

Downtown Development Authority of City of Madison Heights

Memorandum

Date: March 12, 2026
To: Downtown Development Authority Board Members
From: Giles Tucker, Community Development Director
Subject: Clock Tower Repair and Component Replacement

Clocktower Module & Clock Faces Replacement

At our February 19th Regular DDA meeting the DDA board authorized me to spend up to \$25,000 for the repair of the clock tower. This limit was based on anticipated cost of a new module and clockfaces, that would not support chimes. Following the meeting, Mayor Haines received strong and positive feedback about the clock tower repair, but we also learned that it seems that a significant number of residents were really looking forward to the chimes. Considering the clock tower is arguably the most prominent feature of the downtown, and considering that the tones, songs and frequency of the bells are all adjustable with newer modules, I think the DDA should reconsider this additional feature.

Clocktower companies are relatively difficult to find, but we have been able to collect pricing from to companies Verdin and Lumichron. The following is a summary of these findings:

- **Verdin- \$30,700** (Updated LED backlighting for an additional \$7,598): The Verdin Company is the company that we originally purchased the clock tower from and has also performed past service work on the clock tower. Their module offers (8) eight different bell sounds and around 450 seasonal music options. It comes with a (5) five-year product and installation warranty.
- **Lumichron- \$27,300** (Updated LED backlighting pricing requested but not received as of 3-12-26): Apollo III 4- 190 pre-programmed tunes. (2) Two years on all parts and workmanship.

For a \$3,400 difference in costs, Verdin offer a wider selection of musical options and a better warranty on their projects and their installation, otherwise these options are very similar in functionality and features. Most importantly maintaining continuity with the same vendor helps ensure capability of parts, maintenance records, and future servicing of the clock mechanism.

Clock tower Repainting

To complete our improvements to the Clocktower we also sought quotes from commercial/industrial painters to remove rust, repaint and clean the bells. Thus far staff have met with two contractors to complete this work. Pricing for both contractors was close to, but under \$15,000.

Unknown Costs

As this is a city job, all normal permitting will be required, but all fees will be waived. The clock tower replacement parts will require a lift rental and possibly electrician work, to be performed by City electrician CNS if necessary. Depending on the lift, rentals could cost around \$1,000 per day. To be safe, \$5,000 in costs should be built into the total anticipated cost to cover these contingencies.

Staff Recommended Action

While Verdin Towers did not provide the least expensive proposal, moving forward with their proposal because maintaining the continuity of service for the clock tower helps ensure capability of parts, accurate record of past maintenance and servicing of the clock mechanism. For these reasons, staff recommend that DDA board approve the proposal provided by Verdin Towers for the replacement of the clock tower module, timepieces and clock hands, amplifier, speakers and install new LED moonglow backlighting for a **project cost of \$38,298 with a contingency of an additional \$5,000 for associated costs.**

Staff further recommend that the DDA board authorize staff to pay for rust removal, sealing and repainting of the clock tower for a **total not to exceed \$15,000.** The anticipated grand total for the completion of this project is \$58,298.