



# Van Buren County Land Bank Authority

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Office of the County Treasurer  
219 East Paw Paw Street, Suite 101  
Paw Paw, Michigan 49079  
Phone: (269) 657-8228 Fax: (269) 657-8227

## Meeting Notice

Date and Time of Meeting:

February 11, 2026 at 2:00 PM

Place of Meeting:

Third Floor Conference Room 219 E. Paw Paw St.  
3rd Floor  
Paw Paw, MI 49079

### Agenda:

1. Approval of agenda
2. Approval of January 21, 2026 meeting minutes
3. Amended meeting schedule
  - a. June and July meeting dates updated
4. Approval of invoices
  - a. Quality Environmental Services: \$225,435.25
    - i. BEP Round 4 Contract
5. BEP Round 3 Status
  - a. 5 W Main St
    - i. Status on staircase design
6. BEP Round 4 Status
  - a. Award recommendation letter from Carbon Six
  - b. Budget update
7. Public comment
8. Adjournment



# Van Buren County Land Bank Authority

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219 East Paw Paw Street, Suite 101  
Paw Paw, Michigan 49079  
Phone: (269) 657-8228

## 2026 Regular Meeting Schedule

All meetings will be held at 2:00 PM in the Board of Commissioners Room  
219 E. Paw Paw Street, Paw Paw, MI 49079

**February 11, 2026**

**March 18, 2026**

**April 15, 2026**

**May 20, 2026**

**June 17, 2026**

**July 15, 2026**

**August 19, 2026**

**September 16, 2026**

**October 21, 2026**

**November 18, 2026**

**December 16, 2026**

**January 20, 2027**

*Meeting dates are subject to change with proper notice according to the Open Meetings Act*

**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

PAGE 1 OF 2 PAGES

TO OWNER : Van Buren County Land Bank  
 219 E Paw Paw St. 2nd Floor  
 Paw Paw MI 49079

PROJECT: Former Bergen Building  
 312 School St.  
 Decatur MI 49045

APPLICATION NO: 2

Distribution to:

OWNER

ARCHITECT

CONTRACTOR

FROM CONTRACTOR: Quality Environmental Services, Inc  
 2175 S. Hockaday Road  
 Beaverton, MI 48612

VIA ARCHITECT: Abonmarche Byce  
 306 S Kalamazoo Mall  
 Kalamazoo MI 49007

PERIOD TO: 01.30.2026

PROJECT NOS: 26525

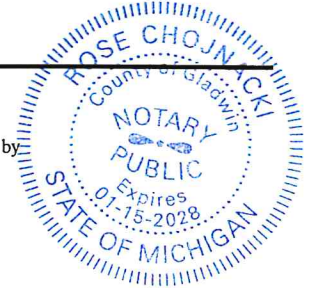
CONTRACT FOR: Demolition and Abatement Services

CONTRACT DATE: 11.24.25

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract.  
 Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.



1. ORIGINAL CONTRACT SUM	\$	441,000.00
2. Net change by Change Orders	\$	42,195.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	483,195.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	455,195.00
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	\$	22,759.75
b. % of Stored Material (Column F on G703)	\$	0
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	22,759.75
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	432,435.25
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	207,000.00
8. CURRENT PAYMENT DUE	\$	225,435.25
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	50,759.75

CONTRACTOR:

By: Aaron Grove Date: 01.28.2026  
 Aaron Grove

State of: Michigan County of: Gladwin  
 Subscribed and sworn to before me this 28th day of January, 2026  
 Notary Public: Rose Chojnacki  
 My Commission expires: 1/15/2028

Rose Chojnacki

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ \_\_\_\_\_

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	\$42,195.00	
TOTALS	\$42,195.00	\$0.00
NET CHANGES by Change Order		\$42,195.00

# CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 2

Contractor's signed certification is attached.

APPLICATION DATE: 01.28.2026

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 01.30.2026

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO: 26525

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	<b>Former Bergen Building</b>								
1	3rd Floor Abatement	\$32,000.00	\$32,000.00	\$0.00	\$0.00	\$32,000.00	100.00%		\$1,600.00
2	2nd Floor Abatement	\$32,000.00	\$16,000.00	\$16,000.00	\$0.00	\$32,000.00	100.00%		\$1,600.00
3	1st Floor Abatement	\$14,000.00	\$4,000.00	\$10,000.00	\$0.00	\$14,000.00	100.00%		\$700.00
4	Mechanical and Fan Room Abatement	\$14,000.00	\$14,000.00	\$0.00	\$0.00	\$14,000.00	100.00%		\$700.00
5	Window Abatement	\$23,000.00	\$0.00	\$0.00	\$0.00		0.00%	\$23,000.00	\$0.00
6	3rd Floor Selective Demolition	\$45,000.00	\$45,000.00	\$0.00	\$0.00	\$45,000.00	100.00%		\$2,250.00
7	2nd Floor Selective Demolition	\$45,000.00	\$45,000.00	\$0.00	\$0.00	\$45,000.00	100.00%		\$2,250.00
8	1st Floor Selective Demolition	\$38,000.00	\$10,000.00	\$28,000.00	\$0.00	\$38,000.00	100.00%		\$1,900.00
9	Mechanical and Fan Room Selective Demolition	\$25,000.00	\$10,000.00	\$15,000.00	\$0.00	\$25,000.00	100.00%		\$1,250.00
10	3rd Floor Lead Abatement	\$33,000.00	\$33,000.00	\$0.00	\$0.00	\$33,000.00	100.00%		\$1,650.00
11	2nd Floor Lead Abatement	\$33,000.00	\$0.00	\$33,000.00	\$0.00	\$33,000.00	100.00%		\$1,650.00
12	1st Floor Lead Abatement	\$41,000.00	\$0.00	\$41,000.00	\$0.00	\$41,000.00	100.00%		\$2,050.00
13	Project Bond	\$9,700.00	\$9,700.00	\$0.00	\$0.00	\$9,700.00	100.00%		\$485.00
14	Proeject General Conditions and Equipment	\$11,300.00	\$5,300.00	\$6,000.00	\$0.00	\$11,300.00	100.00%		\$565.00
15	Disposal	\$12,000.00	\$6,000.00	\$6,000.00	\$0.00	\$12,000.00	100.00%		\$600.00
16	Post Renvoation Cleaning	\$33,000.00	\$0.00	\$28,000.00	\$0.00	\$28,000.00	84.85%	\$5,000.00	\$1,400.00
17	Change Order - Added Scope 12.24.25	\$42,195.00	\$0.00	\$42,195.00	\$0.00	\$42,195.00	100.00%		\$2,109.75
	<b>GRAND TOTALS</b>	\$483,195.00	\$230,000.00	\$225,195.00	\$0.00	\$455,195.00	94.21%	\$28,000.00	\$22,759.75

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**ENVIRONMENTAL SERVICES**

Quality Environmental Services, LLC  
2175 S. Hockaday Rd  
Beaverton, MI, 48612  
Phone: 989-435-2946  
Web: www.qualityenv.co

**INVOICE**

Invoice Number 000759  
Date January 28, 2026  
Due Date February 27, 2026

Customer PO / Contract  
QESI Project ID 26525  
Terms Net 30

**BILL TO**  
Van Buren County Land Bank Authority  
219 E Paw Paw Street  
Suite 101  
Paw Paw MI 49079

**PROJECT NAME:** 26525 VBCLBA Bergen Building  
Asbestos Abatement

ORIGINAL CONTRACT	CHANGE ORDER TO DATE	REVISED TOTAL	BILLED TO DATE	PERCENT COMPLETE	REQUESTED INVOICE VALUE	RETENTION PERCENTAGE	RETAINAGE TO DATE
Demolition & Abatement Services Completed Through 01.30.2026 / Less Retainage							
\$441,000.00	\$42,195.00	\$483,195.00	\$432,435.25	94.21%	\$225,435.25	5.00%	\$22,759.75

Invoice Total \$225,435.25  
Retainage Total \$0.00  
Amount Due \$225,435.25

## CHANGE EVENT #001 - Contract Adjustment for Construction Award Recommendation

**Origin:**

**Date Created:** 2/9/2026 **Created By:** Jon Brechtelsbauer  
**Status:** Open **Scope:** In Scope  
**Type:** Owner Change **Change Reason:** Design Development

**Description:** This change event is for the contract adjustments to the Bergen Building Rehabilitation project, based on the acceptance of the Award Recommendation documentation supplied by CarbonSix to the VBCLBA, and the VBCLBA's acceptance of that award recommendation. There are contract adjustments for the following: total project costs, substantial completion date and construction manager's fees.

The contract was previously executed for a total project cost of \$2,588,450. The contract that was executed for the project showed a substantial completion date of August 2026 and final project closeout date of September 2026.

The contract that was executed noted the construction manager's fees as \$403,195.

This change order effectively amends the contract to include the total project cost at \$3,792,166.

This change order effectively amends the contract to include the substantial completion date for the project as August 31st, 2026.

This change order effectively amends the final project closeout date for the project as September 30th, 2026.

This change order effectively amends the construction manager's fees to \$563,914.

Pay application #5 will encompass a new SOV with proper construction values to align with award recommendation prime contract value. This new SOV will allow CarbonSix and VBCLBA to review, assess and pay progress based on actual construction in place per month as opposed to paying off of one large change order to the original contract.

**Attachments:** [Award Recommendation - EXECUTED.pdf](#), [Bergen G703 for Award Rec.pdf](#)

### CHANGE EVENT LINE ITEMS

Budget Code	Vendor / Contract	UOM	Revenue					Cost					Over/Under	Budget Mod.		
			QTY	Unit Cost	ROM	Prime	PCO	Latest Price	QTY	Unit Cost	ROM	RFQ			Commit.	Latest Cost
60-10-00.O	Buyout.Other		1.0	\$0.00	\$0.00			\$0.00	1.0	\$0.00	\$0.00			\$0.00		
Description: Contract Amendment																
<b>Grand Totals</b>					\$0.00	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

# CONTINUATION SHEET

AIA DOCUMENT G703

2 of 2

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C-G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%		
1	Concrete	\$150,175.00				-	0.00%	150,175.00	-
2	Masonry	\$291,000.00				-	0.00%	291,000.00	-
3	Structural Steel	\$86,759.00				-	0.00%	86,759.00	#REF!
4	General Trades	\$316,126.00				-		316,126.00	#REF!
5	Roofing	\$257,580.00				-		257,580.00	#REF!
6	Aluminum Storefront Systems	\$425,383.00				-		425,383.00	#REF!
7	Metal Studs / Drywall	\$141,471.00				-		141,471.00	#REF!
8	Flooring	\$17,815.00				-		17,815.00	#REF!
9	Painting	\$16,465.00				-		16,465.00	#REF!
11	Fire Protection	\$149,650.00				-		149,650.00	#REF!
12	Plumbing Systems	\$137,877.00				-		137,877.00	#REF!
13	Mechanical Systems	\$379,393.00				-		379,393.00	#REF!
14	Electrical Systems	\$461,700.00				-		461,700.00	#REF!
15	Earthwork	\$162,700.00				-		162,700.00	#REF!
16	Ashpalt Paving	\$32,175.00				-		32,175.00	#REF!
17	Landscaping & Irrigation	\$5,000.00				-		5,000.00	#REF!
18						-		-	#REF!
19	Construction Contingency (Owner)	\$233,483.00				-		233,483.00	#REF!
20	Permits and Fees	\$24,789.00				-		24,789.00	#REF!
21	Performance and Payment Bond	\$33,150.00				-		33,150.00	#REF!
22	Insurance	\$28,207.00				-		28,207.00	#REF!
23	CarbonSix General Conditions	\$261,113.00				-		261,113.00	#REF!
24	CarbonSix General Requirements	\$43,089.00				-		43,089.00	#REF!
25	CarbonSix Fee	\$137,066.00				-		137,066.00	#REF!
		\$3,792,166.00	-	-	-	-	0.00%	3,792,166.00	#REF!

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February 5th, 2026  
Trisha Nesbitt  
Treasurer  
Van Buren County Treasurer's Office  
219 E. Paw Paw St.  
Suite 101  
Paw Paw, MI 49079

## Re: Bergen Building Rehabilitation – Bid Award Recommendation

Dear Trisha:

CarbonSix Construction received bids for this project on Wednesday, January 21st, 2026. A Tabulation of Bids is attached.

The base bid scope of work consists of the following elements:

- Addition at north side of the building for elevator shaft and entrance vestibule
- Site work to support the addition and parking for the building
- Electrical work to bring primary power to building and distribute amongst floors
- Mechanical/HVAC system installation to provide conditioned spaces as identified
- Finishes in the addition
- White box work on all floors per the drawings and specifications

Alternate scope of work items included in the project includes the following:

- Alternate 1: Remainder of the Addition
- Alternate 2: Exterior Wall Furring in the Existing Building
- Alternate 3: Patch Roof vs. New Roof (Roof Drain Add)
- Alternate 4: Infill of Masonry Openings in the Existing Building
- Alternate 5: Rooms 011 and 012 Ramp and Subfloor Framing

We have reviewed all bid forms and the qualifications of the competent and qualified bidders. Based on our review, we present the following summary and information for VBCLBA review and approval/acceptance.

### A. SUGGESTED CONTRACT AWARDS

1) WC03A – Concrete – Early and Associates, Inc.	Base Bid + Alts.: \$150,175.00
2) WC04A – Masonry – Davenport Masonry	Base Bid + Alts: \$291,000.00
3) WC05A – Structural Steel Furnish and Install – Carbon Builders	Base Bid + Alts: \$86,759.00
4) WC06A – General Trades – Carbon Builders	Base Bid + Alts: \$316,126.00
5) WC07B – Roofing – Hoekstra Roofing	Base Bid + Alts: \$257,580.00
6) WC08C – Glass, Glazing and Storefronts – Architectural Glass and Metals	Base Bid + Alts: \$425,383.00
7) WC09A – Metal Studs and Drywall – Schepers Brothers, Inc.	Base Bid + Alts: \$141,471.00
8) WC09C – Flooring – Lansing Tile & Mosaic	Base Bid + Alts: \$17,815.00

9) WC09E – Painting – Eckhoff and Devries	Base Bid: \$16,465.00
10) WC21 – Fire Protection – Total Fire Protection	Base Bid: \$149,650.00
11) WC22 – Plumbing – Ace Plumbing & Heating	Base Bid: \$137,877.00
12) WC23 – Mechanical Systems – Ace Plumbing & Heating	Base Bid: \$379,393.00
13) WC26 – Electrical Systems – Hi-Tech Electric	Base Bid: \$461,700.00
14) WC31 – Sitework – Hoffman Brothers Excavating	Base Bid: \$162,700.00
15) WC32 – Asphalt Paving – A-1 Asphalt	Base Bid: \$32,175.00
16) WC33 – Landscaping – TBD	Base Bid: \$5,000.00

**B. OTHER CONSIDERATIONS**

As noted in the attached Bid Tab, Alternates were also included in the bids. We recommend that the VBCLBA take action on the following alternates:

Alternate 1: Remainder of the Addition	\$358,827.00
Alternate 2: Exterior Wall Furring in the Existing Building	\$58,577.00
Alternate 3: Patch Roof vs. New Roof (Roof Drain Add)	\$21,744.00
Alternate 4: Infill of Masonry Openings in the Existing Building	\$14,000.00
Alternate 5: Rooms 011 & 012 Ramp and Subfloor Framing	\$9,500.00

There were some voluntary alternates that were included in the bid proposals. These have been discussed with the Owner and we suggest to add those to the budget. We recommend that the VBCLBA take action on the following voluntary alternates:

Full Exterior Painting of Wood Siding on the Addition	\$16,990.00
Painting of Walls at Main Entrance Vestibule	\$910.00
Furnish and Install of Generator and ATS	\$120,000.00
Install Watermain into Existing Building Footprint	\$2,600.00

**C. BUDGET SUMMARY**

Recommended Base Bid Contract Awards with Alternates	\$3,335,471.00
Construction Contingency (Owner)	\$233,483.00
Permits, Bonds, Insurance	\$86,146.00
CM Fee	<u>\$137,066.00</u>
Total Project Cost	\$3,792,166.00
<b>Project Budget:</b>	<b>\$3,792,166.00</b>

We recommend VBCLBA approve proceeding with award of the base bid work, alternates, voluntary alternates and approve the project to proceed forward.

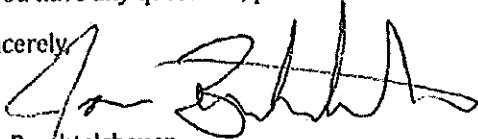
In conclusion, we suggest that the, VBCLBA take the following action for approval as time allows:

1. Award contracts as noted in Paragraph A and B above.
2. Allow CarbonSix to file a Notice of Commencement with the County.
3. Allow CarbonSix to produce Notice to Proceed documentation and forward to subcontractors.

We hope that the above information will allow the VBCLBA to complete its review and take appropriate action. Please do not hesitate to call me if additional information is needed to assist the VBCLBA in its considerations.

If you have any questions, please do not hesitate to call me.

Sincerely,



Jon Brechtelsbauer

Project Manager

CarbonSix Construction

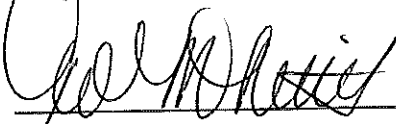
**Award Recommendation Acceptance**

I hereby acknowledge that I have received and reviewed the award recommendation submitted on behalf of the VBCLBA. By my signature below, I formally accept the recommendation and consent to its submission and processing for approval. I understand that final approval is subject to applicable policies, procedures and governing authority.

I further acknowledge that this acceptance does not constitute a guarantee of award until all required approvals have been obtained.



Recipient Name (Printed): Trisha Nesbitt



Signature



Date

**Contractor Acceptance of Award Recommendation**

Mark Stauffer  
Recipient Name (Printed): Mark Stauffer

  
Signature

Feb. 5, 2026  
Date