



CITY OF LOWELL
HISTORIC DISTRICT COMMISSION AGENDA

TUESDAY, JUNE 25, 2015

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL
2. APPROVAL OF THE AGENDA
3. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)
 - a. April 28, 2015 – minutes of regular meeting
4. PERMIT APPLICATIONS
 - a. 221 & 223 W Main – roofing
 - b. 198 -212 W Main – brick repair
 - c. 206 E Main – painting
 - d. 210 E Main – exterior renovations
5. PROJECT UPDATES
 - a. 325 W Main
 - b. 221 & 223 W Main
6. OLD BUSINESS
7. NEW BUSINESS
8. ADJOURNMENT

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

**PROCEEDINGS
OF
LOWELL DOWNTOWN HISTORIC DISTRICT COMMISSION
CITY OF LOWELL
TUESDAY, APRIL 28, 2015 at 6:00 P.M.**

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

The Meeting was called to order at 6:03 p.m. by Chairman Doyle and Lori Gerard called the roll.

Present: Ardis Barber, Todd Cooper, Chairman Steve Doyle, Brian McLane, Nancy Wood and Councilmember Sharon Ellison

Absent: None

Also Present: Lorain Smalligan, Mark Batchelor, Dan DesJarden, Rob Leonard and Lori Gerard

2. APPROVAL OF THE AGENDA

IT WAS MOVED BY MCLANE and supported by COOPER to approve the agenda as written

YEA: 5 NAY: 0 ABSENT: 0 MOTION CARRIED

3. APPROVAL OF MINUTES OF PREVIOUS MEETING

IT WAS MOVED BY WOOD and supported by BARBER to approve the minutes of March 24, 2015 as written.

YEA: 5 NAY: 0 ABSENT: 0 MOTION CARRIED

4. PERMIT APPLICATION:

325 W Main – City of Lowell – glass window replacement

Dan DesJarden DPW Director presented a grant application for replacement of broken glass in 3 windows at the Museum. Chairman Doyle noted that the Museum is dependent on grant money for operations and is a public building owned by the city. Bid for glass was for \$525.

IT WAS MOVED BY BARBER and supported by MCLANE to approve a 30% grant for glass replacement of 3 windows at 325 W Main which is the public Museum. Grant is not to exceed \$157.

YEA: 5 NAY: 0 ABSENT: 0 MOTION CARRIED

221-223 W Main – Lowell Arts – exterior repairs

Lorain Smalligan presented a permit application for Lowell Art as new owners of 221 & 223 W Main. Application is for exterior brick repair and replacement and replacement of west wall parapet cap. Painting will also be done on both buildings.

IT WAS MOVED BY MCLANE and supported by WOOD to approve the exterior brick repairs and replacement, west wall parapet cap repair and painting of building. Brick repairs will match as close as possible in dimension as presented.

YEA: 5 NAY: 0 ABSENT: 0 MOTION CARRIED

Grant application was also presented for project with 2 bids.

IT WAS MOVED BY BARBER and supported by COOPER to approve a 30% grant for exterior repairs as presented for \$60,000 bid work. Grant not to exceed \$18,000 with a deadline for completion to be October 1, 2015.

YEA: 5 NAY: 0 ABSENT: 0 MOTION CARRIED

Smalligan note that she would present color of building at another meeting.

5. **PROJECT UPDATES.**

315 W Main and 301 E Main have both been completed.

6. **OLD BUSINESS.**

None.

7. **NEW BUSINESS.**

Letter for Historic District property owners was reviewed. Grants for painting and brick repairs will be offered for applications submitted by July 1, 2015. Grants will be for 50% up to a \$5000 maximum. Letters with grant applications will be mailed from city hall.

IT WAS MOVED BY COOPER and supported by MCLANE to approve property owner letters for exterior brick work and painting grants.

YEA: 5 NAY: 0 ABSENT: 0 MOTION CARRIED

Rob Leonard Manager at the Flat River Grill introduced himself the board. Leonard wanted to see how the process goes as they are planning some painting and repairs at their building at 201 E Main. He noted they may need a lift for the second story and was told to contact DesJarden at the DPW as the city owns the Riverwalk property.

8. PUBLIC COMMENTS.

No comments.

IT WAS MOVED BY WOOD to adjourn at 7:10 p.m.

APPROVED:

Steve Doyle, Chairman

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: 221 & 223 W. Main St Date: June 18, 2015
2. Applicant's Name and Address: Lowell Area Arts Council
149 S. Hudson, PO Box 53, Lowell, Mi 49331
3. Applicant's phone: 616-897-8545
4. Property Owner's Name: Lorain Smalligan, Executive Director
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) New roof on both buildings including removal of unused chimneys
9. Will the repair of alteration match existing or original materials and design? Yes X No
10. If proposed work involves foundation, brick, repointing/tuckpointing, will the new mortar match the original mortar color, joint profile and composition? Yes X 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 N/A No
13. What are approximate start and completion dates of the work? Start 10/1/15 Completion 12/1/31
14. **Additional Local, County, State or Federal permits may be required.**

Application approvals EXPIRE after 12 months.

14. Applicant's signature:  Date June 17, 2015

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

May 20, 2015

LowellArts! **Request for [revised] Roof Proposal**

Thank you for your recent interest in the LowellArts! roof renovation project at 221 and 223 W. Main in Lowell, Michigan. LowellArts! will be submitting for a capital improvements grant from the Michigan Council for Arts and Cultural Affairs before June 1 (10 days) and will need to select a roofing bid to include in the submission. We request that you respond with an updated roof proposal by Wednesday, May 27. Please notify us if this is not going to be possible.

To help define the scope of this project, we performed a thermal scan of the existing modified bitumen roof to identify any areas of existing moisture. The total area scanned was 4,856 square feet and the results came back clear. There were no signs of current moisture in the roof system. That said, we have confirmation of substantial long-term water infiltration at chimney and wall flashing/seal locations that has led to extended brick and mortar damage at much of the exterior masonry surfaces. The revised roof proposals need to include all materials and labor necessary to prevent any further masonry damage from occurring. We have identified a local mason who will perform the masonry repair. Please note that the LowellArts! buildings are in the National Register of Historic Places and any alteration of the façade appearance will need to be approved by MMA and Lorain Smalligan.

Modified Roof Renovation Scope:

1. Provide permits.
2. Remove all layers of existing roof material and properly dispose.
3. Remove and replace any deteriorated areas of wood decking. For this bid, include 1,000 square feet of replaced wood decking, approximately 20%.
4. Remove all existing brick and mortar chimneys, patch openings.
5. Remove all metal flashings and caps at perimeter walls.
6. Remove existing roof hatch, replace with new roof hatch.
7. Supply and install two layers of 2" rigid polyisocyanurate insulation (4" total), taped seams, mechanically fasten to wood roof deck.
8. Supply and install a fully adhered 60 mil black EPDM roof system.
9. Supply and install tapered drain sets at each drain location, provide overflow drains to meet code.
10. Supply and install required membrane flashing and boots.
11. Provide new wood blocking as required, caulk and seal all openings at perimeter walls.
12. Fabricate and install new 24g Kynar coated sheet metal flashings around perimeter and where necessary to provide continuous, watertight seal.
13. Provide 15-year labor and material manufacturer warranty

We look forward to your revised roof proposals! Thank you. Please contact Evan Mathison or Tom Mathison with any questions or clarifications.

Mr. Evan T. Mathison
Mathison/Mathison Architects
5/27/2015
Page (2)

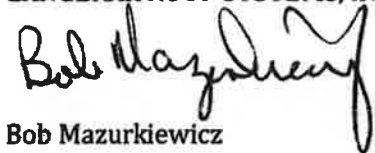
NOTES:

1. **Please check with your local City/Township to verify their code requirements.**
2. **This proposal is not to be utilized as a design specification.**
3. **Pricing is valid for 30 days from date of proposal.**

Please note that the "General Conditions" attached are part of the proposal. By accepting the proposal, either by signing below or by issuing a purchase order or otherwise, you agree to these conditions as well as to the terms contained in this proposal.

If you should have any questions, please feel free to contact me at your convenience.

Respectfully,
LANGERAK ROOF SYSTEMS, INC.


Bob Mazurkiewicz

ACCEPTED BY:

DATED:

See Reverse Side for General Conditions

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: 221 and 223 W. Main St.

Applicant: Name: Lowell Area Arts Council

Address: 149 S. Hudson, Lowell, MI 49331

Phone: 616-897-8545

Name of Building Owner: Lowell Area Arts Council, Lorain Smalligan, Executive Director

Date Certificate of Appropriateness issued

Description of proposed work: ROOFING: As outline on attached bids

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

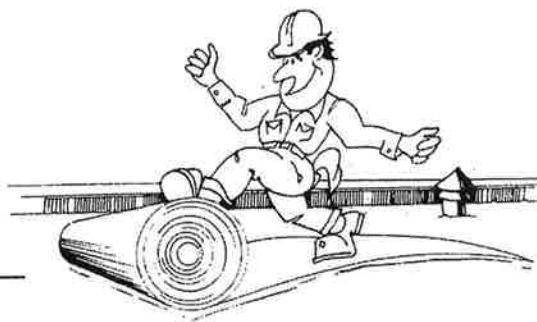
Project Start Date: Summer/Fall 2015 Completion Date: December 2015

Applicant Signature:  Date: June 4, 2015

See Conditions on the reverse side of this form.

OVER 40 YEARS OF QUALITY

Arrow ROOFING & SUPPLY, INC.



May 22, 2015

Mathison/Mathison Architects
1989 Cascade Farms Drive SE
Grand Rapids, Michigan 49548

Attn: Evan
Re: LowellArts!

We would like to provide you with the following roof scope based on the documents provided:

Existing Roof:

- Tear off the existing modified bitumen systems down to the deck and legally dispose of all debris. This includes the removal of all flashing and existing sheet metal related to the roof system.

Deck Replacement:

- Visually inspect the roof deck for any damage due to long term exposure to moisture. Replace as necessary. Our bid includes replacement of 1,000 square feet of roof deck.

Wood Blocking:

- Install wood blocking to accommodate the new insulation height. Wood blocking will also be installed on top of the west wall.

Insulation Assembly:

- Install 2 layers of 2" PolyIso insulation over the wood surface and mechanically attach.
- Install a 1/2" tapered saddle at the low point of the roof. This will help promote water flow to the drains.

Roof System:

- Carlisle 60mil EPDM fully adhered system. This includes new membrane flashing at all roof penetrations and at the perimeter.

Sheet Metal:

- New 24g Kynar coated sheet metal, color from standard chart, around the exposed perimeter and where necessary to create a watertight seal.

System Warranty:

- Manufacturer's 20-year watertight total system warranty.

Price: \$53,482.00

Notes:

- **Permit** – Our price includes the cost of the permit required for this project. Cascade Township handles the permitting and inspection for Lowell.
- **Drains** – Our price includes an allowance for drains. A new drain is required at 221 as the existing drain is not the proper roof drain assembly. The drain assembly at 223 will likely need replacement due to its type. Our allowance would cover the cost for this drain as well.

- **Overflow Drains** – We did not include the cost to install two new overflow drains. From what I know we are not allowed to connect overflows to the same storm water piping as the standard drains. Overflows would require all new piping and tie in to the storm system. This would require research by a plumber to see if it is possible. That said, we have included in our bid price the fabrication and installation of two roof scuppers. They would be cut into the new wood blocking along the north elevation. This would allow water to flow over in the event the drain system backs up.
- **Roof Hatch** – We will install a standard 30"x36" roof hatch.
- **Chimneys** - Our pricing includes the removal of the chimneys between 221 & 223. The chimneys on the east side of 221 will have to stay in place as they are shared with the building to the east. We will flash and seal those to ensure a watertight seal for 221.

Thank you for the opportunity to provide a price for this project. Please contact me if you have any questions regarding our scope.

Respectfully submitted,

Josh Neumann

A handwritten signature in black ink, appearing to be 'JN' followed by a horizontal line.

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 \$ \$53,482

Name of Contractor(s) Arrow Roofing

Description of Work Tear off existing roof down to the deck, deck replacement, Install wood blocking, Insulation installed, new membrane flashing, new coated sheet metal,
removal of chimneys, 20 year warrenty.
Please refer to attached bid for detailed descriptions of all work.

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

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ _____	Metal work	\$ _____
Paint	\$ _____	Glass work	\$ _____
Woodwork	\$ _____	Roof work	\$ <u>\$53,482</u>
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.



P.O. Box 85
Hudsonville, MI 49426-0085

(616)-896-1397 OFFICE
(616)-896-8690 FAX
www.lrsroof.com

Firestone
Master Contractor Since 1989

5/27/2015

Mr. Evan T. Mathison
Mathison/Mathison Architects
1989 Cascade Farms Dr. SE
Grand Rapids, Michigan 49546

We, at Langerak Roof Systems, Inc., are pleased to offer this roofing proposal, approximately 4,800 square feet for Lowell Arts located at 221 & 223 West Main, Lowell, Michigan per the following:

Provide permits.

Remove existing roofing and dispose of properly.

Remove and dispose of metal flashings and caps at perimeter walls.

Remove existing roof hatch.

Remove and replace deteriorated wood decking. Contract price includes bid allowance to replace 1,000 square feet of wood decking.

Remove existing brick and mortar chimneys down to roof level and patch openings.

Furnish and Install a base layer of **FIRESTONE 2"** Polyisocyanurate Roof Deck Insulation, R-11.4.

Furnish and Install a top layer of **FIRESTONE 2"** Polyisocyanurate Roof Deck Insulation, R-11.4.

Furnish and Install a **FIRESTONE** Fully Adhered 60 Mil Rubber Roof System.

Furnish and Install tapered drain sets at each drain to enhance drainage.

Furnish and Install roof related equipment flashings and boots.

Furnish and Install roof related membrane wall flashings. (This line item does not include any sheet metal or gutter liners).

Furnish and Install new 2'6"x3'0" roof hatch, excludes framing.

Furnish and Install per-molded rubber walkway pads at roof hatch.

Furnish and Install wood nailers as required.

Furnish and Install 24 gauge pre-finished, standard color sheet metal flashing at outer perimeter.

A **FIRESTONE** 15 Year Labor and Material Warranty will be issued for this project upon the completion, after inspection by the **FIRESTONE** Technical Representative and after receipt of final payment.

TOTAL PRICE: \$ 81,736.00

BID QUALIFICATIONS: Base Bid Excludes: Masonry repair, sealing/caulking exterior walls, replacing wood decking in excess of 1,000 square feet, safety rail/safety post for roof hatch, electrical work, replacing roof drains and replacing wood joints.

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 \$ \$81,736

Name of Contractor(s) Langerak Roof Systems

Description of

Work _____ Tear off existing roof down to the deck, deck replacement, install new membrane
flashing, new coated sheet metal,
removal of chimneys, 15 year warranty.

Please refer to attached bid of detailed descriptions of all work.

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

Windows \$ _____ Brickwork \$ _____

Doors \$_____ Metal work \$_____

Paint \$ _____ Glass work \$ _____

Woodwork \$ _____ Roof work \$ \$81,736

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.

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: 198-212 W Main Street Lowell Date: 6/12/15
Michigan 49331
2. Applicant's Name and Address: Lowell Main Street Condominium Association
25 Division Avenue South Suite 222
Grand Rapids MI 49503
3. Applicant's phone: 616-774-2313
4. Property Owner's Name: Richard J. Craig / AKM LLC

N/A 5. Provide a scale drawing(s) showing the existing and proposed exterior elevation(s).

N/A 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) Tuckpointing East, North, & South Elevations

9. Will the repair of alteration match existing or original materials and design? Yes X No _____

10. If proposed work involves foundation, brick, repointing/tuckpointing, will the new mortar match the original mortar color, joint profile and composition? Yes X No _____

Note: Applicant should obtain and refer to Preservation Brief #2 when masonry alterations are proposed.

- N/A 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 X No _____

13. What are approximate start and completion dates of the work? Start as soon as approved Completion by 11/15/15

14. Additional Local, County, State or Federal permits may be required.

Application approvals EXPIRE after 12 months.

14. Applicant's signature: Brenda Thomas, Administrative Asst. Date 6/16/15

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

Lowell Main Street Condo Assoc

6/12/15

North +

East

Elevations

Street View

198-212^W Main St.
Lowell MA



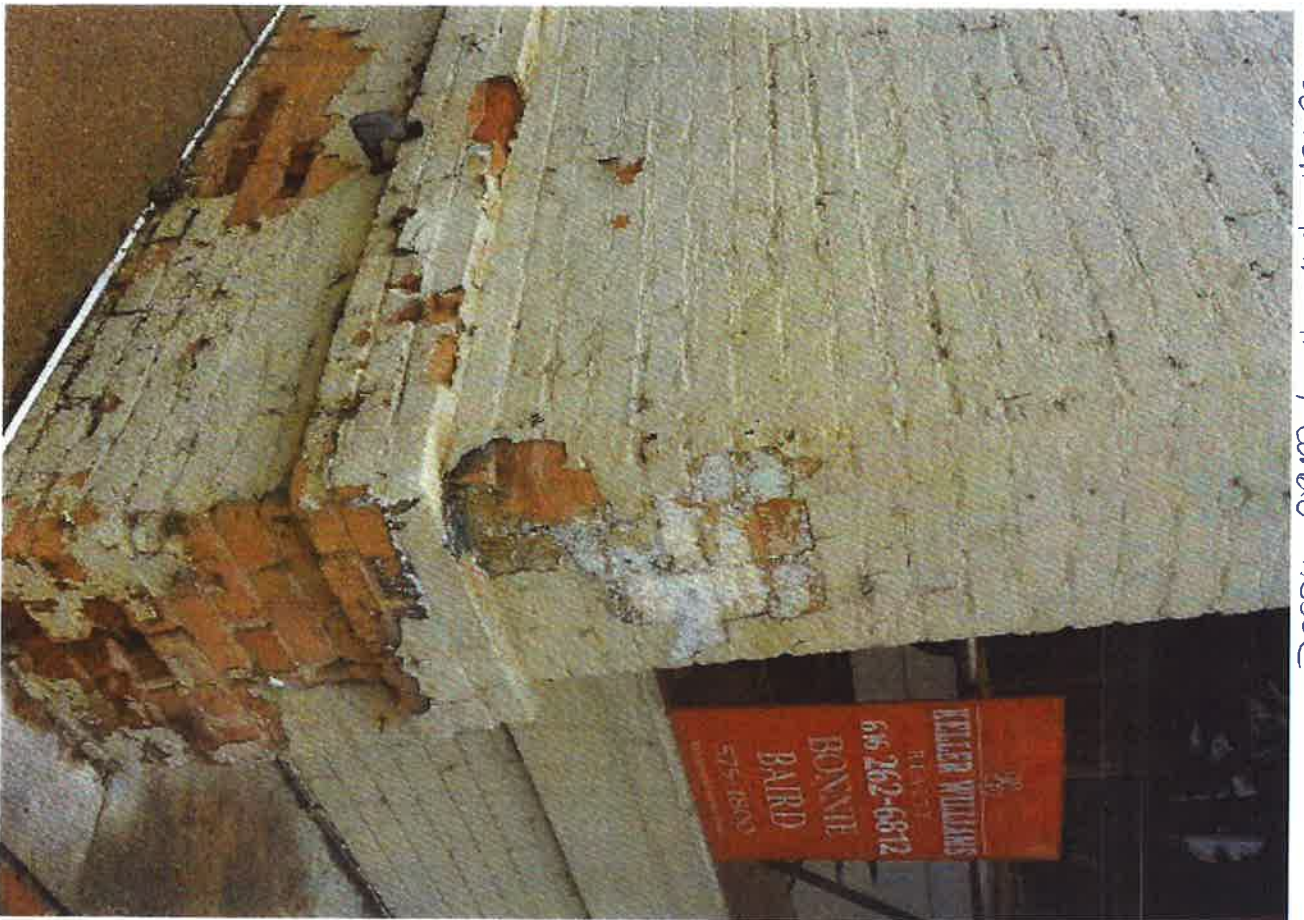
Lowell Main Street Condo Assoc



6/12/15

Close - Up North Elevation Street View
198-201 West Main Street
Lowell M1

Lowell Main Street Condo Assoc.



6/12/15

North East Corner

198-201 West Main Street

Lowell M1



Lowell Main Street Condos

East Elevation by Handrails

198-201 West Main Street

Lowell MI

Lowell Main Street Condo Assoc.



6/19/15

East Elevation

198-201 W Main Street

Lowell MI

Lowell Main Street Condo Assoc.



6/12/15

East Elevation - Over Door

198-201 West Main Street

Lowell M1

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: 198-212 W. Main Street Lowell MI 49331

Applicant: Name: Lowell Main Street Condominium Association

Address: 25 Division Avenue South Suite 222 Grand Rapids MI 49503

Phone: 616-774-2313

Name of Building Owner: Richard J. Craig / AKM LLC

Date Certificate of Appropriateness issued: _____

Description of proposed work: Tuck point East, North & South elevations

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

Project Start Date: As Soon As Approved Completion Date: by 11/15/15

Applicant Signature: Brenda Thomas, Administrative Asst. Date: 6/16/15

See Conditions on the reverse side of this form.



TEKTON
ENTERPRISES

BRICK · BLOCK · STONE

5774 Nile Drive SW - Wyoming, MI 49418

Estimate

Date	Estimate #
5/29/2014	943
Project	
202 West Main St - Lowell	
Rep	Terms

Name / Address
Kwekel Companies 3347 Eagle Run Drive NE Ste A Grand Rapids, MI 49525

Description	Total
East Building Elevation	
Labor to remove deteriorated brick {ramp area} and tuckpoint / replace as needed	1,290.74
Labor to remove deteriorated brick from around door, tuckpoint / replace as needed	920.00
Labor to tuckpoint cracked joints on exterior of ramp	1,180.00
Brick for above {to be painted by others}	315.00
Pre-Mix Mortar Type S	244.26
Total for Ground Work	3,950.00
Labor to tuckpoint / replace second story brick that are deteriorated	2,110.16
Man lift rental	1,098.00
Brick {to be painted by others}	189.00
Pre-Mix Mortar Type S	162.84
Total for Lift work	3,560.00
NORTH ELEVATION {man lift cost included in above}	
Labor to remove deteriorated brick and miscellaneous tuckpoint	3,337.16
Brick {to be painted by others}	300.00
Pre-Mix Mortar Type S	162.84
Total North Elevation	3,800.00
SOUTH ELEVATION {man lift cost included in above}	
Labor to remove and replace deteriorated brick sills and tooth in crack	2,122.16
Brick {to be painted by others}	315.00
Pre-Mix Mortar Type S	162.84
TOTAL SOUTH ELEVATION	2,600.00
We propose to furnish labor and material, complete in accordance with above specifications. Quote does not include winter charges for temperatures below 40 degrees unless otherwise noted. Acceptance signature denotes the above price and conditions are satisfactory and are hereby accepted.	Total \$13,910.00

Web Site	
www.tektonent.com	
Phone #	Fax #
(616) 299-6886	(616) 257-8871

Accepted By: _____

Submitted By: _____

Kenneth Nickoles
E-Mail: kenn@tektonent.com Phone: 616.299.6886

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 #1

Bid #1 Total Cost \$ 13,910⁰⁰

Name of Contractor(s) Tekton Enterprises

Description of Work Tuck point East, North, & South Elevations

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

Windows	\$ _____	Brickwork	\$ <u>13,910⁰⁰</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.



D. C. Byers Co./Grand Rapids, Inc.

SPECIALISTS IN RESTORATION OF STRUCTURES SINCE 1903

June 11, 2014

Craig Architects
25 S. Division Ave.
Grand Rapids, MI 49503
Attn: Denise

RE: Main St. Condo's in Lowell, MI

Dear Denise:

D.C. Byers Company/Grand Rapids, Inc. is pleased to provide you with this proposal for labor, materials, equipment, and supervision for the following work:

East Wall:

1. Mobilize equipment and manpower to the project.
2. Perform misc. tuckpointing of open and deteriorated mortar joints.
3. Replace badly spalled, cracked, or deteriorated bricks (100+/-), especially at lower band of bricks at roughly waist level.

Total Price: \$16,683.00

East Side Ramp Wall:

1. Grind out and replace the mortar joints in the low wall cap joints.

Total Price: \$430.00

North Wall Brick Pilaster Bases:

1. Remove and replace cracked, spalled, or badly damaged brick.
2. Perform misc. tuckpointing on bricks.

Total Price: \$1,542.00

South Wall:

1. Remove and replace misc. damaged and deteriorated brick (60+/-).
2. Perform misc. tuckpointing of damaged mortar joints.

Total Price: \$7,450.00

D. C. Byers Co./Grand Rapids, Inc.

Thank you for the opportunity of providing you with this proposal. If you have any questions regarding this quotation, please call me at 538-7300.

Sincerely,
D.C. Byers Company/Grand Rapids, Inc.

A handwritten signature in dark ink, appearing to read "Doug Lectka", written in a cursive style.

Doug Lectka
Sr. Vice President

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 \$ 26,105⁰⁰

Name of Contractor(s) D.C. Byers Co. / Grand Rapids, Inc.

Description of Work Tuck point East, North & South elevations

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

Windows	\$ _____	Brickwork	\$ <u>26,105⁰⁰</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 #2** all quotes, drawings, photos, manufacturer's specification sheets, and/or any other supporting documents.

Downtown Historic Commission:

Thank you for giving me the opportunity to apply for the Grant money.

I'm Submitting 1 Bid. Mark Batchin has done All the work on the front of my Building. I Prefer to use 1 Person they know what has Already been done. And he is from Lowell And i Prefer to use Local People.

He gave me 4 different Bids. I can do All or just Part of them. I Also want to use the Colors Already on the Building, or whatever is Already Approved.

I'm Also Submitting work Already done. I replaced the back door, because of A Break In.

I can get Paint Chips - or chose A green Shade that is Already Approved.

Thank you
She Pixley
Owner of
206 E. Main St.

DOWNTOWN LOWELL HISTORIC DISTRICT

Grant Application Form

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Property Address: 206 E. Main St. Lowell Mi 49331

Applicant: Name: Sue Pixley

Address: 3486 3 mile Rd. Ne Gr. Rapids Mi 49525

Phone: 616-822-1888

Name of Building Owner: Sue Pixley

Date Certificate of Appropriateness issued _____

Description of proposed work: Painting front & back of
Building. Using same colors already on Building

Door - in back.

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

Project Start Date: Summer 2015 Completion Date: Summer 2015

Applicant Signature: Sue Pixley Date: 6-18-15

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 #2

Bid #1 Total Cost \$ \$ 615.00

Name of Contractor(s) WMI Painting & Remodeling

Description of Work Replacement of Back Door due to a Break In.

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

Windows	\$ _____	Brickwork	\$ _____
Doors	\$ <u>615.00</u>	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.

Mrs Pixley,

This is our invoice, mailed on 5/18/15, per your request made on 5/15/15. It is dated on 4/28/15 and it is past due. We are extending grace period on it for 10 more days. Please make a payment to avoid 5% additional charge.

INVOICE

WMI Painting & Remodeling

Rockford, MI

Phone: 616.490.0234

dmitri@wmipainting.com

Invoice submitted to Mrs Pixley

Job # 547

Address 206 E Main St Lowell MI 49331

Date 4/28/15

Phone # 616.822.1888

DESCRIPTION OF THE WORK PERFORMED

1. Removed damaged exterior door at the address listed above. Installed premium 6-panel primed steel exterior door (cut opening for hinges, placed hinges hung the door). Replaced broken lock with new one. Attached new catch plates for door lock and deadbolt.

Total amount for labor and materials is five hundred and seventy-two dollars (\$572).

2. Painted door in one color in two coat with mid-grade exterior satin paint.

Total amount for labor and materials is one hundred and twelve dollars (\$112).

All work to be completed in substantial workmanlike manner, in accordance with PDCA standards.

Total amount for entire project is six hundred eighty-four dollars (\$684).

Discount of ten percent (10%) is applied.

Total amount for the project is six hundred and fifteen dollars (\$615).

Charge of additional (5%) is applied after 10 days.

My Contractor License number is 2101199803.

Insurance provider is Hastings Mutual, policy number 609943713.

Mr Pixley, thank you for the opportunity to work with you. If you have any questions, please don't hesitate to contact me, I am readily available.

Sincerely,

Dmitri Vezikov

7320 Orlin Ct NE Rockford MI 49341

WMI Painting & Remodeling

Phone: 616.490.0234

Email: dmitri@wmipainting.com

<http://wmipainting.com>

<http://facebook.com/wmipainting>

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 \$ _____

Name of Contractor(s) Architectural Building Rest. Inc. Mark Batchelor

Description of
Work _____

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

Windows \$ _____ Brickwork \$ _____

Doors \$ _____ Metal work \$ _____

Paint \$ on Back 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.

Item #1 - Paint 2nd + 3rd North Elevation Windows
\$ 900⁰⁰ 6 total

Item #2 - Paint upper front 2 colors.
\$ 1350⁰⁰

Item #3 - Paint 1st floor North main Entrance
\$ 1800⁰⁰ 2 colors. (no doors included)

Item #4 Lift Rental to Access upper floor.
\$ 700⁰⁰

I can Do All of the Painting, or just
the #3.

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>
interest		\$ -		\$ 4.73	12/31/2012	
All Weather Seal	319 E Main	\$ 1,542.00			Clk #62611 1/30/2013	C of A 10/23/2012 work of \$3141 30% grant - 2 window & 1 door
interest				\$ 4.63	4/30/2013	
interest				\$ 8.19	2/28/2014	
HDC Grant Monies			\$ 50,000.00		6/20/2014	LACF
Architectural Building Resoration	219 & 307 E Main	\$ 2,100.00				C of A 6/26/12 work of \$7000 30 % grant- extensions 5/1/14 & 9/23/14
Doug Folsom	216 E Main	\$ 1,723.00			1/12/2015 Ck# 65690	C of A 9/23/2014 for work \$5742 30% grant - repair on east brick wall
CW Pals Inc. DBA Larkins Restaurant	315 W. Main	\$ 9,700.00			ck# 66161 4/30/15	CofA 1/6/205 for work \$32,138 30% grant brick repair, mortar, roof
City of Lowell	301 E. Main	\$ 9,200.00			Clk#66238 5/28/2015	C of A 7/22/2014 for work \$11,500 80% grant-wood repair & replacement , cauld scrape & paint 1st floor
Total grants received			\$ 440,000.00			
Total grant money paid out		\$ 406,713.97				
Total grant money left	\$ 33,286.03					
Interest earned				\$ 6,310.34		
Total Cash on Hand	\$ 39,596.37					

HDC Grant Funds Committed

Name	Address	Amount	Deadline	Extension	Work	Notes
City of Lowell - Historic Museum	325 W Main	\$ 157.00			glass replacement 3 windows	grant for work of \$525 on public building
Lowell Arts	221 & 223 W Main	\$ 18,000.00	10/1/2015		brick replacement, repair, paint	C fo A 4/28/15 for work \$60,000
Total Amount Committed		\$ 18,157.00				
Total Cash On hand		\$ 39,596.37				
Less Committed funds		\$ 18,157.00				
Total Available Grant Money		\$ 21,439.37				