

From: gtipler tds.net [<mailto:gtipler@tds.net>]

Sent: Friday, February 10, 2012 4:09 PM

To: Fruhling, William; Scanlon, Amy; Martin, Al; Murphy, Brad; Monks, Anne

Subject: Block 100, Masonry bids for Vallender and Schubert Bldgs

Good day.

I'm forwarding documents to provide the reviewing commissions two exterior masonry bids prepared by a reputable contractor who did an inspection of the exteriors of two of the buildings proposed for demolition as part of the Block 100 project, the Vallender Building at 127-129 State Street and the Schubert Building at 120 W. Mifflin Street. The intent is to encourage a preservation approach for these buildings should either component of the proposed project that affects them be reevaluated and changed to include their preservation. They would both be eligible for the Historic Tax Credit Program of the National Park Service.

The contractors, Brad Bodendein and Jim Hatfield of Ex-Cell Building Restoration, of Richland Center have done work on important historic buildings, including some by Frank Lloyd Wright. A couple interested parties invited them to bid, not just estimate the costs for masonry work for the two historic buildings proposed for demolition, partly based on the physical condition of their masonry.

While the Vallender is not listed on the National Register, it was determined to be eligible for listing on the National Register of Historic Places as part of the State Street Historic District. I have no doubt that with a proper nomination that it would be approved as a stand alone nomination if it that opportunity arises.

I've also attached the brief history and statement of significance for the Vallender Building.

Thank you for your consideration. I would be pleased to help in any way that I can toward that end.

Gary Tipler
Historic Preservation Consultant
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807 Jenifer Street
Madison, WI 53703
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From: gtipler tds.net [<mailto:gtipler@tds.net>]

Sent: Sunday, February 12, 2012 4:17 PM

To: Rummel, Marsha; davidwjmclean@gmail.com; stuartlevitan@sbcglobal.net; rtaylor@restainohomes.com; michaeljrosenblum@yahoo.com; christina.slattery@meadhunt.com; efgmadison@gmail.com; Scanlon, Amy

Subject: Masonry conditions-proposed repairs - Vallender & Schubert bldgs. A contractor's proposal

Re: 100 Block State Street, Masonry conditions

Dear Amy and Landmarks Commissioners,

I've attached links and documents by Ex-Cell Building Restoration, a highly regarded masonry contractor who evaluated the Vallender and the Schubert buildings, both with masonry problems that are reparable, should that opportunity be possible. Copies were also sent to George Austin.

The links are to photos, should your review today permit more time to view them. The links are also found within the Ex-Cell statement. I've already sent this to Amy Scanlon, so you should see it on Legistar tomorrow if you prefer to read them there.

Photos and Notes, also linked in the proposal statements:

Vallender Building Masonry, 127-129 State Street, Madison, WI

<https://picasaweb.google.com/101190047056009061888/VallenderBuildingMasonry127129StateStreetMadisonWI>

Schubert Building Masonry, 120 West Mifflin Street, Madison, WI

<https://picasaweb.google.com/101190047056009061888/SchubertBuildingMasonry120WMifflinStMadisonWI>

I was told that there was one correction on the Projects page, the barn foundation restoration was instead a state project at Tower Hill State Park.

Thank you for your attention to the information.

Gary Tipler

Ex-Cell Building Restoration, LLC.

1325 S. Buhmeyer Circle Richland Center, WI. 53581

Brad Bodendein

Business (608) 649-2878, Cell (608) 604-2878, Fax (608) 649-2878

February 10, 2012

**Re: Vallender Building, 127-129 State St., Madison
Schubert Building, 120 W. Mifflin St., Madison**

Dear Mr. Tipler:

I have included an approximate bid for the two buildings. The bids are priced for “total restoration” but some brick behind the stucco of the Vallender Building may not need to be replaced (this will not be determined until the stucco is removed).

The Mifflin Street Building bid includes replacing all the failing brick though we had talked about patching some of them, so that item could be lowered.

I have also included a list of some of the buildings that I have done work on, if you would like a more detailed list, let me know.

Please feel free to give me a call if you have any questions!

Thanks,

**Brad Bodendein
and
Jim Hatfield**

Ex-Cell Building Restoration, LLC.

1325 S. Buhmeyer Circle Richland Center, WI. 53581

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127-129 State St.
Madison WI

02/10/2012

Following an exterior inspection, these observations were made:

The structure, construction and the brick type differ from the State Street side to the Fairchild side. The State St side has thick piers with window bay offsets, brick masonry arches over windows, high quality brick, with very few damaged or spalling bricks.

On the Fairchild Street side: the wall is two wythes wide; the wall is flush with sandstone window headers; there is limited structural failure near the southeastern end of this facade where the side doorway was rebuilt; original window and door openings were filled or altered; the bricks were second grade quality; and the conditions from water drainage from the roof, salt spray from heavy traffic and frequent freeze thaw cycles due to sun exposure caused some spalling in about 15 percent of the brick on this side. The failure to repaint the building has allowed moisture to worsen conditions.

Photos:

<https://picasaweb.google.com/101190047056009061888/VallenderBuildingMasonry127129StateStreetMadisonWI>

BID

Scope of Work: Tuckpointing, Brick Replacement, Powerwashing, and Painting

Back of Building:

Tuckpointing Where necessary: \$7,946.00

Brick Replacement: approx 966 brick: \$11,592.00

Removal of downspouts and hardware: \$1,590.00

Powerwashing and Painting: \$7,950.00

Rear Stair Entrance:

Powerwash and Painting: \$540.00

Front of Building:

Tuckpointing Where necessary: \$4,883.00

Brick Replacement and Removing Stucco: \$10,140.00

Soda Blasting off Paint: \$11,400.00
(paint to be tested before start of work)

Repair Stone Step: \$610.00

Caulking Control Joint: \$180.00

Total= \$56,831.00

Ex-Cell Building Restoration, LLC.

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Brad Bodendein

Business (608) 649-2878, Cell (608) 604-2878, Fax (608) 649-2878

120 West Mifflin
Madison WI

02/10/2012

Following an exterior inspection, these observations were made:

The storefront façade is framed by Indiana limestone piers with spare decorative moldings. The two piers on the southwest side of the storefront are in relatively good condition while the one on the northeast side has a badly cracked stone piece at the top where an added drill hole and steel bolt for a sign likely expanded with rust and broke the stone. On the lower part of this pier a couple stones are chipped and several stones have drill holes with pipe or bolts within them. The piers are covered with at least two layers of paint. The second floor of the Mifflin façade has an iron spot golden-orange St. Louis pressed brick brick with perhaps only one layer of paint applied within recent years. The brick is in excellent condition and is similar to that found in other Kronenberg buildings. On the northeast alley side of the building, the construction-grade brick exhibits spalling and erosion due to water infiltration likely due to failed roofing materials and flashings, from water washing over the exterior wall from overflowing gutters, or from splash in the alley without finish protection. On the rear face or northwest side of building, similar damage to the construction-grade brick is due to a broken gutter and water washing down this face of the building.

Photos:

<https://picasaweb.google.com/101190047056009061888/SchubertBuildingMasonry120WestMifflinStreetMadisonWI>

BID

Scope of work: Tuckpointing, Brick Replacement, Patching, Thorosealing, and Powerwashing.

Rear wall-

Tuckpointing where necessary: \$2,000.00

Brick Replacement: approx 450 brick: \$5,400.00

Patching: Powerwashing, Thorosealing, and Patching: \$5,600.00

Alley Side of Building-

Tuckpointing where necessary: \$4,915.00

Brick replacement: approx 615 brick: \$7,380.00

Powerwashing, Patching, and Thorosealing: \$13,696.00

Replace window sill: \$410.00

Install Weeps: approx 127 Weeps: \$382.00

Front of Building-

Tuckpointing Where necessary: \$2,800.00

Replacing Limestone block: \$1,750.00

Soda Blasting off paint: \$5,600.00
(paint to be tested before start of work)

Brick Replacement approx 5 brick: \$100.00

Total: \$50,033.00
8% Discount: \$4,002.64
Final Total: \$46,030.36

***Alley to be cleaned before start of work**