

Downtown Development Authority of City of Madison Heights

Memorandum

Date: March 30, 2026
To: MHDDA Board Members
From: Giles Tucker, Community Development Director
Subject: Clock Tower Repainting

At the March 13th Special DDA meeting of the MHDDA the board authorized staff to proceed with the Downtown Clock Tower Restoration project, which included the replacement of the clock tower components and the repainting of the clock tower. The painting portion of this project was approved provided it did not exceed \$15,000. Staff gathered three quotes which include a lift:

Northstar Painting- \$13,792

Northstar Painting is a commercial and industrial painting company based out of Birmingham, MI. When I met them on site, they were professional and thorough and seemed familiar with municipal work. Their website includes commercial and interior walls including industrial style metal ceilings. They had a solid plan for prepping the clock tower for painting including dust and dirt removal, sanding loose and peeling paint and filling hairline crack prior to application. They originally proposed applying a quality industrial primer and semi-gloss protective coating. During my research into painting options for exterior metal structures, I learned that mastic coating is thicker, adheres better when properly prepped and is a longer last solution. I asked Northstar why they didn't go this route. They responded that they did quote a mastic system, but I confirmed their original quote wasn't. They then proposed an equivalent solution to Seaway Painting described below, at the same price of \$13,792. They offer a three (3) year product and workmanship warranty.

Certapro Plymouth- \$5,930

CertaPro of Plymouth is commercial and residential painting company that provides the most affordable option for the repainting of the clock tower. Their proposal includes grinding and scraping rusted areas and proposed to use hand pumped sprayers to clean surfaces prior to applying primer and paint. They propose to use a Sherwin Williams Kem Kromik ferrous metal primer and a water-based alkyd Urethane semi-gloss coating. They offer a two (2) year limited warranty. My research suggests the prep methods and products used should last about 5-7 years.

Seaway Painting- \$14,492

Seaway Painting is an industrial painting company based in Livonia. They are a well-known company throughout Michigan and have experience working on major projects including Comerica Park and the Mackinaw Bridge. While Seaway Painting's proposal is the most expensive, it sets itself apart from the others in that it includes pressure washing and explicitly mentioned the standard at which rust, loose

paint, dirt and other materials will be removed. They propose to use high-quality epoxy mastic and urethane coating offering the highest level of protection of the three options. This system is what is used on major infrastructure projects like bridges and tankers. I also verified that the coating won't appear "chalky" over time due to the topcoat included in the proposal. After Northstar changed their proposal, I gave Seaway the opportunity to either match or extend their warranty to bridge the gap between proposals. They extended their warranty from two (2) years to three (3) years.

While I believe Northstar would do a good job, it is my view that we should move forward with the company that proposed the correct system and provided greater detail on how they would prep the clock tower the first time, even if there is a small difference in price.

Staff Recommended Action

When the DDA discussed the repair of the clock tower, the consensus is that we should seek a long-lasting solution to repair and bring back all its former features. Using the Mastic coating system is the most "set it and forget it" option for the DDA. It is recommended that the MHDDA board approve the proposal for the repainting of the clock tower from Seaway Painting LLC for a total not to exceed \$14,492.00.