



301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
Fax (616) 897-4085

CITY OF LOWELL
DOWNTOWN DEVELOPMENT AUTHORITY
THURSDAY, AUGUST 10, 2017
12 NOON
AT
LOWELL CITY HALL
COUNCIL CHAMBERS
SECOND FLOOR
301 EAST MAIN STREET

1. CALL TO ORDER; ROLL CALL
2. APPROVAL OF THE AGENDA
3. APPROVAL MINUTES OF PREVIOUS MEETING(S)
 - a) April 13, 2017
4. TREASURER'S REPORT
5. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA
6. OLD BUSINESS
 - a) South Monroe Park Lot
 - b) Veterans Parking Lot – Directional Arrows
 - c) Downtown Plan – Further Discussion of Strategic Meeting – (Plan was attached in the February 9, 2017 agenda packet).
7. NEW BUSINESS
 - a) Consent to Reconfigure Broadway Street
 - d) Request for Funding from DDA for Old Cable/DPW Building Renovations
8. REPORTS AND MEMBER COMMENTS
9. ADJOURNMENT

**OFFICIAL PROCEEDINGS
OF THE
DOWNTOWN DEVELOPMENT AUTHORITY
OF THE
CITY OF LOWELL
THURSDAY, APRIL 13, 2017**

1. CALL TO ORDER; ROLL CALL

The Meeting was called to order at 12:19 p.m. by Chair Jim Reagan.

Present: Cliff Yankovich, Rita Reister, April McClure, Mike Sprenger and Chair Reagan.

Absent: Brian Doyle, Mayor Mike DeVore, Mike Larkin, and Dean Lonick.

Also Present: City Manager Mike Burns, City Clerk Susan Ullery, DPW Director Rich LaBombard, and City Treasurer Suzanne Olin.

2. EXCUSE OF ABSENCES

IT WAS MOVED BY YANKOVICH and seconded by SPRENGER to excuse the absence of Boardmembers Brian Doyle, Mayor Mike DeVore, Mike Larkin and Dean Lonick.

YES: 5. NO: 0. ABSENT: 4. MOTION CARRIED.

3. APPROVAL OF THE AGENDA

IT WAS MOVED BY REISTER and seconded by YANKOVICH to approve the agenda as written.

YES: 5. NO: 0. ABSENT: 4. MOTION CARRIED.

4. APPROVAL OF THE MINUTES

IT WAS MOVED BY YANKOVICH and seconded by MCCLURE to approve the minutes of the February 9, 2017 meeting as written.

YES: 5. NO: 0. ABSENT: 4. MOTION CARRIED.

5. TREASURER'S REPORT

**DOWNTOWN DEVELOPMENT AUTHORITY FUND
FINANCIAL STATEMENT
April 11, 2017**

Beginning Balance:	\$378,716.20
Revenue:	
TIFA Revenue	\$377,113.32

Interest	281.30
Misc.	
PPT Reimbursement	\$16,097.54
Total Revenues	\$772,208.36
Expenditures:	
Capital Outlay	\$161,488.35
Salaries/FICA	\$23,618.04
Maintenance Supplies	\$30,641.25
Utilities	\$14,632.88
Misc. and Community Promotions	\$37,673.02
Accrued Wages	\$2,329.17
Accrued payables	\$87,214.84
Administration	\$8,058.91
Prof. Services	\$2,152.21
Transfer to General Fund	
Total Expenditures:	\$367,808.67
Ending Balance	\$404,399.69

IT WAS MOVED BY SPRENGER and seconded by REISTER to accept the Treasurer's Report as written.

YES: 5. NO: 0. ABSENT: 4. MOTION CARRIED.

6. **PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA.**

No comments were received.

7. **OLD BUSINESS**

a. **South Monroe Parking Lot.**

Department of Public Works Director Rich LaBombard advised the lighting issues have been resolved. He also advised the handicap signage will be installed soon. LaBombard went on to state he received a quote from Terra Verde Landscaping in the amount of \$1,405.50 for the rear parking lot landscaping.

IT WAS MOVED BY SPRENGER and seconded by MCCLURE to approve the \$1,405.50 for Terra Verde to add fresh top soil and seed to the rear parking lot landscaping.

YES: 5. NO: 0. ABSENT: 4. MOTION CARRIED.

b. Veterans Parking Lot—Directional Arrows.

LaBombard advised directional arrows can be added to the parking lot once good weather arrives.

c. Downtown Plan—Further Discussion of Strategic Meeting – (Plan was attached in the February 9, 2017 agenda packet).

City Manager Mike Burns advised Dan Burden, a walkability expert, would be interested in doing a walkability study in the City of Lowell. The fee has not yet been determined.

Burns commented on the discussion held at the last meeting regarding cross walks. He is trying to work with MDOT to discuss options for walkability in the City. He went on to explain the downtown redevelopment that he helped implement in the City of Fenton and invited the Board to travel there on June 23rd for a walking tour and the renovation of an old firehouse that has become a destination restaurant.

8. NEW BUSINESS

a. Chamber of Commerce – Summer Concert Series.

Director of Lowell Arts Lorain Smalligan spoke in reference to the Summer Concert Series. Smalligan explained the series starts on June 15 and runs through August 24th and ending with an additional fundraiser concert for the Showboat on August 25th.

Smalligan requested \$6,000 from the DDA to support the 2017 Lowell Showboat Sizzlin' Summer Concert Series and Sizzlin' Summer Movie night.

IT WAS MOVED BY YANKOVICH and seconded by SPRENGER to approve \$6,000 to support the Sizzlin' Summer Concert Series.

YES: 5. NO: 0. ABSENT: 4. MOTION CARRIED

b. Resolution – 01-17 – Approving and Authorizing Execution of an Installment Purchase Agreements Payment Agreement with the City of Lowell related to the Financing of the Cost of Purchasing a Wheel Loader and Skid-Steer Loader.

City Manager Mike Burns recommended that the Downtown Development Authority approve Resolution 01-17 and the agreement between the City and Downtown Development Authority to finance the items of equipment as presented.

IT WAS MOVED BY REISTER and seconded by YANKOVICH to approve Resolution 01-17 and the agreement between the City and Downtown Development Authority to finance the items of equipment as presented.

YES: 5. NO: 0. ABSENT: 4. MOTION CARRIED

c. 2017-2018 Budget.

City Manager Mike Burns presented the Downtown Development Authority proposed 2017-2018 budget. He recommended that the Downtown Development Authority approve the Fiscal Year 2018 Budget as presented.

IT WAS MOVED BY MCCLURE and seconded by YANKOVICH to approve the Fiscal Year 2017 - 2018 Budget as presented.

YES: 5. NO: 0. ABSENT: 4. MOTION CARRIED

d. LCTV Building – Improvements for Summer.

City Manager Mike Burns advised that with the closing of the Showboat, the Chamber of Commerce would like to make improvements to the LCTV Building for the Summer Concert Series and Santa visits. The improvements are estimated to cost approximately \$4,000.

IT WAS MOVED BY MCCLURE and seconded by REISTER to contribute \$4,000 toward improvements to the LCTV building.

YES: 5. NO: 0. ABSENT: 4. MOTION CARRIED

9. REPORTS AND MEMBER COMMENTS

Boardmember Reister questioned the status of the sidewalks and trails extension. Rich LaBombard stated progress is being made as far as distinguishing the sidewalks and trails.

Boardmember Sprenger commented about “Branding” the City. He noted there is a marketing committee that has been going through a study regarding this. Burns advised the City Council wants to be involved, but has been pulled from the budget until next year. He noted the community as a whole needs to be involved.

Chair Reagan advised the next meeting is Thursday, May 4, 2017.

IT WAS MOVED BY YANKOVICH and seconded by SPRENGER to adjourn at 12:51 p.m.

YES: 5. NO: 0 ABSENT: 4. MOTION CARRIED.

Date:

APPROVED:

James E. Reagan, Chair

Susan Ullery, City Clerk

DOWNTOWN DEVELOPMENT AUTHORITY FUND
FINANCIAL STATEMENT
August 10, 2017

Beginning Balance:	\$265,978.21
Revenue:	
TIFA Revenue	\$40,000.00
Total Revenues	\$305,978.21
Expenditures:	
Capital Outlay	\$4,000.00
Salaries/FICA	\$7,912.26
Maintenance Supplies	\$2,518.89
Utilities	\$8,843.91
Misc. and Community Promotions	
Accrued Wages	
Administration	\$1,946.26
Prof. Services	
Transfer to General Fund	
<i>Total Expenditures:</i>	\$25,221.32
Ending Balance	\$280,756.89

CHECK DISBURSEMENT REPORT FOR CITY OF LOWELL
CHECK DATE FROM 04/13/2017 - 08/09/2017

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY							
04/13/2017	GEN	69435	LOWELL LIGHT & POWER	PUBLIC UTILITIES	920.000	463	1,248.22
04/20/2017	GEN	69463	PETTY CASH	COMMUNITY PROMOTION	880.000	740	10.00
04/27/2017	GEN	69469	BFG SUPPLY	OPERATING SUPPLIES	740.000	463	22.96
04/27/2017	GEN	69478	ECO GREEN SUPPLY	OPERATING SUPPLIES	740.000	463	77.00
				OPERATING SUPPLIES	740.000	463	39.33
				OPERATING SUPPLIES	740.000	463	78.68
				OPERATING SUPPLIES	740.000	463	11.00
				OPERATING SUPPLIES	740.000	463	63.52
				CHECK GEN 69478 TOTAL			269.53
05/12/2017	GEN	69556	ECO GREEN SUPPLY	REPAIR & MAINTENANCE	930.000	463	267.56
05/12/2017	GEN	69576	LOWELL LIGHT & POWER	PUBLIC UTILITIES	920.000	463	1,132.64
05/12/2017	GEN	69601	THORNAPPLE RIVER NURSERY, INC.	REPAIR & MAINTENANCE	930.000	463	14.00
05/12/2017	GEN	69604#	VISA	OPERATING SUPPLIES	740.000	463	14.15
				COMMUNITY PROMOTION	880.000	740	77.83
				CHECK GEN 69604 TOTAL			91.98
05/26/2017	GEN	69641	LOWELL LIGHT & POWER	PUBLIC UTILITIES	920.000	463	1,769.02
05/26/2017	GEN	69665	THORNAPPLE RIVER NURSERY, INC.	REPAIR & MAINTENANCE	930.000	463	7.00
06/09/2017	GEN	69704	BERNARDS ACE HARDWARE	REPAIR & MAINTENANCE	930.000	463	103.05
06/09/2017	GEN	69718	LOWELL LIGHT & POWER	PUBLIC UTILITIES	920.000	463	922.14
06/09/2017	GEN	69730	SELF SERVE LUMBER	OPERATING SUPPLIES	740.000	463	94.82
06/09/2017	GEN	69735	TRACTOR SUPPLY CREDIT PLAN	REPAIR & MAINTENANCE	930.000	463	25.98
06/15/2017	GEN	69746	DORNBOS SIGN & SAFETY INC.	OPERATING SUPPLIES	740.000	463	171.15
06/15/2017	GEN	69752	KERKSTRA PORTABLE, INC.	CONTRACTUAL	802.000	463	190.00

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DB: Lowell

CHECK DISBURSEMENT REPORT FOR CITY OF LOWELL
CHECK DATE FROM 04/13/2017 - 08/09/2017

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY							
06/15/2017	GEN	69758	THORNAPPLE RIVER NURSERY, INC.	OPERATING SUPPLIES	740.000	463	182.00
06/29/2017	GEN	69782	HANAH'S FLAG & BANNERS LLC	OPERATING SUPPLIES	740.000	463	104.00
				OPERATING SUPPLIES	740.000	463	160.08
				CHECK GEN 69782 TOTAL			264.08
06/29/2017	GEN	69811	TERRA VERDE LANDSCAPING LLC	REPAIR & MAINTENANCE	930.000	463	1,405.50
06/29/2017	GEN	69813	TUCKERTOWN FONGE	REPAIR & MAINTENANCE	930.000	463	125.00
07/13/2017	GEN	69832	BERNARDS ACE HARDWARE	OPERATING SUPPLIES	740.000	463	15.99
07/13/2017	GEN	69852	LOWELL LIGHT & POWER	PUBLIC UTILITIES	920.000	463	874.95
07/13/2017	GEN	69877	WILLIAM BOS GREENHOUSE	REPAIR & MAINTENANCE	930.000	463	236.85
				REPAIR & MAINTENANCE	930.000	463	95.30
				REPAIR & MAINTENANCE	930.000	463	83.10
				CHECK GEN 69877 TOTAL			415.25
07/20/2017	GEN	69899	MCGREGOR, CAROL A.	REPAIR & MAINTENANCE	930.000	463	250.00
08/03/2017	GEN	69928	D'AGOSTINO CONTRUCTION LLC	CAPITAL OUTLAY	970.000	450	4,000.00
08/03/2017	GEN	69932	ECO GREEN SUPPLY	OPERATING SUPPLIES	740.000	463	58.28
08/03/2017	GEN	69934	EVERGREEN UNDERGROUND, INC.	REPAIR & MAINTENANCE	930.000	463	1,133.92
08/03/2017	GEN	69949	KERKSTRA PORTABLE, INC.	CONTRACTUAL	802.000	463	30.00
08/03/2017	GEN	69950	KING MILLING COMPANY	MISCELLANEOUS EXPENSE	955.000	463	1,754.74
08/03/2017	GEN	69955	LOWELL LIGHT & POWER	PUBLIC UTILITIES	920.000	463	1,000.45
08/03/2017	GEN	69959	MAG PLUMBING SERVICE LLC	REPAIR & MAINTENANCE	930.000	463	150.00
08/03/2017	GEN	69978	SCHOLTEN LANDSCAPE MAINTENANCE	CONTRACTUAL	802.000	463	83.00
				CONTRACTUAL	802.000	463	83.00
				CHECK GEN 69978 TOTAL			166.00

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User: SUE
DB: Lowell

CHECK DISBURSEMENT REPORT FOR CITY OF LOWELL
CHECK DATE FROM 04/13/2017 - 08/09/2017

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY							
08/03/2017	GEN	69979	SELF SERVE LUMBER	OPERATING SUPPLIES	740.000	463	29.70
08/03/2017	GEN	69981	SITEONE LANDSCAPE SUPPLY LLC	OPERATING SUPPLIES	740.000	463	43.84
08/03/2017	GEN	69986	THORNAPPLE RIVER NURSERY, INC.	REPAIR & MAINTENANCE	930.000	463	42.00
Total for fund 248 DOWNTOWN DEVELOPMENT AUTHORITY							18,281.75

'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT



LOWELL CITY ADMINISTRATION
INTER OFFICE MEMORANDUM

DATE: June 30, 2017

TO: Mike Burns
City Manager

FROM: Rich LaBombard
Director of Public Works

RE: Consent to Reconfigure Broadway Street

As part of the City's SAW Grant program and infrastructure improvements, I am requesting City Council's consent to reconfigure Broadway Street and reorienting the city-owned parking lot located on the southwest intersection of Broadway and Main Street. The proposed reconfiguration of Broadway Street will create a new parking layout and enhance the 300 block of West Main. The proposed reconfiguration has been presented to King Milling and their comments will be incorporated into the final design if approved by City Council.

The benefits of the proposed layout are:

- Reduced vehicle conflicts at the Broadway and Main intersection
- Enhanced appearance of a City owned parking lot better integrated into the DDA
- Create a more functional parking lot with better flow in and around the lot
- Less semi traffic at the Broadway and Main intersection
- Accommodate a larger truck turning area for King Milling

Potential drawbacks to the proposed layout are:

- No thru traffic on Broadway between Ottawa and Main Street
- Eliminate the cut thru around the Hudson and Main intersection

Other issues:

- King Milling truck traffic will have to enter exclusively from the south on Broadway Street thru the existing fairgrounds. DPW will evaluate with the County the potential to have an actuated traffic signal at Bowes and Hudson to accommodate King Milling truck traffic and left turns onto Hudson. There will be a cost for this improvement, but it could be beneficial for east bound Bowes traffic as well.
- DPW will evaluate the vacation of Broadway Street between Ottawa and the railroad tracks with a permanent utility easement. The vacated street would become the property of adjacent property owners—in this case, King Milling.
- DPW would approach the DDA to share in the cost of the landscape improvements if City Council approves the layout
- DPW will continue to work with MDOT for a left turn signal on Main Street to relieve afternoon traffic backups at the Main and Hudson intersection.

June 29, 2017
2160637

Mr. Mike Burns
City of Lowell
301 East Main Street
Lowell, MI 49331

RE: Reconfiguration of City Parking Lot on Broadway Street

Dear Mike:

In accordance with the Council's approval of the recent infrastructure improvement bond proposal, the following projects were intended to be financed by the bond:

1. Replacement of the Main Lift Station
2. Replacement of the Valley Vista Lift Station
3. New trunk sewer across the fairgrounds area
4. New trunk sewer in Broadway Street and connection to the new fairgrounds trunk sewer
5. New water main in Broadway Street and Bowes Street
6. Reconstruction of Broadway Street

To date, the work on the two lift station replacements and fairgrounds trunk sewer has been completed. We are in the process of designing the sewer/water in Broadway and are working on the reconstruction design for Broadway Street.

As part of the street design, we have been coordinating with City staff and King Milling regarding current truck traffic patterns, optional truck traffic patterns, public use of Broadway Street, and the functionality of the City parking lot at the north end of Broadway. Although discussions on the overall trucking patterns continue, we have developed a new configuration for the City parking lot which addresses several issues. Please note that the parcel on which the City lot is located has been identified as contaminated and so must remain capped with some type of pavement surface (except for some allowable landscaping). We have attached a site plan of the existing conditions and photographs which illustrate the following issues:

1. Parking spaces along the east side of Broadway are shorter than standard spaces which results in parked vehicles extending into the traffic lane on Broadway.
2. The area of Broadway just north of the RR tracks is used as a turning/maneuvering area for King Milling trucks. This is a dangerous area for passenger vehicles who try to use that segment of roadway (many people use Broadway as a cut through to avoid the Hudson Street light).
3. Semi-trucks turning off and onto Main Street inhibit Main Street traffic flow and put significant stress on the pavement.

4. The parking lot has several spaces in the lot corners with inadequate space for backing/turning.
5. The Southwest corner of Main/Broadway is congested with the parking lot corner, fire hydrant, ADA sidewalk ramp, and power pole.

We have attached a proposed reconfiguration of the parking area and north end of Broadway Street which offers the following benefits:

1. Eliminates the semi-truck turning at the Main/Broadway intersection.
2. Increases passenger car safety by eliminating the cut-through traffic which tries to bypass the Hudson Street signal.
3. Allows for a cleaner/less congested sidewalk arrangement and connection to Main Street.
4. Provides the same number of standard parking spaces and creates a city parking lot that is more integrated with Main Street and the DDA area.

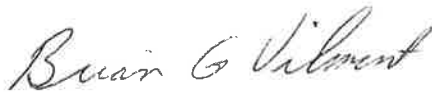
The total project cost for the parking lot, including removals, replacements, and improvements is approximately \$128,000. However, some of the removals/replacements were planned as part of the sewer/water improvements. Additionally, some of the costs were included in the current bond financing. Given those considerations, the proposed financial breakdown is as follows:

- \$36,000 - Broadway Utility Project (through the current bond)
- \$60,000 - City Direct Funding (through the current bond)
- \$32,000 - DDA (landscaping, irrigation, fencing)

If you have any questions or require additional information, please give us a call. We look forward to presenting the information to Council for their consideration.

Sincerely,

Prein&Newhof



Brian G Vilmont, P.E.

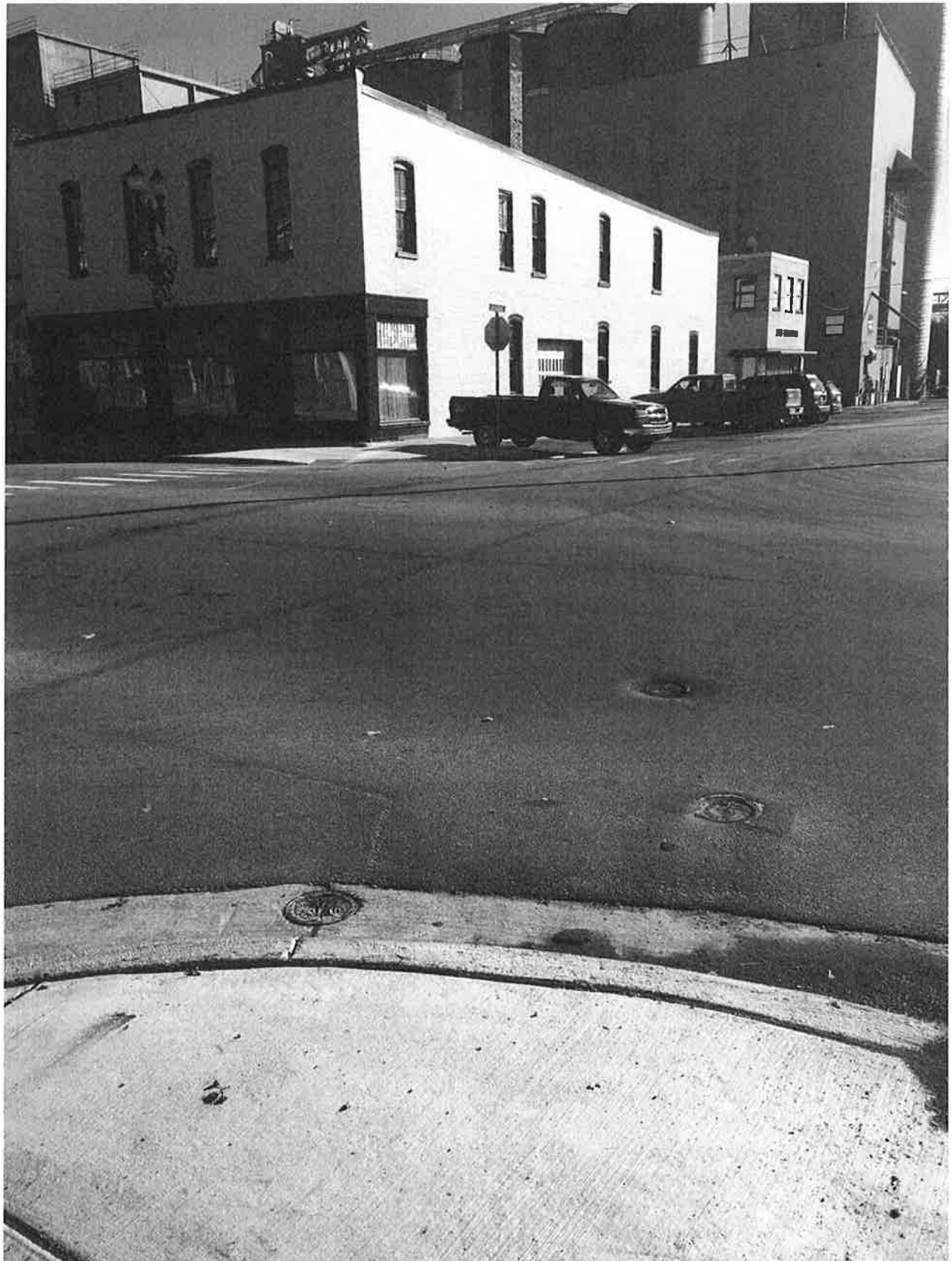
cc: Mr. Rich LaBombard – DPW Director
Mr. John VerPlank, P.E. – P&N

bgv

Lowell Broadway Street



Lowell Broadway Street



Lowell Broadway Street

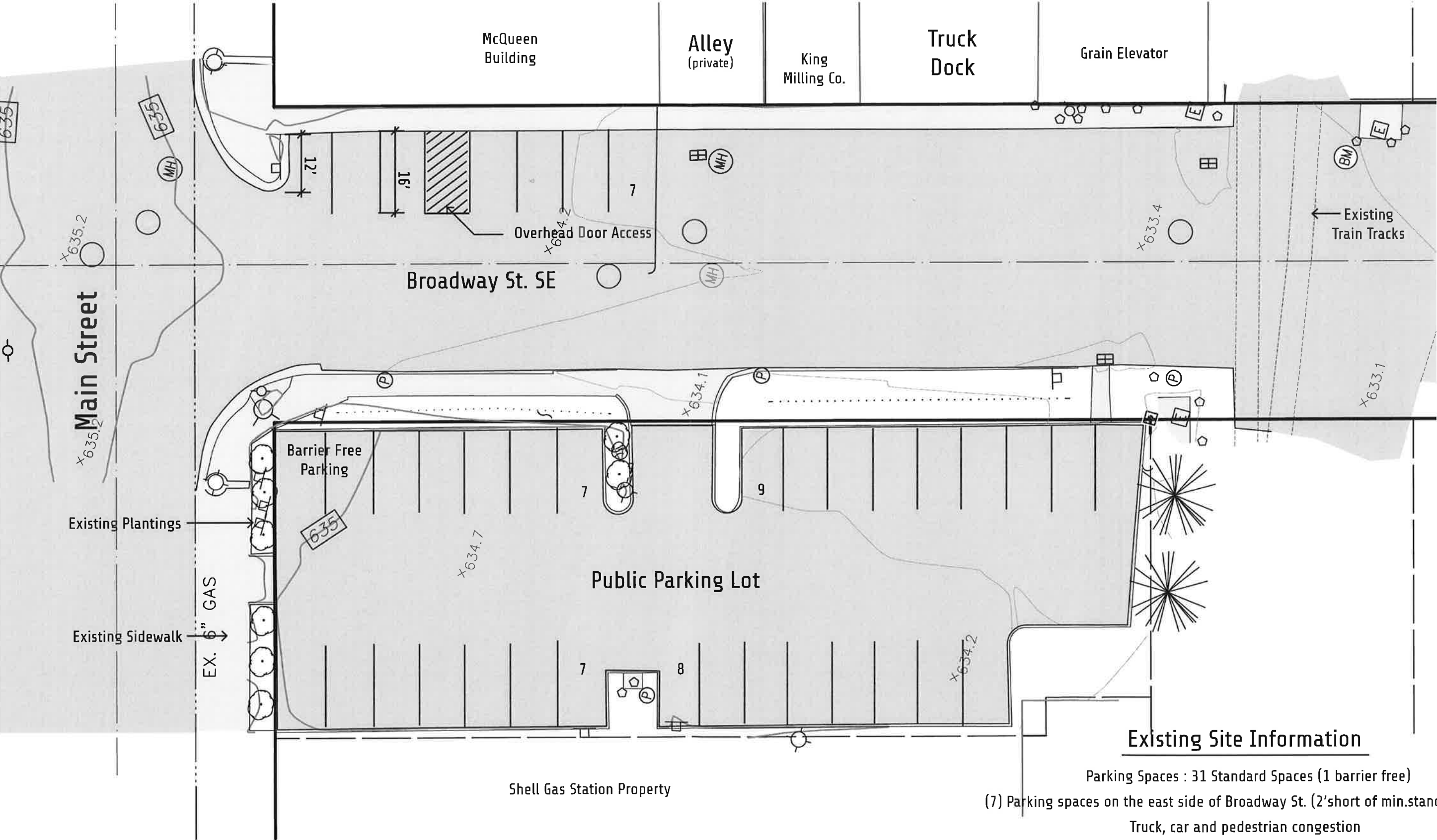


Lowell Broadway Street



Lowell Broadway Street





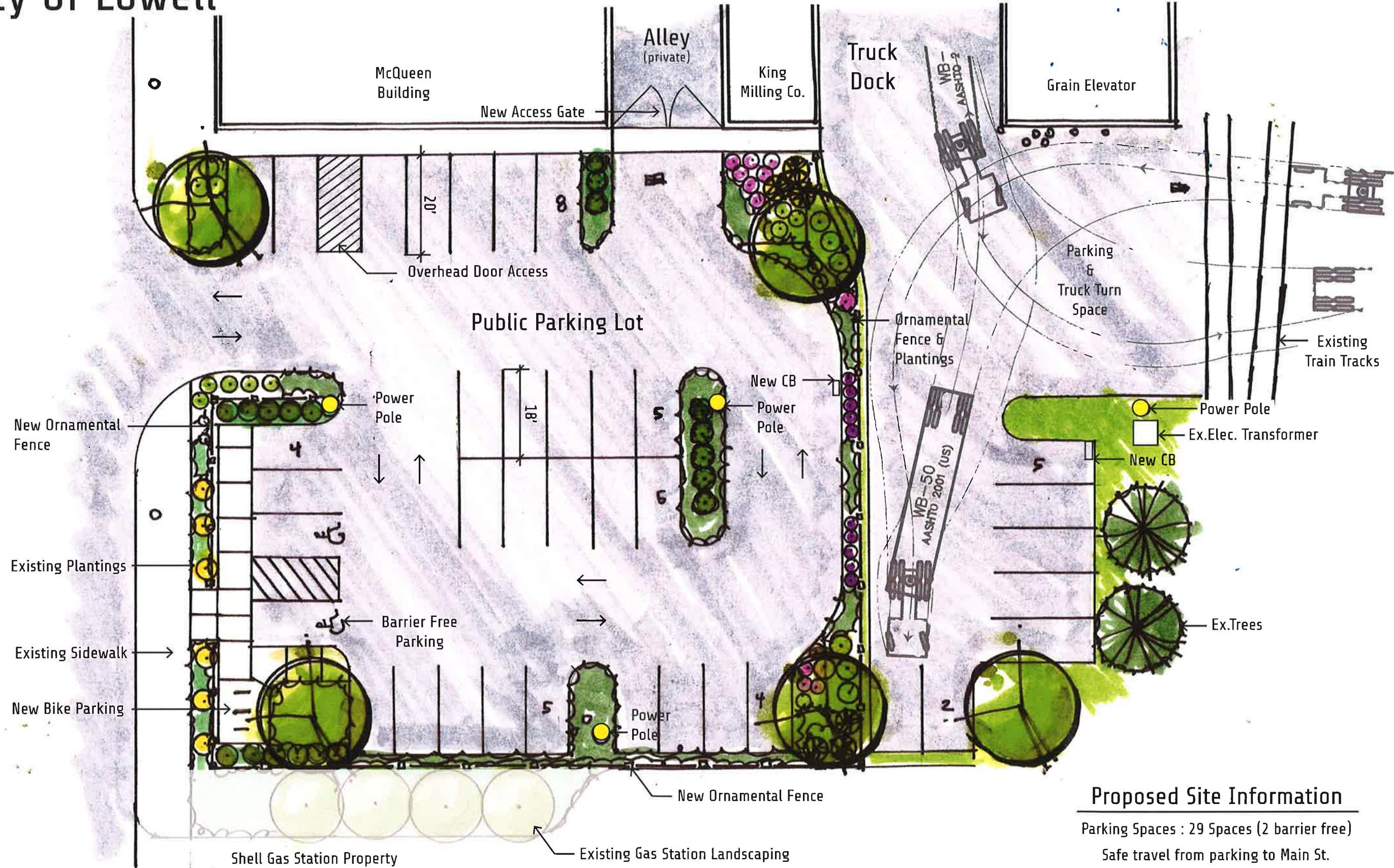
Existing Site Information

- Parking Spaces : 31 Standard Spaces (1 barrier free)
- (7) Parking spaces on the east side of Broadway St. (2'short of min.standard)
- Truck, car and pedestrian congestion
- Train Tracks at south end close road temporarily
- Landscape improvements to parking lot
- Truck turning movements from and into Main St.

Broadway and Main Street Public Parking Lot



Main Street



Proposed Site Information

Parking Spaces : 29 Spaces (2 barrier free)

Safe travel from parking to Main St.

Maintains truck turning movements

Ornamental Fence for site control and aesthetics

Trees and landscaping for softening, beauty, and visual control

Broadway and Main Street Public Parking Lot





LOWELL CITY ADMINISTRATION
INTER OFFICE MEMORANDUM

DATE: August 9, 2017
TO: Mike Burns, City Manager MB
FROM: Rich LaBombard, DPW Director RML
RE: Request for funding from DDA for old Cable / DPW building renovations

On March 16, 2017, the City approached the DDA for funding to make renovations to the old Lowell Cable / DPW building to accommodate public functions in the building. This request was made because the Lowell Showboat had recently closed to the public and the Lowell Chamber of Commerce needed a facility to host community functions. The DDA was approached to support funding for installation of a door that entered out onto the Riverwalk Plaza. \$4,000 was requested and approved for this work.

Additional funding is being requested at this time to accommodate a requirement by Cascade Township building inspector to modify the facility for public use. Modifications include a life safety plan for the facility, installation of exit and emergency lighting, relocating electrical services and switches within the facility and an emergency exit crash bar on the north door.

Quotes for this work have been obtained from D'Agostino Construction, Flat River Electric and Ford Service Work. The Director of Public Works and Chamber of Commerce request additional funding in the amount not to exceed \$7,000 to complete the work required to open the facility for public use. Invoices and quotes received are:

D'Agostino Construction	\$6295.00 (less \$4,000 from DDA) -	\$2,295.00
Flat River Electric		\$3,550.00
Ford Service Work		\$ 475.00
Total		\$6,320.00

I recommend the DDA approve additional funding in the amount not to exceed \$7,000 for renovation work to meet building code requirements for the old Cable / DPW building.

D'AGOSTINO CONSTRUCTION, LLC

July 9, 2017

Customer	City of Lowell
Address	Lowell MI 49331
Phone	[Telephone]
INVOICE	



Description	Amount Each	Amount
Work done on "Old Cable Building"		
Fence		\$1,030.00
Cut concrete		\$435.00
Door and hardware		\$2,390.00
Labor		\$1,975.00
Material		\$465.00
Total		\$6,295.00

Lou

5,000 per
mike

Thank you for your business!

EXTENSION CK'D
ACCT. NO. 101441975 1000.00
248450970 4000.00
APPR. BY *[Signature]*
DATE PD 8-1-2017

D'Agostino Construction, LLC

6902 Wingeier Avenue SE
p. 616-293-5445 | dagost399@att.net

Flat River electric, LLC
118 S Washington St
Lowell MI 49331



(616) 987-0596 Phone
info@flatriverelectric.com
www.flatriverelectric.com

Bill To

City of Lowell

301 E Main St.
Lowell MI 49331

Ship To

City of Lowell

301 E Main St.
Lowell MI 49331

Work Order # 517

Transaction Date: 08/03/2017

Terms: Net 15

Quote Q1127

Item	Description	Quantity	Price	Amount
Interior Work	Chamber Interior Work: Re-energize lighting circuits, add switch, add (1) EM light, add (4) EM/Exit lights, connect wires damaged during door install.	1	\$1,750.00	\$1,750.00

PENDING

Subtotal \$1,750.00

Tax \$0.00

Total \$1,750.00

Payments \$0.00

Balance Due \$0.00

Flat River electric, LLC
218 S Washington St
Lowell MI 49331



(616) 987-0596 Phone
info@flatriverelectric.com
www.flatriverelectric.com

Bill To

City of Lowell

301 E Main St.
Lowell MI 49331

Ship To

City of Lowell

301 E Main St.
Lowell MI 49331

Work Order # 516

Transaction Date: 08/03/2017

Terms: Net 15

Quote Q1126

Item	Description	Quantity	Price	Amount
Relocate Panel Box	Chamber building service: Re-energize electrical service by relocating service panel/disconnect. Panel can't be located in bathroom.	1	\$1,800.00	\$1,800.00

PENDING

Subtotal \$1,800.00

Tax \$0.00

Total \$1,800.00

Payments \$0.00

Balance Due \$0.00

BID for Riverwalk Plaza Building

City of Lowell
301 E Main
Lowell, MI 49331

Robert Ford
Ford Service Work
13457 Vergennes St
Lowell, MI 49331
(616)299-3198

This bid would be for the installation of panic exit devise and exterior pull handle, and automatic door closer installed on the north door of the building at 113 Riverwalk Plaza, Lowell, MI 49331.

See attached photos of items to be installed

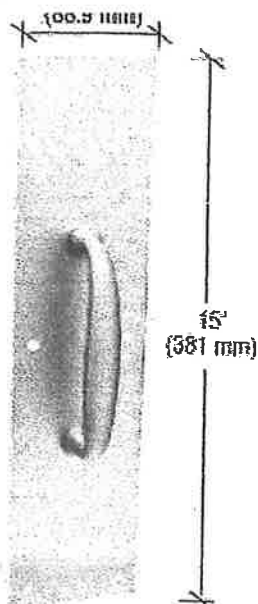
Total cost of materials and installation \$475.00

Project to be completed within 7 days of acceptance.

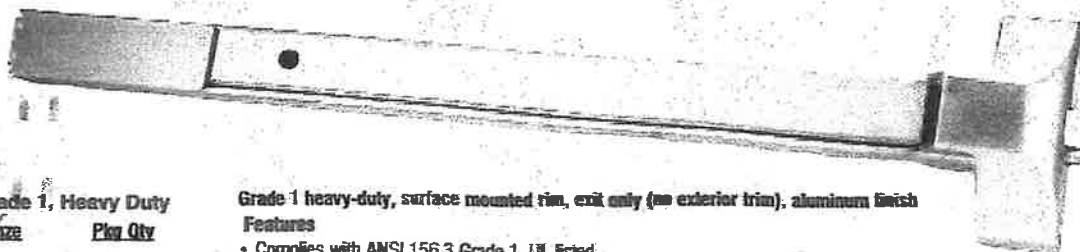
Thank You

A handwritten signature in dark ink, appearing to be 'RF' followed by a stylized flourish.

Robert Ford



Panic Exit Device



Panic Exit Device, Grade 1, Heavy Duty

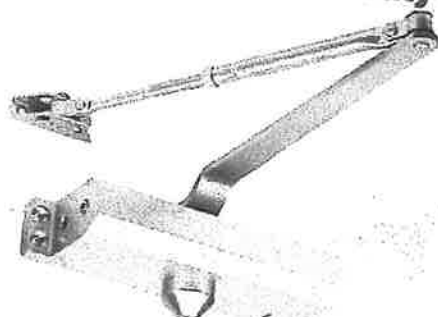
<u>Satin Chrome</u>	<u>Bronze</u>	<u>Pkg Qty</u>
9120	9121	1

Grade 1 heavy-duty, surface mounted rim, exit only (no exterior trim), aluminum finish

Features

- Complies with ANSI 156.3 Grade 1, UL listed
- Fits 28" to 36" doors
- Stainless steel 5/8" throw
- 2-3/4" backset
- Adjustable strike
- Includes wood screws, machine screws and thru bolts
- Accommodates doors 1-3/4" to 2" thick
- 10 year limited warranty

ass Co.



Standard Features

- Performance
- Chassis/Closer
- Main Arm
- Backcheck
- Valves
- Fasteners
- Door Range
- Door Preparation
- Valves

Finish

Clear Anodized

Surface Applied Closers

Complies with ANSI 156.4, Grade 3, 2 million cycles, UL listed

Non-handed, cast aluminum, mounting to regular, top jamb or parallel arm applications

Forged steel, accommodates reveals up to 3-1/4", adjustable extension arm

Adjustable, hydraulic - providing cushioning and preventing uncontrolled openings of the door

Adjustable, independent, non-critical (seep and latch), consistent closing speeds

Compatible for aluminum, hollow metal and wood doors and frames

Up to 180 degree door opening

9-1/16" horizontal and 3/4" vertical mounting hole locations (retrofits traditional closer)

Separate controls for backcheck, closing and latching speeds