



# Invitation to Bid

## 50' Boat Slip for Sale

### South Cove Marina - New Buffalo, Michigan

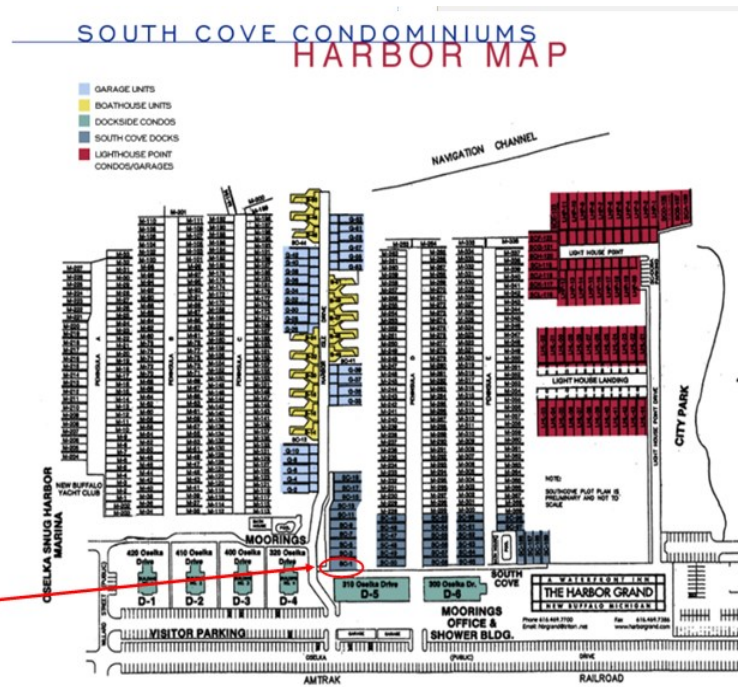
#### Opportunity

The City of New Buffalo currently owns slip SC-1, a 50' boat slip, within the South Cove Marina (<https://southcovecondos.com/>). Situated adjacent Lake Michigan in New Buffalo, South Cove is a convenient drive from numerous population centers and is located in the heart of the Harbor Country. The City of New Buffalo dredged the slip during 2023 to prepare it for sale. A copy of the final punch list and bathymetric information from the City's engineer is available in Attachment A for review. The slip is within walking distance from downtown New Buffalo, the community's public beach and the Marquette Greenway Trail.

#### About South Cove Marina

Originally built in the mid-late 70's, South Cove has a unique mix of properties ranging from 30' boat slips (dock-a-miniums) and cabanas to multi-story condos with attached garages and 50' boat slips. Over two hundred South Cove home owners enjoy many other features that create a resort lifestyle including sidewalks adjacent to the marina and New Buffalo harbor areas

- Harbor and lake views
- Walking distance to the public marina, beach, downtown shops and restaurants, Amtrak
- Private pool and showers
- Designated reserved parking
- Guest parking
- Property management company assuring quality maintenance





## Invitation to Bid - South Cove Marina 50' Boat Slip for Sale

As required for any condominium association, South Cove has established bylaws and covenants to assure the long-term viability of the association, an elected Board of seven homeowners is responsible for:

1. Establishing and maintaining an annual operating budget, including monthly homeowner fees;
2. Interpreting and enforcing compliance with the bylaws and covenants; and,
3. Protecting the long-term values of property owners.

To assure professional, quality maintenance for the homeowners, The South Cove Association has contracted with an independent property management company, Lake Front Property Management to provide property management services. Individual properties may be listed for sale by the homeowners. No "for sale" signs are permitted by the Association. To assure a quality lifestyle for owners, the By-Laws prohibit property owners from renting their units on a daily or weekly basis.

### Important Bid Dates and Submission Information

- Invitation to Bid: May 8, 2024
- Bids Due Date: June 5, 2024 - 12:00 e.s.t
- All bids shall be submitted to New Buffalo City Hall in a **SEALED ENVELOPE** clearly labeled "**City of New Buffalo 50' Boat Slip Bid**" by 12:00 e.s.t on June 5, 2024 and addressed to:  
Amy Fidler, City Clerk  
City of New Buffalo  
224 West Buffalo Street  
New Buffalo, MI 49117
- *No electronic or facsimile bids will be accepted.*

### Questions

Any questions should be addressed to Darwin Watson, City Manager at 269.469.1500. or [dwatson@cityofnewbuffalomi.gov](mailto:dwatson@cityofnewbuffalomi.gov)

### Terms and Conditions

- The City of New Buffalo plans to make a recommendation to City Council for the sale of the slip to the responsive high bidder at its June 17, 2024 City Council meeting for approval.
  - All bidders are required to honor their bids for a forty-five(45) day period to verify the responsiveness of the bid and allow the City Council to act on the proposed sale.
  - It is the intent of the City of New Buffalo to close on the sale of the slip within sixty (60) days of submission.
  - Any association/user fees and taxes already paid for the year will be prorated between the City of New Buffalo and the purchaser to at the time of sale to reflect time of ownership for the current year.
  - The City reserves the right to accept or reject any bids with the intent to accept the highest responsive bid for the sale of the subject boat slip. The slip is being sold in "as-is" condition to the winning bidder.
-



## Invitation to Bid - South Cove Marina 50' Boat Slip for Sale

- The information contained within this invitation to bid is accurate to the best knowledge of the City of New Buffalo. By signing and submitting the subject bidding document, the bidder agrees to the terms and conditions as outlined in the subject invitation to bid.

### **Bid Amount**

*(All information must be filled in below for a bid to be considered responsive)*

I, \_\_\_\_\_ (name) submit an offer in the amount of \$\_\_\_\_\_ (US Dollars) for the purchase slip SC-1 in the South Cove Marina from the City of New Buffalo.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Home Address:

\_\_\_\_\_

Phone Number:

\_\_\_\_\_

Email Address:

\_\_\_\_\_



# ATTACHMENT A

**PUNCHLIST MEETING SUMMARY  
CITY OF NEW BUFFALO SOUTH COVE SLIP DREDGING PROJECT  
ACI Project No. 22-1915**

**September 25, 2023  
6:00 PM EST**

**1. ATTENDEES:**

Mike Morphey, PE, Abonmarche Consultants Inc.  
Dustin Merrell, Merrell Bros., Inc.  
Additional Representative from Merrell Bros, Inc.

**2. SITE REVIEW SUMMARY:**

Photos are attached for reference.

Prior to meeting with Merrell Brothers at the dredge site, Mike Morphey reviewed the condition of the boat launch. After reviewing the launch, Mike met with Merrell Brothers at the dredge site to discuss their observations during dredging, the work completed, and the condition of site components. Following the site meeting, Mike reviewed the condition of the placement site.

**A. City Boat Launch - Complete**

- a. The boat launch was clean, with no observed remnant sediment left within the limits of the launch.
- b. One of the skid piers was temporarily located upland of the launch, which Merrell later confirmed the City had helped relocate. City staff would also return the skid pier to the launch after demobilization.
- c. The work barge was present within one of the launch ramps and a turbidity curtain was laid out to dry. Merrell Brothers would subsequently load the equipment and demobilize completely on Tuesday, 9/26, after Mike confirmed that the work was complete.

**B. Dredge Site – South Cove Slips SC1, SC3, SC5**

- a. The site was clean, and seawalls and docks appeared to be in the same condition as pre-construction with no corrective actions noted.
- b. Merrell Brothers indicated:
  - i. Slip SC1 contained primarily granular material to the contract depth

- ii. Slips SC3 and SC5 also contained granular material, but they encountered clay near the contract depth. Mike had previously directed Merrell to generally avoid dredging the clay material as it is likely in-situ material and deepening the slips beyond pre-deposition was not intended.
  - iii. Merrell indicated the black, floating PWC dock located in Slip SC5 could not be moved, but that it did not prevent them from completing the work in that slip as defined in the contract drawings.
  - iv. Merrell indicated that it had left material around the outside of the slips to avoid impacts to seawalls.
  - v. Merrell indicated that they had measured depths on a 4' grid spacing prior to finishing to confirm that depths were met. All depths had been met per their self-check process.
- c. Bubbler lines were left neatly hanging at finger piers.
  - d. Mike measured depths around the slips and recorded readings relative to the top of concrete walk. This information is provided in an as-built drawing attached, intended for future reference. Note that measurements were limited from land, but that a discernable flat area was left around perimeter, per the contract, and a slope could be 'felt' with the measuring rod to the deeper areas per the contract.

Within the limitations of land-based measurements, Abonmarche believes that Merrell Brothers has achieved the dredging depth requirements.

#### **C. Placement Site – City of New Buffalo Streets Department Yard**

- a. The placement site appeared to be neat, and no issues were observed.
- b. The gate was closed at 7:12pm and Mike notified Merrell Brothers that the work was completed, and that demobilization could be started.

**This summary represents the author's understanding of the meeting and observations while on site. Please contact Abonmarche with any questions.**





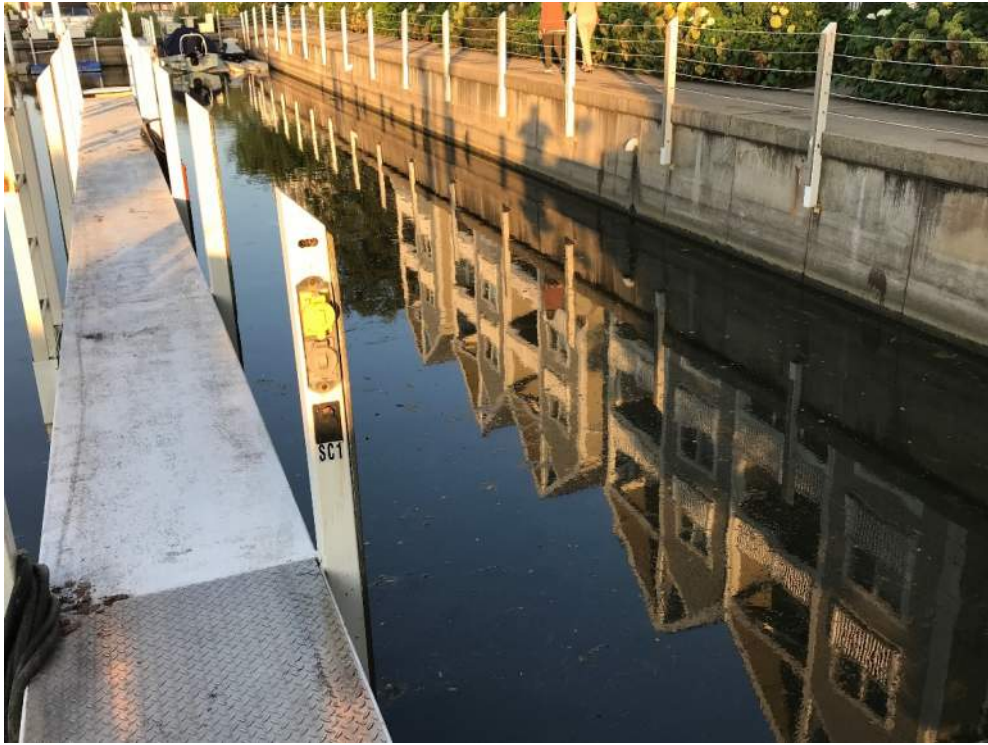
**South Cove Slip Dredging Punchlist – September 25, 2023**



Launch Ramp



Launch Ramp



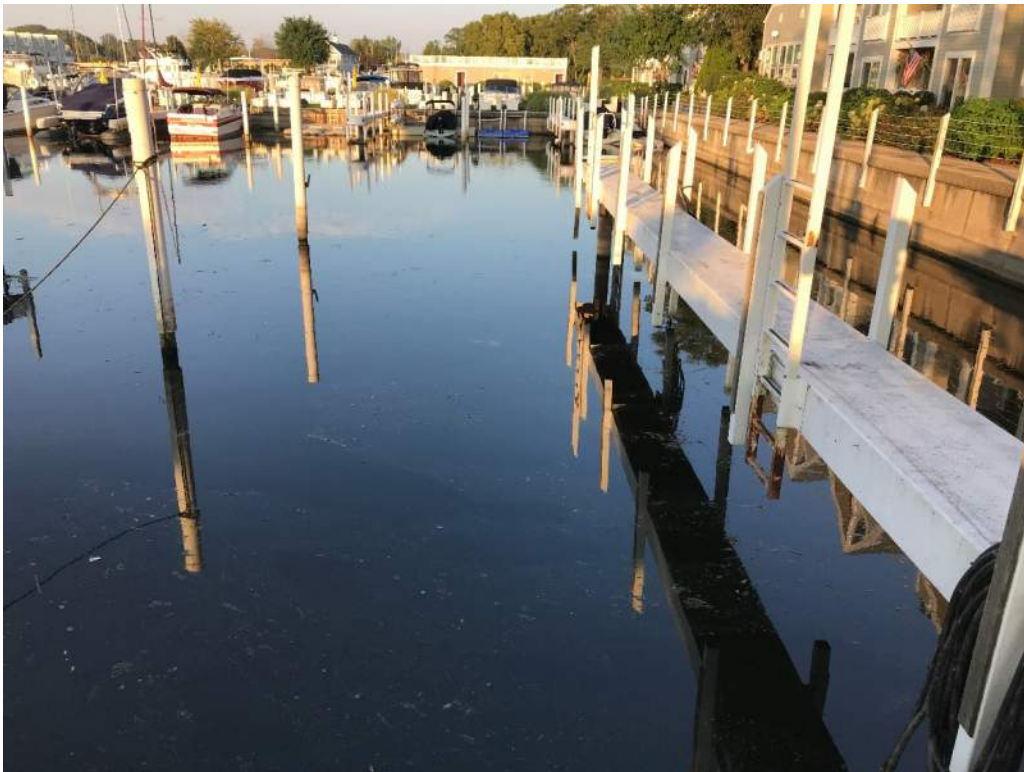
Slip SC1



Seawall and Docks for SC1, SC3, SC5







Slip SC3



Slip SC5







Placement Site



Placement Site

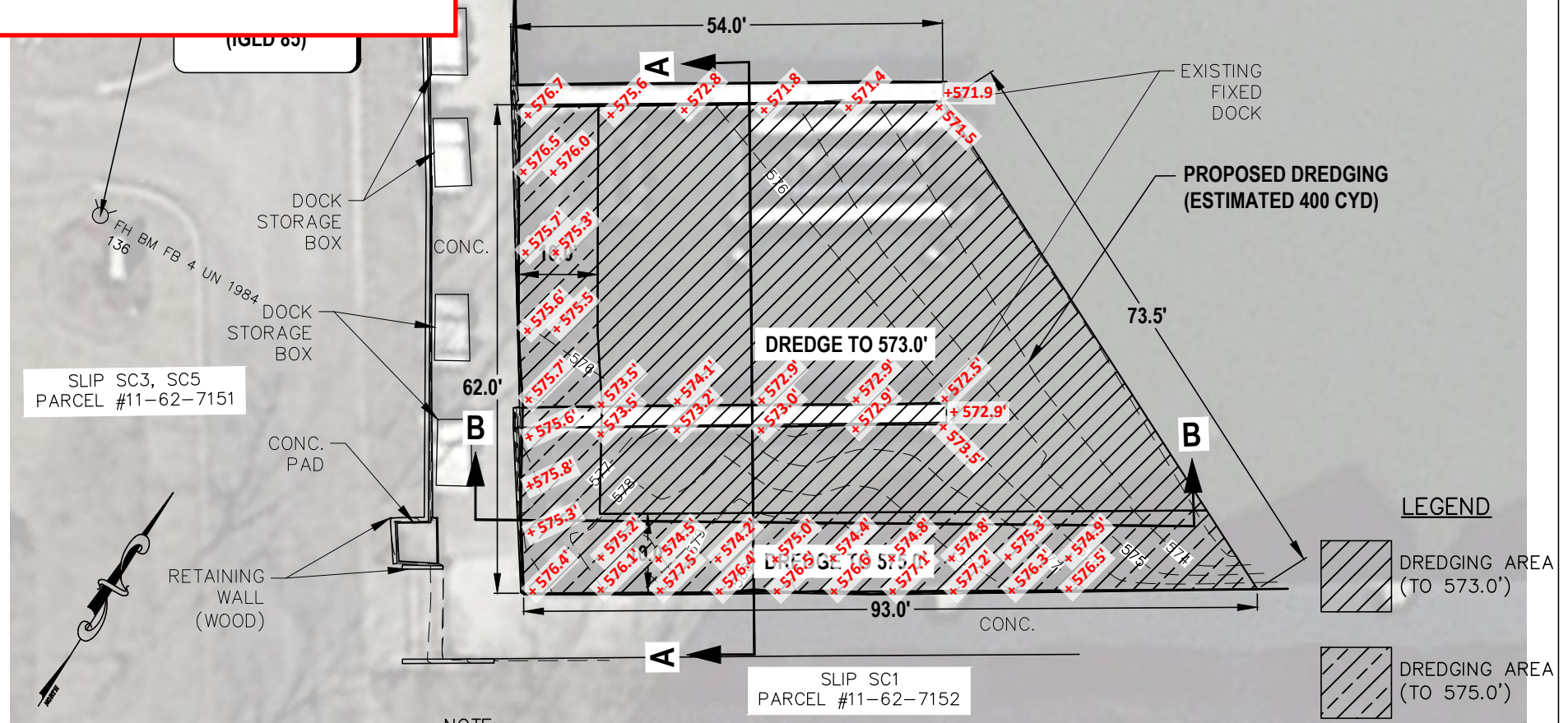


**AFTER DREDGE MEASUREMENTS**

**BY: MCM 09/25/2023**

- VERTICAL REFERENCE: TOP/CONC = 585.5'
- T/WATER CUT 5.5' = 580.0'
- MEASURED WITH LEVEL ROD
- BOTTOM COMPOSITION FEELS LIKE CLAY

"+" INDICATES APPROXIMATE MEASUREMENT LOCATION  
 + xx.x' MEASUREMENT FROM TOP/CONCRETE TO BOTTOM  
 + xx.x' BOTTOM ELEVATION, POST DREDGE

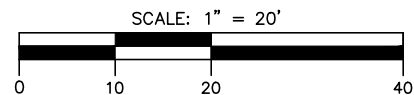


**LEGEND**

- DREDGING AREA (TO 573.0')
- DREDGING AREA (TO 575.0')

**NOTE:**

1. EXISTING HORIZONTAL DATA IN REFERENCE TO NAD83 MICHIGAN STATE PLANE, SOUTH ZONE, US FOOT.
2. EXISTING VERTICAL DATUM IS IGLD85.
3. AVERAGE WATER LEVEL ON (01/04/23) = 579.4' IGLD85 AT CALUMET HARBOR, IL AND HOLLAND, MI NOAA GAGES.
4. ALL PLANS ARE BASED ON EXISTING TOPOGRAPHY, BATHYMETRIC SURVEY, AND SITE CONDITIONS ON DATE OF SURVEY (01/04/23).
5. AERIAL PHOTOGRAPH IS PROPERTY OF GOOGLE EARTH, DATED (03/19/21).



95 West Main Street  
 Benton Harbor, MI. 49023  
 T 269.927.2295  
 F 269.927.1017  
 abonmarche.com

Benton Harbor Portage  
 Fort Wayne South Bend  
 Goshen South Haven  
 Hobart Valparaiso  
 Lafayette

Engineering · Architecture · Land Surveying

PREPARED FOR:  
**NEW BUFFALO DREDGING  
 PROPOSED SITE PLAN**

COPYRIGHT 2021 - ABONMARCHE CONSULTANTS, INC.

SCALE: 1" = 20'

JOB #: 22-1915

SHEET 5 OF 9

O:\Projects\2022\22-1915 NB Dredge Slip SC1 SC3\CAD\Civil\Drawings\22-1915 SITE.dwg - SITE, 7/7/2023 1:14:05 PM, abenedict, 1:1

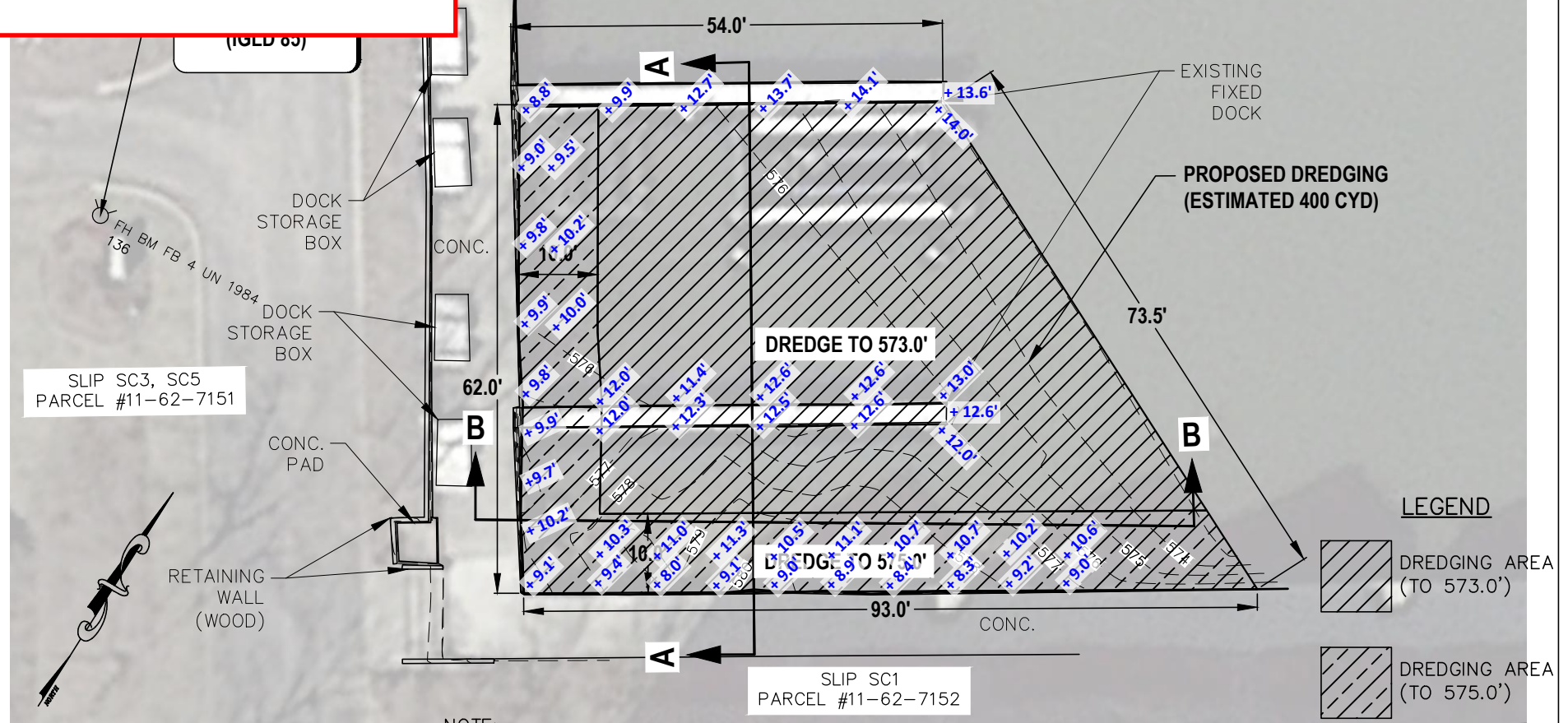


**AFTER DREDGE MEASUREMENTS**

**BY: MCM 09/25/2023**

- VERTICAL REFERENCE: TOP/CONC = 585.5'
- T/WATER CUT 5.5' = 580.0'
- MEASURED WITH LEVEL ROD
- BOTTOM COMPOSITION FEELS LIKE CLAY

"+" INDICATES APPROXIMATE MEASUREMENT LOCATION  
 + xx.x' MEASUREMENT FROM TOP/CONCRETE TO BOTTOM  
 + xx.x' BOTTOM ELEVATION, POST DREDGE

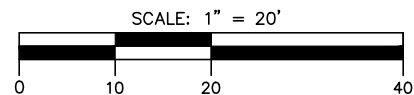


**LEGEND**

	DREDGING AREA (TO 573.0')
	DREDGING AREA (TO 575.0')

**NOTE:**

1. EXISTING HORIZONTAL DATA IN REFERENCE TO NAD83 MICHIGAN STATE PLANE, SOUTH ZONE, US FOOT.
2. EXISTING VERTICAL DATUM IS IGLD85.
3. AVERAGE WATER LEVEL ON (01/04/23) = 579.4' IGLD85 AT CALUMET HARBOR, IL AND HOLLAND, MI NOAA GAGES.
4. ALL PLANS ARE BASED ON EXISTING TOPOGRAPHY, BATHYMETRIC SURVEY, AND SITE CONDITIONS ON DATE OF SURVEY (01/04/23).
5. AERIAL PHOTOGRAPH IS PROPERTY OF GOOGLE EARTH, DATED (03/19/21).



95 West Main Street  
 Benton Harbor, MI. 49023  
 T 269.927.2295  
 F 269.927.1017  
 abonmarche.com

Benton Harbor Portage  
 Fort Wayne South Bend  
 Goshen South Haven  
 Hobart Valparaiso  
 Lafayette

Engineering · Architecture · Land Surveying

PREPARED FOR:  
**NEW BUFFALO DREDGING  
 PROPOSED SITE PLAN**

COPYRIGHT 2021 - ABONMARCHE CONSULTANTS, INC.

SCALE: 1" = 20'
JOB #: 22-1915
SHEET 5 OF 9