

October 28, 2024

Planning Commission Katie Pereny, Secretary 7358 Market Street PO Box 455 Mackinac Island, MI 49757

> Re: Parcel Id. No. 051-525-041-00 6948 Main Street, Mackinac Island, Michigan

Dear Katie and Planning Commission Members:

As you are aware, we are attorneys for Cheryl Nephew Jaquiss, as Trustee of her Trust ("Owner"), concerning her property located at 6948 Main Street, Mackinac Island, Michigan (the "Property").

At the last Planning Commission meeting we were requested to provide the City with additional information pursuant to the City's Zoning Ordinance, Section 20.04 D as well as other information. Please consider this correspondence, and the attachments included, as a supplement to the application for zoning action and demolition of the subject structure on the Property.

To track the provisions of the Zoning Ordinance, we offer the following:

Zoning Ordinance, Section 20.04 D.

1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.

The site plan of the property where the demolition is going to take place, as well as a survey by Neil Hill have been provided to the Planning Commission. The existing structure, commonly known as the "Red House" will be demolished, as well as the remains of a concrete foundation to a barn located in the back of the property. There are no known septic tanks, and the utilities are underground as noted. Values are unknown at this stage.

2. Copy of asbestos survey if required by EGLE or other state department.

The Asbestos & Paint Survey from Mackinac Environmental Technology, Inc. was

previously provided with the application. Quality Environmental attachment will be supervised by Mackinac Environmental, and all work will be done to State of Michigan specifications. All materials will be removed by licensed technicians and removed off Mackinac Island in cooperation with Mackinac Service Company.

3. Results of a pest inspection and, if necessary, a pest management plan.

No pests were detected, and a pest management plan is not required.

4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.

See attached correspondence from Belonga Excavating LLC. It is not anticipated that there will be any need for street patches or curb closures. Belonga does not anticipate blocking any streets. All access to the subject property, according to Belonga Excavating, can happen through the existing driveway. Should damage occur to the City street or sidewalk during the process, they will be repaired at owner's expense.

5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.

See attached correspondence from Belonga Excavating LLC, as well as the timeline identified for the items being reclaimed and construction timeline.

6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the city, all work must immediately stop and notification of what was discovered must be made by the applicant to the city as well as any other required offices. The city will initiate the federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

Based on the Owner's notarized signature to the application, Owner acknowledges the requirements of this Section 20.04 D. 6.

Also, as a supplement to the application, enclosed is a letter from the representative owners of Mission Point stating that staging for Dickinson Homes can take place at Mission Point as contemplated.

The Planning Commission also inquired as to the fence on both the West and East sides of the property. At this stage, both fences are expected to remain. Should any fence be inadvertently destroyed, an application will be made to the Planning Commission for placement of a new fence. The curb/wall in front of the home is not expected to be removed.

The planning commission also requested specifications on a temporary work safety fence for the 2025 season, which are shown on the attached site plan, with the staging area for construction materials. The silt fence is also the storm water plan. Additional staging and setting information was provided with the application.

We hope the information provided above addresses the information requested by the Planning Commission at its last meeting.

We hope the Planning Commission can be mindful of the fact that the Owner applied for a demolition permit originally on March 24, 2022. On that date, the provisions found in Section 20.04 D. as set forth above had not been adopted by the City. Rather, those provisions were adopted in June of 2023. As such, while we believe these conditions are not required, we merely want to provide the Planning Commission with any and all information requested in order to seek zoning and demolition approval at your meeting on November 12, 2024.

Very truly yours,

Jum muny

James J. Murray Plunkett Cooney Direct Dial 231-348-6413

JJM/tll

Enclosures

29035.21118.35329236-3

Asbestos and Material Handling Plan for : 6948 Main Street Mackinac Island



1.0 Progress Schedule:

Quality Environmental Services, Inc. (QESI) is scheduled to complete the asbestos abatement starting no earlier than November 4, 2024, the estimated duration for completion of work scope is two weeks working Monday thru Thursday. The completion date is tentatively November 21st, 2024; however, the final completion date will be two weeks from the date commencing onsite.

2.0 Manpower:

This project will require a average crew size of 4-6 workers onsite to complete within stated schedule.

Quality Environmental has never failed to complete a project in a timely manner; this is accomplished employing quality manpower and supervision, quality equipment and logistics, and strong communication with our customers, consultants, architects, and owners. This schedule also takes into consideration the time requirements for visual inspection and air sampling to be performed by the Consultant.

3.0 Standard Operating Procedures : site specific clarifications specific reference section 4.0

A) Area Preparation

Regulated areas will be established by erecting suitable barriers and posting danger signs to prevent unauthorized access to the worksite during abatement activities.

Movable items within the work area that are suspected of being contaminated will be precleaned using HEPA filter-equipped vacuum and/or wet-cleaning methods. After cleanup, these objects if not permanently affixed will be removed and stored in an uncontaminated location. This situation is very limited in scope based on visual inspection of the areas. Objects not suitable for enclosing in polyethylene sheeting (for example, light fixture) will be cleaned using HEPA filter-equipped vacuums and/or wet-cleaning methods, as appropriate.

Emergency exits will be established and clearly marked with duct tape arrows or signs to permit easy identification from anywhere in the containment area. The exits will be secured to prevent access to the containment but will permit emergency exiting.

B) ACM Waste Labeling

Labels will be affixed to all ACM waste containers and contain the following information:

- Name of the Owner (waste generator),
- The address of the abatement project site,
- The Contractor's name and address, and
- OSHA asbestos hazard warning.

C) TSI and Surfacing Removal Techniques

TSI and Surfacing materials will be removed utilizing proper removal techniques as required by all regulations and standard operating procedures. All ACM materials will be adequately wetted during removal and before disposal. For TSI all Fiberglass insulation will be removed first within the enclosure utilizing engineering controls, a non-asbestos material will be disposed of as such in proper sealed disposal bags to limit and control dust, no materials will be removed or moved outside the dust controlled environment without being in a sealed bag or container. For Surfacing all non-asbestos materials will be removed prior to abatement to minimize contamination, surfacing all layers will be scrapped free from substrate or substrate fully removed from architectural or structural members as determined within containment.

D) Glove Bag Methods

Workers will utilize glove bags that are at least 6-mil thick and labeled and will conduct glove bag removal meeting the requirements of 29 CFR 1926, Part 1101.

Before attaching the glove bag to the pipe, the pipe will be cleaned using HEPA filter- equipped vacuum cleaners and/or wet methods. Each bag will be thoroughly sealed around the insulation section. A separate glove bag will be used for each section to be removed; sliding glove bags along the pipe section will not be permitted.

After attaching the glove bag, a HEPA filter-equipped vacuum will be attached to the glove bag. A HEPA filter-equipped vacuum will be used to create a negative pressure in the glove bag at all times to prevent release of asbestos fibers.

Before and during removal, the insulation material will be sprayed with a wetting agent used according to the manufacturer's recommendations. An airless sprayer will be used to apply the wetting agent. The insulation material will be re-sprayed as needed to ensure that underlying layers of dry material that are exposed during the removal are kept wet.

Any penetration created in the glove bag will be immediately repaired. All openings cut in the glove bag to permit access of equipment will be sealed with tape prior to removal of insulation.

After removal of the insulation, the surface of the component will be thoroughly cleaned. An approved asbestos encapsulant will then be applied to all component surfaces and the interior walls of the glove bag.

Exposed edges of the asbestos-containing insulation will be thoroughly sealed with an encapsulant.

Before the glove bag is removed, air will be evacuated from the glove bag using the HEPA filterequipped vacuum; glove bags will not be squeezed to remove air. The glove bag will then be sealed, removed, placed in clean, 6-mil, polyethylene bags (double-bagged) and then placed into a transport cart.

E) Mini-Enclosure

Barrier walls will be constructed with one layer of 6-mil polyethylene sheeting and be supported by temporary support poles. Openings in the work area will be covered with polyethylene sheeting (critical barriers). All seams will be securely taped using duct tape. In most cases areas will be set-up with localized negative air to complete engineering controls, although this is not always required with glove bag removal it will in many cases be utilized for dust controls.

Before and during removal, the asbestos containing material will be sprayed with a wetting agent used according to the manufacturer's recommendations. An airless sprayer will be used to apply the wetting agent. The insulation material will be re-sprayed as needed to ensure that underlying layers of dry material that are exposed during the removal are kept wet.

Any penetration created in the mini enclosure will be immediately repaired. All openings cut in the mini enclosure to permit access of equipment and workers will be sealed with a double flap prior to removal of insulation.

Removed ACM will be placed immediately into a 6-mil, labeled, plastic bags. Full bags will then be sealed, cleaned using a HEPA vacuum and/or wet methods, and removed from the enclosure, placed immediately into clean, 6-mil, polyethylene bags (double- bagged) and transported to a fully enclosed lockable ACM labeled dumpster

After removal of the insulation, the surfaces of the components and enclosure will be thoroughly cleaned. An approved asbestos encapsulant will then be applied to all component surfaces and the interior walls of the mini enclosure.

F) Construction of Enclosures

Barrier walls will be constructed with two layers of 6-mil polyethylene sheeting and supported if needed. Openings in the work area will be covered with polyethylene sheeting (critical barriers).

The walls and other vertical surfaces will be covered with two layers of 6-mil, polyethylene sheeting and the seams sealed with duct tape. Where polyethylene sheeting is to remain attached to porous wall surfaces where enclosure failure could occur; furring strips (or the equivalent) will be used in addition to duct tape and/or spray adhesive to secure the wall sheeting in place.

Floors and other horizontal surfaces will be covered with two layers of 6-mil polyethylene sheeting (minimum). Where penetrations exist in the floor, a third layer of 6-mil polyethylene sheeting will be added to the standard two layers of 6-mil to protect adjoining areas. The widest available sheeting shall be used to minimize the number of seams. Seams in each layer of sheeting will be staggered and overlapped by not less than 12 inches. All seams will be securely taped using duct tape and to attach the base layer of sheeting to the walls.

G) Worker Decontamination Units

The decontamination unit will be constructed using two layers of 6-mil polyethylene sheeting. The decontamination unit will consist of a clean room, a shower area, and an equipment storage room large enough to accommodate the work crews. Airlocks will separate each section of the decontamination unit.

A location for postings will be provided in the clean room area. The shower enclosure will be constructed to prevent water leakage. Adequate supplies of clean protective clothing, towels, replacement respirator filter cartridges, and other necessary items shall be provided in the clean room. An adequate supply of soap, shampoo, and towels will be available at all times.

The shower and clean room areas will be cleaned regularly and maintained in sanitary condition. Shower water will be collected and filtered through a 5.0-micron pore-size filter prior to being discharged into the Owners sanitary sewer.

The equipment storage room will be used to keep contaminated footwear and other reusable equipment and supplies when not in use. The equipment storage room will be kept free of asbestos-containing debris.

The equipment storage room will contain appropriately labeled asbestos waste bags or containers for the disposal of contaminated protective clothing and equipment.

H) Personnel Entry and Exit

All workers and authorized personnel will enter the containment enclosure through the decontamination unit. All personnel will sign a dated entry log form upon entering and leaving the containment enclosure.

To enter the containment enclosure, all personnel will proceed to the clean room, remove street clothes, dress in disposable protective clothing, and put on respiratory protection. Replacement respiratory cartridges and clean protective clothing will be provided and used by all personnel for each separate entry into the work area. Personnel may then proceed from the clean room, through the shower area and equipment storage room, to the containment area to begin designated activities.

Before leaving the containment area and entering the equipment room, all personnel will remove visible debris from the outside of respirators and protective clothing by brushing, HEPA vacuuming, and/or wet-wiping techniques. Personnel will then proceed to the equipment room and remove protective clothing and equipment (except respirators). All contaminated clothing and equipment will be disposed of in the asbestos waste bags or containers located in the equipment storage room.

While wearing respirators, personnel will then proceed to the shower room. After showering, personnel may proceed to the clean room to dress in street clothing. Workers will clean their respirators in the shower, remove the filters, dry them off and place them into zip-lock bags for the next use.

I) <u>Containment Negative-Pressure Systems</u>

HEPA filter-equipped ventilation equipment will be installed in the containment enclosure to provide for a minimum of four (4) air changes per hour.

Negative-pressure ventilation units will be exhausted to the outside of the building whenever feasible. They will not be exhausted into occupied areas of the building without prior approval of the Owner or the Consultant. If used, ventilation ducting will be correctly installed and sized so that efficiency is not impaired and inspected daily to ensure that the ducting is sealed and does not exhaust into occupied building areas. At least one backup negative-pressure ventilation unit will be available at the site to minimize downtime in the event of a unit failure. The negative-pressure systems will be operated continuously, 24 hours per day, until the Consultant approves their shutdown.

A manometer equipped with a recording device will be used to constantly measure the negative pressure differential in the enclosure relative to the surrounding area. A negative pressure differential of at least 0.02 inches of water will be maintained.

J) Daily and Final Cleaning Methods

All visible asbestos contamination will be removed from building components in the work area, including electrical, mechanical, and HVAC systems, using HEPA filter- equipped vacuums and/or wet-wiping techniques at the end of each shift.

Surface cleaning of components will be performed using scrapers, HEPA filter-equipped vacuums, damp cloths, scrub pads, or bristle brushes.

Any visible debris or dusts and all standing water will be removed during the initial decontamination operation.

Final cleaning will begin in the areas furthest from the exit first HEPA vacuuming then wet wiping all exposed surfaces with amended water and cotton or lint free paper towels.

Excess water will be treated and disposed of as asbestos waste by dumping in the shower drain to be appropriately filtered.

When the work area has been cleaned to the satisfaction of the Owner's Representative and Consultant, an approved asbestos encapsulant will be applied to all surfaces in the work area. All excess encapsulant will be cleaned up from the floor and other horizontal surfaces.

K) Handling and Storage of Equipment

The equipment storage room of any worker decontamination unit will be used to store reusable equipment and supplies when not in use.

Any equipment that has been used for asbestos abatement activities will be thoroughly cleaned

using HEPA filter-equipped vacuums and/or wet-wiping techniques prior to their removal from glove bags, mini-enclosures, negative pressure enclosures or other regulated areas.

Items that are not practical to and/or not able to be cleaned will be wrapped with 6- mil plastic or placed in 6-mil labeled bags and sealed with duct tape before being removed from a regulated area. Any other materials will be stored in areas designated by the Owner.

L) Waste Handling

Asbestos-containing wastes will remain wet at all times and placed into disposal containers continuously during their removal.

All materials containing ACM waste will be placed in two 6-mil polyethylene bags. Waste materials will not be permitted to accumulate in the containment enclosure. ACM will be removed every shift.

Containers of ACM wastes will be transported out of negative pressure enclosures and engineered enclosures through the waste load areas. Workers inside the regulated areas will seal and thoroughly clean the outside of the bagged waste containers using HEPA filterequipped vacuums and/or wet-cleaning techniques.

Bags of ACM waste will be transported out the entrances to mini-enclosures. The worker inside the mini-enclosure will clean the outside of the bags using HEPA vacuum and/or wet methods. The cleaned bags then be removed from the enclosure by handing them to a worker outside the mini-enclosure to be placed immediately into clean, 6-mil, polyethylene bags (double-bagged) and then placed into a transport cart then be taken by workers to a fully enclosed lockable ACM labeled dumpster/waste can.

The entire transport route of ACM waste may be regulated depending on the route taken.

1) Emergency Response Procedures

All Quality Environmental employees will be trained on the following emergency response procedures.

2) <u>Reporting</u>

In case of fire, medical, or other emergency, dial 911 on any local or mobile phone.

- Stay calm and stay on the phone.
- Give the location, building number, and floor number all the information you can.
- Do not hang up until told to do so.
- Notify the Quality Project Supervisor immediately via most efficient method
- Notify owner and/or project manager

3) Emergency Egress

Emergency exits will be established and clearly marked with duct tape arrows or signs to permit easy identification from anywhere in the containment area. The exits will be secured to prevent access to the containment but will permit emergency exiting.

Once out of the containment:

- Know two ways out of the building.
- Identify exit signs and where they lead.
- Go in the direction of the arrow(s) on the exit signs.
- Do not go through doors marked, "This is not an exit".

4) <u>Fire</u>

In case of building evacuation due to a fire, know the assigned designated assembly sites outside the building that you are working in and proceed as follows:

- Use emergency egress route to assembly site.
- DO NOT use an elevator.
- Take attendance to account for all persons.
- Notify the Quality Environmental Supervisor and/or fire department of any missing employees.

5) Tornado or Severe Thunderstorm

In case of a tornado or severe thunderstorm, know the assigned designated assembly sites inside the building that you are working in and proceed as follows:

- Use emergency egress route to assembly site.
- Seek shelter at the lowest level in the building in areas away from windows and doors.
- Monitor a radio if possible to ascertain the severity of the storm.
- Monitor the outside conditions for flooding, tornado, etc.

6) Fire Protection

Know the location of any fire extinguishers and fire alarm boxes in the immediate area where you are working in case of a fire.

7) <u>Spills</u>

Should a spill of any size occur, workers should:

- Follow site-specific procedures.
- Immediately notify the Supervisor

8) First Aid

Quality Environmental Services will identify any of its employees that have training in the administering of first aid and/or CPR.

9) Emergency Contacts

A list of contact names and contact telephone numbers for off-shift hours emergency situations

10) Safety Personnel

The Quality Environmental on-site safety person will be identified before the start of any project or shift

M) Supervisory and Competent Personnel

Quality Environmental Services will ensure that all employees fulfill the training requirements for asbestos abatement personnel and supervisory personnel one of which will serve as the foreman ("Competent Person") and be responsible for project supervision onsite at all times during the work.

A list of supervisory and "competent" personnel who will be on-site during the project is and names and experience credentials will be provided to owner and its consultants.

Competent Person

The Competent Person's job functions are as follows:

- Maintain a log of authorized personnel entering and leaving containment enclosures.
- Monitor the negative pressure of all enclosures.
- Oversee all abatement operations to ensure that the following requirements are met:
- 1. Posting of warning signs.
- 2. Shut down of HVAC systems.
- 3. Cleaning/removing non-stationary items from the work area.
- 4. Cover and seal stationary items with plastic.
- 5. Locate and secure electrical systems.
- 6. Securing the work areas.
- 7. Establishment of decontamination units.
- 8. Establishment of airlocks.
- 9. Proper construction of mini-enclosures and negative pressure enclosures.
- 10. Proper use of glove bag techniques.
- 11. Use of proper asbestos abatement techniques.
- 12. Proper use of PPE and HEPA vacuums.
- 13. Proper containerizing and labeling of ACM wastes.
- 14. Use of critical barriers where required.
- 15. Proper use and maintenance of negative air machines.
- 16. Identification of emergency egresses and assembly areas for fire and tornados.
- 17. Proper waste handling from inside the buildings to the dumpsters.
- 18. Proper securing of the dumpsters.

Project Supervisor

The Project Supervisor's job functions are as follows:

- Conduct at a minimum weekly safety meetings.
- Prepare and submit to the Owner a project schedule.

• Develop and maintain a work schedule based on the Owner's requirements for completion dates.

• Issue the work schedule to the Owner, the Consultant, and other Contractors as necessary to schedule and coordinate the work.

• Provide and maintain all personnel and equipment necessary to complete the project on schedule.

• Participate in weekly project coordinating meeting minutes with the Owner.

• Prepare and present at the weekly project progress meeting, a forecast of manpower requirements for the upcoming two week period, on a rolling basis.

- Collection of personal air samples to determine worker exposures to asbestos.
- Daily posting of the results of personal air sampling.
- Provide copies of all personal exposure monitoring data to Owner within 48 hours of sample collection.
- Notification of federal, state and local authorities as required.

• Preparation of the initial waste manifest document for the Owner to sign prior to shipping and waste offsite.

• Provide proof of the final disposition of all asbestos-containing materials to the Owner.

• Submit required comprehensive work and materials plans prior to the start of tasks in the scope of work.

• Submit or communicate as needed daily work progress reports to the Owner detailing abatement and related activities.

 Notify the Owner/Construction Manager immediately of any injuries or accidents occurring during the project

- Report any emergency situations immediately to the Owner or Owner's representative.
- Provide all necessary personal protective equipment.

N) Certificates of Insurance

Copies of Quality Environmental Service's certificates of Insurance will be provided to the owner and its consultants.

O) Evidence of Training

Copies of all abatement workers asbestos training certificates will be provided to the owner and its consultants.

P) Contractor Licensing

A copy of Quality Environmental Services' State of Michigan Asbestos Abatement Contractor License will be provided to the owner and its consultants.

Q) <u>Respiratory Protection Program</u>

Quality Environmental Services' written Respirator Protection Program and documentation of abatement workers' respirator fit testing and medical clearance Will be provided to the owner and its consultants upon request.

R) Hazard Communication

Quality Environmental Services' written Hazard Communication Program and documentation of abatement worker's Hazard Communication training will be provided to the owner and its consultants.

MSDS for wetting agents, encapsulants, and other chemical materials that may be used will be on-file in Quality Environmental Services' on-site office.

4.0) Site specific standards for : 6948 Main Street, Mackinac Island, MI " Big Red House "

A) All floors

- These floors will involve the construction of enclosures, or regulated areas, as the task determines necessary. Critical barriers will be placed over any openings to the outside or adjacent areas of the building.
- The Abatement will take place starting from the top and moving downward until completion.
- Removal of asbestos materials would be completed throughout as identified by the survey completed by Mackinac Environmental Technology, Inc.
- All demolition and abatement work will comply with OSHA standards and DEQ/EPA standards as they apply to the construction industry. This would include items such as, but not limited to:

B) Overview of site specific items

Many site specific issues exist and will be managed on a site specific basis as the job progresses. Some of the site specific stipulations are listed and addressed below:

- Some demolition materials, unless they can be cleaned/washed will be disposed of as asbestos waste, in cases where materials can be decontaminated or removed after abatement is complete; materials would be disposed of as regular construction debris remaining in the residence for demolition.
- All workers will wear protective equipment as specified in the bid documents; this will also meet or exceed QESI standard operating procedures and meet all OSHA requirements.
- Copies of all required documentation including but not limited to QESI standard operating procedures, respiratory program, hazard communication program, OSHA standards for construction, and all required worker specific documentation will be available on site.

Scope of Work:

• As historic preservation the windows and exterior siding / trim on the southwest facing or front wall of residence facing the street will not be damaged or alternated to maintain current state no work within our scope will be conducted on that specific wall.

- Texture over plaster and or drywall will be scrapped and removed from existing substrate, within areas where surfacing was testing positive. Existing substrate will remain unless required to be removed to fully collect all texture surfacing.
- Attic vermiculite will be HEPA vacuumed to collect all particles and associated debris required to fully abate residual vermiculite.
- Exterior caulk will be removed around siding, trim, windows and doors. In some locations the exterior wood will need to be removed to fully access concealed caulking. Any wood member will not be replaced and will remove exposed until demolition.
- Exterior windows will be removed to collect positive glazing, windowpane will be fully wrapped and removed. Window opening will remove open and exposed until demolition, we will install 2x at guardrail heights of 21" and 42" above finish floor to meet MIOSHA standards for wall openings.
- Fire Rated doors found to be positive for ACM will be fully wrapped and removed from site.
- Equipment / Material Handling and Transportation :
 - All material positive for ACM will be double bagged and or barreled per State Regulations and MIOSHA Standards.
 - Appropriate markings and labels will be placed on bags and barrels.
 - ACM Material will be collected in regulated and manifested gondolas or containers and transported to the loading dock.
 - Loaded and unloaded to and from ferry and respective loading docks.
 - In St. Ignace there will be an locked trailer the waste will be loaded into until project is completed and transported to appropriate landfill.
 - ACM Material will be staged onsite on poly drop in regulated area then transported near the completion of the project on the second week onsite to minimize time until reaching landfill.
 - \circ $\,$ All manifests will be signed and provided upon completion.



P.O. Box 93 • 903 Church Street • St. Ignace, Michigan 49781 Phone (906) 643-7660 • belongaexcavating@outlook.com

October 11, 2024

James Murray Plunkett Cooney Attorneys & Counselors at Law

RE: Demolition of 6948 Main Street, Mackinac Island, Michigan

Jim,

We don't anticipate any street or curb damage. However, the sidewalk may be damaged; in this case, the replacement would not be until spring due to weather. If the sidewalk is only cracked and still in place, it will not be removed until the weather permits replacement. If it is necessary to remove the sidewalk, it will be brought up to sidewalk grade, with suitable materials, to satisfy building official.

We don't anticipate placing and/or leaving any dumpsters on Main Street. They will be placed in the alley next to the house to be demolished.

There will be no street closures.

The building official will determine a work schedule for the time of year this work will be allowed.

Per the building official request, proper signage will be put in place at the time of demolition.

Thank You,

any Belenge

Larry Belonga

Above information is not an invoice and only an estimate of services described.

Jaquiss House Reclaiming

- Eave Corbels Prior to Dec. 2nd
 - o Take off as many of the best corbels as possible to replace or reuse
- Chimney Bricks- Prior to Dec. 2nd
 - Take back as many good bricks as possible to incorporate into the new chimney
- 2x4's
 - Take back as many as 12- 2x4's to incorporate into the new wall system as a nonstructural item

• Front Porch

- Pre-Brace and take back entire front porch overhang, carefully detach from the building, the most important part is what is underneath
- Interior Items TBD
 - o TBD
 - Possible use interior materials for fireplace mantle, milling bead board, casing, etc.
- Front Face
 - Take apart front façade in 3 sections, starting from top to bottom, lay flat on flatbed trailer
- Sunburst Prior to Dec. 2nd
 - Make sure the sunburst is either taken off on site, or left on the section and not damaged
- 2nd Floor Exterior Window Casing
 - Make sure the best window casing is either taken off on site, or left on the section and not damaged
- Front Door Casing
 - Make sure the front door casing is either taken off on site, or left on the section and not damaged
- Bay Window
 - See if possible, to take the bay window off the building in one piece and shipped back if not cut out 1 side section of the bay window

On Site Equipment List for Reclaim

- Chainsaw's
- Sawzall's w/long blades
- 1x Boom Lift Bring down from Hoban Hill
- 1x Flat Bed Trailer DHI
- 2x 1 Ton Truck DHI
- 1x Enclosed Trailer DHI
- Temporary Bracing Sayles
- Straps for tie down
- Strap's for lifting wall sections
- Fall Protection, Dust Masks, Hard Hats, Hi-Vis
- Tool Belts w/misc. hand tools
- Generator
- 1x Telehandler
- 1x Enclosed pallet for bricks

Working Dates

- DHI Crew Head to the Island Dec. 2nd
 - o Have a site meeting with Sayles, BELONGA, DHI
- Start tear down process for materials savings and bringing to DHI Dec. 3rd
- Dec. 4th head back to DHI
 - o Belonga Proceed to tear down the rest of the structures

Crew's Needed

- Dickinson Homes 4 Crewmembers
- Salyes Builders 3 Crewmembers
- Belonga 2 Crewmembers

Misc Items to be Noted

- Lilacs to be transplanted prior to demo
- Temporary Wood Fence and Gate during Construction

Planning Commission Nov. 12

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Tear Down and Rebuild Red House

Name	Status	Timeline - Start
Asbestos Removal	Future steps	Tuesday, November 12, 2024
Remove Delicate Items from Facade	Future steps	Monday, December 2, 2024
Remove Front of Red House Completely	Future steps	Tuesday, December 3, 2024
Tear Down and Remove Remaining Structure	Future steps	Friday, December 6, 2024
Install Temporary Construction Fence	Future steps	Friday, April 11, 2025
Excavate for Foundation	Future steps	Monday, April 14, 2025
Stage Masonry Materials for Basement	Future steps	Monday, April 14, 2025
Start Delivery Modules to St. Ignace	Future steps	Monday, October 27, 2025
Start Delivering Modules to Island	Future steps	Monday, November 3, 2025
Set Week - Set Modules on Foundation	Future steps	Monday, November 10, 2025
Weather Protect Exterior and Final Roofing	Future steps	Thursday, November 13, 2025
Finish Home Carpentry	Future steps	Monday, October 13, 2025
Move In Ready	Future steps	Saturday, May 23, 2026

Tuesday, November 12, 2024

Timeline - End		
Saturday, November 30, 2024		
Monday, December 2, 2024		
Thursday, December 5, 2024		
Sunday, December 22, 2024		
Thursday, May 1, 2025		
Wednesday, April 30, 2025		
Wednesday, April 30, 2025		
Sunday, November 2, 2025		
Sunday, November 9, 2025		
Sunday, November 16, 2025		
Sunday, December 7, 2025		
Monday, May 4, 2026		
Saturday, May 23, 2026		
Saturday, May 23, 2026		

From: Mark Ware <<u>mware@missionpoint.com</u>>
Sent: Wednesday, October 2, 2024 12:30 PM
To: Murray, James <<u>JMurray@plunkettcooney.com</u>>
Cc: 'Cheryl Jaquiss' <<u>cnjaquiss@gmail.com</u>>; ryan@dickinsonhomes.com
Subject: Re: [External] RE: Red House (Cheryl Nephew)

[EXTERNAL]

Hello Jim,

If the city approves the plans, we are happy to work with Cheryl like we did with you. When would this be planned. WE also need to ensure that they stay n the dirt sections and do not trample the vegetation we have been trying to grow in that area.

Thank you,

Mark





MARK WARE

Chief Executive Officer

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