

BDL first published our request for proposals for painting the Coldwater Branch in spring of 2021. After a full year of taking out ads, making cold calls, and coordinating with the City, we finally have a proposal in hand!

This proposal comes from a painting company that specializes in historic and civic buildings. Some of their references include the Sturges-Young Auditorium in Sturgis, The First Presbyterian Church in Three Rivers, Sturgis Bank and Trust, as well as projects for the City of Three Rivers, Bristol Indiana, and Michigan State University. Locally, they have also done work for Michael Caywood, of HaasCaywood, attorneys. Mike is on the Coldwater DDA board with me and helped put me in touch with this company, whom he enthusiastically endorses. I have had half a dozen calls and emails with owner Seth Thorpe in the past week, and he made a site visit to scope out the project and had plenty of questions for me. I was impressed with his attitude, frankness, and thoroughness.

This proposal is \$46,600 to do the entire exterior of the Coldwater branch--both the 1886 and 1979 portions. The paint he references in his quote has a 25-year warranty, and is not just exterior paint but specially formulated waterproof paint for masonry applications. His quote includes the additional items requested in our Request for Proposals: window caulking and minor brick and wood repair, which it looks like is all we need. If he were to run into any issues beyond his company's skills, he would bring them to our attention. The last time the 1886 portion of the building was fully painted was in 1996, according to our minutes. There was additional partial painting of that section done in 2012. The front porch was reconstructed and painted by the City in 2017, but they didn't match the colors. I have been unable to determine if the 1979 section has been painted since construction. It has not been painting in my 19 years here and is also showing signs of wear.

BDL's policy is to have competitive bids for any project over \$5,000. I do not see how we can comply with that directive. This is a big project that seems to have scared off at least a few companies. We put ads in the Daily Reporter, the Shopper's Guide, and the Hometown Gazette, and we directly solicited bids from the following local and regional firms that looked like they would be up to the task:

- Brussee/Brady (requested quotes 3x)
- Wessell Painting (requested quotes 2x)
- Commercial Painting Services (requested quotes 3x)
- Bornor Restoration
- Laux Construction
- STP Painting

We do have to data points that are close to competitive bids. In 2012 Brussee/Brady gave us an estimate for painting the west side of the 1886 portion for just under \$9,000. That's about 1/5 of the building, so STP's proposal does not seem out of line. Also, in October 2021, the City of Coldwater got a proposal from a Kalamazoo firm to do similar painting and tuck-pointing on the property that was most recently Taylor's Books and More in Coldwater. This quote was within two thousand dollars of the proposal presented here. The library has more area to paint, but few problems with the bricks.

I am in favor of pursuing the bid from STP even though we don't have additional official competitive bids. This building deserves to be treated right and we are behind schedule on this project already. There are needed interior repairs that we cannot make until we get this exterior painting completed. STP has solid expertise, references, and availability this year.

BDL's 2022 operating budget includes more than the amount proposed for getting some maintenance projects done, so if any issues do arise outside of STP's expertise, we would still be within budget to pursue fixes from additional contractors. We would also have budgeted money available to start working on needed interior projects at the Coldwater Branch. (It has been a decade since the last interior painting and sixteen years since the carpet was put in. Not to mention the ground floor restrooms...)

Both the Coldwater Advisory Board and the BDL Building Committee have examined the Proposal from STP Painting and recommend proceeding.

I request that the Board approve hiring STP Painting for \$46,600 for the Coldwater Branch Exterior Painting Project.

Thank you,

John Rucker