Village of Calumet

Capital Improvement Plan
Fiscal Years 2018-2023

Adopted March 28, 2017

Village of Calumet

Capital Improvement Plan for FY 2018 through 2023

Overview

The Capital Improvement Plan (CIP) is a six year schedule of all proposed major capital improvement projects including project priorities, cost estimates, and methods of financing for the proposed projects. The CIP, therefore, is a tool to assess the long term capital project requirements for Calumet. Since capital improvements are spread across many community needs (fire protection, police, sewer and water, parks and recreation, municipal administration, etc.) the CIP helps to prioritize these projects across the Village over time.

Capital Improvement Projects

Capital improvements are major, infrequent expenditures, such as construction of a new facility, a major rehabilitation or repair to an existing facility, or the purchase of major equipment. Capital improvements are non-recurring expenditures that tend to be both large in physical size and cost, and have a longer useful life. Examples of capital projects include:

- Major rehabilitation of the Village Hall & Calumet Theater
- Major road construction, such as reconstruction or repaving
- Replacement or extension of a sewer, water or storm water line
- Purchase of a DPW equipment
- Creation of a new park

The following projects are examples of expenditures that would be categorized as operating expenses, and would not usually constitute a capital improvement project:

- Purchase of new office furniture
- Purchase of new/used small equipment (lawn mowers, copiers, individual computers, etc.)
- Recurring maintenance of existing facilities
- Minor repairs to buildings or equipment
- Minor improvements to existing buildings (carpeting, painting, fixtures, etc.)

Major Expenditures

The term "major expenditure" is relative – what is major to Calumet may be minor in another community. A capital improvement for the purposes of the Calumet CIP is a major, nonrecurring expenditure if it meets one or more of the following criteria:

- Any acquisition of land for a public purpose which costs $5,000 or more.
- Any construction of a new facility (Village building, water or sewer lines, parks), or any addition to an existing public facility, the cost of which equals $5,000 or more and has a useful life of five or more years.
- A non-recurring rehabilitation (not including annual/recurring maintenance) of a building, its grounds, a facility or equipment, the cost of said rehabilitation being $5,000 or more with a useful life of five or more years.
- Purchase of major equipment which, individually or in total, cost $5,000 or more with a useful life of five or more years.
- Planning, feasibility, engineering or design studies related to an individual capital improvement project with a cost of $5,000 or more.

Benefits

Completion of a six-year Capital Improvement Plan is a requirement of the Michigan Planning Enabling Act (Public Act 33 of 2008). Beyond meeting the State law, adoption of a CIP is beneficial to elected officials, administrative staff and the general public. Among the benefits of an adopted and well-maintained Capital Improvement Plan are:

- Prudent use of taxpayer dollars;
- Focusing expenditures on the needs of the community;
- Prioritizing projects across the needs of the community;
- Generating community support by inviting public input;
- Promoting economic development;
- Improving eligibility for State and Federal grants;
- Providing an implementation tool for the goals and objectives of the Master Plan;
- Transparency in identification of high-priority projects;
- Coordination/cost-sharing between projects.

Each year the Capital Improvement Plan will be revised for the next fiscal year. At the end of each fiscal year, the projects completed during that year are removed from the plan and an additional year's projects are added. Projects can then be adjusted in priority to reflect actual resources available. As the CIP is annually updated, a continuous relationship will be maintained between the CIP and the annual budget

Format

The projects listed in this document represent those identified by the Village Administrator, Village Department of Public Works staff, Michigan-American Water Co., and North Houghton Water & Sewer Authority, Calumet Historic Development Council. The Village Council reviewed, provided input, confirmed the importance of the identified projects, and prioritized them.

Village of Calumet
Capital Improvement Plan

Executive Summary

FY 2018		
Project	Cost	Source of Funds
Replace Water/Sewer Elm St.- 5th to 9th	$880,000	CDBG/DDA/Gen. Fund

FY 2019		
Replace Water/Sewer 8th St. – Oak to Elm	$160,000	
Replace Hydrants Village-wide	$50,000	
Replace Front End Loader	$40,000	
Replace SnoGo	$75,000	
Stabilize Erkkila Building	$211,200	MSHDA/CDBG/DDA/Nat. Park

FY 2020		
Stabilize Curto, & Sullivan Livery Buildings	$85,200	MSHDA/CDBG/DDA/Nat. Park
Replace Water/Sewer 8th St. – Scott to Oak & Elm to Pine Street	$160,000	
Rebuild Portland Street – 4th to 9th St.	110,000	
Replace Water/Sewer Pine St. – 7th to 8th	$100,000	

FY 2021		
Rebuild Scott Street – 7th to 9th Street	$110,000	
Rebuild 7th Street – Scott to Pine Street	$210,000	
Replace Hydrant Line – Elm to Pine	$180,000	

FY 2022		
Rebuild 4th Street–Red Jacket to Elm & Pine to Spruce St.	$160,000	MDOT Small Urban/Local Street Fund
Replace Water/Sewer Scott St.-4th to 8th	$230,000	

FY 2023		
Rebuild Oak Street – 4th to 9th	$160,000	
Rebuild 5th Street – Oak to Spruce Street	$140,000	

Village of Calumet
Capital Improvement Plan

Individual Project Descriptions

Water and Sewer Line Replacement

Elm Street From 5th to 9th Street

Description and need for Project:

A very old 8" hydrant main has had to be repaired repeatedly to address leaks along its whole length. There is also a section of 6" main in the alley between Elm Street and Oak Street that is old and leaking. The sanitary sewer system is old clay tile pipe and is need of repair. Portions of this sewer were replaced in 1995; however, limited funding restricted the whole section from being replaced.

Project Impact:

Replacement will eliminate constant repair, eliminate damage to adjacent structures from leaks, allow for the establishment of cross ties with other mains that currently don't exist, and improve overall water pressure and fire flow. Replacing the sanitary and storm sewer will eliminate older sewer lines and complete the utility work underneath the road surface at the same time as the watermain.

8th street from Oak to Elm street

Description and need for Project:

Replace a very old 8" watermain that has had to be repaired repeatedly to address leaks. Replace old sewer main that is clay tile and has shown signs of aging.

Project Impact:

Replacement will eliminate constant repair, eliminate damage to adjacent structures from leaks, and improve overall water pressure and fire flow. Replacing the sewer main at the same time as the watermain will eliminate duplicate road restoration and repair an aging sewer main.

Scott street from 4th to 7th

Description and need for Project:

Replace a very old 6" cast iron main. This line is shallow from 4th to 5th street, also shallow at the 7th and Scott St intersection and runs through a storm sewer manhole at 7th and Scott.

Project Impact:

Replacement will eliminate constant repair, eliminate damage to adjacent structures from leaks, eliminate an exposed pipe, and improve overall water pressure and fire flow.

Scott street from 8th to alley between 8th &9th

Description and need for Project:

Replace a very old 6" shallow laid main.

Project Impact:
Replacement will eliminate constant repair, eliminate damage to adjacent structures from leaks, and improve overall water pressure and fire flow.

7th Street from Elm to Pine
Description and need for Project:
Replace 8" hydrant line that is buried shallow.

Project Impact:
Replacement will eliminate constant repair, eliminate damage to adjacent structures from leaks, and improve overall water pressure and fire flow.

Pine from 7th to west side of 8th
Description and need for Project:
Replace 8" main Line is Shallow

Project Impact:
Replacement will eliminate constant repair, eliminate damage to adjacent structures from leaks, and improve overall water pressure and fire flow.

Replace Existing Fire Hydrants
Description and need for Project:
The Village has one very old fire hydrant (1890-1900) at 8th and Scott Streets with the balance being mostly Traverse City Iron Works models from 1963. The company is no longer in business (closed in 1978) and parts are in limited supply.

Project Impact:
Replacement will improve reliability of the hydrants and reduce maintenance costs.

Rebuild Streets

Rebuild 4th Street–Red Jacket to Elm & Pine to Spruce St.
Description and need for Project:
Crush, shape, and pave .32 miles of 4th Street including curbs, gutters, storm sewer, and catch basins.

Project Impact:
Project will improve a heavily traveled street that has completely deteriorated, reducing maintenance expenditures that can be shifted to other streets, addressing storm water issues, and improving access for businesses and residents.

Rebuild Portland Street – 4th to 9th St.

Crush, shape, and pave .28 miles of Portland Street including curbs, gutters, and catch basins.

Project Impact:
Project will improve a street that has deteriorated, reducing maintenance expenditures that can be shifted to other streets, and improving access for businesses and residents.

Rebuild 7th Street – Scott to Pine Street
Crush, shape, and pave .40 miles of 7TH Street including curbs, gutters, and catch basins.

Project Impact:
Project will improve a street that has been steadily deteriorating, reducing maintenance expenditures that can be shifted to other streets, and improving access for businesses and residents.

Rebuild Oak Street – 4th to 9th

Crush, shape, and pave .28 miles of Oak Street including curbs, gutters, and catch basins.

Project Impact:
Project will improve a well traveled street that has completely deteriorated, reducing maintenance expenditures that can be shifted to other streets, addressing storm water issues, and improving access for businesses and residents.

Rebuild 5th Street – Oak to Spruce Street

Crush, shape, and pave .37 miles of 5TH Street including curbs, gutters, and catch basins.

Project Impact:
Project will improve a heavily traveled street that shows signs of wear, reducing maintenance expenditures that can be shifted to other streets, and improving access for businesses and residents.

Department of Public Works Equipment

Replacement of Loader and SnoGo
Description and need for Project:
The Village's Department of Public Works is charged with maintaining the streets and sidewalks within the Village. Because of the Village's location in the heart of the Keweenaw Peninsula,

snow removal is a critical task for the DPW every winter. The Village can receive in excess of 300" of snow in a given year.

The current loader has copious hours and the SnoGo is a 1950's model with numerous hours on it. Both pieces of equipment are breaking down frequently and the cost to keep them operational is becoming unsustainable.

Project Need and Impact:
Replacement will improve ability of the DPW to handle snow removal on a timely basis and reduce the cost of maintenance.

Historic Building Stabilization

Description and need for Project:
Calumet was designated a National Historic District in 1986. The Calumet Historic Development Commission, working with the Village, Keweenaw Economic Development Alliance and Keweenaw National Historical Park has completed an evaluation of the condition of the historic buildings in the District. Of the 12 buildings determined to be "extremely endangered" and in need of stabilization work, three were publically-owned.

The goal of stabilizing these publically-owned buildings is to secure them for future development. All are historic and are valuable to maintaining the fabric of the historic downtown. Scopes of work were prepared by John Rosemurgy, the Historic Architect at the Keweenaw National Historical Park with estimates prepared by a local construction estimator with experience on estimating these types of projects.

Curto Building - 215 Portland St.

1. Roof – includes south porch roof
   - A. Remove deteriorated asphalt tab roofing and underlayment $3,180
   - B. Remove / replace deteriorated board sheathing (assume 20%) $3,375
   - C. Install new asphalt tab roof with flashings, and rubber membrane underlayment where advisable (assume 22%) $14,382

The total cost of the above estimates = $20,937 + 20% OH&P = $25,125

Erkkila Building - 426-428 Fifth St.

1. Roof – the complex is comprised of two 2-story storefronts, a 1-story garage addition on the south, a 2-story shed roof addition to the east, and 1-story shed addition to the east

A. Remove built up roofing and underlayment
B. Replace damaged board sheathing (assume 10%) $4,350
C. Install new plywood sheathing $16,290
D. Install new rubber membrane roof Total cost of 1A and 1D = $117,439

2 Exterior

A. South façade
- Install painted plywood security panel over large picture window
- Install painted plywood security panels over 4 double-hung windows
- Install painted plywood security panels over garage door windows and small fixed window
- Install painted plywood security panels over 1 second floor casement window*

B. East façade
- Install painted plywood security panels over 3 second floor double-hung windows*
- Total cost of item 2 Exterior = $5,920

The Total cost of the above items = $143,999 + 20% = 172,799

*Security panels are needed on second floor windows where break-ins may occur due to access to adjacent roofs.

Sullivan Livery Building - 537 Fifth St.

1. East Addition
- Demolish one story east building addition, leaving only two story gable roof livery structure $5,190

2. Roof – Livery (gable roof)
A. Remove built up roofing and underlayments $2,425
B. Replace damaged board sheathing (assume 25%) $3,818
C. Install new plywood sheathing $5,975
D. Install new asphalt tab roofing $12,100

3. Exterior - Livery
A. North façade
- Install painted plywood security panel over three double-hung windows $2,080
- Rebuild failed stone masonry foundation collapse (approx. 100 sq. ft.) $4,740

B. East façade
- Install roll roofing over exposed east wall $649

- Install security panels over door openings (assume 2) $265

The total cost of all above items = $37,242 + 20% OH&P = $44,691

Total project cost for all three buildings with 20% contingency: $543,122

Project Impact:
Stabilization will secure approximately 11,790 square feet of potential upper floor housing space and 9,590 square feet of potential ground floor retail/commercial space for future development.