

FINANCIAL IMPACT STATEMENT

Resolution# 05252-xx (Indian Town Housing Add.)

Date: 5/18/2023

Prepared by: Office of Finance and Revenue

Proposed Certified Motion under review:

Supplemental Funding in the amount of \$600,000 to complete two additional townhouses at Indian Town Housing Development

Programs possibly affected by this action:

Housing

Summary:

To build out an additional 2 units in the Indian Town Housing development

Scope of this Statement

\$600,000.00

Review of statements from other departments that may be impacted.

None

Summary of financial impact

*LTBB had an estimated \$14,290,442 in General Fund - Fund Balance as of the end of 2022
less \$224,456.17 from Resolution #021722-00
less \$220,000.00 from Resolution #030322-01
less \$5,800.00 from Resolution #042122-01
less \$7,000.00 from Resolution #071422-02
less \$1,000,000 from Resolution #071422-03
less \$28,510.12 from Resolution #091522-03 Road to Healing
less \$1,300,000 from Resolution #091522-02 Per Capita
less \$120,700 from Resolution #091522-05 Housing Repairs
less \$40,000 from Resolution #121522-01 for Human Services - Supplemental Burial
less \$300,000 from Resolution #121522-02 for Migizi Aviary
less \$36,399.00 from Resolution #121522-03 for Ziibi - 2022 Fourth Quarter funding
less \$103,344.17 from Resolution #121522-04 Tribal Burial Board FY23 Op Budget
less \$150,000 from Resolution 121522-05 from Ziibi FY23 Operating Budget
less \$140,000 from Resolution 012623-01 from Supplemental Funding Legislative Branch
less \$70,820 from Resolution 012623-02 from Jingtamok Supplemental Funding
less \$12,000 from Resolution 022323-01 from Water & Wastewater Systems Engineering Study*

Leaving \$10,531,412.54 available.

Initially, \$4,000,000 was appropriated for this project (Resolution #022522-01). Those funds have not been completely spent. *Important - Because of Accounting software migration to cloud, financials are not accessible for a report to be provided with FIS.* However, it has been indicated by the Executive that an additional 2 units will be able to be added for \$600,000. I.E. 8 units for \$4,000,000 or 10 units for \$4 600 000 This would reduce the per unit price of this build

Tribal Council Committee-Placement Request Form

Step 1 DIRECTORS, ADMINISTRATOR, EXECUTIVE OFFICE OR ALL OTHERS

Meeting Date: Phone Poll

Requester: Executive

Agenda Topic: Indian Town Increased Funding

Agenda Requests: Requests for action by the Committee shall utilize and submit this form to the Legislative Office. The Legislative Office shall notify the requestor as to the date the request will be placed on the Committee's Agenda.

Description of the issue: Request to increase allocation for project by \$600k. The current design is under budget and additional funds will allow for two more townhouse units to be built during current construction.

Action requested: motion, (resolution-**need to attach**) etc...
Approve increased allocation.

How proposed action would be implemented; and person(s) responsible:

CFO:

Reviewed by: Carmel Carls
Comments: 5-16-23 3:22 pm - Funds are available in the General Fund- Fund Balance in the amount of \$600,000 as requested.

***Attach work sheets and other supporting documentation.**

Executive:

Reviewed by:
Comments:

Step 2 LEGISLATIVE OFFICE

Reviewed by: MT 5/16/2023
Comments: Fund to SFA

Step 3

Sr Financial Analyst



Reviewed by:

Rachel Cope

5/18/2023

Comments:

See attached FIS

Step 4

Legislative Office to Committee Chairperson or Designee:



Reviewed by:

Comments:

Circle Action:

Committee Chair: circle committees decision below:

APPROVED - APPROVED W/ AMENDMENT - REJECTED - TABLED - DEFERRED

Defer to Legal or forward to Legislative office for Tribal Council next agenda or Phone Poll if time sensitive.

Step 5

IF NEEDED:

Legal Dept:

Forward to Legislative Office



Reviewed by:

Comments:

Step 6

LEGISLATIVE OFFICE

Forward to Tribal Council



Reviewed by:

Comments:

For Official Tribal Council Office Use Only:

Approved For Agenda Item on Meeting Date:

_____, 20____

By:

Signature:

Date:

_____, 20____

Print Name:

LITTLE TRAVERSE BAY BANDS OF ODAWA INDIANS

2nd Street Housing

629 2nd Street - Harbor Springs, MI 49740

DRAFT



GREENFIRE
BUILDERS OF THE FUTURE

May 15, 2023

TOTAL PROJECT FORECAST SUMMARY

Bldg C - 2 Additional Townhome Units

Description	SF		Per GSF	Per Unit	Total	Responsibility	Comments
	GSF	Units					
1.0 CONSTRUCTION	2,024	2					
1.01 Existing Site & Structure Demolition							
1.02 Triplex						GMS	
1.03 Townhouse Duplex						GMS	
1.04 Townhouse - 2 Additional Units	2,024	2	\$217.39	\$219,996	\$439,992	GMS	
1.04 Phase 2 - 4-Plex Townhouse					Not Included	N/A	
1.05 Sitework					\$0	GMS	
1.06 Miscellaneous Allowances						GMS	
1.07 Stormwater Detention					\$0	GMS	
1.08 Permitting					\$0	OWNER	
1.09 Construction Materials Testing					\$0	GMS	
1.10 Seasonal Conditions					\$1,000	GMS	
1.11 Electric Utility During Construction					\$500	GMS	
1.12 Architectural Design Services					\$50,000	GMS	
1.13 Conceptual Design & Costing Services Tasks 1-3					\$0	GMS	
1.14 Escalation Contingency		2.00%			\$9,830	GMS	
1.15 Estimating & Design Contingency		5.00%			\$25,066	OWNER	
1.15 CM Construction Contingency		3.00%			\$15,792	GMS	
1.16 CM General Liability Insurance		1.00%			\$5,422	GMS	
1.17 CM Fee		6.00%			\$32,856	GMS	
1.18 CM Payment and Performance Bond		1.00%			\$5,805	GMS	
		Subtotal:	\$289.65	\$293,131	\$586,262		
2.0 DESIGN & CONSULTANT COSTS							
2.01 Architectural Design Services					Included in 1.0	GMS	
2.02 Structural Design Services					Included in 1.0	GMS	
2.03 Civil Engineering Design Services					Included in 1.0	GMS	
2.04 Landscaping Design Services					Included in 1.0	GMS	
2.05 MEPFP Design Services - (Incl'd in CM Contracts)					Included in 1.0	GMS	
2.06 Energy Modeling Consultant Services					\$0	OWNER	
2.07 Enclosure Consultant Services & Inspections					\$0	OWNER	
2.08 Surveying - Boundary, Topo, & ALTA					\$0	OWNER	
2.09 Geotechnical Services / Soil Borings / Testing					\$0	OWNER	
2.10 Phase I ESA					\$0	OWNER	
2.11 Phase II ESA					\$0	OWNER	
2.12 Site Investigation, Soil Management, Oversight, & Remedial Action Plans					\$0	OWNER	
2.13 Hazardous Materials Consultant - Building Survey & Testing					\$0	OWNER	
2.14 UST Assessment					\$0	OWNER	
2.15 Consultant Reimbursable Charges					\$0	OWNER	
2.16 Escalation Contingency		2.00%			N/A - By Owner		
2.17 Estimating & Design Contingency		5.00%			N/A - By Owner		
2.18 CM Construction Contingency		3.00%			N/A - By Owner		
2.19 CM General Liability Insurance		1.00%			N/A - By Owner		
2.20 CM Fee		6.00%			N/A - By Owner		
2.21 CM Payment and Performance Bond		1.00%			N/A - By Owner		
		Subtotal:	\$0.00	\$0	\$0		
3.0 INSPECTIONS, TESTING, and PERMIT FEES							
3.01 Plan Examination Fees					Included in 1.0	OWNER	
3.02 Permits Allowance							
3.04 - Building Permits					Included in 1.0	GMS	
3.07 - Occupancy Permits					Included in 1.0	GMS	
3.13 - Water Service Relocation, Connection, Impact and/or Tapping Fees					\$0	OWNER	
3.14 - Storm & Sanitary Sewer Impact and/or Connection Fees					\$0	OWNER	
3.15 - Bio-Retention Basin Loading Fees					\$0	OWNER	
3.16 - Impervious Area Fees					\$0	OWNER	
3.17 - DNR Permits					\$0	OWNER	
3.18 - Erosion Control Bonds					\$0	OWNER	
3.19 - Stormwater Management Bonds					\$0	OWNER	

LITTLE TRAVERSE BAY BANDS OF ODAWA INDIANS

2nd Street Housing

629 2nd Street - Harbor Springs, MI 49740

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GREENFIRE
BUILDERS OF THE FUTURE

May 15, 2023

TOTAL PROJECT FORECAST SUMMARY

Bldg C - 2 Additional Townhome Units

Description	SF	Per GSF	Per Unit	Total	Responsibility	Comments
3.20 Utility Infrastructure Fees:				\$0	OWNER	
3.21 - Electrical Service Infrastructure Relocation & New Service Fees				\$0	OWNER	
3.22 - Gas Service Infrastructure Relocation & New Service Fees				\$0	OWNER	
3.23 - Phone Service Infrastructure Relocation & New Service Fees				\$0	OWNER	
3.24 - Catv Service Infrastructure Relocation & New Service Fees				\$0	OWNER	
3.25 - Traffic and/or Street Light Relocation & New Service Fees				\$0	OWNER	
3.26 Construction Materials and Soil Testing				Included in 1.0	GMS	
3.27 Field Engineering / Layout & Construction Staking				Included in 1.0	GMS	
3.28 Building Commissioning				\$0	OWNER	
3.29 Building Envelope/Enclosure Testing				\$0	OWNER	
3.30 Escalation Contingency	2.00%			N/A - By Owner		
3.31 Estimating & Design Contingency	5.00%			N/A - By Owner		
3.32 CM Construction Contingency	3.00%			N/A - By Owner		
3.33 CM General Liability Insurance	1.00%			N/A - By Owner		
3.34 CM Fee	6.00%			N/A - By Owner		
3.35 CM Payment and Performance Bond	1.00%			N/A - By Owner		
Subtotal:		\$0.00	\$0	\$0		
4.0 FURNISHINGS, OPERATING SUPPLIES & EQUIPMENT COSTS						
4.01 Furniture, Filing Cabinets - (Desks, Chairs, etc.)				\$0	OWNER	
4.02 Play Field Equipment and Surfacing				\$0	OWNER	
4.03 Fitness and Exercise Equipment				\$0	OWNER	
4.04 Building Signage Allowance				\$0	OWNER	
4.05 Monumental Site Signage Allowance				\$0	OWNER	
4.06 Integrated Artwork				\$0	OWNER	
4.07 Network and Computers				\$0	OWNER	
4.08 Audio / Visual Equipment				\$0	OWNER	
4.09 Voice & Data Equipment				\$0	OWNER	
4.10 Security & Surveillance System Equipment				\$0	OWNER	
4.11 Mock-Up FFE				\$0	OWNER	
4.12 Escalation Contingency	2.00%			N/A - By Owner		
4.13 Estimating & Design Contingency	5.00%			N/A - By Owner		
4.14 CM Construction Contingency	3.00%			N/A - By Owner		
4.15 CM General Liability Insurance	1.00%			N/A - By Owner		
4.16 CM Fee	6.00%			N/A - By Owner		
4.17 CM Payment and Performance Bond	1.00%			N/A - By Owner		
Subtotal:		\$0.00	\$0	\$0		
5.0 OTHER PROJECT COSTS						
5.01 Land Purchase				\$0	OWNER	
5.02 Builder's Risk Insurance				\$0	OWNER	
5.03 Appraisals, Titles, Docs				\$0	OWNER	
5.04 Startup - Merchandise Materials, Setup, Hiring, & Training				\$0	OWNER	
5.05 Moving, Marketing, Legal, & Financing				\$0	OWNER	
5.06 Operational Costs				\$0	OWNER	
5.07 Owner Contingency				\$0	OWNER	
Subtotal:		\$0.00	\$0	\$0		
TOTAL PROJECT FORECAST		\$289.65	\$293,131	\$586,262		

NOTES & CLARIFICATIONS

This estimate is provided as a rough order of magnitude of forecasted costs. The scope of work needs to be further defined to refine these numbers.

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GREENFIRE
 BUILDERS OF THE FUTURE

May 15, 2023

Townhouse - 2 Additional Units Estimate Detail

BUILDING SYSTEMS	SYSTEM SF	U/M	PER SYSTEM	PER GSF	TOTAL
				2,024	gsf
02 Existing Conditions	0	sf	\$0.00	\$0.00	\$0
03 Concrete	2,024	sf	\$18.53	\$18.53	\$37,500
04 Masonry	0	sf	\$0.00	\$0.00	\$0
05 Metals	0	sf	\$0.00	\$0.00	\$0
06 Woods, Plastics, Composites	2,024	sf	\$48.97	\$48.97	\$99,116
07 Thermal and Moisture Protection	2,024	sf	\$26.23	\$26.23	\$53,083
08 Openings	2,024	sf	\$15.56	\$15.56	\$31,488
09 Finishes	2,024	sf	\$24.50	\$24.50	\$49,588
10 Specialties	2,024	sf	\$2.12	\$2.12	\$4,300
11 Equipment	2,024	sf	\$4.45	\$4.45	\$9,000
12 Furnishings	2,024	sf	\$6.52	\$6.52	\$13,194
13 Special Construction	0	sf	\$0.00	\$0.00	\$0
14 Conveying Equipment	0	stop	\$0.00	\$0.00	\$0
21 Fire Protection	0	sf	\$0.00	\$0.00	\$0
22 Plumbing	2,024	sf	\$19.24	\$19.24	\$38,932
23 HVAC	2,024	sf	\$20.24	\$20.24	\$40,956
26 Electrical	2,024	sf	\$15.24	\$15.24	\$30,836
31 Earthwork	2,024	sf	\$3.77	\$3.77	\$7,634
32 Exterior Improvements	2,024	sf	\$5.12	\$5.12	\$10,364
33 Utilities	2,024	sf	\$6.92	\$6.92	\$14,000
1.1 General Conditions - (Included)	0	sf	\$0.00	\$0.00	\$0
1.2 Project Requirements - (Included)	0	sf	\$0.00	\$0.00	\$0
					(Assumes Overall Project Duration does not need to Extend so GC & PR Costs do not have to be added)
Subtotal Direct Construction				\$217.39	\$439,992

LITTLE TRAVERSE BAY BANDS OF ODAWA INDIANS

2nd Street Housing

629 2nd Street - Harbor Springs, MI 49740

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GREENFIRE
BUILDERS OF THE FUTURE

May 15, 2023

Townhouse - 2 Additional Units Estimate Detail

03 Concrete			Unit Price	Total
Cast-in-Place Concrete				
Cast-in-Place Foundations	1	ls	\$36,000.00	\$36,000
Layout	1	ls	\$1,500.00	\$1,500
03 Concrete Subtotal				\$37,500

04 Masonry			Unit Price	Total
NO WORK ASSUMED				
04 Masonry Subtotal				\$0

05 Metals			Unit Price	Total
NO WORK ASSUMED				
05 Metals Subtotal				\$0

06 Wood, Plastics, and Composites			Unit Price	Total
Rough Carpentry - (Labor & Materials)				
Rough Carpentry	2,024	sf	\$40.00	\$80,960
Finish Carpentry				
Finish Carpentry - (Labor Only)	2,024	sf	\$6.50	\$13,156
Wood Trim				
Interior Trim	2	unit	\$2,500.00	\$5,000
06 Woods, Plastics, and Composites Subtotal				\$99,116

07 Thermal and Moisture Protection			Unit Price	Total
Waterproofing - Foundation				
2" Foundation Insulation	760	sf	\$2.00	\$1,520
Thermal Insulation				
Thermal & Acoustical Insulation	2,024	sf	\$3.50	\$7,084
Siding & Soffit Panel Systems				
Vinyl Siding	1,585	sf	\$15.00	\$23,773
Aluminum Soffit & Fascia	413	sf	\$20.00	\$8,269
Roofing				
Shingled Roofing System	1,369	sf	\$8.50	\$11,634
Sealants & Caulking				
Sealants & Caulking - Exterior	2,297	sf	\$0.35	\$804
07 Thermal and Moisture Protection Subtotal				\$53,083

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GREENFIRE
 BUILDERS OF THE FUTURE

May 15, 2023

Townhouse - 2 Additional Units Estimate Detail

08 Openings			Unit Price	Total
Doors, Frames, & Hardware				
Doors, Frames, & Hardware	2	unit	\$5,000.00	\$10,000
Windows & Entry Doors				
Vinyl SH Windows	195	sf	\$55.00	\$10,738
Composite Entry Doors	103	sf	\$100.00	\$10,300
Mirrors				
1/4" frameless vanity mirror - width of vanity tops x 42" hi	3	ea	\$150.00	\$450
08 Openings Subtotal				\$31,488

09 Finishes			Unit Price	Total
Gypsum Board Systems - Interior				
Gypsum Board Systems - Interior	2,024	sf	\$14.00	\$28,336
Flooring				
Carpet & Resilient Flooring	2,024	sf	\$5.50	\$11,132
Paint & Wallcovering - Interior				
Painting	2,024	sf	\$5.00	\$10,120
09 Finishes Subtotal				\$49,588

10 Specialties			Unit Price	Total
Signage				
Signage	2	unit	\$100.00	\$200
Toilet Accessories				
Apartment Bath Accessories	3	bath	\$200.00	\$600
Postal Specialties				
Mailboxes	2	ea	\$250.00	\$500
Closet & Utility Shelving				
Wire Closet Shelving	2	unit	\$1,500.00	\$3,000
10 Specialties Subtotal				\$4,300

11 Equipment			Unit Price	Total
Appliances				
Residential Appliances	2	unit	\$4,500.00	\$9,000
11 Equipment Subtotal				\$9,000

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GREENFIRE
 BUILDERS OF THE FUTURE

May 15, 2023

Townhouse - 2 Additional Units Estimate Detail

12 Furnishings			Unit Price	Total
Window Treatments				
1" Aluminum Mini-Blinds	299	sf	\$4.00	\$1,194
Manufactured Wood Casework				
Kitchen Casework	2	unit	\$3,000.00	\$6,000
Countertops				
Kitchen Countertops	2	unit	\$3,000.00	\$6,000
12 Furnishings Subtotal				\$13,194
13 Special Construction			Unit Price	Total
NO WORK ASSUMED				
13 Special Construction Subtotal				\$0
14 Conveying			Unit Price	Total
NO WORK ASSUMED				
14 Conveying Subtotal				\$0
21 Fire Protection			Unit Price	Total
NO WORK ASSUMED				
21 Fire Protection Subtotal				\$0
22 Plumbing			Unit Price	Total
Plumbing	2,024	sf	\$18.00	\$36,432
Design-Build Drawings	1	ls	\$2,500.00	\$2,500
22 Plumbing Subtotal				\$38,932
23 HVAC			Unit Price	Total
HVAC	2,024	sf	\$19.00	\$38,456
Design-Build Drawings	1	ls	\$2,500.00	\$2,500
23 HVAC Subtotal				\$40,956

LITTLE TRAVERSE BAY BANDS OF ODAWA INDIANS

2nd Street Housing

629 2nd Street - Harbor Springs, MI 49740

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GREENFIRE
BUILDERS OF THE FUTURE

May 15, 2023

Townhouse - 2 Additional Units Estimate Detail

26 Electrical			Unit Price	Total
Electrical	2,024	sf	\$14.00	\$28,336
Design-Build Drawings	1	ls	\$2,500.00	\$2,500
26 Electrical Subtotal				\$30,836

31 Earthwork			Unit Price	Total
Building Excavation & Backfill				
Excavate Footings	102	cy	\$30.00	\$3,058
Footing/Foundation Backfill - Onsite Soil	102	cy	\$25.00	\$2,548
Building Aggregate				
Footing/Foundation Backfill	8	ton	\$30.00	\$227
6" Base Course - Slab on Grade	39	ton	\$35.00	\$1,374
12" Base Course - Stoop Slab on Grade	12	ton	\$35.00	\$428
31 Earthwork Subtotal				\$7,634

32 Exterior Improvements			Unit Price	Total
Paving & Surfacing				
Asphalt Paving	720	sf	\$6.00	\$4,320
Aggregate Base Course	53	ton	\$35.00	\$1,867
Paving Specialties				
Pavement & Stall Marking - (Surface Parking)	4	ea	\$25.00	\$100
Site Concrete - (C&G, Sidewalks, & Flatwork)				
Private Sidewalk and Stoops	162	sf	\$8.50	\$1,377
Public Sidewalk with Turndown Edge	180	sf	\$15.00	\$2,700
32 Exterior Improvements Subtotal				\$10,364

33 Utilities			Unit Price	Total
Water Distribution				
Water Lateral Stubbed into Bldg	1	ea	\$5,000.00	\$5,000
Permitting	1	ls	\$2,000.00	\$2,000
Sanitary Sewerage System				
Sanitary Sewer Stubbed into Bldg - (not 5ft short)	1	ea	\$5,000.00	\$5,000
Permitting	1	ls	\$2,000.00	\$2,000
Storm Drainage System				
NO WORK ASSUMED				
33 Utilities Subtotal				\$14,000

			Subtotal	\$439,992
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LITTLE TRAVERSE BAY BANDS OF ODAWA INDIANS
7500 Odawa Circle
Harbor Springs, MI 49740
TRIBAL RESOLUTION # XXXXXX-XX

Supplemental Funding in the amount of \$600,000 to complete two additional townhouses at Indian Town Housing Development

WHEREAS, Section XIV of the Tribal Government Budget Formulation and Modification Statute, WOS 2020-006, requires supplemental funding to be approved by Resolution, and

WHEREAS, a request for supplemental funding must include (1) the reason for requesting the supplemental funding, (2) a brief narrative, (3) the amount requested (4) required signatures, and (5) the funding source, and

WHEREAS, The Little Traverse Bay Band of Odawa Indians are currently constructing eight units of housing at the Indian Town Housing Development on Second street.

WHEREAS, The Planning Department requests supplemental funding to complete an additional two housing units as part of Phase One of the housing project.

WHEREAS, The Appropriations and Finance Committee passed a motion to recommend to Tribal Council to supplement the Planning Department Budget to amend the contract with Green Fire Management Inc to increase the number of units at Second street to ten units for Phase One.

THEREFORE, BE IT RESOLVED that as recommended by the Appropriations and Finance Committee, the Little Traverse Bay Bands of Odawa Indians Tribal Council authorizes and supplements funding to the Planning Department Budget in the amount of \$600,000 funding to come from the General Fund- Fund Balance. Funds are available until project completion.

CERTIFICATION

As the Tribal Council Legislative Leader and Tribal Council Secretary, we certify that this Tribal Resolution was duly adopted by the Tribal Council of the Little Traverse Bay Bands of Odawa Indians at a regular meeting of the Tribal Council held on May 16th, 2023 at which a quorum was present, by a vote of in favor, 0 opposed, 0 abstentions, and absent as recorded by this roll call:

	In Favor	Opposed	Abstained	Absent
Fred Kiogima	_____	_____	_____	_____
Tamara Munson	_____	_____	_____	_____
William Ortiz	_____	_____	_____	_____
Aaron Otto	_____	_____	_____	_____
Leroy Shomin	_____	_____	_____	_____
Melissa Pamp	_____	_____	_____	_____
Marcella Reyes	_____	_____	_____	_____
James Pontiac	_____	_____	_____	_____
Emily Proctor	_____	_____	_____	_____

Date: _____

 Emily Proctor, Legislative Leader

Date: _____

 Marcella Reyes, Tribal Council Secretary

Received by the Executive Office on 5/16/2023 by Marion Taylor

Pursuant to Article VII, Section D, Subsection 1 of the Little Traverse Bay Bands of Odawa Indians Constitution adopted on February 1, 2005 the Executive concurs in this action of the Tribal Council.

Date: _____

 Regina Gasco Bentley, Tribal Chairperson

Received from the Executive on _____ by _____

