

Council Chamber
Henry L. Brown Municipal Bldg.
One Grand Street
Coldwater, Michigan



March 8, 2022
5:00 p.m.
(517) 279-9501
www.coldwater.org

COLDWATER DOWNTOWN DEVELOPMENT AUTHORITY
Special Meeting

MEMBERS PRESENT: Brad Rockey, John Rucker, Curt MacRae, Michael Caywood, Chris Howell, and Courtney Dirschell.

MEMBERS ABSENT: Mayor Kramer, Matt Biolchicni and Makayla Bendele.

OTHERS PRESENT: Audrey Tappenden (via Zoom), Lisa Miller, Shauna Chávez and Dean Walrack.

CALL TO ORDER: President Rockey called the meeting to order at 5:00 p.m.

PUBLIC COMMENTS (unrelated to items on the agenda)

- None.

OLD BUSINESS

- None.

NEW BUSINESS

1. DDA Res. 22-01 - To Approve a Bid from Mulder Water Proofing & Sealants, Inc. for coating of the Taylors Building located at 60 W. Chicago Street in the amount of \$48,950.00.

Board Action: Motion by John Rucker, and seconded by Michael Caywood, to adopt Resolution No. 22-01 for the amount of \$48,950.00, as presented (attached in Addendum A).

Ayes: 6

Nays: 0

Motion carried.

2. DDA Res. 22-02 - To Approve a Bid from Intersect for exterior maintenance work of the Taylors Building located at 60 W. Chicago Street in the amount of \$3,995.00.

Board Action: Motion by Michael Caywood, and seconded by Courtney Dirschell, to adopt Resolution No. 22-02 for the amount of \$3,995.00, as presented (attached in Addendum B).

Ayes: 6

Nays: 0

Motion carried.

Date Options for Transformation Strategy Workshop – discussion only.

ADJOURNMENT – Next meeting March 23, 2022.

Noting no further business to come before the DDA Board, President Rockey adjourned the meeting at 5:23 p.m.



Deputy City Clerk
City of Coldwater



October 15, 2021

Chad Rakocy
City of Coldwater
Coldwater Board of Public Utilities
1 Grand St, Coldwater, MI 49036

Re: Coating of the Taylors Building

Pursuant to your request and our on-site visit, Mulder Waterproofing is pleased to quote the installation of the elastomeric coating. Mulder Waterproofing will provide all labor, materials, equipment, insurance and supervision to perform this work.

Scope of work:

Mobilize on site

Prep by power washing and removing failed coating

Grind out failed mortar joints and fill with latex sealant

Apply SW ConFlex XL elastomeric coating at 80-100 SF per gallon

Apply SW ConFlex XL elastomeric coating at 100-125 SF per gallon

Clean up as required

* Lump Sum Bid \$43,325.00

* South Elevation Lower Coating- \$5,625.00 FRONT DOORS

South Elevation Upper Window Caulking, Failed Window Flashings, Tuck pointing, and Lintel
Caulking- \$11,265.00

South Wall Upper Cap Repair- \$6,750.00

Chimney Tear down and cap- \$4,565.00

If you find cost acceptable, please fill in the information requested below and return one copy of this proposal by fax, mail, or e-mail to the number/address listed at the bottom of this page. Payment terms are Net 30 days. Finance charges will be assessed after 31 days. Finance charge at a rate of 2% per month will be assessed on any balance past due.

ACCEPTED BY: [Signature] DATE: 3/9/22 AMOUNT: \$ 48,950.00

Mulder Waterproofing wishes to thank you for the opportunity to quote this project and look forward to working with you in the near future. If you have any questions please give me a call.

Sincerely,
Zach Mulder

Project Estimator
Mulder Waterproofing
3420 Ravine Road
Kalamazoo, MI 49006
269-381-8100

File name: Coldwater Taylors Building.21

3420 Ravine Road * Kalamazoo, MI 49006 * PH (269) 381-8100 FAX (269) 381-2943
Email- zmulder@mulderwaterproofing.com

February 11, 2022

City of Coldwater
One Grand Street
Coldwater, MI 49036

Attn: Lisa Miller
Re: Taylor's Building Code and Construction Coordination Document

Dear Lisa,

We are thrilled to provide this proposal for code review and construction coordination drawings for the building at 56-62 W Chicago Street in downtown Coldwater. You have asked to utilize the floor plan provided on 2-11-22 as the layout to create a basic plan for code compliance evaluation and for use to coordinate construction. Planning and design are services we would be happy to provide, but have not been requested at this time.

We will review the building code for compliance of this plan within the current building. Your goal is to cost effectively relocate the Branch County Children's Museum into the existing tenant space with minimal change. The City of Coldwater will be actively involved with the implementation of the project to ensure the renovated space meets code requirements as officially determined by the City's Building Official and Fire Marshall. The upper floors of the building will be left un-renovated and not utilized for any purpose. Our analysis and document will not address the upper floors in any way. The basement will be restricted to storage and utility use. You plan to maintain as many of the existing building systems as possible to reduce costs.

Based on our conversation, the following services and tasks are imagined at this time :

Scope of Services

Site visit to review existing conditions: Intersect will utilize the existing schematic floor plan drawing provided by the owner to verify existing site conditions. Since the basement is not changing, we will document it simply to provide a basic existing layout for reference.

Code Research: Code review will be performed to determine that the basement and main floor meet primary egress, life safety, and rated assembly requirements. A code compliance summary will be provided. We assume that the compliance analysis and requirements will not require exhaustive research and coordination. If the results reveal that we need to engage with the Building Official and Fire Marshall to determine how to best meet the code, this effort will be provided on an hourly basis.

Review Meeting : We will perform the code analysis and create the plan. We will meet with you virtually to review our findings and plan and then address any minor modifications to the plans. Layout changes or additional items to be added will be done on an hourly basis.

Construction documents : The final deliverable will include:

- Code compliance summary
- Floor plan of main level, Basement plan diagram
- Toilet room layout with accessibility requirements
- Fire rated assembly details
- Basic general notes

Not included: This proposal does not include any coordination or documentation for Mechanical, Electrical, Plumbing or Structural systems. Meetings, coordination calls or additional documentation will be provided on an hourly basis.

Investment

We propose a fixed fee for these services: **\$3,995** + reimbursable expenses
We suggest you budget \$2,000 for hourly services you may require of us for completion.

Please see the Intersect Standard Terms and Conditions for reimbursable expense detail and other conditions for this contract.

Schedule

We require approximately 3-4 weeks to complete these services.

We are excited to collaborate with you to help Coldwater continue its rise as a premier community! If you have any questions or thoughts, let's chat! If our proposal is acceptable to you, please send a signed copy of this via e-mail to initiate a contract for services under the Intersect Standard Terms and Conditions and we'll get going.

Yours truly,
Intersect Studio, LLC



Bill LaDitka, NCARB, LEED AP
Principal - Architect - Placemaker

bill@intersect-studio.com
(269) 944-9279

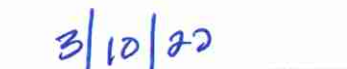
Approved By:



Printed Name



Signature



Date