

City of Madison, Wisconsin

REPORT OF: FAÇADE IMPROVEMENT GRANT
STAFF TEAM

TO: URBAN DESIGN COMMISSION

TITLE: Façade Improvement Grant Application:
437 State Street (See Eyewear)

AUTHOR: Percy Brown, Manager
Office of Economic Revitalization
Economic Development Division

DATED: May 4, 2012

SUMMARY:

On February 3, 2004, 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. **437 State Street: See Eyewear**
Grantee: See Inc.

This is a “flatiron” building at the corner of State and Broom Streets

- a. Install new 1st floor storefront on corner of State and Broom to restore historic entry presence
- b. Patch/infill masonry openings and penetrations, and remove panel as required
- c. Tuck point and sealing as required
- d. Painting entire masonry façade, window trims, railing, and cornice detail
- e. Install new signage
- f. Install new historically inspired door

See Attachments for Specification

Total project cost is estimated at \$86,838.00
Façade Improvement Grant not to exceed \$25,000.00

RECOMMENDATION:

The above Façade Improvement Grant proposal has been reviewed by the Façade Improvement Grant Staff Team and meets the requirements of the Program. The Staff Team recommends approval of the above Façade Improvement Grant proposal.



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
 Percy Brown, 266-6558
pbrown@cityofmadison.com

PROGRAM APPLICATION

Applicant: Steven Laffey Phone: 248.354.7100

Business Name: See Eyewear

Building Name: N/A

Business Address: 437 State Street Zip Code 53703

E-mail Address: slaffey@seeeyewear.com

* Property Owner: Biagio & Rita Gargano

* Address: 5662 Dorcas Circle, Fitchburg, WI 53575

* Name of Grantee: See Eyewear

* Lease Terms: TBD

Definition of Project Scope: Install new 1st Floor Storefront on corner of State and Broom to restore historic entry presence. Patch/infill masonry openings and penetrations, tuck point and sealing as required. Paint entire masonry facade, window trims, and cornice detail. Install new signage. Install new historically inspired door.

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>Facade masonry modification</u>	<u>\$16257</u>	<u>\$5,000</u>	<u>\$11,257</u>
<u>Storefront & Openings</u>	<u>\$50500</u>	<u>\$15,000</u>	<u>\$35,500</u>
<u>Paint (Brick, trim, cornice)</u>	<u>\$11081</u>	<u>\$3,750</u>	<u>\$7,331</u>
<u>Signage</u>	<u>\$9,000</u>	<u>\$1,250</u>	<u>\$7,750</u>
<u>Total:</u>	<u>\$86,838</u>	<u>\$25,000</u>	<u>\$61,838</u>



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Contractor/Supplier: TBD

Address: _____


ATTACHMENT

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

REMARKS Included are photos of existing conditions as well as historic photos of the property.
Architectural plans, elevations and color rendering. As well as construction estimates.

APPLICANT'S CERTIFICATION

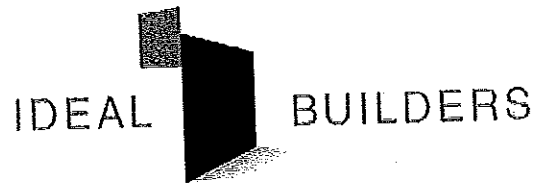
The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the City of Madison Façade Grant Program and is true and complete to the best of the applicant's knowledge and belief.

Signature:  Date: 4-23-12

Signature: _____ Date: _____

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

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



April 19, 2012

Tyler Smith, AIA
Destree Architecture & Design
222 W. Washington Avenue
Madison, WI 53703

RE: 435 STATE STREET FAÇADE RENOVATION – MADISON, WI

Dear Tyler,

We are pleased to provide you with this budget proposal for the facade renovation at 435 State Street. The scope of the work is based on the drawings and photos provided by Destree and listed below:

GERNERAL CONDITIONS

1. City permits as required.
2. Project management and supervision of the project.
3. Fencing and protection to cordon off the sidewalk.
4. Lift rental.
5. Dumpster for construction waste.

GENERAL CARPENTRY

1. Removal of all wood trim, awnings and lower plaster furring on State Street side.
2. Repair of the tooled concrete line below the floor ledge on the Broom Street elevation.
3. Rough carpentry for window framing as required.
4. Framing of upper header above window openings. Material to be wood or a composite.
5. Furnish steel lintels as required for storefront openings.

MASONRY

1. Provide brick in fills at locations as follows:
 - Five (5) locations on Broom Street elevation, including window in fills and mechanical louver in fills.
 - One (1) 6-0 x 7-0 door opening on State Street elevation (allowance as opening is covered).

2. Provide necessary shoring, demolition, installation of steel lintels and brick patching for new storefront openings.
3. An allowance has been accounted for to do any necessary tuck-pointing and brick repair at masonry behind the panels.

OPENINGS

1. Provide all labor and material required to complete thermally broken aluminum storefront.
2. Door to be narrow-stile aluminum door with 12" bottom rail.
3. Glazing to be 1" clear insulated units.
4. Flashing under storefronts.
5. All aluminum finishes to be bone white painted.
6. Standard door hardware with standard finishes.
7. 2 Lines of window perimeter sealant.

PAINTING

1. Lead remediation standards will be used in the removal and disposal of the existing paint. Preliminary tests do show lead is present.
2. Scrape all loose paint off of wood and brick.
3. Spot prime all bare wood and brick.
4. Apply two (2) coats of 100% acrylic paint to the wood and brick.

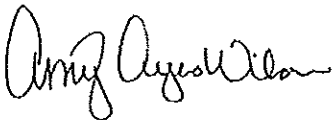
TOTAL BASE BID: \$77,838.00

EXCLUSIONS / CLARIFICATIONS

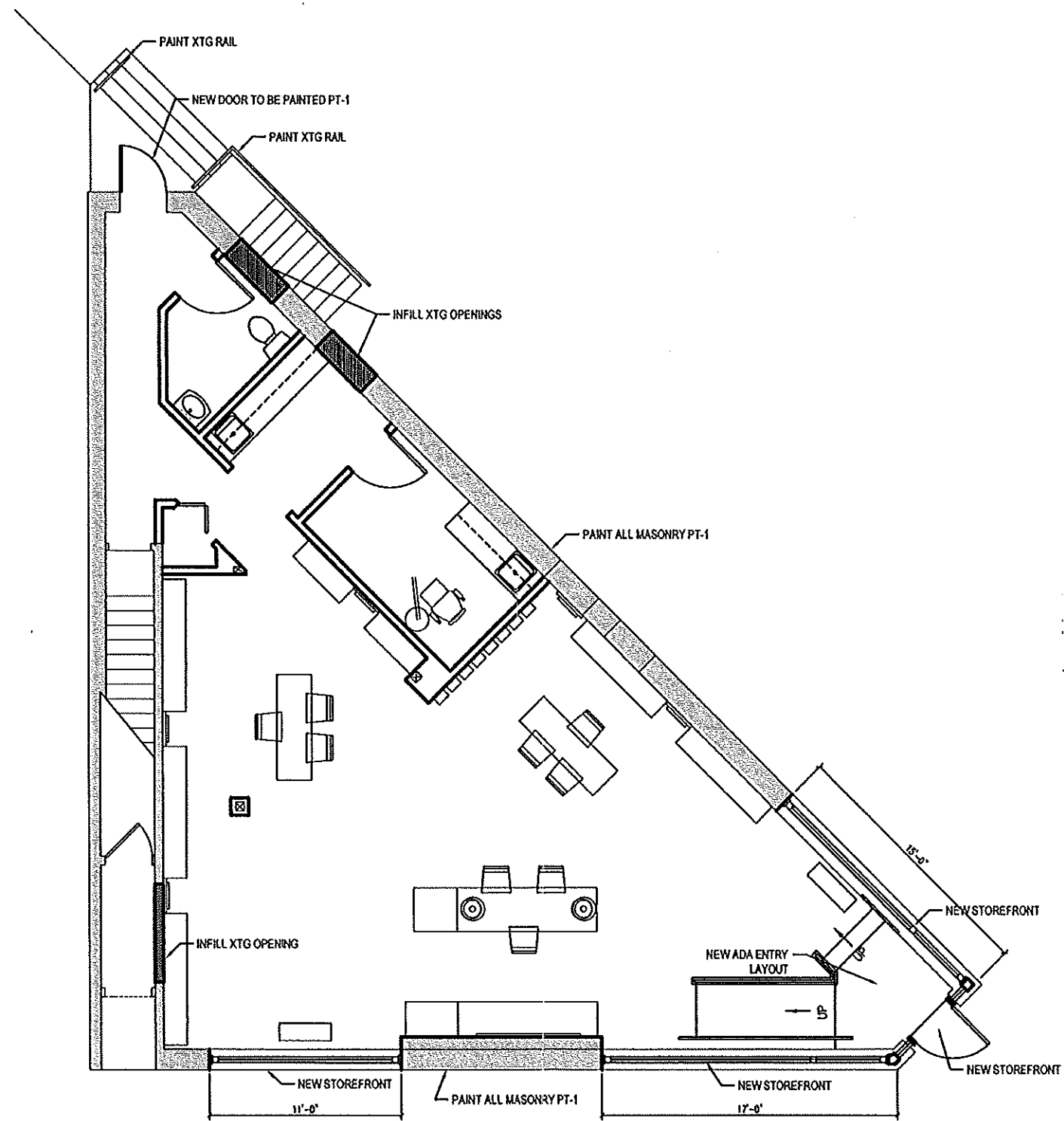
1. All architectural and engineering requirements to be provided by Destree and are excluded.
2. Existing window in fills that have "plaster" appearance to remain as is.
3. Electrical or signage is excluded.

We appreciate the opportunity to provide a budget proposal for this project. If you require additional information or have any questions, please contact us.

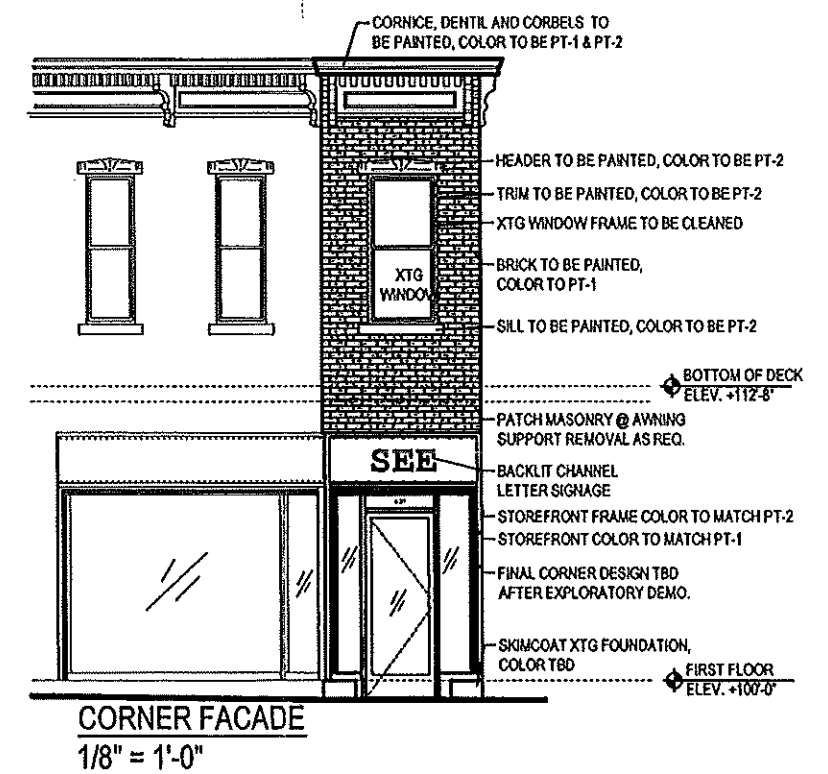
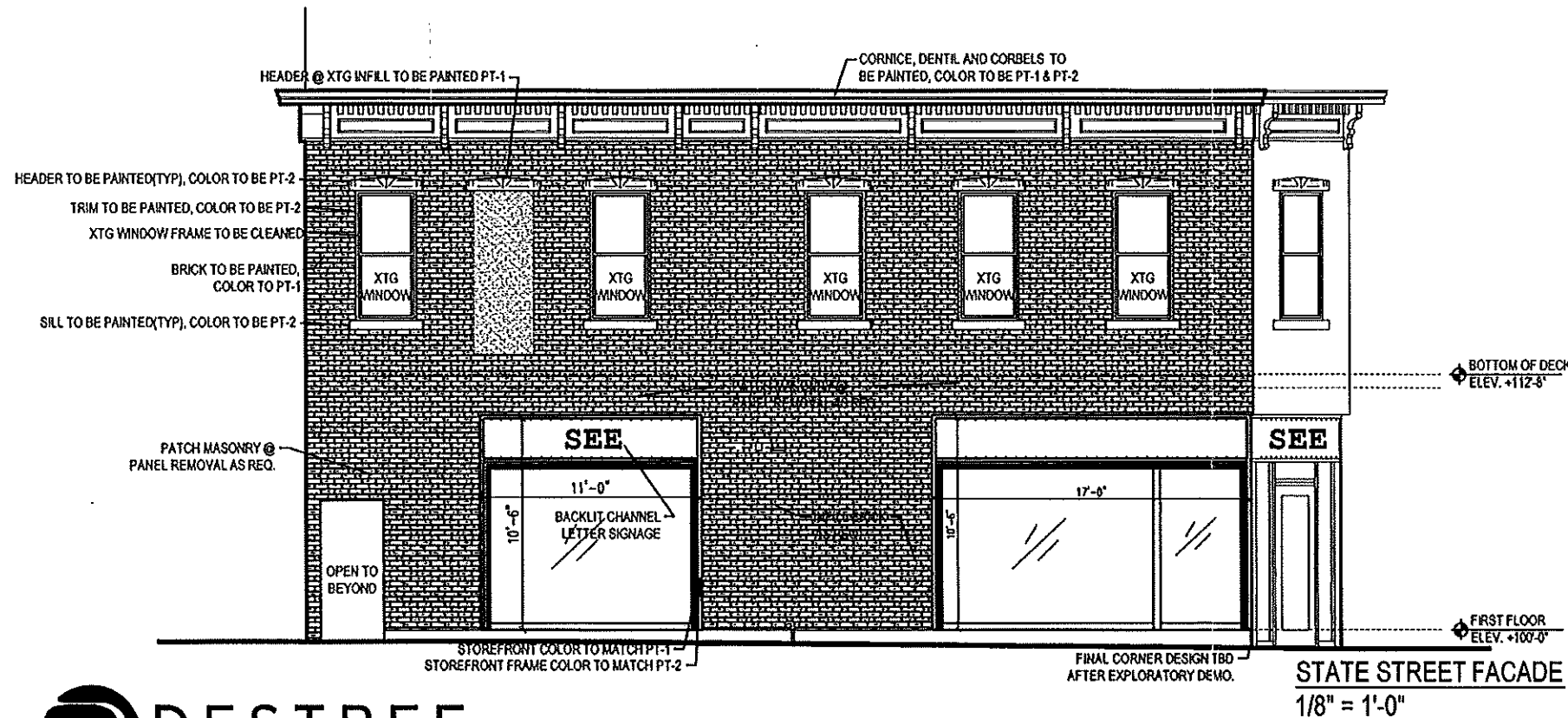
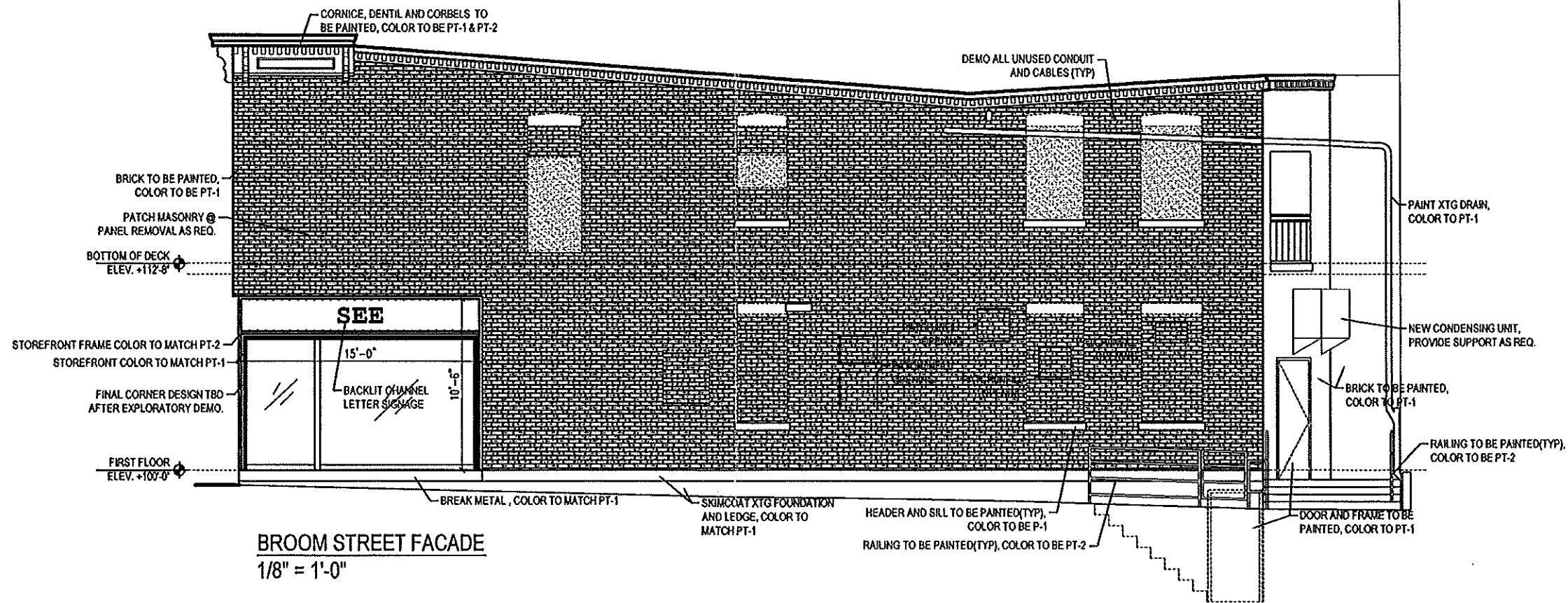
Sincerely,

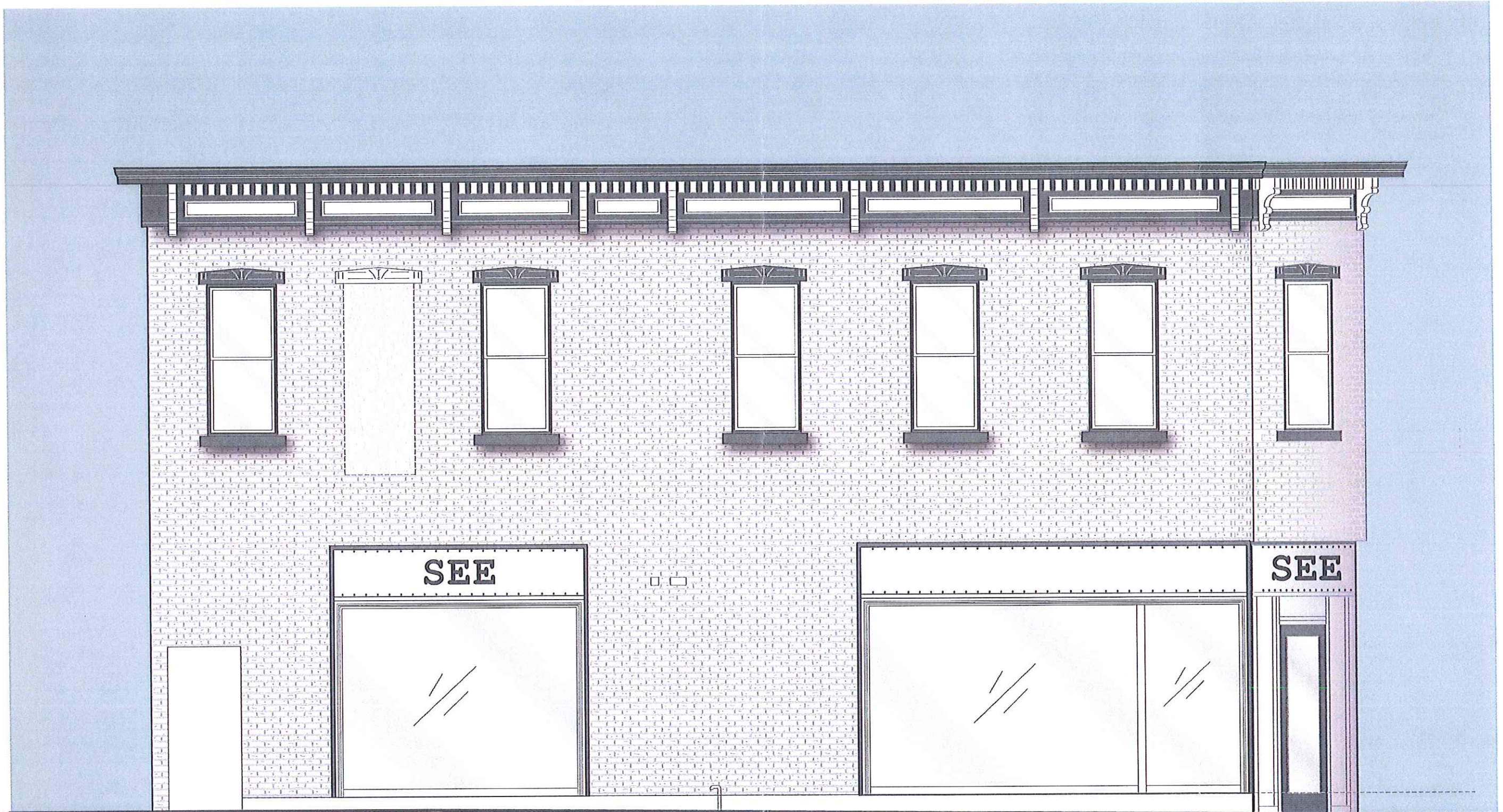


Amy A. Wildman
Project Manager



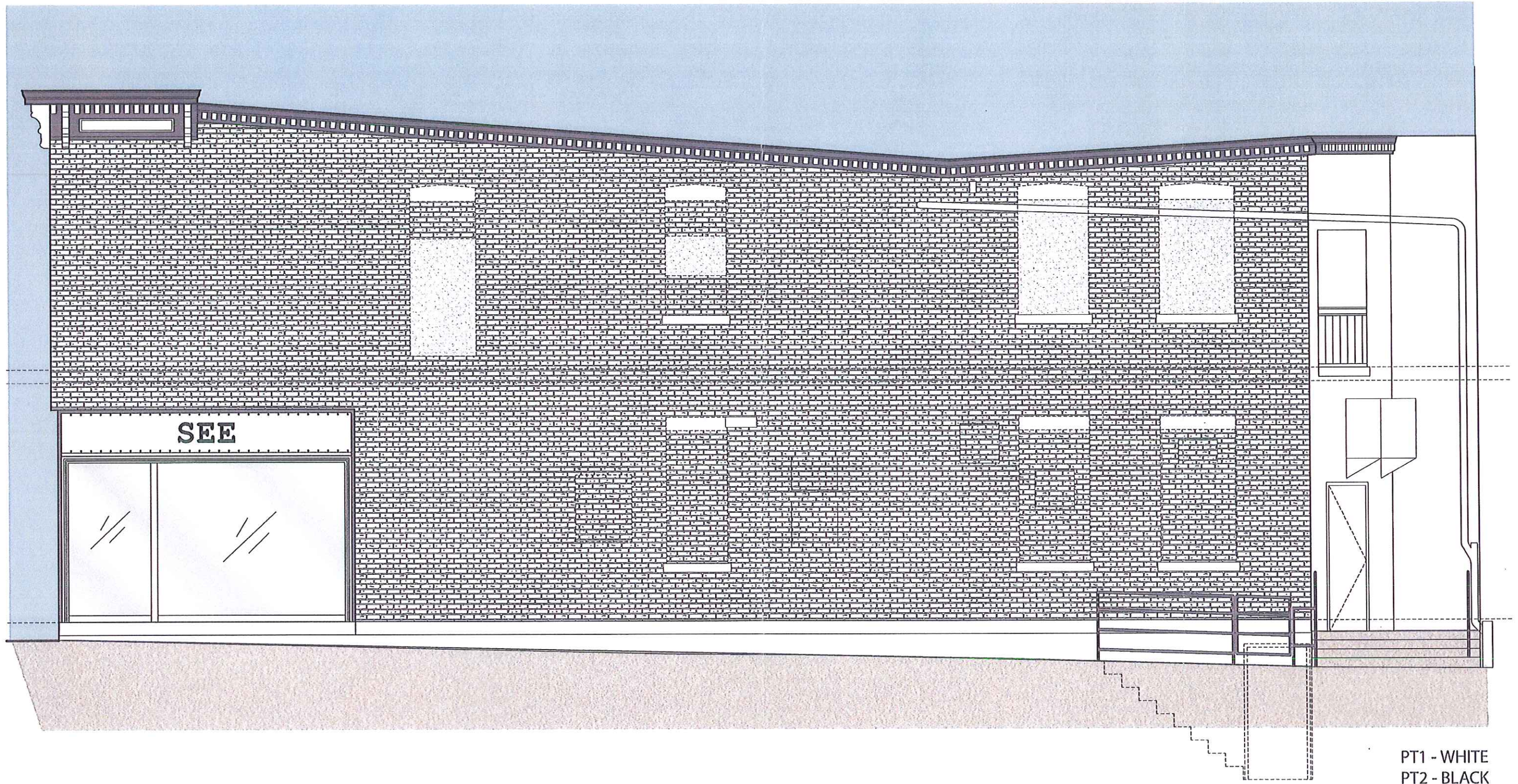
FIRST FLOOR PLAN
 1/8" = 1'-0"





STATE STREET FACADE

PT1 - WHITE
PT2 - BLACK



SEE

PT1 - WHITE
PT2 - BLACK

BROOM STREET FACADE

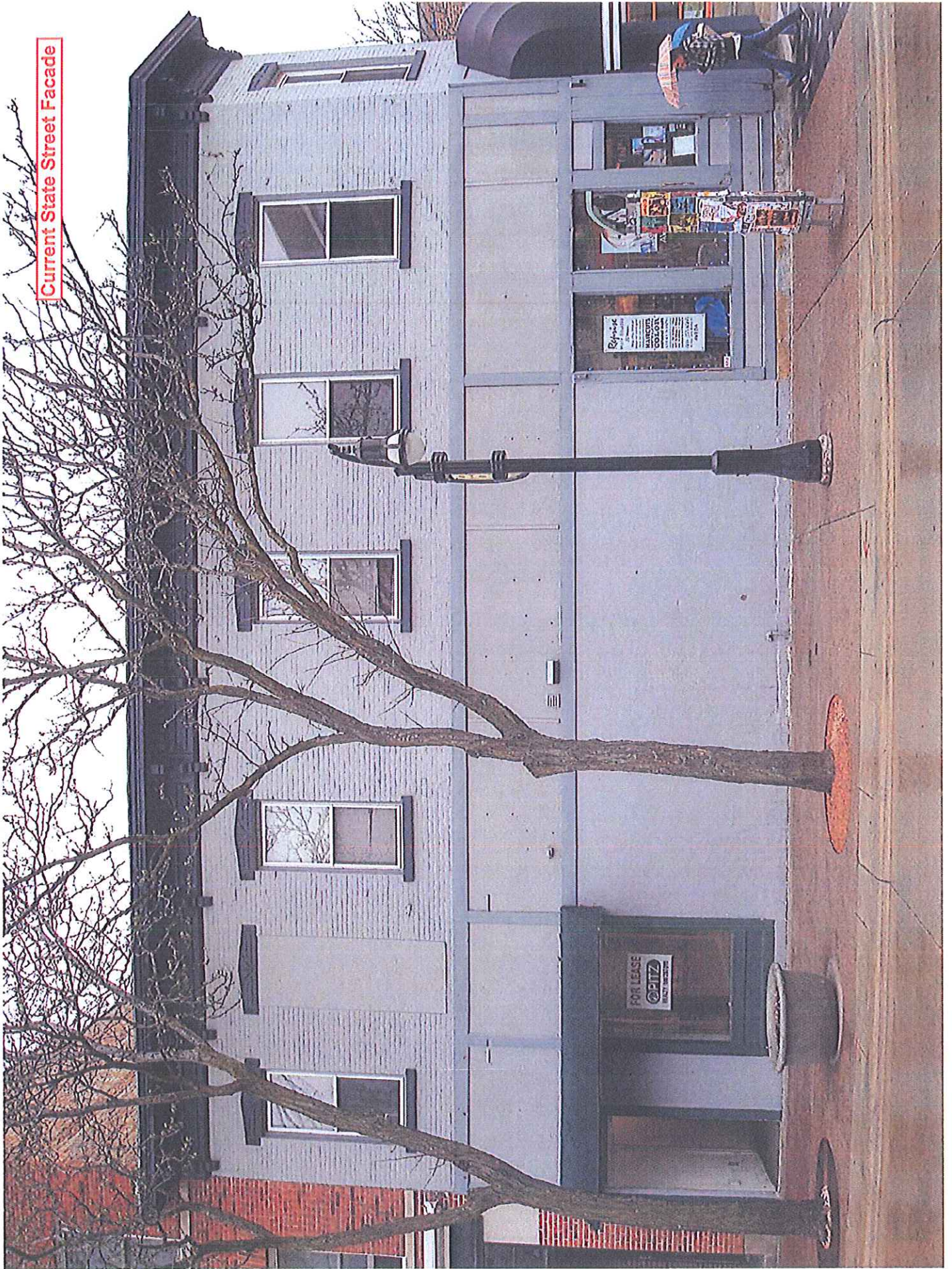


Reprise
HAIR STUDIO
on state

4

Doc
MARTIN'S
BACK DOOR

Current State Street Facade



FOR LEASE
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CALL TODAY

Real Estate
RENTALS
COMMERCIAL
RESIDENTIAL
CALL TODAY
1-800-555-1234



FOR LEASE
OPITZ
REALTY (608)257-0111

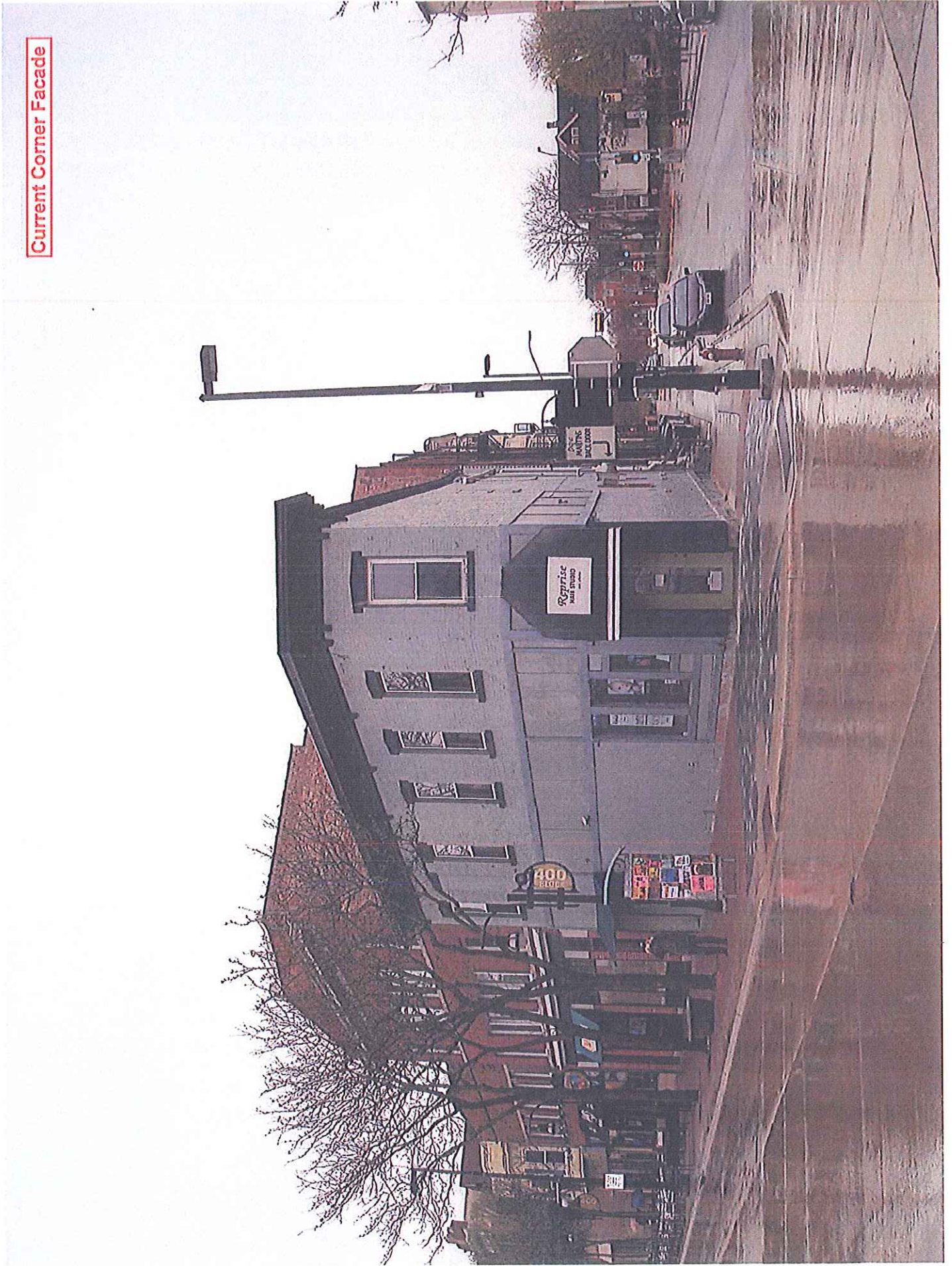


N Broom St

400 BLOCK

DR. MARTIN'S
BACK DOOR

Current Corner Facade



Historic Reference Photos

