



CITY OF LOWELL
HISTORIC DISTRICT COMMISSION AGENDA

TUESDAY, JULY 18, 2017 at 6:00 pm

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL
2. APPROVAL OF ABSENCES
3. APPROVAL OF THE AGENDA
4. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)
 - a. June 27, 2017 – minutes of regular meeting
5. PERMIT APPLICATIONS
 - a. 219 E Main – signage
 - b. 106 W Main – store front renovations
6. GRANT APPLICATIONS
 - a. 218 E. Main – paint and brick repair
 - b. 217 W Main – painting
 - c. 219 W Main – painting
 - d. 325 W Main – paint and brick repair
 - e. 106 W Main – store front renovations
 - f. 215 W Main - painting
7. PROJECT UPDATES
 - a. 318 E. Main – windows
 - b. 120 W. Main – exterior renovations
8. OLD BUSINESS
9. NEW BUSINESS
10. ADJOURNMENT

HDC MEETING HELD IN 1ST FLOOR FLAT RIVER ROOM AT CITY HALL

PROCEEDINGS
OF
LOWELL DOWNTOWN HISTORIC DISTRICT COMMISSION
CITY OF LOWELL
Tuesday, June 27, 2017 at 6:00 P.M.

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL

The Meeting was called to order at 6:01 p.m. by Nancy Wood and Lori Gerard called the roll.

Present: Ardis Barber, Todd Cooper, Brian McLane and Nancy Wood

Absent: Chairman Steve Doyle

Also Present: Richard Craig, Council member Jeff Phillips and Lori Gerard

2. APPROVAL OF THE ABSENCES

IT WAS BY MOVED MCLANE and seconded by COOPER to approve the absence of Chairman Doyle.

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

3. APPROVAL OF THE AGENDA

IT WAS BY MOVED BARBER and seconded by COOPER to approve the agenda as written

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

IT WAS MOVED BY BARBER and seconded by COOPER to approve the minutes of May 16, 2017 with corrections.

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

5. PERMIT APPLICATION

a. 214 E. Main – window replacement

Application was submitted replace a window on the rear of the building that has deteriorated. Window will be installed in existing opening and will have grill work to match other windows.

IT WAS MOVED BY BARBER and seconded by MCLANE to approve window replacement for 214 E. Main as presented.

A grant application with 2 bids was also presented.

IT WAS MOVED BY MCLANE and approved by BARBER to give a 30% grant based on work of \$2277.00. Grant is not to exceed \$683.

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

6. GRANT APPLICATIONS

It was noted that the HDC is offering 50% summer grants for painting and brickwork up to \$5000. Property owners in the historic district received letters regarding this June. Deadline to apply is July 17, 2017 at city hall.

a. 103 E. Main – painting

Grant application was presented for painting at 103 E. Main. It was noted that they have corresponded with the DEQ regarding if any permits were needed since building is out over the river. They were told no permit is required. Color scheme will be the same as present colors.

IT WAS MOVED BY COOPER and seconded by BARBER to approve a 50% grant based on bid of \$5830. Grant is not to exceed \$2915.

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

b. 198-212 W. Main – painting and brick work

Richard Craig owner of 198-212 W Main was present to discuss his upcoming project. Craig stated that they will be power washing, scraping and painting east and north elevations. Some masonry work will also be done. Paint will match existing colors.

IT WAS MOVED BY MCLANE and seconded by BARBER to approve a 30% grant for painting and brick work based on bid of \$18,723. Grant is not to exceed \$5617.

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

Craig stated that he would like to finish some of the spaces in the upper floor of his building into condo but needed to wait until the market changes in that area.

c. 301 W. Main – painting

Application was received by Mike Larkin owner of 301 W. Main to paint his building. Colors will remain the same as present colors.

IT WAS MOVED BY MCLANE and seconded by COOPER to approve a 50% grant for painting 301 W. Main based on bid of \$12,800. Grant is not to exceed \$5000.

YES: 4 NO: 0 ABSENT: 1 MOTION CARRIED

7. PROJECT UPDATES.

a. 318 E. Main – Big Boiler Brewery

It was noted that the Big Boiler has opened this past weekend.

b. 120 W. Main – King Milling

Progress is being made.

8. OLD BUSINESS.

Due to conflicts and trying to get any other painting and brickwork grant submitted by deadline July 17 the board decided to move the meeting date to July 18.

9. NEW BUSINESS.

None.

10. PUBLIC COMMENTS

None.

IT WAS MOVED BY BARBER and seconded by MCLANE to adjourn at 6:40 p.m.
Respectfully submitted
Lori A. Gerard

DOWNTOWN LOWELL HISTORIC DISTRICT

JULY 18

8pm

Permit Application for Certificate of Appropriateness

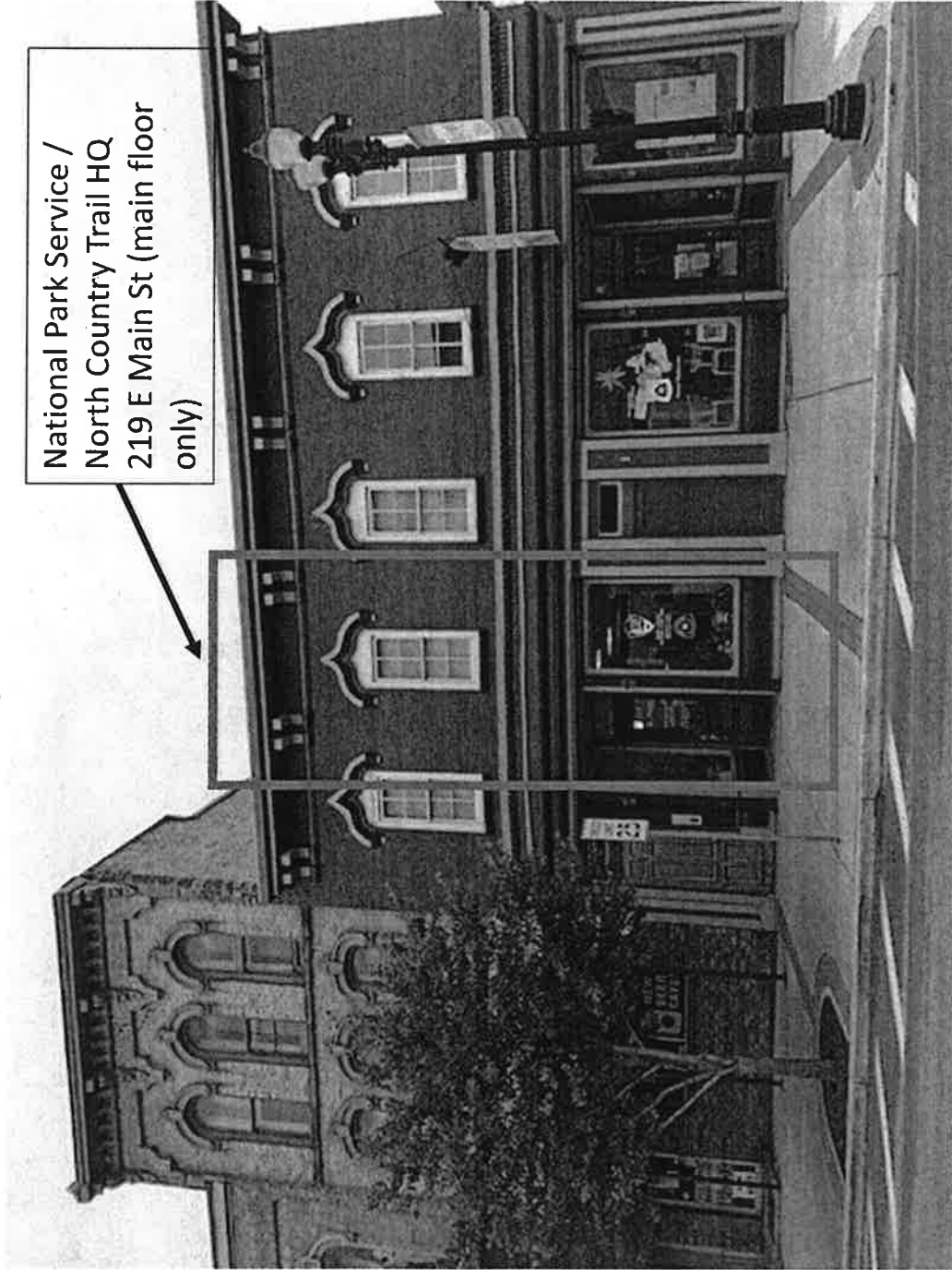
This Application and any other supporting materials must be submitted to City Hall 10 DAYS prior to Historic District meetings

1. Property Address: 219 E MAIN ST Date: 13 JULY 17
2. Applicant's Name and Address: MARK WEAVER / NATIONAL PARK SERVICE
219 E MAIN ST
3. Applicant's phone: 616 319 7906 x 3
4. Property Owner's Name: MARK BATCHELOR
5. Provide a scale drawing(s) showing the existing and proposed exterior elevation(s).
6. If signage is changed show to scale and include material, colors, letter style, hanging device and illumination method. (see Historic District Ordinance and reverse of this form)
7. Provided the following photographs labeled to indicate the direction of view:
 - A. Current photo of the structure as seen from the street.
 - B. close-up of existing detail where proposed change or work will occur.
8. Describe in detail each proposed exterior alteration, improvement or repair. (use additional paper if necessary) INSTALL HARDWARE TO ONE OF TWO EXISTING LOCATIONS
(TBD), HANG SIGN
9. Will the repair of alteration match existing or original materials and design? Yes _____ No NA
10. If proposed work involves foundation, brick, repointing/tuckpointing, will the new mortar match the original mortar color, joint profile and composition? Yes _____ No _____
Note: Applicant should obtain and refer to Preservation Brief #2 when masonry alterations are proposed.
11. If proposed work is for a sign, note that two separate sign permits are required, this one and one issued by the City of Lowell that is submitted directly to the Building Inspector for approval.
12. I certify that on or before the date of the completion of proposed work to property there will be a code compliant smoke detector or fire alarm system installed. Yes ☒ No _____
13. What are approximate start and completion dates of the work? Start OCT 17 Completion NOV 17
14. **Additional Local, County, State or Federal permits may be required.**

Application approvals EXPIRE after 12 months.

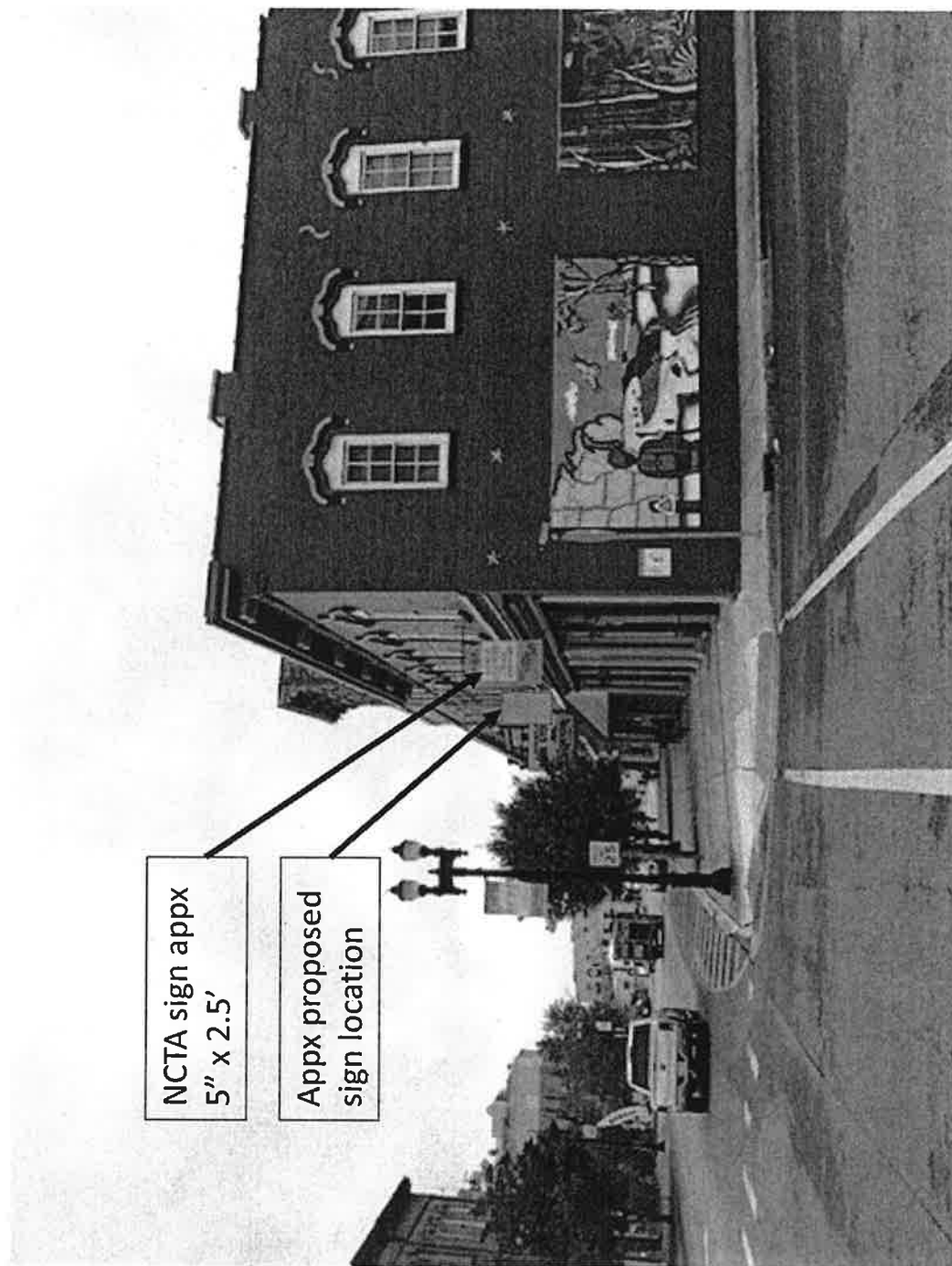
14. Applicant's signature: [Signature] Date 13 JULY 17

Note: Attendance at the Historic District Commission meeting is strongly recommended.



National Park Service /
North Country Trail HQ
219 E Main St (main floor
only)

FRONT
ELEVATION



VIEW FROM EAST

VIEW FROM
WEST-
OBSCURED BY
TREE AND BEER
STORE



EXISTING BOLT
LOCATIONS



Older bolts, 18'
above ground

Newer bolts
13'6" above
ground

NOTE: 8'
clearance
required from
bottom of sign



Hardware/
hanging

clearance: 12"
max?

36"

Arrow
head

Appx 13'6"
from bolts to
sidewalk

Appx 9'6" clearance
bottom of sign to
sidewalk.

SIGN GRAPHICS
AND DETAILS

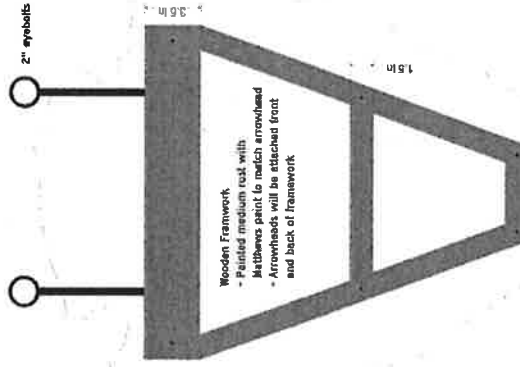
36" tall Arrowhead
2" thick HDU sign foam
Routed/Painted to spec

Qty 2

Mounted back to back on wooden framework



Side view



SIGN
CONSTRUCTION

Downtown Lowell Historic District

Permit Application for Certificate of Appropriateness

This Application and any other supporting materials must be submitted to City Hall 10 DAYS prior to Historic District meetings

1. Property Address: 106 W Main St Date: 7-17-17
2. Applicant's Name and Address: Jack Reedy
1669 Barnsley Ct
3. Applicant's phone: 616-897-5650 (store) 616-318-9842 (cell)
4. Property Owner's Name: Jack Reedy
5. Provide a scale drawing(s) showing the existing and proposed exterior elevation(s).
6. If signage is changed show to scale and include material, colors, letter style, hanging device and illumination method. (See Historic District Ordinance and reverse of this form)
7. Provided the following photographs labeled to indicate the direction of view:
 - A. Current photo of the structure as seen from the street.
 - B. close-up of existing detail where proposed change or work will occur.
8. Describe in detail each proposed exterior alteration, improvement or repair. (Use additional paper if necessary)
Store front renovation
9. Will the repair of alteration match existing or original materials and design? Yes ☒ No ☐
10. If proposed work involves foundation, brick, repointing/tuckpointing, will the new mortar match the original mortar color, joint profile and composition? Yes ☐ No ☐
Note: Applicant should obtain and refer to Preservation Brief #2 when masonry alterations are proposed.
11. If proposed work is for a sign, note that two separate sign permits are required, this one and one issued by the City of Lowell that is submitted directly to the Building Inspector for approval.
12. I certify that on or before the date of the completion of proposed work to property there will be a code compliant smoke detector or fire alarm system installed. Yes ☒ No ☐
13. What are approximate start and completion dates of the work? Start Summer/fall 2017 Completion winter 2017
14. Additional Local, County, State or Federal permits may be required.

Application approvals EXPIRE after 12 months.

14. Applicant's signature: Jan Perry Date 7-17-17

Note: Attendance at the Historic District Commission meeting is strongly recommended.



Rookies - Storefront

Rookies
106 West Main Street
Lowell, MI 49331



(616) 987-4245
ridgelineconstruction.com

Rookies -
Storefront

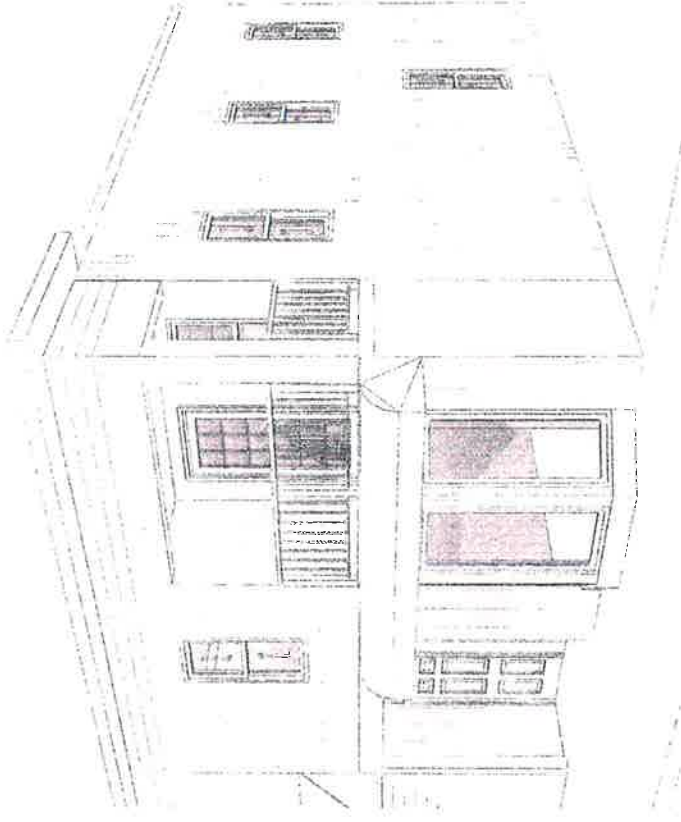
Rookies
Jack Reedy

PROJECT NO: 17-009
DATE: 7/17/2017
DRAWN BY: Ridgeline
COPYRIGHT

COVER PAGE

A-1

SHEET 1 OF 9



SHEET INDEX

ID	Name
A-1	COVER PAGE
A-2	1st FLOOR PLAN
A-3	EXISTING STOREFRONT
A-4	PROPOSED STOREFRONT



KOOKIES
106 West Main Street
Lowell, MI 49331



**Rookies -
Storefront**

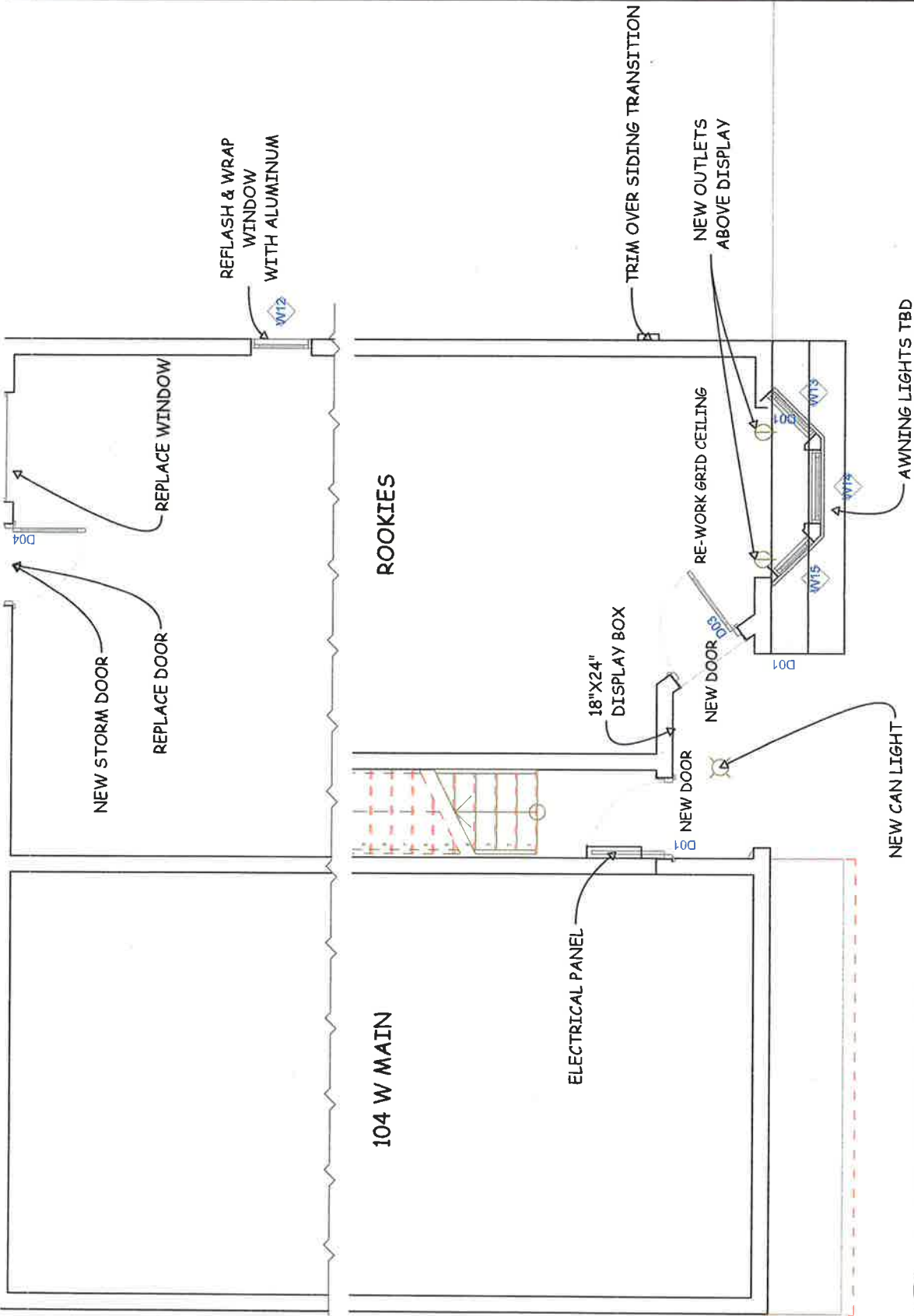
**Rookies
Jack Reedy**

PROJECT NO: 17-009
DATE: 7/17/2017
DRAWN BY: Ridgeline
COPYRIGHT

**1st FLOOR
PLAN**

A-2

SHEET 2 OF 9



1st FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

Rookies

106 West Main Street
Lowell, MI 49331



(616) 987-4245
ridgelineconstruction.com

Rookies - Storefront

Rookies
Jack Reedy

PROJECT NO: 17-009
DATE: 7/17/2017
DRAWN BY: Ridgeline
COPYRIGHT

PROPOSED STOREFRONT

A-4

SHEET 4 OF 9



ROOKIES STOREFRONT

2
A-4

ROOKIES STOREFRONT

1
A-4



(616) 987-4245
ridgelineconstruction.com

**Rookies -
Storefront**

**Rookies
Jack Reedy**

PROJECT NO: 17-009
DATE: 7/17/2017
DRAWN BY: Ridgeline
COPYRIGHT

**EXISTING
STOREFRONT**

A-3

SHEET 3 OF 9

NOTES:

- INSTALL MAINTAIN AND REMOVE SCAFFOLDING ACROSS FRONT OF BUILDING
- INSTALL PROTECTION OVER WINDOWS
- INSTALL, MAINTAIN AND REMOVE TEMP PROTECTIONS ACROSS FINISHED AREAS
- INSTALL TEMP DUST CURTAINS, CONTAINMENT ENVELOPS AND CLEAN-UP DURING DEMOLITION AND THROUGH COMPLETION OF IMPROVEMENTS

REBUILD SOFFITS
& FASCIA TO MATCH
EXISTING

REMOVE &
REINSTALL RATLING
NEW RUBBER ROOFING
@ DECK

REMOVE AND REPLACE
WOOD SIDING,
SOFFITS, FACIAS AND
OTHER TRIMMINGS

PRIME AND PAINT
SIDING TO MATCH
EXISTING TO EXTENT
PRACTICAL

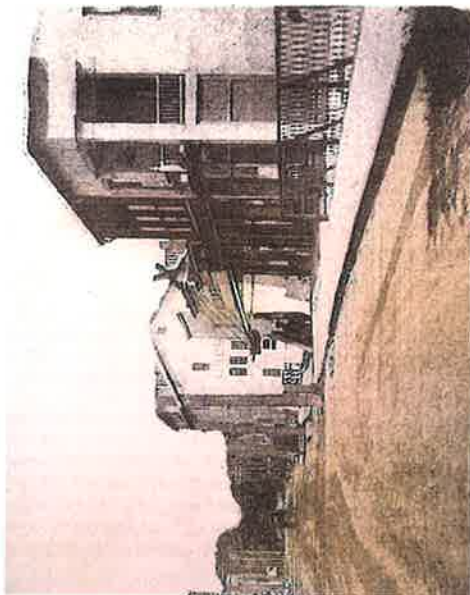
REMOVE AND REPLACE
AWNING

REMOVE AND REPLACE
ENTRY DOORS



EXISTING STOREFRONT

3



HISTORIC PICTURE

1



HISTORIC PICTURE

2

HDC Grant Monies

<u>Business</u>	<u>Address</u>	<u>Amount Paid</u>	<u>Amount Received</u>	<u>Interest</u>	<u>Date</u>	<u>Grant Description</u>
Rookies sports Cards	106 W Main	\$ 9,740.00			Ck#67863 5/24/16	C of A 11/24/15 work \$32,467 30% grant - structural repairs and replacement of deck
interest				\$ 19.74	2/29/2016	
interest				\$ 8.85	6/30/2016	
HDC Grant Monies			\$ 25,000.00		6/1/2016	LACF
Mark & Linda Todd	220 W Main	\$ 1,357.00			Ck#68575 10/21/2016	C of A 7/12/16 for work \$4525 30% grant for painting
Mark & Linda Todd	220 W Main	\$ 1,440.00			Ck#68575 10/21/2016	C of A 7/12/16 for work \$4800 30% grant for 6 window replacement
Lowell Arts	221 & 223 W Main	\$ 12,000.00			Ck# 68564 10/21/2016	C fo A 4/28/15 for work \$60,000 30% grant for brick replacement, repair & paint - partial pymt
Flat River Development Properties	219 E Main	\$ 420.00			Ck#68590 10/28/16	C of A 1/26/16 for work \$1400 30% grant door replacement
James Reagan	211 W Main	\$ 520.00			Ck#68593 10/28/16	C of A 7/12/16 for work of \$1735 30% grant door replacement
HDC Grant Monies			\$ 25,000.00		11/21/2016	
interest				\$ 17.09	9/30/2016	LACF
Lowell Arts	221 & 223 W Main	\$ 6,000.00			Ck #68890 12/15/16	brick replacement, repair, painting balance due from C of A 4/282/15
year end balance						\$82,924.09 12/31/2016
Lowell Arts	221 & 223 W Main	\$ 6,210.00			Ck#69103 1/27/2017	C of A 9/27/16 for work -redirected grant approved by LACF -work \$23,220 windows/door
Greg Canfield	312 E Main	\$5,420.00			Ck# 69364 3/30/17	C of A 12/20/16 work \$17,465, 30%grant 8 windows and 1 door replacement
Kristine Gault A Charmed Life	216 W Main	\$ 1,011.00			Ck#69542 5/12/2017	C of A 1/24/17 work \$3,371 30% grant paint & awning
Eric & Beryl Bartkus (Ability Weavers)	215 W Main	\$ 2,250.00			Ck#69544 5/12/17	C of A 1/24/2017 work \$7,544 30% grant 3 upper windows on back
HDC Grant Monies			\$ 25,000.00			
Total grants received			\$ 565,000.00			
Total grant money paid		\$ 478,398.97				
Total grant money remaining	\$ 86,601.03					
Interest earned				\$ 6,432.06		
Total Cash on Hand	\$ 93,033.09					

[illegible]

7/17/2017

HDC PROJECTS

[illegible]

DOWNTOWN LOWELL HISTORIC DISTRICT

Grant Application Form

Only rehabilitation projects that have received a Certificate of Appropriateness (work approval process by the Historic District Commission) are eligible for a grant. See reverse of this form for conditions and requirements for grants. ***Grant recipients may be subject to State and Federal taxation and will be subject to applicable reporting requirements. Recipients should consult their tax adviser.***

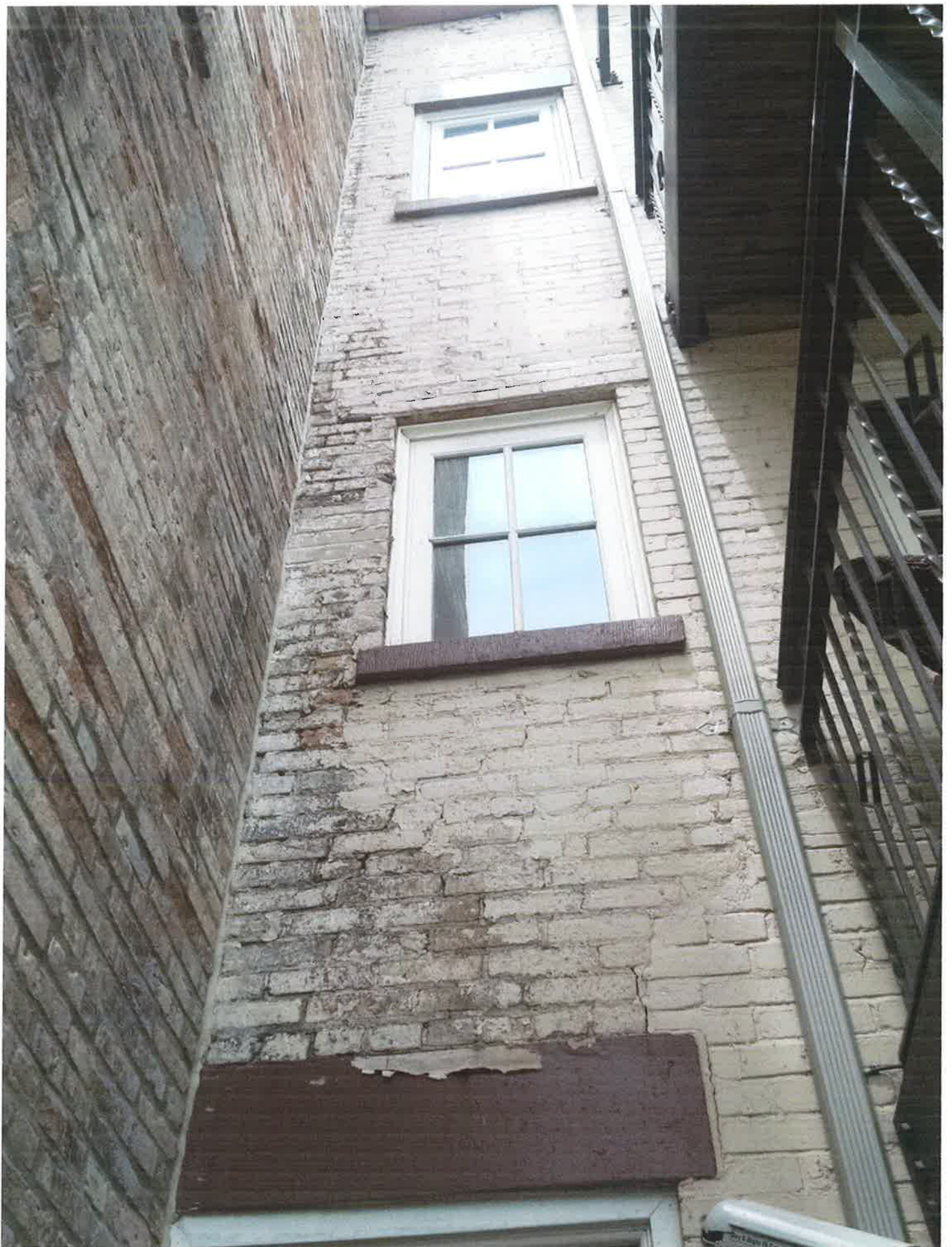
Property Address: 218 E. Main Lowell MA 01453
Applicant: Name: Doug and Laura Smith
Address: 218 E. Main St. Lowell MA 01453
Phone: 616 780 1689(D) 616 780 1649(L)
Name of Building Owner: Doug Smith, Laura Smith
Date Certificate of Appropriateness issued _____
Description of proposed work: Repair brick, tuck point
and caulk. Repaint outside brick
and window trim - same colors.

Note: If project includes exterior painting, paint colors shall be submitted for approval.

Project Start Date: August 2017 Completion Date: by October 2017
Applicant Signature: Doug Smith Date: 7/12/17
Laura Smith

See Conditions on the reverse side of this form.









tap house co
Brewing great style

218

Grant Application Bid Sheet

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #1

Bid #1 Total Cost \$ 8,543⁰⁰

Name of Contractor(s) Architectural Building Restoration Inc (brickwork)
\$ 3,250⁰⁰ Parker Painting and Insulation \$ 5,293⁰⁰

Description of Work Repair / Replace brickwork - \$ 3,250⁰⁰

Repaint outside brick (same color) including window trim, caulk as needed.

List all individual costs for **Bid #1**

Windows \$ _____ Brickwork \$ 3,250⁰⁰

Doors \$ _____ Metal work \$ _____

Paint \$ 5,293⁰⁰ Glass work \$ _____

Woodwork \$ _____ Roof work \$ _____

Awning work \$ _____ Concrete work \$ _____

Lighting \$ _____ Structural work \$ _____

Other \$ _____ Other \$ _____

Quantity of Windows N/A Location of Windows circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Window Manufacturer _____ Window Model number _____

Quantity of Doors N/A Location of Doors circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Door Manufacturer _____ Door Model number _____

Include with **Bid #1** all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.

ARCHITECTURAL BUILDING RESTORATION, INC.

June 13th 2017

Mr. Doug Smith
218 E. Main Street
Lowell, MI 49331
Email- doug.smith99@yahoo.com

Subject: Wall Repair to South Wall

Dear Doug,

Thank you for the time and courtesy extended to me last week at our meeting at your building to review the repairs needed to the brick walls.

North Wall

No brick work needed

Labor and Materials for the sum of: **\$0**

East Wall

Remove and replace up to 60 spalled brick including brick in window arches. Tuck point open mortar joints.

Labor and Materials for the sum of: **\$1,500.00**

South Wall

Remove and replace up to 50 spalled bricks on the South elevation. Tuck point open mortar joints.

Labor and Materials for the sum of: **\$1,100.00**

Option #1: Repair smooth concrete ribbon at base of wall

East Wall damage by sidewalk

Labor and Materials for the sum of: **\$650.00**

*work to be started before Aug 15th 2017.

Building Owner responsible to supply a 110/220 volt electrical outlet, water supply and a dumpster for debris. A temperature of 68 degrees or greater to ensure cure times and adequate lighting required. Payment terms are 20 days from project completion. A purchase order is required prior to project commencement. Above pricing includes manlift to access work areas.

Thank you for the opportunity to quote this project. We hope that it meets with your approval and that we can be of service to you in the near future. Should you have any questions or concerns please don't hesitate to contact me at (616) 293-2581.

Respectfully Submitted

Shawn

Mrs. Shawn Batchelor
WBENCH 2005121415
Owner
2017-88

2775 TYLER TRAIL • LOWELL, MICHIGAN 49331
(616) 897-0222 • FAX 897-8880 • E-mail: archbuildingrest@aol.com

Parker Painting & Insulating, Inc.
P.O. Box 21
Sheridan, MI 48884
Phone/FAX 989-291-3828

PROPOSAL

DATE	PROPOSAL NO.
6/19/2017	2504

NAME / ADDRESS
Doug Smith 218 E. Main St. Lowell, MI 49331

P.O. NO.	TERMS
	Upon Receipt

DESCRIPTION	TOTAL
<p align="center">EXTERIOR PAINTING OF OLD BANK</p> <p>We propose to furnish labor, material & lift equipment to paint as follows:</p> <ol style="list-style-type: none">1. pressure wash2. caulk & prime as necessary3. paint two (2) coats using Sherwin Williams A1004. paint window trim <p align="right">For the sum of</p> <p>Thank you for the opportunity to submit a quote.</p>	<p align="right">5,293.00</p>
A finance charge of 1 1/2% per month (18% annum) will be added each month on past due balances.	TOTAL \$5,293.00

SIGNATURE

Keith Leland

Grant Application Bid Sheet

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #2

Bid #1 Total Cost \$ 13,188.²⁹

Name of Contractor(s) Forest Hills Masonry, A-1 Painting Management

Description of Work Repair / Replace brick & mortar
Repaint outside brick & window trim

List all individual costs for **Bid #2**

Windows	\$ _____	Brickwork	\$ <u>3,500.⁰⁰</u>
Doors	\$ _____	Metal work	\$ _____
Paint	\$ <u>9,188.²⁹</u>	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ _____
Awning work	\$ _____	Concrete work	\$ _____
Lighting	\$ _____	Structural work	\$ _____
Other	\$ _____	Other	\$ _____

Quantity of Windows N/A Location of Windows circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Window Manufacturer N/A Window Model number _____

Quantity of Doors N/A Location of Doors circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Door Manufacturer _____ Door Model number _____

Include with **Bid #2** all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.

FOREST HILLS MASONRY

341 Pettis NE
Ada, MI 49301
(616) 437-1805

Estimate

DATE

ESTIMATE #

July 12 2017

ESTIMATE FOR:

Doug Smith
218 W. Main
Lowell MI 49331

DESCRIPTION	AMOUNT
Brick work repair on exterior and Interior Walls on Building Mostly On the wall facing east, grind out cracks in mortar joints then tuck-point, replace spalling brick, patch brick, prepare for paint	
Total Labor & Materials 3500 ⁰⁰	
	TOTAL 3500 ⁰⁰

A-1 Painting Management
6143 28th St. SE
Grand Rapids MI, 49546
888-705-1146

7/10/2017

Doug and Laura Smith
218 E. Main St.
Lowell MI 49331

Paint exterior brick and trim.

Materials:

SWP SuperPaint Ext Satin: Commercial Exterior-Commercial exterior

Notes:

A-1 to properly prep the home for paint according to manufacturer specs

A-1 to power wash building if needed

A-1 to scrape loose paint (not sanded smooth)

A-1 to spot prime all bare wood and any areas the need additional primer

A-1 to apply two coats of Sherwin Williams super paint product to the body of the building and windows

A-1 to paint all windows and doors

A-1 to caulk all holes and gaps as needed.

A-1 will be using a lift on site.

A-1 will come back after mason work is finished and paint the areas that the city damaged.

LABOR	\$7,866.75
TAX	\$0.00
LABOR SUBTOTAL	\$7,866.75
MATERIALS	\$1,821.54
TAX	\$0.00
MATERIALS SUBTOTAL	<u>\$1,821.54</u>
GRAND TOTAL	\$9,688.29

DOWNTOWN LOWELL HISTORIC DISTRICT

Grant Application Form

Only rehabilitation projects that have received a Certificate of Appropriateness (work approval process by the Historic District Commission) are eligible for a grant. See reverse of this form for conditions and requirements for grants. **Grant recipients may be subject to State and Federal taxation and will be subject to applicable reporting requirements. Recipients should consult their tax adviser.**

Property Address: 217 W Main St

Applicant: Name: Marty Chambers - Red Barn Consignments

Address: 930 N Washington St Lowell

+Antiques

Phone: 603-723-6554

Name of Building Owner: Marty + Laurie Chambers

Date Certificate of Appropriateness issued _____

Description of proposed work: Painting the South Side of
217 West Main to the same colors

Richardson Brick
Coastal Sand (Darker Gold color)
Beach Grass (Light Gold color)
ATLUM White

Note: If project includes exterior painting, paint colors shall be submitted for approval.

Project Start Date: ASAP Completion Date: ASAP

Applicant Signature: [Signature] Date: 7-12-17

See Conditions on the reverse side of this form.

Grant Application Bid Sheet

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #1

Bid #1 Total Cost \$ 1675.00

Name of Contractor(s) ARCHITECTURAL BUILDING RESTORATION INC.

Description of Work Painting the south side of 217 west main
same color's

List all individual costs for **Bid #1**

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ <u>1675.00</u>	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ _____
Awning work	\$ _____	Concrete work	\$ _____
Lighting	\$ _____	Structural work	\$ _____
Other	\$ _____	Other	\$ _____

Quantity of Windows _____ Location of Windows circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Window Manufacturer _____ Window Model number _____

Quantity of Doors _____ Location of Doors circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Door Manufacturer _____ Door Model number _____

Include with **Bid #1** all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.

B:ID #1

ARCHITECTURAL BUILDING RESTORATION, INC.

July 6th 2017

Mr. Marty Chambers
Red Barn Consignment

Subject: Front and Back Brick Repair & Painting @ 217 W. Main St.

Option 1- South elevation painting

Step 1: No brick work on this elevation.

Step 2: Tuck point any open mortar joints.

Step 3: Power wash to remove loose paint and dirt.

Step 4: Spot primer any areas that are down to raw brick.

Step 5: Paint brick with one color and up to two colors on window and door trim.

Step 6: Clean up.

Labor and Materials for the sum of: **\$1,675.00**

Option 2- North elevation painting

Step 1: No brick work on this elevation.

Step 2: Power wash to remove loose paint and dirt.

Step 3: Paint brick, block and wood with one color and up to two colors on windows and door trim.

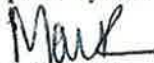
Labor and Materials for the sum of: **\$2,650.00**

*Historic District approval would be required before any work could begin. Also, the Historic District could offer non-pay back grants up to 30% for any qualifying work.

Payment terms are 20 days from project completion. A purchase order is required prior to project commencement. Building owner to supply a 110 volt electrical supply, adequate lighting, a dumpster for debris. A temperature of 68 degrees or greater to ensure cure time is also required.

Thank you for the opportunity to quote this project, we hope that it meets with your approval and that we can be of service to you in the near future. Should you have any questions or concerns please don't hesitate to contact me at (616) 293-2581.

Respectfully Submitted,



Mark Batchelor
General Manager
2017-100
WBENC 2005121415

2775 TYLER TRAIL • LOWELL, MICHIGAN 49331
(616) 897-0222 • FAX 897-8880 • E-mail: archbuildingrest@aol.com

Grant Application Bid Sheet

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #2

Bid #1 Total Cost \$ 2880.00

Name of Contractor(s) TIETEMA PAINTING

Description of

Work PAINT THE SOUTH SIDE OF 217 WEST MAIN
SAME COLORS

List all individual costs for **Bid #2**

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ <u>2880.00</u>	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ _____
Awning work	\$ _____	Concrete work	\$ _____
Lighting	\$ _____	Structural work	\$ _____
Other	\$ _____	Other	\$ _____

Quantity of Windows _____ Location of Windows circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Window Manufacturer _____ Window Model number _____

Quantity of Doors _____ Location of Doors circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Door Manufacturer _____ Door Model number _____

Include with **Bid #2** all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.

BID #2

ESTIMATE

100% SATISFACTION GUARANTEE



616.570.1112

TIETEMA PAINTING

BID PROPOSAL

Marty @ Red Barn Consignments

217 W Main St.

Lowell, MI 49331

616.723.6554



ITEM

Labor, supplies and equipment rental

AMOUNT

\$2,400.00

Paint - 2 coats, 15 gallons (estimate may vary and require additional paint, detailed receipts provided)

\$480.00

Total \$2,880.00 0

Recommended Paint

Sherwin Williams Resilience Exterior Acrylic Latex

The above pricing and specifications are accepted. Please authorize Tietema Painting Co. to perform work specified by signing below. Pricing listed above is for quoted work only. Changes to scope or alternating complexity of the project may impact the final cost of each job. 25% deposit required to start the project.

Date of Approval: _____ Signature: _____

Quote Submitted By: Ryan Tietema, Owner

Phone: 616.570.1112

email: ryantietema@hotmail.com

Date: July 14, 2017

219 W. Main**DOWNTOWN LOWELL HISTORIC DISTRICT**Grant Application Form

Only rehabilitation projects that have received a Certificate of Appropriateness (work approval process by the Historic District Commission) are eligible for a grant. See reverse of this form for conditions and requirements for grants. Grant recipients may be subject to State and Federal taxation and will be subject to applicable reporting requirements. Recipients should consult their tax adviser.

Property Address: 219 W Main Street, Lowell, ME 49331Applicant Name: Carolee PriceAddress: 1985 Michelle Drive Clemmons, NC 27012Phone: 616 540 2689Name of Building Owner: Leland Color Properties LLC

Date Certificate of Appropriateness issued: _____

Description of proposed work: _____

Note: If project includes exterior painting, paint colors shall be submitted for approval.

Project Start Date: _____ Completion Date: _____

Applicant Signature: Carolee Price Date: 7-15-17

See Conditions on the reverse side of this form

The Paint Colors will stay as they are
 Richardson Brick.
 Coastal Sand (Darker gold color)
 Beach Grass (lighter gold color)
 Atomic White

This will be Painted the same Time
 as 217 W. Main St.



Flat River

Jewelry Framing

219 W. Main

616.987.4727

Gallery
&
Framing

Class Photography Framing

Lowell Downtown Historic District Commission

Grant Application Bid Sheet

Bid #1

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #1

BID #1 Total Cost \$

2650.00

Name of Contractor(s)

ARCHITECTURAL BUILDING RESTORATION, INC.

Description of

Work Paint South & North Sides of 219 W. Main St.

List all individual costs for BID #1

Windows	\$	Brickwork	\$
Doors	\$	Metal work	\$
Paint	\$ 2650.00	Glass work	\$
Woodwork	\$	Roof work	\$
Awning work	\$	Concrete work	\$
Lighting	\$	Structural work	\$
Other	\$	Other	\$

Quantity of Windows Location of Windows circle: North - South - East - West.

Location by floor circle: First Floor - Second Floor - Third Floor.

Window Manufacturer Window Model number

Quantity of Doors Location of Doors circle: North - South - East - West.

Location by floor circle: First Floor - Second Floor - Third Floor.

Door Manufacturer Door Model number

Include with BID #1 all quotes, drawings, photos, Manufacturer's specification sheets, and/or any other supporting documents.

Sheet 2 of 2

BID #1

ARCHITECTURAL BUILDING RESTORATION, INC.

July 6th 2017

Ms. Carolyn Price

Subject: Front and Back Brick Repair & Painting @ 219 W. Main St.

Option 1- South elevation painting

Step 1: No brick work on this elevation.

Step 2: Tuck point any open mortar joints.

Step 3: Power wash to remove loose paint and dirt.

Step 4: Spot primer any areas that are down to raw brick.

Step 5: Paint brick with one color and up to two colors on window and door trim.

Step 6: Clean up.

Labor and Materials for the sum of: **\$1,675.00**

Option 2- North elevation painting

Step 1: No brick work on this elevation.

Step 2: Power wash to remove loose paint and dirt.

Step 3: Paint brick, block and wood with one color and up to two colors on windows and door trim.

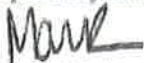
Labor and Materials for the sum of: **\$2,650.00**

*Historic District approval would be required before any work could begin. Also, the Historic District could offer non-pay back grants up to 30% for any qualifying work.

Payment terms are 20 days from project completion. A purchase order is required prior to project commencement. Building owner to supply a 110 volt electrical supply, adequate lighting, a dumpster for debris. A temperature of 68 degrees or greater to ensure cure time is also required.

Thank you for the opportunity to quote this project, we hope that is meets with your approval and that we can be of service to you in the near future. Should you have any questions or concerns please don't hesitate to contact me at (616) 293-2581.

Respectfully Submitted,



Mark Batchelor
General Manager

2017-100

WBENC 2005121415

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(616) 897-0222 • FAX 897-8880 • E-mail: archbuildingrest@aol.com

Lowell Downtown Historic District Commission

Grant Application Bid Sheet

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #2

Bid #1 Total Cost \$ 2880.00

Name of Contractor: TIETEMA Painting

Description of Work: Paint South & North SIDE OF 219 W. Main ST.

List all individual costs for Bid #2

Windows	\$		Brickwork	\$	
Doors	\$		Metal work	\$	
Paint	\$	2880.00	Glass work	\$	
Woodswork	\$		Roof work	\$	
Awning work	\$		Concrete work	\$	
Lighting	\$		Structural work	\$	
Other	\$		Other	\$	

Quantity of Windows _____ Location of Windows circle: North - South - East - West.

Location by floor circle: First Floor - Second Floor - Third Floor.

Window Manufacturer _____ Window Model number _____

Quantity of Doors _____ Location of Doors circle: North - South - East - West.

Location by floor circle: First Floor - Second Floor - Third Floor.

Door Manufacturer _____ Door Model number _____

Include with Bid #2 all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.

Sheet 2 of 3

Bid #2
219 W Main

BID 2

ESTIMATE

100% SATISFACTION GUARANTEE



616.570.1112

TIETEMA PAINTING

BID PROPOSAL

Marty @ Red Barn Consignments

219 W Main St.

Lowell, MI 49331

616.723.6554



ITEM

Labor, supplies and equipment rental

AMOUNT

\$2,400.00

Paint - 2 coats, 15 gallons (estimate may vary and require additional paint, detailed receipts provided)

\$480.00

Total \$2,880.00 0

Recommended Paint

Sherwin Williams Resilience Exterior Acrylic Late

The above pricing and specifications are accepted. Please authorize Tietema Painting Co. to perform work specified by signing below. Pricing listed above is for quoted work only. Changes to scope or alternating complexity of the project may impact the final cost of each job. 25% deposit required to start the project.

Date of Approval: _____ Signature: _____

Quote Submitted By: Ryan Tietema, Owner

Phone: 616.570.1112

email: ryantietema@hotmail.com

Date: July 14, 2017

DOWNTOWN LOWELL HISTORIC DISTRICT

Grant Application Form

Only rehabilitation projects that have received a Certificate of Appropriateness (work approval process by the Historic District Commission) are eligible for a grant. See reverse of this form for conditions and requirements for grants. ***Grant recipients may be subject to State and Federal taxation and will be subject to applicable reporting requirements. Recipients should consult their tax adviser.***

Property Address: 325 WEST MAIN ST.

Applicant: Name: CITY OF LOWELL - RICH LA BOMBARDI

Address: 217 S. HUDSON, LOWELL

Phone: 616-421-2536

Name of Building Owner: CITY OF LOWELL

Date Certificate of Appropriateness issued _____

Description of proposed work: TUCKPOINT OPEN MORTAR
JOINTS ON ALL 4 ELEVATIONS, PAINT
ROUND WINDOW IN SOUTH PEAK, TUCKPOINT
OPENINGS ON STONE FOUNDATION, REPLACE
BRICK AS NEEDED, TIGHTEN LOOSE TRIM,
PAINT EXPOSED WOOD, PAINT HANDICAP
RAMP

Note: If project includes exterior painting, paint colors shall be submitted for approval.

Project Start Date: FALL 2017 Completion Date: SPRING 2018

Applicant Signature: Rich LaBombardi Date: 7-17-17

See Conditions on the reverse side of this form.

Grant Application Bid Sheet

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #1

Bid #1 Total Cost \$ 5,200

Name of Contractor(s) ARCHITECTURAL BUILDING RESTORATION

Description of

Work TUCKPOINT ALL 4 ELEVATIONS
PAINT ROUND WINDOW ON SOUTH ELEVATION
REPLACE BRICK AS NEEDED
TUCKPOINT OPENINGS IN STONE FOUNDATION

List all individual costs for **Bid #1**

Windows	\$ _____	Brickwork	\$ <u>5,200 LUMP SUM</u>
Doors	\$ _____	Metal work	\$ _____
Paint	\$ _____	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ _____
Awning work	\$ _____	Concrete work	\$ _____
Lighting	\$ _____	Structural work	\$ _____
Other	\$ _____	Other	\$ _____

Quantity of Windows _____ Location of Windows circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Window Manufacturer _____ Window Model number _____

Quantity of Doors _____ Location of Doors circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Door Manufacturer _____ Door Model number _____

Include with **Bid #1** all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.

ARCHITECTURAL BUILDING RESTORATION, INC.

February 13th 2017

Mr. Rich LaBombard
Director of Public Works

Subject: Lowell Historical Museum Exterior Repairs

Item 1- Tuck point open mortar joints on all 4 elevations of building as needed.

Item 2- Paint round window in peak facing South.

Item 3- Tuck point any openings on the stone foundation.

Item 4- Replace up to 35 eroded brick as needed.

Item 5- Tighten up any loose trims.

Labor and Materials for the sum of: **\$5,200.00**

Building Owner responsible to supply a 110/220 volt electrical outlet and a dumpster for debris. A temperature of 68 degrees or greater to ensure cure times, adequate lighting in the work area along with any water that may need to be controlled so it doesn't reach the repair area is also required. Payment terms are 20 days from project completion. A purchase order is required prior to project commencement. City to pay for any permits needed.

Thank you for the opportunity to quote this project. We hope that it meets with your approval and that we can be of service to you in the near future. Should you have any questions or concerns please don't hesitate to contact me at (616) 293-2581.

Respectfully Submitted

Shawn

Mrs. Shawn Batchelor

WBEMC# 2005121415

Owner

2017-29

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(616) 897-0222 • FAX 897-8880 • E-mail: archbuildingrest@aol.com

Grant Application Bid Sheet

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #2

Bid #1 Total Cost \$ 4,556

Name of Contractor(s) TRUE COAT PAINTING

Description of

Work PREP & CAULK AREAS TO BE PAINTED,
SPOT PRIME BARE SURFACES, SCRAPE
PEELING PAINT, PAINT RAILING & FLOOR ON
NORTH, PAINT EAST PATIO, PAINT WEST DOOR & TRIM
& INSTALL LATTICE AROUND RAMP

List all individual costs for Bid #2

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ <u>4025</u>	Glass work	\$ _____
Woodwork	\$ <u>431</u>	Roof work	\$ _____
Awning work	\$ _____	Concrete work	\$ _____
Lighting	\$ _____	Structural work	\$ _____
Other	\$ _____	Other	\$ _____

Quantity of Windows _____ Location of Windows circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Window Manufacturer _____ Window Model number _____

Quantity of Doors _____ Location of Doors circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Door Manufacturer _____ Door Model number _____

Include with **Bid #2** all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.

Mitch Fiewig

☎ (810) 441-7767
🏢 True Coat Painting, LLC
✉ fiewig.truecoat@gmail.com
📍 948 Muskegon Ave, ste 2, Grand Rapids, MI, 49504, United States

TRUE COAT
PAINTING

TrueCoatPaint.com

Exterior of Lowell Museum , Rich LaBombard - #44782

Generated 1:28 pm on 2/1/2017
Rich LaBombard Exterior of Lowell
Museum

☎ (616) 897-5929
✉ rlabombard@ci.lowell.mi.us
📍 325 W Main St, Lowell, 49331

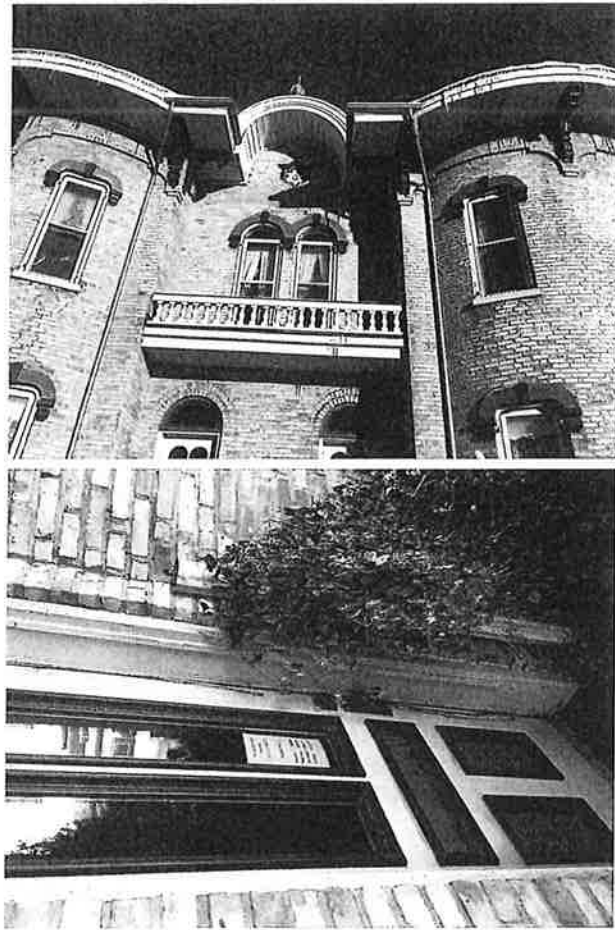
#1 General Description of Work

Thoroughly prepare and paint exterior of museum

#2 Preparation

Thoroughly prepare all substrates to be painted.





Description

Notes

Include	Power Washing	Wash all exterior surfaces to be painted
Include	Caulking	Caulk all areas in need
Include	Priming	Spot prime any bare surfaces to create a solid substrate for the paint to adhere to
Include	Scraping	Scrape all peeling paint to create a smooth substrate
Include	Puttying	Fill large gaps and voids (normally caused by wood rot)
Include	Re-nailing	Nail in any loose nails, "nail pops"

#3 Work to be Performed

Thoroughly paint all surfaced listed with 1 finish coat of paint (unless otherwise noted in this proposal)

Description

Notes

Include	North facing entrance walkway	Repaint railing Repaint floor with non slip additive \$732
Include	East facing porch/patio	Repaint patio interior and exterior Porch floor with non slip additive \$1,921
Include	South facing railing on 2nd level and decorative window accents	\$1,141
Include	West facing door	\$231

Exclude Full repaint of entire building

Description

Trim

Notes

Doors/door frames

Window accents

Porch

Walkway

\$5,210

#4 Materials to be Used

Description

Notes

Brand of Paint

Sherwin-Williams

Product Name

Super Paint

Paint Sheen/ Gloss Level

TBD

Other materials

#5 Clean Up

Cleanup thoroughly each day and in full upon completion.

#6 Payment Schedule

Description

Notes

Deposit Due at Time of Signing

0%

Amount Due Upon Completion

100%

ALL PAINT, LABOR, AND MATERIALS

\$4,025

#7 Additional Work to be Performed

Description

Notes

Exclude Lattice installation

\$431

DOWNTOWN LOWELL HISTORIC DISTRICT

Grant Application Form

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Property Address: 106 WEST MAIN STREET

Applicant: Name: JACK REEDY

Address: 106 WEST MAIN STREET

Phone: 616-897-5650

Name of Building Owner: ROOKIES

Date Certificate of Appropriateness issued _____

Description of proposed work: STOREFRONT RENOVATIONS

Note: If project includes exterior painting, paint colors shall be submitted for approval.

Project Start Date: _____ Completion Date: _____

Applicant Signature:  Date: 7-17-17

See Conditions on the reverse side of this form.

Grant Application Bid Sheet

BID #1

Bid #1 Total Cost \$

Name of Contractor(s)

Description of

Description of Work FACADE IMPROVEMENTS

Windows \$ 1,128

Brickwork

\$ N/A

DUMP FEE
REMOVALS: 2477

Doors \$ 4,363

Metal work

\$ N/A

SCAFFOLD & PROTECTIONS: 2,098

Paint \$ 3,408

Glass work

\$ N/A

Woodwork \$ 10,021

Roof work

\$ 2,254

DESIGN & PERMITTING: 1,677.

Awning work \$ _____

Concrete work

\$ N/A

Lighting \$ 1,379

Structural work\$

Other (INTERIOR) \$ 756

Other

\$

Quantity of Windows ONE Location of Windows circle: North - South - East - West.
Location by floor circle First Floor - Second Floor - Third Floor -

Location by floor circle First Floor - Second Floor - Third Floor.

Window Manufacturer

Window Model number

Quantity of Doors Three (3) Location of Doors circle North South East - West.
Location by floor circle First Floor

Location by floor circle: First Floor - Second Floor - Third Floor.

Door Manufacturer

Door Model number

Sheet 2 of 3



Wednesday, July 12, 2017

Attn: Jack Reedy
Rookies Sportscards Plus
106 West Main Street
Lowell, MI 49331

Re: Proposal - Storefront Improvements

The following Scope of Work and estimated cost for improvements has been based on typical standards and recommendations as well as our experience with projects similar to yours. In addition, our visits to your property and discussions with you have and will continue to assist us in the assembly of your Proposal. Throughout our relationship, we wish to encourage your open and candid discussions in order to better achieve your vision. Thank you very much for your trust and confidence in Ridgeline.

PRE-CONSTRUCTION & DESIGN

Preconstruction & Design Services:

We have included a number of preconstruction requirements and considerations such as:	Included	800
• CREDIT: Progress payments to-date	✓	(500)
• Pre-project planning, overall design and product selection services	✓	
• In-house design services	✓	
• Detailed estimating and budgeting	✓	
• Project scheduling & pre-project coordination	✓	
• Cursory site inspections & evaluations	✓	
• Historic & Zoning applications and permit submittals - permit fees are included below	✓	
• Electrical & basic lighting plans	✓	
• Misc expenses such as printing & copying services, postage, photos, etc.	✓	
• Design & Color Modeling - Provide computer generated model of the home in order to aide the owner with color and style selections (Note: Includes up to three (3) color variations of the home. ADD \$120 per additional color variation.	✓	
• Those services that are not included, but we may be asked to perform include, but may not be limited to:	EXCLUDED	
o Retained professional services such as surveying, architectural or engineering (Note: Additional services required in addition to those currently proposed will be considered extra costs unless indicated elsewhere in this Proposal.)		
TOTAL - Preconstruction & Design Services:		300

CONSTRUCTION

General Conditions, Site Preparation, Mobilizations & Other Services:

Included in this Proposal are such General Condition requirements and other considerations as:	Included	
• Licensing & insurance	✓	
• Project management	✓	761
• Cleaning, debris control & disposal / dumpster fees	✓	797
• Temporary barriers & fencing (if / where required)	✓	
• Shop tools & equipment	✓	



• Job signage (Note: With your permission Ridgeline will place a job sign on the site to aide deliveries and crews in locating the project site as well as for company advertising.)	✓	
• Regulatory Requirements:	✓	616
o Permit and permit administration including the completion and payment of all building permit applications; coordination and meetings with building officials - when / where required; and other considerations as required for permitting of the following scope of work (Note: Specialty trade permits are provided by the subtrades and permit drawings are included with the preconstruction services outlined above)	✓	
TOTAL - General Conditions, Site Preparation, Mobilizations & Other Services:		2,174

Owner Responsibilities or Furnished Items:

Those items that we have assumed that you (the Owner) will be providing or be responsible for, include:	By Owner
• Provide on-site utilities (i.e., water, power, heat, etc.)	
• Relocation and/or storage of contents and personal items	
• Provide and maintain temporary sanitary facilities OPTION: If desired, Ridgeline can provide temp sanitary facilities for our workers. Add \$125 per month of rental, to proposal if selected.	
• Final / sanitary cleaning (Note: Ridgeline will provide construction cleaning as relates to this Scope of Work)	
• Fixtures and other items specified as "By Owner", "Owner-furnished" or "By Others"	

Site Preparations, Protections & Demolitions:

1 Site Preparations & Temporary Protections:	
• Temporary protections and dust enclosures:	2,098
o Install, maintain and remove scaffolding across the front of the building as required for access to the upper areas and protection of pedestrians (Note: An access will be provided to allow visitors to access the store during construction.)	
o Install protection over windows and other items that are to remain	
o Install, maintain and remove temp protections of finished areas such as the installation of construction paper and carpet tape to protect finished floors	
o Install temp dust curtains, containment envelopes and clean-up during demolition and through completion of the improvements	
o Note: Temporary dust protections are to be maintained throughout demolition and the remainder of the project; however, some dust is likely to escape into adjacent areas. Protection of dust sensitive electronic equipment (stereos, computers, etc.) is to be completed by Others.)	
o Protections by Owner:	By Owner 0
▪ Relocation and / or temporary protections of personal items that remain in the home is to be completed by the owner	



2 Shoring, Demolition, Selective Removals & Salvage Items:

• Demolition, Selective Removals & Salvage Items:	1,680
o Specific Salvage Items:	
■ Remove and salvage the existing rookies awing for reinstallation	
o Selective Removals:	
■ Remove and dispose of the existing siding, trims and other elements of the existing storefront where required to provide a suitable surface for the new storefront façade	
■ Remove the roofing and finishes of the balcony and around the column in order to repair the water damage and provide suitable attachment of the new roofing	
■ Remove the interior ceiling finishes in the front area as required for installation of the new dropped ceiling	
o Removals to be completed by the Owner	By Owner
■ Removal of contents, signage and other items intended for protection or salvage (Note: An area will be required from the windows to approximately the "step" in the ceiling.)	
• Demolition Notes:	
o Note: Those items that are identified for removal but not identified for re-use shall be donated to a local charity, such as Habitat for Humanity or other similar organization	
o Asbestos Notice: It is required by law that items which could potentially contain asbestos (a known carcinogen), must be tested prior to removal or demolition work must assume that the affected areas contain asbestos and be abated. Areas of potential concern include ceiling textures / tiles, flooring tiles, etc. These items will be identified and reviewed with the Owner as they are identified or discovered.	

TOTAL - Site Preparations, Protections & Demolitions:

3,778

Carpentry & Woodwork:

1 Rough Carpentry:	
• Specific Framing Aspects:	1,924
o Re-build the porch roof / decking for installation of the new roofing	
o Install new exterior sheathing for application of the new siding materials	
o Note: The extent of the exterior sheathing and balcony water damage are unknown at this time. Upon removal of the railings and siding the extent of the water damage will be reviewed with the owner	
2 Finish Carpentry:	
• Interior Trim:	Excluded 0
o Trimwork on the interior of the store has been excluded at this time	

TOTAL - Carpentry & Woodwork:

1,924

Building Envelopes - Insulation, Roofing & Siding:

1 Thermal Protection:	
• Insulation:	Excluded 0
o Additional insulation is not anticipated at this time	
2 Roofing:	
• Rubber Roofing:	2,254
o Install new rubber / membrane roof at the second floor balcony	
o Inspect and provide minor repairs to the upper roofing where required (Note: Areas requiring repairs outside the intent of this estimate will be reviewed with the owner.)	

**3 Siding:**

- Install new siding, soffits, fascia and other trimmings as required for a siding replacement on the building facade and including the following considerations: 7,532
 - o Provide and install new wood siding and related trimmings across the front of the building
 - o Provide and install new wood fascia and soffits to match the existing as close as practical
 - o Install new exterior trim as required to finish the exterior
 - o Repair / reattach any loose or unsound materials
 - o **Note:** Excessive areas of damage discovered during the course of work will be reviewed with the Owner and addressed on a Time & Material basis.
 - o **Note:** Loose or hanging items along the exterior walls should be removed to prevent damages. Ridgeline cannot be responsible for broken items or drywall nail pops as a result of the renovations

4 Balcony Railing:

- Remove, repair and reinstall the railing around the second floor balcony as required for the roofing and exterior finish work 565

TOTAL - Building Envelopes - Insulation, Roofing & Siding: 10,351**Doors & Windows:****1 Doors:**

- Exterior Doors: 4,363
 - o Rookies Entry - Remove the existing and install a new entry door and related hardware into Rookies
 - o Upstairs Apartment - Remove the existing and install a new entry door and related hardware into the upper level
 - o Back Deck - Remove the existing and install a new rear deck doors & related hardware (**Note:** Door jamb to be wrapped with aluminum prior to installation of the new storm door.)
 - o Furnish and install new storm door and related hardware at the rear deck
 - o **Note:** A total allowance of \$2,300 has been included for the new doors and related hardware outlined above

2 Windows:

- Remove and replace 54" x 54" window at the deck side of the store (**Note:** Includes interior trim and repairs to the window opening if required. A total allowance of \$400 has been included for selection of the new window.) 1,128

TOTAL - Doors & Windows: 5,491**Finishes:****1 Drywall:**

- No drywall repairs are anticipated at this time Excluded 0

2 Flooring:

- The existing flooring is to remain Excluded 0

3 Signage:

- Install new owner-furnished display box adjacent the front door and apartment door No Charge 0

4 Acoustic Ceilings:

- Re-work the acoustic ceiling in the front area to match the existing as close as practical 756

**5 Paint & Coatings:**

• Interior Painting:	Excluded	0
o Re-painting of repaired walls, ceilings or other surfaces are not anticipated at this time		
• Exterior Painting:		2,578
o Prime and paint the new exterior siding and trim to match the existing as close as practicable	700 SF	
• Door Finishing:		689
o Prime & paint the new doors	3 EA	
• Sealants & Joint Protection:		141
o Caulk exterior trim, doors and /or windows as required for painting and re-finishing of the exterior		

TOTAL - Finishes: 4,164**Electrical:****1 Electrical System:**

• Modify the existing electrical system and devices as follows:	985
o Electrical Permit	
o Additional outlets at storefront interior	
o Exterior lights under the awning	
o Light openings for surface-mounted fixtures (rough-in only)	
o Other electrical alterations as determined by the owner or as a result of the interior / exterior renovations	
• Electrical Notes:	
o Standard trim & device colors are available in white and ivory. Additional finish colors are available as an upgrade.	
o Location of existing panel & wiring are to remain except as specifically noted in the above	
o Note: Pending final electrical design and review by the electrical contractor, a total allowance of \$750 has been included for the above electrical alterations and lighting fixtures.	

2 Lighting & Electrical Fixtures:

• Provide and / or install lighting and electrical fixtures including the following considerations:	394
o Surface fixture outside the entry	
o Canopy signage lighting	
o Other fixtures TBD	
o Note: A total allowance of \$300 has been included for surface-mounted lighting fixtures and other specialty fixtures (Note: Can lights are included in the above electrical proposal.)	

TOTAL - Electrical: 1,379**TOTAL ESTIMATE \$29,561**



Thank you very much for the opportunity to provide you with this estimate. The above constitutes my understanding of our discussions regarding the storefront improvements. Now, as always, if you have any questions or concerns, I encourage an open and candid discussion. In all, thank you very much for your trust and confidence in Ridgeline. I look forward to working together with you.

Respectfully,

RIDGELINE

Matt Garrison

Notes, Clarifications and Other Considerations:

- 1 **CONFIDENTIALITY:** The recipient(s) acknowledge that the information contained within this proposal is considered proprietary and confidential to the extent provided by Law. Furthermore, access to this information is directly limited to those persons intended. Unauthorized distribution of this information without written permission by **Ridgeline** is strictly prohibited.
- 2 **Limit of Liability:** In recognition of the relative risks, rewards and benefits of the project to both the client and Ridgeline, the risks have been allocated such that the client agrees that, to the fullest extent permitted by Law, Ridgeline's total liability to any issue, cause or causes related to the execution of this scope of work shall not exceed the total contract amount for this project and in no way shall exceed \$10,000. Such issue(s) or cause(s) include, but are not limited to, Ridgeline negligence, error, omission, strict liability, breach of contract or breach of warranty.
- 3 **Warranty:** Ridgeline warrants that all subcontracted work, equipment, materials and labor provided by Ridgeline to the Owner shall be free of material or workmanship defects for a period of one (1) year from the date of substantial project completion. All manufacturer's warranties extending beyond this period shall be maintained by the Owner directly with the manufacturer. Extensions to this Warranty period are negotiable. We would like to thank you in advance for your understanding that neither Ridgeline nor our vendors are able to warrant the installation or the effects resulting from items that are reinstalled or those that are provided by Others.
- 4 **Budgetary Estimates:** We thank you in advance for understanding that the above Budget and component costs are estimates only and reflect an approximation of the tasks required to complete the project. It represents only our understanding of the scope and various expenses of what will be required to complete the project. Any design alterations, modifications to plans or specifications, subcontractor estimates and final selection of finishes will affect the budget. Ridgeline is providing this information solely for planning purposes and to help our clients get a sense for the project and its relative costs. There are countless variables that go into each individual project and they are too numerous to accurately predict this early in the process. As with any construction project, we recommend that you incorporate a 'contingency' line item into your budget for unforeseen overages. Ridgeline reserves the right to correct or amend oversights to this budget where discovered, revoke any stated offer in whole or in part, and / or to correct any errors, inaccuracies or omissions.
- 5 **Discrepancies:** In the event that the plans and the estimate / proposal differ in their content, the written estimate or proposal shall govern.
- 6 **Performance Guarantee:** Performance of the above Scope of Work shall meet or exceed the residential construction standards as set forth by the National Home Builder's Association in the HBA Residential Construction Performance Guidelines
- 7 The above costs include all labor, materials, deliveries, equipment, subcontractors, fees, taxes, insurance, debris removal, safety related compliance and general clean-up as required to complete the above stated Scope Of Work. Because of occasional volatility in material and vendor prices, this Proposal may expire if not accepted within a period of thirty (30) days. Where applicable, final pricing may be subject to change pending actual field measurements, conditions and final design specifications. **Ridgeline** reserves the right to correct or amend oversights to this Proposal where discovered, revoke any stated offer in whole or in part, and / or to correct any errors, inaccuracies or omissions including after an order has been submitted.
- 8 This Proposal excludes any utility re-locations or other work not specifically referenced in the above scope of repairs.
- 9 Any allowances shown above include any alterations or modifications, sales tax, applicable delivery charges or other costs associated with the item.
- 10 Owner is responsible for identifying any areas requiring special care or protection and / or removing salvageable or personal items from the work area prior to start date. (Unless otherwise specified in the above estimate) **Ridgeline** shall reserve salvage and / or disposal rights to any materials removed that the Owner has not specifically identified for relocation or salvage
- 11 This Proposal excludes any testing, remediation or treatment of any hazardous substance other than as listed specifically in the above (Hazardous substances include, but are not limited to: lead-based paint, mold, asbestos, radon, etc.)
- 12 All materials are to match the existing conditions as close as practical. Due to the unique characteristics of construction materials and the construction process, some material finishes may vary. Additionally, what we do is a craft. There will be some character traits that are a result of the hand-crafting process.



Grant Application Bid Sheet

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #2

Bid #1 Total Cost \$ \$ 33,725

Name of Contractor(s) Tom Reedy

Description of Work Rookies - Store front improvements

List all individual costs for Bid #2

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ _____	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ _____
Awning work	\$ _____	Concrete work	\$ _____
Lighting	\$ _____	Structural work	\$ _____
Other	\$ _____	Other	\$ _____

Quantity of Windows _____ Location of Windows circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Window Manufacturer _____ Window Model number _____

Quantity of Doors _____ Location of Doors circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Door Manufacturer _____ Door Model number _____

Include with **Bid #2** all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.

Bid #2

Tom Reedy
234 Maple St.
Lowell, Michigan 49331
616-293-0518

July 17/2017

Estimate

Sold To:	Address
Rookies Sportcards 106 W. main St. Lowell, Michigan 49331	106 W. Main lowell, michigan

Storefront Improvemments

No.	Description	Quantity	Unit Price	Amount
1	Reconstruct porch roof and repair decking to front upper. Install wall sheathing for new siding on front exterior.			\$ 2,100
2	Installation of new cedar 6" exposed lap siding and cedar trim. New wood fascia and soffits.			\$ 8,500
3	Install new railing to upper			\$ 400
4	replace both front exterior doors and rear door with insulated metal prehung doors and hardware. Insulation as needed.			\$ 3,750
5	replace rear window (54" x54") includes cost of insulated pane window			\$ 1,550
6	Rubber roof on balcony roof front side			\$ 2,500
7	Ceiling rework to match exting			\$ 600
8	Caulking and painting of exterior siding, doors and all trim			\$ 5,250
9	Electrical additions including interior plugs lighting and fixtures to exterior			\$ 1,575
10				
11	Prep work, removal of debris and set up for customer traffic in and around store. Dumpster and barriers			\$ 5,000
12	In-store protections from dust and debris			\$ 2,500
13				
14				
15				
TOTAL			\$ 33,725.00	

DOWNTOWN LOWELL HISTORIC DISTRICT

Grant Application Form

Only rehabilitation projects that have received a Certificate of Appropriateness (work approval process by the Historic District Commission) are eligible for a grant. See reverse of this form for conditions and requirements for grants. ***Grant recipients may be subject to State and Federal taxation and will be subject to applicable reporting requirements. Recipients should consult their tax adviser.***

Property Address: 215 W Main

Applicant: Name: Eric Bartkus - Ability Weavers

Address: _____

Phone: _____

Name of Building Owner: _____

Date Certificate of Appropriateness issued _____

Description of proposed work: _____

Note: If project includes exterior painting, paint colors shall be submitted for approval.

Project Start Date: _____ Completion Date: _____

Applicant Signature: _____ Date: _____

See Conditions on the reverse side of this form.

Lori Gerard

From: ebartkus <ebartkus@comcast.net>
Sent: Monday, July 17, 2017 3:53 PM
To: Lori Gerard
Subject: Fwd: exterior painting quote for 215 building
Attachments: Scan_20170717 (10).jpg

215 W Main — Ability Weavers

Hello Lori, we have just received our lowest quote from Mark bachelor. We are out of town until Wednesday. Would you please accept our request for painting the main street side of our building. Can I deliver the signed forms on Wednesday? Marks quote is for \$1950. Regards, Eric b

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Mark Batchelor <archbuildingrest@aol.com>
Date: 7/17/17 1:51 PM (GMT-05:00)
To: ebartkus@comcast.net
Subject: exterior painting quote for 215 building

Mark Batchelor
General Manager
Architectural Building Restoration
2775 Tyler Trail
Lowell, MI 49331
Off# 616-897-0222
Cell# 616-293-2581
Fax# 616-897-8880
WBENC 2005121415



 **Ability
Weavers**

616.929.0211
www.AbilityWeavers.com

"Weaving a Purpose"

Grant Application Bid Sheet

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #1

Bid #1 Total Cost \$ 1950

Name of Contractor(s) Architectural Building Restoration

Description of Work _____

List all individual costs for **Bid #1**

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ _____	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ _____
Awning work	\$ _____	Concrete work	\$ _____
Lighting	\$ _____	Structural work	\$ _____
Other	\$ _____	Other	\$ _____

Quantity of Windows _____ Location of Windows circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Window Manufacturer _____ Window Model number _____

Quantity of Doors _____ Location of Doors circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Door Manufacturer _____ Door Model number _____

Include with **Bid #1** all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.

ARCHITECTURAL BUILDING RESTORATION, INC.

July 17th 2017

Mr. Eric Bartkus
215 W. Main Street
Lowell, MI 49331

Subject: Front and Back Brick Repair & Painting @ 215 W. Main St.

Option 1- South elevation painting

Step 1: No brick work on this elevation.

Step 2: Tuck point any open mortar joints.

Step 3: Power wash to remove loose paint and dirt.

Step 4: Spot primer any areas that are down to raw brick.

Step 5: Paint brick with one color and up to two colors on window and door trim.

Step 6: Clean up.

Labor and Materials for the sum of: **\$1,950.00**.

Option 2- North elevation painting only the bottom or 1st floor

Step 1: No brick work on this elevation.

Step 2: Power wash to remove loose paint and dirt.

Step 3: Paint brick, block and wood with one color and up to two colors on windows and door trim.

Labor and Materials for the sum of: **\$1,100.00**

*Historic District approval would be required before any work could begin. Also, the Historic District could offer non-pay back grants up to 30% for any qualifying work.

Payment terms are 20 days from project completion. A purchase order is required prior to project commencement. Building owner to supply a 110 volt electrical supply, adequate lighting, a dumpster for debris. A temperature of 68 degrees or greater to ensure cure time is also required.

Thank you for the opportunity to quote this project, we hope that is meets with your approval and that we can be of service to you in the near future. Should you have any questions or concerns please don't hesitate to contact me at (616) 293-2581.

Respectfully Submitted,



Mark Batchelor
General Manager
2017-106
WBENC 2005121415

Grant Application Bid Sheet

The following must be completed in full. Fill out all items that are applicable to your work. Approved exterior work only.

BID #2

Bid #1 Total Cost \$ 2675

Name of Contractor(s) Service Pro Unlimited

Description of Work _____

List all individual costs for **Bid #2**

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ _____	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ _____
Awning work	\$ _____	Concrete work	\$ _____
Lighting	\$ _____	Structural work	\$ _____
Other	\$ _____	Other	\$ _____

Quantity of Windows _____ Location of Windows circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Window Manufacturer _____ Window Model number _____

Quantity of Doors _____ Location of Doors circle: North – South – East – West.

Location by floor circle: First Floor – Second Floor – Third Floor.

Door Manufacturer _____ Door Model number _____

Include with **Bid #2** all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.

EXTERIOR REPAINT

BERLY BARKUS
215 WEST MAIN STREET, LOWELL, MI, 49331

Service Pro

Date: 7/7/2017
W.O. # 30114

Service Pro Unlimited
12246 24th Ave
Marne, MI
616-498-4410



Item	Description	Materials	Line Total
<u>Front</u>			
Prep	Scrape Loose, Peeling Paint, Clean Up	Plastic, Tape	\$350.00
Prep	Prime (bare wood), Caulk (holes, gaps, cracks), Prep for painting	Primer, Caulk, Tape, Plastic	\$450.00
Finish	Apply 2 coats (as needed) to siding, trim, door, porch floor	4 gallons siding, 3 gallons trim, 1 gallon door, 1 gallon foundation	\$1800.00
Clean-up	Remove Tape, Vacuum, Remove Trash	Trash bags	\$75.00
		Front Repaint:	\$2675.00
<u>Back</u>			
Prep	Scrape Loose, Peeling Paint, Clean Up	Plastic, Tape	\$250.00
Prep	Prime (bare wood), Caulk (holes, gaps, cracks), Prep for painting	Primer, Caulk, Tape, Plastic	\$250.00
Finish	Apply 2 coats (as needed) to siding, trim, door, porch floor	4 gallons siding, 3 gallons trim, 1 gallon door, 1 gallon foundation	\$1000.00
Clean-up	Remove Tape, Vacuum, Remove Trash	Trash bags	\$35.00
		Back Repaint:	\$1535.00
		Total:	\$4,210.00
		Deposit:	\$500.00

Price include: labor, supplies, paint