

Donnelly Stucco Inc.

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Project Summary

To: City of Bloomington/Mike
From: Donnelly Stucco/Nick Lardani
Date: August 29, 2023
RE: Comfort Inn Bloomington

Mike, good afternoon. Tom from our office asked me to write a Project Summary for the Comfort Inn Project. Donnelly has been asked to provide an exterior solution for the outside of the existing Comfort Inn Hotel. It is Almost completely brick exterior and stucco soffit. Ownership is looking to update and add some color and life Into his investment. Bloomington does not allow Eifs or paint over existing brick/stucco. New stucco is an option, But not necessarily the best one over brick. We are recommending a DEFS system over Brick and stucco soffits on the Hotel Building only. The Outback building will not be touched at this time. We thought a DEFS system (Direct applied finish system) would be more cost-effective and better for the building as a whole. Stucco would require metal lath, scratch/Brown coats, and acrylic finish applied by pins throughout the entire brick joint system, causing unnecessary stress to the exterior and adding unneeded weight to the exterior façade. A DEFS system would be better in that we would apply base coat and mesh directly over brick with breaks at all control joints and then acrylic finish in owner-selected colors and texture. We have completed several other hotels in Bloomington using this system (Guest House Hotel on France, and AmericInn on France as well. We can meet the inspector at sites or at Comfort to complete a system pull test for review and approval. We are requesting City review and approval soon as we are running out of time as the weather is changing to cooler. Please call me with any questions or concerns.

Respectfully,

Thank you,
Nick Lardani
612-735-2754

Bloomington Planning Case PL202300145