



Pamela Colestock – *Mayor*
William Steele – *Mayor Pro Tem*
Deb Malewski – *Council Member*
Stacey Robison – *Council Member*
Ken Nicholas – *Council Member*

Yvonne Ridge – *City Manager*
Larry Joe Weeks – *Police Chief*
Roger McNutt – *Fire Chief*
LeRoy Hummel – *Building Official*
Rob Pierce – *Public Works/Utilities Director*
Genny Allen – *Treasurer/Finance Director*
Robin Webb – *City Clerk*
Corey Cagle – *Director of Parks, Recreation and Events*
Lisa Barna – *Community and Economic Development Specialist*
Randy Jewell – *City Assessor*
Cullen Harkness – *City Attorney*

**CITY OF EATON RAPIDS
WORK SESSION AGENDA**

April 22, 2024
5:00 pm
200 S. Main Street

This meeting will be streamed live for viewing only at:

<https://us06web.zoom.us/j/85394331944>

Meeting ID: 853 9433 1944

Please note all public comments must be made in person.

Call To Order

Public Comments

Unfinished and Special Business

1. Budget Update

New Business

- 1. CBIZ Property Appraisal Review – Diane Janes, Michigan Municipal League**
- 2. Van Rental Services discussion**
- 3. Dewpoint Microsoft 365 (MS365) Backup Services**
- 4. Clean Up Day – June 8th**

Closed Session to consider the purchase or lease of real property.

Public Comments

Adjourn



MEETING DATE: 04/18/2024

DIRECTOR OF PARKS, RECREATION & EVENTS

To: Mayor and City Council

Work Session

From: Yvonne Ridge & Robert Pierce

Regular Meeting

Submitted: 04/22/2024

Subject: Property Appraisal

SUMMARY

The last property appraisal completed for the City was in 2012. Rob Pierce, Genny Allen and I worked with CBIZ Valuation Group and Michigan Municipal League with the appraisal. We began the process in the fall of 2023 with the final review completed in March 2024. The property values increase is \$29,432,939 which has a property premium increase estimate (Using current property rates) of \$34,043.00.

The new values have been added by endorsement to our current policy (no premium charge). We will not see the change to our premiums until July 2024.

STAFF RECOMMENDATION/MOTION

Information Only

LIST OF SUPPORTING DOCUMENTS

Property Appraisal



Prepared by

CBIZ VALUATION GROUP, LLC

An Insurance Valuation Report of Tangible Property Assets
for

City of Eaton Rapids

as of
October 25, 2023

REVISED



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Exhibits

- A. Valuation Comparison Report
- B. Building Summary Report
- C. Building Detail Report
- D. Data File (Provided Separately in Excel format)

February 29, 2024 - Revised

Mr. Larry Peck
Risk Manager
Michigan Municipal League Liability & Property Pool
1675 Green Road
Ann Arbor, MI 48105-2530

Dear Mr. Peck:

CBIZ Valuation Group, LLC (CVG) has completed an insurance appraisal of certain property exhibited to us as part of City of Eaton Rapids located in Eaton, Michigan and presents our findings in this report.

Purpose of the Valuation

The purpose of this engagement was to provide to Michigan Municipal League Liability & Property Pool a property insurance appraisal for City of Eaton Rapids in connection with its internal analysis for insurance needs for the identified property as of October 25, 2023.

CVG's opinion is intended to assist Michigan Municipal League Liability & Property Pool in making informed business decisions and it is not a recommendation. Any decision relating to insurance coverage shall remain Michigan Municipal League Liability & Property Pool responsibility and be made solely at its discretion. This report may only be used for the specific purpose stated.

Michigan Municipal League Liability & Property Pool is the sole intended user of CVG's report or other work product. Michigan Municipal League Liability & Property Pool shall not reference CVG or its work in any public filing or other materials distributed to actual or prospective shareholders, investors, financing parties, or similar third parties without CVG's prior written consent.

Definition of Value

Replacement Cost New, as applicable to insurance valuations, is defined as the cost required to produce a property of like kind and materials at one time in accordance with current market prices for materials, labor and manufactured equipment, contractors overhead, profit and fees, but without provisions for overtime or bonuses for labor and premiums for materials. We did not take into consideration compliance with state or local ordinances or costs associated with demolition of property or the removal of debris.

Partial losses may result in higher replacement costs as partial losses often require a substantial amount of repair in conjunction with the replacement process. CVG's valuation methodology did not include the development of reproduction costs for ornate or historical property.

Valuation Methodology

There are three fundamental techniques applied in the valuation of assets. These techniques are based on the cost to acquire new (cost approach); the cost at which the asset may change hands in the marketplace (sales comparison or market approach); and the present worth of expected cash flows (income approach). The principle of substitution is important to the development and application of these three techniques. This principle provides that a prudent investor will pay no more for an asset, property or business than he would be required to pay for a

replacement serving as a reasonable substitute of equal utility. The cost approach is most applicable in our valuation for property insurance reporting purposes, thus the cost approach was utilized.

The three principal methods for estimating value are summarized as:

- **Cost Approach:** This approach considers the current cost of reproducing the appraised assets. The reproduction/replacement cost new of the appraised assets is estimated on the basis of current labor and material prices plus allowances for overhead, profit and provisions for mechanical and engineering fees, supervision and other miscellaneous fees.
- **Sales Comparison Approach:** This approach produces an estimate of value by comparing the subject to sales of similar items. The technique is sometimes referred to as the market approach in that it is used to indicate the value established by informed buyers and sellers in the market. Caution must be exercised in using this method since the appraiser is not always privilege to the intricacies of the transaction and yet must attempt to make a valid comparison with the subject. Therefore, the sales comparison approach, although considered, was not applied.
- **Income Approach:** This approach gives consideration to the net income expectancy from the assets appraised, and to the capitalization of income in accordance with prevailing returns on properties or investments of similar risks, to determine the amount at which ownership by a prudent investor would be justified. Therefore, the income approach, although considered, was not applied.

Valuation Scope

This report includes property classified as buildings, contents, and site improvements. All other asset classifications were not included as part of the appraisal process, CVG's staff completed an inspection of the identified property located at these facilities on October 25, 2023.

- **Buildings & Structures:** CVG completed a limited scope physical inspection and valuation of buildings (structures with permanent foundations) with a replacement cost of \$100,000 or greater at the sites inspected. During the inspections, basic construction components including COPE data were observed and collected. Square footage was calculated using a combination of physically measuring the buildings, conducting take-offs of blueprints, and information made available by the Michigan Municipal League Liability & Property Pool. Digital photos were taken of each structure inspected and incorporated into our reports and work files.
- **Utility Buildings & Structures:** When inspecting utility facilities (wastewater and water treatment facilities & related structures), we followed the same approach used for standard buildings & structures but we identified and valued each structure individually by process, regardless of value. Since these types of properties typically are aggregated in value, we believe that it is vital to list and inspect each structure separately regardless of value for the purpose of developing a representative property schedule and associated insurable value.
- **Contents – Modeling Approach:** CVG applied contents valuation models based on building occupancy. We performed a limited walk-through of each facility to assist in adjusting our models, as applicable. We summarized contents values on a building-by-building basis.
- **Insurable Site Improvements:** Above-ground improvements associated with inspected structures (flagpoles, fencing, outdoor lighting, etc.) were recorded and valued in aggregate by site.

The valuation included a visit to the member property with analysis of other data made available to us and research of current construction costs. A detailed listing of the property appraised together with an estimate of the insurable values is contained in the summary and detail reports contained herein.

Conclusion

Our opinion, as of October 25, 2023, of the Replacement Cost New is as follows:

Description	Replacement Cost New (\$)
Buildings	53,025,200
Contents	979,500
Site Improvements	817,900
TOTAL	54,822,600

Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur; therefore, actual results achieved may vary. We have no responsibility to update our report for events and circumstances occurring after the date of this report. The information provided to us by others is believed to be reliable, but no responsibility for its accuracy is assumed.

The values presented in this report represent conclusions based on conventional insurance reporting. They are not intended to reflect unusual circumstances or "broad evidence rule" considerations.

In a partial loss, the amount involved may be based upon repair cost which could be higher than reproduction/replacement cost new as defined in this report.

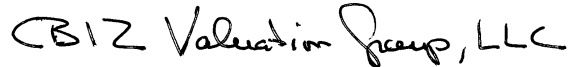
The indication of an opinion of value herein does not guarantee that a buyer or seller can be found at the amount indicated.

This report presents only summary discussions of the data, reasoning, and analyses used in the appraisal process to develop CVG's opinion of value. Supporting documentation concerning these matters has been retained in our work files. The depth of the discussion contained in this report is specific to your needs as the client and for the state intended use. CVG is not responsible for the unauthorized use of this report.

These analyses are intended to comply with generally accepted valuation methods, and our report is expressly subject to the Terms and Conditions included in our engagement letter and Assumptions and Limiting Conditions contained in this report.

Should you have any questions regarding this report, please contact Rich Meyer at 312-602-6753.

Respectfully submitted,



CBIZ VALUATION GROUP, LLC

Contract #: 375391.1008

ASSUMPTIONS AND LIMITING CONDITIONS

This valuation by CBIZ Valuation Group, LLC (“CBIZ”) is subject to and governed by the following Assumptions and Limiting Conditions and other terms, assumptions and conditions contained in the engagement letter.

LIMITATION ON DISTRIBUTION AND USE

The report, the final estimate of value, and the prospective financial analyses included therein (collectively, as used in this paragraph and the following paragraph, the “CBIZ Work Product”) are intended solely for the information of the person or persons to whom they are addressed and solely for the purposes stated; they should not be relied upon for any other purpose, and no party other than the Company may rely on them for any purpose whatsoever. Neither the valuation report or its contents, nor the appraiser or CBIZ, may be referred to or quoted in any registration statement, prospectus, offering memorandum, sales brochure, other appraisal, loan or other agreement or document given to third parties. In addition, except as set forth in the report, our analysis and report are not intended for general circulation or publication, nor are they to be reproduced or distributed to third parties.

Notwithstanding the foregoing, if the Company desires to distribute or use the CBIZ Work Product in any way not expressly contemplated by these Assumptions and Limiting Conditions or the Agreement, including, without limitation and by way of example, reference to CBIZ by name or inclusion of any portion of the CBIZ Work Product in any regulatory filing, CBIZ, at our sole discretion, may permit the Company to do so for a fee commensurate to the additional risk associated with such distribution or use.

NOT A FAIRNESS OPINION

Our opinion and our report are not to be construed as an opinion of the fairness of an actual or proposed transaction, a solvency opinion, or an investment recommendation; instead, they are the expression of our determination of the fair value between a hypothetical willing buyer and a hypothetical willing seller in an assumed transaction on an assumed valuation date where both the buyer and the seller have reasonable knowledge of the relevant facts.

OPERATIONAL ASSUMPTIONS

Unless stated otherwise, our analysis (i) assumes that, as of the valuation date, the Company and its assets will continue to operate as configured as a going concern, (ii) is based on the past, present and future projected financial condition of the Company and its assets as of the valuation date, and (iii) assumes that the Company has no undisclosed real or contingent assets or liabilities, other than in the ordinary course of business, that would have a material effect on our analysis.

COMPETENT MANAGEMENT ASSUMED

It should be specifically noted that the valuation assumes the property will be competently managed and maintained over the expected period of ownership. This appraisal engagement does not entail an evaluation of management’s effectiveness, nor are we responsible for future marketing efforts and other management or ownership actions upon which actual results will depend.

NO OBLIGATION TO PROVIDE SERVICES AFTER COMPLETION

Valuation assignments are accepted with the understanding that there is no obligation to furnish services after completion of the original assignment. If the need for subsequent services related to a valuation assignment occurs, including updates, conferences, testimony, preparation for testimony, document production, interrogatory response preparation, or reprint and copy services whether by request of the Company or by subpoena or other legal process initiated by a party other than the Company, the Company agrees to compensate CBIZ for its time at its standard hourly rates then in effect plus all expenses incurred in the performance of said services. CBIZ reserves the right to make adjustments to the analysis, opinion and conclusion set forth in the report as we deem necessary by consideration of additional or more reliable data that may become available.

NO OPINION IS RENDERED AS TO LEGAL FEE OR PROPERTY TITLE

No opinion is rendered as to legal fee or property title. No opinion is intended in matters that require legal, engineering or other professional advice that has been or will be obtained from professional sources.

LIENS AND ENCUMBRANCES

We gave no consideration to liens or encumbrances except as specifically stated. We assumed that all required licenses and permits are in full force and effect, and we made no independent, on-site tests to identify the presence of any potential environmental risks. We assume no responsibility for the acceptability of the valuation approaches used in our report as legal evidence in any particular court or jurisdiction.

INFORMATION PROVIDED BY OTHERS

Information furnished by others is presumed to be reliable; no responsibility, whether legal or otherwise, is assumed for its accuracy and it cannot be guaranteed as being certain. All financial data, operating histories and other data relating to income and expenses attributed to the business have been provided by management or its representatives and have been accepted without further verification except as specifically stated in the report.

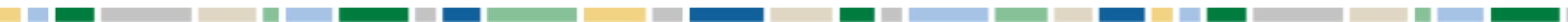
PROSPECTIVE FINANCIAL INFORMATION

Valuation reports may contain prospective financial information, estimates or opinions that represent reasonable expectations at a particular point in time, but such information, estimates or opinions are not offered as forecasts, prospective financial statements or opinions, predictions or assurances that a particular level of income or profit will be achieved, that events will occur or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analysis will vary from those described in our report, and the variations may be material.

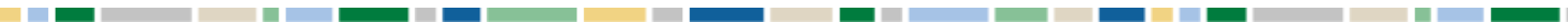
Any use of management's projections or forecasts in our analysis will not constitute an examination, review or compilation of prospective financial statements in accordance with standards established by the American Institute of Certified Public Accountants (AICPA). We will not express an opinion or any other form of assurance on the reasonableness of the underlying assumptions or whether any of the prospective financial statements, if used, are presented in conformity with AICPA presentation guidelines.

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EXHIBITS



VALUATION COMPARISON REPORT

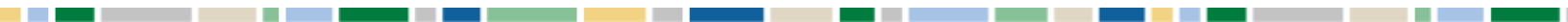


Bldg ID #	Building	Address	City	Previous Values			New Values			% Change In Value	Notes:
				Building	Contents	TIV	Building	Contents	TIV		
5001790001001	DPW Garage	245-247 Market Street	Eaton Rapids	\$895,500	\$100,000	\$995,500	\$3,602,000	\$150,000	\$3,752,000	277%	
5001790001002	Electrical Substation	245-247 Market Street	Eaton Rapids	\$992,600	\$0	\$992,600	\$11,200,000	\$0	\$11,200,000	1028%	
5001790001004	Salt Barn	245-247 Market Street	Eaton Rapids	\$81,600	\$0	\$81,600	\$160,000	\$0	\$160,000	96%	
5001790001005	Pole Barn	245-247 Market Street	Eaton Rapids	\$125,200	\$15,000	\$140,200	\$393,000	\$20,000	\$413,000	195%	
5001790001006	Pole Barn	245-247 Market Street	Eaton Rapids	\$87,700	\$10,000	\$97,700	\$185,000	\$15,000	\$200,000	105%	
5001790003001	WWTP Blower Building	300 Market Street	Eaton Rapids	\$1,663,600	\$20,000	\$1,683,600	\$1,882,000	\$20,000	\$1,902,000	13%	
5001790003002	WWTP Lab & Main Building	300 Market Street	Eaton Rapids	\$760,800	\$120,000	\$880,800	\$1,000,000	\$120,000	\$1,120,000	27%	
5001790003003	WWTP Chemical Building	300 Market Street	Eaton Rapids	\$223,800	\$2,000	\$225,800	\$263,000	\$2,000	\$265,000	17%	
5001790003006	WWTP Maintenance, Storage Building	300 Market Street	Eaton Rapids	\$57,300	\$30,000	\$87,300	\$100,000	\$30,000	\$130,000	49%	
5001790003007	WWTP Clarifier 1	300 Market Street	Eaton Rapids	\$895,600	\$0	\$895,600	\$315,000	\$0	\$315,000	-65%	
5001790003008	WWTP Equalization Tank	300 Market Street	Eaton Rapids	\$468,000	\$0	\$468,000	\$523,000	\$0	\$523,000	12%	
5001790003009	WWTP Ferric Storage UV Building	300 Market Street	Eaton Rapids	\$592,700	\$5,000	\$597,700	\$1,000,000	\$5,000	\$1,005,000	68%	
5001790003010	WWTP Aeration Basins	300 Market Street	Eaton Rapids	\$701,000	\$0	\$701,000	\$778,000	\$0	\$778,000	11%	
5001790003011	WWTP Aerobic Digestors	300 Market Street	Eaton Rapids	\$831,300	\$0	\$831,300	\$844,000	\$0	\$844,000	2%	
5001790003012	WWTP Sludge Storage Tank 1	300 Market Street	Eaton Rapids	\$824,200	\$0	\$824,200	\$1,100,000	\$0	\$1,100,000	33%	
5001790003014	Headworks Building, Wastewater Plant	300 Market Street	Eaton Rapids	\$970,600	\$7,500	\$978,100	\$1,316,000	\$7,500	\$1,323,500	35%	
5001790003015	Pole Barn	300 Market Street	Eaton Rapids	\$65,300	\$40,000	\$105,300	\$111,000	\$40,000	\$151,000	43%	
5001790003016	Old Contact Tank	300 Market Street	Eaton Rapids	\$139,700	\$0	\$139,700	\$242,000	\$0	\$242,000	73%	
5001790003018	Pumphouse	300 Market Street	Eaton Rapids	\$491,200	\$2,000	\$493,200	\$576,000	\$2,000	\$578,000	17%	
5001790003019	Waste Storage Tank	300 Market Street	Eaton Rapids	\$195,500	\$0	\$195,500	\$302,000	\$0	\$302,000	54%	
5001790003020	Splitter Box	300 Market Street	Eaton Rapids	\$53,100	\$0	\$53,100	\$100,000	\$0	\$100,000	88%	
5001790003021	Sludge Drying Beds	300 Market Street	Eaton Rapids	\$159,600	\$0	\$159,600	\$235,000	\$0	\$235,000	47%	
5001790003022	Retention Tank	300 Market Street	Eaton Rapids	\$513,800	\$0	\$513,800	\$1,009,200	\$0	\$1,009,200	96%	

Bldg ID #	Building	Address	City	Previous Values			New Values			% Change In Value	Notes:
				Building	Contents	TIV	Building	Contents	TIV		
5001790003023	WWTP Clarifier 2	300 Market Street	Eaton Rapids	\$0	\$0	\$0	\$315,000	\$0	\$315,000	0%	
5001790003024	WWTP Clarifier 3	300 Market Street	Eaton Rapids	\$0	\$0	\$0	\$315,000	\$0	\$315,000	0%	
5001790003025	WWTP Sludge Storage Tank 2	300 Market Street	Eaton Rapids	\$0	\$0	\$0	\$1,100,000	\$0	\$1,100,000	0%	
5001790004001	Iron Removal Plant	700 Canal Street	Eaton Rapids	\$1,050,000	\$105,000	\$1,155,000	\$1,300,000	\$10,000	\$1,310,000	13%	
5001790004002	Pumping Station 1	700 Canal Street	Eaton Rapids	\$217,500	\$3,900	\$221,400	\$130,000	\$4,000	\$134,000	-39%	
5001790004003	Well House 7	700 Canal Street	Eaton Rapids	\$288,300	\$7,000	\$295,300	\$430,000	\$7,000	\$437,000	48%	
5001790004005	Aeration Tank	700 Canal Street	Eaton Rapids	\$460,900	\$0	\$460,900	\$680,000	\$0	\$680,000	48%	
5001790005001	Cemetery Mausoleum	1330 West Street	Eaton Rapids	\$465,600	\$0	\$465,600	\$678,000	\$0	\$678,000	46%	
5001790005002	Cemetery Office, Shop	1330 West Street	Eaton Rapids	\$103,700	\$20,000	\$123,700	\$333,000	\$25,000	\$358,000	189%	
5001790007001	Water Tower	1106 West Street	Eaton Rapids	\$851,000	\$0	\$851,000	\$1,600,000	\$0	\$1,600,000	88%	
5001790008001	Pump Station 3	350 Market Street	Eaton Rapids	\$22,700	\$6,000	\$28,700	\$60,000	\$1,000	\$61,000	113%	
5001790008002	Pump Station 4	350 Market Street	Eaton Rapids	\$22,700	\$6,000	\$28,700	\$60,000	\$1,000	\$61,000	113%	
5001790008003	Pump Station 5	350 Market Street	Eaton Rapids	\$22,700	\$6,000	\$28,700	\$60,000	\$1,000	\$61,000	113%	
5001790009001	Lift Station - 1500 Montgomery	1500 Montgomery	Eaton Rapids	\$81,700	\$0	\$81,700	\$160,000	\$0	\$160,000	96%	
5001790010001	Lift Station - 1410 Water Street	1410 Water Street	Eaton Rapids	\$72,800	\$0	\$72,800	\$75,000	\$0	\$75,000	3%	
5001790011001	City Hall	200-206 S. Main	Eaton Rapids	\$1,757,900	\$175,000	\$1,932,900	\$2,758,000	\$200,000	\$2,958,000	53%	
5001790012001	Welcome Center, Restroom	110 E. Hamlin	Eaton Rapids	\$157,000	\$1,000	\$158,000	\$289,000	\$2,000	\$291,000	84%	
5001790014008	Lift Station - 305 Howe Drive, Athletic Field	305 Howe Drive, Athletic Field	Eaton Rapids	\$71,600	\$2,000	\$73,600	\$153,000	\$2,000	\$155,000	111%	
5001790019001	Lift Station - King Street	309 King Street	Eaton Rapids	\$105,100	\$0	\$105,100	\$108,000	\$0	\$108,000	3%	
5001790020001	Lift Station - Frost Street	Frost Street	Eaton Rapids	\$64,700	\$0	\$64,700	\$88,000	\$0	\$88,000	36%	
5001790021001	East Water Tower	900 Greyhound Drive	Eaton Rapids	\$1,980,000	\$0	\$1,980,000	\$3,083,000	\$0	\$3,083,000	56%	
5001790023001	Electrical Substation	716 West Street	Eaton Rapids	\$625,800	\$0	\$625,800	\$5,600,000	\$0	\$5,600,000	795%	
5001790024001	Public Safety Building	101 Line Street	Eaton Rapids	\$3,389,500	\$250,000	\$3,639,500	\$5,797,000	\$300,000	\$6,097,000	68%	

Bldg ID #	Building	Address	City	Previous Values			New Values			% Change In Value	Notes:
				Building	Contents	TIV	Building	Contents	TIV		
5001790025001	Water Well 8	JP Sullivan Drive	Eaton Rapids	\$188,600	\$0	\$188,600	\$198,000	\$0	\$198,000	5%	
5001790028001	Lift Station - North Industrial Park & Hollow Ridge Drive	North Industrial Park & Hollow Ridge Drive	Eaton Rapids	\$95,500	\$0	\$95,500	\$121,000	\$0	\$121,000	27%	
5001790029001	Lift Station - Campground	Campground	Eaton Rapids	\$62,200	\$0	\$62,200	\$68,000	\$0	\$68,000	9%	
5001790030001	Watercraft Rental Building	114 Mill Street, Mill Point Park	Eaton Rapids	\$100,000	\$12,000	\$112,000	\$230,000	\$15,000	\$245,000	119%	
Grand Totals - 50 Appraisals				\$24,047,200	\$945,400	\$24,992,600	\$53,025,200	\$979,500	\$54,004,700		

BUILDING SUMMARY REPORT



		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
Site Number: 001										
Site Name: DPW Garage										
BLDG: 001	DPW Garage 245-247 Market Street Eaton Rapids, MI 48827	1958	4	1	15,972	\$3,602,000	\$150,000	\$0	\$0	\$3,752,000
BLDG: 002	Electrical Substation 245-247 Market Street Eaton Rapids, MI 48827	1974	3	1	1	\$11,200,000	\$0	\$0	\$47,900	\$11,247,900
BLDG: 004	Salt Barn 245-247 Market Street Eaton Rapids, MI 48827	1974	1	1	2,080	\$160,000	\$0	\$0	\$0	\$160,000
BLDG: 005	Pole Barn 245-247 Market Street Eaton Rapids, MI 48827	1974	1	1	3,944	\$393,000	\$20,000	\$0	\$0	\$413,000
BLDG: 006	Pole Barn 245-247 Market Street Eaton Rapids, MI 48827	1974	1	1	2,275	\$185,000	\$15,000	\$0	\$0	\$200,000
Totals for DPW Garage - 5 Appraisals					24,272	\$15,540,000	\$185,000	\$0	\$47,900	\$15,772,900
Totals for 001 - 5 Appraisals					24,272	\$15,540,000	\$185,000	\$0	\$47,900	\$15,772,900
Site Number: 003										
Site Name: Wastewater Plant										
BLDG: 001	WWTP Blower Building 300 Market Street Eaton Rapids, MI 48827	1977	4	1	3,000	\$1,882,000	\$20,000	\$0	\$155,700	\$2,057,700
BLDG: 002	WWTP Lab & Main Building 300 Market Street Eaton Rapids, MI 48827	1954	4	1	2,665	\$1,000,000	\$120,000	\$0	\$0	\$1,120,000
BLDG: 003	WWTP Chemical Building 300 Market Street Eaton Rapids, MI 48827	1977	4	1	900	\$263,000	\$2,000	\$0	\$0	\$265,000
BLDG: 006	WWTP Maintenance, Storage Building 300 Market Street Eaton Rapids, MI 48827	1976	2	1	925	\$100,000	\$30,000	\$0	\$0	\$130,000

		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
BLDG: 007	WWTP Clarifier 1 300 Market Street Eaton Rapids, MI 48827	1976	6	1	1,256	\$315,000	\$0	\$0	\$0	\$315,000
BLDG: 008	WWTP Equalization Tank 300 Market Street Eaton Rapids, MI 48827	2005	3	1	920	\$523,000	\$0	\$0	\$0	\$523,000
BLDG: 009	WWTP Ferric Storage UV Building 300 Market Street Eaton Rapids, MI 48827	2005	4	1	1,350	\$1,000,000	\$5,000	\$0	\$0	\$1,005,000
BLDG: 010	WWTP Aeration Basins 300 Market Street Eaton Rapids, MI 48827	1976	6	1	1,300	\$778,000	\$0	\$0	\$0	\$778,000
BLDG: 011	WWTP Aerobic Digestors 300 Market Street Eaton Rapids, MI 48827	1977	6	1	1,400	\$844,000	\$0	\$0	\$0	\$844,000
BLDG: 012	WWTP Sludge Storage Tank 1 300 Market Street Eaton Rapids, MI 48827	1994	6	1	3,120	\$1,100,000	\$0	\$0	\$0	\$1,100,000
BLDG: 014	Headworks Building, Wastewater Plant 300 Market Street Eaton Rapids, MI 48827	2005	4	1	2,204	\$1,316,000	\$7,500	\$0	\$0	\$1,323,500
BLDG: 015	Pole Barn 300 Market Street Eaton Rapids, MI 48827	1999	1	1	1,728	\$111,000	\$40,000	\$0	\$0	\$151,000
BLDG: 016	Old Contact Tank 300 Market Street Eaton Rapids, MI 48827	1954	6	1	800	\$242,000	\$0	\$0	\$0	\$242,000
BLDG: 018	Pumphouse 300 Market Street Eaton Rapids, MI 48827	1977	4	1	1,686	\$576,000	\$2,000	\$0	\$0	\$578,000
BLDG: 019	Waste Storage Tank 300 Market Street Eaton Rapids, MI 48827	1977	6	1	784	\$302,000	\$0	\$0	\$0	\$302,000

		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
BLDG: 020	Splitter Box 300 Market Street Eaton Rapids, MI 48827	2005	6	1	200	\$100,000	\$0	\$0	\$0	\$100,000
BLDG: 021	Sludge Drying Beds 300 Market Street Eaton Rapids, MI 48827	1977	6	1	7,840	\$235,000	\$0	\$0	\$0	\$235,000
BLDG: 022	Retention Tank 300 Market Street Eaton Rapids, MI 48827	2007	6	1	3,318	\$1,009,200	\$0	\$0	\$0	\$1,009,200
BLDG: 023	WWTP Clarifier 2 300 Market Street Eaton Rapids, MI 48827	1976	6	1	1,256	\$315,000	\$0	\$0	\$0	\$315,000
BLDG: 024	WWTP Clarifier 3 300 Market Street Eaton Rapids, MI 48827	1976	6	1	1,256	\$315,000	\$0	\$0	\$0	\$315,000
BLDG: 025	WWTP Sludge Storage Tank 2 300 Market Street Eaton Rapids, MI 48827	1994	6	1	3,120	\$1,100,000	\$0	\$0	\$0	\$1,100,000
Totals for Wastewater Plant - 21 Appraisals					41,028	\$13,426,200	\$226,500	\$0	\$155,700	\$13,808,400
Totals for 003 - 21 Appraisals					41,028	\$13,426,200	\$226,500	\$0	\$155,700	\$13,808,400

Site Number: 004

Site Name: Iron Removal Plant										
BLDG: 001	Iron Removal Plant 700 Canal Street Eaton Rapids, MI 48827	1930	1	1	3,276	\$1,300,000	\$10,000	\$0	\$84,000	\$1,394,000
BLDG: 002	Pumping Station 1 700 Canal Street Eaton Rapids, MI 48827	1980	1	1	172	\$130,000	\$4,000	\$0	\$0	\$134,000
BLDG: 003	Well House 7 700 Canal Street Eaton Rapids, MI 48827	2002	2	1	432	\$430,000	\$7,000	\$0	\$0	\$437,000
BLDG: 005	Aeration Tank 700 Canal Street Eaton Rapids, MI 48827	1984	6	1	800	\$680,000	\$0	\$0	\$0	\$680,000
Totals for Iron Removal Plant - 4 Appraisals					4,680	\$2,540,000	\$21,000	\$0	\$84,000	\$2,645,000

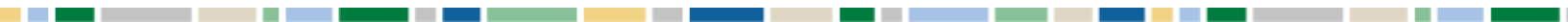
	Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total	
Totals for 004 - 4 Appraisals				4,680	\$2,540,000	\$21,000	\$0	\$84,000	\$2,645,000	
Site Number: 005										
Site Name: Cemetery										
BLDG: 001	Cemetery Mausoleum 1330 West Street Eaton Rapids, MI 48827	1920	6	1	2,250	\$678,000	\$0	\$0	\$0	\$678,000
BLDG: 002	Cemetery Office, Shop 1330 West Street Eaton Rapids, MI 48827	1956	2	1	1,824	\$333,000	\$25,000	\$0	\$0	\$358,000
Totals for Cemetery - 2 Appraisals				4,074	\$1,011,000	\$25,000	\$0	\$0	\$1,036,000	
Totals for 005 - 2 Appraisals				4,074	\$1,011,000	\$25,000	\$0	\$0	\$1,036,000	
Site Number: 007										
Site Name: Water Tower										
BLDG: 001	Water Tower 1106 West Street Eaton Rapids, MI 48827	1959	3	1	1	\$1,600,000	\$0	\$0	\$0	\$1,600,000
Totals for Water Tower - 1 Appraisal				1	\$1,600,000	\$0	\$0	\$0	\$1,600,000	
Totals for 007 - 1 Appraisal				1	\$1,600,000	\$0	\$0	\$0	\$1,600,000	
Site Number: 008										
Site Name: Market Street Pump Stations										
BLDG: 001	Pump Station 3 350 Market Street Eaton Rapids, MI 48827	1970	2	1	100	\$60,000	\$1,000	\$0	\$0	\$61,000
BLDG: 002	Pump Station 4 350 Market Street Eaton Rapids, MI 48827	1970	2	1	100	\$60,000	\$1,000	\$0	\$0	\$61,000
BLDG: 003	Pump Station 5 350 Market Street Eaton Rapids, MI 48827	1970	2	1	100	\$60,000	\$1,000	\$0	\$0	\$61,000
Totals for Market Street Pump Stations - 3 Appraisals				300	\$180,000	\$3,000	\$0	\$0	\$183,000	
Totals for 008 - 3 Appraisals				300	\$180,000	\$3,000	\$0	\$0	\$183,000	
Site Number: 009										

		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
Site Name: Lift Station - 1500 Montgomery										
BLDG: 001	Lift Station - 1500 Montgomery 1500 Montgomery Eaton Rapids, MI 48827	1950	3	1	1	\$160,000	\$0	\$0	\$0	\$160,000
Totals for Lift Station - 1500 Montgomery - 1 Appraisal					1	\$160,000	\$0	\$0	\$0	\$160,000
Totals for 009 - 1 Appraisal					1	\$160,000	\$0	\$0	\$0	\$160,000
Site Number: 010										
Site Name: Lift Station - 1410 Water Street										
BLDG: 001	Lift Station - 1410 Water Street 1410 Water Street Eaton Rapids, MI 48827	1950	6	1	1	\$75,000	\$0	\$0	\$0	\$75,000
Totals for Lift Station - 1410 Water Street - 1 Appraisal					1	\$75,000	\$0	\$0	\$0	\$75,000
Totals for 010 - 1 Appraisal					1	\$75,000	\$0	\$0	\$0	\$75,000
Site Number: 011										
Site Name: City Hall										
BLDG: 001	City Hall 200-206 S. Main Eaton Rapids, MI 48827	1912	2	2	11,220	\$2,758,000	\$200,000	\$0	\$0	\$2,958,000
Totals for City Hall - 1 Appraisal					11,220	\$2,758,000	\$200,000	\$0	\$0	\$2,958,000
Totals for 011 - 1 Appraisal					11,220	\$2,758,000	\$200,000	\$0	\$0	\$2,958,000
Site Number: 012										
Site Name: Welcome Center, Restroom										
BLDG: 001	Welcome Center, Restroom 110 E. Hamlin Eaton Rapids, MI 48827	1920	2	1	742	\$289,000	\$2,000	\$0	\$1,500	\$292,500
Totals for Welcome Center, Restroom - 1 Appraisal					742	\$289,000	\$2,000	\$0	\$1,500	\$292,500
Totals for 012 - 1 Appraisal					742	\$289,000	\$2,000	\$0	\$1,500	\$292,500
Site Number: 014										
Site Name: Lift Station - 305 Howe Drive, Athletic Field										
BLDG: 008	Lift Station - 305 Howe Drive, Athletic Field 305 Howe Drive, Athletic Field Eaton Rapids, MI 48827	1950	2	1	266	\$153,000	\$2,000	\$0	\$0	\$155,000
Totals for Lift Station - 305 Howe Drive, Athletic Field - 1 Appraisal					266	\$153,000	\$2,000	\$0	\$0	\$155,000

	Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total	
Totals for 014 - 1 Appraisal				266	\$153,000	\$2,000	\$0	\$0	\$155,000	
Site Number: 019										
Site Name: Lift Station - King Street										
BLDG: 001	Lift Station - King Street 309 King Street Eaton Rapids, MI 48827	1950	6	1	1	\$108,000	\$0	\$0	\$0	\$108,000
Totals for Lift Station - King Street - 1 Appraisal				1	\$108,000	\$0	\$0	\$0	\$108,000	
Totals for 019 - 1 Appraisal				1	\$108,000	\$0	\$0	\$0	\$108,000	
Site Number: 020										
Site Name: Lift Station - Frost Street										
BLDG: 001	Lift Station - Frost Street Frost Street Eaton Rapids, MI 48827	1991	6	1	1	\$88,000	\$0	\$0	\$0	\$88,000
Totals for Lift Station - Frost Street - 1 Appraisal				1	\$88,000	\$0	\$0	\$0	\$88,000	
Totals for 020 - 1 Appraisal				1	\$88,000	\$0	\$0	\$0	\$88,000	
Site Number: 021										
Site Name: East Water Tower										
BLDG: 001	East Water Tower 900 Greyhound Drive Eaton Rapids, MI 48827	1992	3	1	1	\$3,083,000	\$0	\$0	\$0	\$3,083,000
Totals for East Water Tower - 1 Appraisal				1	\$3,083,000	\$0	\$0	\$0	\$3,083,000	
Totals for 021 - 1 Appraisal				1	\$3,083,000	\$0	\$0	\$0	\$3,083,000	
Site Number: 023										
Site Name: Electrical Substation										
BLDG: 001	Electrical Substation 716 West Street Eaton Rapids, MI 48827	1999	3	1	1	\$5,600,000	\$0	\$0	\$10,100	\$5,610,100
Totals for Electrical Substation - 1 Appraisal				1	\$5,600,000	\$0	\$0	\$10,100	\$5,610,100	
Totals for 023 - 1 Appraisal				1	\$5,600,000	\$0	\$0	\$10,100	\$5,610,100	
Site Number: 024										
Site Name: Public Safety Bldg.										
BLDG: 001	Public Safety Building 101 Line Street Eaton Rapids, MI 48827	2002	4	1	20,300	\$5,797,000	\$300,000	\$0	\$514,300	\$6,611,300
Totals for Public Safety Bldg. - 1 Appraisal				20,300	\$5,797,000	\$300,000	\$0	\$514,300	\$6,611,300	

	Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total	
Totals for 024 - 1 Appraisal				20,300	\$5,797,000	\$300,000	\$0	\$514,300	\$6,611,300	
Site Number: 025										
Site Name: Water Well 8										
BLDG: 001	Water Well 8	2008	6	1	1	\$198,000	\$0	\$0	\$4,400	\$202,400
				JP Sullivan Drive Eaton Rapids, MI 48827						
Totals for Water Well 8 - 1 Appraisal				1	\$198,000	\$0	\$0	\$4,400	\$202,400	
Totals for 025 - 1 Appraisal				1	\$198,000	\$0	\$0	\$4,400	\$202,400	
Site Number: 028										
Site Name: Lift Station - North Industrial Park & Hollow Ridge Drive										
BLDG: 001	Lift Station - North Industrial Park & Hollow Ridge Drive	1994	3	1	96	\$121,000	\$0	\$0	\$0	\$121,000
				North Industrial Park & Hollow Ridge Drive Eaton Rapids, MI 48827						
Totals for Lift Station - North Industrial Park & Hollow Ridge Drive - 1 Appraisal				96	\$121,000	\$0	\$0	\$0	\$121,000	
Totals for 028 - 1 Appraisal				96	\$121,000	\$0	\$0	\$0	\$121,000	
Site Number: 029										
Site Name: Lift Station - Campground										
BLDG: 001	Lift Station - Campground	2000	6	1	1	\$68,000	\$0	\$0	\$0	\$68,000
				Campground Eaton Rapids, MI 48827						
Totals for Lift Station - Campground - 1 Appraisal				1	\$68,000	\$0	\$0	\$0	\$68,000	
Totals for 029 - 1 Appraisal				1	\$68,000	\$0	\$0	\$0	\$68,000	
Site Number: 030										
Site Name: Watercraft Rental Bldg.										
BLDG: 001	Watercraft Rental Building	2000		1	630	\$230,000	\$15,000	\$0	\$0	\$245,000
				114 Mill Street, Mill Point Park Eaton Rapids, MI 48827						
Totals for Watercraft Rental Bldg. - 1 Appraisal				630	\$230,000	\$15,000	\$0	\$0	\$245,000	
Totals for 030 - 1 Appraisal				630	\$230,000	\$15,000	\$0	\$0	\$245,000	
Grand Totals - 50 Appraisals				107,617	\$53,025,200	\$979,500	\$0	\$817,900	\$54,822,600	

BUILDING DETAIL REPORT



BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/23/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 001 - DPW Garage
Building 001 - DPW Garage
Address 245-247 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51789052 **Longitude** W -84.65338876

INSURABLE VALUES	
Building	\$3,602,000
Contents	\$150,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$3,752,000
Per SqFt Rate	\$226

UNDERWRITING DATA

Occupancy 100% Municipal Service Garage
Stories above Grade 1 **Year Built** 1958
Superstructure SqFt 15,972 **Vacant** No
Substructure SqFt 0
Total SqFt **15,972**
ISO Class 100% 4 - Steel Frame/Masonry Non-Combustible
Foundation Type Mat/Slab
Exterior Wall Finish 100% Siding, Metal or Other on Masonry
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Gable
Roof Frame Type Heavy Steel
Roof Materials 100% Steel
Heating System 40% Forced Warm Air, 60% Gas, Oil or Electric Suspended Unit Heater
Cooling System 40% Forced Cool Air, 60% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: mechanics bays and offices.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/24/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 001 - DPW Garage
Building 002 - Electrical Substation
Address 245-247 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.52030159 **Longitude** W -84.65180700

INSURABLE VALUES	
Building	\$11,200,000
Contents	\$0
Site Improvements	\$47,900
Separately Insurable	\$0
Total	\$11,247,900
Per SqFt Rate	\$11,200,000

UNDERWRITING DATA

Occupancy 100% Utility Building
Stories above Grade 1 **Year Built** 1974
Superstructure SqFt 1 **Vacant** No
Substructure SqFt 0
Total SqFt 1
ISO Class 100% 3 - Pre-Engineered Metal/Non-Combustible
Foundation Type Mat/Slab
Exterior Wall Finish 100% Siding, Metal or Other on Girts
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** No
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: 20,000 KVA rating. Includes: transformers, breakers, and grounding. Site improvements includes: 50kw generator and fencing.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/23/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 001 - DPW Garage
Building 004 - Salt Barn
Address 245-247 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51854387 **Longitude** W -84.65330164

INSURABLE VALUES	
Building	\$160,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$160,000
Per SqFt Rate	\$77

UNDERWRITING DATA

Occupancy 100% Utility Building, Light Commercial
Stories above Grade 1 **Year Built** 1974
Superstructure SqFt 2,080 **Vacant** No
Substructure SqFt 0
Total SqFt **2,080**
ISO Class 100% 1 - Frame
Foundation Type Mat/Slab
Exterior Wall Finish 100% Siding, Wood on Frame
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Gable
Roof Frame Type Wood Purlins
Roof Materials 100% Shingles, Asphalt
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** No
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES:

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/23/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 001 - DPW Garage
Building 005 - Pole Barn
Address 245-247 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51840688 **Longitude** W -84.65271855

INSURABLE VALUES	
Building	\$393,000
Contents	\$20,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$413,000
Per SqFt Rate	\$100

UNDERWRITING DATA

Occupancy 100% Utility Building
Stories above Grade 1 **Year Built** 1974
Superstructure SqFt 3,944 **Vacant** No
Substructure SqFt 0
Total SqFt **3,944**
ISO Class 100% 1 - Frame
Foundation Type None
Exterior Wall Finish 100% Siding, Metal or Other on Frame
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Gable
Roof Frame Type Wood Purlins
Roof Materials 100% Steel
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** No
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES:

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/23/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 001 - DPW Garage
Building 006 - Pole Barn
Address 245-247 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51833716 **Longitude** W -84.65242249

INSURABLE VALUES	
Building	\$185,000
Contents	\$15,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$200,000
Per SqFt Rate	\$81

UNDERWRITING DATA

Occupancy 100% Utility Building
Stories above Grade 1 **Year Built** 1974
Superstructure SqFt 2,275 **Vacant** No
Substructure SqFt 0
Total SqFt 2,275
ISO Class 100% 1 - Frame
Foundation Type None
Exterior Wall Finish 100% Siding, Metal or Other on Frame
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Gable
Roof Frame Type Wood Purlins
Roof Materials 100% Steel
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** No
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES:

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 001 - WWTP Blower Building
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51795079 **Longitude** W -84.65104552

INSURABLE VALUES	
Building	\$1,882,000
Contents	\$20,000
Site Improvements	\$155,700
Separately Insurable	\$0
Total	\$2,057,700
Per SqFt Rate	\$627

UNDERWRITING DATA

Occupancy 100% Blowers - Blower Building
Stories above Grade 1 **Year Built** 1977
Superstructure SqFt 3,000 **Vacant** No
Substructure SqFt 0
Total SqFt **3,000**
ISO Class 100% 4 - Steel Frame/Masonry Non-Combustible
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete Block
Roof Pitch 100% Flat
Roof Geometry Flat
Roof Frame Type Heavy Steel
Roof Materials 100% Single-Ply Membrane
Heating System 100% Steam/Hot Water with Radiators
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: building, controls, 10hp pump, (3) 125hp blowers, flowmaster, belt press, 510kw generator, boilers, and (2) air compressors. Site improvements includes: fencing, bollards, fuel tank, and lighting.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 002 - WWTP Lab & Main Building
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51773333 **Longitude** W -84.65217473

INSURABLE VALUES	
Building	\$1,000,000
Contents	\$120,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$1,120,000
Per SqFt Rate	\$375

UNDERWRITING DATA

Occupancy 100% Lab Building
Stories above Grade 1 **Year Built** 1954
Superstructure SqFt 2,665 **Vacant** No
Substructure SqFt 0
Total SqFt 2,665
ISO Class 100% 4 - Steel Frame/Masonry Non-Combustible
Foundation Type Mat/Slab
Exterior Wall Finish 100% Brick on Masonry
Roof Pitch 100% Flat
Roof Geometry Flat
Roof Frame Type Heavy Steel
Roof Materials 100% Single-Ply Membrane
Heating System 100% Rooftop Unit
Cooling System 100% Rooftop Unit
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: 4mdg capacity. Includes: building, lab, offices, locker rooms, (3) 15hp pumps, and controls.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 003 - WWTP Chemical Building
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51785392 **Longitude** W -84.65138616

INSURABLE VALUES	
Building	\$263,000
Contents	\$2,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$265,000
Per SqFt Rate	\$292

UNDERWRITING DATA

Occupancy 100% Chemical Feed Building
Stories above Grade 1 **Year Built** 1977
Superstructure SqFt 900 **Vacant** No
Substructure SqFt 0
Total SqFt **900**
ISO Class 100% 4 - Steel Frame/Masonry Non-Combustible
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete Block
Roof Pitch 100% Flat
Roof Geometry Flat
Roof Frame Type Heavy Steel
Roof Materials 100% Single-Ply Membrane
Heating System 100% Steam/Hot Water with Radiators
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: building, controls, and chlorine injection system.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 006 - WWTP Maintenance, Storage Building
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51785167 **Longitude** W -84.65180776

INSURABLE VALUES	
Building	\$100,000
Contents	\$30,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$130,000
Per SqFt Rate	\$108

UNDERWRITING DATA

Occupancy 100% Garage
Stories above Grade 1 **Year Built** 1976
Superstructure SqFt 925 **Vacant** No
Substructure SqFt 0
Total SqFt **925**
ISO Class 100% 2 - Masonry/Joisted Masonry
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete Block
Roof Pitch 100% Flat
Roof Geometry Flat
Roof Frame Type Wood Purlins
Roof Materials 100% Single-Ply Membrane
Heating System 100% Gas, Oil or Electric Suspended Unit Heater
Cooling System 100% None
Electrical Yes **Plumbing** No
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: storage.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/24/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 007 - WWTP Clarifier 1
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51772177 **Longitude** W -84.65142916

INSURABLE VALUES	
Building	\$315,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$315,000
Per SqFt Rate	\$251

UNDERWRITING DATA

Occupancy 100% Clarifier
Stories above Grade 1 **Year Built** 1976
Superstructure SqFt 1,256 **Vacant** No
Substructure SqFt 0
Total SqFt **1,256**
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistive
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete, Poured-in-Place, 7-10in
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: .5hp pump.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/24/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 008 - WWTP Equalization Tank
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51806099 **Longitude** W -84.65216062

INSURABLE VALUES	
Building	\$523,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$523,000
Per SqFt Rate	\$568

UNDERWRITING DATA

Occupancy 100% Sludge Holding Tank
Stories above Grade 1 **Year Built** 2005
Superstructure SqFt 920 **Vacant** No
Substructure SqFt 0
Total SqFt **920**
ISO Class 100% 3 - Pre-Engineered Metal/Non-Combustible
Foundation Type Mat/Slab
Exterior Wall Finish 100% Siding, Metal or Other on Girts
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: 500,000 gallon capacity tank.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 009 - WWTP Ferric Storage UV Building
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51769576 **Longitude** W -84.65159269

INSURABLE VALUES	
Building	\$1,000,000
Contents	\$5,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$1,005,000
Per SqFt Rate	\$741

UNDERWRITING DATA

Occupancy 100% UV Disinfection
Stories above Grade 1 **Year Built** 2005
Superstructure SqFt 1,350 **Vacant** No
Substructure SqFt 0
Total SqFt 1,350
ISO Class 100% 4 - Steel Frame/Masonry Non-Combustible
Foundation Type Mat/Slab
Exterior Wall Finish 100% Brick on Masonry
Roof Pitch 100% Flat
Roof Geometry Flat
Roof Frame Type Heavy Steel
Roof Materials 100% Single-Ply Membrane
Heating System 100% Gas, Oil or Electric Suspended Unit Heater
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: sampler, controls, chemical injection system, and ferric storage tank.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 010 - WWTP Aeration Basins
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51796902 **Longitude** W -84.65144769

INSURABLE VALUES	
Building	\$778,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$778,000
Per SqFt Rate	\$598

UNDERWRITING DATA

Occupancy 100% Aeration Basin
Stories above Grade 1 **Year Built** 1976
Superstructure SqFt 1,300 **Vacant** No
Substructure SqFt 0
Total SqFt 1,300
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistive
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete, Poured-in-Place, 7-10in
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: aerators.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 011 - WWTP Aerobic Digestors
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51796364 **Longitude** W -84.65117500

INSURABLE VALUES	
Building	\$844,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$844,000
Per SqFt Rate	\$603

UNDERWRITING DATA

Occupancy 100% Aerobic Tank
Stories above Grade 1 **Year Built** 1977
Superstructure SqFt 1,400 **Vacant** No
Substructure SqFt 0
Total SqFt 1,400
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistive
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete, Poured-in-Place, 7-10in
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: (2) 5hp pumps.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 012 - WWTP Sludge Storage Tank 1
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51840508 **Longitude** W -84.65122695

INSURABLE VALUES	
Building	\$1,100,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$1,100,000
Per SqFt Rate	\$353

UNDERWRITING DATA

Occupancy 100% Sludge Holding Tank
Stories above Grade 1 **Year Built** 1994
Superstructure SqFt 3,120 **Vacant** No
Substructure SqFt 0
Total SqFt 3,120
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistive
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete, Poured-in-Place, 7-10in
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: 250,000 gallon tank.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 014 - Headworks Building, Wastewater Plant
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51774076 **Longitude** W -84.65252637

INSURABLE VALUES	
Building	\$1,316,000
Contents	\$7,500
Site Improvements	\$0
Separately Insurable	\$0
Total	\$1,323,500
Per SqFt Rate	\$597

UNDERWRITING DATA

Occupancy 100% Headworks
Stories above Grade 1 **Year Built** 2005
Superstructure SqFt 2,204 **Vacant** No
Substructure SqFt 0
Total SqFt **2,204**
ISO Class 100% 4 - Steel Frame/Masonry Non-Combustible
Foundation Type Mat/Slab
Exterior Wall Finish 100% Brick on Masonry
Roof Pitch 100% Flat
Roof Geometry Flat
Roof Frame Type Heavy Steel
Roof Materials 100% Single-Ply Membrane
Heating System 100% Gas, Oil or Electric Suspended Unit Heater
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: building, sampler, 20hp pump, (4) 40hp pumps, (2) 3hp blowers, scada, controls, and bar screen.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 015 - Pole Barn
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51799549 **Longitude** W -84.65178376

INSURABLE VALUES	
Building	\$111,000
Contents	\$40,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$151,000
Per SqFt Rate	\$64

UNDERWRITING DATA

Occupancy 100% Garage
Stories above Grade 1 **Year Built** 1999
Superstructure SqFt 1,728 **Vacant** No
Substructure SqFt 0
Total SqFt 1,728
ISO Class 100% 1 - Frame
Foundation Type Mat/Slab
Exterior Wall Finish 100% Siding, Metal or Other on Frame
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Gable
Roof Frame Type Wood Purlins
Roof Materials 100% Steel
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** No
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: storage.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/24/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 016 - Old Contact Tank
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51747127 **Longitude** W -84.65168803

INSURABLE VALUES	
Building	\$242,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$242,000
Per SqFt Rate	\$303

UNDERWRITING DATA

Occupancy 100% Chlorine Contact Chamber
Stories above Grade 1 **Year Built** 1954
Superstructure SqFt 800 **Vacant** No
Substructure SqFt 0
Total SqFt **800**
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistive
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete, Poured-in-Place, 7-10in
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES:

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 018 - Pumphouse
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51796828 **Longitude** W -84.65132447

INSURABLE VALUES	
Building	\$576,000
Contents	\$2,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$578,000
Per SqFt Rate	\$342

UNDERWRITING DATA

Occupancy 100% Pump Station
Stories above Grade 1 **Year Built** 1977
Superstructure SqFt 270 **Vacant** No
Substructure SqFt 1,416
Total SqFt 1,686
ISO Class 100% 4 - Steel Frame/Masonry Non-Combustible
Foundation Type Masonry Basement
Exterior Wall Finish 100% Concrete Block
Roof Pitch 100% Flat
Roof Geometry Flat
Roof Frame Type Heavy Steel
Roof Materials 100% Single-Ply Membrane
Heating System 100% Steam/Hot Water with Radiators
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: controls, scada, 15hp pump, 20hp pump, 10hp pump, (5) 7.5hp pumps, and 3hp pump.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 019 - Waste Storage Tank
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51786120 **Longitude** W -84.65123087

INSURABLE VALUES	
Building	\$302,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$302,000
Per SqFt Rate	\$385

UNDERWRITING DATA

Occupancy 100% Sludge Holding Tank
Stories above Grade 1 **Year Built** 1977
Superstructure SqFt 784 **Vacant** No
Substructure SqFt 0
Total SqFt **784**
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistive
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete, Poured-in-Place, 7-10in
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: 20ft depth.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/24/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 020 - Splitter Box
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51785000 **Longitude** W -84.65112738

INSURABLE VALUES	
Building	\$100,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$100,000
Per SqFt Rate	\$500

UNDERWRITING DATA

Occupancy 100% Splitter Box
Stories above Grade 1 **Year Built** 2005
Superstructure SqFt 200 **Vacant** No
Substructure SqFt 0
Total SqFt **200**
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistant
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete, Poured-in-Place, 7-10in
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES:

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/24/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 021 - Sludge Drying Beds
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51851015 **Longitude** W -84.65173061

INSURABLE VALUES	
Building	\$235,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$235,000
Per SqFt Rate	\$30

UNDERWRITING DATA

Occupancy 100% Drying Beds
Stories above Grade 1 **Year Built** 1977
Superstructure SqFt 7,840 **Vacant** No
Substructure SqFt 0
Total SqFt **7,840**
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistive
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete, Poured-in-Place, 7-10in
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: 4 drying beds.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 022 - Retention Tank
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51771217 **Longitude** W -84.65188695

INSURABLE VALUES	
Building	\$1,009,200
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$1,009,200
Per SqFt Rate	\$304

UNDERWRITING DATA

Occupancy 100% Sludge Holding Tank
Stories above Grade 1 **Year Built** 2007
Superstructure SqFt 3,318 **Vacant** No
Substructure SqFt 0
Total SqFt **3,318**
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistive
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete, Poured-in-Place, 7-10in
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: (2) 1hp pumps.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/24/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 023 - WWTP Clarifier 2
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51771098 **Longitude** W -84.65123254

INSURABLE VALUES	
Building	\$315,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$315,000
Per SqFt Rate	\$251

UNDERWRITING DATA

Occupancy 100% Clarifier
Stories above Grade 1 **Year Built** 1976
Superstructure SqFt 1,256 **Vacant** No
Substructure SqFt 0
Total SqFt 1,256
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistive
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete, Poured-in-Place, 7-10in
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: .5hp pump.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/24/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 024 - WWTP Clarifier 3
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51773978 **Longitude** W -84.65101801

INSURABLE VALUES	
Building	\$315,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$315,000
Per SqFt Rate	\$251

UNDERWRITING DATA

Occupancy 100% Clarifier
Stories above Grade 1 **Year Built** 1976
Superstructure SqFt 1,256 **Vacant** No
Substructure SqFt 0
Total SqFt 1,256
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistant
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete, Poured-in-Place, 7-10in
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: .5hp pump.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 003 - Wastewater Plant
Building 025 - WWTP Sludge Storage Tank 2
Address 300 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51840309 **Longitude** W -84.65104080

INSURABLE VALUES	
Building	\$1,100,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$1,100,000
Per SqFt Rate	\$353

UNDERWRITING DATA

Occupancy 100% Sludge Holding Tank
Stories above Grade 1 **Year Built** 1994
Superstructure SqFt 3,120 **Vacant** No
Substructure SqFt 0
Total SqFt 3,120
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistive
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete, Poured-in-Place, 7-10in
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: 250,000 gallon tank.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 004 - Iron Removal Plant
Building 001 - Iron Removal Plant
Address 700 Canal Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.52184127 **Longitude** W -84.65478037

INSURABLE VALUES	
Building	\$1,300,000
Contents	\$10,000
Site Improvements	\$84,000
Separately Insurable	\$0
Total	\$1,394,000
Per SqFt Rate	\$397

UNDERWRITING DATA

Occupancy 100% Package Plant System
Stories above Grade 1 **Year Built** 1930
Superstructure SqFt 3,276 **Vacant** No
Substructure SqFt 0
Total SqFt 3,276
ISO Class 100% 1 - Frame
Foundation Type Mat/Slab
Exterior Wall Finish 100% Siding, Metal or Other on Frame
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Hip
Roof Frame Type Wood Purlins
Roof Materials 100% Shingles, Asphalt
Heating System 80% Gas, Oil or Electric Suspended Unit Heater, 20% Thru-Wall Units
Cooling System 20% Thru-Wall Units, 80% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: building, lab, storage, controls, scada, sand filtration, fluoride, chlorine, and phosphate chemical injection tanks. Site improvements includes: fencing and fuel tank.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 004 - Iron Removal Plant
Building 002 - Pumping Station 1
Address 700 Canal Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.52179438 **Longitude** W -84.65464863

INSURABLE VALUES	
Building	\$130,000
Contents	\$4,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$134,000
Per SqFt Rate	\$756

UNDERWRITING DATA

Occupancy 100% Pump Station
Stories above Grade 1 **Year Built** 1980
Superstructure SqFt 172 **Vacant** No
Substructure SqFt 0
Total SqFt 172
ISO Class 100% 1 - Frame
Foundation Type Mat/Slab
Exterior Wall Finish 100% Siding, Metal or Other on Frame
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Gable
Roof Frame Type Wood Purlins
Roof Materials 100% Shingles, Asphalt
Heating System 100% Gas, Oil or Electric Suspended Unit Heater
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: controls, scada, and 20hp pump.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 004 - Iron Removal Plant
Building 003 - Well House 7
Address 700 Canal Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.52197690 **Longitude** W -84.65425025

INSURABLE VALUES	
Building	\$430,000
Contents	\$7,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$437,000
Per SqFt Rate	\$995

UNDERWRITING DATA

Occupancy 100% Well
Stories above Grade 1 **Year Built** 2002
Superstructure SqFt 432 **Vacant** No
Substructure SqFt 0
Total SqFt **432**
ISO Class 100% 2 - Masonry/Joisted Masonry
Foundation Type Mat/Slab
Exterior Wall Finish 100% Siding, Metal or Other on Masonry
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Gable
Roof Frame Type Wood Purlins
Roof Materials 100% Shingles, Asphalt
Heating System 100% Gas, Oil or Electric Suspended Unit Heater
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: 20hp pump, 280kw generator, and controls.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 004 - Iron Removal Plant
Building 005 - Aeration Tank
Address 700 Canal Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.52184561 **Longitude** W -84.65438530

INSURABLE VALUES	
Building	\$680,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$680,000
Per SqFt Rate	\$850

UNDERWRITING DATA

Occupancy 100% Aeration Basin
Stories above Grade 1 **Year Built** 1984
Superstructure SqFt 800 **Vacant** No
Substructure SqFt 0
Total SqFt **800**
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistive
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete, Poured-in-Place, 7-10in
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: 200,000 gallon capacity.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/23/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 005 - Cemetery
Building 001 - Cemetery Mausoleum
Address 1330 West Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.49996111 **Longitude** W -84.66323644

INSURABLE VALUES	
Building	\$678,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$678,000
Per SqFt Rate	\$301

UNDERWRITING DATA

Occupancy 100% Funeral Home
Stories above Grade 1 **Year Built** 1920
Superstructure SqFt 2,250 **Vacant** No
Substructure SqFt 0
Total SqFt 2,250
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistive
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete Block
Roof Pitch 100% Flat
Roof Geometry Flat
Roof Frame Type Wood Purlins
Roof Materials 100% Single-Ply Membrane
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** No
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES:

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/23/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 005 - Cemetery
Building 002 - Cemetery Office, Shop
Address 1330 West Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.49853467 **Longitude** W -84.66290152

INSURABLE VALUES	
Building	\$333,000
Contents	\$25,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$358,000
Per SqFt Rate	\$183

UNDERWRITING DATA

Occupancy 40% Office, Low-Rise, 60% Warehouse, Light
Stories above Grade 1 **Year Built** 1956
Superstructure SqFt 1,824 **Vacant** No
Substructure SqFt 0
Total SqFt 1,824
ISO Class 100% 2 - Masonry/Joisted Masonry
Foundation Type Mat/Slab
Exterior Wall Finish 80% Concrete Block, 20% Siding, Wood on Masonry
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Hip
Roof Frame Type Wood Purlins
Roof Materials 100% Shingles, Asphalt
Heating System 40% Forced Warm Air, 60% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: offices.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/23/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 007 - Water Tower
Building 001 - Water Tower
Address 1106 West Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.50142904 **Longitude** W -84.66023786

INSURABLE VALUES	
Building	\$1,600,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$1,600,000
Per SqFt Rate	\$1,600,000

UNDERWRITING DATA

Occupancy 100% Elevated Water Tank
Stories above Grade 1 **Year Built** 1959
Superstructure SqFt 1 **Vacant** No
Substructure SqFt 0
Total SqFt 1
ISO Class 100% 3 - Pre-Engineered Metal/Non-Combustible
Foundation Type Footing
Exterior Wall Finish 100% Siding, Metal or Other on Girts
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Dome
Roof Frame Type Heavy Steel
Roof Materials 100% Steel
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: 250,000 gallon capacity.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 008 - Market Street Pump Stations
Building 001 - Pump Station 3
Address 350 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.52010036 **Longitude** W -84.65024003

INSURABLE VALUES	
Building	\$60,000
Contents	\$1,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$61,000
Per SqFt Rate	\$600

UNDERWRITING DATA

Occupancy 100% Pump Station
Stories above Grade 1 **Year Built** 1970
Superstructure SqFt 100 **Vacant** No
Substructure SqFt 0
Total SqFt 100
ISO Class 100% 2 - Masonry/Joisted Masonry
Foundation Type Mat/Slab
Exterior Wall Finish 100% Siding, Metal or Other on Masonry
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Gable
Roof Frame Type Wood Purlins
Roof Materials 100% Steel
Heating System 100% Gas, Oil or Electric Suspended Unit Heater
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: 15hp pump, controls, and SCADA.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 008 - Market Street Pump Stations
Building 002 - Pump Station 4
Address 350 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51962087 **Longitude** W -84.64822252

INSURABLE VALUES	
Building	\$60,000
Contents	\$1,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$61,000
Per SqFt Rate	\$600

UNDERWRITING DATA

Occupancy 100% Pump Station
Stories above Grade 1 **Year Built** 1970
Superstructure SqFt 100 **Vacant** No
Substructure SqFt 0
Total SqFt 100
ISO Class 100% 2 - Masonry/Joisted Masonry
Foundation Type Mat/Slab
Exterior Wall Finish 100% Siding, Metal or Other on Masonry
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Gable
Roof Frame Type Wood Purlins
Roof Materials 100% Steel
Heating System 100% Gas, Oil or Electric Suspended Unit Heater
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: 15hp pump, controls, and SCADA.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 008 - Market Street Pump Stations
Building 003 - Pump Station 5
Address 350 Market Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51825275 **Longitude** W -84.64904120

INSURABLE VALUES	
Building	\$60,000
Contents	\$1,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$61,000
Per SqFt Rate	\$600

UNDERWRITING DATA

Occupancy 100% Pump Station
Stories above Grade 1 **Year Built** 1970
Superstructure SqFt 100 **Vacant** No
Substructure SqFt 0
Total SqFt 100
ISO Class 100% 2 - Masonry/Joisted Masonry
Foundation Type Mat/Slab
Exterior Wall Finish 100% Siding, Metal or Other on Masonry
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Gable
Roof Frame Type Wood Purlins
Roof Materials 100% Steel
Heating System 100% Gas, Oil or Electric Suspended Unit Heater
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: 15hp pump, controls, and SCADA.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 009 - Lift Station - 1500 Montgomery
Building 001 - Lift Station - 1500 Montgomery
Address 1500 Montgomery
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.49594540 **Longitude** W -84.65921554

INSURABLE VALUES	
Building	\$160,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$160,000
Per SqFt Rate	\$160,000

UNDERWRITING DATA

Occupancy 100% Lift Station
Stories above Grade 1 **Year Built** 1950
Superstructure SqFt 1 **Vacant** No
Substructure SqFt 0
Total SqFt 1
ISO Class 100% 3 - Pre-Engineered Metal/Non-Combustible
Foundation Type Mat/Slab
Exterior Wall Finish 100% None
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: 5hp pumps, 12ft wet well depth, controls, and SCADA.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 010 - Lift Station - 1410 Water Street
Building 001 - Lift Station - 1410 Water Street
Address 1410 Water Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.50155970 **Longitude** W -84.64889520

INSURABLE VALUES	
Building	\$75,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$75,000
Per SqFt Rate	\$75,000

UNDERWRITING DATA

Occupancy 100% Lift Station
Stories above Grade 1 **Year Built** 1950
Superstructure SqFt 1 **Vacant** No
Substructure SqFt 0
Total SqFt 1
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistive
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete, Poured-in-Place, 7-10in
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: controls, scada, wetwell, and (2) 1.5hp pumps.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/23/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 011 - City Hall
Building 001 - City Hall
Address 200-206 S. Main
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51143066 **Longitude** W -84.65609505

INSURABLE VALUES	
Building	\$2,758,000
Contents	\$200,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$2,958,000
Per SqFt Rate	\$246

UNDERWRITING DATA

Occupancy 100% Office, Low-Rise
Stories above Grade 2 **Year Built** 1912
Superstructure SqFt 11,220 **Vacant** No
Substructure SqFt 0
Total SqFt 11,220
ISO Class 100% 2 - Masonry/Joisted Masonry
Foundation Type Crawlspace Masonry
Exterior Wall Finish 100% Brick on Masonry
Roof Pitch 100% Flat
Roof Geometry Flat
Roof Frame Type Wood Purlins
Roof Materials 100% Single-Ply Membrane
Heating System 100% Forced Warm Air
Cooling System 100% Forced Cool Air
Electrical Yes **Plumbing** Yes
Passenger Elevators 1
Freight Elevators 0
Sprinkler System Yes **Type** Wet Pipe **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: council chambers, offices, and conference room.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/23/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 012 - Welcome Center, Restroom
Building 001 - Welcome Center, Restroom
Address 110 E. Hamlin
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51144549 **Longitude** W -84.65515412

INSURABLE VALUES	
Building	\$289,000
Contents	\$2,000
Site Improvements	\$1,500
Separately Insurable	\$0
Total	\$292,500
Per SqFt Rate	\$389

UNDERWRITING DATA

Occupancy 100% Park Restroom Building
Stories above Grade 1 **Year Built** 1920
Superstructure SqFt 742 **Vacant** No
Substructure SqFt 0
Total SqFt 742
ISO Class 100% 2 - Masonry/Joisted Masonry
Foundation Type Mat/Slab
Exterior Wall Finish 100% Brick on Masonry
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Hip
Roof Frame Type Wood Purlins
Roof Materials 100% Shingles, Asphalt
Heating System 100% Forced Warm Air
Cooling System 100% Forced Cool Air
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Site improvements include: bollards.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 014 - Lift Station - 305 Howe Drive, Athletic Field
Building 008 - Lift Station - 305 Howe Drive, Athletic Field
Address 305 Howe Drive, Athletic Field
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51118160 **Longitude** W -84.66018420

INSURABLE VALUES	
Building	\$153,000
Contents	\$2,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$155,000
Per SqFt Rate	\$575

UNDERWRITING DATA

Occupancy 100% Lift Station
Stories above Grade 1 **Year Built** 1950
Superstructure SqFt 266 **Vacant** No
Substructure SqFt 0
Total SqFt **266**
ISO Class 100% 2 - Masonry/Joisted Masonry
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete Block
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Hip
Roof Frame Type Wood Purlins
Roof Materials 100% Shingles, Asphalt
Heating System 100% Gas, Oil or Electric Suspended Unit Heater
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: 10hp pumps, controls, and SCADA.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 019 - Lift Station - King Street
Building 001 - Lift Station - King Street
Address 309 King Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.50890122 **Longitude** W -84.65885130

INSURABLE VALUES	
Building	\$108,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$108,000
Per SqFt Rate	\$108,000

UNDERWRITING DATA

Occupancy 100% Lift Station
Stories above Grade 1 **Year Built** 1950
Superstructure SqFt 1 **Vacant** No
Substructure SqFt 0
Total SqFt 1
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistive
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete, Poured-in-Place, 7-10in
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: controls, scada, wetwell, and (2) 20hp pumps.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 020 - Lift Station - Frost Street
Building 001 - Lift Station - Frost Street
Address Frost Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51491668 **Longitude** W -84.66338444

INSURABLE VALUES	
Building	\$88,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$88,000
Per SqFt Rate	\$88,000

UNDERWRITING DATA

Occupancy 100% Lift Station
Stories above Grade 1 **Year Built** 1991
Superstructure SqFt 1 **Vacant** No
Substructure SqFt 0
Total SqFt 1
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistive
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete, Poured-in-Place, 7-10in
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: wetwell, (2) 3.75hp pumps, scada, and controls.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/23/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 021 - East Water Tower
Building 001 - East Water Tower
Address 900 Greyhound Drive
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.50194719 **Longitude** W -84.64070386

INSURABLE VALUES	
Building	\$3,083,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$3,083,000
Per SqFt Rate	\$3,083,000

UNDERWRITING DATA

Occupancy 100% Elevated Water Tank
Stories above Grade 1 **Year Built** 1992
Superstructure SqFt 1 **Vacant** No
Substructure SqFt 0
Total SqFt 1
ISO Class 100% 3 - Pre-Engineered Metal/Non-Combustible
Foundation Type Pile
Exterior Wall Finish 100% Siding, Metal or Other on Girts
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Dome
Roof Frame Type Heavy Steel
Roof Materials 100% Steel
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None *Type* None **Automatic Fire Detection** None *Type* None
Manual Fire Alarms None *Type* None **Entry Alarms** None *Type* None



NOTES: Includes: 750,000 gallon capacity.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/24/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 023 - Electrical Substation
Building 001 - Electrical Substation
Address 716 West Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.50541144 **Longitude** W -84.66010862

INSURABLE VALUES	
Building	\$5,600,000
Contents	\$0
Site Improvements	\$10,100
Separately Insurable	\$0
Total	\$5,610,100
Per SqFt Rate	\$5,600,000

UNDERWRITING DATA

Occupancy 100% Utility Building
Stories above Grade 1 **Year Built** 1999
Superstructure SqFt 1 **Vacant** No
Substructure SqFt 0
Total SqFt 1
ISO Class 100% 3 - Pre-Engineered Metal/Non-Combustible
Foundation Type Mat/Slab
Exterior Wall Finish 100% Siding, Metal or Other on Girts
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** No
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: 10,000 KVA rating. Includes: transformers, breakers, and grounding equipment. Site improvements includes: fencing.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/24/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 024 - Public Safety Bldg.
Building 001 - Public Safety Building
Address 101 Line Street
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51376130 **Longitude** W -84.66071190

INSURABLE VALUES	
Building	\$5,797,000
Contents	\$300,000
Site Improvements	\$514,300
Separately Insurable	\$0
Total	\$6,611,300
Per SqFt Rate	\$286

UNDERWRITING DATA

Occupancy 70% Fire Station, 30% Police Station or Jail
Stories above Grade 1 **Year Built** 2002
Superstructure SqFt 20,300 **Vacant** No
Substructure SqFt 0
Total SqFt **20,300**
ISO Class 100% 4 - Steel Frame/Masonry Non-Combustible
Foundation Type Mat/Slab
Exterior Wall Finish 70% Brick on Masonry, 20% Concrete Block, Split-Face, 10% Siding, Metal or Other on Frame
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Hip
Roof Frame Type Heavy Steel
Roof Materials 100% Steel
Heating System 60% Forced Warm Air, 40% Gas, Oil or Electric Suspended Unit Heater
Cooling System 60% Forced Cool Air, 40% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: offices, conference room, and emergency bays. Site improvements include: generator.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 025 - Water Well 8
Building 001 - Water Well 8
Address JP Sullivan Drive
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.52768984 **Longitude** W -84.64821565

INSURABLE VALUES	
Building	\$198,000
Contents	\$0
Site Improvements	\$4,400
Separately Insurable	\$0
Total	\$202,400
Per SqFt Rate	\$198,000

UNDERWRITING DATA

Occupancy 100% Well
Stories above Grade 1 **Year Built** 2008
Superstructure SqFt 1 **Vacant** No
Substructure SqFt 0
Total SqFt 1
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistive
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete, Poured-in-Place, 7-10in
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: controls, scada, well, and (2) 10hp pumps. Site improvements includes: fencing.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 028 - Lift Station - North Industrial Park & Hollow Ridge Drive
Building 001 - Lift Station - North Industrial Park & Hollow Ridge Drive
Address North Industrial Park & Hollow Ridge Drive
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.52745414 **Longitude** W -84.65025124

INSURABLE VALUES	
Building	\$121,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$121,000
Per SqFt Rate	\$1,260

UNDERWRITING DATA

Occupancy 100% Lift Station
Stories above Grade 1 **Year Built** 1994
Superstructure SqFt 96 **Vacant** No
Substructure SqFt 0
Total SqFt 96
ISO Class 100% 3 - Pre-Engineered Metal/Non-Combustible
Foundation Type Mat/Slab
Exterior Wall Finish 100% Siding, Metal or Other on Girts
Roof Pitch 100% Flat
Roof Geometry Flat
Roof Frame Type Light Gauge Steel
Roof Materials 100% Steel
Heating System 100% Gas, Oil or Electric Suspended Unit Heater
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: building, controls, scada, wetwell, and (2) 10hp pumps.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/25/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 029 - Lift Station - Campground
Building 001 - Lift Station - Campground
Address Campground
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.50184813 **Longitude** W -84.64410835

INSURABLE VALUES	
Building	\$68,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
Total	\$68,000
Per SqFt Rate	\$68,000

UNDERWRITING DATA

Occupancy 100% Lift Station
Stories above Grade 1 **Year Built** 2000
Superstructure SqFt 1 **Vacant** No
Substructure SqFt 0
Total SqFt 1
ISO Class 100% 6 - Reinforced Concrete Frame/Fire Resistive
Foundation Type Mat/Slab
Exterior Wall Finish 100% Concrete, Poured-in-Place, 7-10in
Roof Pitch 100% None
Roof Geometry None
Roof Frame Type None
Roof Materials 100% None
Heating System 100% None
Cooling System 100% None
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: wetwell, (2) 1.5hp pumps, scada, and controls.

BUILDING DETAIL REPORT

Michigan Municipal League Liability and Property Pool



CITY OF EATON RAPIDS

Inspected: 10/24/2023

Insured 5001790 **Tour Guide** Rob Pierce
Site 030 - Watercraft Rental Bldg.
Building 001 - Watercraft Rental Building
Address 114 Mill Street, Mill Point Park
City, State, Zip Eaton Rapids, MI 48827
Latitude N 42.51357940 **Longitude** W -84.65442080

INSURABLE VALUES	
Building	\$230,000
Contents	\$15,000
Site Improvements	\$0
Separately Insurable	\$0
Total	\$245,000
Per SqFt Rate	\$365

UNDERWRITING DATA

Occupancy 100% Office, Low-Rise
Stories above Grade 1 **Year Built** 2000
Superstructure SqFt 630 **Vacant** No
Substructure SqFt 0
Total SqFt **630**
ISO Class 50% 1 - Frame, 50% 2 - Masonry/Joisted Masonry
Foundation Type Mat/Slab
Exterior Wall Finish 50% Siding, Wood on Frame, 50% Siding, Wood on Masonry
Roof Pitch 100% Medium (8:12 to 12:12 Pitch)
Roof Geometry Gable
Roof Frame Type Wood Purlins
Roof Materials 100% Steel
Heating System 100% Electric Baseboard or Wall Unit
Cooling System 100% Thru-Wall Units
Electrical Yes **Plumbing** Yes
Passenger Elevators 0
Freight Elevators 0
Sprinkler System None **Type** None **Automatic Fire Detection** None **Type** None
Manual Fire Alarms None **Type** None **Entry Alarms** None **Type** None



NOTES: Includes: offices.



MEETING DATE: 04/22/2024

DIRECTOR OF PARKS, RECREATION & EVENTS

To: Mayor and City Council

Work Session

From: Corey Cagle, Director of Parks, Recreation & Events

Regular Meeting

Submitted: 04/18/2024

Subject: City of Eaton Rapids Recreation Van Rental

SUMMARY

The City of Eaton Rapids Parks, Recreation & Events Department would like to make the new 12-passenger van rentable to the Eaton Rapids Community. The City of Albion utilizes this program for their Parks & Recreation Van and has great success. This will generate revenue to the Parks, Recreation & Events Department throughout the year and provides a great service to our local organizations.

STAFF RECOMMENDATION/MOTION

None – Discussion.

LIST OF SUPPORTING DOCUMENTS

City of Eaton Rapids Recreation Rental Form – ROUGH DRAFT



City of Eaton Rapids Recreation Van

Application Instructions: Complete all applicable sections of this form. Type or use black ink. No application will be considered submitted or processed until a complete application and all required documents are received.

Date: _____ Organization Name: _____

Contact Person: _____ Nonprofit: Profit:

Address: _____ City: _____ State: _____

Destination: _____ Total Road Trip Mileage: _____

Total # of Passengers: _____ Reason for Van Rental/Intended Use: _____

Vehicle Driver(s): _____

(Drivers must be at least 21 years old and ALL DRIVERS must submit a Consent and Certification Form)

Authorization (City Manager or Designee): _____ Date: _____

In consideration for use of the van, and having read the attached use guidelines, I the undersigned, for myself, my executors, administrators, heirs, and assignees, do hereby release and discharge the City of Eaton Rapids of any and all claims of damages, demands, or actions whatsoever in any matter arising out of or in any way resulting from my use of the City of Eaton Rapids van. I further agree to fully indemnify, hold harmless, and defend the City of Eaton Rapids, its officers, council, employees, and agents, from any and all claims of damages, demands, or actions whatsoever in any matter arising out of or in any way resulting from my use of the City of Eaton Rapids Van. In further consideration for use of the van, I further agree to bound by the City of Eaton Rapids Parks, Recreation & Events Department Van Usage Guidelines, receipt of which is hereby acknowledged.

The following information and consent are necessary in order to conduct a proper review of your driving record. This information will be kept confidential. Please allow one (1) week for the certification process. Only those individuals certified will be allowed to drive the City of Eaton Rapids van.

CONSENT AND VERIFICATION

I consent to the release of information by law enforcement agencies concerning my ability and fitness to operate a motor vehicle owned by the City of Eaton Rapids.

I, _____, certify that the information provided in this application is to the best of my knowledge, true and accurate.

Driver's License #: _____ State in which Driver's License is Issued: _____

Date of Birth: _____ City/State/Zip: _____

Signature: _____ Date: _____



CITY OF EATON RAPIDS PARKS, RECREATION & EVENTS DEPARTMENT VAN USAGE GUIDELINES

(DATE SET)

1. City of Eaton Rapids activities/use will take precedence over outside rental requests.
2. Vehicle use is restricted to City of Eaton Rapids sponsored/supported events and activities and other non-profit organizations with approval of the City Manager or other designated staff.
3. Driver's must possess a valid Michigan Chauffeurs Driver's License; must be 21 years of age and be certified as an authorized driver.
4. Individuals with a poor driving record, as determined by the City Manager or other designated staff, will not be permitted to operate a City of Eaton Rapids vehicle.
5. Drivers represent the City of Eaton Rapids by driving the city-owned vehicle and are required to display proper decorum at all times.
6. Van fees are \$5.00 per hour or a maximum of \$25.00 per day for a non-profit organization; \$50 per day for a for-profit organization; plus .14 cent per traveled mile for non-profit organizations; .67 cents per traveled mile for for-profit organizations. These fees are to compensate the city for costs of maintenance and general upkeep of the van.
7. Users of City of Eaton Rapids vans are expected to return the van with a full tank of gas. If the van does not read a full tank of gas upon pickup, please contact the City Manager or other designated staff before departing the City Facility.
8. In addition to the maintenance fees described above, Individuals and Organizations who utilize City of Eaton Rapids vans will be required to make a \$50.00 deposit prior to receipt of the keys. The deposit will be returned to the renter after the vehicle has been inspected by City Staff and found by City Staff to be in the same as when issued. If the van is found to be in a different condition than when the keys were issued the \$50.00 deposit will be used to bring the vehicle back to the condition it was issued to the renter. In the event that the \$50.00 deposit is insufficient to restore the van to the condition prior to the individual's or organization's use of the van, the individual or organization shall be responsible for compensating the City for any and all costs in restoring the van to the condition prior to the individual's or organization's use of the van. Organizations who use the vans on numerous dates may choose to make a one-time deposit which will forward ahead (provided the van is in satisfactory condition) until the end date of the activity/event. However, in the event that the van is found to be in a different condition than when the keys were issued the \$50.00 deposit will be used to bring the van back to a satisfactory condition and the user will be required to make another \$50.00 deposit before they can use the van again. Additionally, the Organization shall be responsible for compensating the City for any and all costs in restoring the van to the condition prior to the organization's use of the van.
9. City Vehicles will be picked up and returned to the **LOCATION OF STORED VAN**. Keys are to be placed in the Drop Box in front of City Hall if the van is returned after 5:00 PM Monday through Friday or on weekends.
10. Individuals and organizations renting the City of Eaton Rapids Vans must complete a vehicle inspection checklist with City Staff prior to receiving the keys to the van. Upon your return of the van, the van will be inspected by City Staff and the user will be held responsible for any and all discrepancies and damages.
11. Any traffic violation issued to a driver while using a van will be the sole responsibility of the user and will be taken into consideration for future van use up to and including prohibiting any further van use.
12. No more than twelve (12) passengers are allowed in the van. All occupants must use seat belts when riding in the van.



MEETING DATE: 04/18/2024

DIRECTOR OF PARKS, RECREATION & EVENTS

To: Mayor and City Council

Work Session

From: Yvonne Ridge & Robert Pierce

Regular Meeting

Submitted: 04/22/2024

Subject: Statement of Work for MS365 Backup Services

SUMMARY

The amount of storage required to accommodate backups was underestimated in the original Dewpoint contract. Originally provisioned was storage of 4TB but the actual storage being consumed is over 62TB.

Dewpoint made us aware of the discrepancy in December 2023. The original amount requested to cover the additional TBs was quoted at \$1163.40 per month. Director Pierce has been working with John Varilek of Dewpoint since December and has negotiated a monthly amount of \$639.84 per month.

In addition, there is a fixed configuration activity to set up the additional storage. This is a one-time fixed cost of \$1,257.66.

The current contract with Dewpoint expires in August 2024.

STAFF RECOMMENDATION/MOTION

Approve the Statement of work for MS365 Backup Services for configuration activities. Approve the Statement of Work for MS365 Backup Services for the increase to Managed Services run rate for the remainder of the current Managed Services contract beginning May 1, 2024.

LIST OF SUPPORTING DOCUMENTS

Statement of work for MS365 Backup Services, configuration activities,

Statement of work for MS365 Backup Services, increase Managed Services



MEETING DATE: 04/18/2024

DIRECTOR OF PARKS, RECREATION & EVENTS

To: Mayor and City Council

Work Session

From: Yvonne Ridge & Robert Pierce

Regular Meeting

Submitted: 04/22/2024

Subject: City Clean Up Day

SUMMARY

The City Clean Up Day is scheduled for Saturday, June 8. This year we will be tracking the number of participants in the program. If you would like to volunteer to assist with the tracking, please let me know.

STAFF RECOMMENDATION/MOTION

Volunteer to assist during the event.

LIST OF SUPPORTING DOCUMENTS

Clean Up Day Flyers

SPRING CLEAN-UP EVENT

Saturday, June 8th 2024

8:30am - 12:00pm

**Howe Memorial Park -
100 Howe Drive - Eaton Rapids MI**

*ER City Residents Only!



Community Shred Day Information

Each Vehicle is Limited to 3 Containers

List of Recommended Items to Shred

- | | |
|------------------------|-------------------------|
| ATM Receipts | Client Lists |
| Brokerage Accounts | Competitive Information |
| Canceled Checks | Estimates |
| Debit Card Numbers | Financial Statements |
| Paycheck Stubs | Health Insurance Forms |
| Insurance Policies | Injury Reports |
| Investment Statements | Insurance Records |
| Medical/Dental Records | Credit Card Information |
| Tax Forms | Invoices |
| Personnel Files | Legal Documents |
| Personal Files | Medical Records |
| Bank Statements | Obsolete Contracts |
| Bids and Quotes | Payroll Records |
| Business Files/Records | Tax Records |

**WASTE ACCEPTANCE GUIDELINES—
EFFECTIVE 2005**

**As provided by State of Michigan statute
and rule and the Granger Prohibited/
Hazardous Waste Exclusion Work Plan**



PROHIBITED WASTES

The following prohibited wastes cannot be accepted under any condition or from any source:

- Hazardous waste & hazardous waste containers/labels
- Hazardous wastes are materials that are ignitable, corrosive, reactive or toxic, as well as listed wastes such as pesticides, herbicides, solvents and their containers
- Explosives, ammunition and firearms
 - Low-level radioactive waste and radioactive labeled containers
 - PCBs
 - Lead acid batteries
 - Liquid wastes (or free liquids)
 - Sewage and septic waste
 - Oil-based paint
 - Used oil
 - Materials that adversely affect the liner or leachate system

The following conditionally prohibited wastes can be accepted if the specific conditions indicated are met:

- Appliances containing refrigerants (refrigerants must be removed prior to disposal)
- Asbestos (requires proper packaging and handling)
- Empty drums (must be clean and crushed)
- Medical waste (decontaminated or packaged as required)
- Whole motor vehicle tires (must be cut in half)
- Yard clippings or yard waste (unless diseased or infested)
- Used beverage containers with \$0.10 deposit (only acceptable in very small quantities)

SPECIAL WASTES

The following special wastes can be accepted if the specific conditions indicated are met:

- Compressed gas cylinders (must be empty and valve must be removed)
- Contaminated soil (requires testing to confirm non-hazardous)
- Animal carcasses (will not be accepted in large quantities)
- Electronic waste (accepted only from households and exempt generators)
- Fluorescent light ballasts (without PCBs only)
- Fluorescent tubes (accepted only from households and exempt generators)
- Household paint (must be in non-liquid form)
- Incinerator ash (requires testing to confirm non-hazardous)
- Oil filters (must be drained for 24 hours)
- Sandblasting materials (require testing to confirm non-hazardous)

For additional information contact:

Phil Newsome

517-372-2800 (office)

517-819-9377 (mobile)

pnewsome@grangernet.com