles & Son Masonry for the backstop knee wall in the amount of (\$23,200) for a total of \$60,204 as presented. Ayes: Carlson, Autrey, Snyder, Nagle, Reed, Foster. Naves: None. Motion: Passes 6-0.

D. Motion by Foster, supported by Reed, to approve the purchase of two Ford 10 passenger, high roof vans, in the amount of \$57,631 each, from MiDeal, the State of Michigan's extended purchasing program for schools and public entities as presented. Ayes: Carlson, Autrey, Snyder, Nagle, Reed, Foster. Naves: None. Motion: Passes 6-0.

E. Motion by Snyder, supported by Nagle, to approve the snow plowing bid award to Larsen's Landscaping & Lawncare as presented for a two year agreement. Ayes: Carlson, Autrey, Snyder, Nagle, Reed, Foster. Naves: None. Motion: Passes 6-0.

F. Motion by Foster, supported by Autrey, to approve the two year Payroll Assistant Agreement with West Shore Educational Service District as presented. Ayes: Carlson, Autrey, Snyder, Nagle, Reed, Foster. Naves: None. Motion: Passes 6-0.

XI. Other Items of Business and Announcements ~ Dr. Corlett thanked staff for handling the false alarm at the elementary school so well. Staff did a nice job staying collected. He thanked the complex staff for doing a great job working around construction. He noted the Spectrum Health Nurse Beth Standish went to 8th grade camp to assist with organizing medications.

XII. Adjournment ~ Motion by Autrey, supported by Reed, to adjourn the meeting at 6:48 p.m. Ayes: Carlson, Autrey, Snyder, Nagle, Reed, Foster. Naves: None. Motion: Passes 6-0.

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Michael W. Nagle, Secretary, Board of Education

Approved \_\_\_\_\_

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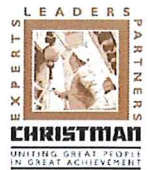
*(Official minutes of the Ludington Board of Education are available for public inspection during normal business hours at the Board of Education's central business office, 809 E. Tinkham Avenue, Ludington, Michigan. Phone 231-845-7303.) The Ludington Area School District is an equal opportunity employer and provider.*





# UNDER CONSTRUCTION

## Ludington Area Schools MSHS Additions and Renovations



Project is 2% Complete

### WORK IN PROGRESS

#### This Month

- Continue interior demolition at HS collaboration center
- Start foundations at HS office and classroom additions
- Start grading and underground utilities in HS student parking lot
- Continue interior demolition MS at existing classrooms.
- Sitework to begin at MS addition

#### Next Month

- Establish underground plumbing and electrical in HS
- Begin masonry foundation block and underground utilities at HS additions
- Start foundations at MS classroom additions
- Install curbs at HS student parking lot

### PROJECT MANAGEMENT UPDATE

#### Safety

- This month's Safety Goal focuses on the due diligence tasks involved in preparing for emergencies on our jobsites. It is important to be prepared in the case that an emergency breaks out.

#### Schedule

- The project is on schedule

#### Other Progress

- Oriole Field turf and track design in progress. Bidding in December.
- Balance of Oriole Field design in development



HS Student Parking Prep



HS Office and Classroom Site

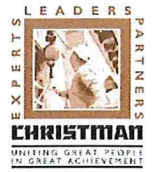


HS office Footing Tie In



# UNDER CONSTRUCTION

## Ludington Area Schools MSHS Additions and Renovations



Footing Tie In



Old Horizons / Athletic Office Demo



Overall Building Site



Horizons Area Demo



Overall Building Site



Athletic office / Horizons Demo



LUDINGTON AREA SCHOOL DISTRICT  
SECONDARY TECHNOLOGY SYSTEMS  
ISSUED: SEPTEMBER 6, 2022  
OPENED: OCTOBER 3, 2022

## BID REVIEW REPORT

<b>REVIEW DATE</b>	October 7, 2022
<b>SELECTED BIDDERS</b>	MOSS - Public Address, Clock Systems, Building Access, and Video Monitoring Systems Bridges AV – Multimedia Systems
<b>CONTRACT</b>	Bridges AV - \$643,000.00, Moss - \$1,083,253.30
<b>DESIGNER APPROVAL</b>	Doug Ransom
<b>OWNER APPROVAL</b>	Andy Klevorn

### IN REVIEW OF BID(S), THE FOLLOWING DUE DILIGENCE WAS PERFORMED:

A	The review team (Andy Klevorn, Rebecca Szilagy, Doug Ransom) conducted post bid interviews with multiple bidders of interest from all categories on October 7.
B	Conducted multiple follow-ups to clarify questions, document compliance and confirm configuration matters, on multiple dates via both telephone and email communication.
C	Received written confirmations of variance from bid documents with Contractors.
D	Determined there to be appreciable value in combining certain bids, both for constructability and, for ongoing operations.
F	Verified and discussed five (5) year warranty alternate using a cost/benefit analysis.
G	
H	
I	
J	

<b>RECOMMENDATION</b>	Board Motion
	To approve contracts with Bridges AV of Marcellus, Michigan in the amount of \$643,000.00, for multimedia systems including post bid clarifications, and with Moss of Grand Rapids, Michigan in the amount of \$1,083,253.30 inclusive of combined award and warranty bid alternates, for clocks, public address building access and video monitoring systems, to be paid with funds from the 2019 bond proceeds.



**Ludington Area School District**

Bid Tabulation

Name: Secondary Complex Technology Renovations  
Date: October 3, 2022 at 10:00am

#	Bidder Name	Contact Form (Y/N)	Adoption #1 (Y/N)	Adoption #2 (Y/N)	Security (Broad Check)	Single Stream (Y/N)	References (Y/N)	Local Engineers (Y/N)	Excesses Version (Y/N)	Section 27.41.16 Multimedia Systems	Section 27.51.16 Public Address System	Section 27.53.73 Clock System	Section 28.13.00 Building Access System	Section 28.20.00 Video Monitoring System	NOTES:
1	Parkey Electric	Y	Y	Y	Y	Y	Y	Y	Y	\$724,895.00	\$151,470.00	\$181,085.00			
2	Mesa Telecommunications	Y	Y	Y	Y	Y	Y	Y	Y	\$724,874.46	\$101,880.87	\$180,414.08	\$815,844.48	\$175,895.58	
3	Acorn Sound	Y	Y	Y	Y	Y	Y	Y	Y	\$1,711,711.00					Non compliant bid
4	Blodges AV	Y	Y	Y	Y	Y	Y	Y	Y	\$823,000.00					
5															
6															
7															
8															
9															
10															



Corlett, Kyle <kcorlett@lasd.net>

## 510 Sixth St market analysis

2 messages

**Mary Jo Pung** <mjpgung@greenridge.com>  
To: "Corlett, Kyle" <kcorlett@lasd.net>  
Cc: Mary Jo Pung Team <maryjopungteam@gmail.com>

Wed, Sep 28, 2022 at 2:36 PM

Hi Kyle.

Attached is a comparative market analysis for the lot owned by LASD on Sixth St.

In this attachment, you'll find the Assessor's Card, a sketch (from the City of Ludington site) of the property, a map of the comparable sales, screen shots, photos, MLS sheets, and a "net" sheet showing proceeds after seller expenses.

The subject property at 510 Sixth St is mostly concrete, and has several light poles. The property is zoned R2A, which is General Single Family Residential. If one were to build a home on this lot, it would take time and money to prepare the site.

The comparable sales are:

612 Adams St, which was sold in January 2022 for \$16,500 and is a normal city lot of 60'x140'. This lot is grassy and is on a hill.

604 Third St, was sold in January 2022 for \$13,500. This lot is in the middle of a block and is a normal city lot of 60' x 140'

607 Fourth St, is a double corner lot that has a nice landscape with grass and several trees. It sold in April 2022 for \$46,000. If the lots were sold for \$23,000 each, that would make sense, as they are in such a nice setting.

My opinion of price on the lot owned by LASD is in the range of \$12,000 - \$16,000.

If you have any questions, please let me know.

Mary Jo Pung  
Associate Broker  
Greenridge Realty  
231.690.1587

300 S Rath #101  
Ludington, MI 49431


---

**From:** Scanner  
**Sent:** Wednesday, September 28, 2022 2:16 PM  
**To:** Mary Jo Pung  
**Subject:** Message from "GREENRIDGE-RATH"

This E-mail was sent from "GREENRIDGE-RATH" (MP C407).

Scan Date: 09.28.2022 14:03:37 (-0400)  
Queries to: [scanner@greenridge.com](mailto:scanner@greenridge.com)

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 **20220928140337487.pdf**  
4968K

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**Corlett, Kyle** <kcorlett@lasd.net>  
To: Mary Jo Pung <mjpung@greenridge.com>

Thu, Sep 29, 2022 at 9:28 AM

Hi Mary Jo,  
This is really helpful! Thanks for getting back to me so quickly. I will bring this info to the board for their approval to move forward. Thanks again

Kyle B. Corlett, Ph.D.  
Superintendent  
**Ludington Area School District**

[Quoted text hidden]





**GREENRIDGE**  
Realty, Inc.

Sales Proceeds for LASD - Sixth St lot  
Prepared by Mary Jo Pung

Sales Price	\$	10,000.00	\$	12,000.00	\$	14,000.00	\$	16,000.00	\$	18,000.00
Title work	\$	425.00	\$	425.00	\$	425.00	\$	425.00	\$	425.00
Transfer Tax (\$8.60/\$1000 - public schools exempt)	\$	-	\$	-	\$	-	\$	-	\$	-
Title Company closing cost (buyer and seller each pay 1/2)	\$	250.00	\$	250.00	\$	250.00	\$	250.00	\$	250.00
Admin fee	\$	195.00	\$	195.00	\$	195.00	\$	195.00	\$	195.00
Buyers side commission	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,000.00
Listing Side commission	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,000.00
Total	\$	7,130.00	\$	9,130.00	\$	11,130.00	\$	13,130.00	\$	15,130.00



Land Sold Customer Detail Report

607 Lot 9 & 10 4th Street, Ludington, MI 49431

\$46,000



List Number: 22005235  
Area: MasonOceanaManistee - O  
Municipality: Ludington  
Lot Dimensions: 120' x 140'  
Cross Streets: Grant  
Waterfront: No

Property Sub-Type: Lot  
Sub-Area: O51 - Ludington  
County: Mason

Status: Sold  
List Price: 51,000  
List Price/Acre: 130,769.23  
Sold Price/Acre: 117,948.72  
Tax ID #: 051-420-009-00  
Lot Acres: 0.39  
Lot Square Footage: 16,988  
Road Frontage: 60

Directions: From Ludington Ave: Go South on Washington Ave, East on 4th St 5 blocks, Both lots on NW corner of Grant intersection.

Legal: ADDITION NO. 2 LOTS 9 & 10 BLOCK 100.  
Taxable Value: 4,054  
Annual Property Tax: 167.03  
School District: Ludington

SEV: 24,000  
Tax Year: 2021  
Zoning: Residential

For Tax Year: 100  
Homestead %: 100  
Special Assmt/Type: None Known

Assoc. Amenities:	Lot Description:	Buildable; Cleared; Corner Lot; Level	Terms Available:	Cash; Conventional
Assoc. Fee	Mineral	Unknown	Util Avail at Street:	Broadband; Cable; Electric; Natural Gas; Public Sewer; Public Water; Storm Sewer; Telephone
Incl. Auction	Rights:		Utilities	None
Details:	Outbuildings:		Attached:	
Docs at List	Sale	None	Water Fea.	
Office:	Conditions:		Amenities:	
Plat	Street Type:	Paved; Public	Water Type:	
Map	Association		Current Use:	Residential
	Info.:			

Public Remarks: City of Ludington; The Sugar Sand, Lake Michigan Beaches, Gorgeous dunes, parks, trails and hiking paths are calling YOU to come Build your DREAM home/cottage. Beautiful CORNER city lot(s) ready for your perfect house plans. THIS BUILDABLE DOUBLE LOT IN THE CITY OF LUDINGTON - Level, CORNER 120'x140' lot on paved road with all city services available.(public water and sewer, underground utilities and natural gas) Great neighborhood to build your new home within close proximity to downtown district, beaches, multiple Lakes, shopping and NEW SCHOOL COMPLEX. One of the few lots remaining within the city limits.

RP: No

Sold Date: 04/04/2022  
Sold Price: \$46,000

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*Beautiful double lot on a quiet corner.*



607 Fourth St.

510 SIXTH ST LUDINGTON, MI 49431 (Property Address)

Parcel Number: 051-452-001-00



Item 1 of 3 2 Images / 1 Sketch

Property Owner: LUDINGTON AREA SCHOOLS

Summary Information

> Assessed Value: \$0 | Taxable Value: \$0

> Property Tax information found

Owner and Taxpayer Information

<b>Owner</b>	LUDINGTON AREA SCHOOLS 510 SIXTH ST LUDINGTON, MI 49431	<b>Taxpayer</b>	LUDINGTON AREA SCHOOLS 809 E TINKHAM AVE LUDINGTON, MI 49431
--------------	---	-----------------	--

General Information for Tax Year 2022

<b>Property Class</b>	201 COMMERCIAL-IMPROVED	<b>Unit</b>	051 LUDINGTON
<b>School District</b>	LUDINGTON AREA SCHOOL DIST	<b>Assessed Value</b>	\$0
<b>MAP #</b>	No Data to Display	<b>Taxable Value</b>	\$0
<b>RENTAL UNITS</b>	0	<b>State Equalized Value</b>	\$0
<b>WARD</b>	Not Available	<b>Date of Last Name Change</b>	09/19/2007
<b>CTY COMM DIST</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>CAROL ANN</b>	Not Available	<b>Exemption</b>	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2022	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0

Land Information

<b>Zoning Code</b>	R2A	<b>Total Acres</b>	0.193
<b>Land Value</b>	\$0	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	7000 EXEMPT PARCELS	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	60.00 ft	140.00 ft
<b>Total Frontage: 60.00 ft</b>		<b>Average Depth: 140.00 ft</b>

Legal Description

## Land Division Act Information

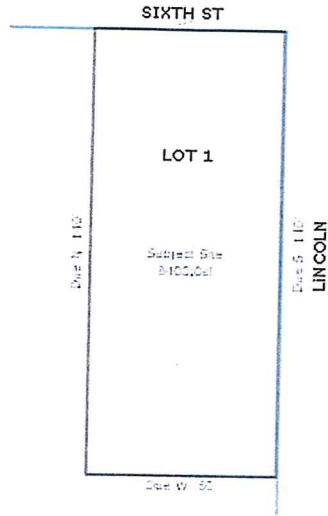
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<b>Date Form Filed</b>	<i>No Data to Display</i>	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	01/01/0001	<b>Unallocated Div.s Transferred</b>	0
<b>Acreage of Parent</b>	0.00	<b>Rights Were Transferred</b>	<i>Not Available</i>
<b>Split Number</b>	0	<b>Courtesy Split</b>	<i>Not Available</i>
<b>Parent Parcel</b>	<i>No Data to Display</i>		

## Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
07/19/2007	\$0.00	QC	LUDINGTON SKATE CLUB	LUDINGTON AREA SCHOOLS	03-ARM'S LENGTH	7R04565
06/30/1999	\$0.00	WD	LUDINGTON AREA SCHOOLS	LUDINGTON SKATE CLUB	33-TO BE DETERMINED	502-343

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# Image/Sketch for Parcel: 051-452-001-00

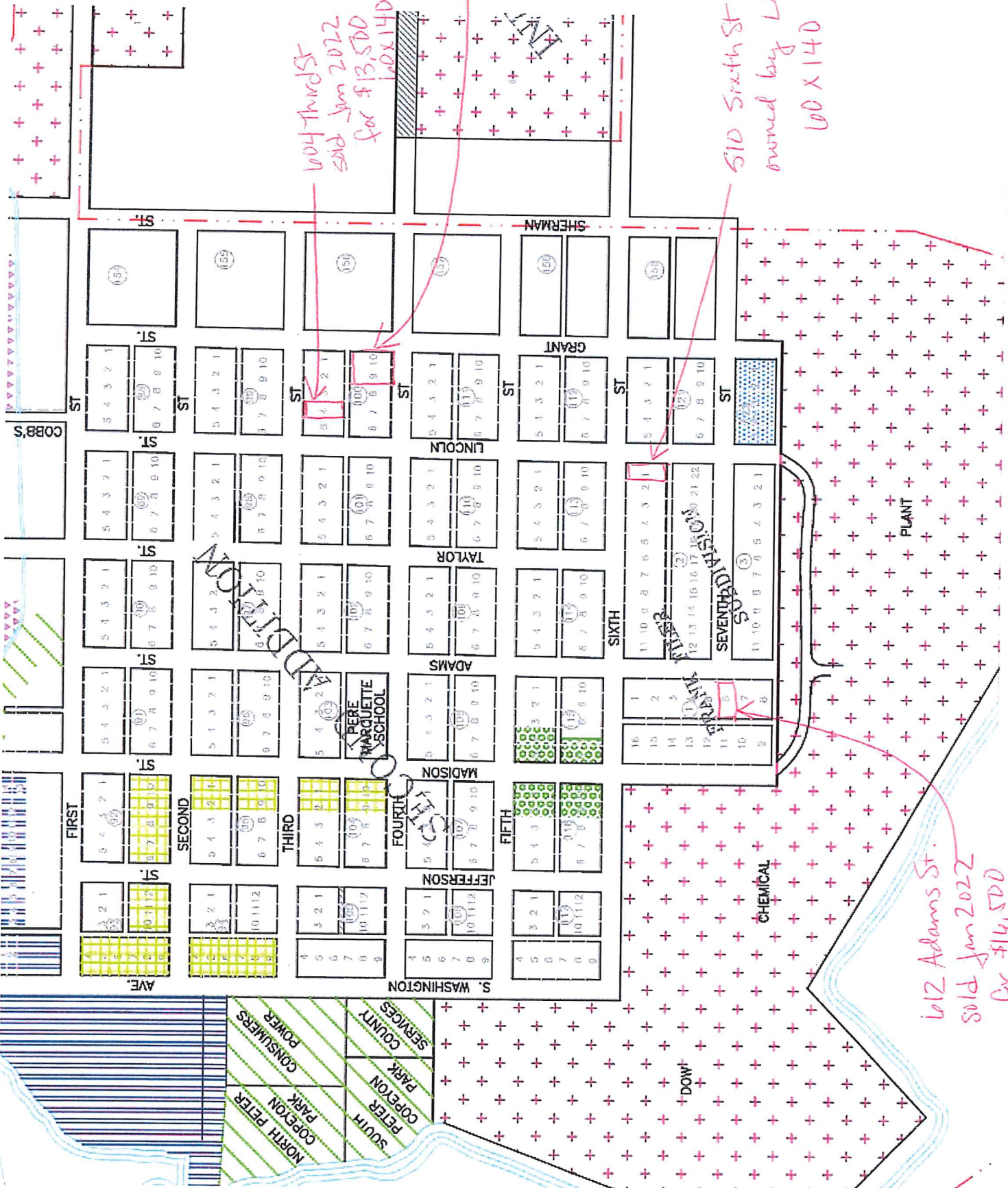


Sketch by Apex Medina™

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**Comparable Sales**



604 Third St  
 sold Jun 2022  
 for \$13,500  
 100x140

607 Fourth St  
 Double lot w/  
 nice trees  
 sold for \$46,000  
 April 2022  
 120x140

510 Sixth St  
 owned by LTSD  
 60x140

612 Adams St.  
 sold Jun 2022  
 for \$14,500  
 100x140

ADDITION  
 COBB'S ST.

COBB'S

FIRST

SECOND

THIRD

FOURTH

FIFTH

SIXTH

PLANT

CHEMICAL

DOW

NORTH PETER COPERTON PARK  
 SOUTH PETER COPERTON PARK  
 CONSUMERS POWER  
 COUNTY SERVICES

PERE MARQUETTE SCHOOL

SEVENTH ST  
 SUBDIVISION



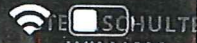
12:32

WELLS JOHN B

NELSON FAMILY ENTS LLC

SCHULTZ WILLIAM A

ON HUNT



100 ft

595 ft elevation

Lincoln St

MORKERT BRIAN

CHRIST RA

6th

KRAATZ STACY

KARBOSKE RAYMOND J

LUDINGTON AREA SCHOOLS

KAR W

510 Sixth St  
Owned by  
LASD

KADROVACH CASI

BLOUGH REBECCA

Lincoln St

KAR W

Hunt Map Layers

Sat 2D



Offline Maps



My Content



Tools



Tracker

510 Sixth St.  
(L.A.S.D.)



Land Sold Customer Detail Report

604 Third Street, Ludington, MI 49431

\$13,500



List Number: 21026952  
Area: MasonOceanaManistee - O  
Municipality: Ludington  
Lot Dimensions: 60 x 140  
Cross Streets: Lincoln  
Waterfront: No

Property Sub-Type: Lot  
Sub-Area: O51 - Ludington  
County: Mason

Status: Sold  
List Price: 13,500  
List Price/Acre: 71,052.63  
Sold Price/Acre: 71,052.63  
Tax ID #: 53-051-420-004-00  
Lot Acres: 0.1928  
Lot Square Footage: 8,400  
Road Frontage: 60

Directions: Ludington Avenue to Madison, S. to Third Street East to property.

Legal: Addition No. 2, Lot 4, Block 100  
Taxable Value: 11,040  
Annual Property Tax: 653  
School District: Ludington

SEV: 13,800  
Tax Year: 2020  
Zoning:

For Tax Year: 2021  
Homestead %: 0  
Special Assmt/Type: None known

Assoc. Amenities:	Lot Description:	Cleared; Sidewalk	Terms Available:	Cash; Conventional
Assoc. Fee Incl.:	Mineral Rights:	No	Util Avail at Street:	Cable; Electric; Natural Gas; Public Sewer; Storm Sewer
Auction Details:	Outbuildings:		Utilities Attached:	Electric
Docs at List Office:	Sale Conditions:	None	Water Fea. Amenities:	
	Street Type:	Paved; Public	Water Type:	
	Association Info.:		Current Use:	

Public Remarks: CITY OF LUDINGTON BUILDING SITE! Not many available. 60 x 140 north facing lot on a paved road with all of the city amenities.  
Exclusive Agency: Yes RP: No

Sold Date: 01/12/2022  
Sold Price: \$13,500

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Land Sold Customer Detail Report

612 Adams Street, Ludington, MI 49431

\$16,500



List Number: 21116423  
Area: MasonOceanaManistee - O  
Municipality: Ludington  
Lot Dimensions: 60 x 140  
Cross Streets: 7th St  
Waterfront: No  
Water Access Y/N: No

Property Sub-Type: Lot  
Sub-Area: O51 - Ludington  
County: Mason

Status: Sold  
List Price: 19,900  
List Price/Acre: 104,736.84  
Sold Price/Acre: 86,842.11  
Tax ID #: 051-451-006-00  
Lot Acres: 0.19  
Lot Square Footage: 8,276  
Road Frontage: 60

Directions: US-10 to Madison. South on Madison to 6th St. East on 6th Street to Adams. South on Adams to Lot.

Legal: Frank Filer's Subdivision Lot 6 Block 1  
Taxable Value: 35,300  
Annual Property Tax: 1,430  
School District: Ludington

SEV: 35,300  
Tax Year: 2020  
Zoning:

For Tax Year: 2021  
Homestead %: 100  
Special Assmt/Type: N/A

Assoc. Amenities: Lot Description: Buildable; Level Terms Available: Cash; Conventional  
Assoc. Fee Incl.: Mineral Rights: No Util Avail at Street: Broadband; Cable; Electric; Natural Gas; Public Sewer; Public Water; Telephone  
Auction Details: Outbuildings: Utilities Attached: None  
Docs at List Office: Sale Conditions: None Water Fea. Amenities:  
Street Type: Paved; Public Water Type:  
Association Info.: Current Use: Residential

Public Remarks: Building site in Ludington with view of Pere Marquette Lake. This building site has recently had a house removed and ready for your new home.  
Exclusive Agency: Yes RP: No

Sold Date: 01/05/2022  
Sold Price: \$16,500

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## Memorandum - Ludington Area Schools

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**Tyrone Collins**  
Operations Supervisor

October 11, 2022

Dr. Kyle Corlett:

I have put together two quotes for the Asphalt around the new fuel station for the transportation department listed as follows:

One quote is from Rieth Riley which includes excavating and prepping the gravel base and then finishing with asphalt at approximately 3" thick.

The Price is \$31,700.00

The second quote is from Brian's Superior Sealcoating and the work being provided was spelled out in more detail, however we would still receive excavating and site prep for asphalt and it would include some gravel shoulders for ingress and egress.

The price is \$33,800.00

I have asked both companies to make sure our groundwater has a place to go.

I recommend that the board approve Rieth Riley for the work as the low bidder.

Respectfully,

Tyrone Collins  
Operations Supervisor  
Ludington Area Schools

# RIETH-RILEY CONSTRUCTION Co., Inc.

100% Quality • 100% Employee Owned • Over 100 Years

Phone: (231)-845-7031 Fax: (231)-845-5621

Address: 5565 w. First St., Ludington, Mi 49431

## PROPOSAL

Reference # **22-179**

Date: 9/30/2022

<b>Job Name:</b> LUDINGTON BUS BARN FUEL PUMP	<b>Job Location:</b> 809 E. TINKHAM AVE.
<b>Proposal Submitted to Customer</b>	<b>Owner Information</b>
<b>Name:</b> Ludington Area Schools	<b>Name:</b>
<b>Address:</b> 809 E. Tinkham Ave., Ludington, MI 49431	<b>Address:</b>
<b>Phone:</b> 231-845-7303 <b>Email:</b>	<b>Phone:</b> <b>Email:</b>

Rieth-Riley Construction Co., Inc. ("Rieth-Riley") submits to Owner/General Contractor ("Customer") this Proposal based on plans and specifications prepared by John Sniegowski and dated 9/26/22 and the following addenda, if any: \_\_\_\_\_.

### Scope of Work

1. Excavate the area as required to provide proper grade and line preparation for a gravel base.
2. Furnish and install 6 inches of gravel to proper line and grade.
3. Furnish and install asphalt base at an approximate rate of 220 lbs. per syd. (2").
4. Furnish and install asphalt surface at an approximate rate of 165 lbs. per syd. (1 ½").
5. Create swale on north edge of asphalt for drainage.

Approximate Area: 4,250 sft  
Total Cost: \$31,700.00

**Owner is responsible for any permits required by the State, County, and Local Authorities.**

\* Owner is responsible for restoration of edges around asphalt.

\* Bonds are not included.

\* A 3% charge will be added to any invoices over \$500.00 when paid by Credit/Debit card.

\* We cannot guarantee that this work will be done this season.

\* Prices are valid for work completed in the 2022 construction season only. Any work performed after November 1, 2022, is subject to a price change.

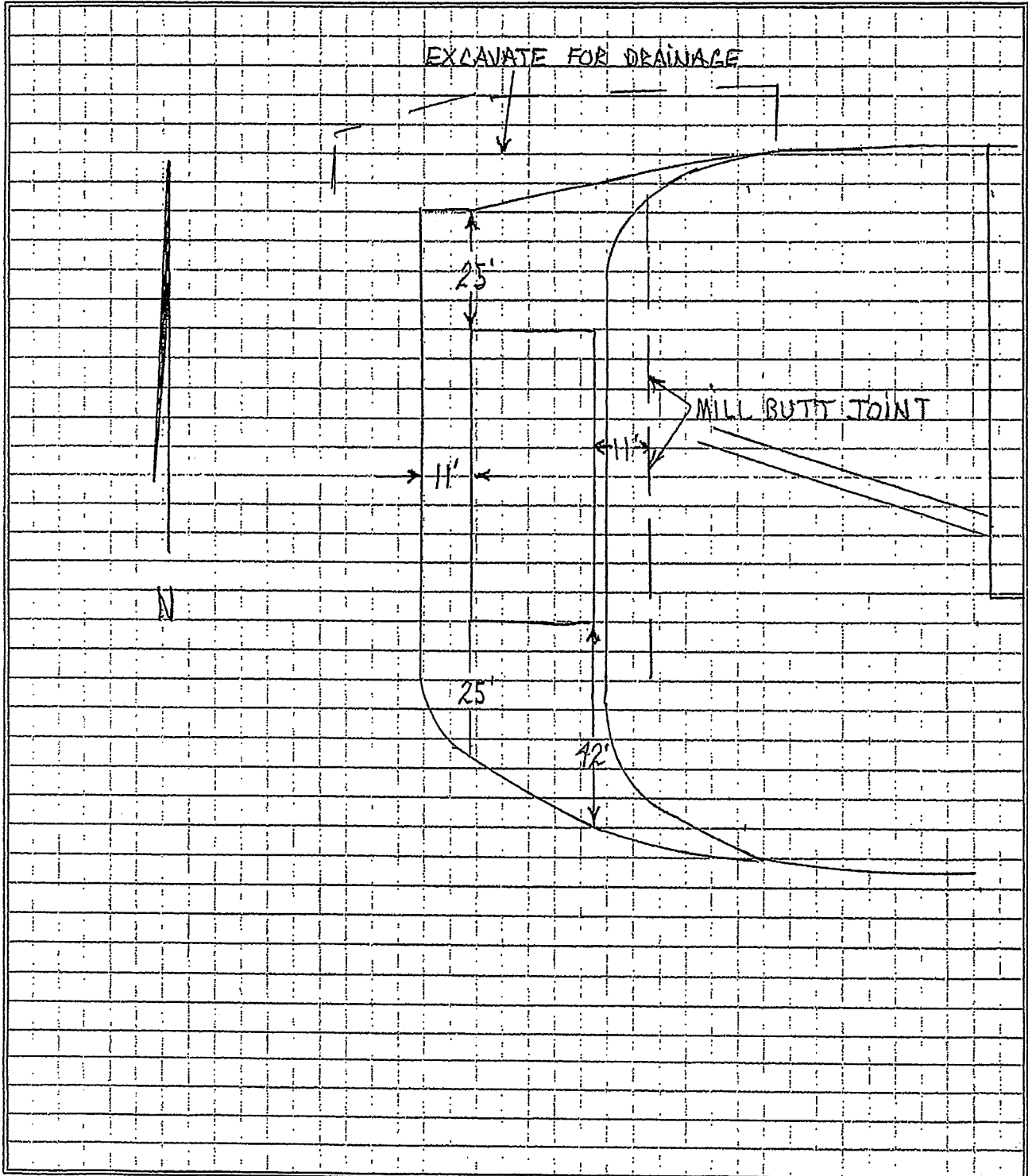
THIS PROPOSAL SHALL REMAIN VALID ONLY FOR 15 DAYS FROM THE ABOVE PROPOSAL DATE.		SALES TAX INCLUDED: YES
THIS PROPOSAL INCLUDES ALL OF THE STANDARD TERMS & CONDITIONS ENCLOSED WITH THIS PROPOSAL.		RIETH-RILEY CONSTRUCTION CO., INC. By: _____ (John Sniegowski-Project Manager)
<b>ACCEPTANCE OF PROPOSAL</b>		
I (we) have read the above Proposal, INCLUDING THE STANDARD TERMS & CONDITIONS, and hereby accept this Proposal. You are hereby authorized to begin the work as proposed.		
By: _____ (Authorized Signature)	_____	_____
	(Date Signed)	(Printed Name & Title)



RIETH-RILEY CONSTRUCTION CO, INC.  
5565 West First Street  
Ludington MI 49431  
PH: 231-845-7031 fax: 231-845-5621

Name: LUDINGTON BUS BARN FUEL PUMAS.  
Address: 809 E. TINKHAM AVE

Date: 9  
Ph: 231-845-7303 EXT. 2820



## STANDARD TERMS & CONDITIONS OF THIS PROPOSAL

The following terms and conditions are part of this Proposal:

1. The Proposal prices provided herein are based on the current average posted price for asphalt cement as listed in the "Asphalt Weekly Monitor" published by Potent & Partners, Inc. If this average posted price increases at the time Contractor commences performance of the work covered by this Proposal, we reserve the right to adjust the Proposal prices consistent with the change in the price of the asphalt cement.
2. All material is warranted to be as specified. All work is to be completed according to this Proposal and in a workmanlike manner. Unless otherwise provided in this Proposal, Customer, at its expense, shall provide a properly compacted and stable subgrade or subbase (proof rolling or other testing satisfactory to Contractor) upon which any material is to be placed.
3. **OTHER THAN AS EXPRESSLY PROVIDED FOR IN THIS PROPOSAL, CONTRACTOR MAKES NO EXPRESS OR IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. CUSTOMER'S SOLE REMEDY FOR BREACH OF WARRANTY IS LIMITED EXCLUSIVELY TO REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. OTHER THAN REMOVAL AND REPLACEMENT, RIETH-RILEY HAS NO OTHER LIABILITY FOR ANY TYPE OF DAMAGE, WHETHER INCIDENTAL, CONSEQUENTIAL OR OTHERWISE.**
4. Any express performance warranty provided in this Proposal shall be waived in the event Customer, either verbally or in writing, directs Contractor to place its paving materials over a subgrade or a subbase the condition of which Rieth-Riley has advised Customer is unacceptable.
5. Contractor will not be liable for delays caused by labor disturbances, weather conditions, acts of God, acts of governmental agencies, accidents, shortages of necessary materials and supplies, or any other cause beyond our control.
6. Any damage to or caused by appurtenances, including but not limited to stumps, buried concrete slabs or footing, septic tanks, sprinkler systems or utilities not specifically described on the plans or accurately marked on the jobsite to make us aware of their exact location and depth, will be the Customer's responsibility; and any extra work involved will become an extra charge over the quoted price.
7. Extra work not included in this Proposal will be performed at the direction of the Customer or his authorized representative. Customer shall promptly issue an appropriate written change order to cover the authorized work.
8. If no sales tax is included in this Proposal, Customer is required to provide a valid sales tax exemption certificate; otherwise, sales tax will be added when completed work is invoiced.
9. Contractor will not proceed with the work as specified in this Proposal until satisfied of the Customer's ability and intent to pay according to the terms outlined herein.
10. **PAYMENT IS DUE UPON CUSTOMER'S RECEIPT OF INVOICES** issued, whether progress or final, for work completed to date. If prompt payment is not received, Contractor will suspend work in progress.
11. Nothing herein contained shall be construed as a waiver or modification of Contractor statutory lien rights, which lien rights Contractor will exercise if payment by Customer is not promptly made.
12. **A SERVICE CHARGE OF 1½% PER MONTH**, which is an annual percentage rate of 18% per annum, will be made on all account balances not paid as provided for herein, together with costs of collection and reasonable attorney fees and expenses.
13. **Customer represents and warrants that there are no hazardous substances or hazardous wastes located on or within the jobsite.** Customer agrees to defend, indemnify, and hold harmless Contractor, its officers, and employees from any type of loss and/or liability, including reasonable attorney fees and expenses, arising from a breach of this representation or warranty or Customer's violation of environmental law, regulation, or policy.
14. The following sentence only applies if the parties intend that their contractual relationship will be governed by a written contract other than this Proposal: This Proposal is submitted subject to entering a written contract, the **terms**, and conditions of which are acceptable to both parties.
15. Rieth Riley Construction Co. Inc. cannot guarantee against ponding water if the pavement slope has less than 1% fall.
16. Reflective cracking may occur when paving over existing asphalt or concrete.

"**LICENSE NO. A1590913** A residential builder or a residential maintenance and alteration contractor is required to be licensed under Article 24 of the occupational code, 1980 PA 299, MCL 339.2401 to 339.2412. An electrician is required to be licensed under the electrical administrative act, 1956 PA 217, MCL 338.881 to MCL 338.3511 to 338.3569. A Mechanical contractor is required to be licensed under the Forbes mechanical contractors act, 1984 PA 192, MCL 338.971 to 338.988.





PROPOSAL

5756 Pine Creek Road Date: October 11, 2022  
Manistee, MI 49660  
231-723-6482  
[service@BriansSuperiorSealcoating.com](mailto:service@BriansSuperiorSealcoating.com)  
[www.BriansSuperiorSealcoating.com](http://www.BriansSuperiorSealcoating.com)

Proposal Submitted to:

Tyrone Collins, Operation Supervisor  
Ludington Area Schools  
89 E. Tinkham Avenue  
Ludington, MI 49431  
tcollins@lasd.net

Work to be Performed at:

809 E. Tinkham Avenue  
Bus Garage  
Ludington, MI 49431  
**Excavate, Grade & Pave**

We have proposed to furnish the materials and perform the labor necessary for the completion of:

1. Excavate the area as required to provide a proper line and grade in preparation for a limestone base. Dig down 3" and remove approx. 300 sq. ft. of gravel where utility and gas lines run to pole barn. Saw cut an area 3'x60' and remove rubble to meet proper drainage where old asphalt meets concrete. Furnish and install 21AA limestone as needed (220 ton of 21AA) Rubble to be piled and left on site near existing pile of top soil.
2. Furnish and install asphalt with 3 1/4" compacted to 3" one course of asphalt. After paving is completed, install gravel at shoulders where busses ingress/egress.

While we anticipate that there is adequate limestone base, it cannot be determined exactly until old grading is commenced. If additional limestone is required to provide sufficient base cost of same (\$45/ton) will be considered an "Add-On" expense to Ludington Area Schools.

We propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of: **Thirty-Three Thousand Eight Hundred and No/100 (\$33,800.00) Dollars with payments to be made as follows: Sixteen Thousand Nine Hundred and No/100 (\$16,900.00) Dollars upon acceptance of contract with balance due upon completion of work.**

All materials are guaranteed to be as specified. All work is to be completed in a substantial workmanlike manner according to specification submitted per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.. Liability Insurance on above work provided by Brian's Superior Sealcoating, LLC.

Respectfully submitted: *Brian Worch*

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

## STANDARD TERMS & CONDITIONS OF THIS PROPOSAL

The following terms and conditions are part of this Proposal:

1. The Proposal prices provided herein are based on the current average posted price for asphalt cement as listed in the "Asphalt Weekly Monitor" published by Potent & Partners, Inc. If this average posted price has changed at the time Brian's Superior Sealcoating commences performance of the work covered by this Proposal, we reserve the right to adjust the above Proposal prices consistent with the change in the price of the asphalt cement.
2. All material is warranted to be as specified. All work is to be completed according to this Proposal and in a workmanlike manner. Unless otherwise provided in this Proposal, Customer, at its expense, shall provide a properly compacted and stable subgrade or subbase (proof rolling or other testing satisfactory to Brian's Superior Sealcoating) upon which any material is to be placed.
3. Other than as expressly provided for in the Proposal, Brian's Superior Sealcoating makes no express or implied warranties, including warranties of merchantability or fitness for a particular purpose. Customer's sole remedy for breach of Warranty is limited exclusively to removal and replacement of the defective work. Other than removal and replacement, Brian's Superior Sealcoating has no other liability for any type of damage, whether incidental, consequential or otherwise.
4. Any express performance warranty provided in this Proposal shall be waived in the event Customer, either verbally or in writing, directs Brian's Superior Sealcoating to place its paving materials over a subgrade or a subbase the condition of which Brian's Superior Sealcoating has advised Customer is unacceptable.
5. Brian's Superior Sealcoating will not be liable for delays caused by labor disturbances, weather conditions, acts of God, acts of governmental agencies, accidents, shortages of necessary materials or supplies, or any other cause beyond our control.
6. Any damage to or caused by appurtenances, including but not limited to stumps, buried concrete slabs or footing, septic tanks, sprinkler systems or utilities not specifically described on the plans or accurately marked on the jobsite so as to make us aware of their exact location and depth, will be the Customer's responsibility; and any extra work involved will become an extra charge over the quoted price.
7. Extra work not included in this Proposal will be performed at the direction of the Customer or his authorized representative. Customer shall promptly issue an appropriate written change order to cover the authorized work.
8. Unless otherwise provided in this Proposal, the estimate for construction services does not include sales taxes. Unless the Customer can provide a valid sales tax exemption certificate, applicable sales tax will be added to the estimate provided on page one of this proposal.
9. Brian's Superior Sealcoating will not proceed with the work as specified in this Proposal until satisfied of the Customer's ability and intent to pay according to the terms outlined herein.
10. PAYMENT OF ONE-HALF OF PROJECT COST IS DUE UPON ACCEPTANCE OF PROPOSAL. PAYMENT IN FULL IS DUE UPON CUSTOMER'S RECEIPT OF INVOICE issued for work completed.
11. Nothing herein contained shall be construed as a waiver or modification of Brian's Superior Sealcoating statutory lien rights, which lien rights Brian's Superior Sealcoating will exercise if payment by Customer is not promptly made.
12. A SERVICE CHARGE OF 1 ½% PER MONTH, which is an annual percentage rate of 18% per annum, will be made on all account balances not paid as provided for herein, together with costs of collection and reasonable attorney fees.
13. Customer represents and warrants that there are no hazardous substances or hazardous wastes located on or within the jobsite. Customer agrees to defend, indemnify, and hold harmless Brian's Superior Sealcoating, its members and employees from any type of loss arising from a breach of this representation and warranty or Customer's violation of any applicable environmental law, regulation, or ordinance.
14. The following sentence only applies if the parties intend that their contractual relationship will be governed by a written contract other than this Proposal. Proposal is submitted subject to entering into a written contract, the terms and conditions of which are acceptable to both parties.
15. Brian's Superior Sealcoating cannot guarantee against ponding water if the pavement slope has less than 1% fall.

