

MONROE
DOWNTOWN
DEVELOPMENT AUTHORITY
RULES OF THE CHAMBER

Any person wishing to address the Board shall step up to the podium/front of room, state their name and address in an audible tone of voice for the record, and unless further time is granted by the Board, shall limit their address to three (3) minutes. A person may not give up or relinquish all or a portion of their time to the person having the floor or another person in order to extend a person's time limit in addressing the Board.

Any person who does not wish to address Board from the podium/front of room, may print their name, address and comment/question which he/she would like brought before Board on a card provided by a staff member and return the card to a staff member before the meeting begins. The staff member will address the presiding officer at the start of Public Comments on the Agenda, notifying him of the card comment, and read the card into the record for response.

The City of Monroe will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon one weeks' notice to the City Clerk/Treasurer. Individuals with disabilities requiring auxiliary aids or services should contact the City of Monroe by writing or calling: City of Monroe, City Clerk/Treasurer, 120 E. First St., Monroe, MI 48161, (734) 384-9136.

AGENDA
REGULAR MEETING
Wednesday, September 21, 2022, 8:30 A.M.
CITY HALL, COUNCIL CHAMBER, 120 E. FIRST ST.

1. Roll Call

2. Vision Statement (2 minutes)

3. Additions/Deletions to the Meeting Agenda (1 minute)

4. Public Comment (3 minutes per individual)

5. Consent Agenda (2 minutes)

Action Requested

- A. Approval of Agenda
- B. Approval of Minutes
 - i. Wednesday, August 17, 2022 Annual Meeting
- C. Financial Reports
 - i. August, DDA Preliminary Itemized Expenditure Report FY 2022-23
 - ii. August, DDA Revenue and Expenditure Report FY 2022-23

6. Project/Work Plan Updates

7. New/Other Business

- A. BIG Application - 39 South Monroe Street
- B. Riverwalk Connector (Lighting) Project Bid Award**
- C. Closed Session - Property Acquisition

Action Requested

Action Requested

8. Board Member and Administrative Comments

9. Adjournment

Action Requested

Vision Statement

In 2027, downtown Monroe will be a vibrant and walkable destination where retailers, restaurants, and residential spaces combine into a lively shopping and entertainment district. All historic buildings have made improvements from façade renovations to new signage to outdoor seating. The downtown is united by an attractive, functional streetscape that is welcoming and accessible to all.

Minutes

**Monroe Downtown Development Authority
Regular Meeting
Wednesday, August 17, 2022
Council Chambers, Monroe City Hall**

Chairperson William Slicker called the meeting to order at 8:30 a.m.

1. Roll Call

Present: Mayor Robert Clark, Andy Clark, Robert Copp, Erik Drummonds, Scott Kegerreis, William Slicker, Malissa Whited

Absent: Mary Hastings

Staff: Michelle LaVoy, Clerk-Treasurer;
Annette Knowles, Downtown/Economic Development Coordinator

2. Vision Statement – Read by Mayor Clark

3. Additions/Deletions to the Meeting Agenda

4. Public Comments – None

5. Consent Agenda

A. Approval of Agenda

B. Approval of Minutes

❖ Wednesday, July 20, 2022 Annual Meeting

C. Financial Reports:

❖ July, DDA Preliminary Itemized Expenditure Report FY 2022-2023

❖ July, DDA Revenue and Expenditure Report FY 2022-2023

Motion by Mayor Clark, seconded by Kegerreis to approve items on the Consent Agenda. *Motion carried, all ayes.*

6. Project/Work Plan Updates

Knowles mentioned the inclusion of the FY22-23 work plan. She invites leads to ask for guidance in starting their projects. Leads will report on progress in the months to come. From the prior year, the website is up and running, and updated as time permits. And, the lighting bids are due for the Riverwalk Connector project.

7. New/Other Business

A. Downtown Project Funding Requests- City Manager Vince Pastue

City Manager Pastue introduced two projects for which funding support from the DDA is requested. For 212 East Front, funds are needed to complete a schematic design for a retail operation. The board would like to see a proposal from the proposed architect before moving forward.

For the MLK Bridge, a comprehensive plan to rehabilitate the bridge is under consideration. Pastue requested funds to support decorative lighting. Kegerreis volunteered to serve on an ad hoc committee to oversee the project.

Motion by Kegerreis, seconded by Mayor Clark, to dedicate funds in the amount of \$100,000 for decorative lighting on the MLK Bridge to be applied in fiscal year 2023-2024. Ayes: R. Clark, A. Clark, Copp, Drummonds, Kegerreis, Slicker, Whited; Nays: None. *Motion carried.*

B. BIG Applications - 101 & 109 West Front and 15-17 West Front

A discussion was held concerning maintenance of buildings versus redevelopment of buildings and the purpose of the program.

A discussion was held concerning eligibility of applicants as it relates to payments owed to the City.

A discussion was held concerning the recommendations of the BIG Committee concerning the applications referenced above; they are for roof replacements only.

Motion by Copp, seconded by A. Clark, to accept the recommendation of the BIG Committee to deny applications for 101 and 109 West Front Street and 15-17 West Front Street. Ayes: R. Clark, A. Clark, Copp, Drummonds, Kegerreis, Slicker, Whites; Nays: None. *Motion carried.*

C. Closed Session- Property Acquisition

Motion by Mayor Clark, seconded by Kegerreis to enter Closed Session to discuss Property Acquisition at 9:33 am. Ayes: R. Clark, A. Clark, Copp, Drummonds, Kegerreis, Slicker, Whited; Nays: None. *Motion carried.*

Whited departed the meeting at 9:45am.

Motion by Mayor Clark, seconded by Kegerreis to reconvene to Open Session at 10:08am. *Motion carried, all ayes.*

Motion by R. Clark, seconded by Kegerreis, to authorize the Chairman to follow through with action items discussed in closed session. *Motion carried, all ayes.*

8. Board Member and Administrative Comments

9. Adjournment

Motion to adjourn at 10:13 am by Drummonds, seconded by Kegerreis. *Motion carried, all ayes.*

DRAFT

TRANSACTIONS FROM 08/01/2022 TO 08/31/2022

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY							
08/01/2022			248-65.736-880.000 COMMUNITY PROMOTION		BEG. BALANCE		0.00
08/01/2022	AP	INV	CMS SOFTWARE TECH SUPPORT FEE	14106	2,100.00		2,100.00
08/31/2022			248-65.736-880.000	END BALANCE	2,100.00	0.00	2,100.00
08/01/2022			248-65.736-958.000 MEMBERSHIPS & DUES		BEG. BALANCE		0.00
08/15/2022	AP	INV	MEMBERSHIP	3102	200.00		200.00
08/31/2022			248-65.736-958.000	END BALANCE	200.00	0.00	200.00
08/01/2022			248-65.736-969.000 INSURANCE PREMIUM		BEG. BALANCE		221.50
08/01/2022	GJ		MONTHLY P&L INSURANCE ALLOCATION	26645	221.50		443.00
08/31/2022			248-65.736-969.000	END BALANCE	221.50	0.00	443.00
08/01/2022			248-80.100-665.005 INTEREST ON INVESTMENTS		BEG. BALANCE		(721.10)
08/10/2022	GJ	JE	5/3 SERVICE FEES - JULY 2022	26716	16.17		(704.93)
08/31/2022	GJ	JE	MICHIGAN CLASS EDGE INT - AUG 2022	26945		441.42	(1,146.35)
08/31/2022	GJ	JE	MICHIGAN CLASS INTEREST - AUG 2022	26946		518.41	(1,664.76)
08/31/2022			248-80.100-665.005	END BALANCE	16.17	959.83	(1,664.76)

PERIOD ENDING 08/31/2022

		2022-23	YTD BALANCE	ACTIVITY FOR	AVAILABLE
GL NUMBER	DESCRIPTION	AMENDED BUDGET MAL	08/31/2022 NTH (ABNORMAL) ASE	08/31/2022 (DECREASE) MAL	BALANCE (ABNORMAL)
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY					
Revenues					
Dept 80.100 - GENERAL REVENUE					
248-80.100-665.005	INTEREST ON INVESTMENTS	1,000.00	1,664.76	943.66	(664.76)
Total Dept 80.100 - GENERAL REVENUE		1,000.00	1,664.76	943.66	(664.76)
Dept 80.600 - GENERAL REVENUE					
248-80.600-402.000	REAL PROPERTY TAXES	311,700.00	0.00	0.00	311,700.00
248-80.600-410.000	PERSONAL PROPERTY TAXES	(34,800.00)	0.00	0.00	(34,800.00)
248-80.600-573.000	LCSA APPROPRIATION/PPT EXEMPT RI	17,400.00	0.00	0.00	17,400.00
Total Dept 80.600 - GENERAL REVENUE		294,300.00	0.00	0.00	294,300.00
TOTAL REVENUES		295,300.00	1,664.76	943.66	293,635.24
Expenditures					
Dept 65.736 - DOWNTOWN DEVELOPMENT					
248-65.736-727.000	OFFICE SUPPLIES	500.00	38.49	0.00	461.51
248-65.736-730.000	POSTAGE	500.00	0.00	0.00	500.00
248-65.736-750.015	UNIFORMS/CLOTHING	100.00	0.00	0.00	100.00
248-65.736-750.075	SEASONAL DECORATIONS-DDA	10,000.00	0.00	0.00	10,000.00
248-65.736-818.010	AUDIT SERVICES	1,500.00	0.00	0.00	1,500.00
248-65.736-818.020	GENERAL CONTRACT SERVICES	175,000.00	0.00	0.00	175,000.00
248-65.736-853.000	TELEPHONE	1,600.00	31.00	0.00	1,569.00
248-65.736-860.000	TRAINING & TRAVEL	1,400.00	0.00	0.00	1,400.00
248-65.736-880.000	COMMUNITY PROMOTION	25,000.00	2,100.00	2,100.00	22,900.00
248-65.736-905.000	PUBLISHING/ADVERTISING	300.00	0.00	0.00	300.00
248-65.736-942.000	RENTAL-BUILDING	3,600.00	897.00	0.00	2,703.00
248-65.736-943.000	RENTAL-EQUIPMENT	445.00	445.00	0.00	0.00
248-65.736-955.000	MISCELLANEOUS EXPENSE	1,000.00	0.00	0.00	1,000.00
248-65.736-958.000	MEMBERSHIPS & DUES	600.00	200.00	200.00	400.00
248-65.736-969.000	INSURANCE PREMIUM	2,658.00	443.00	221.50	2,215.00
248-65.736-971.000	LAND	100,000.00	0.00	0.00	100,000.00
248-65.736-974.000	LAND IMPROVEMENTS	100,000.00	0.00	0.00	100,000.00
Total Dept 65.736 - DOWNTOWN DEVELOPMENT		424,203.00	4,154.49	2,521.50	420,048.51
TOTAL EXPENDITURES		424,203.00	4,154.49	2,521.50	420,048.51
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:					
TOTAL REVENUES		295,300.00	1,664.76	943.66	293,635.24
TOTAL EXPENDITURES		424,203.00	4,154.49	2,521.50	420,048.51
NET OF REVENUES & EXPENDITURES		(128,903.00)	(2,489.73)	(1,577.84)	(126,413.27)

2022-2023 WORK PLAN

GOALS FROM STRATEGIC PLAN

- Goal 1: Preserve and enhance downtown by facilitating development
- Goal 2: Establish an environment that promotes residential growth
- Goal 3: Market the downtown to encourage people to frequent local businesses and events
- Goal 4: Inform and educate building owners and public of the actions and accomplishments of the DDA and businesses
- Goal 5: Support downtown businesses and property owners through financial incentives, advocacy and awareness
- Goal 6: Serve as an intermediary between the organizations that connect to downtown and link to other community

	PROJECT	TASKS	CHAMPION	TEAM MEMBER(s)	BUDGET	STATUS UPDATE
A.0	Front/Macomb parking lot redevelopment - RFP/legal				\$ 100,000.00	
A.1		Property Acquisitions				
B.0	Develop Design Standards for downtown buildings/repeat 1981 Façade Study		Drummonds		\$ 50,000.00	
C.0	Project from Riverwalk Enhancement Plan		Kegerreis/Whited		\$ 50,000.00	
C.1						
C.2		MLK Foot Bridge Enhancements		R. Clark		\$100,000 commitment for FY22-23 to be included in budget
D.0	Identify locations for infill development				\$ -	
D.1		Property Acquisitions				
D.2		DTE EV Charging Stations	Slicker	R. Clark		
E.0	Building Improvement Grant Program		Slicker	Copp	\$ 40,000.00	
E.1		39 S. Monroe - McGeady's				On agenda
E.2		52 S. Monroe - Noble's/Residential				
E.3		8 N. Monroe - River Raisin Banquet Center				Not eligible
E.4		34 W. Front - Castiglione				Expired
F.0	Enhance maintenance; improve garbage/litter clean up				\$ 25,000.00	
F.1		Garbage Off Streets				
G.0	Upgrade the streetscape				\$ 100,000.00	
G.1		Seasonal Pole Banners		A. Clark		Purchased winter banners and hardware
G.2		Sidewalk Exhibits/Historical		A. Clark		
G.3		Art Event/Galleries				
G.4		Murals/Rewrite Ordinance				
H.0	Implement a Project from Heart of Monroe Plan		Slicker	R. Clark, A. Clark	\$ 100,000.00	
H.1		Preserve Alley's Functionality				
H.2		Make Alley Inviting				
H.3		Connect Alley to Community				
H.4		Incorporate Monore's Unique Identity				
H.5		Incorporate Green Features				
H.6		Manage and Care				

I.0	Install gateway enhancements		Slicker	Copp	\$ 50,000.00	
I.1		Permanent Placards on Entrance Buildings				
I.2		Murals				
J.0	Conversion of First/Front Streets		Slicker		\$ 100,000.00	
J.1		Traffic Conversion				
K.0	Annual Marketing Plan		Whited		\$ 20,000.00	
K.1		Billboards				
K.2		National Park Service				
K.3		Social Media				
K.4		Flyers				
K.5		Monroe County Fair				
K.6		DDA Building Markers				
L.0	Annual Communications Plan		Mayor Clark		\$ 4,000.00	
M.0	Stakeholder/Informational Meetings				<u>\$ 1,000.00</u>	Knowles to host after prep of annual report, November 2022
					\$ 640,000.00	

Memo

Date: Thursday, September 15, 2022

To: DDA Board of Directors

From: Annette M. Knowles, Downtown/Economic Development Coordinator *AMK*

Re: **BIG APPLICATION - 39 SOUTH MONROE STREET**

BACKGROUND

Please find attached an application and support materials for the Building Improvement Grant (BIG) Program for 39 South Monroe Street. The owners proposes to paint the facade, repair and replace lettering/signage and replace a front storm door, in addition to interior work already completed that should increase the attractiveness of a new tenant to the property.

The BIG Team met with the owner onsite on Thursday, August 18, 2022 for a pre-application conference; the result of that meeting is a recommendation to approve the project for funding, with the condition that some extraneous items be removed from the façade, including a pack light, a flag pole and a cable TV wire.

Based on program requirements, the maximum eligibility amount is \$4,001.00.

ACTION

Approve or reject the application for 39 South Monroe Street for funding in an amount not to exceed \$4,001.00 for building improvements, subject to program requirements and conditions as recommended by the grant review team.

BUILDING INVESTMENT GRANT PROGRAM APPLICATION

Building Owner's Name (Applicant): Lisa & Frank Wszelaki

Project Address: 39 South Monroe - McGeady's Town Pub

Mailing Address: 1730 North Ridge Drive, Monroe, MI 48162 (Wszelaki Residence)

Phone Number: 734 693.2701 **E-mail:** wszelakif@yahoo.com

Existing Uses in Building: Restaurant & Bar

Proposed Use(s) (Provide detail): Three story restaurant, w/ 2 full bars,
private parties, catering and live music.

Project Description: (Please be specific) Clean, Plant and Restore the
Front and Rear exterior.

How will this project benefit Downtown Monroe?

Attract Monroe locals and visitors to the Monroe Downtown area.

Type of Work: (Check all that apply)

Façade & Building Renovation X

Awning or Signage X

Lead or Asbestos Abatement _____

Roof Replacement _____

Professional Services _____

Estimated Project Cost (by project element) (Attach copies of quotes from licensed contractors for each project element):

Project Element	Contractor #1 Estimated Cost	Contractor #2 Estimated Cost
(Eg: 12 windows)_____	XXXXXX \$554.00	XXXXXX \$532.00
Clean & Paint Exterior (Front & Rear)	\$9340.00	\$9825.36
Replace Front Awning	\$1,400.00	\$3403.00
Install new Front Storm Door	\$1,100.00*	\$225.00
Purchase new Front Storm Door	\$00.0	\$548.85
Refinish Front & Rear Letters	\$1870.00	
_____	_____	_____
_____	_____	_____

Requested Grant Amount: \$5,000.00

Proposed Project Start Date: September 2022

Did you receive any tax abatement from the City of Monroe? Yes ☐ No ☒ (circle one)
If yes, please provide tax abatement form.

Did you receive a Grant, in any form, from the DDA in the last five years on this property? Yes ☐ No ☒ (circle one)

Application materials checklist to be submitted. Attach additional sheets if necessary.

- Application form, completed and signed by the property owner;
- Rendering of the proposed façade or exterior improvements;
- Samples and product info from any proposed paint, awning fabric, or building material
- Pictures of the existing façade and proposed improvement areas;
- Historic photos of building;

- Two itemized cost estimates per project element. Each element must be listed separately with an estimated cost. (E.g.: 12 windows \$500.00, tuck pointing \$600.00). These must be provided by licensed contractors.
- A site plan and/or building elevation(s), if required by the City of Monroe

The undersigned applicant affirms that:

A. The information submitted is true and accurate to the best of my (our) knowledge.

B. I (We) have read and understand the conditions of the Building Investment Program and agree to abide by its conditions and guidelines.

C. The decision of the Grant Committee/DDA is final.

SIGNATURE OF APPLICANT(S):

Frank W. Vogelzki

DATE: August 14, 2022

DATE: _____

**Please return all application materials by mail or hand delivery to the
DDA, 120 East First Street, Monroe, Michigan 48161**

OFFICE USE ONLY

Submittal Date: March, 2022

Committee Action: Recommend approval; eligible max is \$4,001 based on bids submitted

Notes/Comments: Must remove pack light, flag pole and cable wires from facade



(index10.cfm?orderno=PRO-MC124472-1)

YOUR PRICE
\$1,400.00
ORDER ONLINE TODAY!

Project Proposal Package

McGeady's Town Pub

Proposal No PRO-MC124472-1



Call us: 734-821-9011

Contact Us!



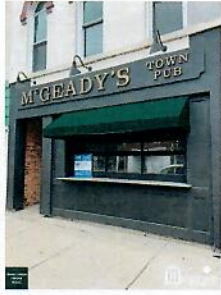
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CLICK HERE TO SEE THE
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 [Click here to request changes](#)

You have one rendering to approve.
Check the box above the image to
approve it.

Rendering 1



☐ I approve this rendering (McGeadysTownPub_06-21-2022)

Mouse over to zoom in. Click to enlarge.

 Click



12700 Merriman Rd.

Contact Us!

Let's approve your
job details!

Review your order details and click the
Buy It Now button.

←
RENDERINGS

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Rendering  Order Sign Payment

🔗 Click here to request
changes

Your Awning Specialist

Tony Lockard

Phone: 419-467-4163

Email:

tlockard@marygrove.com

Sales Coordinator

Ms. Randy Miyamoto

Phone: 734.338.7264

Email:

rmiyamoto@marygrove.com

Order Details

Pro Forma Invoice

Terms and Conditions

Liability Insurance

Our W-9

Warranty



Print/Download PDF

Order Specifications for PRO- MC124472-1

Order Info

Order: PRO-
MC124472-1

Project Overview: One traditional awning
installed. Permit/sealed drawing not included.
50% deposit with order.

BILLING ADDRESS

Frank Wszelaki
McGeady's Town Pub
Monroe, MI 48162
Phone: 734-693-2701
Email:
wszelakif@yahoo.com

Item 1 - Traditional Awning

One awning installed.

Dimensions: 10 ft 8 in W; X 2 ft 3 in
H; X 2 ft 4 in P

\$1,400.00

Fabric 1: Ferrari Satin Tennis Green

Quoted Price

\$1,400.00

JOB SITE ADDRESS

McGeady's Town Pub
Frank Wszelaki
Monroe, MI 48161
Phone:
Email:
wszelakif@yahoo.com

**\$150 to apply for permit plus cost of permit
extra if required. Any additional required
endorsements or changes to Marygrove's
current liability insurance certificate may be
subject to additional costs. Extra charge for
sealed drawings, if required.**

 Print/Download PDF



Contact Us!

12700 Merriman Rd.

Livonia, Michigan 48150
800-44-AWNING

Marygrove Awnings © 2021



Livonia
CHAMBER
of **COMMERCE**

people · business · community

Large Business of the Year 2021



FIVE STAR customer satisfaction is our goal.

Click here to read our reviews. (<https://birdeye.com/marygrove-awnings-157564991305161>)

Contact Us!



F. Wszelaki

Elite Awnings & Sun Shades

P.O. NO. _____

8432 W. Central Ave. • Sylvania, Ohio 43560

ORDER NO. B

www.createyourshade.com

Name FRANK WSZELAKI install at McGee's Bar & GrillAddress 39 SOUTH MONROE ST MONROE, MI 48167Home Phone 734-693-2701 Estimated Delivery MID-SEPTWork/Mobile _____ Email wszelaki@yahoo.com

Elite Awnings & Sun Shades, hereinafter referred to as "Seller" and Frank Wszelaki hereinafter referred to as "Purchaser" for good and valuable consideration, make the following agreement. Seller agrees to furnish and install at the place designated herein, the below described goods, and Purchaser undertakes and agrees to accept goods and pay for them pursuant to the Terms and Conditions set forth on both sides of this contract agreement. The specifications for the goods are as follows:

Date of Order 8/11/22 Product CUSTOM: FIXED AWNING RETIRE Amount \$ 3,210.00Date of Install 1BD Manufacturer SUNESTA Sales Tax 193.00Fabric/Pattern 314362 ~~REMOVE~~ Installation INCLWIDTH 10'-8" PROJECTION 2'-4" DROP 2'-0" LOCATION FRONT OF BUILDING Extras INCL*PAINT EXISTING FRAME BLACK* Total \$ 3,403.00*NEW ANCHORS MAY BE REQUIRED @ DRIVE IT* Deposit 1,500.00*6" FACE + 4" VALANCE = 10" FACE Balance \$ 1,903.00Due @ CompletionFramework Specifications: Model: REUSE Color: BLACK Options: _____Fabric: 314362 Ht: 4" Style: LOW WAVE Braid: 322038Operation: STATIONARY Drive Side: N/A (facing unit) Handle Length: N/AMotor Controls: N/A Cord Length: N/AInstallation Specifications: ESTIMATE INCLUDES REMOVAL. IF ALREADYREMOVED BY OTHERS & READY FOR P/LC YOU MAY DEPOSITSpecial Instructions: \$175.00

By signing this agreement, all parties agree to the terms and conditions set forth on both sides of this contract.

ACCEPTANCE OF AGREEMENT

AGREEMENT signed this 11th day of AUG, 20 22BY: [Signature] SELLER X PURCHASER

SELLERS COPY - WHITE,

WORKSHEET COPY - YELLOW,

PURCHASERS - PINK

This agreement void 30 days from date signed by Seller, unless signed and returned with deposit by Purchaser.

LIEDEL POWER CLEANING & PAINTING

In Business Since 1987

Date	July 25, 2022		
Name	McGeady's (Frank Wszelaki)		
Address	39 S Monroe St.		
City, State, Zip	Monroe	MI	48161
Telephone / email	734-693-2701	wszelakif@yahoo.com	

Estimate

Power Washing & Painting Front & Back of Building

- 1) Apply paint remover to marble covered panels on both sides and below the large front window. Attempt to remove the paint with high pressure washing (If the paint cannot be removed, the panels will be painted the same green as the areas above the front windows with up to two coats of satin "Super Paint".)
- 2) Remove the awning on the front of the building (the customer will take care of its disposal)
- 3) Remove the lettering from the front and back of the building, and paint with one coat of paint as designated by the customer
- 4) Power wash the exterior of the front and back of the building with detergent and brushing as needed, and rinsing
- 5) Tape off areas as needed to prep for painting. Window casings will not be painted and will be taped off to the edge that allows for the greatest ease of painting
- 6) Caulk areas as needed including any holes left after removal of the awning
- 7) Prime the bare stucco on the South end of the front of the building with an appropriate primer (1 gallon)
- 8) Paint the facing of the red arches above the windows, and the facing of the red panels above the top window arches, the narrow trim at the very top of the building, and the facings of the two red panels on the back of the building with one coat of primer, and up to two coats of green (Billiard Green SW0016), satin "Super Paint" from Sherwin Williams.
- 9) Paint the facing of the sign in the back of the building with up to two coats of green (Billiard Green) satin "Super Paint", and the yellow trim around the outside of the sign with up to two coats of satin "Super Paint". The yellow trim will be similar to its current color.
- 10) Paint* the front and back stucco walls, all utility boxes and wires attached to the building, the gutters and fascia on the back of the building, all that is black on the front of the building including the entry way and wood trim around the large front window, all of the siding on the entry way and the ceilings of the entry way with one coat of satin "Super Paint" from Sherwin Williams. The color is Jersey Cream SW6379. The areas that are currently black will be primed first, if necessary, with an appropriate primer. The black areas may also require a second coat of paint. Notes: There may be some overspray on to the security light fixture on the back of the building due to the issue of spraying around the electrical lines. No brick is being painted.
- 11) Paint the interior and exterior of the front and back entry doors with up to two coats of Billiard Green, satin, "Emerald Urethane" for the trim around the outside of the door and the door, and two coats of Jersey Cream "Super Paint" for the oval trim around the door windows.
- 12) Paint the lights above the large front window with up to two coats of paint. The customer will advise of the color.

Total Costs:

\$ 9,340.00.00 (Includes up to 15 gallons of paint/primer, materials, and labor. Additional paint \$55/gln.)

Notes: Paint breakdown: 9 gallons of cream, 3 gallons of green, 1 gallon of Emerald Urethane, 1 gallon of primer, 1 quart of gold/yellow for sign trim, one quart of gold/yellow for lettering, and 1 quart of green for light fixtures. We will rent a lift to reach the upper levels of the building for prep and painting.

*We will use 'Super Paint' from Sherwin Williams. Click on the can



for more information.

**We will use "Emerald Urethane Trim Enamel" from Sherwin Williams. Click on the can information.



for more

Notes: While prepping a building for painting, if we discover damage that is not initially visible from the surface, we will advise you before doing any additional work and you can decide how you would like us to proceed. We would charge for the additional time and materials to complete the additional work. If any product noted is not available, we will use a product of similar price/quality. The customer will have all items moved to allow access for painting.

ADVANTAGES TO WORKING WITH LIEDEL POWER CLEANING AND PAINTING:

Locally owned and family operated

No work is subcontracted out

Fully Insured

*Visit us on Angie's List (Where positive reviews are required to maintain good standing). It is free to sign up and get reviews on contractors.

2017, 2018, 2019



& 2020 Super Service Award

****Credit card payments require a 4% fee that the card company charges for each transaction.****

References:

1. **Leckler's (Adam Leckler)** 13001 Telegraph LaSalle, MI. 734-915-6045(c) Barn Painting
2. **Diane Riedmaier** Harbor Light Condo Association 419-261-0010
3. **Shannon Ostermyer** 1899 W. Samaria Road, Temperance, MI 734-347-7294

Liedel Power Cleaning and Painting 2850 Luna Pier Road Erie, MI 48133 734-244-3318

Quote#: 2676 Title: Exterior Quote

Date: 08/22/2019



Estimator: Christopher Szuma Cell Phone: (734) 430-2859 Office Phone: (734) 206-2429

Mailing Address: 4572 Waynick Dr. Britton, MI 49229

Customer Quote

Locally Owned and Independently Operated

McGeady's Fank Szelakif
wszelakif@yahoo.com
(734) 693-2701

Billing: 39 South Monroe
Monroe, MI 48161

Service: 39 Monroe
Monroe, MI 48161

Customer Notes:

- Exterior project timeline is weather dependent and poor weather could double project completion timelines
- Exterior project warranty is for 90 days
- Five Star Painting is not responsible for substrate material that is found to be damaged after top material is removed during replacement, such as trim, cor-bales/other intricate wooden and storm window/doors
- Some paint colors may not completely cover with requested coats, causing bleed thru; if added coats are needed due to customers color choose, additional charges will be added with a Change Order (CO) to cover added labor and paint cost
- If project is cancelled after scheduling; 15% or a max of \$350.00 of the deposit will be retained as non-refundable to cover related admin/scheduling costs
- To move forward with you project, Five Star Painting requests a 50% down payment
- 6% convenience charge added to cost if paid with a credit card

Details

- Any prep work is to remove old, loose peeling paint, new surface will not be totally smooth but, look semi ruff as the new paint will cover old, secured paint on subsurface as well as the newly prepped areas. First coat of paint will be allowed proper time to dry before second coat is applied (where applicable)
- If Change Order requests are not replied to within 2 hours of request, normal work will continue; if the change order request interferes with current work progress and the project is halted due to "No" customer response; a \$35.00 admin cost will be added to the quote per each number of painters on-site that day
- Customers must remove all non-painted items mount on, stacked near or around each building at least 24" for proper access; including shrubs/landscape items, vine/vegetation growth/roots on the surface to be painted (It is the customers responsibility to remove them from the surfaces)
- Unless specified otherwise, Five Star Painting will paint window/door trim using a straight taped line along the outer edge of trim work to present a clean cut line
- Unless specified otherwise, Five Star Painting will paint all utility runs and other wire runs the same as the body color, if the customer requests it "Not" be painted, it must be known upon the start of the painting project and it is the customers responsibility to remove/re-install these runs, "Added" charges will be added to the current quote amount based on \$1.75 per foot of each run masked/moved/re-installed

Note: While power washing and painting; cones will need to be used to guide pedestrian traffic around the daily work site and removed during non-painting time

Note: Scissor lift will be needed for proper safety while painting

Note: Provide customer with a Change Order (CO) if power washing fails to remove paint from front wall "Marble" areas around front picture window (Stripper may be needed)

Known "Non=Painting" Work = Per customer request: remove lettered signage and provide it to the customer for refurbishing

Known "Non=Painting" Work = Per customer request: remove front awning and provide it to the customer for refurbishing

Power Wash
Power washing areas to be painted as needed

Masking (Lin Ft.)
Preparation

Front Wall (Main Color)
Paint: Duration Ext#1 Color #1 Flat (2 Coats)
Color: Color #1, TBD by customer

Rear Wall (Main Color)
Paint: Duration Ext#1 Color #1 Flat (2 Coats)
Color: Color #1, TBD by customer

Front Wall (2nd Color)
Primer, Ext, Water Flat (1 Coat)
Paint: Duration Ext#2 Color #2 Flat (2 Coats)
Color: Color #2, TBD by customer

Front Wall Top Crown Trim, about 16in tall (2nd Color)
Paint: Duration Ext#2 Color #2 Flat (2 Coats)
Color: Color #2, TBD by customer
Product: Fascia

Rear Signage (Border Color)
Paint: Duration Ext#5 Color #5 Flat (2 Coats)
Color: Color #5, TBD by customer
Product: Fascia

Rear Signage (Main Color)
Paint: Duration Ext#4 Color #4 Flat (2 Coats)
Color: Color #4, TBD by customer
Product: Fascia

Windows Front Wall Window Eyebrow Decor
Count: 9 Stucco Frame
Paint: Duration Ext#3 Color #3 Flat (2 Coats)
Color: Color #3, TBD by customer

1ea Front Man Door w/Entry Window Trim Areas
Doors
Count: 6
Primer, Ext, Water Flat (1 Coat)
Paint: Duration Ext#2 Color #2 Flat (1 Coat)
Color: White, TBD by customer

1ea Rear Man Door w/Trim
Doors
Count: 2
Primer, Ext, Water Flat (1 Coat)
Paint: Duration Ext#2 Color #2 Flat (1 Coat)
Color: White, TBD by customer

Total
Subtotal: \$9,825.36
Total: \$9,825.36
Deposit Required (50%): \$4,912.68
Payment: \$0.00
Balance Due: \$9,825.36

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum stated above. Any alteration or deviation from the specification involving extra costs will become an extra charge over and above the quote. All accounts are due and payable upon completion of work as described above. In the event suit is brought, the prevailing party shall recover its attorney fees and costs. Finance charge of 1.5% per month will be applied on all past due accounts. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. This proposal may be withdrawn if not accepted within 15 days.

I hereby grant Five Star Painting permission to use my, and my property's, likeness in a photograph, video, or other digital media ("photo") in any and all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all photos will become the property of the Five Star Painting and will not be returned. I hereby hold harmless, release, and forever discharge the Five Star Painting from all claims, demands, and causes of action.

I agree to the payment terms and contract stated above:

Authorization to begin work (Client): _____

Work Completed to satisfaction (Client): _____

Contractor Signature: _____ Date: _____

Customer Focused, Quality Driven™
Visit FiveStarPainting.com/warranty for details on our 2-year warranty.

Heller Construction Inc.

2574 Meanwell Rd.
Petersburg, MI 49270
734-777-1966
hellermt1@gmail.com

Proposal

Date	Estimate #
6/20/2022	990

Wszelaki, Frank & Lisa
1730 Northridge Dr.
Monroe, MI 48162

Quoted price good for 14 days	Project
20% upon starting of project	

Quantity	Description	Rate	Total
	Storm door installation - removal of the remaining aluminum storm door frame - installation of new storm door, extra closer & push bar, which is provided by owner - clean up of all materials	225.00	225.00

Please sign to initiate contract	Signature _____	Total	\$225.00
----------------------------------	-----------------	-------	----------

Frenchtown Township Lowe's Open until 10 PM >



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

[Windows & Doors](#) / [Exterior Doors](#) / [Storm Doors](#)

LARSON Tradewinds Selection Low-E 36-in x 81-in Black Full-view Aluminum Storm Door with Handle Included

Item #829402 Model #14604052E17

[Shop LARSON](#) ★★★★★ 2579



\$501.00

\$475.95 when you choose
 5% savings on eligible
 purchases every day.
[Learn how](#)

OR

\$84/mo suggested
 payments with 6 month
 special financing.
[Learn how](#)

Retractable Screen Away® design converts storm door to screen door, hiding the screen in a cassette at the top of the door when not in use

Low-E glass increases your home's energy efficiency by reducing the amount of UV light to enter into the home

Premium 1-7/8-In thick frame stands up to heavy traffic; overlapping edge and dual weatherstrip seals out harsh weather for energy efficiency

Manufacturer Color/Finish: Black



Common Size (W x H)
 36-in x 81-in

View Type
 Full-view

Glass Insulation
 Low-E

Handle Finish
 Brushed nickel

—

1

+

Add to Cart

Free Store & Curbside Pickup
 Pickup on **Mon, Aug 15** (Est.) at **Frenchtown Township Lowe's**

Delivery
 Scheduling Available
 Get it by **Tue, Aug 16**

Here are some similar items ...

Feedback

Deliver to Lisa
Monroe 48162

All ▾

screen door push bar

Hello, Lisa
Account & Lists ▾Returns
& Orders

0

All Amazon Basics Buy Again Coupons Shopper Toolkit Health & Household Pet Supplies Today's Deals Shop breakroom supplies

Automotive Your Garage Deals & Rebates Best Sellers Parts ▾ Accessories ▾ Tools & Equipment ▾ Car Care ▾ Motorcycle & Powersports ▾ Truck ▾

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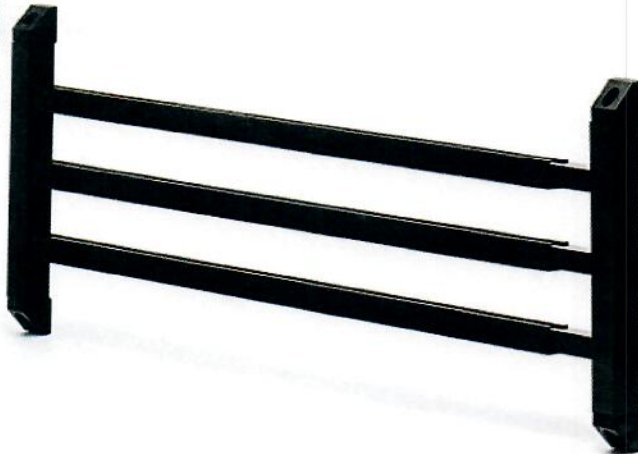
Baboni Pet Door for Wall, Steel Frame and Telescoping Tunnel, Aluminum Lock,...

1,862

\$133.99 ✓prime

Automotive › Replacement Parts › Body & Trim › Body › Grab Handles

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Roll over image to zoom in

Camco 43976 RV Screen Door Push Bar, Black - Adds Strength and Stability to Your Screen Door - Prevents Torn Screens

Brand: Unknown

191 ratings

| 5 answered questions

\$47⁸⁴

& FREE Returns

Thank you for being a Prime member. Get a \$100 Gift Card: Pay \$0.00 upon approval for the Amazon Prime Rewards Visa Card.

Color Black**Finish Type** Polished**Metal Type** Aluminum**Handle** Aluminum**Material****Item Dimensions LxWxH** 7.87 x 3.35 inches

About this item

- Enhances and Protects: Adds strength and stability to your screen door
- Helps Prevent Torn Screens: Helps prevent children and pets from pushing through the screen
- Fits most RVs: Adjusts from 20 to 32-inches
- Durable Construction: Constructed of corrosion-resistant aluminum

\$47⁸⁴

& FREE Returns

FREE delivery **Wednesday, August 3.** Order within **16 hrs 26 mins**

Deliver to Lisa - Monroe 48162

In Stock.

Qty: 1

Add to Cart

Buy Now

Secure transaction

Ships from Amazon.com
Sold by Amazon.com

Return policy: Eligible for Return, Refund or Replacement within 30 days of receipt

Add to List

New (32) from
\$47.84

Other Sellers on Amazon

\$48.15

& FREE Shipping

Sold by: 4Wheel Online

Add to Cart

\$48.17

& FREE Shipping

Sold by: Purely Power Sports

Add to Cart

Have one to sell?

Sell on Amazon

Langton Building Company
12273 Martinsville Rd Carleton, MI 48117
Joel Langton
Langtonbuildingcompany@gmail.com
(734)-915-4453



QUOTE: Storm Door

(Quote good for 30 days)

Date: 6/30/2022

Job Number: 0179

Job Name: McGeady's

Job Address: 39 S Monroe St, Monroe, MI

Work to be completed:

- Install storm door on front entrance.

(All labor and material included.)

Total: \$1,100

Thank you, let me know if you have any questions?



ESTIMATE DETAILS

#EST-8264

Estimate Description
Letter ReplacementsOrdered By
Frank Wszelaki - McGeady's Pub

Estimate Subtotal: \$2,550.00

Tax: \$16.20

Total: \$2,566.20

 PDF Estimate

Products

 Approve Multiple
Products

1. REAR of Building only - Remove the larger Mc EADYS letters, Add replacement G, paint and re-install. replacement letters

Status: Need Customer Approval

Price: 590.00 Quantity: 1

 Upload Files Download Files View / Add Comments

This product has no proof image.

Approve

Change Request

2. Provide replacement letter G only, no removal or installation

Status: Need Customer Approval

Price: 90.00 Quantity: 1

 Upload Files Download Files View / Add Comments

This product has no proof image.

Approve

Change Request

3. FRONT and BACK of building - Remove all letter and replace the missing G, paint all letters the same color (this includes the McGeadys and the smaller letters below it)

This product has no proof image.

Approve



Status: Need Customer Approval

Price: 1,870.00 Quantity: 1

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Memo

Date: Thursday, September 15, 2022

To: DDA Board of Directors

From: Annette M. Knowles, Downtown/Economic Development Coordinator *AMK*

Re: **RIVERWALK CONNECTOR (LIGHTING) PROJECT BID AWARD**

BACKGROUND

Previously, the Board of Directors authorized receipt of bids for the lighting portion of the Riverwalk Connector project; see plan for familiarity. Two responses were received from local contractors, as attached.

The lowest bidder, Geal Electric, was contacted to ensure that the scope of work was fully understood, given the variance in the bid amounts. Geal Electric confirmed its understanding of the project.

We recommend awarding the bid for the Riverwalk Connector -Lighting to Geal Electric, in an amount of \$29,400.00, with a down payment in the amount of \$14,700 to guarantee materials. Funds were included in the budget for FY22-23 for this project.

If awarded, we will ensure that appropriate licenses and proof of insurance are received, prior to the start of work. Work shall be coordinated with the City of Monroe Department of Public Services.

The landscaping portion of this project on the west connector only will occur to provide for installation in Spring, 2023.

ACTION

Accept bid from Geal Electric in the amount of \$29,400 for the Riverwalk Connector - Lighting Project, funds to be derived from account number 248-65.763-818.020-22R0300000, Riverwalk Enhancements and approve a down payment in the amount of \$17,400 toward materials.

PROPOSAL



GEAL ELECTRIC CO.
7020 E. DUNBAR RD.
MONROE, MI 48161

(734) 243-2325

TO: MONROE DDA
120 E FIRST ST
MONROE, MI. 48161

PHONE	DATE 8/22/2022
JOB NAME / LOCATION Riverwalk Connector Lighting	
JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

- > Furnish and install lighting for The Riverwalk Connector Lighting Project as per plans and specifications.
Proposal includes all materials, labor, hardware, wiring, and permit, as required.

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

dollars (\$ **29,400.00**).

Payment to be made as follows:

50% down payment required for light fixture ordering.
Balance upon completion of work.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Authorized
Signature _____

Note: This proposal may be
withdrawn by us if not accepted within **30** days.

Signature _____

Signature _____

PROPOSAL

RIVERWALK CONNECTOR - LIGHTING

The undersigned, having become familiar with the local conditions affecting cost and with the contract documents included in the instructions to bidders, hereby propose to perform everything required and to provide and furnish all labor, materials, necessary tools, equipment and all utility and transportation services necessary to perform and complete in satisfactory manner all of the work required for the Riverwalk Connector - Lighting project in accordance with the plans and specifications.

Time of completion and liquidated damages: The contractor shall commence work under this contract on a date to be specified in a written Notice to Proceed and shall full complete all work within forty-five (45) days after the notice date. If the contract work is not fully completed according to the terms of the contract within the time limit specified, the contractor shall be subject to liquidated damaged in the amount of twenty (\$20) dollars per day for each day elapsing between expiration of the time limit and date of completion. The time limit may be extended for cause upon submission of written justification for such an extension. Liquidated damages will be deducted from payment in connection with the work.

ALL WORK DESCRIBED ON PLANS AND SPECIFICATIONS FOR PROJECT

TOTAL BID AMOUNT: (LUMP SUM)

\$ 39,717 DOLLARS _____ CENTS


Bidder's Signature

LMC ELECTRIC LLC
Company Name (Print)

JAMES GENAW
Bidder's Name (Print)

8468 N. STONEY CREEK RD
Street Address

(734) 231 7881
Telephone

Newport MI 48166
City/State/Zip

* IF LMC ELECTRIC LLC SHALL BE CONSIDERED TO PERFORM THIS Project AN Initial Down Payment would BE NEEDED TO COVER THE COST OF THE SPECIAL ORDER lighting THAT NEEDS TO BE PAID FOR IN FULL PRIOR TO MANUFACTURE SHIPPING IN THE AMOUNT OF \$ 24,452.49

Owner



Contact

Annette Knowles, DDA/Economic Development Coordinator
734-384-9146

Project

Riverwalk Connector – Lighting

Due Date

Monday, August 22, 2022
2:00 p.m.

ADVERTISEMENT FOR BIDS

Sealed bids for the construction of:

RIVERWALK CONNECTOR - LIGHTING

Will be accepted by the Monroe Downtown Development Authority (DDA) via email (annette.knowles@monroemi.gov) until **2:00pm on Monday, August 22, 2022**.

All work described within the plans and specifications shall be paid on a lump sum basis upon successful completion.

The contract documents are on file and may be requested by contacting Annette Knowles via email at annette.knowles@monroemi.gov or via phone at 734-384-9146.

The Monroe Downtown Development Authority reserves the right to accept any proposal, to reject any proposal or to waive defects in proposals.

No bidder may withdraw its bid within 30 (thirty) days after the due date, but it may withdraw it at any time prior to the scheduled closing time for receipt of bids.

INSTRUCTION TO BIDDERS

BIDS:

Emailed, on the form attached, to annette.knowles@monroemi.gov.

Riverwalk Connector – Lighting

Will be accepted by the Monroe Downtown Development Authority (DDA) via email until **2:00pm on Monday, August 22, 2022.**

The contract documents are on file and may be requested by contacting Annette Knowles via email at annette.knowles@monroemi.gov or via phone at 734-384-9146.

BASIS ON WHICH PROPOSALS ARE SOLICITED:

Proposals are to be received on a lump sum basis, according to the plans and specifications as specified or modified by the project designer.

The plans and specifications attached and made part of the contract documents were prepared by Russell Design.

No bidder may withdraw its bid within 30 (thirty) days after the due date, but it may withdraw it at any time prior to the scheduled closing time for receipt of bids.

OBLIGATION OF BIDDER:

It is assumed that each bidder will inspect the site(s) of the proposed work and that each bidder will have read and be thoroughly familiar with the plans, specifications and contract documents.

QUALIFICATIONS OF BIDDER:

The Monroe DDA may make such investigations as it deems necessary to determine the construction capabilities and financial resources of the bidder. The bidder shall furnish to the Monroe DDA all such information and data for this purpose as the DDA may request. The DDA reserves the right to reject any bid if the evidence submitted by, or investigation of, the bidder fails to satisfy the Owner that such bidder is properly qualified to carry out the obligations of the Contract and to complete the work

SUBCONTRACTS:

The bidder is advised that it must perform a majority of the work and, further, that any person, firm or other party to whom it is proposed to award a subcontract: 1) must be approved in writing and

be able to fill the qualification requirements of the bidder, and 2) must procure and maintain liability insurance as required under the contract.

INTERPRETATION OF PLANS:

If any bidder has any doubt as to the true meaning of any part of the plans or specifications, bidder may submit a request for clarification.

PREPARATION OF BID:

Each bid must be prepared on the prescribed form with all sections completed. Where a discrepancy exists between words and figures, the amount stated in words will be accepted.

NO ALTERNATES:

No alternates will be considered in awarding the contract.

LAWS AND REGULATIONS:

Bidders are notified that they should acquaint themselves with all applicable laws of the State of Michigan, and with the ordinances and regulations of the City of Monroe and Monroe County where these authorities have jurisdiction over construction of the project.

AWARDING OF CONTRACT:

The contract shall be awarded to the lowest qualified bidder based on lump sum amounts as stated in the proposal.

The DDA reserves the right to accept any proposal, to reject any or all proposals, and to waive any defect or irregularity in any proposal.

INSURANCE:

Workmen's Compensation Insurance, Comprehensive General Liability Insurance and Motor Vehicle Liability Insurance acceptable to the City of Monroe must be carried by the contractor and/or its subcontractor.

DOCUMENTS:

The Monroe Downtown Development Authority shall issue a Notice of Award and a Notice to Proceed.

The selected Contractor shall deliver a Contractor's Affidavit and a Full Unconditional Waiver of Lien.

GENERAL CONDITIONS:

General and detailed drawings showing the scope of work are made a part of these specifications.

PROPOSAL
RIVERWALK CONNECTOR - LIGHTING

The undersigned, having become familiar with the local conditions affecting cost and with the contract documents included in the instructions to bidders, hereby propose to perform everything required and to provide and furnish all labor, materials, necessary tools, equipment and all utility and transportation services necessary to perform and complete in satisfactory manner all of the work required for the Riverwalk Connector - Lighting project in accordance with the plans and specifications.

Time of completion and liquidated damages: The contractor shall commence work under this contract on a date to be specified in a written Notice to Proceed and shall full complete all work within forty-five (45) days after the notice date. If the contract work is not fully completed according to the terms of the contract within the time limit specified, the contractor shall be subject to liquidated damaged in the amount of twenty (\$20) dollars per day for each day elapsing between expiration of the time limit and date of completion. The time limit may be extended for cause upon submission of written justification for such an extension. Liquidated damages will be deducted from payment in connection with the work.

ALL WORK DESCRIBED ON PLANS AND SPECIFICATIONS FOR PROJECT

TOTAL BID AMOUNT: (LUMP SUM)

\$ _____ DOLLARS _____ CENTS

Bidder's Signature

Company Name (Print)

Bidder's Name (Print)

Street Address

()

Telephone

City/State/Zip

In submitting this bid, it is understood that the right is reserved by the Monroe Downtown Development Authority to reject any or all bids. It is agreed that this bid may not be withdrawn for thirty (30) days from the opening of bids.

This document shall be made part of a contract to be executed by and between the selected contractor and the Monroe Downtown Development Authority.

Riverwalk Connection

West Front Street & Cass Street

Owner Review: August 30, 2021

Lighting Improvements

Project Number: M25-202

Project Sponsor

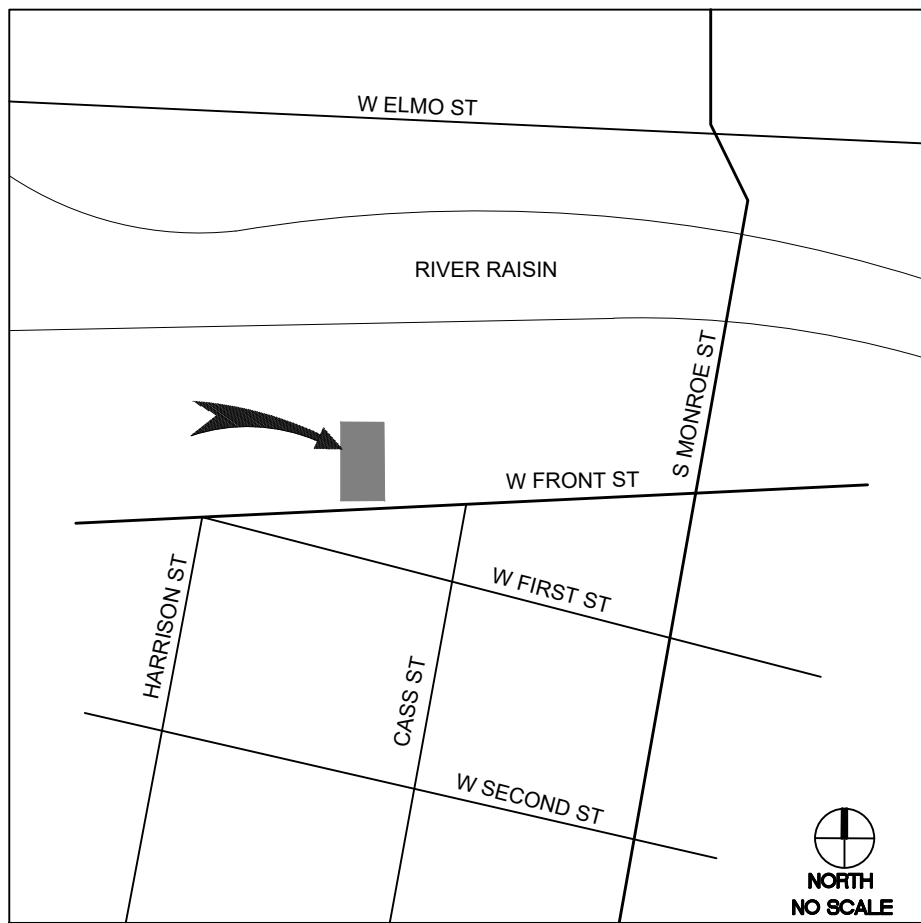
City of Monroe
120 East First Street
Monroe, Michigan 48161

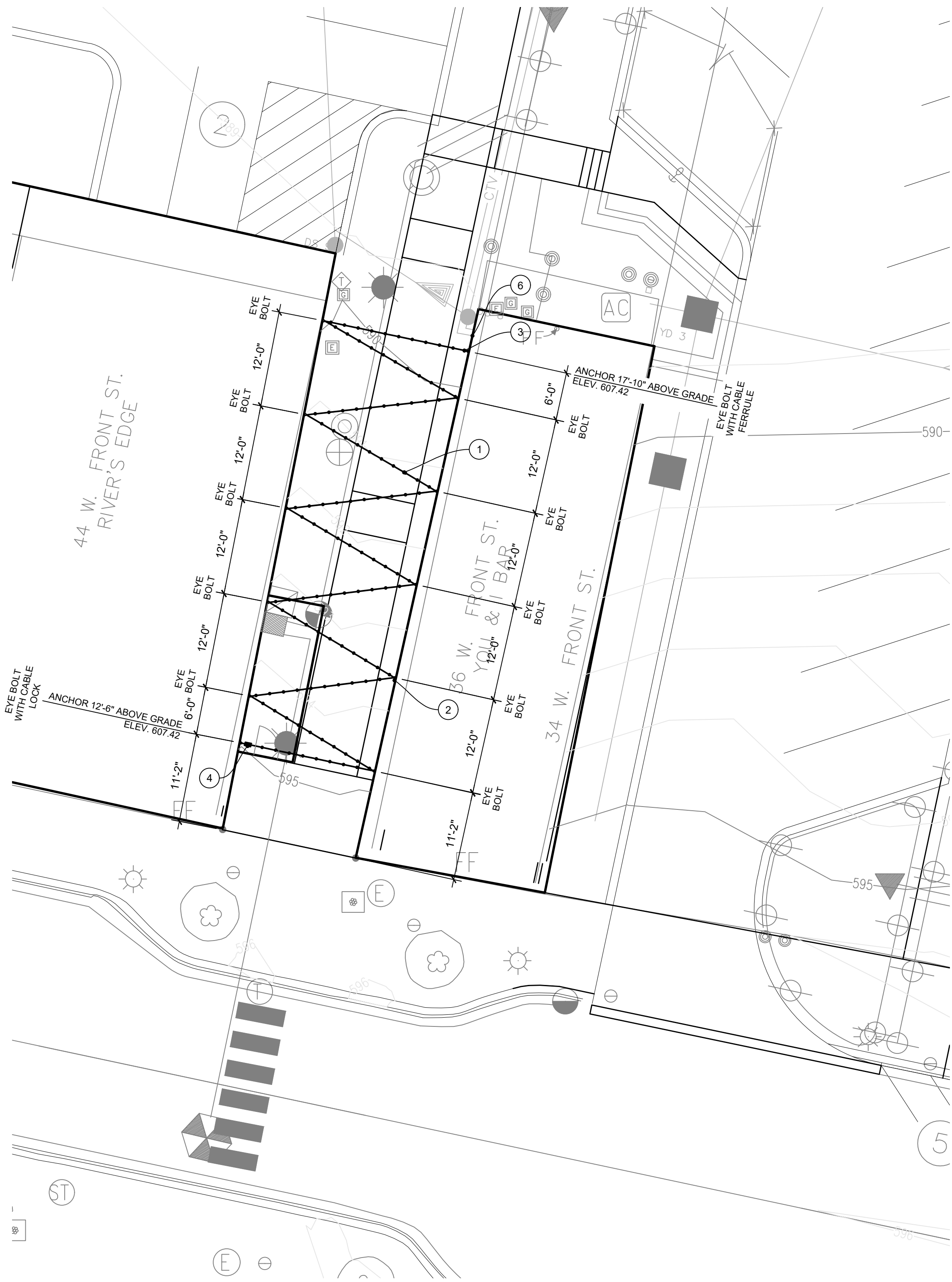
Landscape Architect



List of Drawings

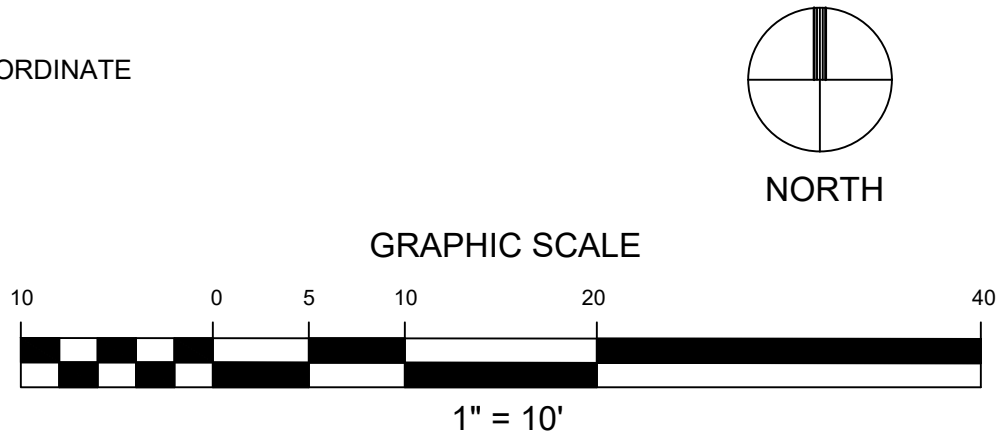
- COVER
E-1 LIGHTING LAYOUT
E-2 LIGHTING DETAILS



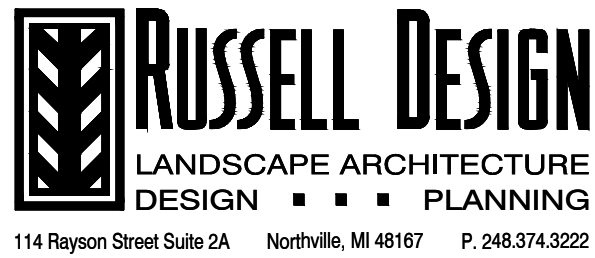


Note Key

- 1 STRING LIGHT ON CABLE, SEE SPECIFICATIONS.
- 2 EYE-BOLT ANCHOR AT MASONRY, SEE TYP. DETAIL.
- 3 FASTEN END OF CABLE TO EYE-BOLT USING CABLE FERRULES
- 4 FASTEN END OF CABLE LOCK, SEE TYP. DETAIL.
- 5 CITY TO REMOVE EXISTING SCONCE LIGHTS (2 TOTAL) AND SHALL TERMINATE ELECTRICAL FEED SERVICE THE EXISTING SCONCES IN JUNCTION BOXES. CONTRACTOR SHALL COORDINATE LOCATION OF JUNCTION BOXES WITH CITY PERSONNEL AND SHALL CONNECT TO EXISTING ELECTRICAL SOURCE AS REQ. TO FACILITATE OPERATION OF STRING LIGHTS.
- 6 APPROXIMATE ELECTRICAL CONNECTION POINT. COORDINATE WITH CITY PERSONNEL.



3 FULL WORKING DAYS
BEFORE YOU DIG CALL



Project:
Riverwalk Connections
W Front Street & Cass Street
Monroe, Michigan

Client:
City of Monroe
120 East First Street
Monroe, MI 48161

Job Number: M25-202
Drawn: JBG
Checked: MRR
Date: 08.19.2020
Scale: As Shown

Issued:
05.12.21 Owner Review
08.30.21 Owner Review
11.18.21 Scoping

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet:
Lighting Plan

Sheet Number:
E-1
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