



## VILLAGE OF SUTTONS BAY

COMMITTEE OF THE WHOLE

420 Front Street


Suttons Bay, MI 49682

Tuesday September 9, 2025 at 8:30 am

### AGENDA

#### Call to Order

1. Reports (staff)
  - a. DPW Director Report
  - b. Marina Report
  - c. WWTP Report
  - d. Treasurer Report
2. Additions / Deletions to the Agenda
3. Reports / Communications
4. Committee Member Information / Comments
5. Public Comments (*Please limit remarks to no more than three (3) minutes or less*).
6. Old Business
7. New Business
  - a. VSB-2025-26 Boater Service & Public Restroom Update
  - b. St Mary's Street Discussion
8. Public Comments/Written Communication
9. Committee Member Comments
10. Announcements:
11. Adjourn

		<b>VILLAGE OF SUTTONS BAY</b> <b>REPORT VSB -2025 - 26</b>	
Prepared:	September 2, 2025	Pages:	1 of 1
Meeting:	September 9, 2025	Attachments:	<input checked="" type="checkbox"/>
Subject:	Boater Services & Public Restroom Update		

## OVERVIEW

As we continue to work with Abonmarche on designing a new Boater Service Building & Public Restroom for the village, we wanted to present the Village Council with the updated rendering and gather some feedback before moving into final design and engineering. The goal is to have this project out for bid in the coming weeks and scheduled for a spring ground breaking. Admittedly, we would have liked to have been here a few weeks ago, however due to various circumstances we are behind.

**Option #1** (\$985,000 - \$406,000 = \$579,000) The structure is approximately **1,507 sf** with a roof structure of 2,596 sf has **three stalls and two sinks**. The building cost estimate as presented would be approximately \$175,000 over our original budget. Although that is a significant number, there are two major variables that should be considered;

1. The bathrooms are now designed for year-round operation. This adds significant costs to the project as the design has to allow for shutting down the marina portion in the winter while keeping the public portion open and heated.
2. The project is being funded by the DDA, Marina funds and state grant. This is significant as we have been budgeting for this project for some time and the grant will cover around 40% of the cost.

There are a few cost saving items that we could consider such as:

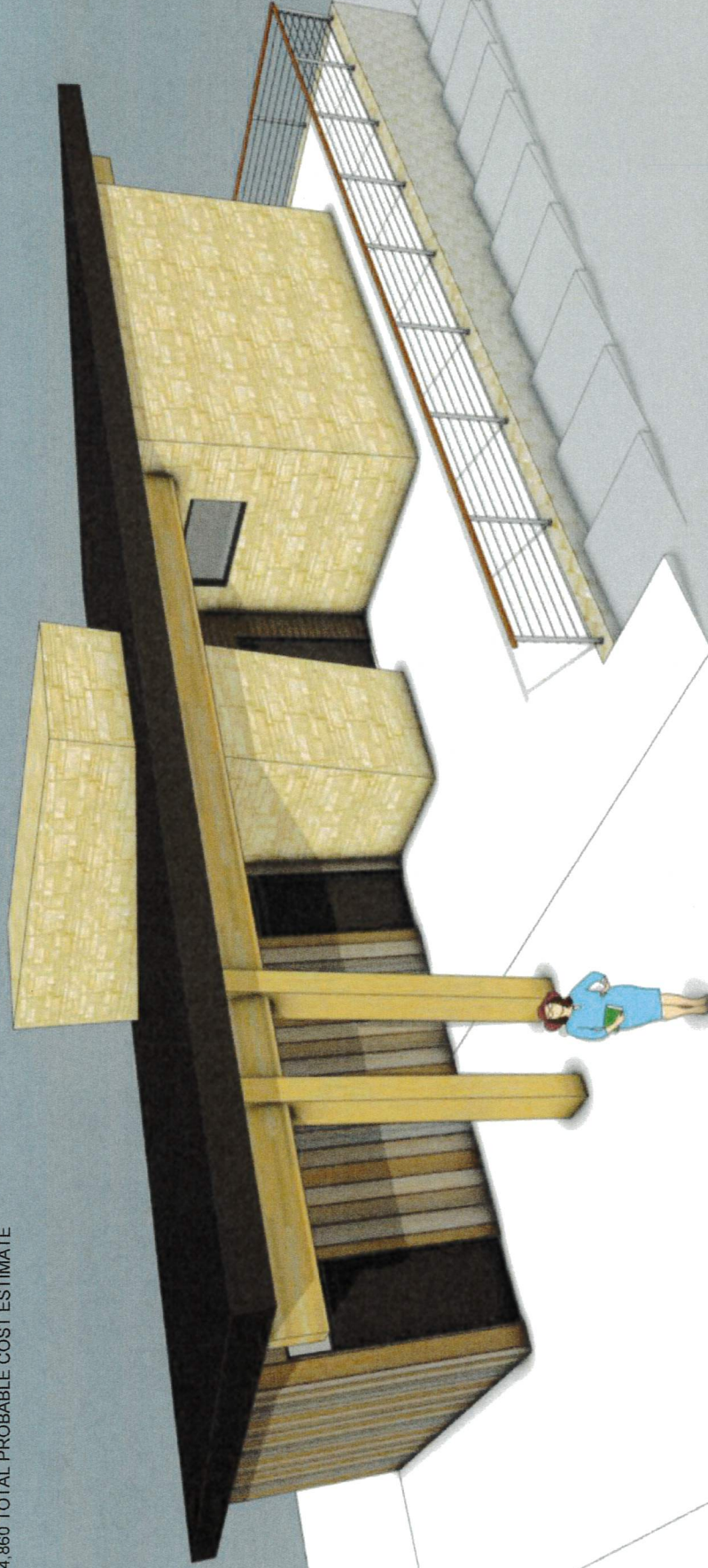
1. Eliminate the roof overhang and wooden beam structure.
2. Eliminate the architectural roof structure.
3. Eliminate a stall and sink in both the men's and women's bathrooms and lowering the building footprint.

**Option #2** (\$877,000 - \$406,000 = \$471,000) The building size is **1,417sf** with a roof area of 2,178 sf. and designed with **two stalls and one sink**. The illustration reflects the elimination of all three items listed above, reducing the price by approximately \$108,000 and the size by less than 100sf. Although this option takes on a minimalist approach, it also adds various functional concerns and certainly lacks visual appeal. For example, without the roof extension, snow removal becomes more difficult as there is no protection from the snow or associated drifts.

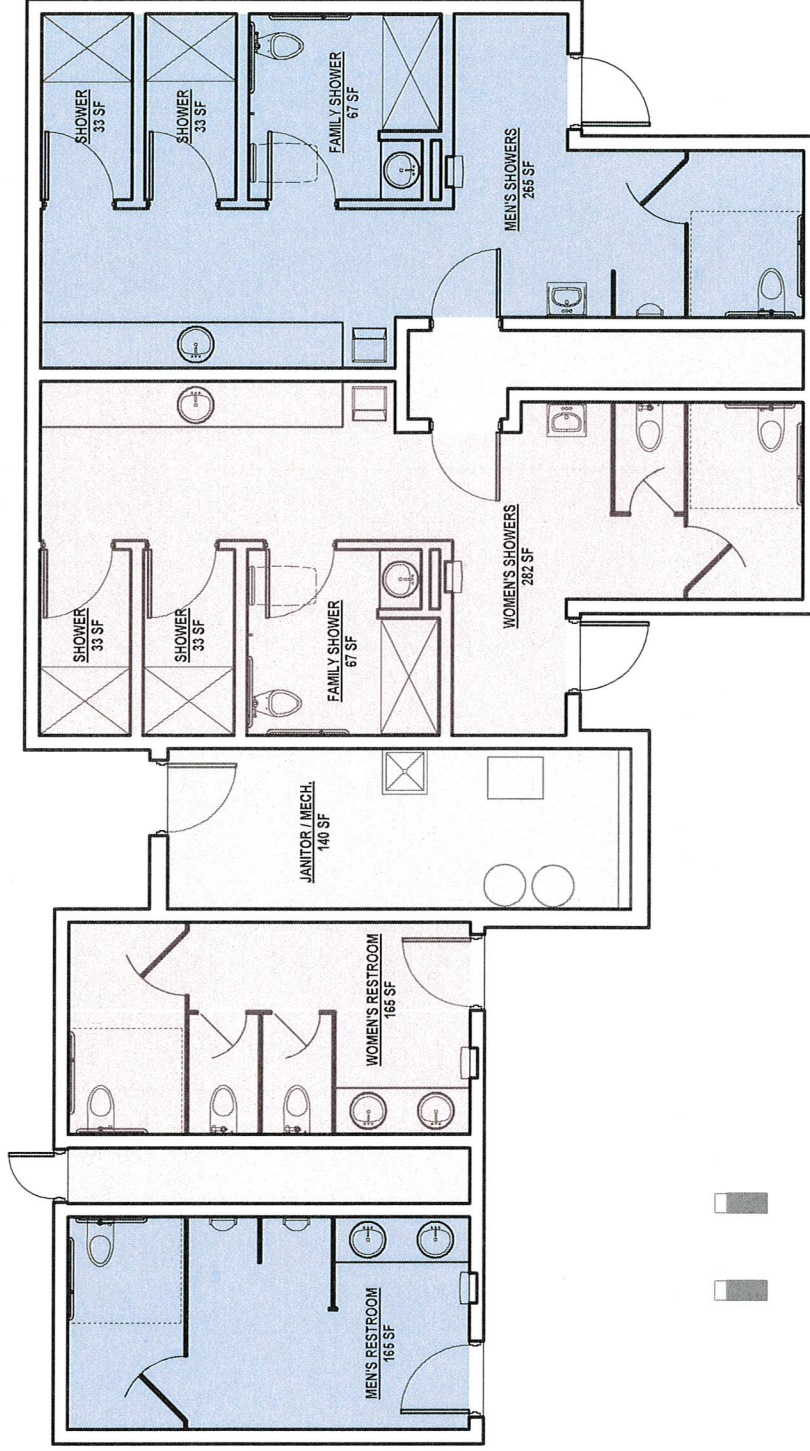
## STAFF COMMENT

As a reminder, we currently utilize one stall per bathroom so both options are an upgrade from our current situation. Although I believe we should eliminate the roof (architectural) structure we should consider keeping the roof overhang and from a cost perspective, the third stall makes sense if we are planning for the future. So, do we plan for 2026 or do we plan for the future?

OPTION 1 - FULL-BUILD  
\$984,860 TOTAL PROBABLE COST ESTIMATE



1,507 SF BUILDING AREA  
2,596 SF ROOF AREA

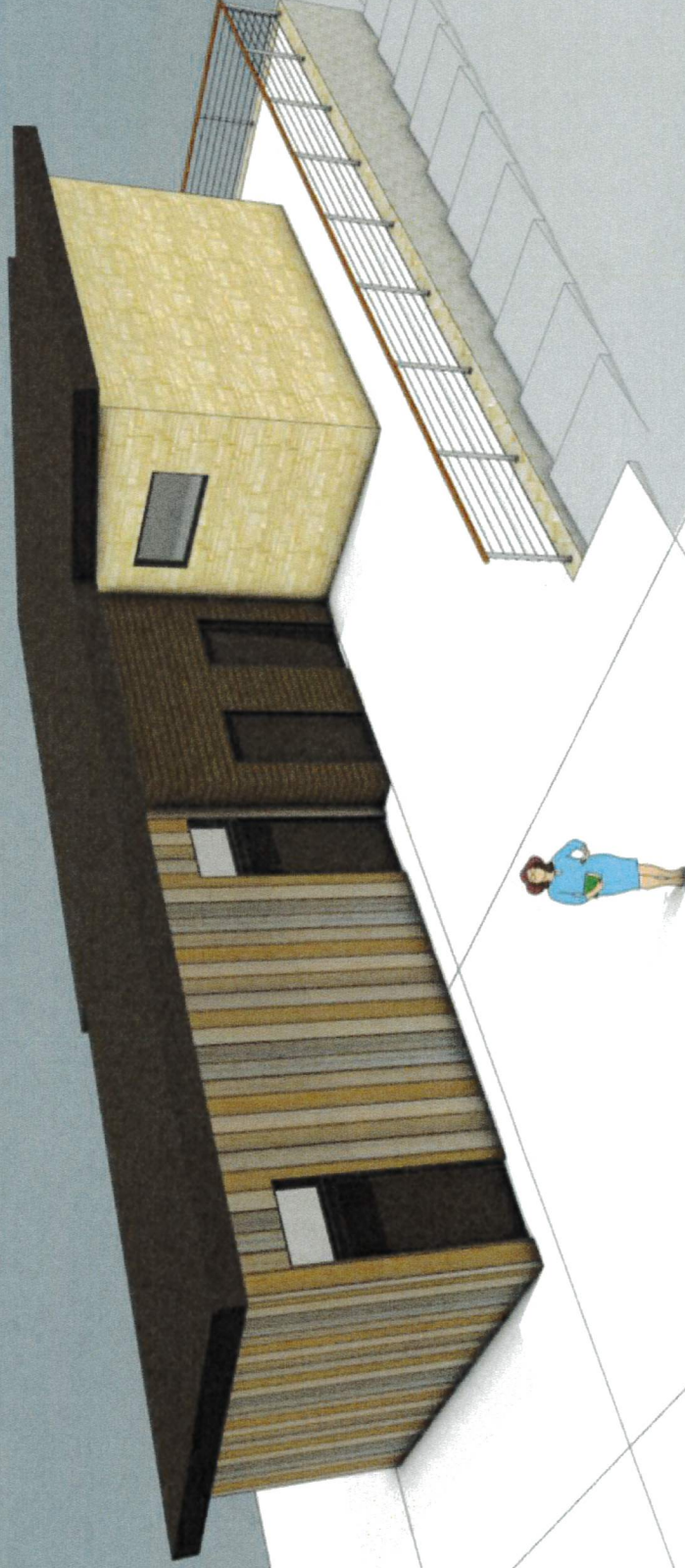


# OPTION 1 FLOOR PLAN

5/5/2025 3/16" = 1'-0"

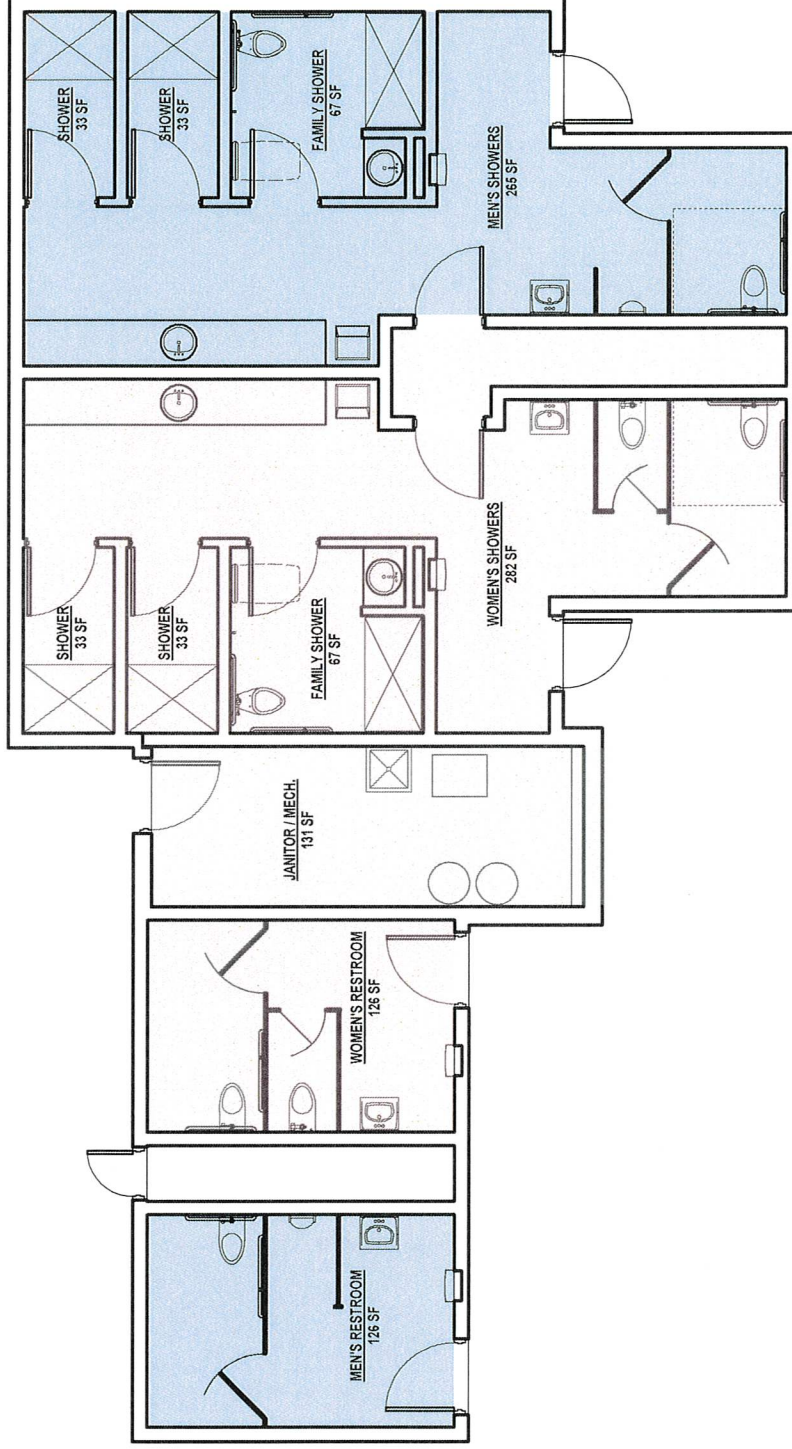


OPTION 2 - SMALLER-BUILD\*  
\$876,741 TOTAL PROBABLE COST ESTIMATE



1,417 SF BUILDING AREA  
2,178 SF ROOF AREA

\*REDUCTIONS TO FIXTURE COUNTS IN PUBLIC RESTROOMS  
AND EXTENDED ROOF AREA (PROTECTED OVERHANG)



## OPTION 2 FLOOR PLAN

5/5/2025 3/16" = 1'-0"