



Holland Charter Township

353 North 120th Avenue • Holland, MI 49424 • **phone:** 616.396.2345 • **Fax:** 616.396.2537

Memorandum

TO: Board of Trustees
FROM: Steve Bulthuis
DATE: July 8, 2026
SUBJECT: Construction of parking lot at 402 E. 8th Street

In June of 2025 approval was given to purchase the former Lemon Fresh property at 402 E. 8th Street as a step towards implementing the vision for 8th Street as contained in the Township's master plan. Subsequent to the purchase the Township received funding through the Ottawa County Land Bank Authority to cover demolition costs. The building was removed several months ago and the remaining demolition work is scheduled to be completed in the coming weeks.

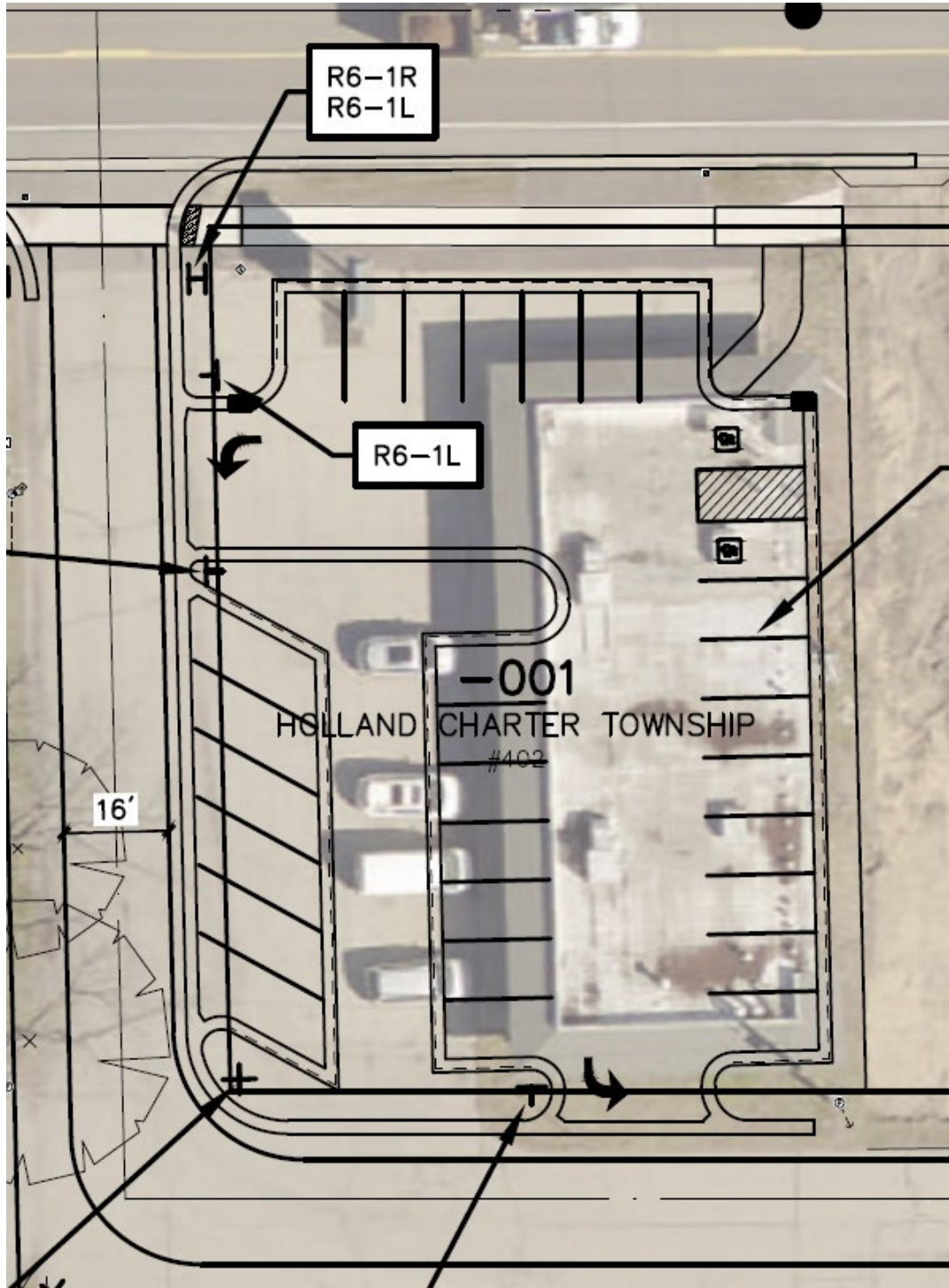
A 30-space parking lot was designed to occupy the property and a request for bids to construct the lot resulted in four responses:

Terracon LLC	\$239,797.74
Site Work Solutions	\$246,892.00
Katerberg VerHage	\$278,750.00
Topland Construction	\$291,362.70

Staff will be seeking approval of the low bid from Terracon LLC in the amount of \$239,797.74.

Please contact me with any questions concerning this matter

402 E. 8th Parking Lot Construction



Bid Tabulation

Owner: Holland Charter Township				1st Terracon 10607 Mary Ann St Zeeland, MI 49464		2nd Site Work Solutions 8100 Riley St, Ste 72 Zeeland, MI 49464		3rd Katerberg VerHage 3717 Michigan St NE Grand Rapids, MI 49525		4th Topland Construction PO Box 23 Jenison, MI 49429	
Project Title: 402 E. 8th Street Parking Lot Improvements											
Bid Date & Time: July 7, 2026 at 10:00 am		Project #: 2260233									
Item											
No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
1	Mobilization (5% max)	1	LSum	\$11,900.00	\$11,900.00	\$12,340.00	\$12,340.00	\$13,005.00	\$13,005.00	\$13,000.00	\$13,000.00
2	Traffic Control	1	LSum	\$18,000.00	\$18,000.00	\$29,000.00	\$29,000.00	\$20,000.00	\$20,000.00	\$18,500.00	\$18,500.00
3	Pavement Removal	9,270	Sft	\$0.81	\$7,508.70	\$0.30	\$2,781.00	\$0.50	\$4,635.00	\$1.50	\$13,905.00
4	Concrete Curb and Gutter Removal	160	Ft	\$21.88	\$3,500.80	\$6.00	\$960.00	\$10.00	\$1,600.00	\$15.00	\$2,400.00
5	Earthwork	1	LSum	\$17,000.00	\$17,000.00	\$36,575.00	\$36,575.00	\$33,300.00	\$33,300.00	\$31,500.00	\$31,500.00
6	Contaminated Soil Relocation	1	Cyd	\$750.00	\$750.00	\$235.00	\$235.00	\$100.00	\$100.00	\$250.00	\$250.00
7	Aggregate Base, 21AA, 7 inches	2,070	Syd	\$14.01	\$29,000.70	\$17.00	\$35,190.00	\$20.00	\$41,400.00	\$14.80	\$30,636.00
8	MDOT HMA, 4EL	100	Ton	\$142.80	\$14,280.00	\$121.00	\$12,100.00	\$150.00	\$15,000.00	\$194.40	\$19,440.00
9	MDOT, HMA 5EL	100	Ton	\$145.20	\$14,520.00	\$123.00	\$12,300.00	\$175.00	\$17,500.00	\$199.88	\$19,988.00
10	MDOT, HMA 4EML	110	Ton	\$142.80	\$15,708.00	\$121.00	\$13,310.00	\$150.00	\$16,500.00	\$208.41	\$22,925.10 *
11	MDOT, HMA 5EML	80	Ton	\$145.20	\$11,616.00	\$123.00	\$9,840.00	\$200.00	\$16,000.00	\$222.32	\$17,785.60
12	Concrete Sidewalk	400	Sft	\$6.00	\$2,400.00	\$5.50	\$2,200.00	\$6.00	\$2,400.00	\$16.50	\$6,600.00
13	Detectable Warning Surface	16	Ft	\$46.80	\$748.80	\$40.00	\$640.00	\$50.00	\$800.00	\$250.00	\$4,000.00
14	Concrete Curb and Gutter, MDOT F4, Mod	1,020	Ft	\$30.00	\$30,600.00	\$26.00	\$26,520.00	\$30.00	\$30,600.00	\$33.00	\$33,660.00
15	Landscaping	1	LSum	\$10,234.80	\$10,234.80	\$5,500.00	\$5,500.00	\$9,800.00	\$9,800.00	\$8,000.00	\$8,000.00
16	Irrigation	1	LSum	\$12,818.40	\$12,818.40	\$18,000.00	\$18,000.00	\$11,250.00	\$11,250.00	\$14,800.00	\$14,800.00

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17	Water Service, Copper, 1 inch	1	LSum	\$9,000.00	\$9,000.00	\$5,500.00	\$5,500.00	\$7,500.00	\$7,500.00	\$2,800.00	\$2,800.00
18	Pvt Mrkg, 4 Inch, Yellow, Waterborne	900	Ft	\$1.20	\$1,080.00	\$0.50	\$450.00	\$0.50	\$450.00	\$0.45	\$405.00
19	Pvt Mrkg, 4 Inch, White, Waterborne	1,460	Ft	\$1.20	\$1,752.00	\$0.50	\$730.00	\$0.50	\$730.00	\$0.45	\$657.00
20	Pvt Mrkg, Cross Hatch, Color, Waterborne	1	LSum	\$120.00	\$120.00	\$500.00	\$500.00	\$50.00	\$50.00	\$60.00	\$60.00
21	Pvt Mrkg, 24 Inch, Stop Bar, Waterborne	30	Ft	\$6.00	\$180.00	\$11.00	\$330.00	\$5.00	\$150.00	\$2.70	\$81.00
22	Pvt Mrkg, Handicap Symbol, Waterborne	2	Ea	\$84.00	\$168.00	\$200.00	\$400.00	\$15.00	\$30.00	\$50.00	\$100.00
23	Pvt Mrkg, Left Arrow, Waterborne	3	Ea	\$108.00	\$324.00	\$200.00	\$600.00	\$50.00	\$150.00	\$50.00	\$150.00
24	Pvt Mrkg, Right Arrow, Waterborne	1	Ea	\$108.00	\$108.00	\$200.00	\$200.00	\$50.00	\$50.00	\$45.00	\$45.00
25	Pvt Mrkg, ONLY, Waterborne	2	Ea	\$240.00	\$480.00	\$200.00	\$400.00	\$75.00	\$150.00	\$70.00	\$140.00
26	Storm Sewer, 12 inch, C76-V	147	Ft	\$57.82	\$8,499.54	\$53.00	\$7,791.00	\$100.00	\$14,700.00	\$105.00	\$15,435.00
27	Drainage Structure, 4 Foot Diameter, Manhole	1	Ea	\$8,500.00	\$8,500.00	\$5,500.00	\$5,500.00	\$11,500.00	\$11,500.00	\$5,000.00	\$5,000.00
28	Drainage Structure, 4 Foot Diameter, Catch Basin	1	Ea	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00	\$5,125.00	\$5,125.00	\$4,700.00	\$4,700.00
29	Drainage Structure, 2 Foot Diameter, Catch Basin	1	Ea	\$4,000.00	\$4,000.00	\$3,000.00	\$3,000.00	\$4,275.00	\$4,275.00	\$4,400.00	\$4,400.00
Total Bid				\$239,797.74		\$246,892.00		\$278,750.00		\$291,362.70 *	

* Denotes correction made by Engineer