

City of Madison, Wisconsin

REPORT OF: FAÇADE IMPROVEMENT GRANT STAFF TEAM

TO: URBAN DESIGN COMMISSION

Façade Improvement Grant Application:
1: 101 King Street

AUTHOR: Craig Wilson
Office of Economic Revitalization
Economic Development Division

DATED: October 26, 2015

SUMMARY:

On October 3, 2000, the Common Council adopted Resolution No. 61179, approving the Objectives and Criteria for the Façade Improvement Grant Program. The resolution specifies that all Façade Improvement proposals be referred to the Urban Design Commission for comments and recommendations.

Attached for your review is the following Facade Improvement proposal:

1. **101 King Street**
Grantee: 101 King, LLC

The scope of the exterior work will include:

- a. **Removal of metal front entry canopy and projecting roof top glass prism.**
- b. **Remove damaged brickwork from the entrance corner to the first pilasters on the King Street and Pinckney Street sides and restore window openings that were present in the original structure. Re-clad that entire front section with new brick. Repair and tuck-point the existing brickwork where not replaced.**
- c. **Installation of double entry doors with transom and second floor patio door and transom at reconstructed front section.**
- d. **Install balcony over front entry.**
- e. **Install new Nanawall window systems in the ground floor openings and new curtain wall window systems with clear vision glass in the upper floor openings.**
- f. **Install new exterior light fixtures.**

g. Painting of all masonry and lintels.

See Attachments for Specifications

Total project cost for 101 King Street exterior work is estimated at \$221,016. Façade Improvement Grant not to exceed \$25,000

OTHER REQUIRED APPROVALS FOR THIS PROJECT:

The building site is zoned “PD-SIP” where the alteration to the façade requires a minor alteration amendment to be reviewed under the Planned Development District, Standards for Approval of Zoning Map Amendment as follows:

- (2) Standards for Approval of a Zoning Map Amendment.

The standards for approval of a zoning map change to a PD District are as follows:
- (a) The applicant shall demonstrate that no other base zoning district can be used to achieve a substantially similar pattern of development. Planned developments shall not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved unless the development also meets one or more of the objectives of (1) above. Conditions under which planned development may be appropriate include:
 1. Site conditions such as steep topography or other unusual physical features; or
 2. Redevelopment of an existing area or use of an infill site that could not be reasonably developed under base zoning district requirements.
- (b) The PD District plan shall facilitate the development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.
- (c) The PD District plan shall not adversely affect the economic health of the City or the area of the City where the development is proposed, including the cost of municipal services.
- (d) The PD District plan shall not create traffic or parking demands disproportionate to the facilities and improvements designed to meet those demands. A traffic demand management plan may be required as a way to resolve traffic and parking concerns. The Plan shall include measurable goals, strategies, and actions to encourage travelers to use alternatives to driving alone, especially at congested times of day. Strategies and actions may include, but are not limited to, carpools and vanpools; public and private transit; promotion of bicycling, walking and other non-motorized travel; flexible work schedules and parking management programs to substantially reduce automobile trips.
- (e) The PD District plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses.
- (f) The PD District shall include suitable assurances that each phase could be completed in a manner that would not result in an adverse effect upon the community as a result of termination at that point.
- (g) When applying the above standards to an application for height in excess of that allowed in Section 28.071(2)(a) Downtown Height Map, except as provided for in Section 28.071(2)(a)1. and Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:

1. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.
2. The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.
3. The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the project and create a pleasing visual relationship with them.
4. For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.

The Urban Design Commission is required to make a recommendation that the standards have been met.

Although the site is zoned PD-SIP, the area surrounding the project is within the Downtown Core District; where many of the provisions of the “Downtown Urban Design Guidelines” have some relevance to the elements of the project as proposed. The following is a list of provisions that act to “guide” discussion on the project. The applicant has provided correlative responses to the provisions.

3. Visual Interest

As emphasized in the Downtown Plan, it is especially important to create a comfortably-scaled and thoughtfully detailed urban environment through the use of well-designed architectural forms and details. Well-designed buildings add visual interest and variety to the massing of a building, help define the public space, engage the street, create an interesting pedestrian environment, and help break up long, monotonous facades. Articulation also is a primary means of providing a human scale through change in plane, contrast and intricacy in form, color, and materials.

- a. Buildings should have an overall design composition with a secondary and tertiary composition within it. All sides should have a similar design composition and quality of materials that make a positive contribution to the built urban environment.
- d. Balconies should not extend over the public right-of-way.

4. Door and Window Openings

As emphasized in the Downtown Plan, it is especially important to create a comfortably-scaled and thoughtfully detailed streetscape and how the openings in building walls (windows, doors, etc.) are incorporated have an influence on the perception of a building’s mass and how it is experienced by pedestrians.

- a. The size and rhythm of windows and doors in a building should respect those established by existing buildings in the area where a clear pattern exists, and the residential and/or mixed-use nature of the building.

- b. Existing traditional buildings should not have window openings with different sash configurations, smaller windows, or materials inappropriate to the original design. Transom windows should remain transparent/translucent.
- c. Entrances, including doors, should be sized and articulated in proportion to the scale of the building and should be architecturally compatible with the style, materials, and details of the building as a whole. Entrance definition and articulation may be achieved through use of architectural elements such as: lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, and others, where appropriate.

5. Building Materials

The Downtown Core and Urban Mixed Use Districts are generally the most dense and heavily used areas of the city, and buildings in these districts are exposed to a high level of use. An integrated palette of high quality, durable building materials can enrich the pedestrian environment through the use of scale, color, texture, and architectural details.

- a. A variety of complementary exterior building materials may be incorporated to provide visual interest to the building. The palette of materials should not be overly complex.
- c. If material changes are proposed, they should generally occur at inside corners or be delineated by a specific transitional detail such as a pronounced belt course or substantial reveal.

RECOMMENDATION:

The above Façade Improvement Grant proposals have been reviewed by the Façade Improvement Grant Program Staff Team and determined that the property meets the requirements of the Program; if “other approvals” involving this project can be addressed as noted within this report and as specifically noted in the following comments. The Staff Team is forwarding this proposal to the Urban Design Commission for review of the design and proposed design elements.

Because this property is adjacent to a Landmark the Madison Landmarks Commission will be reviewing the proposed scope of work at its meeting of November 16, 2015 to determine the affect of the proposed alterations and improvements on the adjacent Landmark site. The Preservation Planner (member of Façade Improvement Grant Program Staff Team) indicated that the staff report will recommend that the Landmarks Commission find that the exterior alterations are not so large or visually intrusive as to adversely affect the historic character and integrity of the adjacent landmark.

Favorable consideration of this project by the Urban Design Commission must be accompanied by findings that it satisfies the Planned Development District Standards in that the exterior architectural modifications are appropriate. The extension of the corner balcony would have required approval as an encroachment; recent plan revisions provide that it is no longer in the public right-of-way. If considered favorably, the balcony should be designed to be more compatible with the building’s architecture and not appear “tacked” on as well as the use of wood materials as part of the material palette in a primarily masonry building. Staff doesn’t believe that the balcony as designed and wood entry doors and trim mesh with the building’s architectural context as well as adjacent structures, both of which require scrutiny and are not consistent with the Downtown Urban Design Guidelines as

referenced. A design that complements the building's current and past "end iron façade" and that integrates the balcony element may act to enhance the building's flat iron façade, along with use of other materials aside from wood doors and trim.



CITY OF MADISON
FAÇADE IMPROVEMENT GRANT PROGRAM
Building and beautifying Madison, one storefront at a time



Department of Planning & Community & Economic Development
 Economic Development Division
 215 Martin Luther King Jr., Boulevard
 Craig Wilson, 266-6557
cwilson@cityofmadison.com

PROGRAM APPLICATION

Applicant: MARK BINKOWSKI Phone: 608 -261 -5706
 Business Name: URBAN LAND INTERESTS ("ULI")
 Building Name: 101 KING (FORMERLY, THE ISTHMUS BUILDING)
 Business Address: 101 KING STREET Zip Code 53703
 E-mail Address: MBINKOWSKI@ULI.COM
 Property Owner: 101KING,LLC
 Address: 10 E DOTY ST #300, MADISON,WI 53703
 Name of Grantee: 101 KING, LLC
 Lease Terms: *SEE ATTACHED
 Definition of Project Scope: *SEE ATTACHED

ATTACHMENT

Please provide photographs and copy of lease, land contract, or deed. Tenants must provide owner's written authorization.

PROJECT BUDGET

List Individual Project Elements (Awning, sign, painting of trim, etc.)	Total Cost	Grant \$	Private \$
<u>BRICK REMOVAL, REPAIR & REPLACEMENT</u>	<u>\$55,000</u>	<u>\$25,000</u>	<u>\$30,000</u>
<u>PAINT BUILDING EXTERIOR</u>	<u>\$13,100</u>		<u>\$13,100</u>
<u>NEW EXTERIOR LIGHTS</u>	<u>\$4,875</u>		<u>\$4,875</u>
<u>REPLACE WINDOWS & FRONT ENTRANCE</u>	\$88,177 <u>\$132,177</u>		\$88,177 <u>132,177</u>
<u>NEW MAIN ENTRANCE DOORS</u>	\$3,864 <u>\$15,864</u>		\$3,864 <u>15,864</u>
<u>+BALCONY</u>			
Total:	\$165,016 <u>\$221,016</u>	<u>\$25,000</u>	\$140,016 <u>196,016</u>



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Contractor/Supplier: IDEAL BUILDERS
 Address: 1406 EMIL STREET, MADISON, WI 53713


ATTACHMENT

* Bids, estimates, and/or contracts, product brochures, locater map and design drawings, if appropriate.

REMARKS FINAL BIDS + CONTRACTS ARE STILL BEING NEGOTIATED
AT THIS TIME + THUS HAVE NOT BEEN INCLUDED WITH
THIS SUBMITTAL. ALL COST ESTIMATES WERE PROVIDED BY IDEAL
BUILDERS + THEIR SUBCONTRACTORS.

APPLICANT'S CERTIFICATION

The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the City of Madison Façade Grant Program and is true and complete to the best of the applicant's knowledge and belief.

Signature:  Date: 8/3/15

Signature: _____ Date: _____

Please send this completed application, accompanying materials, and application fee of \$100 to:

Economic Development Division
 Attn: Craig Wilson
 215 Martin Luther King Jr. Boulevard, Room 312
 P.O. Box 2983
 Madison, WI 53701-2983

101 King Project Narrative
Urban Design Commission
October 21, 2015

Definition of Project Scope

Urban Land Interests acquired the building that is the former home of Isthmus Publishing in order to transform the space for a bar / restaurant user with the goal of revitalizing the property and bringing more life and activity to King Street. Joshua Berkson and Patrick Sweeney, owners of “the Merchant”, entered into a lease with ULI to create a unique pizzeria restaurant and craft beer bar inspired by Madison’s farmer’s market and Wisconsin tavern culture, which they are calling: Lucille. Josh and Patrick have signed a 15 year lease for the space and will be the sole occupant of the approximately 7,522 square foot building.

In order to repurpose the building for a restaurant / bar user the inside of the building will undergo a full renovation, bringing it up to applicable codes as part of the change in use. To create a more attractive and architecturally significant building, ULI has agreed to extensively renovate the exterior of the building, including:

- Creating a new, more inviting corner entrance by removing the existing metal canopy and glass prism and replacing it with a new walk out balcony with glass terrace doors on the second floor and two prominent doors on the ground level to serve as the building’s main entrance.
- Removing all of the deteriorating brick around the corner entrance in order to regain the presence of two historic windows on either side of the corner that were present in the original historic structure, and recladding the entire area with new brick.
- Replacing all of the current windows along the King and Pinckney Street facades with a new storefront system with highly efficient, clear glass to provide more life and energy to the building. The windows along the Pinckney Street façade will be curtain wall to open up the space and provide a connection between the interior and exterior.
- Substantial tuck-pointing and brick repair work to eliminate all of the deteriorating areas currently visible on the building.
- New paint on the entire façade will help give the building more life and presence.

Design Narrative

This project occupies one of the key corners in downtown Madison – the head of King Street, which is directly visible from the Capitol Square and the focal point of Madison’s most popular dining and entertainment district. Urban Land Interests understands the importance of pursuing exceptional design, something that the company has prided itself on over its 40 year history. ULI has chosen to partner with OPN Architects due to their track record of successful and creative hospitality projects, as well as their familiarity in working in cities similar in character and scale to Madison.

In order to ensure a successful project, ULI and OPN have given careful consideration to the Downtown Urban Design Guidelines as established by the City’s Planning Division. As this project is an adaptive reuse of an existing structure, the Site Design + Building Placement portion of the Urban Design Guidelines is largely not applicable, and focus instead will be given to the Architecture portion of the Guidelines. A detailed response to each of the 8 main Architecture Design Guidelines follows.

I. Massing

Building massing is an important determinant in the quality of the urban environment and in how “welcoming” a street is perceived. Important aspects to this specifically related to massing include the preservation of natural light, sunlight and ventilation to the street, as well as preventing the feeling that large buildings are looming over the street and creating a canyon effect. The mass of a building can also enhance the pedestrian experience by creating more human-scaled development.

Given that this project involves the adaptive reuse of an existing structure, the massing of the building has largely been established. As a flatiron building, 101 King has special prominence at the head of King and Pinckney Streets, serving as the focal point on the block. The building’s exterior facades maintain a common boundary with the neighboring buildings to the south along both Pinckney and King Streets. The main building facades along King and Pinckney Streets are broken up by a series of articulating pilasters and window bays. This rhythmic articulation helps to reduce the massing of the building and create a façade that has more visual interest along the streetscape.

The front corner of the building is located at the intersection of Pinckney and King Streets and serves as the main entrance to the building. The existing metal canopy and glass prism at the corner will be removed and replaced with new entrance doors on the ground floor, as well as a new balcony and glass terrace doors on the second level. This balcony helps to make the corner a strong focal point of the building, while maintaining the street presence that the front doors have as a result of the existing overhang. As shown on the plans, the balcony will overhang the property line slightly at the front edges, and Urban Land Interests will be pursuing an Air Rights Lease with the City to accommodate this encroachment.

The existing brick surrounding the front corner will be removed and replaced with new brick that will be laid to reestablish the strong vertical ‘columns’ that framed the front entrance in the original historic structure. The addition of this strong vertical element helps to bring the design from the rest of the building thru the front of the structure, and makes for a strong corner presence and focal point.

II. Building Components

Most buildings are experienced from a variety of perspectives, which change as a person moves about the city. Correspondingly, how the top, middle, and base of a building are designed also influences these interactions, and all must work within a complete architectural form. The Downtown Plan places an emphasis on creating an interesting skyline that reflects the underlying topography, and the design of the top of a building influences the skyline. Likewise, the Plan places an emphasis on making great public spaces, streets, and engaging pedestrian environments, and the design of a building’s lowest four floors define the public realm and are the primary contributor to a pedestrian’s perception of a street.

As a two story flatiron building, the entire exterior façade of 101 King plays an integral role in defining how pedestrians interact with the structure. In order to create a high level of visual interest, wood sills have been added beneath the window bays on King and Pinckney Street. The very rich, reclaimed wood will tie to the finishes on the interior of the space, and add a warmth and texture to the building that the brick lacks. Having the extra tall sill also helps maintain the verticality of the windows, extending the vertical plane down closer to the street.

The pilasters along the façade help provide verticality to the building, preventing the building from feeling short or snubbed, which can commonly happen with a two story structure. The tops of these pilasters are pulled back and detailed slightly to provide a crown-like effect that results in a positive visual termination. This also helps the building form to read as smaller at the top, creating a clean break where the building meets the sky.

The addition of the balcony at the front entrance helps to create a more engaging pedestrian environment, as it reduces the scale of that corner façade and creates a more intimate feel. Supported using steel beams that extend from within the space, the balcony reads as a natural extension of the building. Keeping the balcony rectangular in shape is important to ensuring the functionality of the space, as well as making it read as an integral part of the structure and not just an add on. Although 101 King is a flatiron building, the structure is extremely linear and comprised of 90 degree angles; having a balcony that comes to a point would appear unnatural given the rest of the changes to the façade.

III. Visual Interest

As emphasized in the Downtown Plan, it is especially important to create a comfortably-scaled and thoughtfully detailed urban environment through the use of well-designed architectural forms and details. Well-designed buildings add visual interest and variety to the massing of a building, help define the public space, engage the street, create an interesting pedestrian environment, and help break up long, monotonous facades. Articulation also is a primary means of providing a human scale through change in plane, contrast and intricacy in form, color and materials.

Special attention has been paid to the building façade to create a thoughtful and interesting design that interacts well with the surrounding environment. Although only two stories, the building is very vertical in nature due to the pilaster columns on the main facades. These vertical elements will be repeated at the corner in order to provide consistency across the building design. These columns at the corner help to frame the front entrance of the building, establishing a pattern that is then carried throughout the rest of the facade.

The main King and Pinckney Street facades are carefully articulated to provide depth and added dimension, with the new windows pulled back to the face of the brick. Pulling the windows back helps to emphasize this articulation, as opposed to the current windows that protrude from the building and do not provide the same level of visual interest. Directly on either side of the front corner the brick will also be pulled back to maintain this expression.

IV. Door and Window Openings

As emphasized in the Downtown Plan, it is especially important to create a comfortably-scaled and thoughtfully detailed streetscape and how the openings in building walls (windows, doors, etc.) are incorporated have an influence on the perception of a building's mass and how it is experienced by pedestrians.

The current building is comprised of large windows that are very darkly tinted and have three large panes of spandrel panel. As a result these windows read as solid walls, and do not provide any character or interest. These windows will be entirely removed and replaced with a new curtain wall system that will be placed flush with the existing face of the brick. The aluminum framed system will support highly efficient, clear vision glass. This will transform the way pedestrians interact with the space as it opens up the interior of the building to the exterior, creating a level of visual interest and appeal that does not currently exist. The vision glass will also allow the historic stone arches at the top of the windows to be expressed, helping the building relate better to the historic King Street arcade immediately adjacent.

Furthermore, the project calls for new Nanawall window systems to be installed in the ground floor openings along Pinckney Street (5 window bays in total). This Nanawall system will allow the tenant to open up the building during the warmer months so that there is a direct connection between interior and exterior, further activating the Pinckney Street frontage and engaging the sidewalk and street. The tenant has successfully petitioned and received a variance from the Department of Health Services to allow them to have an 'open air kitchen' that is open to the exterior without needing to utilize any screens or

separations. This will create a truly unique and inspirational setting that will set the standard for neighborhood dining in Madison.

In order to further open up the space, the two historic openings on either side of the main entrance will be reclaimed. These openings help to break up the large expanse of brick that currently exists on these facades. These historic openings are already framed with steel headers and lintels, and thus the size of these windows are already set. Although they do not align directly with the larger window bays on the main facades, they maintain the rectangular aesthetic of those windows as established by the vertical mullion pattern.

The front entrance is dominated by the double entrance doors at the ground floor, creating a strong focal presence for the building. These doors have been intentionally left solid in contrast to the glassy window openings along the main facades. The idea is to create a portal that patrons walk through, as they open the doors to expose all of the life and activity within the space. On the second floor, glass terrace doors that utilize the same aluminum framing and clear glazing will provide access to the balcony. These doors help maintain the pattern created by the doors on the ground floor, as well as continue the rectangular window panes that carry throughout the building.

V. Building Materials

The Downtown Core and Urban Mixed Use Districts are generally the most dense and heavily used areas of the city, and buildings in these districts are exposed to a high level of use. An integrated palette of high quality, durable building materials can enrich the pedestrian environment through the use of scale, color, texture and architectural details.

The predominant material used across the exterior of the building is brick. This materiality will be maintained in the renovated building, with new brick being laid at the front corner. Currently, all of the exterior of the building is painted brick. In order to maintain consistency in the design, the new brick will also be painted. Our team extensively studied the use of non-painted brick and determined that there is no way to maintain a cohesive design with any continuity if natural brick is laid directly adjacent to painted brick. By painting the brick in a light color that balances the aluminum framing and clear glazing, the exterior of the building reads as one, carefully integrated architectural statement.

In order to create more visual interest and bring warmth to the exterior, certain materials that are utilized heavily inside the premises have been carefully added to the exterior. The entire interior of the structure is supported with heavy, black steel beams and the ceilings / structure are all board formed concrete. The tenant's design for the interior also includes the use of reclaimed wood floors throughout much of the premises. The addition of the new, clear glazing and operable windows will help the interior and exterior of the space flow together. In order to make the two compatible, the sills beneath the windows on the King and Pinckney St facades and the corner balcony incorporate the same wood and steel to a limited extent. The effect is to create a change in material that communicates with the interior of the space, and since the wood sills are on a consistent horizontal plane they read as a specific transitional detail.

VI. Terminal Views and Highly-Visible Corners

The design of buildings occupying sites located at the end of a street, on a highly-visible corner, or in other prominent view sheds can serve as a focal point and the design of such structures should reflect the prominence of the site. Particular attention should be paid to views from these perspectives.

Located at the corner of Pinckney, Main and King Streets, the 101 King building is the focal point of King Street and serves as the entrance to the neighborhood. The design was intended to accentuate the building's corner presence by creating two strong vertical columns that anchor the front entrance. These columns create an entry presence that does not currently exist, and provide a natural draw into the space. The addition of the balcony helps break up this verticality to ensure that the front entrance still maintains an appropriate streetscape, and does not feel out of scale for pedestrians or with the surrounding properties. Supported using steel beams that extend from the building and stainless steel hanger rods that are tied back to plates, the balcony feels like a natural extension of the rest of the structure.

VII. Awnings and Canopies

Awnings can add color and texture to a streetscape, provide shelter for pedestrians and protect storefront displays from sun exposure.

No awnings or canopies have been provided on this building, in part due to the fact that the addition of a canopy would prove detrimental given the verticality of the structure. The new balcony added to the front entrance will provide detail and texture to the streetscape, as well as creating shelter for pedestrians and patrons as they enter and exit the premises.

VIII. Signage

Signage is for the purpose of identifying a business in an attractive and functional manner rather than to serve as general advertising for a business. Well-conceived signage contribute positively to the character of a street or district. Too many signs and too much information on one sign can overwhelm a viewer and make a sign less effective, and too much signage on a building, block, or street can easily result in visual clutter. The guidelines below are in addition to the requirement of the Madison Sign Code.

Signage will be designed and provided for by the tenant, who will submit for separate approval of the signage for their business.

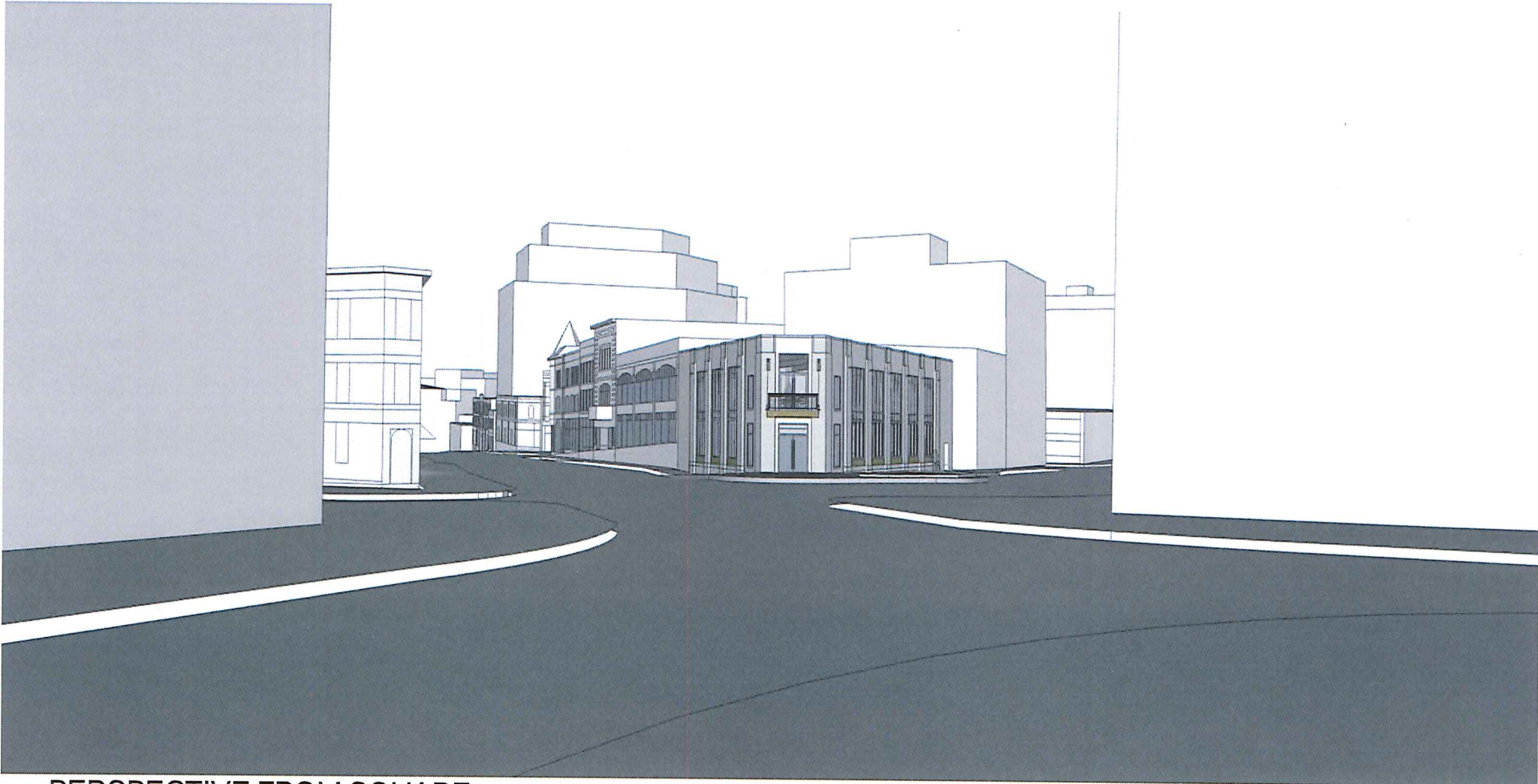
101 King



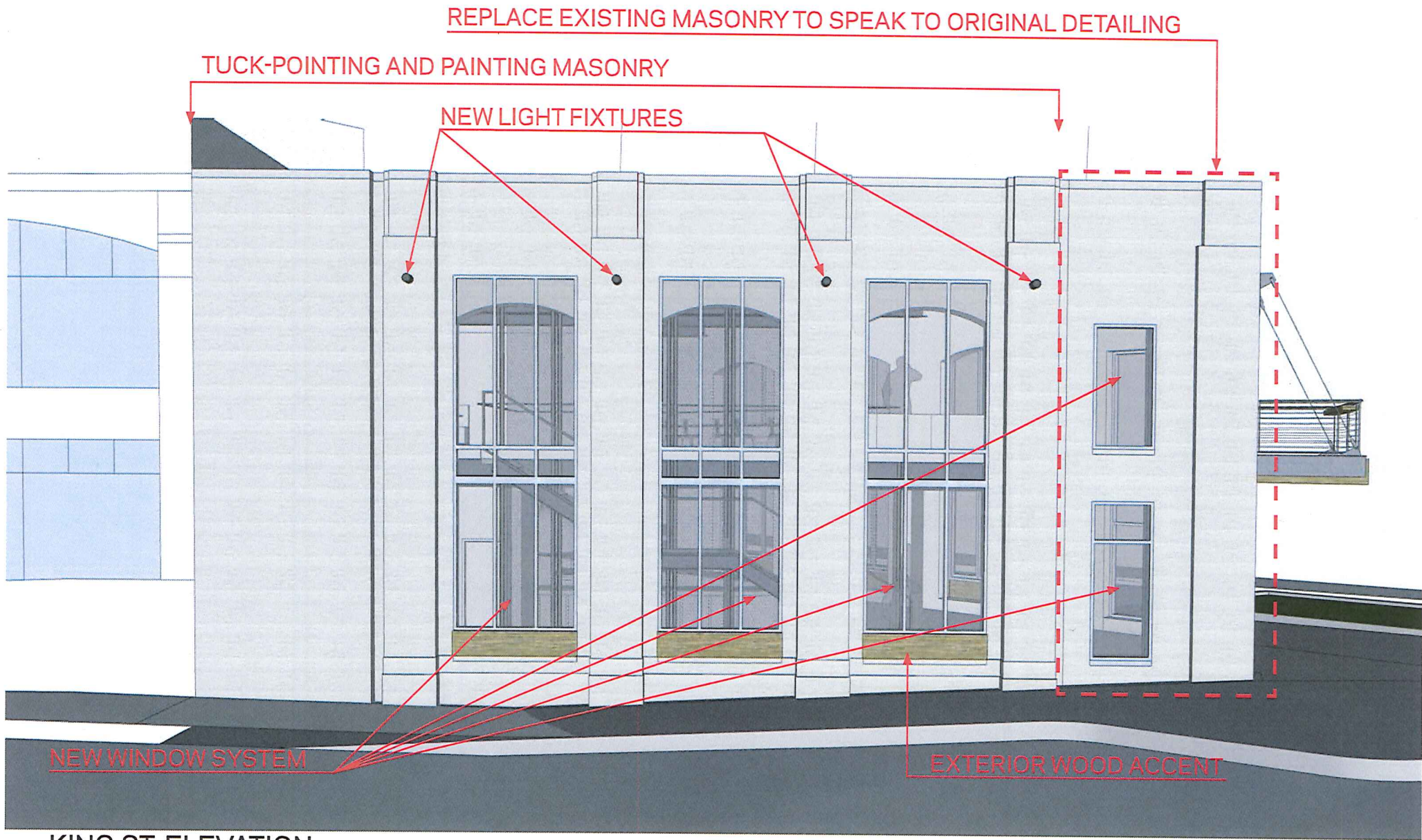
PINCKNEY STREET CORNER PERSPECTIVE



KING STREET CORNER PERSPECTIVE



PERSPECTIVE FROM SQUARE



REPLACE EXISTING MASONRY TO SPEAK TO ORIGINAL DETAILING

TUCK-POINTING AND PAINTING MASONRY

NEW LIGHT FIXTURES

NEW WINDOW SYSTEM

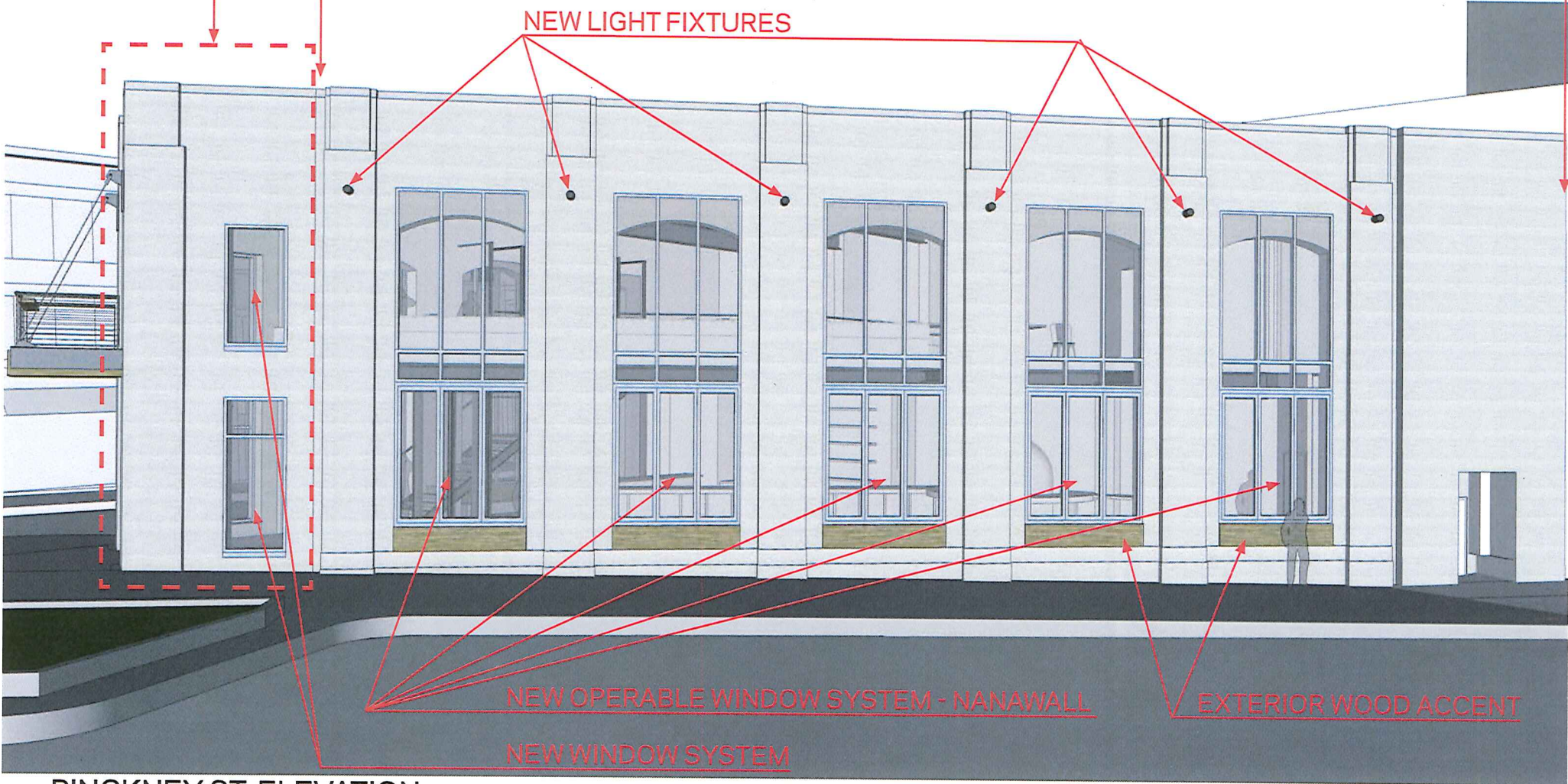
EXTERIOR WOOD ACCENT

KING ST. ELEVATION

REPLACE EXISTING MASONRY TO SPEAK TO ORIGINAL DETAILING

TUCK-POINTING AND PAINTING MASONRY

NEW LIGHT FIXTURES

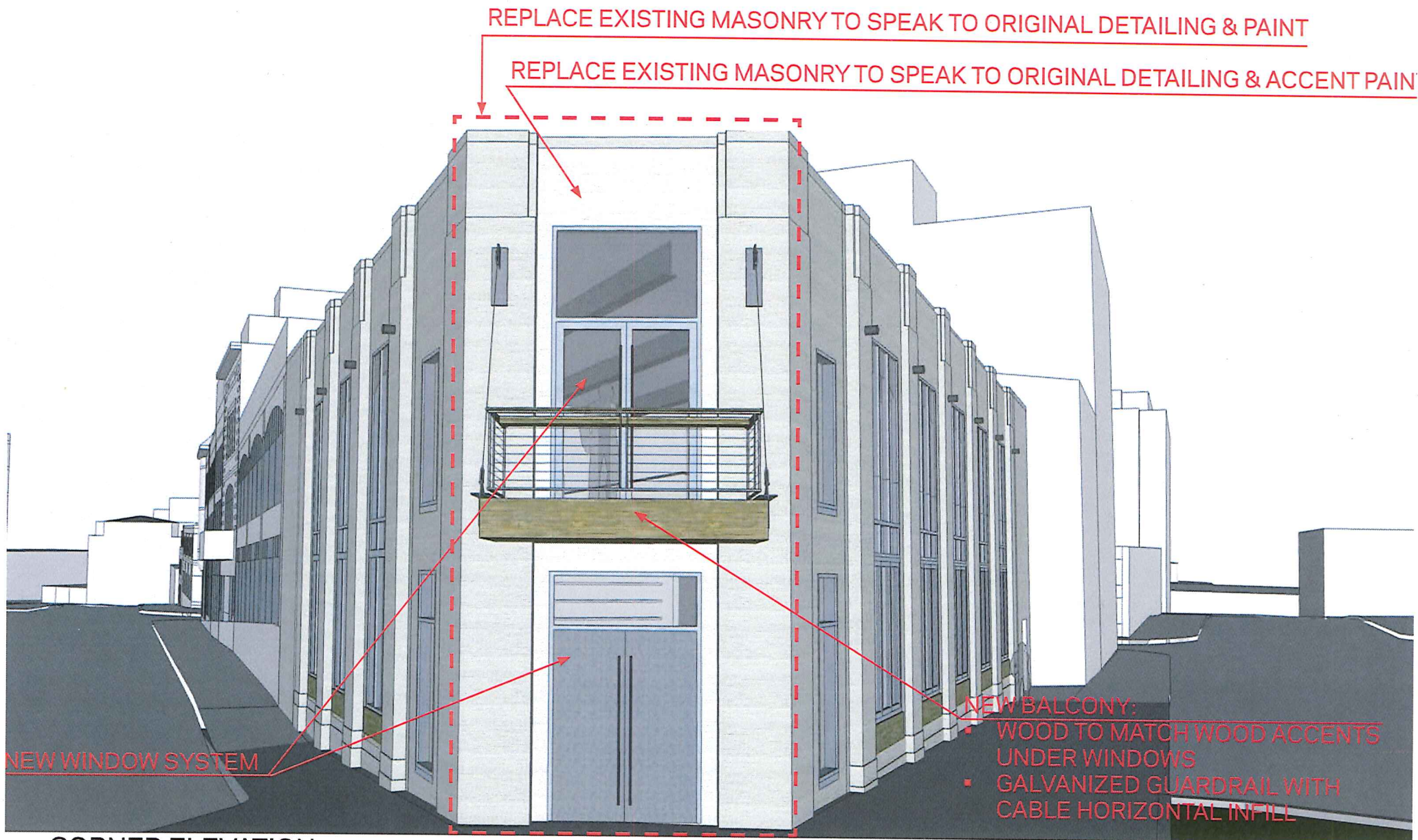


NEW OPERABLE WINDOW SYSTEM - NANAWALL

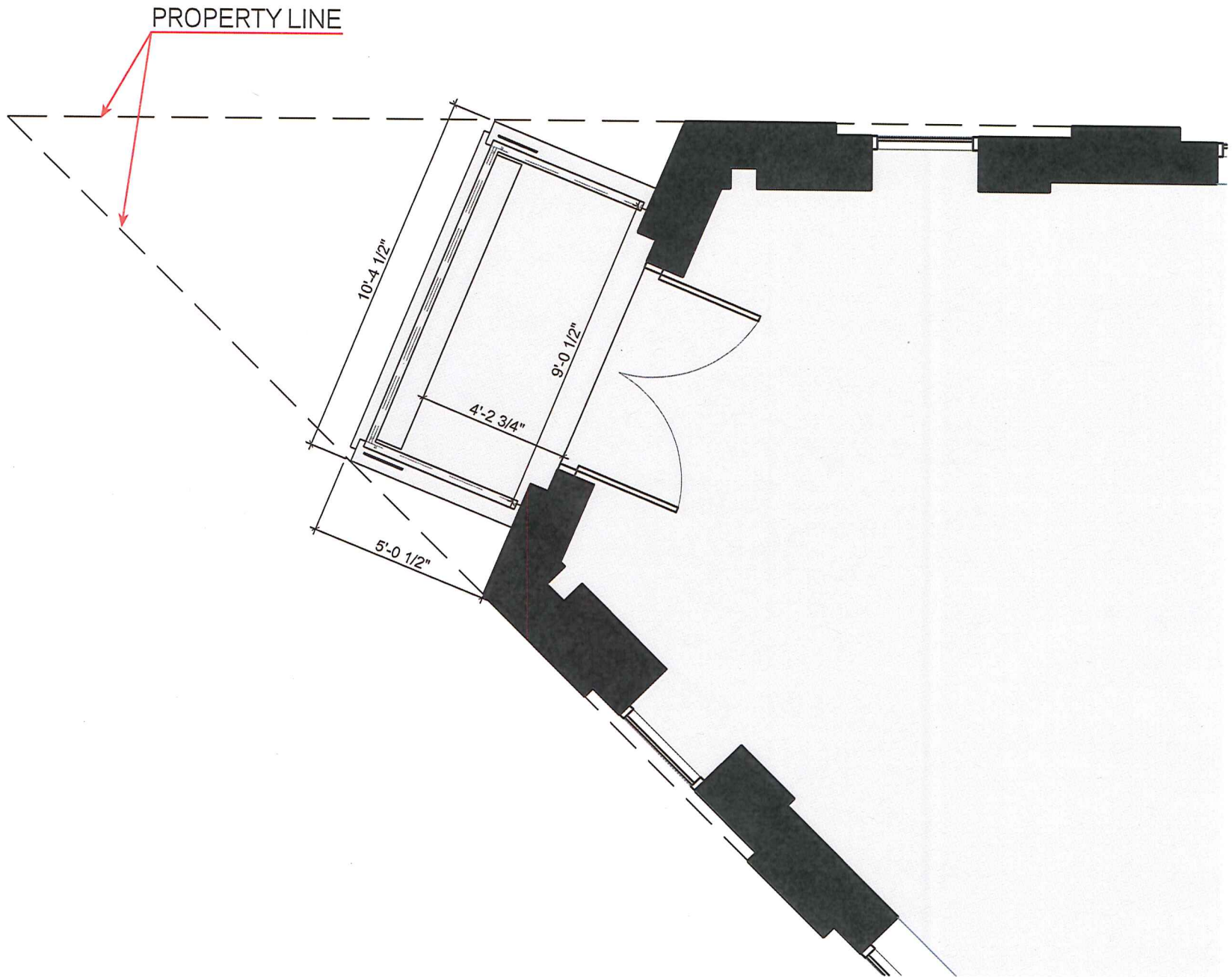
EXTERIOR WOOD ACCENT

NEW WINDOW SYSTEM

PINCKNEY ST. ELEVATION



CORNER ELEVATION



PARTIAL FLOOR PLAN - THIN BALCONY

E81

Site White
SW 7070

Point Color by masonry

EXTERIOR RENOVATION - 101 KING ST

6/3/2015

OPN dwgs 5/19/15

0 sf



		1	2	3	5				
		Labor Amount	Material Amount	Subcontract Amount	Other Amount	Total	Budget	Subcontractor	Notes
GENERAL CONDITIONS									
10020.00	Drawings	0.00	0.00	0.00	50.00	50.00			
10100.00	Supervision	5,840.00	0.00	0.00	0.00	5,840.00			
13113.00	Project Coordination	2,720.00	0.00	0.00	0.00	2,720.00			
13233.00	Photographic Documentation	0.00	0.00	0.00	250.00	250.00			
13500.00	Special Procedures	0.00	0.00	0.00	0.00	0.00			
14126.00	Permits	0.00	0.00	0.00	2,000.00	2,000.00			
14523.00	Testing and Inspecting Services	0.00	0.00	0.00	0.00	0.00			
15113.00	Temporary Electric	0.00	0.00	0.00	0.00	0.00			by landlord
15123.00	Temporary HVAC	0.00	0.00	0.00	0.00	0.00			by landlord
15136.00	Temporary Water	0.00	0.00	0.00	0.00	0.00			by landlord
15216.00	First Aid Facilities	0.00	0.00	0.00	50.00	50.00			
15217.00	Safety Equipment	0.00	0.00	0.00	200.00	200.00			
15219.00	Sanitary Facilities	0.00	0.00	0.00	0.00	0.00			use building toilets
15421.00	Forklift	0.00	0.00	0.00	1,500.00	1,500.00			
15423.00	Temporary Scaffolding and Platforms	0.00	0.00	0.00	0.00	0.00			
15439.00	Small Tools & Fasteners	0.00	0.00	0.00	500.00	500.00			
15500.00	Hauling	402.00	0.00	0.00	100.00	502.00			
15519.00	Parking	0.00	0.00	0.00	5,355.00	5,355.00			bagging meters on pinckney and king
15526.00	Traffic Control	0.00	0.00	0.00	0.00	0.00			
15613.00	Temporary Air Barriers	1,474.00	0.00	0.00	550.00	2,024.00			plastic at Windows
15623.00	Temporary Barricades	268.00	0.00	0.00	300.00	568.00			plywood at street level fall protection at windows on second floor
15626.00	Temporary Fencing	1,340.00	0.00	0.00	700.00	2,040.00			
15639.00	Temporary Tree and Plant Protection	804.00	0.00	0.00	600.00	1,404.00			
15800.00	Project Identification	0.00	0.00	0.00	0.00	0.00			
17413.00	Progress Cleaning	536.00	0.00	0.00	0.00	536.00			
17419.00	Const Waste Mgmt and Disposal	0.00	0.00	0.00	400.00	400.00			
17423.00	Final Cleaning	0.00	0.00	0.00	400.00	400.00			
17424.00	Glass Cleaning	0.00	0.00	0.00	600.00	600.00			
17700.00	Closeout Procedures	0.00	0.00	0.00	0.00	0.00			
DEMOLITION									
24119.00	Selective Demolition	0.00	0.00	8,640.00	0.00	8,640.00		ideal	
	brick demo	0.00	0.00	6,380.00	0.00	6,380.00		crowley	
	steel canopy demo	0.00	0.00	included	0.00	0.00		w/ideal	
	raise lintel / wall	0.00	0.00	5,000.00	0.00	5,000.00		ALLOWANCE	in TI or Shell #?
	demo drop boxes	402.00	0.00	0.00	0.00	402.00			
	storefront demo	0.00	0.00	9,310.00	0.00	9,310.00		Lake City	
	demolition contingency	0.00	0.00	1,500.00	0.00	1,500.00			

ELECTRICAL							
265000.00	Lighting	0.00	2,500.00	2,375.00	0.00	4,875.00	estimate \$250 allowance for fixture, lamp, freight tax
COMMUNICATIONS							
270000.00	Communications	0.00	0.00	0.00	0.00	0.00	
ELECTRONIC FIRE & SAFETY							
280000.00	Electronic Safety and Security	0.00	0.00	0.00	0.00	0.00	
EXTERIOR IMPROVEMENTS							
320000.00	Exterior Improvements	0.00	0.00	0.00	0.00	0.00	
UTILITIES							
331000.00	Water Utilities	0.00	0.00	0.00	0.00	0.00	
333000.00	Sanitary Sewerage Utilities	0.00	0.00	0.00	0.00	0.00	
334000.00	Storm Drainage Utilities	0.00	0.00	0.00	0.00	0.00	
335000.00	Fuel Distribution Utilities	0.00	0.00	0.00	0.00	0.00	
337000.00	Electrical Utilities	0.00	0.00	0.00	0.00	0.00	
338000.00	Communications Utilities	0.00	0.00	0.00	0.00	0.00	
	Total	22,323.00	11,576.00	179,711.89	13,555.00	227,165.89	
	TOTAL COST	227,165.89				227,165.89	Check
	MARK-UP (x%)	11,358.29					
	SALES TAX	0.00					
	TOTAL CONTRACT	238,524.18					
	SQUARE FOOTAGE PRICE	#DIV/0!					
	GENERAL CONDITIONS	25,939.00					

double horizontal TS between windows
 Raise header and masonry wall at interior??

Excluded:
 exterior insulation
 steel/alum plates around windows
 exterior signage unit
 work on penthouse

Schedule = 9 weeks +/-



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