

City of Madison, Wisconsin

REPORT OF: FAÇADE IMPROVEMENT GRANT
STAFF TEAM

TO: URBAN DESIGN COMMISSION

TITLE: Façade Improvement Grant Application:
2201 Regent Street
(LaMop Hair Studio)

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

DATED: August 21, 2009

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 proposals be referred to the Urban Design Commission for comments and recommendations.

Attached for your review is the following facade proposal:

1. 2210 Regent Street: LaMop Hair Studio

Designed by La Crosse architects merman and Skogstad this two-story red brick Georgian Revival style building was constructed in 1929 as a group of four storefronts for C.E. Rupp, with offices and apartments above. Rupp's insurance agency was located on the second floor. First occupants of the storefronts included a pharmacy, grocery store and market.

There are two facades: Regent Street and Allen Street

Regent Street

- A. Remove existing tenant projecting sign and elec. Conduit.
- B. Install new lighting.
- C. Install new signage.
- D. Cover existing wood window trim and wood panel with prefinished (white) break metal.

E. Install new leaded glass window to match existing.

Allen Street

- A. Replace rotted wood cornice as required; crown mould shall match existing profile.
- B. Clean and remove paint from brick; and tuck point brick mortar joints as needed.
- C. Install new awning
- D. Remove existing glass and install new insulated glass.
- E. Paint all doors

See attachments for specifications.

Total project cost is estimated at \$41,203.00

Facade Improvement Grant not to exceed \$20,000.00

RECOMMENDATION:

The above application 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 Facade 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: Michael L. Schmitz Phone: 608-231-1644
Business Name: LaMop Hair Studio
Building Name: Regent Arts Building
Business Address: 2201 Regent Street, Madison, 53726
Property Owner: Regent Village LLC
Address: 2201 Regent Street, Madison 53726
Lease Terms: N/A Owner of the building
Definition of Project Scope: Retain the charm and character of the building while increasing lighting, and energy efficiency of the building.

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 \$ |
|--|--------------|----------|------------|
| Lighting & Light Fixtures | \$ 2,855.00 | | |
| Sign Replacement | \$ 2,404.00 | | |
| Replace Rotten Wood | \$ 13,475.00 | | |
| Replace Soffit & Fascia | \$ 2,781.00 | | |
| Conduit Removal & Caulk | \$ 685.00 | | |
| Tuck pointing | \$ 4,744.00 | | |
| Total: | | | |
| Replace 1 st Floor Window | \$ 9,400.00 | | |
| Replace 2 nd Floor | \$ 7,090.00 | | |
| Total | \$ 42,314.00 | | |

August 21, 2009

Façade Grant Proposal / Estimates
2201 Regent Street

| <u>Description:</u> | <u>Amount:</u> |
|----------------------------------|--------------------|
| Lighting / Electrical | \$1,732.00 |
| Retail Glass Replacement | 9,400.00 |
| Architectural Fees | 2,000.00 |
| Retail Transom Glass Replacement | 1,116.00 |
| Awnings | 3,870.00 |
| Construction | 23,035.00 |
| <u>Total Amount:</u> | <u>\$41,203.00</u> |



Searl Electric, Inc.

Phone (608) 835-3940
Fax (608) 835-3948

423 N. Burr Oak Ave.
Oregon, WI 53575

Michael Schmitz
2201 Regent Street
Madison, WI 53726

RE: Gooseneck Sign Lighting

We hereby propose to supply all material and labor except as stated to install the below listed items of electrical equipment.

Fine Earth

1. Permit
2. Replace 24 hour time clock (credit \$45 for functioning existing clock)
3. Circuit conductors in raceway to above 1st floor window
4. (1) 12v step-down transformer
5. Wire through wall behind sign
6. Paint all exterior mounted hardware black
7. (4) weather-proof mounting boxes
8. Pipe and wire between boxes (exterior)
9. (4) Install Owner's gooseneck fixtures
10. (4) 50w MR16 lamps
11. Photo control

La Mop

1. Permit
2. (1) 24 hour time clock
3. Circuit conductors in raceway to above 1st floor window
4. (1) 12v step-down transformer
5. (2) Wire through wall behind sign
6. Paint all exterior mounted hardware black
7. (2) weather-proof mounting boxes
8. Pipe and wire between boxes (interior)
9. (2) Install Owner's gooseneck fixtures
10. (2) 50w MR16 lamps
11. Photo control

Continued

Basement "Clean-up" (the following are limited measures to correct previous oversights)

1. (2) Remove disconnect enclosure converted to junction boxes (please see pic)
2. Remove/replace/rewire to new junction boxes
3. Reroute/straighten/fasten conductors at loadcenter (please see pic)
4. Relocate transformer
5. Plug open knock-outs
6. Material of \$100 and labor six hours allowed

The total cost for the above described installation shall be \$1,732.00.

We appreciate the opportunity to submit this quotation and hope that we may be of additional service to you.

Sincerely,

Searl Electric, Inc.

Richard A. DeVoe
President

PROPOSAL



142 W. Candise Street • Jefferson, WI 53549
(920) 674-3322 • Fax: (920) 674-8950
E-mail: jeffersonglass@att.net

Date 10-21-08

Proposal submitted to Michael Schmitz Phone 608-843-9090

Street 2201 Regent Job Name 238-6490 FNX

City, State, Zip Madison WI 53726 Job Location _____

We hereby submit specifications and estimates for:

Supply & Install - 1" Low-E Argon Tempered thermopanes.
We will pull out old glass & install new.
We will repair rotten sill and replace any new stops if
needed. - covering of wood & caulk by others.

1-126x65

2-81x81

1-60x81

2-108x81

3-29x32

2-Storm Sash repair, 1-misc S. glass, 1-pc. Narrow reded glass 20x32

We Propose hereby to furnish material and labor --

complete in accordance with above specifications, for the sum of: \$

\$ 9,400.00

Payment to be made as follows: _____

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be
withdrawn by us if not accepted within 60 days.

Acceptance of Proposal -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

DAVID FERCH, Architect

2704 Gregory Street, Madison, WI 53711 (608) 238-6900

August 20, 2009

Project: 00824

Michael Schmitz
Regent Village LLC
2201 Regent Street
Madison, WI 53726

RE: Proposal for Services – 2201 Regent Street – Façade Design

Dear Mr. Michael Schmitz,

David Ferch, Architect is pleased to provide the following proposal of architectural services.

Scope of Services:

This proposal is based on the scope of a façade design for the existing building at 2201 Regent Street. Work will include preliminary designs, design development, presentation materials, and presentation to the Madison Urban Design Commission. The intention of this work is for the client's submittal for a City of Madison storefront improvement grant.

Total Proposed Fees:

\$2,000.00

This proposal is based on an hourly time used basis, based on the hourly rates below, with the total proposed fees not to exceed. Any service beyond the scope of services described will be rendered at an additional hourly charge. Hourly Rates: Design Architect \$110.00/hour, CAD Drafting \$75.00/hour.

Terms and Conditions:

Services shall be invoiced monthly for time elapsed and are payable within thirty days. Past due invoices are subject to a 1.5% per month service charge.

Reimbursable Expenses:

Base fee includes all preliminary check sets and 12 sets of final plans. Additional plotting, printing, special deliveries, travel time outside of Dane County, long distance telephone, etc., will be billed at 1.15 times direct cost.

Respectfully Submitted,



David Ferch

From: "LIGHT HAUS, INC." <bonnie@lighthausartglass.com>
Subject: **Estimate from LIGHT HAUS, INC.**
Date: February 4, 2009 11:04:58 AM CST
To: dferch@itis.com
Reply-To: "LIGHT HAUS, INC." <bonnie@lighthausartglass.com>
1 Attachment, 64.0 KB [Save](#)

Dear Mr. Schmitz :

Please review the attached estimate. Feel free to contact us if you have any questions.

We look forward to working with you.

Sincerely,

Steven J. Melahn
LIGHT HAUS, INC.

1,166.00

To view your estimate

Open the attached PDF file. You must have [Acrobat® Reader®](#) installed to view the attachment.

LIGHT HAUS, INC.

1921 Freeport Rd
Madison, WI 53711
(608) 274-2942
Fax (608) 274-2403
www.Lighthausartglass.com

Estimate

| Date | Estimate # |
|-----------|------------|
| 12/1/2008 | 21654 |

| Name / Address |
|-----------------------------|
| Micheal Schmitz 843-9090 |

| | | P.O. NO. | Due Date | Rep | Project | |
|-----|-------------|---|-----------|-----|---------|---------|
| | | | 12/1/2008 | BLS | | |
| QTY | ITEM | DESCRIPTION | | | SELL | Total |
| | Measure | Meet at job site to look at art glass (horizontal zinc) restoration | | | 0.00 | 0.00T |
| | | Monday 2:00pm Monday 12/1/08 | | | | |
| | | 2201 Regent Street | | | | |
| | | Madison, WI | | | | |
| 1 | Shop Labor | Make new window for door transom | | | 520.00 | 520.00T |
| | | Sunburst design like existing window | | | | |
| | | Frame window using wood stops stained with provided wood stain | | | | |
| | | Add \$150 for exterior 1/4" clear glass | | | | |
| 1 | Field Labor | Repair 3 broken pieces of glass on site with horizontal narrow reed | | | 195.00 | 195.00T |
| 1 | Field Labor | Make and install 2 vent windows using 3/8" zinc and narrow reeded glass | | | 390.00 | 390.00T |
| | | 1 vent has 2 pieces and the other has 3 pieces | | | | |
| | | Sales Tax | | | 5.50% | 60.78 |

| | | | | | |
|--|--|--|--|--------------|-------------------|
| | | | | | |
| | | | | Total | \$1,165.78 |

Prices are subject to final measurement and will be honored for 30 days. If you have any questions please call our office at 274-2942.
 ALL SPECIAL ORDERS REQUIRE A SIGNATURE AND 1/2 DOWN TO ORDER.

SIGNATURE _____

NORTHIROP
Awning Company 1890

411 S. Pearl St. Janesville, WI 53548
608.754.7158 608.754.7890 (Fax)

ESTIMATE

11-26-08

Regent Village
Attn. Michael Schmitz
2201 Regent St.
Madison, WI 53705

Following is an estimate to manufacture and install six store-front window awnings at the above address.

Awnings will be shed-shaped with open sides and will feature either (A) no valance or (B) stationary valances. Quantities/dimensions will be:

Two awnings @ approx. 10' wide x 36" drop x 30" projection, one @ 74" wide x 36" drop x 30" projection, one @ 14' 9" wide x 36" drop x 30" projection and two @ 11' 7" x 36" drop x 30" projection.

Awning frames will be fabricated from welded aluminum square tubing. Option 'A' will be shed-shaped without valances. Option 'B' will be shed-shaped with a 6" stationary valance. Frames will feature exposed support returns painted to match the silver of the aluminum color. Powder coat painting is available and can be estimated if desired.

Awning fabric will be Sunbrella woven acrylic awning material in a solid or striped pattern to be chosen later.

There will be no graphics.

| | |
|-------------|------------|
| Price for A | \$3,870.00 |
| Price for B | \$4,240.00 |

All prices subject to Wisconsin sales tax, if appropriate. A deposit of one half of the price is requested to begin work with the balance due upon installation.

If you have any questions regarding this project, please feel free to call.

Thank you,



Mike Freidel



BACHMANN

CONSTRUCTION

PROPOSAL CONTRACT

1201 S Stoughton Road
Madison, WI 53716
Phone: (608) 222-8869
Fax: (608) 222-8618
info@bachmannconstruction.net
www.bachmannconstruction.com

Quality Through Teamwork Since 1954

Customer:
Michael Schmitz
2201 Regent St.
Madison, WI 53705

Date: October 3, 2008

Job Name and Location: Schmitz Store Front
Improvements

Phone: 608-231-1644

Fax: ~~608-238-6498~~ 233-9171

Email:

Anticipated Start Date: Spring of 2009

Anticipated Completion Date: Spring of 2009

We propose to furnish labor, materials, and equipment to:

- Remove and replace rotten wood trim around windows where necessary -----\$4,875.00
- Provide and install aluminum wrapping around exposed wood trim-----\$8,750.00
---Includes approximately 80 hours of labor and \$2000 worth of equip. and materials---
- Remove and replace rotten soffit and fascia where necessary-----\$3,981.00
----Includes 32 hours of labor and \$1500 of equip. and materials---
- Remove and dispose of old conduit, caulking paint from old shutters-----\$685.00
---Includes 8 hours of labor and \$100 in equip. and materials---
- Provide and install masonry tuck pointing to front of building where necessary -----\$4,744.00
---Includes 40 hours of labor and \$750 in equip. and materials---
- Note: Decorative molding and cornices will be reproduced out of wood, finished and reinstalled
- Note: Any additional work will be handled as time and material

Proposed Contract Price: \$23,035.00



REGENT STREET ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING STAINLESS STEEL TENANT SIGN W/ PAINTED LETTERS TO REMAIN. SIGN WILL BE REMOVED WHEN FUTURE TENANT USES SIGN AREAS ABOVE AWNINGS

REPLACE TOTTED WOOD CORNICE AS REQUIRED. CROWN MOULD SHALL MATCH EXISTING PROFILE

CLEAN EXISTING BRICK. REMOVE PAINT FROM BRICK AT FORMER SHUTTER LOCATIONS. TUCKPOINT BRICK MORTAR JOINTS AS NEEDED.

FUTURE TENANT SIGN AREA 1'-6" HT. 12'-6" LONG

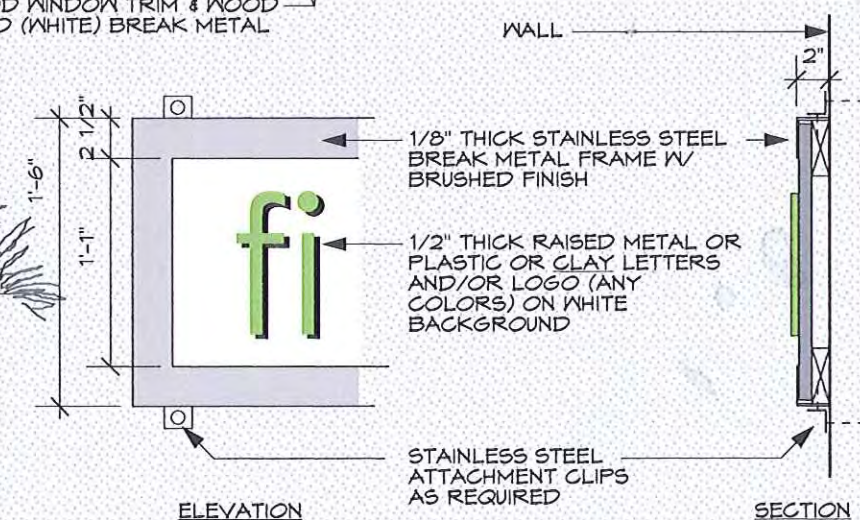
CANVAS AWNING (COLOR: "SUNBRELLA GINKGO") ON CLEAR ALUMINUM FRAME

REMOVE EXISTING GLASS & INSTALL NEW 1" INSULATED GLASS. (TYPICAL)



ALLEN STREET ELEVATION
SCALE: 1/8" = 1'-0"

PAINT ALL DOORS (COLOR: "GLIDDEN IRONWEED 90RB 14/209")



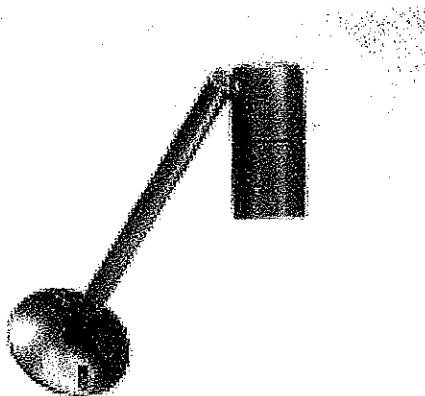
SIGN DETAIL
SCALE: 1" = 1'-0"

STOREFRONT IMPROVEMENTS

2201 REGENT STREET
MADISON, WISCONSIN

DAVID FERCH, Architect 8/20/09
2704 Gregory Street, Madison, WI 53711
608.238.6900 fax 608.233.9171

COOPER Lighting



DESCRIPTION

Cambria 922 is an ultra-compact MR16 low voltage sign lighting fixture. It attaches to a wall mounted straight arm and delivers full vertical adjustment for easy aiming. Optional 24", 30" or 36" straight arms are available in lieu of the standard arm. Various lenses, louvers and color or dichroic filters can be combined – up to three at once – to create multiple lighting effects. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

MATERIAL

Precision-machined from corrosion-resistant 6061-T6 aluminum.

FINISH

Double protected by a chromate conversion undercoating and polyester powdercoat paint finish.

ELECTRICAL

Remote 12V step-down transformer required (not included). See Accessories & Technical Data section for ordering information.







