



**AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION**

DATE:	November 26, 2025
AGENDA ITEM:	Discussion and Consideration of Pay Application #4 – Tricon Construction Group, Water Treatment Plant Upgrades Project
ACTION:	Approval

Background

The City of Tiffin entered into a contract with Tricon Construction Group for upgrades to the Water Treatment Plant. MSA Professional Services serves as the project engineer. The improvements include structural work, process piping, electrical systems, and site utilities to enhance water treatment capacity and reliability.

Current Pay Application:

- **Application No.:** 4
- **Invoice Date:** November 21, 2025
- **Period Covered:** October 24 – November 30, 2025
- **Original Contract Price:** \$12,182,553.00
- **Net Change by Change Orders:** +\$12,420.34
- **Current Contract Price:** \$12,194,973.34
- **Total Work Completed & Stored to Date:** \$1,759,214.72
- **Retainage:** \$87,960.74
- **Total Earned Less Retainage:** \$1,671,253.98
- **Less Previous Payments:** \$1,168,804.48
- **Current Payment Due:** **\$502,449.50**
- **Balance to Finish (Including Retainage):** \$10,523,719.36

The engineer has reviewed and recommends payment. Work completed this period includes site grading, structural foundations, roofing, process piping, and electrical mobilization.

Recommendation

Staff recommends approval of **Pay Application #4** to Tricon Construction Group in the amount of **\$502,449.50** for work completed on the Water Treatment Plant Upgrades project.

ATTACHMENTS: Pay Application

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:	Water Treatment Plant Upgrades		

Application No.:	4	Application Date:	11/21/2025
Application Period:	From 10/24/2025	to	11/30/2025

1. Original Contract Price	\$	12,182,553.00
2. Net change by Change Orders	\$	12,420.34
3. Current Contract Price (Line 1 + Line 2)	\$	12,194,973.34
4. Total Work completed and materials stored to date	\$	1,759,214.72
(Sum of Column G Lump Sum Total and Column G Unit Price Total)	\$	1,759,214.72
5. Retainage		
a. 5% X \$ 1,738,164.72 Work Completed	\$	86,908.24
b. 5% X \$ 21,050.00 Stored Materials	\$	1,052.50
c. Total Retainage (Line 5.a + Line 5.b)	\$	87,960.74
6. Amount eligible to date (Line 4 - Line 5.c)	\$	1,671,253.98
7. Less previous payments (Line 6 from prior application)	\$	1,168,804.48
8. Amount due this application	\$	502,449.50
9. Balance to finish, including retainage (Line 3 - Line 4, plus 5c)	\$	10,523,719.36

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

Contractor:	Tricon Construction Group	Date:	11/25/2025
Signature:	Mary K Stone		

PAYMENT OF:	\$	502,449.50
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(line 8 or other - attach explanation of the other amount)

Recommended by Engineer

By:	Claire Wiener
Title:	Senior Project Engineer
Date:	11/26/25

Approved by Owner

By:	
Title:	
Date:	

Approved by Funding Agency

By:	
Title:	

By:	
Title:	

Date:	
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Date:	
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Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin Engineer: MSA Professional Services Contractor: Tricon Construction Group Project: Water Treatment Plant Upgrades - City of Tiffin Contract:	Owner's Project No.: Engineer's Project No.: 13603016 Contractor's Project No.:
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Application No.: 4R	Application Period:	From 10/24/25	to 11/30/25	Application Date: 11/21/25
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A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
Original Contract								
00	General Requirements					-		-
01	General Conditions	\$588,953.00	156,307.48	39,076.87		195,384.35	33%	393,568.65
02	Bond/Buider's Risk Insurance	\$199,542.00	199,542.00			199,542.00	100%	-
03	Allowance EP1 - Generator & ATS	\$329,890.00	-	329,890.00		329,890.00	100%	-
04	Allowance EP2 Electrical Equipment	Line item 167	-			-		-
05	Allowance - Electrical Service	\$5,000.00	-			-	0%	5,000.00
06	Mobilization	\$350,000.00	240,000.00			240,000.00	69%	110,000.00
07	Site Testing	\$53,736.00	7,525.33	1,519.52		9,044.85	17%	44,691.15
08	Traffic Control	\$10,000.00	-			-	0%	10,000.00
09	Portable Toilets	\$5,400.00	445.20	148.40		593.60	11%	4,806.40
10	Dumpster	\$14,600.00	1,000.00	500.00		1,500.00	10%	13,100.00
11	Concrete Washout Pit	\$2,400.00	-			-	0%	2,400.00
12	Erosion Control	\$8,250.00	2,500.00	500.00		3,000.00	36%	5,250.00
13			-			-		-
14	Existing Conditions		-			-		-
15	Structure Demolition	\$33,445.00	-			-	0%	33,445.00
16			-			-		-
17	Concrete		-			-		-
18	Structure 10 - Existing Building		-			-		-
19	Rebar - Materials	\$54,588.00	-			-	0%	54,588.00
20	Rebar - Labor	\$46,399.80	-			-	0%	46,399.80
21	Concrete - Materials	\$165,884.00	-			-	0%	165,884.00
22	Concrete - Labor	\$91,308.20	-			-	0%	91,308.20
23	Structure 20 - RO Building		-			-		-
24	Rebar - Materials	\$84,556.00	-	29,594.60		29,594.60	35%	54,961.40

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 4R		Application Period:		From	10/24/25	to	11/30/25	Application Date: 11/21/25	
25	Rebar - Labor	\$71,872.60	-	21,561.78			21,561.78	30%	50,310.82
26	Base Footings Materials	\$89,665.00	-				-	0%	89,665.00
27	Base Footings Labor	\$49,315.75	-				-	0%	49,315.75
28	Wall Footings Materials	\$98,663.00	-				-	0%	98,663.00
29	Wall Footings Labor	\$54,264.65	-				-	0%	54,264.65
30	Floor Slab Materials	\$156,442.00	-				-	0%	156,442.00
31	Floor Slab Labor	\$88,874.50	-				-	0%	88,874.50
32	Equipment Pads Materials	\$1,515.00	-				-	0%	1,515.00
33	Equipment Pads Labor	\$3,451.50	-				-	0%	3,451.50
34	Precast Concrete Materials	\$575,000.00	-				-	0%	575,000.00
35	Precast Concrete Labor	\$204,412.67	-				-	0%	204,412.67
36	Structure 30- Clearwell		-				-		-
37	Rebar Materials	\$204,551.00	-				-	0%	204,551.00
38	Rebar labor	\$112,503.05	-				-	0%	112,503.05
39	Mat Foundation - Materials	\$123,255.00	-				-	0%	123,255.00
40	Mat Foundation - Labor	\$68,450.80	-				-	0%	68,450.80
41	Walls - Materials	\$78,452.00	-				-	0%	78,452.00
42	Walls - Labor	\$98,065.00	-				-	0%	98,065.00
43	Elevated Slab - Materials	\$198,553.00	-				-	0%	198,553.00
44	Elevated Slab - Labor	\$109,204.15	-				-	0%	109,204.15
45	Precast Concrete - Materials	\$210,000.00	-				-	0%	210,000.00
46	Precast Concrete - Labor	\$61,058.33	-				-	0%	61,058.33
47			-				-		-
48	Masonry		-				-		-
49	Masonry - Materials	\$15,116.00	-				-	0%	15,116.00
50	Masonry - Labor	\$50,603.00	-				-	0%	50,603.00
51			-				-		-
52	Metals		-				-		-
53	Metal Fabrications - Materials	\$57,200.00	-				-	0%	57,200.00
54	Metal Fabrications - Labor	\$13,556.25	-				-	0%	13,556.25
55	Handrails & Railings Labor	\$5,966.50	-				-	0%	5,966.50

Progress Estimate - Lump Sum Work

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Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.:	4R	Application Period:	From	10/24/25	to	11/30/25	Application Date:	11/21/25
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56	Grating - Labor	\$2,777.25	-		-	0%	2,777.25
57			-		-		-
58	Wood, Plastics and Composites		-		-		-
59	Structure 10 - Existing Building		-		-		-
60	Walls, Headers, Mezz Hardware - M	\$15,568.75	-		-		15,568.75
61	Walls, Headers, Mezz Hardware - L	\$45,669.32	-		-		45,669.32
62	Trusses - Materials	\$15,887.00	-		-		15,887.00
63	Trusses - Labor	\$55,229.36	-		-		55,229.36
64	Structure 20 - RO Building		-		-		-
65	Walls, Headers, Mezz Hardware - M	\$25,568.65	-		-		25,568.65
66	Walls, Headers, Mezz Hardware - L	\$55,565.78	-		-		55,565.78
67	Trusses - Materials	\$33,966.50	-		-		33,966.50
68	Trusses - Labor	\$79,156.72	-		-		79,156.72
69	FRP Grating - Materials	\$32,000.00	-		-		32,000.00
70	FRP Grating - Labor	\$17,836.00	-		-		17,836.00
71	Structural 30 - Clearwell		-		-		-
72	Walls, Headers, Hardware - Materials	\$3,692.40	-		-		3,692.40
73	Walls, Headers, Hardware - Labor	\$18,569.52	-		-		18,569.52
74	Trusses - Materials	\$5,858.50	-		-		5,858.50
75	Trusses - Labor	\$16,979.50	-		-		16,979.50
76			-		-		-
77	Thermal & Moisture Protection		-		-		-
78	Blown Insulation	\$20,001.00	-		-		20,001.00
79	Structure 10 - Existing Building		-		-		-
80	Metal Roofing - Materials	\$11,566.00	-		-		11,566.00
81	Metal Roofing - Labor	\$6,541.50	-		-		6,541.50
82	Preformed Metal Soffit - Materials	\$1,586.00	-		-		1,586.00
83	Preformed Metal Soffit - Labor	\$1,852.50	-		-		1,852.50
84	Gutters & Downspouts - Materials	\$2,500.00	-		-		2,500.00
85	Gutters & Downspouts - Labor	\$3,215.00	-		-		3,215.00
86	Structure 20 - RO Building		-		-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

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87	Metal Roofing - Materials	\$35,256.00	-			-		35,256.00
88	Metal Roofing - Labor	\$40,587.00	-			-		40,587.00
89	Preformed Metal Soffit - Materials	\$5,877.00	-			-		5,877.00
90	Preformed Metal Soffit - Labor	\$9,992.12	-			-		9,992.12
91	Gutters & Downspouts - Materials	\$5,600.00	-			-		5,600.00
92	Gutters & Downspouts - Labor	\$8,544.32	-			-		8,544.32
93	Structure 30 - Clearwell		-			-		-
94	Metal Roofing - Materials	\$9,442.00	-			-		9,442.00
95	Metal Roofing - Labor	\$11,566.68	-			-		11,566.68
96	Preformed Metal Soffit - Materials	\$3,655.00	-			-		3,655.00
97	Preformed Metal Soffit - Labor	\$6,552.46	-			-		6,552.46
98	Gutters & Downspouts - Materials	\$2,651.00	-			-		2,651.00
99	Gutters & Downspouts - Labor	\$3,215.42	-			-		3,215.42
100	Roof Hatches - Materials	\$6,200.00	-			-		6,200.00
101			-			-		-
102	Openings		-			-		-
103	HM Frames, Doors & Hardware-Materials	\$53,528.00	-			-		53,528.00
104	HM Frames, Doors & Hardware-Labor	\$6,890.00	-			-		6,890.00
105	Vault Doors - Materials	\$49,611.00	-		21,050.00	21,050.00		28,561.00
106	Vault Doors - Labor	\$3,110.00	-			-		3,110.00
107	Overhead Door	\$43,790.00	-			-		43,790.00
108	Aluminum Windows	\$8,996.00	-			-		8,996.00
109			-			-		-
110	Finishes		-			-		-
111	Resilient Base	\$2,500.00	-			-		2,500.00
112	Epoxy Flooring	\$67,408.00	-			-		67,408.00
113	High Performance Coatings	\$68,724.00	-			-		68,724.00
114			-			-		-
115	Specialties		-			-		-
116	Signage	\$450.00	-			-		450.00
117	Metal Lockers	\$7,100.00	-			-		7,100.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 4R	Application Period:	From	10/24/25	to	11/30/25	Application Date:	11/21/25
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118	Metal Storage Systems	\$6,947.00	-			-	6,947.00
119	Fire Extinguishers	\$854.00	-			-	854.00
120			-			-	-
121	Furnishings		-			-	-
122	Lab Casework	\$18,810.00	-			-	18,810.00
123			-			-	-
124	Plumbing		-			-	-
125	Bldg 10 AG Plumbing Materials	\$26,000.00	-			-	26,000.00
126	Bldg 10 AG Plumbing Labor	\$25,000.00	-			-	25,000.00
127	Bldg 20 Trench Drains/UG Materials	\$5,000.00	-			-	5,000.00
128	Bldg 20 Trench Drains/UG Labor	\$20,000.00	-			-	20,000.00
129	Bldg 20 AG Plumbing Materials	\$15,500.00	-			-	15,500.00
130	Bldg 20 AG Plumbing Labor	\$28,000.00	-			-	28,000.00
131	Bldg 20 AG Plumbing Fixtures	\$5,000.00	-			-	5,000.00
132	Bldg 20 AG Plumbing Fixtures Labor	\$20,000.00	-			-	20,000.00
133	Insulation	\$5,000.00	-			-	5,000.00
134			-			-	-
135	HVAC/Dehumidifier		-			-	-
136	EF & Destrat	\$37,066.00	-			-	37,066.00
137	EUH	\$9,492.00	-			-	9,492.00
138	GUH	\$3,660.00	-			-	3,660.00
139	LV & Dampers	\$15,828.00	-			-	15,828.00
140	Split & F/CU	\$20,788.00	-			-	20,788.00
141	Dehumidifiers	\$18,166.00	-			-	18,166.00
142	Duct Material	\$4,003.00	-			-	4,003.00
143	HVAC Materials	\$4,497.00	-			-	4,497.00
144	HVAC Labor	\$117,908.00	-			-	117,908.00
145	Insulation	\$10,000.00	-			-	10,000.00
146	Test & Balance	\$5,750.00	-			-	5,750.00
147			-			-	-
148	Electrical & Controls		-			-	-

Progress Estimate - Lump Sum Work

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Project:	Water Treatment Plant Upgrades - City of Tiffin		
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149	Electrical		-			-		-
150	Mobilization - Neumiller	\$122,150.00	63,575.00			63,575.00		58,575.00
151	Submittals	\$15,114.00	13,602.60			13,602.60		1,511.40
152	Manholes	\$20,000.00	-			-		20,000.00
153	Lighting Lot	\$39,160.00	32,831.69			32,831.69		6,328.31
154	Gear Lot	\$73,570.00	-			-		73,570.00
155	Site Material	\$155,725.00	-	25,000.00		25,000.00		130,725.00
156	Site Labor	\$79,845.00	10,379.85	5,000.00		15,379.85		64,465.15
157	Existing Plant Material	\$34,488.00	-			-		34,488.00
158	Existing Plant Labor	\$44,883.00	-			-		44,883.00
159	Well No. 3	\$4,933.00	-			-		4,933.00
160	Well No. 5 Material	\$8,819.00	-			-		8,819.00
161	RO Building Material	\$42,586.00	-			-		42,586.00
162	RO Building Labor	\$77,390.00	-			-		77,390.00
163	Clearwell Material	\$6,653.00	-			-		6,653.00
164	Clearwell Labor	\$11,184.00	-			-		11,184.00
165			-			-		-
166			-			-		-
167	Allowance - EP2 - Elec Equip & Controls		-			-		-
168	Elec Systems Analysis	\$75,000.00	37,500.00			37,500.00	50%	37,500.00
169	LV Transformers	\$125,000.00	-			-	0%	125,000.00
170	Control Panels	\$95,890.00	-			-		95,890.00
171	Field Instrumentation	\$185,000.00	-			-		185,000.00
172	MCCs	\$365,000.00	-			-		365,000.00
173	Electrical Distribution Equipment	\$114,000.00	-			-		114,000.00
174	SCADA Networking Integration	\$102,500.00	-			-		102,500.00
175	HS Pump #3 Enclosure	\$85,273.00	-			-		85,273.00
176			-			-		-
177	Earthwork		-			-		-
178	Site Preloading	\$194,820.00	194,820.00			194,820.00		-
179	General Site Grading/Backfill	\$265,000.00	-			-		265,000.00

Progress Estimate - Lump Sum Work

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180	Bldg 10 - Foundations (Exc&BF)	\$25,630.00	-				-		25,630.00
181	Bldg 20 - RO Foundations (Exc&BF)	\$45,250.00	30,616.00				30,616.00		14,634.00
182	Bldg 20 - Aeration Tank Found (Ex&BF)	\$15,640.00	9,384.00				9,384.00		6,256.00
183	Bldg 30 - Foundations (Exc&BF)	\$37,650.00	-				-		37,650.00
184			-				-		-
185	Exterior Improvements		-				-		-
186	Asphalt Paving (Trail)	\$22,130.00	22,130.00				22,130.00		-
187	Concrete Paving (Site)	\$130,288.00	-				-		130,288.00
188	Chain Link Fencing	\$32,250.00	-				-		32,250.00
189	Seeding	\$6,914.00	-				-		6,914.00
190			-				-		-
191	Utilities		-				-		-
192	A - 12" W to Clearwell	\$32,544.00	29,289.60				29,289.60		3,254.40
193	B - 8" W to Clearwell	\$25,663.00	20,530.40				20,530.40		5,132.60
194	C - UG Storm Sewer North	\$48,686.00	14,605.80	24,343.00			38,948.80		9,737.20
195	D - 12" W Aerator to Clearwell	\$18,549.00	12,984.30	3,709.80			16,694.10		1,854.90
196	E - 12" W Bldg 10 to Bldg 20	\$8,554.00	-				-		8,554.00
197	G - UG Storm Sewer East	\$67,822.00	-				-		67,822.00
198	H & J- UG Storm Sewer West/South	\$87,552.00	-				-		87,552.00
199	K - UG Storm Sewer Clearwell West	\$42,500.00	-				-		42,500.00
200	F - UG Sanitary Manholes & Piping	\$165,835.00	124,376.25	24,875.25			149,251.50		16,583.50
201	Roof Drains	\$2,500.00	-				-		2,500.00
202	Bldg 20 - Process Drain Manhole	\$8,500.00	6,375.00	2,125.00			8,500.00		-
203			-				-		-
204	Process Integration (Piping)		-				-		-
205	Structure 10 - Existing Bldg		-				-		-
206	Process Piping Materials	\$55,103.74	-				-		55,103.74
207	Process Piping Labor	\$37,550.00	-				-		37,550.00
208	Valves Materials	\$9,500.00	-				-		9,500.00
209	Valves Labor	\$8,250.28	-				-		8,250.28
210	Structure 20 - RO Building		-				-		-

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211	Process Piping Materials	\$111,340.84	-			-	111,340.84
212	Process Piping Labor	\$85,502.50	-			-	85,502.50
213	Valves Materials	\$83,000.00	-			-	83,000.00
214	Valves Labor	\$30,614.26	-			-	30,614.26
215	Structure 30 - Clearwell		-			-	-
216	Process Piping Materials	\$62,822.42	-			-	62,822.42
217	Process Piping Labor	\$69,588.64	-			-	69,588.64
218	Valves Materials	\$42,830.00	-			-	42,830.00
219	Valves Labor	\$26,450.68	-			-	26,450.68
220	Insulation	\$6,825.00	-			-	6,825.00
221			-			-	-
222	Pollution Control Equipment		-			-	-
223	Vertical Turbine Pumps Materials	\$115,300.00	-			-	115,300.00
224	Vertical Turbine Pumps Labor	\$24,601.24	-			-	24,601.24
225	Slide Gates Materials	\$24,155.00	-			-	24,155.00
226	Slide Gates Labor	\$9,001.40	-			-	9,001.40
227	Clearwell Leak Testing	\$18,144.00	-			-	18,144.00
228	Lab Equipment	\$7,216.00	-			-	7,216.00
229	Filter Media Replacement Materials	\$49,780.00	-			-	49,780.00
230	Filter Media Replacement Labor	\$16,480.00	-			-	16,480.00
231	Forced Draft Aerator Materials	\$125,890.00	-			-	125,890.00
232	Forced Draft Aerator Labor	\$14,995.00	-			-	14,995.00
233	RO System Materials	\$1,408,500.00	-			-	1,408,500.00
234	RO System Labor	\$203,600.00	-			-	203,600.00
235	Chem Sys Chlorine Fluoride Caustic	\$125,425.00	-			-	125,425.00
236	Chem Systems Labor	\$41,582.00	-			-	41,582.00
237			-			-	-
238			-			-	-
239			-			-	-
240			-			-	-
241			-			-	-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: <u>City of Tiffin</u>		Owner's Project No.: _____	
Engineer: <u>MSA Professional Services</u>		Engineer's Project No.: <u>13603016</u>	
Contractor: <u>Tricon Construction Group</u>		Contractor's Project No.: _____	
Project: <u>Water Treatment Plant Upgrades - City of Tiffin</u>			
Contract: _____			
Application No.: <u>4R</u>	Application Period:	From <u>10/24/25</u> to <u>11/30/25</u>	Application Date: <u>11/21/25</u>
Original Contract Totals	\$	12,182,553.00	\$ 1,230,320.50
	\$	507,844.22	\$ 21,050.00
	\$	1,759,214.72	14%
	\$	10,423,338.28	

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin
 Engineer: MSA Professional Services
 Contractor: Tricon Construction Group
 Project: Water Treatment Plant Upgrades - City of Tiffin
 Contract: _____

Owner's Project No.: _____
 Engineer's Project No.: 13603016
 Contractor's Project No.: _____

Application No.: 4R Application Period: From 10/24/25 to 11/30/25 Application Date: 11/21/25

Change Orders								
	Change Order #1					-		-
	Electrical Controls Changes	\$12,420.34				-		12,420.34
						-		-
						-		-
						-		-
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						-		-
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						-		-
Change Order Totals		\$ 12,420.34	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,420.34
Original Contract and Change Orders								
Project Totals		\$ 12,194,973.34	\$ 1,230,320.50	\$ 507,844.22	\$ 21,050.00	\$ 1,759,214.72	14%	\$ 10,435,758.62