



Village of Decatur  
114 N Phelps Street  
Decatur, MI 49045

## MEMORANDUM

TO: Village Council  
FROM: Christopher Tapper, Village Manager  
REVIEWED BY: N/A  
  
DATE: June 6, 2022  
  
SUBJECT: Presentations & Guest – Evan LeDuc, Project Manager, Architecture,  
Abonmarche

### Action Requested:

It is requested that Village Council receive a presentation from Evan LeDuc, Project Manager, Architecture, Abonmarche – Building Assessments of Village Hall and Public Works Department.

### Background:

At the February 7, 2022, Village Council meeting, the Council approved the Annual Appropriations Bill FY 23. One of the proposed capital improvement projects was a complete Facility Assessment Study's on Village Hall/Police Department and Department of Public Works.

At the May 2, 2022, Village Council meeting, staff provided a draft of the Facility Assessment Study. Evan LeDuc, will be in attendance this evening to formally present to the Council the full assessment for discussion.

### Attachments:

Village Hall – Police Department  
Department of Public Works



# VILLAGE OF DECATUR

BUILDING ASSESSMENTS OF VILLAGE HALL & POLICE DEPARTMENT

DATE: April 15th, 2022



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## Introduction

Abonmarche was approached by the Village of Decatur to provide a facilities assessment of it's Village Hall/Police Department. The two buildings that make up Village Hall/Police Department is located at 114 Phelps Street, Decatur, MI 49045 in the heart of downtown. The Village Hall portion of the building is a three (3) storied building that includes a basement, ground floor and upper level. Built with conventional brick construction using wood floor joist and rafters with a field stone Michigan basement. Original construction is estimated to be in the mid- to late 1800's.

The Police portion of the building was original constructed in 1935 as indicated on the dedication plaque by the main entrance. The structure is a three (3) storied building that includes a basement, ground level and upper level with a four (4) storied training tower. The structure is built with cast in place concrete and steel with a brick exterior finish on the front facade. The lower level is designed and used for mechanical and storage. The ground level, originally designed for offices with a garage for the storage of fire truck, is currently used for police vehicles. The upper level has a large meeting room.

The enclosed report was requested to assist the Village of Decatur in determining the cost benefit of the required improvements to the existing buildings.

## Project Scope

The scope of the project includes visual evaluation of the Exterior Conditions (roof, siding, windows, structural and, interior conditions & MEP (mechanical, electrical and plumbing)).

General measurements were taken to develop a key plan. (See Appendix B).

The onsite assessment is summarized in the following condition report. This report is broken down as follows:

1. Written report
  - a. Building Access
  - b. Exterior Envelope
  - c. Roof
  - d. Interior
  - e. Structural
  - f. Plumbing
  - g. Mechanical
  - h. Electrical
  - i. Environmental
  - j. Additional Recommendations
  - k. Conclusion
2. Appendix A – Photos
3. Appendix B – Building Key Plan
4. Appendix C – Site Key Plan
5. Appendix D – Abonmarche Team / Contact Information

# Inspection Report

## PUBLIC WORKS DEPARTMENT EXISTING CONDITIONS

The group of buildings that make up Village Hall/Police Department is located at 114 Phelps Street, Decatur, MI 49045 in the heart of downtown.

The ground floor of Village Hall was renovated in 1998, appears to be in good shape except for the stairs leading to both the upper and lower levels. The furnace room on the north end of the building is also in poor condition. The upper level has been untouched and appears to be originally designed as an office space as there is evidence of toilet facility but no kitchen. A large central room has been created with an archway being supported by a metal tie rod connected to the east and west walls. Structurally the building is sound but needs major structural work to support any additional renovation.

The lower level of Police department is designed and used for mechanical and storage. The ground level, originally designed for offices with a garage for the storage of fire truck, is currently used for police vehicles. The upper level has a large meeting room.

*This report does not include: Moisture testing in walls or roof, environmental material testing, soil and or air quality.*

*Note: Recommendations are only given for items of immediate concern. Other observations can be addressed, if desired, through a separate contract.*

### **Building Access**

- A. Overall the concrete pads at entry door is in fair condition, with the following highlighted items noted:

#### **Concrete Pad – (Village Hall)**

- i. Concrete Pad at entry door is showing signs of cracking & has a 1"-2" lip on the east & west side of pad at sidewalk, presents trip hazard. (Photo A-i)  
**Recommendation:** Remove & Replace new.  
**Cost Parameters:** \$500-\$1,500
- ii. Concrete Pad at entry door is not ADA compliant. (Photo A-ii)  
**Recommendation:** Redesign sidewalk in front of entrance (Design required).  
**Cost Parameters:** \$3,500-\$5,000

### **Exterior Envelope**

- B. Overall the exterior walls are in fair to poor condition, with the following highlighted items noted:

#### **Wall– (Village Hall)**

- i. Metal siding is paint fading. (Photo B-i)  
**Recommendation:** Prep & Paint.  
**Cost Parameters:** \$3,000-\$5,000
- ii. Vinyl siding is broken. (Photo B-ii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$500-\$800
- iii. Dented Metal siding on North side corner of building. (Photo B-ii)  
**Recommendation:** Replace damaged metal siding.  
**Cost Parameters:** \$1,000-\$2,000

- iv. Plywood panel (uninsulated). (Photo B-iii)  
**Recommendation:** Replace plywood panel with insulated panels.  
**Cost Parameters:** \$2,000-\$4,000

**Wall– (Police Department)**

- v. Failing Brick at multiple locations. (Photo B-iv)  
**Recommendation:** Replace damaged brick and tuck-pointing.  
**Cost Parameters:** \$40,000-\$50,000
- vi. Replace sheet metal at top of wall above overhead doors. (Photo B-iv)  
**Recommendation:** Replace sheet metal at top of wall.  
**Cost Parameters:** \$3,000-\$5,000
- vii. Damaged awning cover and soffit material. (Photo B-v)  
**Recommendation:** Replace awning cover  
**Cost Parameters:** \$10,000-\$15,000
- viii. Concrete Window Sill (Sealed) & Entry Cap. (Photo B-vi)  
**Recommendation:** Prep & Paint.  
**Cost Parameters:** \$2,000-\$3,000
- ix. Brick & Steel Lintel above stair door. (Photo B-vii)  
**Recommendation:** Replace lintel above door and brick.  
**Cost Parameters:** \$3,000-\$5,000
- x. Window & Overhead door awning. (Photo B-viii)  
**Recommendation:** Replace Awnings.  
**Cost Parameters:** \$15,000-\$20,000

C. Overall the windows are in poor condition, with the following highlighted items noted:

**Windows – (Village Hall)**

- i. Broken glazing 2<sup>nd</sup> floor wood window 3'x5'. (Photo C-i)  
**Recommendation:** Replace Window  
**Cost Parameters:** \$5,000-\$7,000

**Windows – (Police Department)**

- ii. Outdated steel window 5'x12'. (Photo C-ii)  
**Recommendation:** Replace Window  
**Cost Parameters:** \$7,000-\$10,000
- iii. Outdated steel window lower level 5'x8'. (Photo C-iii)  
**Recommendation:** Remove windows and Fill-In with brick  
**Cost Parameters:** \$2,000-\$3,000
- iv. Outdated stairwell #2 wood window 2'x3'. (Photo C-i)  
**Recommendation:** Replace Window  
**Cost Parameters:** \$1,000-\$2,000

D. Overall the doors are in poor condition, with the following highlighted items noted:

**Doors – (Police Department)**

- i. (3) Service Doors trim & sill. (Typical) (Photo D-i)  
**Recommendation:** Replace door, trim and hardware (ADA compliant)  
**Cost Parameters:** \$3,500-\$6,000
- ii. Outdated (18) Interior Doors & hardware. (Photo D-ii)  
**Recommendation:** Replace door, trim and hardware (ADA compliant)  
**Cost Parameters:** \$28,000-\$40,000

**Doors – (Village Hall 2<sup>nd</sup> floor)**

- iii. (4) Interior Doors are in poor condition. (Photo D-iii)  
**Recommendation:** Replace door, trim and hardware.  
**Cost Parameters:** \$2,000-\$4,000

**ROOF**

- E. Overall the roof is in are in fair condition, with the following highlighted items noted:

**Roof - (Village Hall/Police Department)**

- i. Rubber membrane Flat roof reroofed in 2017/18 (Photo E-i)  
**Recommendation:** Investigate & repair  
**Cost Parameters:** \$5,000-\$8,000
- ii. Miscellaneous metal coping building (Photo E-ii)  
**Recommendation:** Repair & replace  
**Cost Parameters:** \$2,000-\$4,000
- iii. Asphalt Shingle (Photo E-iii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$2,000-\$4,000
- iv. Membrane Flat roof on south side of building (Photo E-iv)  
**Recommendation:** Investigate & repair  
**Cost Parameters:** \$8,000-\$10,000

**INTERIOR**

- F. Overall the interior is in are in poor condition, with the following highlighted items noted:

**Lower Level Basement #1 - (Police Department)**

- i. Evidence of water damage in southeast corner (Photo F-i)  
**Recommendation:** Waterproof coating  
**Cost Parameters:** \$2,000-\$4,000
- ii. Dirty and worn slab (Photo F-ii)  
**Recommendation:** Clean & paint finish  
**Cost Parameters:** \$3,000-\$5,000
- iii. Paint plaster at wall and ceiling (Photo F-iii)  
**Recommendation:** Repair & Paint  
**Cost Parameters:** \$7,000-\$10,000

**Lower Level Storage - (Police Department)**

- iv. Evidence of water damage on south wall (Photo F-iv)  
**Recommendation:** Waterproof coating  
**Cost Parameters:** \$3,000-\$5,000
- v. Dirty and worn slab (Photo F-v)  
**Recommendation:** Clean & paint finish  
**Cost Parameters:** \$1,000-\$3,000
- vi. Concrete Stair, rail & headroom does not meet code (Photo F-vi)  
**Recommendation:** No feasible solution  
**Cost Parameters:** N/A
- vii. Concrete Ceiling (exposed rebar) (Photo F-vii)  
**Recommendation:** Reinforced & pour concrete (review by structural engineer)  
**Cost Parameters:** N/A



**Lower Level Basement #2 - (Village Hall)**

- viii. Dirty and worn slab (Photo F-viii)  
**Recommendation:** Clean & paint finish  
**Cost Parameters:** \$3,000-\$5,000
- ix. Multiple Jack Post below Bath & main entry door (Photo F-ix)  
**Recommendation:** Investigate  
**Cost Parameters:** \$2,000-\$5,000
- x. Wood Stair, rail & headroom does not meet code (Photo F-x)  
**Recommendation:** No feasible solution  
**Cost Parameters:** N/A

**Ground Level Meeting Room - (Village Hall)**

- xi. Outdated carpet is in fair condition (Photo F-xi)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$5,000-\$8,000
- xii. Water damaged ceiling tile (Photo F-xii)  
**Recommendation:** Investigate, Remove & Replace  
**Cost Parameters:** \$500-\$1,000

**Ground Level Office #1 - (Village Hall)**

- xiii. Outdate carpet is in fair condition (Photo F-xiii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$1,500-\$3,000
- xiv. Wallpaper is in fair condition (Photo F-xiv)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$1,500-\$2,500

**Ground Level Toilet #1 - (Village Hall)**

- xv. Worn vinyl tile flooring is in poor condition (Photo F-xv)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$1,000-\$2,000
- xvi. Paint is in poor condition (Photo F-xvi)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$500-\$1,500

**Ground Level Office #2 - (Village Hall)**

- xvii. Outdated carpet is in fair condition (Photo F-xvii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$1,000-\$2,500
- xviii. Wallpaper is in fair condition (Photo F-xviii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$1,000-\$2,000

**Ground Level Storage - (Village Hall)**

- xix. Outdated carpet is in fair condition (Photo F-xix)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$500-\$800

- xx. Wallpaper is in fair condition (Photo F-xx)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$1,000-\$2,000
- xxi. Water damaged ceiling tile (Photo F-xxi)  
**Recommendation:** Investigate, Remove & Replace  
**Cost Parameters:** \$500-\$1,000

**Ground Level Hall #1 - (Village Hall)**

- xxii. Outdated carpet is in fair condition (Photo F-xxii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$1,500-\$2,000
- xxiii. Wallpaper is in fair condition (Photo F-xxiii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$3,000-\$4,000
- xxiv. Water damaged ceiling tile (Photo F-xxiv)  
**Recommendation:** Investigate, Remove & Replace  
**Cost Parameters:** \$1,000-\$1,500
- xxv. Outdate Cabinet & countertops in fair condition (Photo F-xxv)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$5,000-\$8,000

**Ground Level Closet - (Village Hall)**

- xxvi. Outdate Carpet is in fair condition (Photo F-xxvi)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$500-\$800
- xxvii. Wallpaper is in fair condition (Photo F-xxvii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$500-\$1,000

**Ground Level Toilet #2 - (Village Hall)**

- xxviii. Wallpaper is in fair condition (Photo F-xxviii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$1,000-\$2,000

**Ground Level Hall #2 - (Village Hall)**

- xxix. Carpet damaged and is in poor condition (Photo F-xxix)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$1,000-\$2,500

**Ground Level Office #3 - (Village Hall)**

- xxx. Outdated carpet is in fair condition (Photo F-xxx)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$1,000-\$2,500
- xxxi. Wallpaper is in fair condition (Photo F-xxxi)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$1,000-\$2,000

**Ground Level Mechanical - (Village Hall)**

- xxxii. Concrete is in fair condition (Photo F-xxxii)  
**Recommendation:** Reseal

**Cost Parameters: \$500-\$1,000**

**Ground Level Office #4 - (Police Department)**

- xxxiii. Outdated Carpet is in fair condition (Photo F-xxxiii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$2,500-\$4,000
- xxxiv. Wallpaper is in fair condition (Photo F-xxxiv)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$6,000-\$7,000
- xxxv. Outdated Ceiling is in fair condition (Photo F-xxxv)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$3,500-\$5,000
- xxxvi. Pass thru window is in fair condition (Photo F-xxxvi)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$1,500-\$3,000
- xxxvii. Cabinet & countertop is in poor condition (Photo F-xxxvii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$1,000-\$2,000

**Ground Level Locker Room - (Police Department)**

- xxxviii. Outdate Carpet is in fair condition (Photo F-xxxviii)  
**Recommendation:** Remove & Replace w/ Tile  
**Cost Parameters:** \$5,500-\$7,000
- xxxix. Wallpaper is in fair condition (Photo F-xxxix)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$4,000-\$5,000
- xl. Outdate Ceiling is in fair condition (Photo F-xl)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$3,500-\$5,000

**Ground Level Entry - (Police Department)**

- xli. Plaster wall is in poor condition (Photo F-xli)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$2,000-\$3,000
- xlii. Wall is in poor condition (Photo F-xlii)  
**Recommendation:** Clean & Paint  
**Cost Parameters:** \$1,000-\$2,000
- xliii. Carpet damaged and is in poor condition (Photo F-xliii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$500-\$800
- xliv. Water damaged plaster ceiling is in poor condition (Photo F-xliv)  
**Recommendation:** Investigate, Remove & Replace  
**Cost Parameters:** \$2,000-\$3,000

**Ground Level Hall #3 - (Police Department)**

- xlvi. Wall is in fair condition (Photo F-xlv)  
**Recommendation:** Clean & Paint  
**Cost Parameters:** \$5,000-\$6,000

- xlvi. Carpet damaged and is in poor condition (Photo F-xlvi)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$6,000-\$7,000
- xlvii. Suspended ceiling is in poor condition (Photo F-xlvii)  
**Recommendation:** Investigate, Remove & Replace  
**Cost Parameters:** \$4,000-\$5,000

**Ground Level Restroom #1 - (Police Department)**

- xlvi. Outdated tile flooring is in fair condition (Photo F-xlviii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$2,000-\$3,000
- xlix. Walls is in fair condition (Photo F-xlix)  
**Recommendation:** Clean & Paint  
**Cost Parameters:** \$500-\$1,500
- l. Plumbing fixture is in fair condition (Photo F-l)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$2,000-\$4,000

**Ground Level Restroom #2 - (Police Department)**

- li. Restroom is currently under renovation  
**Recommendation:** N/A  
**Cost Parameters:** N/A

**Ground Level Storage - (Police Department)**

- lii. Worn concrete flooring is in poor condition (Photo F-lii)  
**Recommendation:** Clean & Paint  
**Cost Parameters:** \$500-\$800

**Ground Level Office #5 - (Police Department)**

- liii. Outdated vinyl tile flooring is in fair condition (Photo F-liii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$2,000-\$4,000
- liv. Walls is in fair condition (Photo F-liv)  
**Recommendation:** Clean & Paint  
**Cost Parameters:** \$3,000-\$5,000
- lv. Outdated suspended ceiling is in fair condition (Photo F-lv)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$2,500-\$4,000

**Ground Level Meeting Room #2 - (Police Department)**

- lvi. Outdated vinyl tile flooring is in fair condition (Photo F-lvi)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$4,000-\$5,500
- lvii. Walls is in fair condition (Photo F-lvii)  
**Recommendation:** Clean & Paint  
**Cost Parameters:** \$5,000-\$7,000
- lviii. Outdated suspended ceiling is in fair condition (Photo F-lviii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$4,500-\$6,000

**Ground Level Office #6 - (Police Department)**

- lix. Outdated vinyl tile flooring is in fair condition (Photo F-lix)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$500-\$1,000
- lx. Walls is in fair condition (Photo F-lx)  
**Recommendation:** Clean & Paint  
**Cost Parameters:** \$1,000-\$2,500
- lxi. Outdated suspended ceiling is in fair condition (Photo F-lxi)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$1,000-\$2,000

**Ground Level Storage - (Police Department)**

- lxii. Outdate vinyl tile flooring is in fair condition (Photo F-lxii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$500-\$1,000
- lxiii. Walls is in fair condition (Photo F-lxiii)  
**Recommendation:** Clean & Paint  
**Cost Parameters:** \$1,000-\$2,000
- lxiv. Outdated suspended ceiling is in fair condition (Photo F-lxiv)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$500-\$800

**Ground Level Evidence - (Police Department)**

- lxv. Room not accessible  
**Recommendation:** N/A  
**Cost Parameters:** N/A

**Ground Level Garage - (Police Department)**

- lxvi. Concrete flooring is in fair condition (Photo F-lxvi)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$2,000-\$3,000
- lxvii. Walls is in fair condition (Photo F-lxvii)  
**Recommendation:** Clean & Paint  
**Cost Parameters:** \$10,000-\$12,000

**Ground Level Tower - (Police Department)**

- lxviii. Concrete flooring (exposed rebar) (Photo F-lxviii)  
**Recommendation:** Reinforced & pour concrete (review by structural engineer)  
**Cost Parameters:** N/A

**Upper Level Stairwell #1 - (Police Department)**

- lxix. Concrete Stair, rail & headroom does not meet code (Photo F-lxix)  
**Recommendation:** No feasible solution  
**Cost Parameters:** N/A
- lxx. Concrete stair is worn but in fair condition (Photo F-lxx)  
**Recommendation:** Clean & Paint  
**Cost Parameters:** \$500-\$800
- lxxi. Walls are in fair condition (Photo F-lxxi)  
**Recommendation:** Clean & Paint  
**Cost Parameters:** \$2,000-\$3,500

### **Upper Level Storage - (Police Department)**

- lxxii. Carpet flooring is in poor condition (Photo F-lxxii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$800-\$1,500
- lxxiii. Paint is in fair condition (Photo F-lxxiii)  
**Recommendation:** Clean & Paint  
**Cost Parameters:** \$1,500-\$3,000
- lxxiv. Suspended ceiling is in poor condition (Photo F-lxxiv)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$1,000-\$2,000
- lxxv. Suspended ceiling is in poor condition with water damage (Photo F-lxxv)  
**Recommendation:** Investigate failed metal decking (roof), Remove & Replace  
**Cost Parameters:** See Roof

### **Upper Level Meeting Space - (Police Department)**

- lxxvi. Outdated carpet flooring is in poor condition (Photo F-lxxvii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$5,000-\$7,000
- lxxvii. Walls is in fair condition (Photo F-lxxvi)  
**Recommendation:** Clean & Paint  
**Cost Parameters:** \$12,000-\$14,000
- lxxviii. Outdated suspended ceiling is in fair condition (Photo F-lxxviii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$7,000-\$9,000
- lxxix. Steel Lintel is in poor condition (Photo F-lxxix)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$2,000-\$3,000

### **Upper Level Stairwell #2 - (Police Department)**

- lxxx. Concrete Stair & railing does not meet code (Photo lxxx)  
**Recommendation:** No feasible solution  
**Cost Parameters:** N/A
- lxxxi. Concrete stair is worn but in fair condition (Photo F-lxxxi)  
**Recommendation:** Clean & Paint  
**Cost Parameters:** \$500-\$800
- lxxxii. Brick masonry walls are in poor condition (Photo F-lxxxii)  
**Recommendation:** Replaced damaged brick & tuckpoint joints  
**Cost Parameters:** \$10,000-\$15,000
- lxxxiii. Water damaged ceiling is in poor condition (Photo F-lxxxiii)  
**Recommendation:** Investigate roof, Clean & Paint  
**Cost Parameters:** \$2,500-\$4,000

### **Upper Level Stairwell #3 - (Village Hall)**

- lxxxiv. Wood Stair does not meet code (Photo F-lxxxiv)  
**Recommendation:** No feasible solution  
**Cost Parameters:** N/A
- lxxxv. Walls & ceiling is in poor condition (Photo F-lxxxv)  
**Recommendation:** Insulate wall & ceiling

**Cost Parameters:** \$5,000-\$8,000

**Upper Level Room #1 - (Village Hall)**

lxxxvi. Unfinished space (F-lxxxvi)

**Recommendation:** Renovate

**Cost Parameters:** \$50,000-\$60,000

**Upper Level Room #2 - (Village Hall)**

lxxxvii. Unfinished space (Photo F-lxxxvii)

**Recommendation:** Renovate

**Cost Parameters:** \$160,000-\$190,000

**Upper Level Room #3 - (Village Hall)**

lxxxviii. Unfinished space (Photo F-lxxxviii)

**Recommendation:** Renovate

**Cost Parameters:** \$45,000-\$60,000

**Upper Level Room #4 - (Village Hall)**

lxxxix. Unfinished space (Photo F-lxxxix)

**Recommendation:** Renovate

**Cost Parameters:** \$45,000-\$60,000

**Upper Level Toilet - (Village Hall)**

xc. Unfinished space (Photo F-xc)

**Recommendation:** Renovate

**Cost Parameters:** \$30,000-\$40,000

**STRUCTURAL**

N. General

i. **Village Hall**

Jack post in the lower level support the area under the ground floor entry way on the south wall. The centrally located room archway is being structural supported by a metal tie rod connected to the east and west walls. It is recommended to consult with our structural engineer. A proposal can be provided to perform this work on a time and material basis, if requested by the client.

ii. **Police Department**

Reroofed in 2017/18 but showing interior signs of distress (water damage to dropped ceilings in multiple areas, collapsed plaster in the entry way and other parts of the building). Major leak is evident at base of tower over the entry way. The hole in the concrete floor in the tower needs to be investigated by a structural engineer. It is recommended to consult with our structural engineer. A proposal can be provided to perform this work on a time and material basis, if requested by the client.

**PLUMBING**

O. General

i. Plumbing appears to be in working condition.

ii. Water Heater in appears in fair /operating condition, age could not be determined

**Recommendation:** A qualified contractor should be hired to evaluate all existing Plumbing piping & fixtures and make any recommendation.

## **MECHANICAL**

### P. General

- i. Furnaces appears to be in working condition.
- ii. Suspended Heaters in garage appears in fair /operating condition, age could not be determined.

**Recommendation:** A qualified contractor should be hired to evaluate all existing HVAC equipment and make any recommendation.

## **ELECTRIAL**

### Q. General

- i. Electrical appears to be in working condition.

**Recommendation:** A qualified contractor should be hired to evaluate all existing HVAC equipment and make any recommendation.

## **ENVIRONMENTAL**

### R. General

- i. No visible signs of mold were found during the inspections.
- ii. A Lead and Asbestos testing is recommended before starting any renovation projects.

## **ADDITIONAL RECOMMENDATIONS**

Additional structural evaluation at the exterior wall as noted above is at the client's discretion. No additional evaluations are recommended.

## **CONCLUSION**

Village Hall and Police Department buildings have major structural barriers to renovation for continued use as a public facilities. These principally are the multi-storied configuration (ADA requirements). Both buildings would require major expenditures to upgrade mechanical, electrical and plumbing systems to meet current code requirements and workplace standards.

Based on the existing and future needs of the village administration, police department and department of public works no reconfiguration of the limited space available is cost effective. The possible increase in space by using the second floor of the Village Hall would require extensive and costly restructuring to meeting both ADA and fire codes. The addition of an elevator would be cost prohibitive.

All observations were limited to the access afforded to Abonmarche at the time of the inspection. Any issues related to areas not observed as part of this report are considered to outside the liability of this report.



## APPENDIX A: PHOTOS



A-i: Concrete Pad



Aii: Concrete Pad



B-i: Metal Siding



B-i: Vinyl Siding



B-iii: Dented Siding



B-iv: Plywood Panel



B-v: Failing Brick



O:\Projects\2022\22-0215 Facilities Assessment Project\CAD\_Arch\In Design\Exterior photo - Decatur City Hall.docx





B-vi: Metal at Top of Wall



B-vii: Awning



B-viii: Window Sill/Door Cap

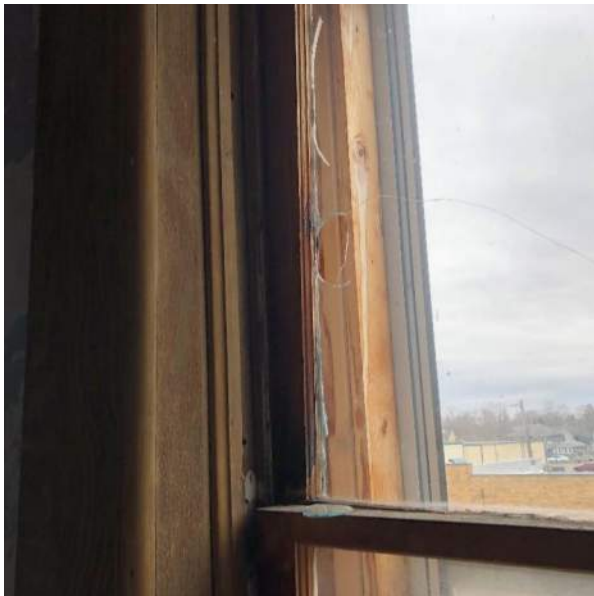




B-ix: Brick & Lintel



B-x: Window



C-i: Broken Window



C-ii: Steel Window







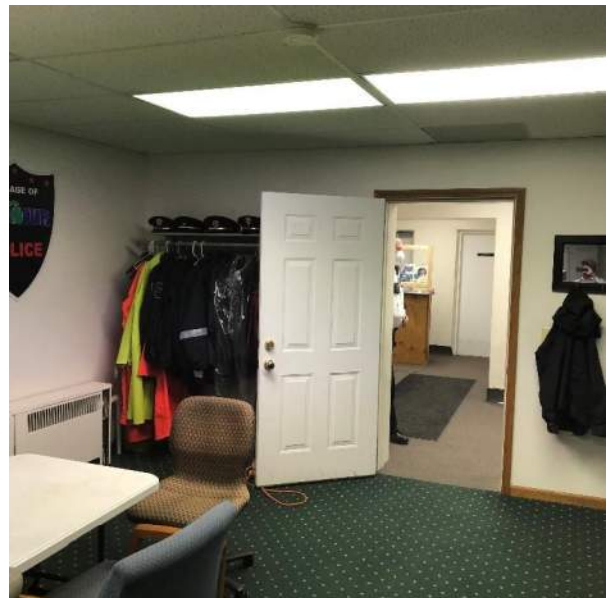
C-iii: Steel Window



C-iii: Wood Window



D-i: Service Door



D-ii: Alum. Wrapped Facia





E-i: Rubber Membrane



E-ii: Misc. Coping



E-iii: Asphalt Shingles



E-iv: Rubber Membrane







F-i: Moisture Damage



F-ii: Concrete Slab



F-iii: Paint Wall



F-iv: Moisture Damage







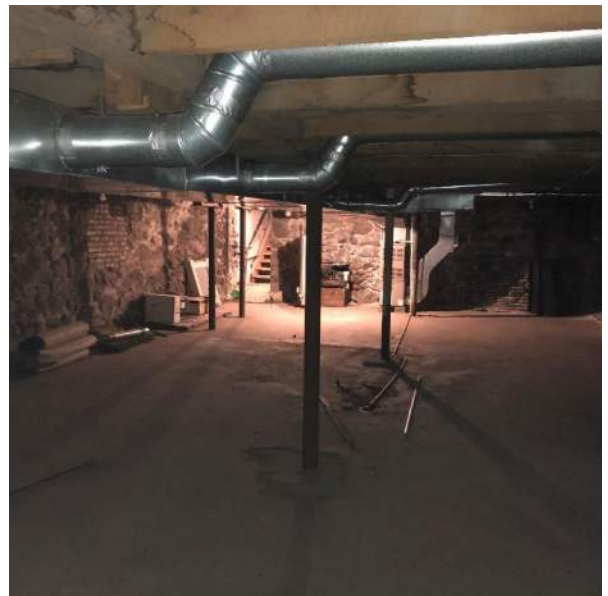
F-v: Worn Slab



F-vi: Concrete Stairs



F-vii: Exposed Concrete



F-viii: Dirty Concrete





F-ix: Jack Post



F-x: Wood Stair



F-xi: Carpet



F-xii: Water Damage



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F-xiii: Carpet



F-xiv: Wallpaper



F-xv: Worn Vinyl Tile



F-xvi: Paint



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F-xvii: Paint



F-xviii: Wallpaper



F-xix: Carpet



F-xx: Wallpaper





F-xxi: Water Damage



F-xxii: Carpet



F-xxiii: Wallpaper



F-xxiv: Water Damage







F-xxv: Cabinet & Countertop



F-xxvi: Carpet



F-xxvii: Wallpaper





F-xxviii: Wallpaper



F-xxix: Carpet



F-xxx: Carpet



F-xxxi: Wallpaper



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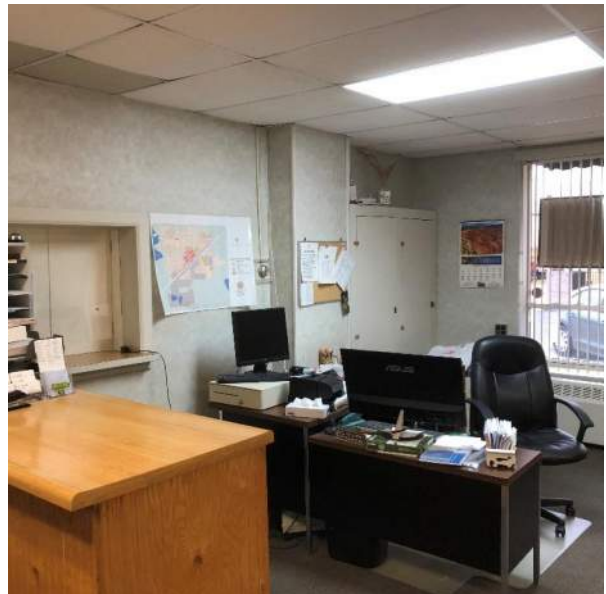
F-xxxii: Concrete



F-xxxiii: Carpet



F-xxxiv: Wallpaper



F-xxxv: Wallpaper



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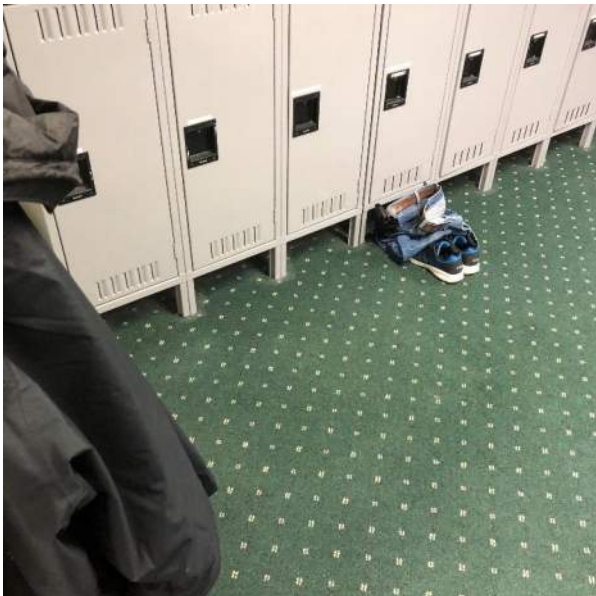




F-xxxvi: Pass Thru Window



F-xxxvii: Cabinet



F-xxxviii: Carpet



F-xxxix: Wallpaper



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F-xi: Ceiling



F-xli & F-xlii: Plaster Walls



F-xliii: Carpet



F-xliv: Water Damage



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F-xlv: Wall



F-xlvi: Carpet



F-xlvii: Ceiling



F-xlviii: Floor Tile



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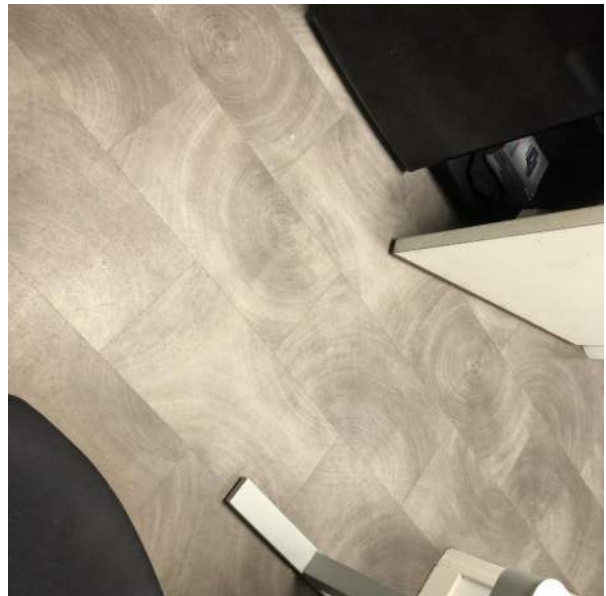
F-xlix: Wall



F-I: Plumbing Fixture



F-ii: Ceiling



F-iii: Floor Tile



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F-liv: Wall



F-lv: Ceiling



F-lvi: Floor Tile



F-lvii: Wall



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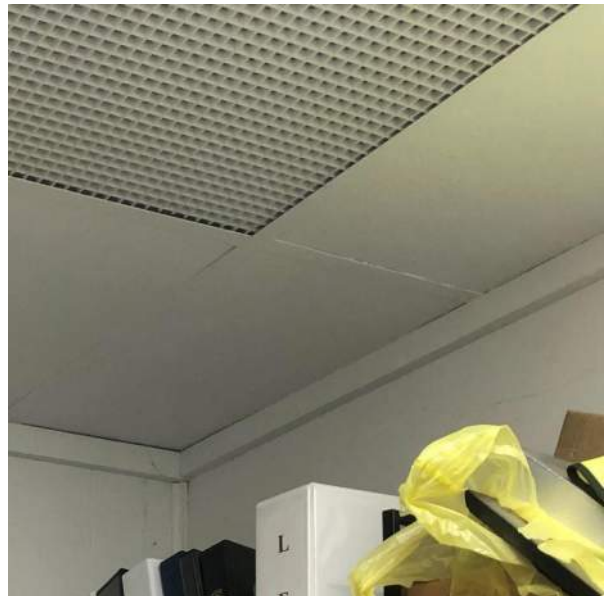
F-lviii: Ceiling



F-lix: Flooring



F-lx & F-lxi: Wall & Ceiling



F-lxi: Ceiling



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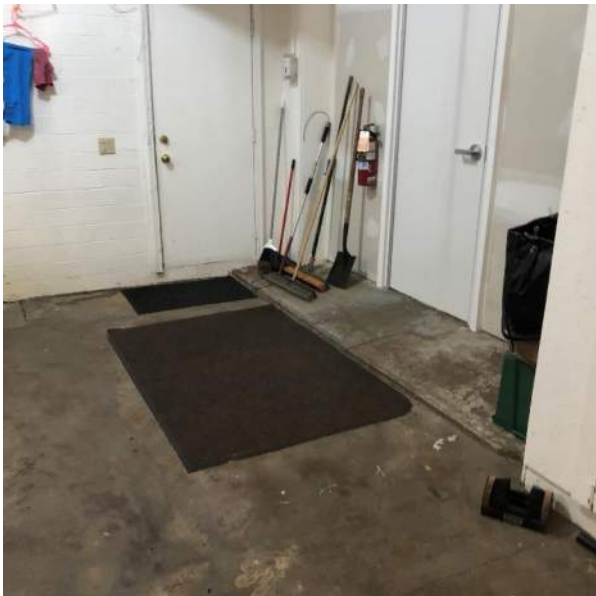




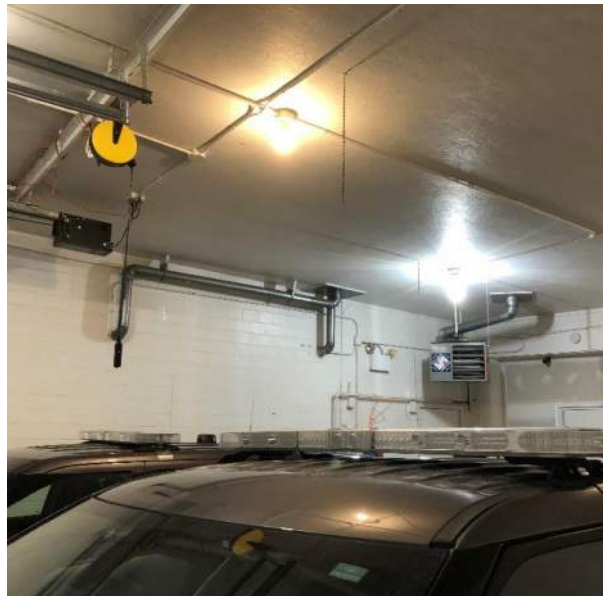
F-lxii: Flooring



F-lxiii & F-lxiv: Walls & Ceiling



F-lxvi: Floor



F-lxvii: Wall



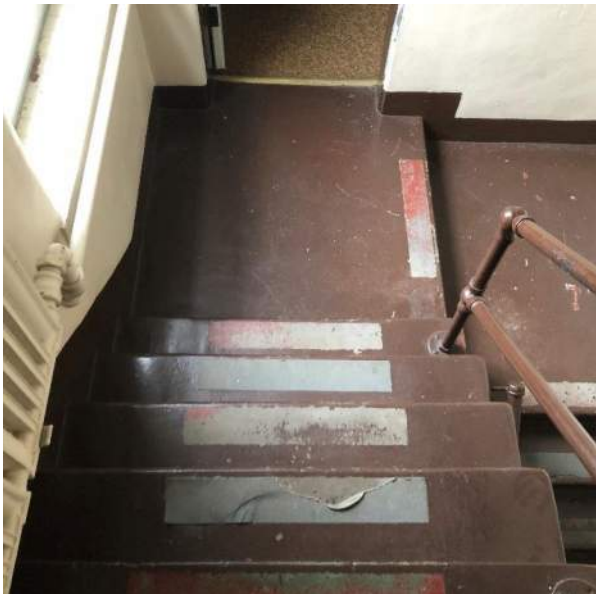
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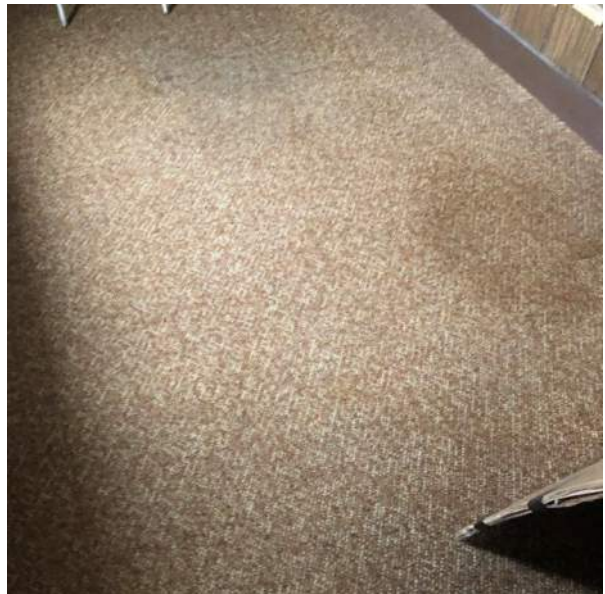
F-lxviii: Flooring



F-lxix & F-xxi: Stairs/Walls



F-lxx: Concrete Stair



F-lxxii: Floor



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F- lxxiii: Wall



F-lxxiv: Ceiling



F-lxxiv & F-lxxv: Ceiling



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F-lxxvi: Carpet



F-lxxvii: Walls



F-lxxviii: Ceiling



F-lxxii: Steel Lintel





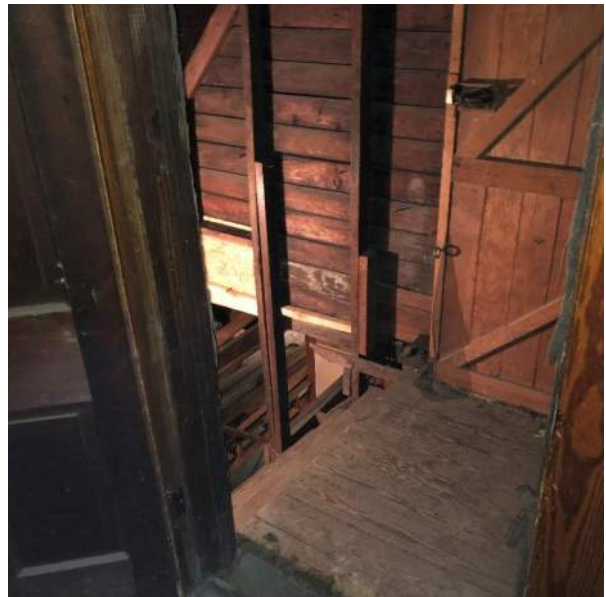
F-lxxx & lxxxi: Stair



F-lxxxii & lxxxiii: Walls & Ceiling



F-lxxxiv: Stair



F-lxxxv: Wall & Ceiling



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F-lxxxvi: Room #1



F-lxxxvii: Room #2



F-lxxxvii: Room #2



F-lxxxvii: Room #2



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F-lxxxviii: Room #3



F-lxxxviii: Room #3



F-lxxxvii: Room #4



F-lxxxvii: Room #4



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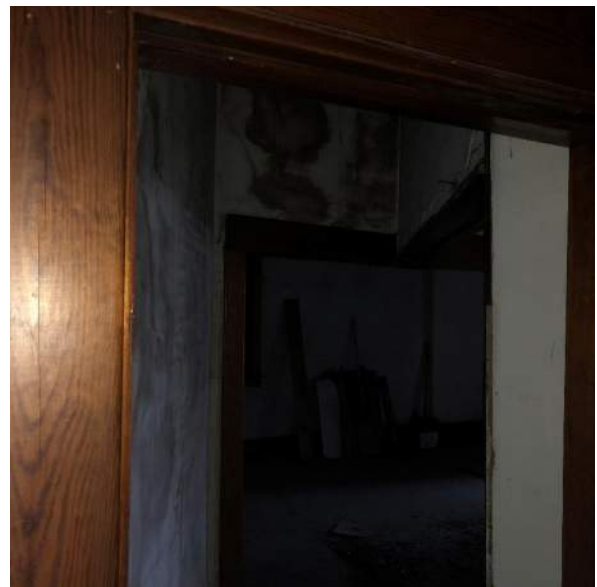
F-xc: Toilet



F-xc: Toilet



F-xc: Toilet

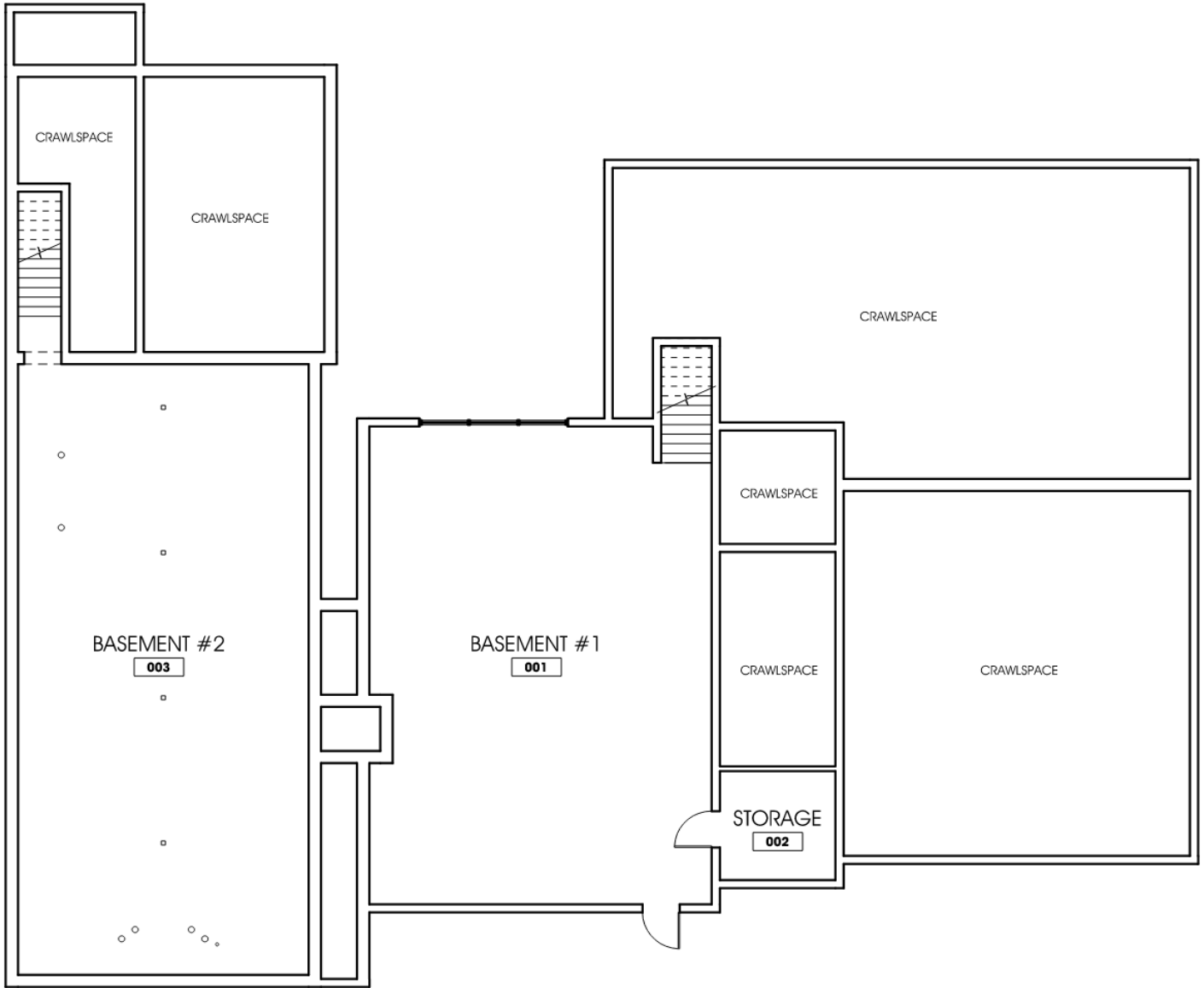


F-xc: Toilet



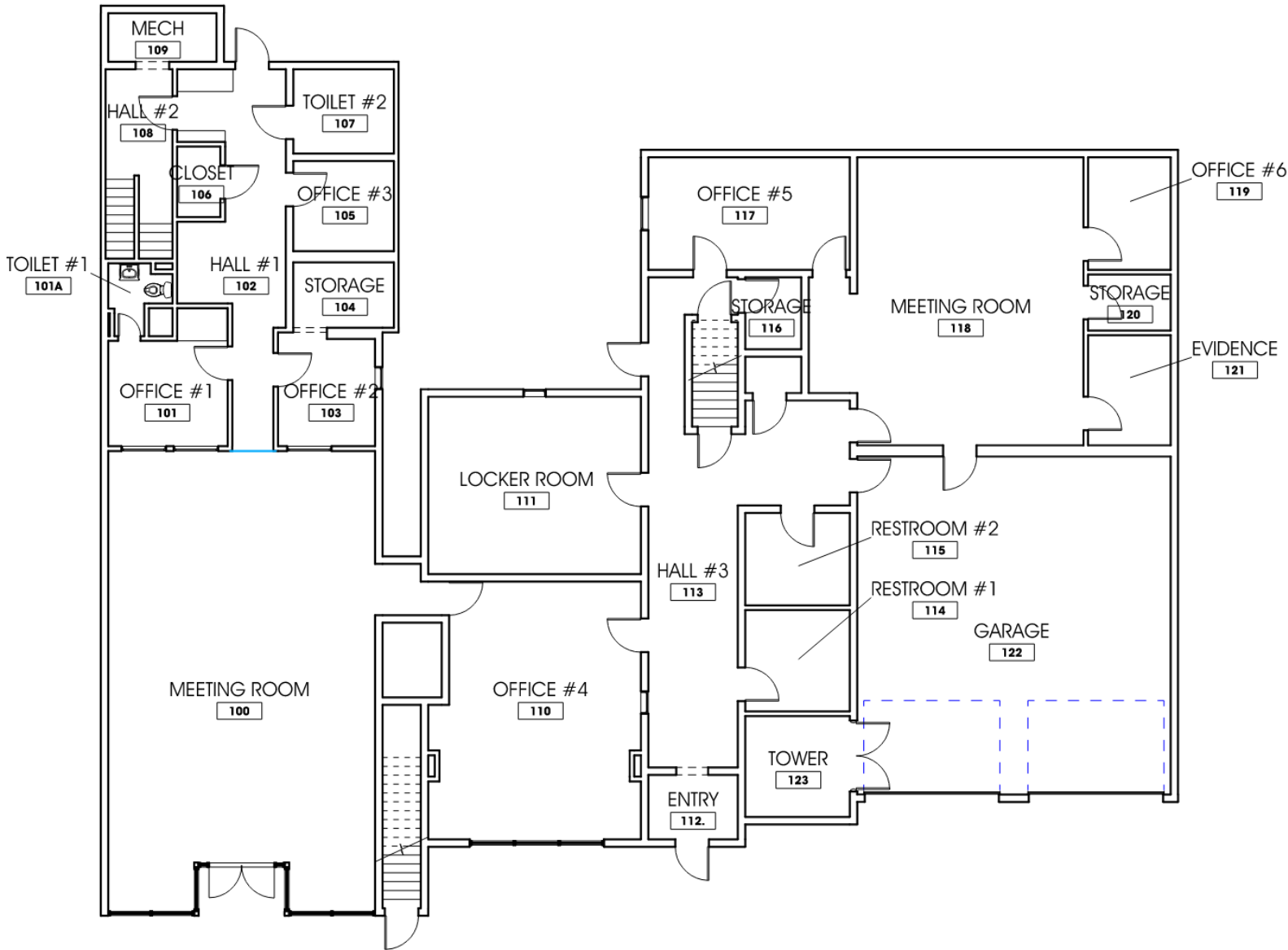
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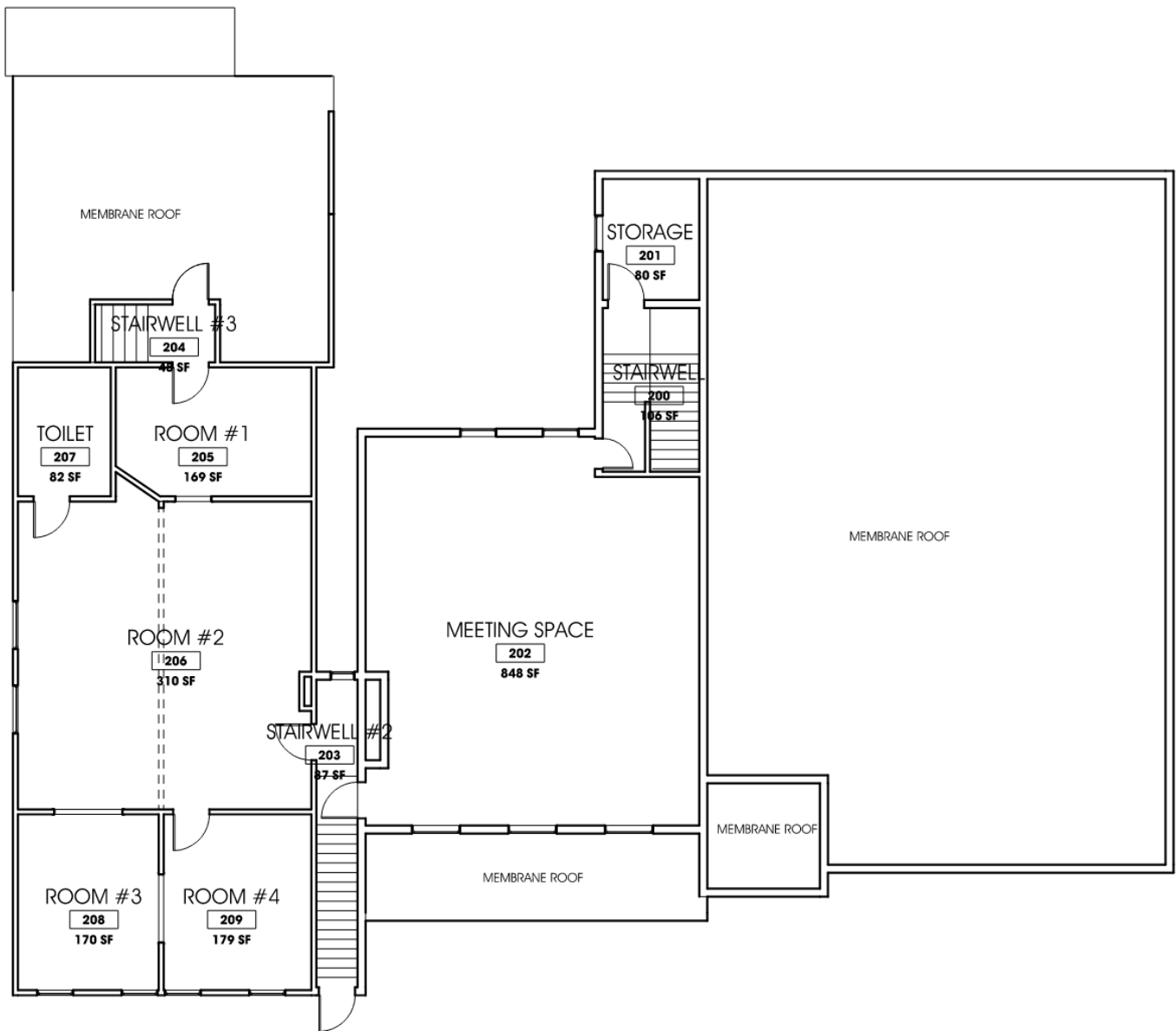
## APPENDIX B - BUILDING KEY PLAN



1 EXISTING LOWER FLOOR PLAN  
X1 NOT TO SCALE

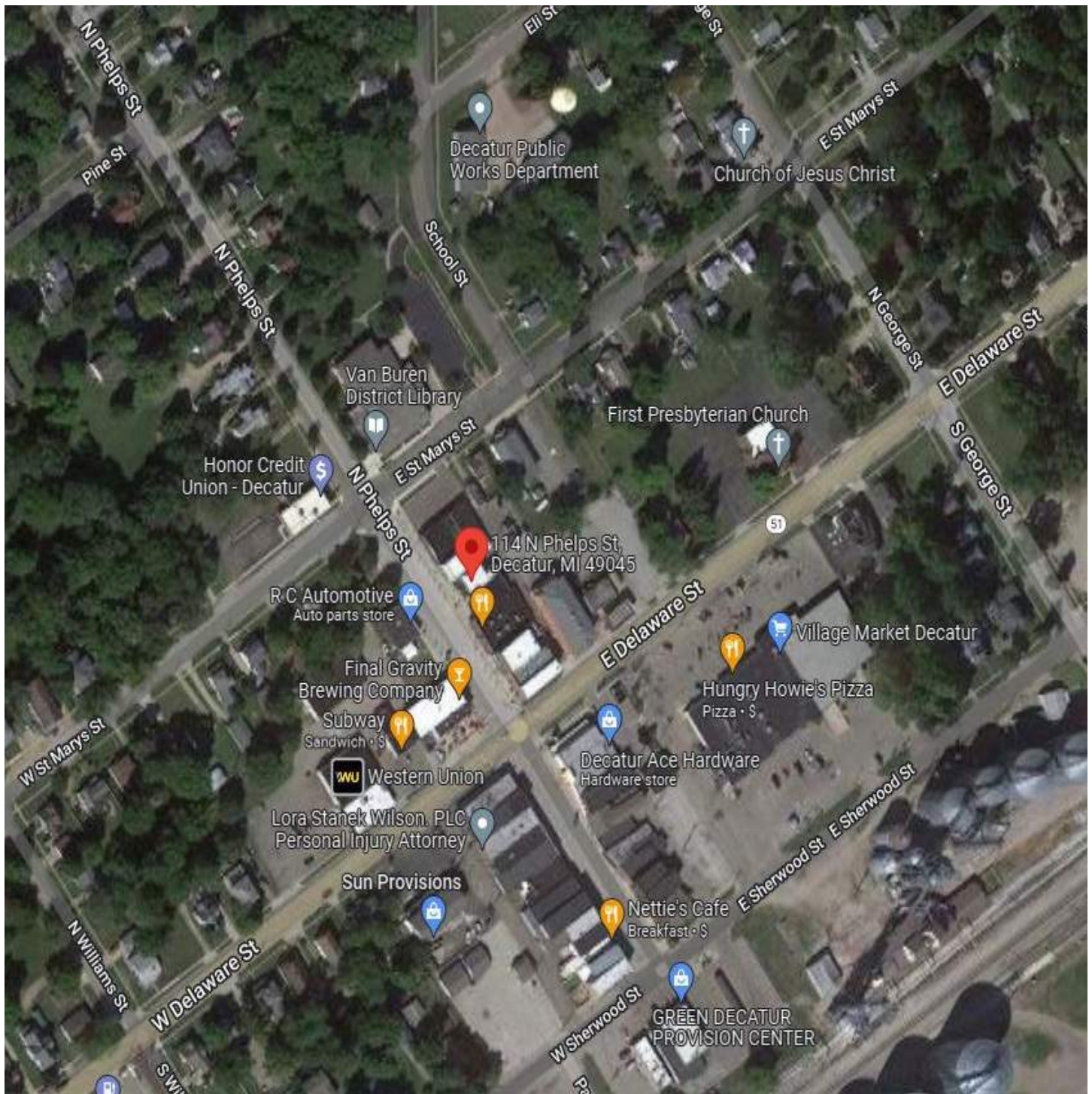






3 EXISTING SECOND FLOOR PLAN  
X1 NOT TO SCALE

## APPENDIX C - SITE KEY PLAN





# APPENDIX D - ABONMARCHE TEAM/CONTACT IN- FORMATION

## ABONMARCHE

95 WEST MAIN STREET  
BENTON HARBOR, MI 49022  
PHONE: (269) 927-2295

### PROJECT TEAM

EVAN LEDUC  
DERK WOLKOTTEN  
JASON FICKLEN

PROJECT MANAGER ARCHITECTURE  
ARCHITECT PROJECT MANAGER  
ARCHITECTURAL DESIGNER



# VILLAGE OF DECATUR

## BUILDING ASSESSMENTS OF PUBLIC WORKS DEPARTMENT

DATE: April 15th, 2022



# Table of Contents

3	Introduction
4	Inspection Report
10	Appendix-A Photos
21	Appendix-B Building Key Plan
24	Appendix-C Site Key
26	Abonmacrhe Team/Contact Information

## Introduction

Abonmarche was approached by the Village of Decatur to provide a facilities assessment of the (3) existing Public Works buildings located at 114 Eli Street, Decatur, MI 49045. The enclosed report was requested to assist in the Village of Decatur in determining the cost benefit of required improvements to existing buildings.

## Project Scope

The scope of the project includes visual evaluation of the Exterior Conditions (roof, siding, windows, structural and, interior conditions & MEP (mechanical, electrical and plumbing).

General measurements were taken to develop a key plan. (See Appendix B).

The onsite assessment is summarized in the following condition report. This report is broken down as follows:

1. Written report
  - a. Building Access
  - b. Exterior Envelope
  - c. Roof
  - d. Interior
  - e. Structural
  - f. Plumbing
  - g. Mechanical
  - h. Electrical
  - i. Environmental
  - j. Additional Recommendations
  - k. Conclusion
2. Appendix A – Photos
3. Appendix B – Building Key Plan
4. Appendix C – Site Key Plan
5. Appendix D – Abonmarche Team / Contact Information



# Inspection Report

## PUBLIC WORKS DEPARTMENT EXISTING CONDITIONS

The site is located at 114 Eli St in Decatur, MI. There are three (3) existing buildings that reside on approximately 30,000 square foot on a dirt lot. These buildings are used for a multitude of purposes including office space, garage, and storage including salt storage. The maintenance building & garage/salt storage building is comprised of wood structure with metal siding and asphalt shingle roof, the storage building is also comprised of wood structure and metal siding but with a metal roof.

*This report does not include: Moisture testing in walls or roof, environmental material testing, soil and or air quality.*

*Note: Recommendations are only given for items of immediate concern. Other observations can be addressed, if desired, through a separate contract.*

### **Building Access**

- A. Overall the concrete pads at entry door is in poor condition, with the following highlighted items noted:
- Concrete Pad** – (Maintenance Building)
- i. Concrete Landing Pad Cracked at entry door, presents trip hazard. (Photo A-i)  
**Recommendation:** Remove & Replace new.  
**Cost Parameters:** \$200-\$500
  - ii. Concrete Apron Cracked at garage door, presents trip hazard. (Photo A-ii)  
**Recommendation:** Remove & Replace new.  
**Cost Parameters:** \$3,000-\$5,000

### **Exterior Envelope**

- B. Overall the exterior walls are in fair to poor condition, with the following highlighted items noted:
- Wall**– (Maintenance Building)
- i. Metal siding is paint fading. (Photo B-i)  
**Recommendation:** Prep & Paint.  
**Cost Parameters:** \$15,000-\$25,000
  - ii. Repair hole in siding below office window. Located on West side of building potential water penetration. (Photo B-ii)  
**Recommendation:** Replace metal siding panel (4'x8') and paint to match existing  
**Cost Parameters:** \$300-\$800
  - iii. Seal joints at edge of metal panels typical. (Photo B-iii)  
**Recommendation:** Seal Joint Panel  
**Cost Parameters:** \$500-\$1,000
- Wall**– (Storage Garage)
- iv. Metal siding is paint fading. (Photo B-iv)  
**Recommendation:** Prep & Paint.  
**Cost Parameters:** \$500-\$1,000
  - v. Repair metal siding & trim at open storage & garage jambs. (Photo B-v)  
**Recommendation:** Replace metal siding panel (4'x8'), trim and paint to match

existing

**Cost Parameters:** \$1,000-\$2,000

**Wall– (Garage/Salt Storage)**

- vi. Repair metal siding & trim at open storage & garage jambs. (Photo B-vi)  
**Recommendation:** Replace metal siding panel (4'x8'), trim and paint to match existing  
**Cost Parameters:** \$2,000-\$3,000

C. Overall the windows are in poor condition, with the following highlighted items noted:

**Windows – (Maintenance Building)**

- i. Broken panes of glass on West side of the building. (Photo C-ii)  
**Recommendation:** Replace Aluminum Window  
**Cost Parameters:** \$3,000-\$5,000
- ii. Replace Translucent panel East side of the building. (Photo C-ii)  
**Recommendation:** Replace Translucent panel  
**Cost Parameters:** \$2,000-\$4,000

D. Overall the doors are in poor condition, with the following highlighted items noted:

**Doors – (Maintenance Building)**

- i. Damaged (2) Entry Door trim & sill. (Typical) (Photo D-i)  
**Recommendation:** Replace door, trim and hardware (ADA compliant)  
**Cost Parameters:** \$1,000-\$1,500
- ii. (2) Overhead Doors trim are in fair condition. (Photo D-i)  
**Recommendation:** Paint existing overhead doors and fix damaged trim and repaint.  
**Cost Parameters:** \$1,000-\$1,500
- iii. Damaged (3) Interior Wood Doors & trim. (Typical) (Photo D-i)  
**Recommendation:** Replace door and trim and hardware (ADA compliant)  
**Cost Parameters:** \$1,000-\$3,000

**Doors – (Storage Garage)**

- iv. (4) Overhead Doors are in fair condition. (Photo D-i)  
**Recommendation:** Paint existing overhead doors and fix damaged trim and repaint.  
**Cost Parameters:** \$2,000-\$4,000

**Doors – (Garage/Salt Storage)**

- v. (2) Overhead Doors are in fair condition. (Photo D-i)  
**Recommendation:** Paint existing overhead doors and fix damaged trim and repaint.  
**Cost Parameters:** \$1,000-\$2,000

**ROOF**

E. Overall the roof is in are in poor condition, with the following highlighted items noted:

**Roof - (Maintenance Building)**

- i. Old Asphalt Shingle (Photo E-i)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$20,000-\$25,000

- ii. Aluminum wrapped fascia board separating from fascia board in several locations. (Photo E-ii)  
**Recommendation:** Replace aluminum wrapped fascia  
**Cost Parameters:** \$4,000-\$8,000

**Roof – (Storage Garage)**

- iii. Old Metal Roof (Photo E-iii)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$10,000-\$15,000

**Roof – (Garage/Salt Storage)**

- iv. Damaged Aluminum Soffit (Photo E-iv)  
**Recommendation:** Remove & Replace  
**Cost Parameters:** \$2,000-\$5,000

**INTERIOR**

- F. Overall the interior is in are in poor condition, with the following highlighted items noted:

**Office - (Maintenance Building)**

- i. Existing concrete floor is in fair condition (Photo F-i)  
**Recommendation:** Clean & Replace epoxy finish  
**Cost Parameters:** \$3,000-\$5,000
- ii. Damaged to wood ceiling panel (Photo F-ii)  
**Recommendation:** Repair & Replace wood panel (In conjunction with roof replacement)  
**Cost Parameters:** \$500-\$1,000
- iii. Old dated sinks, Cabinets & faucet ADA compliant (Photo F-iii)  
**Recommendation:** Replace  
**Cost Parameters:** \$4,000-\$8,000
- iv. Dirty wood wall paneling (Photo F-iv)  
**Recommendation:** Clean & Paint wood wall paneling.  
**Cost Parameters:** \$2,000-\$4,000

**Bath - (Maintenance Building)**

- v. Existing concrete flooring is in fair condition (Photo F-v)  
**Recommendation:** Clean, Seal and re-coat flooring  
**Cost Parameters:** \$1,000-\$3,000
- vi. Paint plaster at wall and ceiling (Photo F-vi)  
**Recommendation:** Repair & Paint  
**Cost Parameters:** \$1,000-\$3,000
- vii. Damaged old dated sinks, faucet & Vanity ADA compliant (Photo F-vii)  
**Recommendation:** Replace  
**Cost Parameters:** \$1,000-\$2,000
- viii. Not ADA compliant (Photo F-viii)  
**Recommendation:** Reconfigure Bath to be ADA compliant  
**Cost Parameters:** \$5,000-\$7,000
- ix. No ceiling or exhaust system (Photo F-ix)  
**Recommendation:** Install new  
**Cost Parameters:** \$2,000-\$4,000



**Garage #1- (Maintenance Building)**

- x. Existing concrete flooring is in fair condition (Photo F-x)  
**Recommendation:** Clean & Seal flooring  
**Cost Parameters:** \$3,000-\$4,000
- xi. Dirty walls (Photo F-xi)  
**Recommendation:** Repair & Paint  
**Cost Parameters:** \$1,000-\$2,000

**Garage #2 - (Maintenance Building)**

- xii. Existing concrete flooring is in fair condition (Photo F-xii)  
**Recommendation:** Clean & Seal flooring  
**Cost Parameters:** \$3,000-\$5,000
- xiii. Dirty walls (Photo F-xiii)  
**Recommendation:** Repair & Paint  
**Cost Parameters:** \$1,000-\$2,000

**Storage - (Storage Garage)**

- xiv. Existing concrete flooring is in fair condition (Photo F-xiv)  
**Recommendation:** Clean & Seal flooring  
**Cost Parameters:** \$2,000-\$3,000

**Garage – (Garage/Salt Storage)**

- xv. Existing concrete flooring is in fair condition (Photo F-xv)  
**Recommendation:** Clean & Seal flooring  
**Cost Parameters:** \$2,000-\$3,000
- xvi. Mezzanine Stair Not Code Compliant Railing (Photo F-xvi)  
**Recommendation:** Replace Railing  
**Cost Parameters:** \$4,000-\$6,000
- xvii. Storage #1-#3 interior wood boards is in fair condition (Photo F-xvii)  
**Recommendation:** Replace damaged wood boards  
**Cost Parameters:** \$2,000-\$3,000

**STRUCTURAL**

N. General

- i. It appears that the Garage/Salt Storage building along the South wall of storage #3. It is recommended to consult with our structural engineer. A proposal can be provided to perform this work on a time and material basis, if requested by the client.

**PLUMBING**

O. General

- i. Plumbing appears to be in working condition.
- ii. Water Heater in appears in fair /operating condition, age could not be determined  
**Recommendation:** A qualified contractor should be hired to evaluate all existing Plumbing piping & fixtures and make any recommendation.

## **MECHANICAL**

### **P. General**

- i. Ceiling mounted heater appears to be in working condition.
- ii. Suspended Heaters appears in fair /operating condition, age could not be determined.

**Recommendation:** A qualified contractor should be hired to evaluate all existing HVAC equipment and make any recommendation.

## **ELECTRIAL**

### **Q. General**

- i. Electrical appears to be in working condition.

**Recommendation:** A qualified contractor should be hired to evaluate all existing HVAC equipment and make any recommendation.

## **ENVIRONMENTAL**

### **R. General**

- i. No visible signs of mold were found during the inspections.

## **ADDITIONAL RECOMMENDATIONS**

Additional structural evaluation at the exterior wall as noted above is at the client's discretion. No additional evaluations are recommended.

## **CONCLUSION**

The age of the three (3) existing buildings are unknown. The maintenance building & storage buildings are in fair condition. The asphalt/metal roofs are in poor condition and needs to be replaced as outlined in the above report.

The garage/salt storage building is in good condition with a few minor repairs as outlined in the above report. The walls and floors appear to be in stable condition except for the South wall of the garage/salt storage building which appears to be bowing, needs further investigation to determine the extent of damage. Completing the items outlined above would improve the overall appearance and lifespan of the building.

All observations were limited to the access afforded to Abonmarche at the time of the inspection. Any issues related to areas not observed as part of this report are considered to outside the liability of this report.

# APPENDIX A: PHOTOS



A-i: Concrete Pad



Aii: Concrete Apron



B-i: Metal Siding

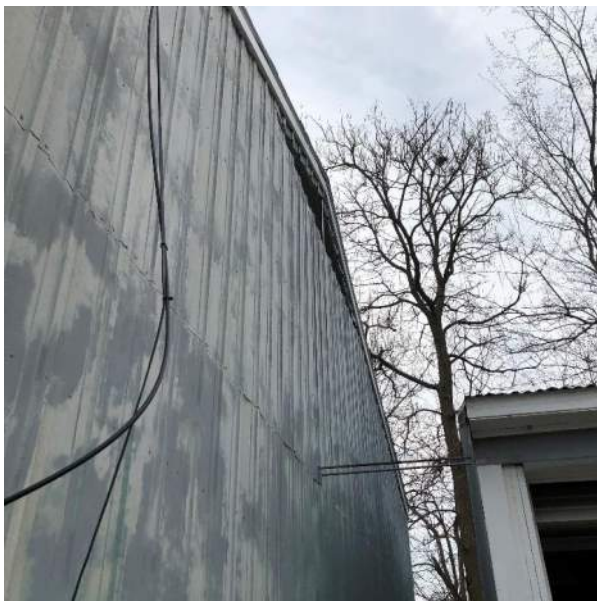




B-ii: Hole in Siding



B-iii: Siding Panel



B-iv: Metal Siding



B-v: Metal Siding & Trim





B-vi: Siding Trim



C-i: Broken panes of glass



C-ii: Translucent panel



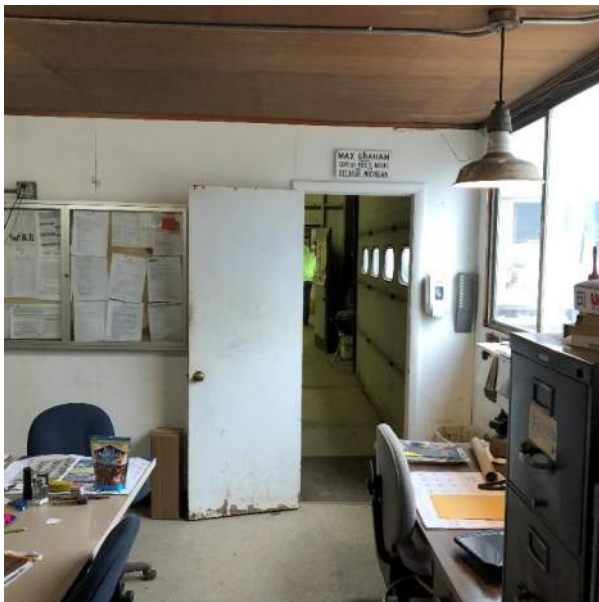




D-i: Peeling Paint



D-ii: Missing Mullion



D-iii: Interior Doors (Typ.)



D-iv: Overhead Doors





D-v: Overhead Doors



E-i: Old Roof Shingles



E-ii: Alum. Wrapped Facia



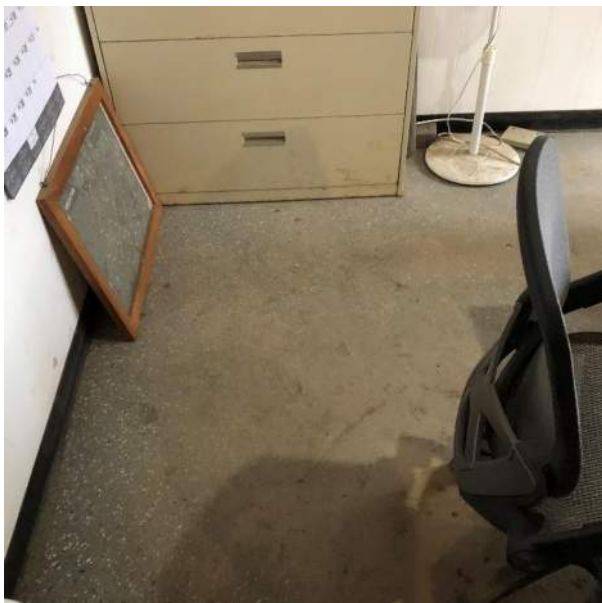




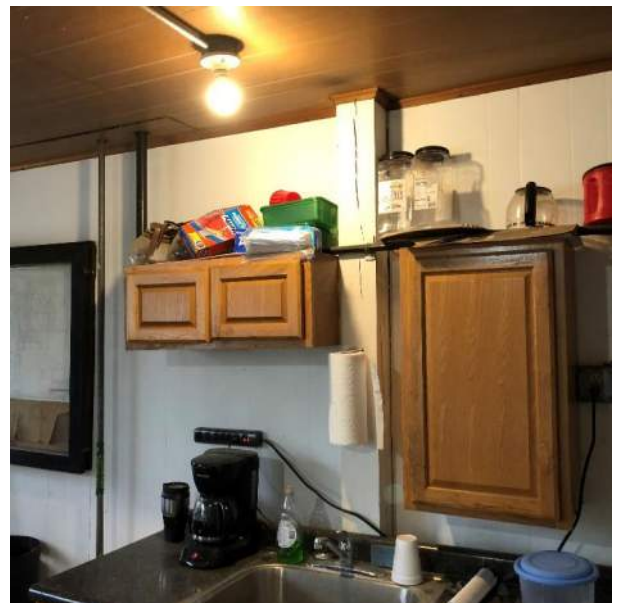
E-iii: Metal Roof



E-iv: Alum. Soffit



F-i: Office Floor



F-ii: Damage Ceiling





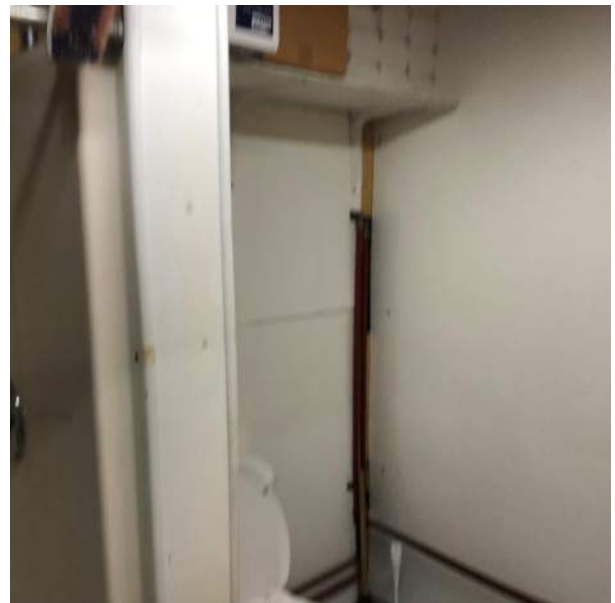
F-iii: Sink & Faucet



F-iv: Paint Wood Panels



F-v: Bath Floor



F-vi: Bath Floor





F-vii: Sink & Faucet



F-viii: Not Compliant



F-ix: Ceiling & Exhaust







F-x: Garage Floor



F-xi: Walls



F-xii: Garage Floor



F-xiii: Walls



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F-xiv: Floor



F-xv: Floor



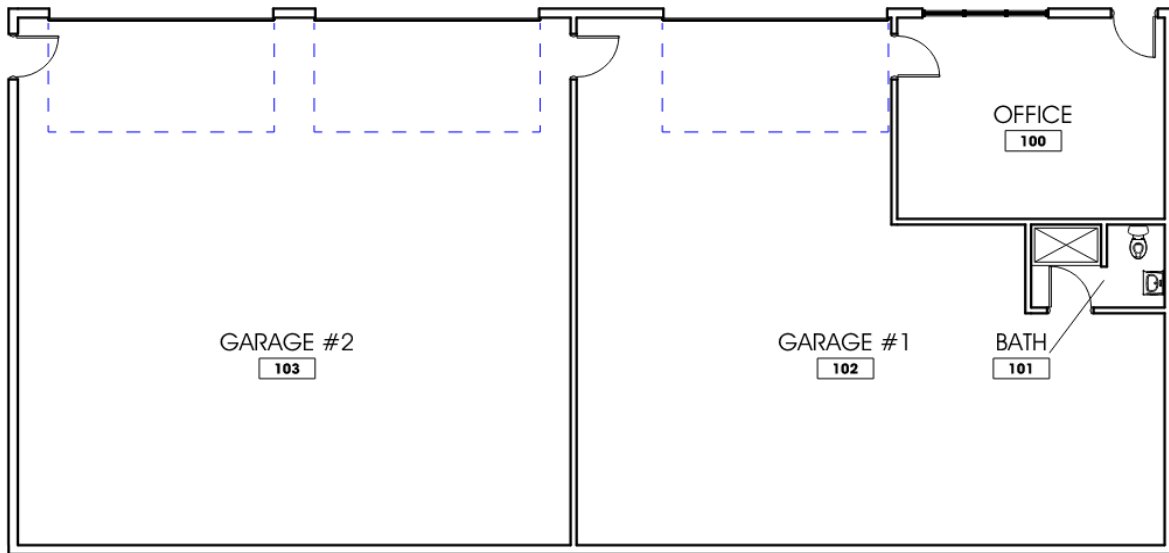
F-xvi: Stair Railing



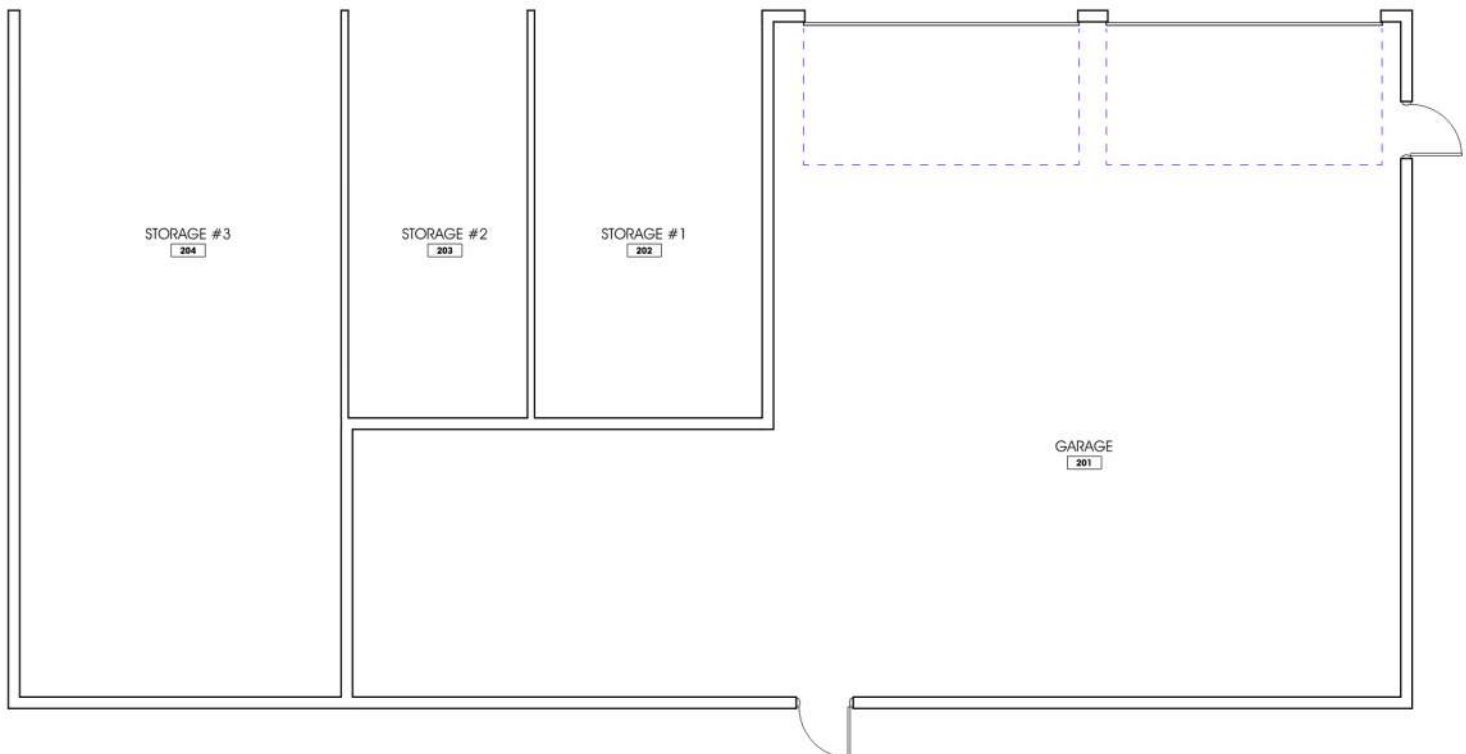
F-xvii: Wood Boards



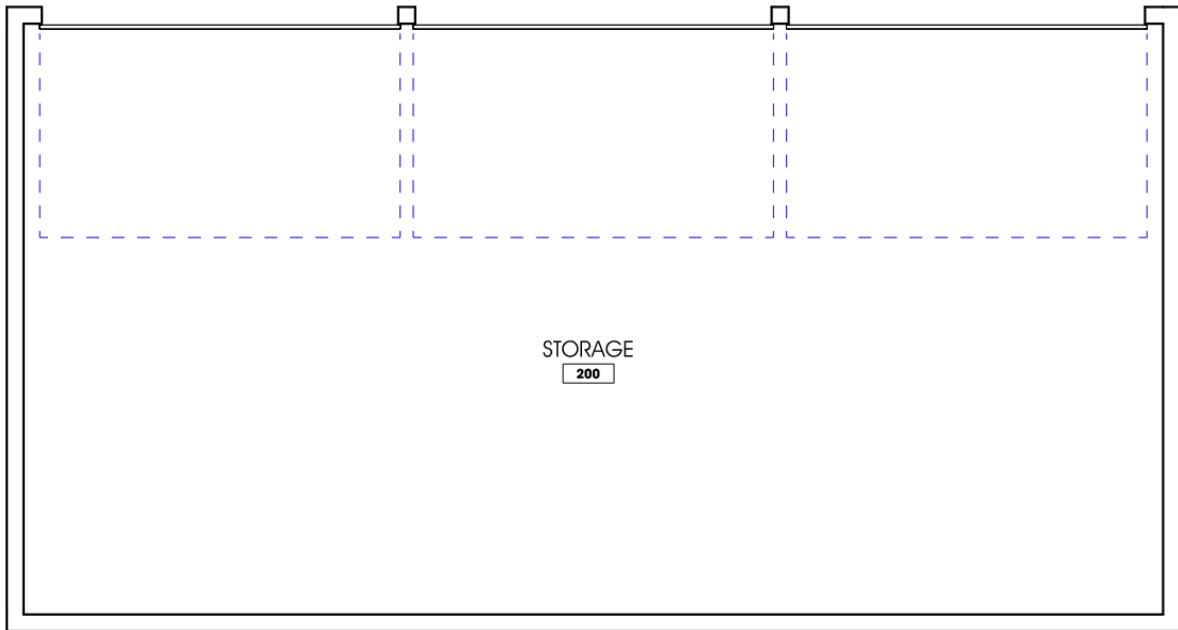
## APPENDIX B - BUILDING KEY PLAN



1 EXISTING MAINTENACE FIRST FLOOR PLAN  
X1 NOT TO SCALE



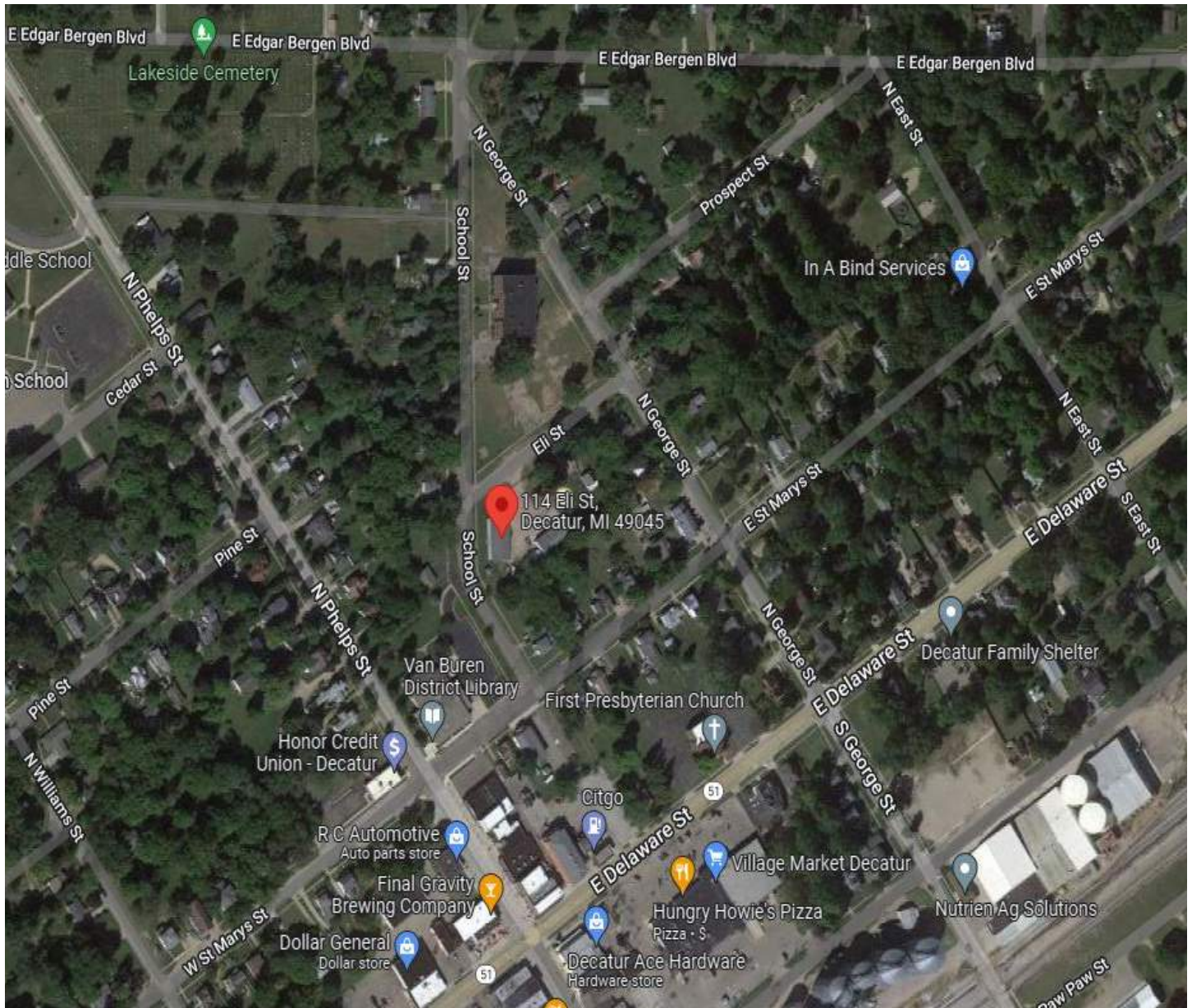
2 EXISTING SALT STORAGE/GARAGE FIRST FLOOR PLAN  
X1 NOT TO SCALE



EXISTING STORAGE GARAGE FIRST FLOOR PLAN  
NOT TO SCALE



# APPENDIX C - SITE KEY PLAN



# APPENDIX D - ABONMARCHE TEAM/CONTACT IN- FORMATION

## ABONMARCHE

95 WEST MAIN STREET  
BENTON HARBOR, MI 49022  
PHONE: (269) 927-2295

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PROJECT MANAGER ARCHITECTURE  
ARCHITECT PROJECT MANAGER  
ARCHITECTURAL DESIGNER