

## **JAIL COMMITTEE MEETING**

**5th Floor-Conference Room and on MS Teams**

**JULY 30, 2026 – 4:00 PM**

### **MINUTES**

#### **Call to Order:**

Faith Morrison called the meeting to order at 4:02 pm.

#### **Roll Call :**

Members:

Faith Morrison, called roll, and the following were present in person: Tom Tikkanen, Gretchen Janssen, Sheriff Josh Saaranen (joined after roll call), Faith Morrison, Valorie Troesch, Justin LaCosse, Todd LaRoux, Andrea Johnson, Mike Hamilton.

Eleven members of the public were present at roll call in addition to several on MS Teams.

#### **Approval of Agenda/Additions:**

Faith Morrison requested adding two items to the agenda: Item 2 *Term of Bond* and Item 3 *Language of Resolution* to the agenda. A Motion was made by Tom Tikkanen and seconded by Valorie Troesch to approve the agenda as amended.

The Motion carried by a voice vote. Ayes 7, Nays 0.

#### **Approval of Meeting Minutes:**

A Motion was made by Valorie Troesch and seconded by Andrea Johnson to approve the minutes of the July 7, 2026 and July 15, 2026 meetings as presented.

The Motion carried by a voice vote. Ayes 7, Nays 0.

#### **Public Comments:**

None.

#### **New Business**

##### **1. Review ROMs submitted by Industry Day participants**

Faith Morrison noted that three ROMs (rough order of magnitude) cost calculations had been received, from Granger (\$25-\$28 million), Miron (\$27.8 million), and Bradway Enterprises (\$23.5 million). Valorie Troesch said the estimates cover only hard costs not

soft costs. Faith Morrison said that Granger and Miron's numbers did include soft costs or what they called "Total Project Costs." Leander Somero from Bradway Enterprises clarified that their number did not include engineering costs, but if \$1.2 million is added their number would be comparable to the other two ROMs or a cost of \$24.7 million. Gretchen Janssen said the numbers seemed consistent. Derek Bradway said their estimate did include the courtroom. Faith Morrison said that the courtroom may cause additional concerns. Mike Hamilton said the numbers seemed comparable.

Tom Tikkanen asked Building Inspector Todd LaRue for his opinion. LaRue said that he was comfortable with the \$28 million number for a jail/sheriff's operations build as there is a need for contingencies in a building project. There can be cost overrides. LaRue said the \$28 million was a conservative number. Tikkanen noted that as building inspector he sees construction going on and has access to current building costs and that we can rely on LaRue.

Faith Morrison said that if bids on the build came in higher than what the County raised in the millage, the County would have to go back to the design and cut costs. Todd LaRue said there will be a base bid but that we need space for contingencies (wiggle room). Tikkanen asked what is the approximate amount for contingencies; LaRue said 5%. Morrison noted that these are rough estimates and contain some contingency planning.

Tom Tikkanen asked the contractors present what they thought. Derek Bradway said contingency is included in his ROM. Bradway noted that to cut costs the best is to cut square footage. Leander Somero said he used numbers from his database of past builds, and the numbers are accurate from that.

Tom Tikkanen said when he mentions shrinking the size of the jail he gets stern looks from the Sheriff. Sheriff Saaranen agreed that he is concerned that after the enormous effort of planning and building a new jail, he would not want to open a jail that is full on day one. Saaranen said the plans are for a greater than 60-bed facility, and he is comfortable with that. Justin LaCosse agreed that \$28 million was a good number.

Mike Hamilton moved, and Tom Tikkanen seconded a motion that the committee recommend to the County Board of Commissioners that they pursue a millage for \$28 million to build a new jail/sheriff's operations at the County's Sharon Avenue property. Motion carried 8-0.

## **2. Term of Bond (email from Commissioner Anderson)**

Faith Morrison noted that the Committee had received an email from Commissioner Glenn Anderson with a table of bond amounts to help assess how long the bond timing should be for a jail millage. For a \$28 million loan the numbers from Adam Holstine from Raymond James are for a 1.51 mil bond if the term is 20 years and a 1.28 mil bond if the term is 30 years. In 2025 the failed millage was for a 1.6 mil, 30-year bond.

Tom Tikkanen noted that you generally go to the longer finance route for these big-ticket projects. The drop from the 2025 1.6mil to a 1.28 mil bond would be well received by the public he said. It would make the project more affordable.

Gretchen Janssen agreed. As a realtor, when the loan is longer you pay more in interest, but it is what you can afford.

Valorie Troesch said most people will look at it in terms of what they can afford every year, and that is lower with the 30-year bond.

Tom Tikkanen noted that many do not own their homes for the full term of their loans; they move on in ten years. They would prefer the longer bond

Gretchen Janssen said the committee will make its recommendation, but the board will revisit when they discuss what to approve.

Todd LaRue said we need to know what a home with taxable value of \$100,000 will pay, as an example to the public. Faith Morrison said we need to consult the equalization manager to calculate the median home value (half of the taxable values above the median, and the other half's taxable values below the median) and make this calculation for our discussions with the public. She said she remembers that value being about \$47,000. Tom Tikkanen reminded the committee that it is taxable value that is taxed not the state equalized value (SEV). Justin LaCosse said a \$100,000 taxable value would be charged \$126/year for the 30-year bond.

Justin LaCosse moved, and Gretchen Jansson seconded a motion to recommend to the County's Board of Commissioners that the 30-year length be selected for the jail millage. Motion carried 8-0.

### **3. Language of Resolution, Millage (email from Faith Morrison)**

Faith Morrison reviewed her 7/30/2026 email to the committee in which she referred to the 2025 millage and resolution language. In those documents, those who advised the County used very broad language, presumably to allow the County wiggle room in what they could do with the funds. Morrison said she thinks the Committee should advise the County Board to use tighter language to make the ballot language more of a contract with the voters. Words like "acquire" (no property is planned to be acquired), "existing county

buildings” (name any that will be renovated or say none will), “interest in land” (again, no land is planned to be acquired), “demolition” (no buildings are planned to be demolished, and “reimbursement of expenses,” should be eliminated. Also, the language of the millage should be plain and clear. Many voters will be closely considering the millage for the first time when they see their ballot. The ballot should speak clearly to them. Morrison also noted that in the Bradway Enterprises ROM in their section 11, they make a similar point and even have drafted a plain language ballot that could form the basis of the one the County Board votes on.

Tom Tikkanen asked could we get consensus on the committee that these millage funds would be for solely for jail/sheriff’s operations construction. Not for renovation of the church building—that would be on the County’s books and would be run through our annual budget in phases. Tikkanen said that when it comes to the current jail, the consensus is it would be reutilized for record storage and other purposes. As much as is reasonable if we can let the public know that it is not going to sit idle.

Morrison agreed that the County needs to make a clear promise to the voters.

Tom Tikkanen said we need to say what we mean and mean what we say.

Todd LaRue said that on the Sharon Avenue and Jail Re-use Committee, when they talked about the current jail, they always talked about the need for courthouse storage. The county is spending something like \$14, 000 for storage currently and that could be saved. Plus, it is close to the courthouse. In the 2018 flood we had records that were damaged, and those had to be restored at some expense.

Valorie Troesch said that, as an attorney, she can attest that often attorneys assert that the formal language they use is necessary, but it is not. She said she has fought her whole career for the use of more plain language in legal documents. Thank you, Derek Bradway, for writing the draft language that you supplied in your ROM.

Valorie Troesch said that she thought “public safety building” was not clear language and that we should continue to use “jail and sheriff’s office” as that is clearer. She agreed that the public needs to hear what they’re going to get from this.

Faith Morrison said she agreed but was concerned about safe circulation of inmates from the jail’s sally port to the courthouse. She said the courthouse needs sally port too. Tom Tikkanen said that with the courtroom in the new jail, there will be far fewer trips. Also, Judge Daavettila is in complete support of the small courtroom being built in the Sharon Avenue building. Todd LaRue said it is nearly impossible to modify the courthouse to achieve the secure circulation that Morrison described. Tikkanen also noted that the former church building on Sharon Avenue is to be the new home of the Building

Department, and that will reduce the traffic of the public to the courthouse, which will also help with the security problem when inmates are transported to the courtroom. The proposed Commissioners meeting room in the Sharon Avenue building will also reduce circulation of the public in the courthouse.

Derek Bradway said that in their ROM they did include the courtroom and squeezed down some of the spaces in the sheriff's operations to find the space and keep the costs the same. They only needed to shrink by 10% and would still be larger than they are now. Bradway said he toured the Dickenson County jail with their sheriff and was told that they do 90% of their court hearings remotely, so that also reduces the circulation problem.

Gretchen Jansen did a quick calculation of how much a homeowner with a house with \$100,000 in taxable value would be charged for the jail, and it came to about the same amount as a \$4.50 cup of coffee every other week. She thought that put the cost into perspective.

Gretchen Jansen moved, and Andrea Johnson seconded a motion to recommend to the County Board of Commissioners that they draft millage language based on the kind of plain language shown in the Bradway Enterprises ROM, section 11, including a prioritized list of what the public will get with a yes vote. Motion carried 8-0.

#### **4. Directives from the County Board**

There were none.

#### **5. Next meeting date and time**

There was a discussion to have a next meeting only on an "as needed" basis. Andrea Johnson suggested that perhaps the committee should meet after the Board votes on the millage to consider how to organize educational events to explain to the public the 2026 jail millage and all the steps that led up to it.

The committee discussed an education campaign. Valorie Troesch said that she knows of a friend who originally opposed the jail millage who came to support the jail after touring the current jail. She urged the Committee to get a video walk-through of the jail up on the web. A picture is worth 28 million words.

Faith Morrison said that the members of the press have been very helpful in getting out the word about the jail activities. She noted that absentee ballots for the November election will be going out September 26.

Tom Tikkanen noted that there are still a lot of traditionalists who will vote on November 3rd.

**The next meeting of the Jail Committee will be August 10, 2026 at 4pm and tentatively in the 5<sup>th</sup> floor conference room.**

**Public Comments:**

Faith Morrison thanked everyone for coming.

James Chizek from Lake Linden (on Teams) spoke about the Board increasing the daily charge to prisoners from the current \$15/day to a higher amount to help pay for the jail. He suggested raising it to something like the cost of a hotel room, \$200/day. He also said that the County should not go forward with the building plans until they have considered the trailer park idea previously suggested. That would be a lot less expensive.

Alex Radke noted that in the last year he has watched the jail discussions progress and as a taxpayer and employee of the county he wanted to congratulate the committees and the Board.

Derek Bradway said that some of the resistance in the last election was that the voters want the County to do its part rather than put the entire burden on the taxpayer. He did some realtor math and said home buyers put 20% down. Bradway suggested that the County should find 20% of the construction costs on its own to reduce the amount asked from the taxpayers through the bond. He said that would get the millage down to 1.01 mils or in round numbers \$100/year for the taxpayer with a home with \$100,000 taxable value. He agreed that even a \$5 increase in inmate charges would make a significant impact.

**Adjournment:**

Moved by Tom Tikkanen, supported by Gretchen Janssen the committee voted unanimously to adjourn the meeting at 5:28 pm.

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FAITH MORRISON

JENNIFER KELLY COUNTY CLERK/REGISTER OF DEEDS

APPROVED: \_\_\_\_\_

**July 27, 2026**

**To:** Houghton County Board of Commissioners

**From:** Chelsea Rheault, County Administrator

**Subject:** Houghton County Courthouse Single Point of Entry Project

Members of the Board,

On July 2, 2026, UPEA conducted the public bid opening for the Houghton County Courthouse Single Point of Entry Project. Two bids were received from the following contractors:

- A-1 General Contracting
- Industrial Maintenance Services, Inc. (IMS)

Copies of both bid submissions are attached following this memorandum for the Board's review.

Should the Board wish to proceed with this project, the successful bidder must be awarded through official action by the Board of Commissioners at a properly noticed public meeting.

As the Board will recall, this project was originally discussed as being funded through the County's American Rescue Plan Act (ARPA) allocation. While the proposed construction costs were anticipated to be funded through ARPA, there was no identified ARPA funding designated for the ongoing operational costs associated with the project.

At my request, the Sheriff's Office provided estimated startup equipment costs necessary to implement the security checkpoint. Based upon information provided by Undersheriff Giachino, the estimated one-time cost to purchase equipment and supplies necessary to equip and deploy Sheriff's deputies is approximately \$45,000.00. It is likely that there would be additional supplies / equipment expenses annually.

Additionally, based on the current Deputy wage schedule and benefit costs, I estimate the annual personnel cost to staff the security checkpoint at approximately \$175,255.63. This estimate is based upon current wage rates and benefit costs and will likely increase beginning January 1, 2027, due to anticipated health insurance increases. Furthermore, the deputies' collective bargaining agreement expires on September 30, 2026, and future negotiated wage adjustments would further increase these annual operating costs.

Over the past several months, the Administration Department has conducted an extensive review of the County's ARPA expenditures and remaining obligations, including federal compliance requirements.

Federal ARPA requirements required that all funds be **obligated by December 31, 2024**, and **fully expended by December 31, 2026**.

Under guidance issued by the United States Department of the Treasury, an **obligation** requires a legally binding commitment, such as an executed contract, signed purchase order, subaward agreement, or another legally enforceable requirement for payment. A Board motion, budget amendment, project discussion, or general intent to complete a project does not, by itself, constitute an obligation under the federal guidance.

Based upon my review of the project documentation and the applicable federal requirements, I have significant concerns regarding the County's ability to lawfully classify this project as an ARPA-funded expenditure. While the Board previously expressed its intent to complete this project using ARPA funds, the project was not legally obligated prior to the December 31, 2024, federal deadline. Consequently, proceeding with the award of this project as an ARPA-funded project would present a substantial compliance risk and could jeopardize the allowability of those expenditures.

Accordingly, if the Board elects to proceed with this project, it is my opinion that the most appropriate funding source would be the County's General Fund or another legally available funding source, subject to available appropriations.

It should also be noted that this project was not included in the Fiscal Year 2025–2026 adopted budget. Based on current estimates, the combined cost of construction, startup equipment, and the first year of personnel costs exceeds **\$500,000**. As the Finance Department continues preparing the proposed Fiscal Year 2026–2027 budget, identifying sufficient funding for this project would likely require significant budget reductions or the identification of an alternative revenue source.

I respectfully submit this information so the Board may fully consider the financial and compliance implications before determining whether to proceed with this project.

Respectfully submitted,

**Chelsea Rheault**

County Administrator

DOCUMENT 00 41 13  
BID FORM - STIPULATED SUM

Project: Single Point Entry  
Floor Houghton County Courthouse  
Houghton MI 49931

Owner: Houghton County  
401 E Houghton St  
Houghton MI 49931

Date: 07/02/2026

Submitted by: Industrial Maintenance Services, Inc.  
(Firm name and address)  
1920 20th Ave. North  
Escanaba, MI. 49829  
(906) 789-9021  
(Telephone Number)  
twiles@imscontracting.com (Tammy Wiles)  
(Email)

1. OFFER

- 1.1 Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by U.P. Engineers and Architects, Inc., Architect for the above-mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Bid Sum of:

**Base Bid:**

\$ 539,700 (FIVE HUNDRED THIRTY EIGHT THOUSAND SEVEN HUNDRED <sup>00</sup>/<sub>100</sub> dollars), in lawful money of the United States of America.

Provide lump sum amounts for each of the project alternates as listed below that is in addition to the total lump sum listed above. Acceptance of each alternate shall be at the discretion of the owner.

Alternate 1: Ballistic window at 97th District Court Judge's chambers.

**Alternate 1:**

\$ 13,790 (THIRTEEN THOUSAND SEVEN HUNDRED NINETY <sup>00</sup>/<sub>100</sub> dollars), in lawful money of the United States of America.

A. Attachments:

1. We have enclosed a proposed project schedule with milestone dates for major portions of the Work.
2. We have included the Bid Bond as required by the Instruction to Bidders.

3. All applicable federal taxes are included, and State of Michigan taxes are included in the Bid.

2. ACCEPTANCE

This offer shall be open to acceptance and irrevocable for thirty (30) days from the bid closing date. If this bid is accepted by the Owner within the time period stated above, we will:

- Execute the Agreement within seven days of receipt of Notice of Award.
- Furnish the required bonds at the time of the execution of the Agreement.
- Commence work in conformance with requirements found in Instructions to Bidders.

If this bid is accepted within the time stated, and we fail to commence the Work or we fail to provide the required bonds, the bid bond shall be forfeited as damages to the Owner by reason of our failure, limited in amount to the lesser of the face value of the bid bond or the difference between this bid and the bid upon which a Contract is signed.

3. CONTRACT TIME

The project milestone schedule attached to this bid is considered feasible given the current lead times and availability of materials and labor.  
Substantial Completion by December 1, 2026.

Liquidated Damages, in the amount of \$500 per calendar day, will be deducted from the final payment to the Contractor for each day beyond the date established in the Contract.

4. ADDENDA

The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.

Addendum # 1 Dated 06/23/2026  
Addendum # 2 Dated 06/25/2026  
Addendum # \_\_\_\_\_ Dated \_\_\_\_\_

5. SUBCONTRACTORS

The following firms have submitted costs for their portion of the Work, and it is the intent of this Contractor to enter into a Subcontractor agreement if we are awarded the Work: (Insert name of subcontractor and specialty.)

Mechanical: RC Mechanical

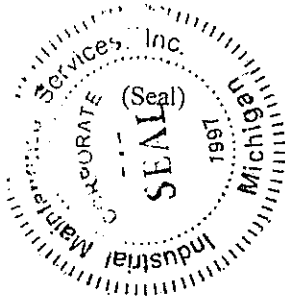
Electrical: Bay Electric

6. APPENDICES

- The Bid Bond documents are attached to and made a condition of the Bid

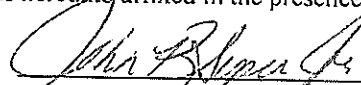
7. BID FORM SIGNATURES

[H07-06220]



The Corporate Seal of: Industrial Maintenance Services, Inc.  
(Bidder - print the full name of your firm)

was hereunto affixed in the presence of:



(Authorized signing officer)

CEO

(Title)

If the Bid is a joint venture or partnership, add additional forms of execution for each member of the joint venture in the appropriate form or forms as above.

END OF DOCUMENT

**BID BOND**

Conforms with The American Institute of  
Architects, A.I.A. Document No. A-310

KNOW ALL BY THESE PRESENTS, that we, Industrial Maintenance Services, Inc.

1920 20th Avenue North, Escanaba, MI 49829

\_\_\_\_\_ as Principal, hereinafter called the Principal, and the  
Atlantic Specialty Insurance Company, of

605 Highway 169 North, Suite 800, Plymouth, MN 55441, a corporation duly organized under the laws of

the State of New York, as Surety, hereinafter called the Surety, are held and firmly bound unto

Houghton County as Obligee, hereinafter called the Obligee, in the sum  
of Five Percent (5%) of the amount bid including alternates

Dollars (\$ \_\_\_\_\_), for the payment of which sum well and truly to be made, the said Principal and the  
said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these  
presents.

WHEREAS, the Principal has submitted a bid for Single Point Entry - Floor Houghton County Courthouse

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the  
Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract  
Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor  
and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give  
bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount  
specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the  
Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 2nd day of July, 2026

Industrial Maintenance Services, Inc.

By

John R. Soper Jr., CEO Principal

Atlantic Specialty Insurance Company

Jill LaBondano  
Jill LaBondano, Attorney-in-Fact

Agent:  
The Fedeli Group  
5005 Rockside Rd., Suite 500  
Independence, OH 44131  
P-216-328-8080 F-216-328-8081  
jlabondano@thefedeligroup.com





## Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Chloe Beckett, Daniel Fedeli, Jill LaBondano, Kevin S. Keller, Melanie Blankenburg, Nicholas Schepis, Scott Liptak, Sharon Brickman**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

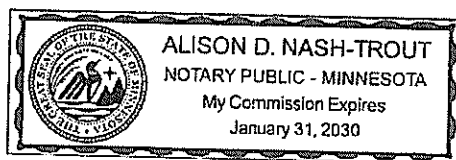
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2026.

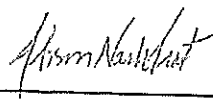
STATE OF MINNESOTA  
HENNEPIN COUNTY



By   
Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2026, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



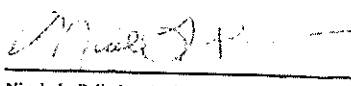
  
Notary Public

I, the undersigned, Assistant Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 2nd day of July, 2026

This Power of Attorney expires  
January 31, 2030



  
Nicole L. Pelletier, Assistant Secretary

Please direct bond verifications to [securities@atlantic-specialty.com](mailto:securities@atlantic-specialty.com)

**CERTIFICATE OF AUTHORITY**

Office of Financial and Insurance Regulation

Effective Date: June 8, 2011

THIS IS TO CERTIFY, that

ATLANTIC SPECIALTY INSURANCE COMPANY  
(New York stock insurer)  
NAIC No. 27154

is authorized in Michigan to transact the business of insurance, as defined in

Chapter 06 - Section 606 - Disability  
Chapter 06 - Section 610 - Property  
Chapter 06 - Section 614 - Ocean Marine  
Chapter 06 - Section 616 - Inland Marine  
Chapter 08 - Section 618 - Legal Expense  
Chapter 06 - Section 620 - Automobile Insurance - limited  
Chapter 06 - Section 624 - SubSection 1a - Casualty: Steam Boiler, Flywheel & Machinery  
Chapter 06 - Section 624 - SubSection 1b - Casualty: Workers' Compensation  
Chapter 06 - Section 624 - SubSection 1b - Casualty: Liability  
Chapter 06 - Section 624 - SubSection 1b - Casualty: Automobile  
Chapter 06 - Section 624 - SubSection 1c - Casualty: Plate Glass  
Chapter 06 - Section 624 - SubSection 1d - Casualty: Sprinkler and Water Damage  
Chapter 06 - Section 624 - SubSection 1e - Casualty: Credit  
Chapter 06 - Section 624 - SubSection 1f - Casualty: Burglary and Theft  
Chapter 06 - Section 624 - SubSection 1g - Casualty: Livestock  
Chapter 06 - Section 624 - SubSection 1h - Casualty: Malpractice  
Chapter 06 - Section 624 - SubSection 1i - Casualty: Misc - Other  
Chapter 06 - Section 625 - Disability coverage supplemental to Auto Insurance  
Chapter 06 - Section 628 - Surety & Fidelity

of P.A. 218 of 1956 as amended, The Michigan Insurance Code, so long as the insurer continues to conform to the authority granted by this certificate, its corporate articles, the requirements of P.A. 218 of 1956 and all amendments to it and any limitations, conditions or other matters which have been agreed to from time to time between the insurer and the Commissioner.

This Certificate of Authority is granted subject to the laws of the state of Michigan and, as set forth in Sections 405 and 405a of the Michigan Insurance Code (MCL 500.405 and 500.405a), shall be:

**AUTOMATICALLY REVOKED 90 DAYS AFTER A CHANGE OF CONTROL WHICH HAS NOT RECEIVED PRIOR APPROVAL OR 90 DAYS AFTER THE INSURER OR AN AFFILIATED INSURER IS MADE SUBJECT TO FORMAL DELINQUENCY PROCEEDINGS UNLESS THE INSURER REQUALIFIES FOR A CERTIFICATE OF AUTHORITY UNDER THE PROVISIONS OF THE MICHIGAN INSURANCE CODE.**



*R. Kevin Clinton*

R. Kevin Clinton, Commissioner



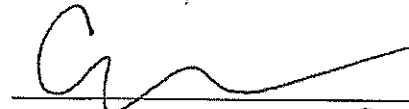
Atlantic Specialty Insurance Company  
Period Ended 12/31/2025

Dollars displayed in thousands

|                                                  |              |                                            |              |
|--------------------------------------------------|--------------|--------------------------------------------|--------------|
| Admitted Assets                                  |              | Liabilities and Surplus                    |              |
| Investments:                                     |              | Liabilities                                |              |
| Bonds                                            | \$ 2,885,455 | Loss Reserves                              | \$ 1,403,740 |
| Preferred Stocks                                 | -            | Loss Adjustment Expense Reserves           | 330,086      |
| Common Stocks                                    | 934,259      | Total Loss & LAE Reserves                  | 1,733,826    |
| Mortgage Loans                                   | -            |                                            |              |
| Real Estate                                      | -            | Unearned Premium Reserve                   | 866,171      |
| Contract Loans                                   | -            | Total Reinsurance Liabilities              | 51,082       |
| Derivatives                                      | -            | Commissions, Other Expenses, and Taxes due | 83,583       |
| Cash, Cash Equivalents & Short Term Investments  | 1,000,755    | Derivatives                                | -            |
| Other Investments                                | 29,147       | Payable to Parent, Subs or Affiliates      | -            |
| Total Cash & Investments                         | 4,849,616    | All Other Liabilities                      | 1,357,715    |
|                                                  |              | Total Liabilities                          | 4,092,377    |
| Premiums and Considerations Due                  | 361,651      |                                            |              |
| Reinsurance Recoverable                          | 34,446       | Capital and Surplus                        |              |
| Receivable from Parent, Subsidiary or Affiliates | 15,668       | Common Capital Stock                       | 9,001        |
| All Other Admitted Assets                        | 93,238       | Preferred Capital Stock                    | -            |
| Total Admitted Assets                            | 5,354,619    | Surplus Notes                              | -            |
|                                                  |              | Unassigned Surplus                         | 682,458      |
|                                                  |              | Other Including Gross Contributed          | 570,784      |
|                                                  |              | Capital & Surplus                          | 1,262,242    |
|                                                  |              | Total Liabilities and C&S                  | 5,354,619    |

State of Minnesota  
County of Hennepin

I, Sarah A. Kolar, Secretary of Atlantic Specialty Insurance Company do hereby certify that the foregoing statement is a correct exhibit of the assets and liabilities of the said Company, on the 31<sup>st</sup> day of December, 2025, according to the best of my information, knowledge and belief.

  
Secretary

Subscribed and sworn to, before me, a Notary Public of the State of Minnesota on this 5th day of March, 2026.

  
Notary Public





DOCUMENT 00 41 13  
BID FORM - STIPULATED SUM

Project: Single Point Entry  
Floor Houghton County Courthouse  
Houghton MI 49931

Owner: Houghton County  
401 E Houghton St  
Houghton MI 49931

Date: 7-2-26

Submitted by: Ab'l general Contracting & Interior Finishes Inc  
(Firm name and address)  
315 Dakota St  
Hancock, MI 49930  
906-281-6626  
(Telephone Number)  
Keith@ABIMi.us  
(Email)

1. OFFER

- 1.1 Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by U.P. Engineers and Architects, Inc., Architect for the above-mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Bid Sum of:

**Base Bid:**  
\$ 263,801.00 (Two hundred Sixty three thousand eight hundred and one dollars), in lawful money of the United States of America.

Provide lump sum amounts for each of the project alternates as listed below that is in addition to the total lump sum listed above. Acceptance of each alternate shall be at the discretion of the owner.

Alternate 1: Ballistic window at 97th District Court Judge's chambers.

**Alternate 1:**  
\$ 14,063.00 (Fourteen thousand Sixty three dollars), in lawful money of the United States of America.

A. Attachments:

1. We have enclosed a proposed project schedule with milestone dates for major portions of the Work.
2. We have included the Bid Bond as required by the Instruction to Bidders.

3. All applicable federal taxes are included, and State of Michigan taxes are included in the Bid.

2. ACCEPTANCE

This offer shall be open to acceptance and irrevocable for thirty (30) days from the bid closing date. If this bid is accepted by the Owner within the time period stated above, we will:

- Execute the Agreement within seven days of receipt of Notice of Award.
- Furnish the required bonds at the time of the execution of the Agreement.
- Commence work in conformance with requirements found in Instructions to Bidders.

If this bid is accepted within the time stated, and we fail to commence the Work or we fail to provide the required bonds, the bid bond shall be forfeited as damages to the Owner by reason of our failure, limited in amount to the lesser of the face value of the bid bond or the difference between this bid and the bid upon which a Contract is signed.

3. CONTRACT TIME

The project milestone schedule attached to this bid is considered feasible given the current lead times and availability of materials and labor.

Substantial Completion by December 1, 2026.

Liquidated Damages, in the amount of \$500 per calendar day, will be deducted from the final payment to the Contractor for each day beyond the date established in the Contract.

4. ADDENDA

The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.

Addendum # 1 Dated 6-23-26  
 Addendum # 2 Dated 6-25-26  
 Addendum # \_\_\_\_\_ Dated \_\_\_\_\_

5. SUBCONTRACTORS

The following firms have submitted costs for their portion of the Work, and it is the intent of this Contractor to enter into a Subcontractor agreement if we are awarded the Work: (Insert name of subcontractor and specialty.)

R. C. BAY Electric Global Solutions  
Ken. Glass & Door

6. APPENDICES

- The Bid Bond documents are attached to and made a condition of the Bid

7. BID FORM SIGNATURES

[H07-06220]

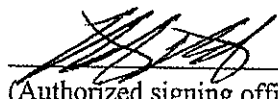
(Seal)

The Corporate Seal of:

*A-1 general Contracting &  
Interior Finishes Inc*

(Bidder - print the full name of your firm)

was hereunto affixed in the presence of:



(Authorized signing officer)



(Title)

If the Bid is a joint venture or partnership, add additional forms of execution for each member of the joint venture in the appropriate form or forms as above.

END OF DOCUMENT



# AIA® Document A310™ – 2010

## Bid Bond

**CONTRACTOR:***(Name, legal status and address)*

A-1 Drywall, LLC DBA A-1 General Contracting &  
Interior Finishes  
315 Dakota St  
Hancock, MI 49930-2015

**OWNER:***(Name, legal status and address)*

Houghton County  
401 E Houghton Ave  
Houghton, MI 49931-2016

**SURETY:***(Name, legal status and principal place of business)*

West Bend Insurance Company  
1900 S 18th Ave  
West Bend, WI 53095-8796

**ADDITIONS AND DELETIONS:**

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**BOND AMOUNT: \$**

Five Percent of the Amount Bid

**PROJECT:***(Name, location or address, and Project number, if any)*

Single Point Entry Houghton County Courthouse Houghton MI 49931

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

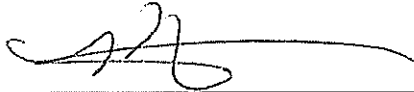
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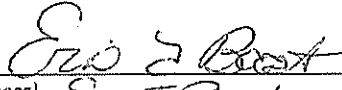
User Notes:

(1496601206)

Signed and sealed this 2 day of July , 2026



(Witness)



(Witness) ENU T. Boost

A-1 Drywall, LLC DBA A-1 General Contracting & Interior

~~Finishes~~  
(Contractor as Principal)

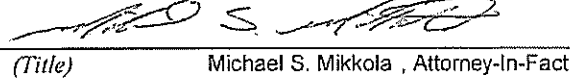
(Seal)

  
(Title) Keith Bastion President

West Bend Insurance Company

(Surety)

(Seal)

  
(Title) Michael S. Mikkola , Attorney-In-Fact

Init.

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Bond No. 2681683

## POWER OF ATTORNEY

Know all men by these Presents, that West Bend Insurance Company (formerly known as West Bend Mutual Insurance Company prior to 1/1/2024), a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

Michael S. Mikkola

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Thirty Million Dollars (\$30,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Insurance Company by unanimous consent resolution effective the 1<sup>st</sup> day of January 2024.

*Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.*

Any reference to West Bend Mutual Insurance Company in any Bond and all continuations thereof shall be considered a reference to West Bend Insurance Company.

In witness whereof, West Bend Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1<sup>st</sup> day of January 2024.

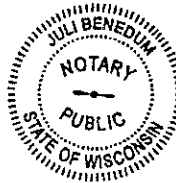
Attest Christopher C. Zwygart  
Christopher C. Zwygart  
Secretary



Robert J. Jacques  
Robert J. Jacques  
President

State of Wisconsin  
County of Washington

On the 1<sup>st</sup> day of January 2024, before me personally came Robert Jacques, to me known being by duly sworn, did depose and say that he is the President of West Bend Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.



Juli Benedum  
Lead Corporate Attorney  
Notary Public, Washington Co., WI  
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this 2nd day of July, 2026



Christopher C. Zwygart  
Christopher C. Zwygart  
Secretary

While a bond(s) is active, a bonded principal is a member of West Bend Mutual Holding Company. Please visit <https://www.thesilverlining.com/annual-meeting> for details regarding the annual membership meeting and your voting rights.

## A-1 GENERAL CONTRACTING & INTERIOR FINISHES

### Project Schedule – Houghton County Courthouse Single Point Entry

| Phase                        | Task         | Start      | Finish     |
|------------------------------|--------------|------------|------------|
| Pre-Con                      | Mobilization | 08/03/2026 | 08/07/2026 |
| Demo                         | Demo         | 08/07/2026 | 08/14/2026 |
| Steel/Masonry-A1 General     |              | 08/17/2026 | 08/31/2026 |
| Window Infill-A1 General     |              | 09/01/2026 | 09/14/2026 |
| Interior Finishes-A1 General |              | 09/01/2026 | 09/30/2026 |
| Flooring-Global Solutions    |              | 10/01/2026 | 10/19/2026 |
| Final Finishes-A1 General    |              | 10/19/2026 | 11/02/2026 |