

Charter Township of Garfield**Engineering Report / Construction Update****April 8, 2025****I. Water Projects****Northwest Service District – Water System Improvements**

Status below:

Division I: Tank was officially placed online in September 2019 and project is closed out

Division II: Project was completed and accepted (utilities turned over) by Township in 2021 (watermain) and Cedar Run PRV in 2023.

Division III: Booster Station / Mechanical Upgrade design is complete and been on hold pending City / Twp Water Contract Discussions and historical high bid prices / volatile market. GFA is proceeding ahead now to solicit bids for this project and scope will include abandonment of three (3) booster stations with access to better pressures and fire / domestic flows to serve the area.

McCrae PRV: US31 / 37 Water Pressure Issues

This area historically experiences low pressure and fire suppression difficulties, specifically Cracker Barrel / Sam's Club. Water that services this area is from McCrea groundwater tank which services the US31/ 37 corridor by gravity and controlled by Pressure Control Valves to maintain pressures less than 80 psi. McCrea PRV replacement has been flagged as a priority in CIP and Water Studies to correct the issue. Project was bid out in 2021 and was tabled due to high prices and review of alternate sites that are more ideal. A recent development in the area has provided this opportunity for a new location and Twp is coordinating with them on ability to obtain an easement and construct on their property.

YMCA Watermain

Existing watermain north of the Stoneridge PRV along Silverlake by YMCA has history of being prone to leaks. Excavation and repairs indicated signs of pipe failure because of heavy / wet soils and concerns with future leaks are possible. Recommendation for watermain replacement (Plastic C900) in the future.

Tank Inspection

GFA assists the DPW as needed with routine tank inspections as required by EGLE.

Birmley Tank Mixer

GFA assisted with review and implementation of some operation improvements to the existing elevated tank in Birmley Hills Estate Subdivision to improve pressures. These changes required raising the operating range of water levels in the tank which by doing so reducing proper mixing of the water. The

board and DPW approved moving forward with the install and unit has been ordered and GFA to coordinate with DPW to install.

Master Meter Upgrades

GFA has been assisting the DPW with replacement of the existing Master Meters as part of their maintenance program. The need to replace has been identified as a priority based upon recent communications with the City as the new meters will provide real time readings. GFA / DPW has solicited the bids 2x with no interest. DPW intends to install themselves due to lack of interest and GFA will assist to extent possible.

Ridgeview Ct Water Main Extension

GFA was requested by the Township Board to coordinate with the GTCRC to install public watermain as part of the Road improvement SAD. Design and bidding was completed last year and prices came in higher than anticipated for the road. Twp is coordinating with GTCRC and residents on next steps

Sewer Projects

SAW Grant – US 31 Siphon Flow Monitoring

Township board approved recommendations in report at September 26th 2017 meeting. GFA coordinated with the DPW to initiate operations change. Siphon continues to be monitored with increase in growth and permits on west side of town as a capacity restriction exists based upon study results. In March 2019, flows were rerouted to Pump Stations #2 at logans landing from Pump Station #6 at Applebees to alleviate the capacity at the siphon. DPW has been monitoring, and discharge has been going well but continues to experience increase in flows and reduced capacity. Per recent discussions with DPW, a replacement siphon is preferred in lieu of pump. This has been identified as a priority with intent to review and present contract to Twp in the near future to begin design.

Garfield Pump Station #1

Coordinating with East Bay / Acme Township and their respective engineering firm on upgrades to the shared forcemain that discharges into the City. GFA is reviewing project design and costs including flows and operation impacts and attending meetings on the Townships' behalf.

Blair Township Sewer Agreement

Recently received updated existing and future flow projections from Blair Township as they discharge into PS#6 through a multi user agreement. GFA and the GTC DPW have been coordinating with them on needs with intent to modify agreement in the near future subject to Garfield and Blair Township Board approvals. In addition PS#6 is 20 years old and nearing age and capacity and upgrades needed in the foreseeable future. GFA is working on cost estimate and contract to present to board at a future meeting for consideration to proceed with design as this has been identified as a priority.

Birmley Estates

GFA completed flow monitoring in this area and submitted results to Twp and EGLE. There is a limited pipe section from Northern Star Drive to Garfield that based upon flow monitored demonstrated is has adequate capacity to meet existing some future growth in the area. No improvements needed at this time.

General Utilities

Water City Contracts

GFA, DPW, Township staff and legal counsel have been actively coordinating and meeting with the City and the City approved providing Garfield an additional 1 MGD last month to allow development to continue as all parties work through outstanding negotiations.

Water Reliability Study

GFA completed the last study in 2012 and are to be completed every 5 years. GFA had requested a time extension from DEQ awaiting completion of work on Northwest side of town. With growth and interest to extend system to Olesons / Meadowlane and need for tank to service Traditions, EGLE has requested GFA complete a mini study for each service area (there are 5). This would include flow data and capacity assessment of existing infrastructure. The Township approved the EGLE DWRf Engineering report which will include completing the water study and was submitted to EGLE for funding consideration on June 1, 2024. The Township received a score of 50 out of 100 and was not funded. The application will be resubmitted again on June 1, 2025 for FY2025 funding.

GIS Mapping

GFA has been working with the DPW to create an asset management program for the Township with respect to the Water and sewer Infrastructure. To date all major infrastructure has been inventoried and updated into the mapping system. Outstanding is the inventory of all minor assets (mains, valves, manholes, etc) and GFA assists the DPW to extend possible.

Water Service Expansion

Southwest Part of Township: Oleson's Development have initiated and expressed an interest to partner to facilitate the extension of municipal watermain to service the respective developments. GFA has prepared budgetary cost estimates for various options to provide access to water service to the southwest side of the township which currently does not exist (terminates at McCrae / US-37. GFA and Township staff have been working on cost sharing options and has been meeting with developers on ability to collaborate on project to extend Garfield infrastructure to provide both domestic and fire. The developer has committed to funding the extension of the watermain whereas the Township will fund the booster station as a CIP project since it is deemed a public benefit to the entire water system. Formal commitment was approved in November 2023 by the Township Board and the GFA contract was approved in May 2024. Olesons Foundation is actively working on design but we have been on hold due to recent City / Twp water contract negotiations. This project is now proceeding based upon recent discussions with the City.

Grand Traverse Commons Water Service Area Expansion

The City is proposing connection to Garfield Township at the Munson Booster Station (abandoned) to provide high pressure water to address low pressure at the Barns and Commons Buildings. GFA has been attending stakeholder meetings on behalf of the Township and has wrapped up the technical review and submitted the EGLE permit last month per direction from the Twp Supervisor. The City and Township are currently discussing ownership and operations options

Capital Improvement Projects

GFA continues working on capital improvement list and submitted an updated CIP for both utilities and park projects to the Planning Department last month. The list will be utilized to assist the Planning Commission and Township Board with prioritizing projects and for soliciting infrastructure funding that is upcoming, as applicable. Township submitted to EGLE for DWSRF grant for water infrastructure but due to number of applicants was not funded last year. GFA plans to resubmit on June 1, 2025 for 2026 funding. In addition, GFA is working with the Planning Dept to update the CIP.

Stormwater Ordinance

GFA has been working with Township staff to update the 2004 Storm Ordinance as a complete rewrite to include new and green technology, updated standards and weather patterns and be more user friendly.

II. Parks & Recreation

East River Park – Capital Improvements

GFA and Twp staff updated the overall conceptual plan and budgetary cost estimates to include the playground equipment and additional future parking. Amenities proposed include trail, dog parks, parking lot, pavilion, signage and seating areas. A proposal was submitted to the Township in 2024 and was approved to proceed with the phase III of this project including sidewalk and bathroom. Phase I and II have been completed with Phase III design completed and solicited for bids last year. The board also approved to purchase the bathroom directly to expedite delivery. Project has been on hold pending bathroom delivery. During meeting last month the Twp board authorized GFA to cancel the bathroom and proceed with onsite / stick built as a result of the continual delays with the prefab company. GFA is working on design with intent to solicit bids in June for fall construction.

Copper Ridge – Trailhead Parking

GFA had been working with Township staff on some conceptual layouts to provide additional overflow parking. Work includes locations, impacts to storm and accessibility and budgetary cost estimates. The Township Board approved GFA to proceed with an RFP to implement. Project bids were received in October and contract awarded to Molon. The trail and grading has been completed and pay application is in the packet. Project completion to begin in spring with paving and completion May 1st.

GT Commons – North Trail

The Township was awarded a Trust Fund Grant in 2024 and requested GFA to assist with the design, permitting and construction of the project. GFA has been working on final design of the project and presented status report to Park and Rec Board last night. There have been some topography and wet soil condition challenges discovered during our field investigation and research phase and currently attempting to meet with DNR for guidance.

Barlow / South Airport Trail – Township ARPA Funded

Garfield Township Board approved GFA to complete a segment of trail in 2024. The project would include about 0.3 miles along South Airport Road and about 0.4 miles along Barlow Road to Gladewood. The scope of the trail was modified to include only the commercial business as we were unable to acquire easements from the residential. Open houses were conducted to educate with negligible interest. Therefore, the design was completed accounting for the commercial corridor only (South Airport and Barlow ending at Floresta) and was solicited for bids with opening last week. GFA will be presenting to the Twp board at next meeting letter of recommendation.

Utility Plan Reviews

Windy Hills (60 Acre Herkner Parcel) – Phase II

EGLE sewer and water permits have been issued. Project is currently under construction and GFA is providing fulltime inspection.

Ashland Park - Phase 2 & 3 Plan review has been completed by GFA and in receipt of all EGLE permits. GFA will be providing as needed construction oversight. Watermain to storage units have been installed and inspected by GFA. We are awaiting closeout documents for this portion before recommending approval to accept.

BATA Facility / TCHC

Project construction is complete and BATA portion was accepted / turned over to the Township in August 2024. Infrastructure install for TCHC (The Flats) Phase I is complete and GFA provided full time onsite inspection and was accepted by the Township board at their meeting last month.

Marengo 31

Stormwater and EGLE permits have been issued. A preconstruction meeting was held last month and GFA is providing full time inspection. Work is complete and GFA is working with Developer on closeout paperwork

Villages at Garfield

EGLE permit was issued and GFA is waiting on schedule / precon from developer.

TCAPS Watermain Relocation

Project is complete with GFA providing fulltime construction oversight. Currently waiting on closeout paperwork

TC Evergreen (Long Lake Township – WM Extension)

GFA has approved the plans and submitted to EGLE for permitting.

Brook Valley (Long Lake – WM Extension)

GFA has approved the plans and submitted to EGLE for permitting.

2024 - 2025 Storm Water & Private Road Plan Reviews

***list represents those still outstanding / not approved**

Boon	
1661 Lake Drive Driveway	Plans received on 7/26, initial review sent 8/2
Village at Garfield: Findings of Fact and Utility/SW Plan Review Set	Initial review by AB on 8/4 for MM QA. Sent out 8/14. Done
Ridge 45	Waiting on calcs from SJ. Calcs received: Done
Atomic Properties (Paving Review)	Conditional approval per letter 11/22/2023.
K1 Speed	AB initial review not sent to client, Req for info on 11/15, final letter 11/29
1353 Lake Rd	Initial review completed 11/13, Final letter out 11/15
TBD - TC Symphan	
TBD - BATA Housing minor amendment, ESCROW Q. from JENT	
Marango	
3167 Cass Rd	
3066 N Garfield SUP	Initial review was good, Internal draft on 3/20 w/ return QAQC comments and check calc on 4/1. Updated plans on 3/29. Letter on 4/4/24 sent out.
Cherryland Humane Society	Initial review sent by DL 4/4/24, 4/11 response, Evaluated on 5/15, Final letter draft on 5/16.
Hickory Forest trailhead parking Lot	Sent quick evaluation to JG>> No review required. 0.75hrs spent
TJ Maxx nonmotorized path	Fielded 4/2/24, Drafted 4/18, sent 5/2
5243 Highland Drive	Initial review on 5/7, site visit and finalize letter 5/8
Culver Meadows II	site visit 5/8, Initial Review to RC on 5/15. Receive Calcs and clarifications except for trench drains. 5/16
1448 N West Silverlake Rd	site visit 5/8, Initial review by DL on 6/4, Info received from applicant 6/7 to 6/10, letter out on 6/12.
Hickory Forest trailhead	Initial review questions sent 5/3 to clarify outlet.
Traverse Symphony Orchestra	Initial review started/ Like TC Curling, Additional info Received, approved
670 Eta Lane	Initial review complete for MWM QA
1414 Trade Center	Initial completed on 5/30, sent initial on 6/13, Final on 6/24, Agreements, and storm sewer calcs required.
Kingsley Lumber	Initial review sent 7/3/24
820 N West Silver Lake Rd	Sent Email, No review required as no earth change or cover change.
French Manor	Letter sent. Expecting verifications from Applicant
Midwest Airproducts	Initial review sent 11/15. Call BC 1/15, hes working on responding.
Precision Plumbing	JA Draft review 10/15, Letter sent 10/29- need info on existing storm basins, confirmed on 11/26
Historic Barns	Add info provided re storm water impacts on 11/1. Letter sent 11/6
Resurrection Life Chirch	Additional Info received, Done and Approved
Renew It	Add info provided 12/4
Two Brothers	Done
W Senior HS	Receive revised plans on 3/5/2025 and sent final approval letter on 3/26/2025, DONE
CRM Inc Building Welch Ct	email sent to applicant requesting changes
HIC #32 Industry Drive	Initial letter sent 1/15. Received confirmation and sent final out 3/26, DONE
1420 Barlow Sidewalk	MM reviewed and sent approval letter on 1/17/2025 with conditions noted
1742 Barlow Sidewalk	Approval letter sent 4/8/2025
MacAlister	Done - letter sent out 4/7/2025 approved
Creekside Community Church	In Review
TBA Credit Union Sidewalk	In Review