

City of Madison, Wisconsin

REPORT OF: FAÇADE IMPROVEMENT GRANT STAFF TEAM

TO: URBAN DESIGN COMMISSION

Façade Improvement Grant Application:
1: 18 N. Carroll Street

AUTHOR: Craig Wilson
Office of Economic Revitalization
Economic Development Division

DATED: March 2, 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. 18 N. Carroll Street

Grantee: Lucas Henning / Elm Restaurant Group LLC

The scope of the exterior work will include:

- a. **Removal of existing storefront.**
- b. **Construct new entry/ vestibule.**
- c. **Install new aluminum storefront windows and entry doors.**
- d. **Salvage existing marble for the new sills.**
- e. **New lighting.**
- f. **New signage and menu case.**

See Attachments for Specifications

Total project cost is estimated at \$46,278. Façade Improvement Grant not to exceed \$10,000

RECOMMENDATION:

The above Façade Improvement Grant proposals have been reviewed by the Façade Improvement Grant Program Staff Team and meet 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
 Craig Wilson, 266-6557
cwilson@cityofmadison.com

PROGRAM APPLICATION

Applicant: Lucas Henning Phone: 515-554-3658

Business Name: Graft o&a ELM Restaurant Group LLC

Building Name: Mohs-Wimmer Building

Business Address: 18 N Carroll St Zip Code 53703

E-mail Address: lucas@graftmadison.com

Property Owner: Frederic E Mohs

Address: 20 N Carroll St

Name of Grantee: Lucas Henning / ELM Restaurant Group LLC

Lease Terms: 10 years with 2 addition 5 year options

Definition of Project Scope: Facade alterations for new restaurant. Provide improved interior space use by reconfiguring entry and existing display areas. Provide improved energy efficiency by use of thermally-broken storefront framing, higher R-value glass, and addition of a vestibule.

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 \$
Storefront & glazing			
Walls			
New Entry flooring			
Painting			
New lighting			
Total:			



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Contractor/Supplier: HARMONY CONSTRUCTION MANAGEMENT
 Address: 906 JONATHAN DRIVE, MADISON, WI 53713

ATTACHMENT

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

REMARKS _____

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: [Signature] Date: 2/10/2015
 Signature: FREDERIC E MOFF Date: 2/10/2015

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

Harmony Construction Management, Inc.
GRAFT RESTAURANT - FAÇADE WORK
 February 8, 2015
 FAÇADE GRANT WORK

DIV	DESCRIPTION	HCM Estimate	Competitive Bids			Selected BID	Sub-Contractor	DIV TOTAL
			Sub 1	Sub 2	Sub 3			
DIV 1 General Conditions								
	Permit					0		
	Design / Engineering Fees					0		
	Field Superintendent	1200				1,200		
	Project Management	500				500		
	Winter Conditions					0		
	Insurance	300				300		
	Temporary Utilities / Job Trailer / Containers					0		
	Gas & Electric Service					0		
	Equipment Rental					0		
	Tool Use & Replacement					0		
	Temporary Site Protection	600				600		
	Vehicle Costs / Gas					0		
	Dumpsters / Salvage / Recycle	600				600	1 Dumpster	
	Surveying / Staking					0		
	Continuous Cleaning					0		
	Final Cleaning					0		
	Closeout Documents					0		
							\$3,200	
DIV 2 Existing Conditions								
	Selective Demolition	2,880				2,880		
	Saw Cutting / Coring					0		
	Asbestos Inspection & Report					0		
	Asbestos Abatement					0		
							\$2,880	
DIV 3 Concrete								
	Concrete Foundations					0		
	Concrete Flatwork					0		
	Concrete Exterior Flatwork					0		
	Concrete Patching	500				500		
							\$500	
DIV 4 Masonry								
	Masonry - Marble Façade & Granite Flooring	2345				2,345		
	Masonry Lintels					0		
							\$2,345	
DIV 5 Metals								
	Structural Steel - Steel Corner	600				600		
	Structural Steel Erecting	500				500		
	Stainless Steel Panels					0		
	Misc. Metals					0		
							\$1,100	
DIV 6 Wood & Plastic								
	Rough Carpentry Material	900				900		
	Rough Carpentry Labor	960				960		
	FRP Materials					0		
	FRP Labor					0		
	Finish Carpentry Material					0		
	Finish Carpentry Labor					0		
	Truss System (Roof & Floor)					0		
	Casework / Laminate Tops					0		
	Solid Surface Tops / Sills					0		
							\$1,860	
DIV 7 Thermal & Moisture								
	Building Insulation	400				400		
	Sound Insulation					0		
	Foundation / Slab Insulation					0		
	Foundation Dampproofing - Membrane Beneath Flooring	500				500		
	Roofing / Roof Flashings					0		
	Siding / Masonry Flashings	600				600		
	Joint Sealants					0		
	Gutters / Downspouts					0		
	Siding / Soffit / Fascia Material					0		
	Siding / Soffit / Fascia Labor					0		
	EIFS System					0		
							\$1,500	

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GRAFT RESTAURANT - FAÇADE WORK
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 FAÇADE GRANT WORK

DIV	DESCRIPTION	HCM Estimate	Competitive Bids			Selected BID	Sub-Contractor	DIV TOTAL
			Sub 1	Sub 2	Sub 3			
DIV 8 Doors and Windows								
	Hollow Metal Frames					0		
	Hollow Metal Doors					0		
	Wood Doors					0		
	Overhead Doors					0		
	Coiling Doors					0		
	Door Hardware					0		
	Auto Openers / Entry System					0		
	Aluminum Storefront and Windows	18450				18,450		
	Pass Thru / Interior Glazing / Drive Up Windows					0		
							\$18,450	
DIV 9 Finishes								
	Plaster Repair & Skim Coat	1200				1,200		
	Steel Studs Materials & Labor					0		
	Acoustical Ceilings					0		
	Flooring					0		
	Epoxy Floors					0		
	Painting	600				600		
	Specialty Wall Coverings					0		
							\$1,800	
DIV 10 Specialties								
	Toilet Partitions					0		
	Toilet Accessories					0		
	Corner Guards					0		
	Menu Case	500				500		
	Fire Extinguishers					0		
	Bike Rack					0		
	Knox Box					0		
							\$500	
DIV 21 Fire Suppression								
	Fire Suppression					0		
							\$0	
DIV 22 Plumbing								
	Plumbing					0		
							\$0	
DIV 23 HVAC								
	HVAC - Remove Radiators / Cap Lines	640				640		
	Gas Piping - For Gas Light	1500				1,500		
							\$2,140	
DIV 26 Electrical								
	Electrical - For Eliminated Menu Sign	700				700		
	Fire Alarm System					0		
							\$700	
DIV 27 Communications								
	Phone / Data					0		
							\$0	
DIV 31 Earthwork								
	Earthwork / Excavation					0		
	Site Clearing					0		
	Erosion Control					0		
							\$0	
DIV 32 Exterior Improvements								
	Asphalt					0		
	Curb & Gutter					0		
	Landscaping					0		
	Fencing / Gates / Dumpster Enclosure					0		
							\$0	
DIV 33 Utilities								
	Site Utilities					0		
							\$0	
	HCM Estimate	\$36,975					SUBTOTAL \$36,975	
	8% CM Fee	\$2,958					8% CM FEE \$2,958	
	2% Bonding (If Required)	\$799					2% Bonding (If Required) \$799	
	Contingency (15%)	\$5,546					Contingency (15%) \$5,546	
	PROJECT ESTIMATE	\$46,278					PROJECT BID \$46,278	

Cost per SF

Cost per SF



French Quarter® Gooseneck



Standard Lantern Sizes

Height	Width	Depth
14.0"	9.0"	9.0"
18.0"	10.5"	10.5"
* 21.0"	11.5"	11.5"
24.0"	13.0"	13.0"
27.0"	14.5"	14.5"

Consultant

GRAFT Bar & Restaurant

Location:
18 North Carroll Street
Madison, Wisconsin 53703

Sheet Title:
EXTERIOR ELEVATIONS & VESTIBULE PLAN

Revisions:

No.	Date	Description
1	2/2/2015	change lamp yoke to bracket
2	2/11/2015	add demo for facade grant

Graphic Scale

Project Number 1431

Set Type CONSTRUCTION SET

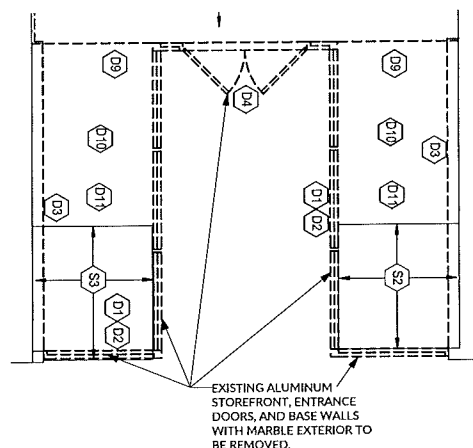
Date Issued JANUARY 23, 2015

Sheet Number **A2.0**

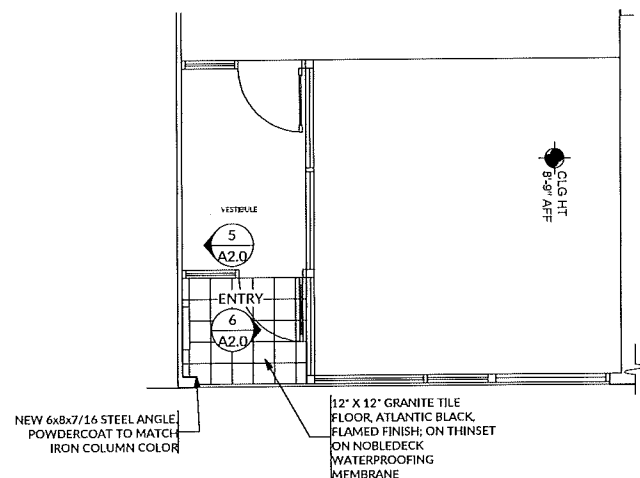


1 FACADE SECTION
A2.0 Scale: 1/4" = 1'-0"

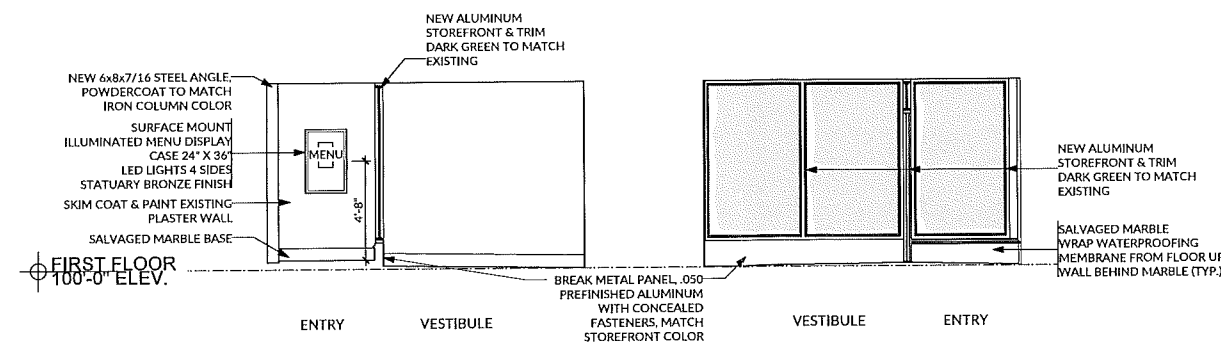
2 FRONT ELEVATION
A2.0 Scale: 1/4" = 1'-0"



3 DEMOLITION PLAN
A2.0 Scale: 1/4" = 1'-0"

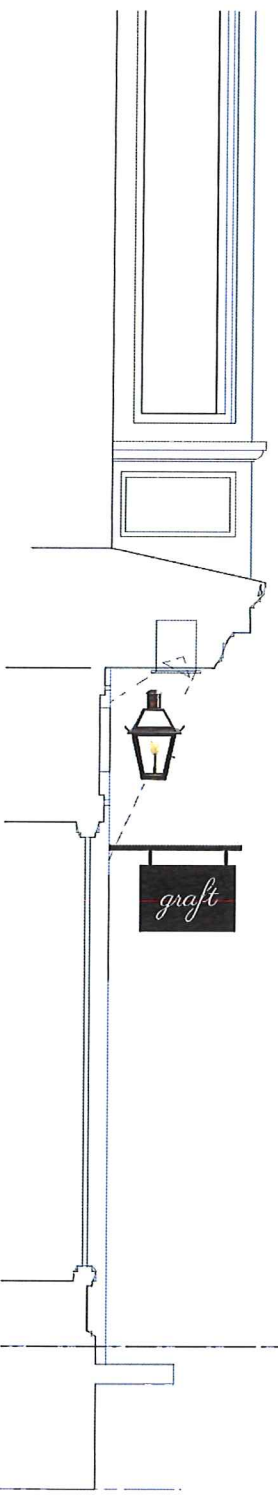




4 ENTRY/ VESTIBULE PLAN
A2.0 Scale: 1/4" = 1'-0"



5 ENTRY/ VESTIBULE SOUTH
A2.0 Scale: 1/4" = 1'-0"

6 ENTRY/ VESTIBULE NORTH
A2.0 Scale: 1/4" = 1'-0"



 **J TAYLOR'S** 
ANTIQUITIES, NOTABLE BOOKS & RARE MAPS



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