Collins House RFP: 704 Gorham Street

TRANSMITTAL ACKNOWLEDGEMENT LETTER

SUBJECT: City of Madison Collins House (704 East Gorham Street) Request for Proposals
The undersigned has read the City of Madison's Request for Proposals for the re-use and rehabilitation of 704 East Gorham Street.

I agree to and accept the terms, specific limitations, and conditions expressed herein.

WE HAVE READ, RELY UPON, ACKNOWLEDGE, AND ACCEPT THE CITY OF MADISON'S DISCLOSURE AND DISCLAIMER, AS PROVIDED IN THIS RFP, HERETO TO FULLY EXECUTED AND FULLY INCORPORATED INTO THIS LETTER.

Sincerely,

_____
(signature)

Joe McCormick
Owner/Developer
JD McCormick Properties

_____
(signature)

Ryan Kolar, AIA LEED AP
Architect/ Construction Project Manager

# PROJECT CONCEPT STATEMENT

## i. The Collins House:

The proposed use for the Collins House is a market rate multi-family rental. The building will be open to the public to rent as a year-round rental, as well as open to tenant's friends, family, and guests who will frequent the building. Public tours of the grounds will be held by request, as well as, bi-annual historic open house tours. This will maximize the public use aspect that the building can maintain with leasing tenants.

*The current architecture will not change, nor will the interior layout. It will stay as is, with finish upgrades in the bathrooms, and a new common kitchen in the basement.*

## ii. Public Access

As part of public accommodation, public open houses will be held bi-annually for all members of the public to enjoy the historic value of the Collins House.

## iii. Compatibility with the Neighborhood

The proposed use for the Collins House is market-rate multi-family rental units. Individuals would be utilizing the building as rental units, which maintain the current Tenney-Lapham Neighborhood Plan, all zoning requirements, and all desires by the City to maintain the historical fabric of the neighborhood.

## iv. Parking

The existing Parking lot and garage will serve residents and visitors, as per current use.

## v. Landmarks Ordinance and the Secretary of Interior's Standards will be maintained throughout the rehabilitation. (please see below)

## vi. Historically and environmentally responsible rehabilitation & adaptive reuse

The Collins House is in most need of interior rehabilitation and upgrading existing mechanical and electrical systems. It's a prairie style home. The following background into the historic fabric of the building style was written by team member Ryan Kolar, AIA LEED AP to support his qualifications as a historically and environmentally responsible architect.

*The Prairie Style*

The Prairie Style house is a product of the Prairie School of architecture. This new style of housing was coined the Prairie Style after a 1901 article in the *Ladies Home Journal* by Frank Lloyd Wright entitled, "A Home in a Prairie Town."

The first Prairie houses were usually finished in lime plaster with wood trim or sided with horizontal board and batten. Later Prairie homes used concrete block — a new material at the time. The spacious, open floor plans of this modernist house shows distinct Prairie influences including the extended eaves, and characteristic window

styles. There are many similar homes with Prairie designs from the early 1900s. Prairie homes took on many forms: Square, L-shaped, T-shaped, Y-shaped, and even pinwheel-shaped. Furniture was either built-in or specially designed by the architect just for the house.

The style was popularized by pattern books and illustrated magazines, but few Prairie style homes were built without the involvement of an Architect. They never received the widespread builder acceptance of the Craftsman and Four Square styles since they were mostly custom, hand-made and could not be easily reproduced. They are, consequently, much less common in our communities.

*Interiors*

Prairie style closely followed the Arts & Crafts philosophy that shunned urban industrialization and mass production while extolling the virtues of village living where skilled craftsmen created beautiful things in small crafts shops using hand tools and traditional techniques. The Arts and Crafts reality, however, was that most everything manufactured during the period was the product of urban factories.

The Craftsman living room had extensive built-ins that reduced the need for furniture. Less furniture also contributed to the airy and open feel of the house. Wallpaper is another instance of the triumph of practicality over moral philosophy. It was supposed to be hand stenciled or, worst case, block printed. These are both non-industrial, craft shop production methods. But, in fact, most Arts & Crafts and Prairie style wallpaper was printed on huge roller presses.

So, while social philosophers of the Arts & Crafts era bemoaned the ill effects of runaway mechanization, architects, builders and homeowners took full advantage of it, and the increasing middle class prosperity it produced, to build, furnish and decorate period homes.

*Interior Layout*

The defining characteristics of Prairie Style interiors are openness, light, distinct horizontal lines, handsome, high-quality materials and lots of glass-, stone- and wood-work. The layout of an interior was largely dictated by common sense and a drive for simplicity. Interiors featured an open floor plan of airy rooms with simple surfaces of plaster and wood. Living and dining "rooms" are often divided by low wood and glass partitions rather than walls. Built-in cabinetry, beamed ceilings and simple wainscots are typically seen in living and dining rooms. Art glass might be used throughout the interior in dividers and cabinet doors — more likely in architect-designed houses than in builder-designed or kit houses. The front door or a window facing the front of the house would typically be glazed with a stained glass artwork of some kind. Long sight lines gave the viewer a sense that the house was larger than it actually was. It is not uncommon to be able to look completely through an Arts & Crafts house from front to back.

Built-In Furnishings: Much of the furnishing in an Arts & Crafts house was built in. A well-appointed dining room featured buffets and china cabinets integrated into the woodwork. Built-in wardrobes with drawers and hanging clothes storage in the bedrooms eliminated the need for chests of drawers and bureaus. The only furniture needed in the bedroom was the actual bed. Living rooms usually featured bookcases The Aladdin Company would not only sell you an Arts & Crafts house kit, but the paint and stain to finish it with and the buggy and auto paint needed to make your vehicle match your house trim.

The result of all this building-in was that very little furniture was needed in an Arts & Crafts home. Less furniture contributed to the open, uncluttered, airy look of the house. Unfortunately after the 2nd World War much of it was destroyed in ill-advised "renovations". Some survives in attics and garages, and we can find it we have no hesitation in restoring it.

Furniture and interior woodwork was typically oak and dark. Gustav Stickley was well known for his fumed oak finishes in which the surface of the wood is chemically altered to make it very dark — almost black. Other native woods such as elm, walnut and cherry were also used, however. American or Black Cherry was favored on in the East, where it is abundant, and walnut on the West Coast. Modern reproductions of Arts & Crafts furnishings commonly avoid the very dark oak look in favor of a lighter, browner finish.

*Colors*

Palettes avoided the bright, synthetic, primary and secondary colors of the Industrial Age, favoring a muted pre-industrial palette of earth-tone tertiary colors: yellow became ochre, red appeared as terra cotta or clay and green was represented by olive. Bright colors, if used at all, were used sparingly and as highlights. Blue was rarely used, but if used was on the gray side of true blue.

Architects often specified the color scheme and incorporated colors into the final plaster coat using a calcimine tint rather than paint. Moldings should plain, but of handsome, well-figured wood stained to match the built in cabinetry. Except in kitchens and bathrooms, moldings were seldom painted, although someone may have painted over the original finish. Fortunately this paint is relatively easy to remove, and it usually should be removed to reveal the beautiful wood underneath.

Walls were often banded in wood at several heights. At the foot of the wall was base molding, which should be deep, at least 5" side, and at least 3/4" thick. The next band was the chair rail, set at between 40" and 54" above the floor. Banding around the room at the top of the windows was also common. The banding forms the top casing of the windows and doors, creating a space called the frieze between the top of the windows and the ceiling. This feature was unabashedly borrowed from the traditional Japanese house. Finally, at the top of the wall was a crown molding, but not the heavy, angled crown of colonial and Victorian houses (although common in reproduction houses). Flat ceiling molding is more consistent with the style as is narrow bed molding.

All of this horizontal molding gave the house a distinct horizontal aspect, visually enlarging the rooms and discouraging hanging pictures. Many designers thought pictures were an unnecessary adornment to already perfectly decorated rooms. Most homeowners disagreed and hung pictures anyway. The Prairie School pushed the horizontal plane further than any other period style.

*Restoration Steps*

Gypsum plaster walls are both the delight and despair of owners of heritage homes. Plaster walls are too thick for current door and window jambs, so every new door or window has to be ordered with a costly special jamb, or has to be built out on site.

True plaster is unmatched in durability and strength. It's actually a form of concrete, and very tough stuff. It resists fire better than gypsum drywall and greatly reduces sound transmission, which results in a much quieter house. It is a hostile environment to mold and mildew because, unlike drywall it has no paper facings. It is the paper that mold and mildew feed on. And, its high tensile strength makes it impervious to most damage caused by blunt force — being hit by the doorknob, for example. Drywall will dent readily, plaster will not.

True gypsum plaster, with all its imperfections and evidences of age and use, is a part of the original fabric of the house. It is a major architectural element of the distinctive look, feel and character of the home. Its contours and slight imperfections are an enduring monument to some of America's early master craftsmen. So, if only for the practical reason that it makes a better wall, plaster walls and ceilings should be left in place and restored, if

at all possible.

Once cured, wet plaster is a tough, durable, rigid material that, if left undisturbed will last nearly forever. Unfortunately, things can happen to disturb plaster. The most common are settling and water.

When houses settle, the wood framework of the wall shifts, and if it shifts enough it tends to break off the keys holding the plaster to the wall. Water can have a similar effect. Wood lath naturally swells when exposed to water. Seasonal changes in humidity are unlikely to be a problem, but if the wall gets really wet, as from a leak, the wood may swell enough to break the keys.

When the keys are broken, the plaster is detached from the wall. Detached plaster tends to crack or even, if the detachment is over a large area, fall off the wall. It is possible to have small cracks, especially around the tops of doors and windows, with minimal or no plaster detachment. But, if you have long cracks going across or up the wall, then most likely the plaster is detached along the crack. If you have two parallel cracks, then the plaster is probably also detached between the cracks.

*Reattaching Loose Plaster*

Down cup plaster washer for use in mending detached plaster. When the screw is drawn tight, the cup in the washer flattens. Plaster washers in use. Once keys are broken, they no longer mechanically fasten the plaster to the wall. We cannot recreate the keys, so some other form of reattachment is required. There are two kinds, mechanical and adhesive.

Mechanical fastening involves the use of the old familiar remodeler's friend, the plaster washer or "plaster button". This is merely a thin metal washer, about the size of a quarter, designed for reattaching plaster to wood lath. They have been around for most of a century, but are not a common hardware store item. We usually get ours from McFeely's, but they are available on line from several sources.

A small hole (about 3/16") is drilled through the plaster, but not through the lath. A 1-1/4" or 1-1/2" galvanized (plaster is corrosive) flat-head screw is fitted to the washer and screwed into the wall through the lath. This creates a new mechanical bond between the plaster and wood wall beneath the plaster.

Plaster washers work well, but don't finish well. They stick out from the plaster about 1/16" to 1/8"", so gobs of plaster must be applied to the wall to conceal the washers. This is not only a lot of work, but usually results in an uneven wall that looks patched.

**ORIGINAL RESTORATION PRODUCTS**

Wood Restoration/Detail Reproduction
Prairie Restorations – Oak Park, IL
O'Baran - Forest Park, IL

Fixtures
Graham H.Gregory

Metal Work
www.crafthome.com

**ENVIRONMENTAL RESPONSIBILITY**

Ryan Kolar is LEED AP certified. The LEED AP credential provides a standard for professionals participating in the design and construction phases of high-performance, healthful, durable, affordable, and environmentally sound commercial, institutional, and high-rise residential buildings**.**

The Green Building Certification Institute (GBCI) created this specialty credential to denote practical knowledge of the Green Building Design + Construction.

**Green building** is environmentally responsible and resource-efficient throughout a building's life-cycle: from site placement to design, construction, operation, maintenance, renovation, and demolition. This practice expands and complements the classical building design concerns of economy, utility, durability, and comfort.

Although new technologies are constantly being developed to complement current practices in creating greener structures, the common objective is that green buildings are designed to reduce the overall impact of the built environment on human health and the natural environment by:

- Efficiently using energy, water, and other resources
- Protecting occupant health and improving employee productivity
- Reducing waste, pollution and environmental degradation

*Goals of green building*

The concept of sustainable development can be traced to the energy (especially fossil oil) crisis and the environment pollution concern in the 1970s. The green building movement in the U.S. originated from the need and desire for more energy efficient and environmentally friendly construction practices. There are a number of motives to building green, including environmental, economic, and social benefits. However, modern sustainability initiatives call for an integrated and synergistic design to both new construction and in the retrofitting of an existing structure. Also known as sustainable design, this approach integrates the building life-cycle with each green practice employed with a design-purpose to create a synergy amongst the practices used.

Green building brings together a vast array of practices and techniques to reduce and ultimately eliminate the impacts of buildings on the environment and human health. It often emphasizes taking advantage of renewable resources, e.g., using sunlight through passive solar, active solar, and photovoltaic techniques and using plants and trees through green roofs, rain gardens, and for reduction of rainwater run-off. Many other techniques, such as using packed gravel or permeable concrete instead of conventional concrete or asphalt to enhance replenishment of ground water, are used as well.

While the practices, or technologies, employed in green building are constantly evolving and may differ from region to region, there are fundamental principles that persist from which the method is derived: Site Placement and Structure Design Efficiency, Energy Efficiency, Water Efficiency, Materials Efficiency, Indoor Environmental Quality Enhancement, Operations and Maintenance Optimization, and Waste and Toxics Reduction. The essence of green building is an optimization of one or more of these principles. Also, with the proper synergistic design, individual green building technologies may work together to produce a greater cumulative effect.

On the aesthetic side of green architecture or sustainable design is the philosophy of designing a building that is in harmony with the natural features and resources surrounding the site. There are several key steps in designing sustainable buildings: specify 'green' building materials from local sources, reduce loads, optimize systems, and generate on-site renewable energy.

*Site placement and structure design efficiency*

The foundation of any construction project is rooted in the concept and design stages. The concept stage, in fact, is one of the major steps in a project life cycle, as it has the largest impact on cost and performance. In designing environmentally optimal buildings, the objective is to minimize the total environmental impact associated with all life-cycle stages of the building project. However, building as a process is not as streamlined as an industrial process, and varies from one building to the other, never repeating itself identically. In addition, buildings are much more complex products, composed of a multitude of materials and components each constituting various design variables to be decided at the design stage. A variation of every design variable may affect the environment during all the building's relevant life-cycle stages.

*Energy efficiency*

Green buildings often include measures to reduce energy consumption – both the embodied energy required to extract, process, transport and install building materials and operating energy to provide services such as heating and power for equipment.

As high-performance buildings use less operating energy, embodied energy has assumed much greater importance – and may make up as much as 30% of the overall life cycle energy consumption. Studies such as the U.S. LCI Database Project show buildings built primarily with wood will have a lower embodied energy than those built primarily with brick, concrete or steel.

To reduce operating energy use, high-efficiency windows and insulation in walls, ceilings, and floors increase the efficiency of the building envelope, (the barrier between conditioned and unconditioned space). Another strategy, passive solar building design, is often implemented in low-energy homes. Designers orient windows and walls and place awnings, porches, and trees to shade windows and roofs during the summer while maximizing solar gain in the winter. In addition, effective window placement (daylighting) can provide more natural light and lessen the need for electric lighting during the day. Solar water heating further reduces energy costs.

Onsite generation of renewable energy through solar power, wind power, hydro power, or biomass can significantly reduce the environmental impact of the building. Power generation is generally the most expensive feature to add to a building.

*Water Efficiency*

Reducing water consumption and protecting water quality are key objectives in sustainable building. One critical issue of water consumption is that in many areas, the demands on the supplying aquifer exceed its ability to replenish itself. To the maximum extent feasible, facilities should increase their dependence on water that is collected, used, purified, and reused on-site. The protection and conservation of water throughout the life of a building may be accomplished by designing for dual plumbing that recycles water in toilet flushing. Waste-water may be minimized by utilizing water conserving fixtures such as ultra-low flush toilets and low-flow shower heads. Bidets help eliminate the use of toilet paper, reducing sewer traffic and increasing possibilities of re-using water on-site. Point of use water treatment and heating improves both water quality and energy

efficiency while reducing the amount of water in circulation. The use of non-sewage and grey water for on-site use such as site-irrigation will minimize demands on the local aquifer.

*Materials Efficiency*

Building materials typically considered to be 'green' include lumber from forests that have been certified to a third-party forest standard, rapidly renewable plant materials like bamboo and straw, insulating concrete forms, dimension stone, recycled stone, recycled metal, and other products that are non-toxic, reusable, renewable, and/or recyclable (e.g., Trass, Linoleum, sheep wool, panels made from paper flakes, compressed earth block, adobe, baked earth, rammed earth, clay, vermiculite, flax linen, sisal, seagrass, cork, expanded clay grains, coconut, wood fiber plates, calcium sand stone, concrete (high and ultra high performance, roman self-healing concrete) , etc) The EPA (Environmental Protection Agency) also suggests using recycled industrial goods, such as coal combustion products, foundry sand, and demolition debris in construction projects. Building materials should be extracted and manufactured locally to the building site to minimize the energy embedded in their transportation. Where possible, building elements should be manufactured off-site and delivered to site, to maximize benefits of off-site manufacture including minimizing waste, maximizing recycling (because manufacture is in one location), high quality elements, better OHS management, less noise and dust.

*Indoor environmental quality enhancement*

The Indoor Environmental Quality category in LEED standards, one of the five environmental categories, was created to provide comfort, well-being, and productivity of occupants. The LEED IEQ category addresses design and construction guidelines especially: indoor air quality, thermal quality, and lighting quality.

Indoor Air Quality seeks to reduce volatile organic compounds, or VOCs, and other air impurities such as microbial contaminants. Buildings rely on a properly designed ventilation system (passively/naturally- or mechanically-powered) to provide adequate ventilation of cleaner air from outdoors or re-circulated, filtered air as well as isolated operations (kitchens, dry cleaners, etc.) from other occupancies. During the design and construction process choosing construction materials and interior finish products with zero or low VOC emissions will improve IAQ. Most building materials and cleaning/maintenance products emit gases, some of them toxic, such as many VOCs including formaldehyde. These gases can have a detrimental impact on occupants' health, comfort, and productivity. Avoiding these products will increase a building's IEQ.

Also important to indoor air quality is the control of moisture accumulation (dampness) leading to mold growth and the presence of bacteria and viruses as well as dust mites and other organisms and microbiological concerns. Water intrusion through a building's envelope or water condensing on cold surfaces on the building's interior can enhance and sustain microbial growth. A well-insulated and tightly-sealed envelope will reduce moisture problems but adequate ventilation is also necessary to eliminate moisture from sources indoors including human metabolic processes, cooking, bathing, cleaning, and other activities.

Personal temperature and airflow control over the HVAC system coupled with a properly designed building envelope will also aid in increasing a building's thermal quality. Creating a high performance luminous environment through the careful integration of daylight and electrical light sources will improve on the lighting quality and energy performance of a structure.

Solid wood products, particularly flooring, are often specified in environments where occupants are known to have allergies to dust or other particulates. Wood itself is considered to be hypo-allergenic and its smooth surfaces prevent the buildup of particles common in soft finishes like carpet. The Asthma and Allergy Foundation of American recommends hardwood, vinyl, linoleum tile or slate flooring instead of carpet. The use of wood products can also improve air quality by absorbing or releasing moisture in the air to moderate humidity.

Interactions among all the indoor components and the occupants together form the processes that determine the indoor air quality. Extensive investigation of such processes is the subject of indoor air scientific research and is well documented in the journal Indoor Air, a resource all LEED AP professionals are familiar with.

*Operations and Maintenance Optimization*

No matter how sustainable a building may have been in its design and construction, it can only remain so if it is operated responsibly and maintained properly. Ensuring operations and maintenance(O&M) personnel are part of the project's planning and development process will help retain the green criteria designed at the onset of the project. Every aspect of green building is integrated into the O&M phase of a building's life. The addition of new green technologies also falls on the O&M staff. Although the goal of waste reduction may be applied during the design, construction and demolition phases of a building's life-cycle, it is in the O&M phase that green practices such as recycling and air quality enhancement take place.

*Waste Reduction*

Green architecture also seeks to reduce waste of energy, water and materials used during construction. For example, in California nearly 60% of the state's waste comes from commercial buildings. During the construction phase, one goal should be to reduce the amount of material going to landfills. Well-designed buildings also help reduce the amount of waste generated by the occupants as well, by providing on-site solutions such as compost bins to reduce matter going to landfills.

When buildings reach the end of their useful life, they are typically demolished and hauled to landfills. Deconstruction is a method of harvesting what is commonly considered “waste” and reclaiming it into useful building material. Extending the useful life of a structure also reduces waste – building materials such as wood that are light and easy to work with make renovations easier.

To reduce the impact on wells or water treatment plants, several options exist. "Grey water", wastewater from sources such as dishwashing or washing machines, can be used for subsurface irrigation, or if treated, for non-potable purposes, e.g., to flush toilets and wash cars. Rainwater collectors are used for similar purposes.

Centralized wastewater treatment systems can be costly and use a lot of energy. An alternative to this process is converting waste and wastewater into fertilizer, which avoids these costs and shows other benefits. By collecting human waste at the source and running it to a semi-centralized biogas plant with other biological waste, liquid fertilizer can be produced. This concept was demonstrated by a settlement in Lubeck Germany in the late 1990s. Practices like these provide soil with organic nutrients and create carbon sinks that remove carbon dioxide from the atmosphere, offsetting greenhouse gas emission. Producing artificial fertilizer is also more costly in energy than this process

## DEVELOPMENT TEAM INFORMATION

### i. Organizational Form

The project will be financed independently and built through JD McCormick and Company, a development and construction company owned and operated by Joe McCormick. JD McCormick and Company has developed, built, and managed over 600 units of multi-family residential rental units over the last 10 years. (Please see relevant experience for more specific information).

### ii. Relevant Experience

**Joe McCormick**

Joe McCormick is a life-long resident of Madison and has been involved in property management for over 26 years. Joe is a graduate of East High school and alumni of the University of Wisconsin-Madison, graduating with a degree in construction management.

Joe began his real estate career by buying and renovating a small project near the UW-Madison campus. Within a few years, Joe began developing retail spaces and building homes. Currently, Joe is a leader in real estate development, owning JD McCormick Properties, and real estate management as an owner of JSM Properties. He has created over 2,000 rental units over the past 26 years, both in and around the Madison area, including both new construction and historical rehabilitation.

Joe McCormick is dedicated to continually improving the Madison area. Quality housing and property management are his passion, and he remains committed to providing additional resources to the local community.

**Ryan Kolar, AIA LEED AP**

Ryan is a licensed architect who resides in Madison, WI. He received his Bachelor of Science degree in Planning from North Carolina State University in 2003. Ryan went on to receive his Bachelor of Architecture degree the following year; completed his NCARB (National Council of Architecture Registration Board) internship in Chicago in 2007. He earned his designation as a USGBC LEED AP professional in 2008, and earned his architecture license in the State of Illinois in 2010. He has also studied at the Glasgow School of Art in Scotland and Oxford University in England.

Ryan has personally designed over 60 structures, 12 of those under his own name. He has won or been given distinctions in multiple design competitions. His experience includes single family and multi-family residential design, both contemporary and historically responsible rehabilitation and reuse for clients located in Illinois, Wisconsin, Pennsylvania and Florida.

Selected Relevant Work:

- 2002 Residence (Arts and Crafts), PA - Award Winning for Adaptive Reuse
- 2002 Residence (Art Deco), FL - Award Winning for Historic Renovation
- 2005 Residence (Arts and Crafts), IL
- 2006 Residence (Prairie Style), IL
- 2009 Home Series of 8 (Arts and Crafts) for developer/homebuilder in PA

**COSTS**

The Collins House Restoration Estimate

**i. Exterior**

o Windows: historic stained glass to remain, storm windows need replaced, $8,350
o Misc. landscaping, $5,350
o Misc. cleaning and rehabilitation, $7,350

TOTAL EXTERIOR RESTORATION COSTS: $21,050 (estimated)

**ii. Interior**

o HVAC: seven one bedroom apartments, new kitchen and common areas: $48,785
o Plumbing: addition of 4 new bathrooms, common kitchen: $44,685
o Framing/Plaster: demolition, reconstruction, and restoration as necessary: $22,565
o Flooring: refitting and restoration of wood and tile: $11,385
o Painting: finishing restoration per new layout: $8,750
o Woodwork - restoration and matching existing historic trim: $22,675

TOTAL INTERIOR RESTORATION COSTS: $158,845 (estimated)

**iii. Commitment to rehabilitation to historic standards**

The Landmarks Ordinance and the Secretary of Interior's Standards will be maintained throughout the rehabilitation of both the interior and exterior. Ryan Kolar, AIA LEED AP will be supervising construction to maintain historic standards and proper restoration techniques.

**iv. Construction Team and Commitments**

Framing/Plaster/Paint: TDS Construction
(Estimated Bonding Capacity: $8 Million)

Masonry: TDS Construction
(Estimated Bonding Capacity: $10 Million)

HVAC, Plumbing: Dave Jones Plumbing and Heating, LLC
(Estimated Bonding Capacity: $12 Million)

**FINANCIAL PLAN**

The Collins House

## i. Financial Plan

a. Source of capital and financial resources (see following banking references)

Arlan Steffanson
Monona State Bank
(608) 223-3000

Jim Hegenbarth
Park Bank
(608) 278-2870

Steve Sosnowski
Harris Bank
(608) 252-5842

b. Sources and Uses:

The source of capital will be a traditional loan, with renovation costs being included in the loan based upon the business model of market-rate rental to be housed within the building.

## ii. Building Purchase

a. Building Offer: $200,000 (cash)
b. Land Lease Offer: $3000/year @ 99 years (For a total of $297,000)
c. Taxes: to be negotiated based on final purchase price.

## iii. Terms

a. Building - We are proposing a straight purchase of the building in cash. With the land being zoned R6, we reserve the right to any use under that zoning ordinance being allowed during the duration of the 99 year lease.

b. Land Lease -We withhold the right to provide garden space for tenants within 20’ of any side of the building.