



Special Meeting of the Brownfield Redevelopment Authority

Council Chambers, City Hall, 410 Ludington Street, Escanaba, MI 49829

Tuesday, June 20, 2023, 9:00 am EST

Thomas Warstler, Chairperson
Charles Vader, Vice-Chairperson
Richard Clark, Member
Monte Morrison, Member
Matthew Sviland, Member

James McNeil, Administrative Liaison
Todd Flath, Council Liaison

CALL TO ORDER

ROLL CALL

APPROVAL/CORRECTIONS TO MINUTES – Special Meeting 10/13/2022

APPROVAL/ADJUSTMENTS TO AGENDA

CONFLICT OF INTEREST DECLARATION

PUBLIC HEARINGS – None

UNFINISHED BUSINESS – None

NEW BUSINESS

1. Approval – Dial, Inc. Reimbursement

Explanation: Administration is seeking Brownfield Authority approval of reimbursement of \$68,179 in eligible expenses for the brownfield plan for 301 North Lincoln Rd, also known as the mall.

PUBLIC COMMENT

MEMBER/STAFF COMMENTS AND ANNOUNCEMENTS

ADJOURNMENT

The City of Escanaba will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five days' notice to the City of Escanaba. Individuals with disabilities requiring auxiliary aids or services should contact the City of Escanaba in writing or by calling (906) 786-9402.

Mission Statement:

Enhancing the enjoyment and livability of our community by providing quality municipal services.
The City of Escanaba is an equal opportunity employer and provider.



**CITY OF ESCANABA
BROWNFIELD REDEVELOPMENT AUTHORITY (CEBRA)
October 13, 2022**

A meeting of the Brownfield Redevelopment Authority was held October 13, 2022 at 9:00 a.m. in Room 401 of Escanaba City Hall, 410 Ludington Street, Escanaba, MI 49829.

PRESENT: Chairperson Warstler, Vice Chairperson Vader, Members Morrison, Sviland, Clark

ABSENT: None

ALSO PRESENT: James McNeil, Assessor, Crystal Martin, Assistant Assessor and Ed Legault, Executive Director for the Delta County Economic Development Alliance

ROLL CALL: James McNeil conducted roll call at 9:00am.

Approval/Correction of Special Meeting Minutes of September 13, 2022

Warstler asked for approval and/or corrections to the Special Meeting Minutes of September 13th 2022 with Richard Clark having an excused absence and Vader as the motion of support for Approval of the December 6th 2021 minutes.

Motion by Sviland, seconded by Vader, to approve the September 13th, 2022 amended minutes for the Brownfield Redevelopment Authority.

Ayes were unanimous.

Approval/Adjustments to the Agenda

Warstler asked for approval and/or adjustments to the agenda for special meeting October 13, 2022.

Motion by Vader, seconded by Sviland, to approve agenda.

Ayes were unanimous.

Conflict of Interest Declaration: None

Public Hearing – None

1. Unfinished Business None

2. New Business

A. Plan Amendment Policy- Administration has prepared a draft amendment to the plan amendment policy. The proposed change allows the Authority to reallocate approved expenses at the request of the developer, prior to the commencement of the related work.

Vader moved, seconded by Morrison to approve the plan amendment without the word administration in it.

Ayes were unanimous.

General Public Comment

Ed Legault applauded extra flexibility on the approved amendment.

Authority Member/Staff Comment and Announcements – McNeil discussed the 15% contingency approval on Brownfield plans.

Adjournment:

Motion by Sviland, seconded by Morrison, to adjourn at 9:14 a.m.

Ayes were unanimous.

Brownfield Redevelopment Authority

James McNeil, City Assessor

CITY OF ESCANABA

Act 381 Brownfield Reimbursement Request Form

Parcel ID Number: 051-120-2825-278-001
 051-120-2825-278-006
 051-120-2825-278-004
 051-120-2825-278-005

Dial Properties I, LP
 [REDACTED]
 Omaha, NE 68154
 Attn: Bob Furley

Request Date: 2/28/2023

Request Number: _____ #4

	Approved Amount	Amount This Request	Previously Requested	Requested to Date	Balance Available
MDEQ Eligible Expenses					
Act 381 Plan	\$3,000		1,598	1,598	1,402
Phase 1 ESA	1,800		1,800	1,800	0
Phase 2 ESA	20,000			0	20,000
Baseline Environmental Assmt.	2,100		2,100	2,100	0
Asbestos Survey	7,950		7,950	7,950	0
Soil Gas Quality Testing	40,000			0	40,000
Soil Gas Remediation	100,000			0	100,000
Due Care Plan	1,600		1,600	1,600	0
Contingency (15%)	21,000	1,100	2,680	3,780	17,220
MSF Eligible Expenses					
JC Penney Demo (Mall)	275,000		127,571	127,571	147,429
Menard's Demo	100,000			0	100,000
Asbestos Abatement - JCP	250,000		192,439	192,439	57,561
Relocate Utilities - JC Penney	85,000			0	85,000
New Manhole	7,700			0	7,700
Site Grading/Erosion Control	50,000			0	50,000
Subgrade Replacement	25,000	12,148	1,944	14,092	10,908
Engineering, Surveying, Design	140,000	20,829	119,171	140,000	0
Contingency (15%)	139,905	34,102	23,613	57,715	82,190
TOTALS	\$1,270,055	68,179	482,466	550,645	719,410

I hereby certify that the attached expenditures have been made in compliance with the Act 381 Brownfield Plan, as approved by the Escanaba City Council, and that reimbursement for these expenditures is subject to the receipt of Tax Increment Financing collections.

 Name

 Title

Requests may be submitted no more frequently than one per quarter. The final reimbursement request must be made within six months of the final expenditure.

Requests must be submitted to the City Assessor, City of Escanaba.

Each request must be categorized and accompanied by proof of expenditure; this would include copies of invoices and proof of payment.

Reimbursements are limited to the Approved Amount, by category.

Reimbursement payments will be made from Tax Increment Financing collections only, on a pro-rata share with Brownfield administrative charges, and only as funds become available. As a result, there may be a significant time lapse between the submission for reimbursement and the payment of the reimbursement request.

City of Escanaba Contact:

City of Escanaba Assessor
410 Ludington Street
P.O. Box 948
Escanaba, MI 49829
(906) 786-9402

Dial Properties Brownfield Reimbursement Options

Invoice Date	Vendor	Description	Amount	Options		
				As Presented #1	All Eligible #2	After Plan Approval #3
11/14/18	Mountain Engineering	OPRA Application	\$ 1,210	X		
11/14/18	Mountain Engineering	Act 381 Plan	1,370	X	X	X
11/23/16	Mountain Engineering	Assist with Brownfield Determination	228	X	X	X
01/13/17	Nova Consulting	Due Care Plan	1,600	X	X	X
09/20/16	Nova Consulting	Baseline Environmental Assessment	2,100	X	X	X
08/04/16	Nova Consulting	Phase I ESA	1,800	X	X	X
11/14/18	Mountain Engineering	Lead Based Paint Investigation Menards/Marshalls	2,600	X	X	X
11/14/18	Mountain Engineering	Vapor Intrusion Testing	6,760	X	X	X
05/10/18	Nova Consulting	Phase I ESA	2,000	X	X	X
10/10/17	Logic Design & Architecture	Design Services Starbucks - September 2017	5,674	X	X	
11/06/17	Logic Design & Architecture	Design Services Starbucks - October 2017	13,849	X	X	
12/06/17	Logic Design & Architecture	Design Services Starbucks - November 2017	4,399	X	X	
12/31/17	Logic Design & Architecture	Design Services Starbucks - December 2017	508	X	X	
01/31/18	Logic Design & Architecture	Design Services Starbucks - January 2018	11,424	X	X	
02/28/18	Logic Design & Architecture	Design Services Starbucks - February 2018	7,886	X	X	
03/31/18	Logic Design & Architecture	Design Services Starbucks - March 2018	8,866	X	X	
02/28/18	Coleman Engineering	Geotechnical Testing/Report	3,000	X	X	
06/12/18	Davis Wanic Surveyors	Property Survey	1,250	X	X	
09/30/18	Logic Design & Architecture	Design Services Marshalls - September 2018	7,882	X	X	
10/31/18	Logic Design & Architecture	Design Services Marshalls - October 2018	11,421	X	X	X
06/30/18	Logic Design & Architecture	Design Services Starbucks - June 2018	3,963	X	X	
07/31/18	Logic Design & Architecture	Design Services Starbucks - July 2018	1,661	X	X	
09/30/18	Logic Design & Architecture	Design Services Starbucks - September 2018	473	X	X	
10/31/18	Logic Design & Architecture	Design Services Starbucks - October 2018	784	X	X	X
09/19/18	Davis Wanic Surveyors	Construction Staking Starbucks	3,475	X	X	
11/19/18	Brunette & Son	Demo loading dock and block walls - Marshalls	9,500	X	X	X
08/09/18	Nova Consulting	Asbestos Building Inspection	7,950	X	X	X
11/20/18	John Buckland Contracting	Masonry Work at Marshalls Loading Dock	8,172	X		
09/19/18	Hustad Companies	Tear Off/Dispose Menards Roof (\$100,000 Menars Demo/\$4,600 Contingency)	104,600	X	X	
	"	Asbestos Removal	6,000	X	X	
	"	Materials & Labor to Install New Roof	101,900			
09/27/18	Ostrenga Excavating	Earthwork at Mall/Install New Sanitary Sewer	26,984	X	X	
07/24/18	Ostrenga Excavating	Earthwork at Starbucks	40,000	X	X	
06/21/18	Ostrenga Excavating	Earthwork at Mall	10,000	X	X	
10/19/18	Millennium Construction	Concrete Work Hobby Lobby	5,324	X	X	
10/29/18	Master Electric	3 CT's and Meter Sockets at Starbucks	887	X	X	X
09/19/18	Jon Taubel Construction	Pour Parking Lot	60,000			
	"	Sidewalks Next to Building, Drive Thru, Floor Slab, Dumpster Pad	30,600			
	"	City Sidewalk	4,500	X	X	
	"	Curb	6,240			
	"	Sign Bases	3,500			
11/19/18	Brunette & Son	Removal and Haul Away Asphalt, Gravel	7,726	X	X	X
10/24/18	CLA Landscapes	Install Lawn and Irrigation System	23,775	X		
		Draw #1 Totals:		\$ 361,601	\$ 328,444	56,726

Dial Properties Brownfield Reimbursement Options

Invoice Date	Vendor	Description	Amount	Options		
				As Presented #1	All Eligible #2	After Plan Approval #3
06/19/19	Wells Asphalt	Paving	24,200	X		
06/19/19	Wells Asphalt	Patch Areas in Front of Marshalls and Overlay Area by Entrance	75,800	X		
N/A	Delta County Building/Zoning	Application Fee, Plan Review, Change Occupancy	3,215	X		
04/30/19	CPM	Concrete Work for Loading Dock	5,586	X		
	"	Concrete Work for Front Entrance/Footings	4,570	X		
	"	Concrete Slab for Approach to Loading Dock	7,050	X		
	"	Concrete Slab for Compactor	2,725	X		
	"	Concrete Removal of Interior Corner	1,290	X	X	X
	"	Concrete Replacement of Interior Corner	3,934	X		
03/04/19	Kobas Electric	Disconnect All Electrical in Walls for Marshalls	12,234	X	X	X
03/04/19	Kobas Electric	Remove Lighting in Hallway for Marshalls	2,559	X	X	X
08/28/19	Next Generation Restoration	Demo Work Marshalls	19,000	X	X	X
03/22/19	Brunette & Son	Remove and Haul Concrete Sidewalls and Loading Dock/Install Sewer Line	7,500	X	X	X
02/05/19	Brunette & Son	Demo Work Marshalls	9,500	X	X	X
01/03/19	Brunette & Son	Demo Work Marshalls	31,750	X	X	X
01/18/19	Brunette & Son	Demo Work Marshalls	31,750	X	X	X
12/04/18	Ostrega Excavating	Earthwork - Starbucks	1,944	X	X	X
03/22/19	Mountain Engineering	Lead Base Paint Testing	788	X	X	X
03/04/19	Mountain Engineering	Vapor Intrusion Investigation	2,756	X	X	X
02/12/19	Pearson Asbestos	Asbestos Removal	53,800	X	X	X
02/04/19	Pearson Asbestos	Asbestos Removal	88,896	X	X	X
11/30/18	Logic Design & Architecture	Design Services Marshalls - November 2018	28,628	X	X	X
12/31/18	Logic Design & Architecture	Design Services Marshalls - December 2018	13,081	X	X	X
02/07/19	Logic Design & Architecture	Design Services Marshalls - January 2019	1,448	X	X	X
02/28/19	Logic Design & Architecture	Design Services Marshalls - February 2019	2,416	X	X	X
03/31/19	Logic Design & Architecture	Design Services Marshalls - March 2019	7,047	X	X	X
04/30/19	Logic Design & Architecture	Design Services Marshalls - April 2019	2,651	X	X	X
05/31/19	Logic Design & Architecture	Design Services Marshalls - May 2019	1,271	X	X	X
06/30/19	Logic Design & Architecture	Design Services Marshalls - June 2019	1,893	X	X	X
		Draw #2 Totals:		449,282	322,202	322,202

Totals: 810,883 650,646 378,928

01/29/21	Kobas Electric	Convert Parking Lot Light to LED	870	X		
04/12/21	Pearson Asbestos	Asbestos Floor Tile Removal - Bay 36 & 41 and Storage Room Behind Bay 35	36,390	X	X	X
06/03/21	Pearson Asbestos	Inspection/Sampling	2,680	X	X	X
06/30/21	Logic Design & Architecture	Design Services Outlot - June 2021	10,923	X	X	X
08/27/21	Pearson Asbestos	Asbestos Floor Tile Removal - Bay 1 & 13	9,965	X	X	X
09/30/21	Logic Design & Architecture	Design Services Outlot - July 2021	766	X	X	X
10/21/21	Biehl LLC	Pave Lot - Hobby Lobby	30,997	X		
12/05/21	Adaptive Floor Removal	Removal of Carpet, VCT and Ceramic	2,730	X	X	X
01/31/22	Logic Design & Architecture	Design Services Dunhams - January 2022	4,395	X	X	X
02/28/22	Logic Design & Architecture	Design Services Shoe Sensation - February 2022	7,215	X	X	X
05/24/22	Richer's Refrigerations	Remove Gas Pipe from Roof at Abandoned Church Location	624	X	X	X
05/25/22	G & S Roofing & Painting	Cover Skylites and Waterproof	39,680	X		
05/25/22	Richer's Refrigerations	Pull Water Meters from Abandoned Church Location	424	X	X	X

Dial Properties Brownfield Reimbursement Options

Invoice Date	Vendor	Description	Amount	Options		
				As Presented #1	All Eligible #2	After Plan Approval #3
06/29/22	Master Electric	Retrofit Lighs in Mall Outside Dunhams	3,499	X		
07/03/22	Wah Yee Associates Achitects	Construction Documents - Dunhams	22,250	X	X	X
07/20/22	G & S Roofing & Painting	Roofing Down-Payment	65,000	X		
12/31/22	Logic Design & Architecture	Design Services Dunhams - December 2021	5,176	X	X	X
		Draw #3 Totals:		243,584	103,538	103,538
			Totals:	1,054,467	754,184	482,466

12/19/22	Southpaw USA, Inc.	Electrical Service Provided	74,000	X		
12/19/22	Southpaw USA, Inc.	Plumbing Water Service Provided	18,000	X		
12/19/22	Southpaw USA, Inc.	Building Demolition	95,000	X		
10/18/22	Pearson Asbestos	Inspection/Sampling	1,100	X	X	X
09/12/22	Brunette & Sons, Inc.	Sawcutting and Machine Work in Parking Lot (Food Court/Front of Mall)	30,020	X		
09/01/22	Brunette & Sons, Inc.	Gravel in Parking Lot (Food Court/Front of Mall)	12,148	X	X	X
09/04/22	Wah Yee Associates Achitects	Construction Documents - Dunhams	22,681	X	X	X
08/31/22	Logic Design & Architecture	Design Services - Shoe Sensation	28,470	X	X	X
09/30/22	Logic Design & Architecture	Design Services - Shoe Sensation	3,780	X	X	X
		Draw #4 Totals:		285,199	68,179	68,179
			Totals:	1,339,666	822,362	550,644

Southpaw USA, INC.

Joplin, MO. 64803-3715

Invoice

Date	Invoice #
12/19/2022	[REDACTED]

Bill To
D P Management LLC Attn: Steve Toth [REDACTED] Omaha, NE 68154

PAID
01/19/2023

P.O. No.	Terms	Project
	Due on receipt	Escanaba MI Dunhams Buil...

Quantity	Description	Rate	Amount
1	Electrical service provided	74,000.00	74,000.00
<p>Total utilities 92,000 83,952 to relocated utilities balance + 0 contingency 8,048</p> <p>MSF relocate utilities</p>			
Please call David Holden @ [REDACTED] with any questions or concerns in reference to this Estimate			Total \$74,000.00

Southpaw USA, INC.

Joplin, MO. 64803-3715

Invoice

Date	Invoice #
12/19/2022	

Bill To
D P Management LLC Attn: Steve Toth [REDACTED] Omaha, NE 68154

PAID
01/19/2023

P.O. No.	Terms	Project
	Due on receipt	Escanaba MI Dunhams Buil...

Quantity	Description	Rate	Amount
1	Building Demolition <i>MSE JCP Demo</i>	95,000.00	95,000.00

Please call David Holden @ [REDACTED] with any questions or concerns in reference to this Estimate

Total

\$95,000.00



**PEARSON ASBESTOS
ABATEMENT**

A Division of OHA, LLC.

Escanaba, MI 49829

INVOICE # [REDACTED]

10/18/22

Dial Escanaba Mall 1, LP
C/O DP Management, LLC

Escanaba, MI 49829

DATE	ITEM	UNIT PRICE	TOTAL
10/7/2022	Pearson Project [REDACTED] Delta Plaza Mall, [REDACTED] Escanaba, MI Inspection and sampling of suspect areas for asbestos prior to renovations in the mall. Inspection fee \$250.00 Asbestos samples - 34 layers @ \$25.00 ea. <u>\$850.00</u>		
	Total:		<u>\$1,100.00</u>
	TERMS: NET 30 days		

*Asbestos
Survey
MVEG Contingency*

Brunette & Son, Inc.

Escanaba, Mi 49829

Phone # [redacted] Fax # [redacted]

Invoice Date

9/1/2022

Invoice #

[redacted]

\$12,147.60

INVOICE

Bill To:

Dial Escanaba Mall 1. LP
Delta Plaza Mall
Escanaba, Mi 49829

**PLEASE PAY
THIS AMOUNT**

\$12,147.60

Make checks payable to: **Brunette & Son, Inc.**

Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Have E-Mail? Please write it here: _____

Brunette & Son, Inc.

Escanaba, Mi 49829

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

P.O. No.	Terms	Due Date	Project
		9/1/2022	

Date	Qty	Description	Amount
	183	Yds of 22A Gravel (Parking lot by Food Court)	3,660.00T
	390	Yds of 22A Gravel (Parking lot in front of Mall)	7,800.00T
<i>Subgrade replacement</i>			

Visa & Mastercard accepted....Thank you for your business
There is a \$25 fee for all returned checks

1 1/2% per month (18% annually) service on all accounts unpaid after 30 days

Billing Inquiries? Call [redacted]

Subtotal	\$11,460.00
Sales Tax (6.0%)	\$687.60
Total	\$12,147.60
Payments/Credits	\$0.00
Balance Due	\$12,147.60

Brunette & Son, Inc.

Escanaba, Mi 49829

Fax #

invoice

Date 9/12/2022

Sale No.

Payment Terms

Sold To
Carlson Paving

Project

P.O. #

Date	Qty	Description	Amount
		#1 (by Food Court)	
	1	Sawcutting and Machine work	6,500.00
	112	Lds Hauled Away	12,320.00
		#2 (Front of Mall)	
	1	Sawcutting and Machine work	3,500.00
	70	Lds Hauled Away	7,700.00
		#3 (Strip Mall)	
		Super One	

Balance in MSF Contingency

8,048 - utilities overage
 30,020 - Parking lot Demo
 56,352 - Architect overage

 94,420

~~Contingency~~

~~Parking lot Demo~~

Total	\$30,020.00
Payments/Credits	\$0.00
Balance Due	\$30,020.00

Visa & Mastercard accepted....Thank you for your business
There is a \$25 fee for all returned checks



Wah Yee Associates Architects & Planners

Novi, MI 48375

INVOICE

Dial Escanaba 1, LP c/o DP Management, LLC

Omaha, NE 68154

Invoice number

Date

09/04/2022

Project

DUNHAM'S SPORTS - ESCANABA, MI

Total new Architecture
77,181.
Partial to MSF
Balance to MSF 20,829
56,352
MSF contingency

Invoice Summary

Description	Remaining	Remaining Percent	Current Billed
Construction Documents	0.00	0.00	22,250.00
Construction Administration	2,000.00	100.00	0.00
Additional Services	0.00	0.00	0.00
Total	2,000.00	4.30	22,250.00

Description	Contract Amount	Current Billed
Construction Documents	44,500.00	22,250.00
Total	44,500.00	22,250.00

Reimbursables

	Date	Units	Rate	Billed Amount
Fees & Permits				
State Plan Review Fee	08/03/2022			431.25

Invoice total **22,681.25**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
	09/04/2022	22,681.25	22,681.25				
Total		22,681.25	22,681.25	0.00	0.00	0.00	0.00

Payment is due within Thirty (30) days from the date of this invoice.



Wah Yee Associates Architects & Planners

Novi, MI 48375

INVOICE

Dial Escanaba 1, LP c/o DP Management, LLC

Omaha, NE 68154

Invoice number

Date

07/03/2022

Project

DUNHAM'S SPORTS - ESCANABA, MI

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Remaining Percent	Current Billed
Construction Documents	44,500.00	50.00	0.00	22,250.00	22,250.00	50.00	22,250.00
Construction Administration	2,000.00	0.00	0.00	0.00	2,000.00	100.00	0.00
Additional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	46,500.00	47.85	0.00	22,250.00	24,250.00	52.15	22,250.00

Description	Contract Amount	Current Billed
Construction Documents	44,500.00	22,250.00
Total	44,500.00	22,250.00

Invoice total **22,250.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
	07/03/2022	22,250.00	22,250.00				
	Total	22,250.00	22,250.00	0.00	0.00	0.00	0.00

Payment is due within Thirty (30) days from the date of this invoice.



Logic Design & Architecture, Inc.

Milwaukee, WI 53226

Invoice

Invoice Date	Invoice #
8/31/2022	[REDACTED]

Bill To:
Dial Escanaba Building 1 LP Attn: Steve Toth [REDACTED] Omaha, NE 68154

Job Address:
ShoeSensation - Escanaba [REDACTED] Escanaba, MI 49829

Terms	Project Number
Due on receipt	[REDACTED] ShoeSensation - Esc...

Quantity	Description	Rate	Amount
	Architectural Design Services (See attached Breakdown) For the month of August.	28,470.00	28,470.00

11/10/2022
[Signature]

Phone #	E-mail
[REDACTED]	[REDACTED]

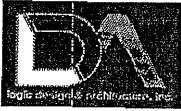
Total	\$28,470.00
Payments/Credits	\$0.00
Balance Due	\$28,470.00

ShoeSensation - Escanaba MI

Steve Toth | Dial Escanaba Building 1, L.P. |

Omaha NE 68154

Contract Task	Contract Amount	Previously Invoiced	August 2022		
			Invoice Hours	Invoice Amount	% contract remain
Prelim & AHJ Approval Process - Architectural Services - PA	\$2,900	\$2,175		\$725	0%
Prelim & AHJ Approval Process - Architectural Services - AA	\$4,080	\$3,060		\$1,020	0%
Construction Documents - Architectural Services - PA	\$6,200	\$620		\$4,030	25%
Construction Documents - Architectural Services - AA	\$13,600	\$1,360		\$8,840	25%
Sub-Totals	\$26,780	\$7,215		\$14,615	18%
Included Consultant Fees					
Mechanical, Electrical and Plumbing Engineering	\$12,000	\$0		\$9,000	25%
Structural Engineering - Façade & RTU	\$6,000	\$0		\$4,500	25%
Civil, Survey & Landscape Design	\$0	\$0		\$0	0%
Geotech Borings and Environmental Testing	\$0	\$0		\$0	0%
Fire Protection & Light Gauge Engineering	\$0	\$0		\$0	0%
Sub-Totals	\$18,000	\$0		\$13,500	0%
Reimbursable Expenses:		Estimated Amount			% of est. remain
Plan Commission Submittal fee	by owner	\$0		\$0	
Plan Review Submittal Fee (assumes shell & TI combined)	by GC	\$0		\$355	
Printing and shipping	\$500	\$0		\$0	100%
Travel Expenses	\$1,000	\$0		\$0	100%
Sub-Totals	\$1,500	\$0		\$355	76%
Past Due Amount		\$0			
Invoiced Amount				\$28,470	
Total Amount Due				\$28,470	



Logic Design & Architecture, Inc.

Milwaukee, WI 53226

Invoice

Invoice Date	Invoice #
9/30/2022	[REDACTED]

Bill To:
Dial Escanaba Building 1 LP Attn: Steve Toth [REDACTED] Omaha, NE 68154

Job Address:
ShoeSensation - Escanaba [REDACTED] Escanaba, MI 49829

Terms	Project Number
Due on receipt	[REDACTED] ShoeSensation - Esc...

Quantity	Description	Rate	Amount
	Architectural Design Services (See attached Breakdown) For the month of September.	3,780.00	3,780.00

Phone #	E-mail
[REDACTED]	[REDACTED]

Total	\$3,780.00
Payments/Credits	\$0.00
Balance Due	\$3,780.00

ST
11/10/22

Contract Task	Contract Amount	Previously Invoiced	September 2022		
			Invoice Hours	Invoice Amount	% contract remain
Prelim & AHJ Approval Process - Architectural Services - PA	\$2,900	\$2,900		\$0	0%
Prelim & AHJ Approval Process - Architectural Services - AA	\$4,080	\$4,080		\$0	0%
Construction Documents - Architectural Services - PA	\$6,200	\$4,650		\$620	15%
Construction Documents - Architectural Services - AA	\$13,600	\$10,200		\$1,360	15%
Sub-Totals	\$26,780	\$21,830		\$1,980	11%
Included Consultant Fees					
Mechanical, Electrical and Plumbing Engineering	\$12,000	\$9,000		\$1,200	15%
Structural Engineering - Façade & RTU	\$6,000	\$4,500		\$600	15%
Civil, Survey & Landscape Design	\$0	\$0		\$0	0%
Geotech Borings and Environmental Testing	\$0	\$0		\$0	0%
Fire Protection & Light Gauge Engineering	\$0	\$0		\$0	0%
Sub-Totals	\$18,000	\$13,500		\$1,800	0%
Reimbursable Expenses:					
	Estimated Amount				% of est. remain
Plan Commission Submittal fee	by owner	\$9,000		\$0	
Plan Review Submittal Fee (assumes shell & TI combined)	by GC	\$4,500		\$0	
Printing and shipping	\$500	\$0		\$0	100%
Travel Expenses	\$1,000	\$0		\$0	100%
Sub-Totals	\$1,500	\$13,500		\$0	
Past Due Amount		\$28,470			
Invoiced Amount				\$3,780	
Total Amount Due				\$32,250	