



OWOSSO HISTORICAL COMMISSION

**OWOSSO HISTORICAL COMMISSION
SPECIAL MEETING
April 24, 2026, at 3:00 p.m. at Owosso City Hall**

Call to order:

Roll Call

Agenda:

Motion to approve the April 24, 2026, agenda

Agenda Items:

Curwood Castle Restoration Project Bid: Consider approval of a bid in the amount of \$163,505.00 from Perrin Construction and establish a contingency of \$32,000.00.

Public Comment

Commissioner Comment

Next Meeting: Monday, May 11, 2026

Adjourn



MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

DATE: April 21, 2026
TO: Owosso Historical Commission
FROM: Amy Fuller, Assistant City Manager
SUBJECT: Curwood Castle Restoration Project

RECOMMENDATION:

Staff recommends approving a contract with Perrin Construction in the amount of 163,505 with a contingency of \$32,000.

BACKGROUND:

The Commission hired H2A Architects to address a roof issue that is leading to water damage inside the Castle. During this process, the Commission decided it would be advantageous to request the architect inspect the entire building to identify and address all deferred maintenance issues. The resulting plan is very detailed and corrects a wide range of the building's issues. Work will include a partial roof replacement, stucco work, plaster repair, electrical improvements, window restoration, replacement of missing slate shingles, gutter repair, and installation of new gutters.

The City of Owosso released a public bid, and Perrin Construction submitted the low bid of \$146,750.00. There is an option to add an additional \$16,755.00 to paint the entire exterior of the building, vs. only painting the areas of stucco replacement. The combined total is \$163,505. Our architect has suggested a contingency be approved in the amount of \$32,000. If there is no contingency and the contractors find additional issues when they remove the stucco or roof, staff would not be able to approve that work without City Council approval, which could take weeks.

FISCAL IMPACTS:

Due to the sale of the Gould House, the Commission has the funds needed to complete this project. If the full contingency were needed (and accounting for all projects currently approved by the board), the Commission would have a remaining fund balance of \$8,500.

Enclosed:

1. Letter of recommendation from H2A Architects



April 17, 2026

City of Owosso
301 W. Main Street
Owosso, MI 48867

RE: Curwood Castle Restoration and Repairs

Dear Commissioners/Council Members:

Three (3) proposals have been received for the Curwood Castle Restoration and Repairs. The proposals have been reviewed and found to be complete. A summary tabulation is attached. The apparent low bid was submitted by Perrin Construction Co. Inc. of Durand, Michigan.

The Base Bid includes Restoration and Repairs of the stucco, partial roof replacement, partial gutter and downspout work, interior plaster repairs and one window restoration/rehabilitation.

Bid Alternate #1 is for an amount to be added to the Base Bid to paint the entire exterior.

Perrin Construction has adequately completed projects designed by H2A in the past and has adequately completed projects for the City in the past. I have reviewed their submitted proposal, proposed subcontractors, and qualifications, and have no concerns.

H2A recommends a contingency be established for unforeseen issues for Historic Properties.

Based upon the above information, including price, qualifications, experience, and work plan, I would recommend an award in the amount of One hundred sixty-three thousand, five hundred five dollars and zero cents (\$163,505.00) to Perrin Construction Co. Inc. 8888 E. Lansing Road, Durand, Michigan, 48429, in accordance with their proposal dated April 14, 2026 . This includes Alternates # 1 for additional painting. In addition, I recommend that a contingency be established in the amount of 32,000.00.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J Hoist', is written over a light blue circular stamp.

Jackie Hoist, AIA 36CFR61 Historic Architect
Project Manager

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