

City of Madison, Wisconsin

REPORT OF: FAÇADE IMPROVEMENT GRANT STAFF TEAM

TO: URBAN DESIGN COMMISSION

Façade Improvement Grant Application:
1: 1401 Northern Court

AUTHOR: Craig Wilson
Office of Economic Revitalization
Economic Development Division

DATED: June 6, 2016

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. 1401 Northern Court**
Grantee: Troy Sedlak

The scope of the exterior work will include:

- a. **Construct new tenant entry with aluminum storefront system windows and doors for Creative Energy Designs.**
- b. **Modify the sidewalk and landing to tenant door.**
- c. **Install awning and aluminum cut-out lettering signage over tenant entrance.**
- d. **Repair existing glass block glazed openings using salvaged blocks.**

- e. **Clean and repair masonry and masonry wall cap.**
- f. **Install exterior lighting at tenant entrance.**

See Attachments for Specifications

Total project cost for 701 Dane Street exterior work is estimated at \$61,600-\$82,535. Façade Improvement Grant not to exceed \$10,000

This property is also located outside the Façade Improvement Grant Program target area. A request for a waiver is being considered at the June 9, 2016 CDA meeting. This Façade Improvement Grant approval will be contingent upon the CDA granting that waiver.

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 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
 Craig Wilson, 266-6557
 cwilson@cityofmadison.com

PROGRAM APPLICATION

ASST. CHIEF LUBARSKY

608-770-4020 (CELL)

Applicant: ERIC WELCH ~~XXXXXXXXXX~~ Phone: ~~608-477-7158~~

Business Name: NORTHERN COURT, LLC

Building Name: _____

Business Address: 1401 NORTHERN COURT Zip Code 53703

E-mail Address: ERIC@ERICWELCHPAINTING.COM

Property Owner: ERIC WELCH & TROY SEDLAK (NORTHERN COURT LLC)

Address: 1337 WILLIAMSON STREET, MADISON, WI 53703

* Name of Grantee: ERIC WELCH

Lease Terms: CARLA MASON OF CREATIVE ENERGY DESIGN INC (7yr w/ 5yr OPTION)

Definition of Project Scope: TO CREATE A BUSINESS ENTRANCE ON DICKINSON ST FOR CREATIVE ENERGY DESIGN INC. A PORTION OF THE CURRENT BRICK FAÇADE WILL BE REMOVED TO ACCOMMODATE TWO (2) LARGE STORE FRONT WINDOWS, ENTRANCE DOOR, EXTERIOR LIGHTING, AND AN AWNING. FAÇADE WILL ACTIVATE VACANT BUILDINGS ONE BLOCK NORTH OF WILLIAMSON STREET.

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>DEMOLITION OF CMU FAÇADE</u>	<u>6,500</u>	<u>-</u>	<u>6,500</u>
<u>NEW MASONRY</u>	<u>10,000</u>	<u>3,000</u>	XXXXXXXXXX <u>7,000</u>
<u>STEEL LINTELS</u>	<u>5,000</u>	<u>2,000</u>	<u>3,000</u>
<u>GLASS</u>	<u>13,000</u>	<u>5,000</u>	<u>8,000</u>
<u>AWNING, LIGHTING, SIGNAGE</u>	<u>7,200</u>	<u>-</u>	<u>7,200</u>
Total:	<u>41,700 *</u>	<u>10,000</u>	<u>31,700</u>

* ADDITIONS
 ACCORDING TO BIDS:
 • SIDWALK REMOVAL (2100) • CONTRACTOR OVERHEAD & PROFIT (6400)
 • GENERAL FEES (6600) •

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CITY OF MADISON
FAÇADE IMPROVEMENT GRANT PROGRAM
Building and beautifying Madison, one storefront at a time



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cwilson@cityofmadison.com

Contractor/Supplier: BACHMANN CONSTRUCTION
 Address: 1201 S. STOUGHTON ROAD, MADISON, WI, 53716

ATTACHMENT

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

REMARKS WE HAVE VERBALLY COMMITTED TO USE BACHMAN CONSTRUCTION AS OUR CONTRACTOR TO EXECUTE THE ATTACHED PLAN DRAWINGS FOR A NEW BUSINESS FACADE. THE CHANGE IS DRASTIC AND WE ARE PREPARED TO SPEND \$50K IN IMPROVEMENT. INCLUDED IS A BID FROM TRI-NORTH AT A SIMILAR COST AS A PRECAUTIONARY BACK-UP CONTRACTOR. WE SHOW BIDS FROM TJK AS DUE DILIGENCE, BUT WILL NOT BE USED. PLANS WILL REMAIN CONSISTENT. CONSTRUCTION HAS NOT BEGUN. ~~XXXXXXXXXX~~

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: 5-25-16

Signature: _____ Date: _____

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



1201 S. Stoughton Road
Madison, WI 53716
Phone: 608.222.8869
Fax: 608.222.8618
info@bachmannconstruction.net
www.bachmannconstruction.com

Proposal Contract

Quality is our Foundation

**To: Northern Court LLC
Att'n Eric Welch
1337 Williamson St.
Madison, WI 53703**

**Job Name and Location: 1401 Northern Ct Facade
1401 Northern Court
Madison WI 53704**

**Phone: 608-770-4020
Fax:
E-Mail: eric@ericwelchpainting.com
Date: 5.24.16**

**Anticipated Start Date: TBD
Anticipated Completion Date: TBD**

We propose to furnish labor, materials and equipment to you, our Customer, as follows:
Per plans and specifications by Dimension IV, dated 3.23.16, provide and install one single color fabric awning and cut out aluminum letter signage on the Dickenson St side of 1401 Northern Court.

**Proposed Contract Price Awning: \$5,500.00
Proposed Contract Price Signage: \$7,300.00**

Note: This proposal does not include anything not specifically stated herein. This proposal covers only those items included above, any change in the intended scope of work outlined here, or any additional work items will be handled as a change and may result in additional cost.



Payments to be made as follows:

***Down Payment of \$5,000 due upon Proposal Contract signing
and
Partial Payments as Work Progresses / Net 20 Days***

Note: \$15,000.00 Down Payment will be applied toward final payment.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications, requested by Customer, involving extra cost, will be executed and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, Acts of God or other delays beyond our control. Customer is to carry builder's risk, fire, tornado, and other necessary insurances. Our workers are fully covered by Worker's Compensation insurance.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Bachmann Authorized Signature _____

(Ed Engler), Project Manager, Bachmann Construction Company, Inc. [the "Contractor"]



1201 S. Stoughton Road
Madison, WI 53716
Phone: 608.222.8869
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**Anticipated Start Date: TBD
Anticipated Completion Date: TBD**

We propose to furnish labor, materials and equipment to you, our Customer, as follows:
Per plans and specifications by Dimension IV, dated 3.23.16, demo, provide, and install new façade on the Dickenson St side of 1401 Northern Court.

Proposed Contract Price: \$49,900.00

Excludes canopy

Note: This proposal does not include anything not specifically stated herein. This proposal covers only those items included above, any change in the intended scope of work outlined here, or any additional work items will be handled as a change and may result in additional cost.



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and
Partial Payments as Work Progresses / Net 20 Days***

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All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications, requested by Customer, involving extra cost, will be executed and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, Acts of God or other delays beyond our control. Customer is to carry builder's risk, fire, tornado, and other necessary insurances. Our workers are fully covered by Worker's Compensation insurance.

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Bachmann Authorized Signature _____
(Ed Engler), Project Manager, Bachmann Construction Company, Inc. [the "Contractor"]

Compiled Breakdown of Costs

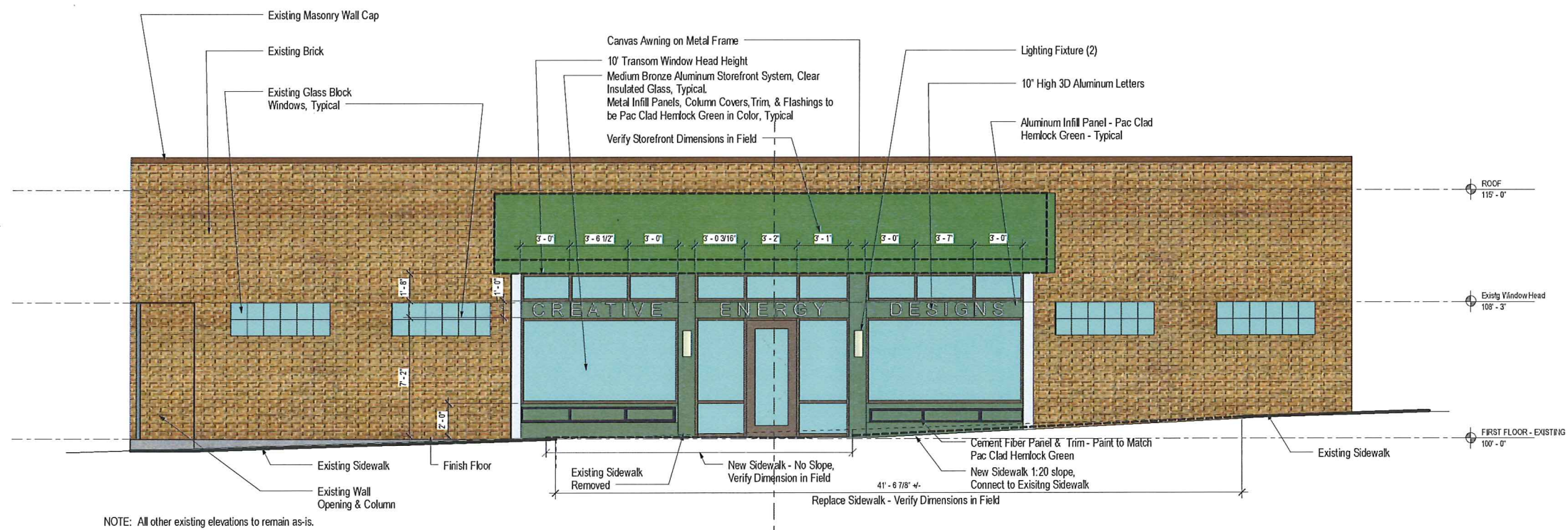
This sheet compiles all associated costs with the remodel of the Dickinson Street façade of 1401 Northern Court. This document references the total collection of contractor bids we have received in order to represent all potential costs associated with the buildout. This is not an official bid from a single contractor. Additionally, it includes costs to be paid by the tenant (not the grantee) that are relevant to total façade budget, such as the awning and company signage. This document is meant to show the exceeding gross costs of our façade renovation as evidence of substantive personal investment and justification of need for a substantial city subsidy.

Description	Quoted Costs
Permits, site supervision, general conditions (dumpsters, insurance, toilet, etc...)	\$6,000 - \$6,500
Sidewalk removal	\$2,100 – \$8,800
Demolition of Masonry (including shoring)	\$6,500 - \$8,200
New Masonry (including returns / tooting)	\$10,000 - \$12,000
Steel Lintel (labor and materials)	\$3,100 - \$5,000
Glass / Glazing / Exterior Finishes (Aluminum entrance and door)	\$13,000 - \$16,200
Awning (Creative Energy Designs Inc.)	\$5,400 - \$5,500
Signage (Creative Energy Designs Inc.)	\$7,300
Lighting	\$1,800
Painting, staining, and power washing	Donated at cost
Contractor overhead and profit	\$6,400 - \$11,235
Total Costs	\$61,600 - \$82,535

Not included: Interior finishes and renovations, approvals and application fees, architectural drawings, painting and powerwashing by Eric Welch Painting done at or below cost.



Existing Facade

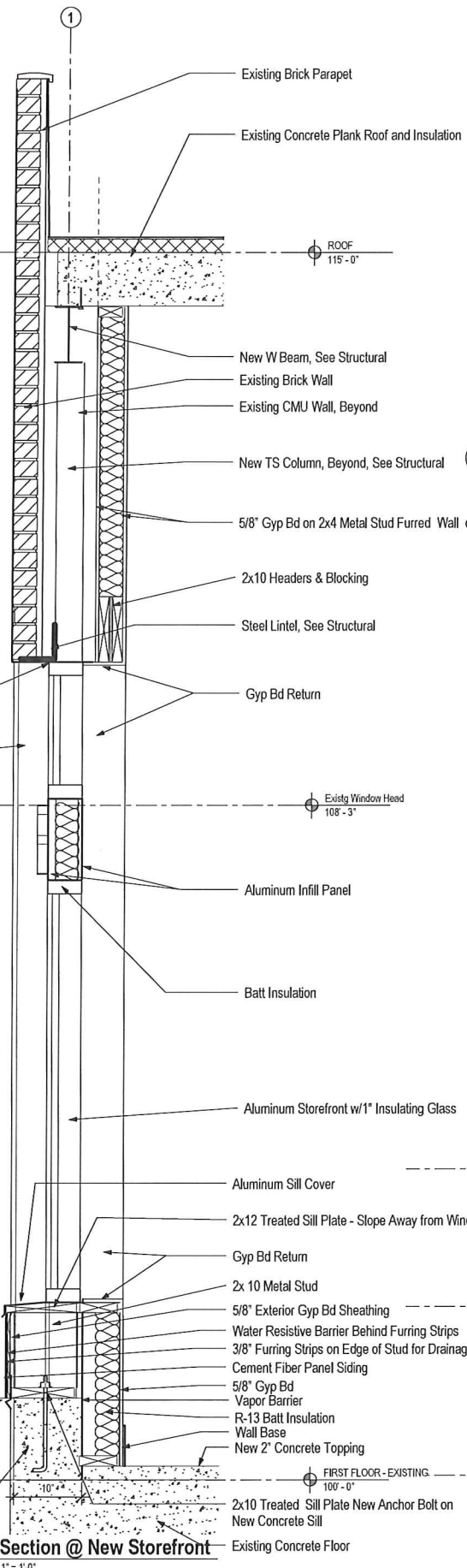


1 Dickinson St. Elevation
1/4" = 1'-0"

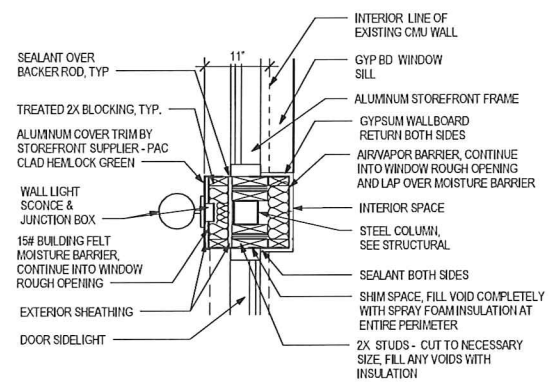
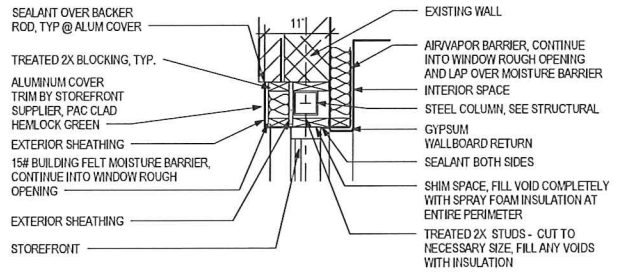
1401 Northern Court

1401 Northern Court, Madison, WI

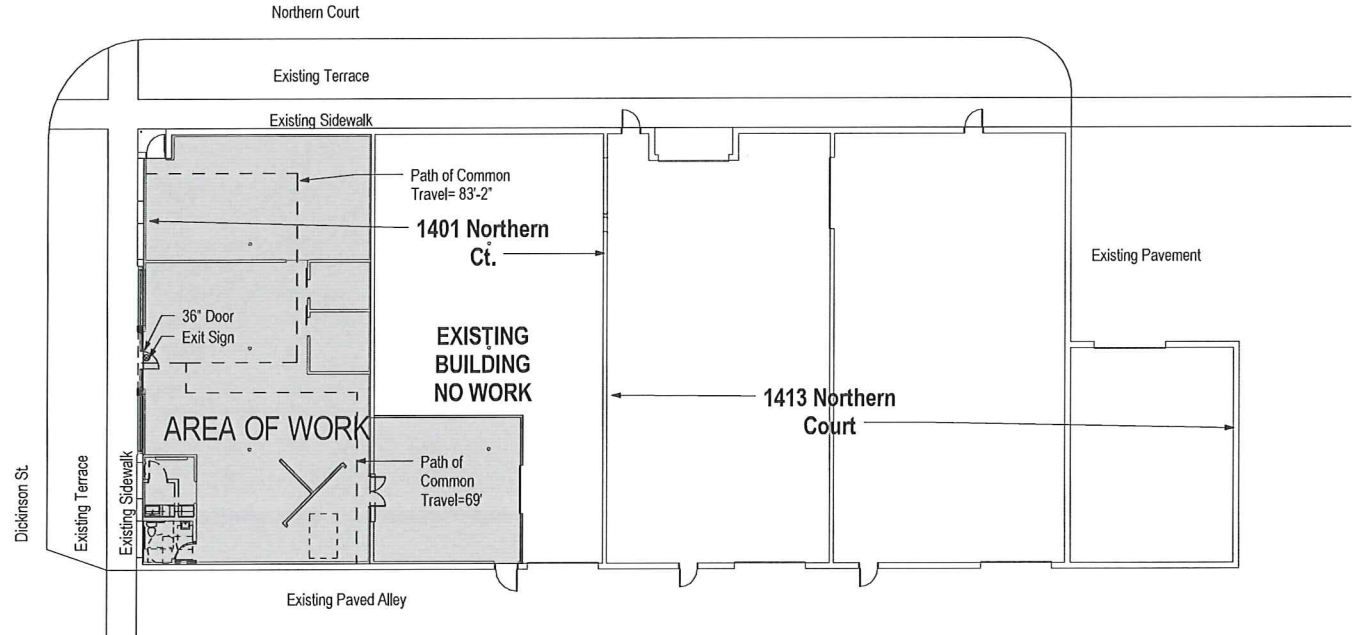
Dickinson St Elevation
5 June 2018
Project #



7 Storefront Column @ Existing Wall
3/4" = 1'-0"



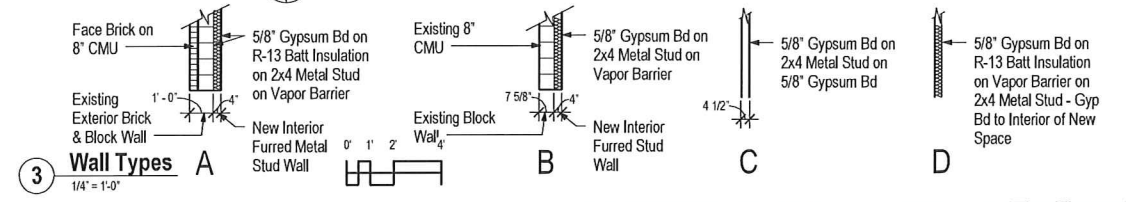
1 Storefront Column @ Door
3/4" = 1'-0"



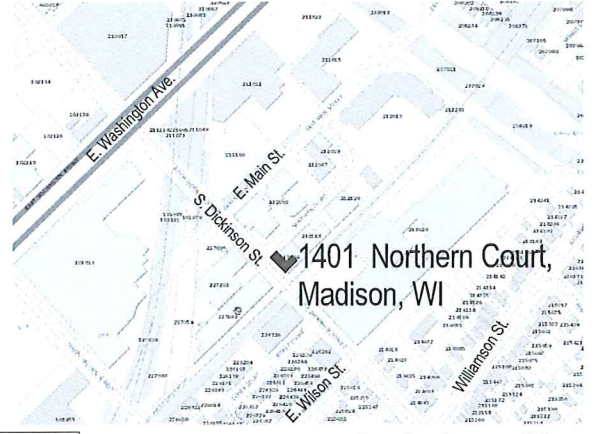
5 Partial Site Plan - Overall Building
1/16" = 1'-0"

Project Data
 1401 Northern Ct., Madison, WI
 Zoning: TE (Traditional Employment)
 Applicable Code: 2009 International Existing Building Code
 Construction Type: II-B 1-Story
 Occupancy: M
 Fire Sprinklered: No
 Affected Footprint Area: 3,372sf

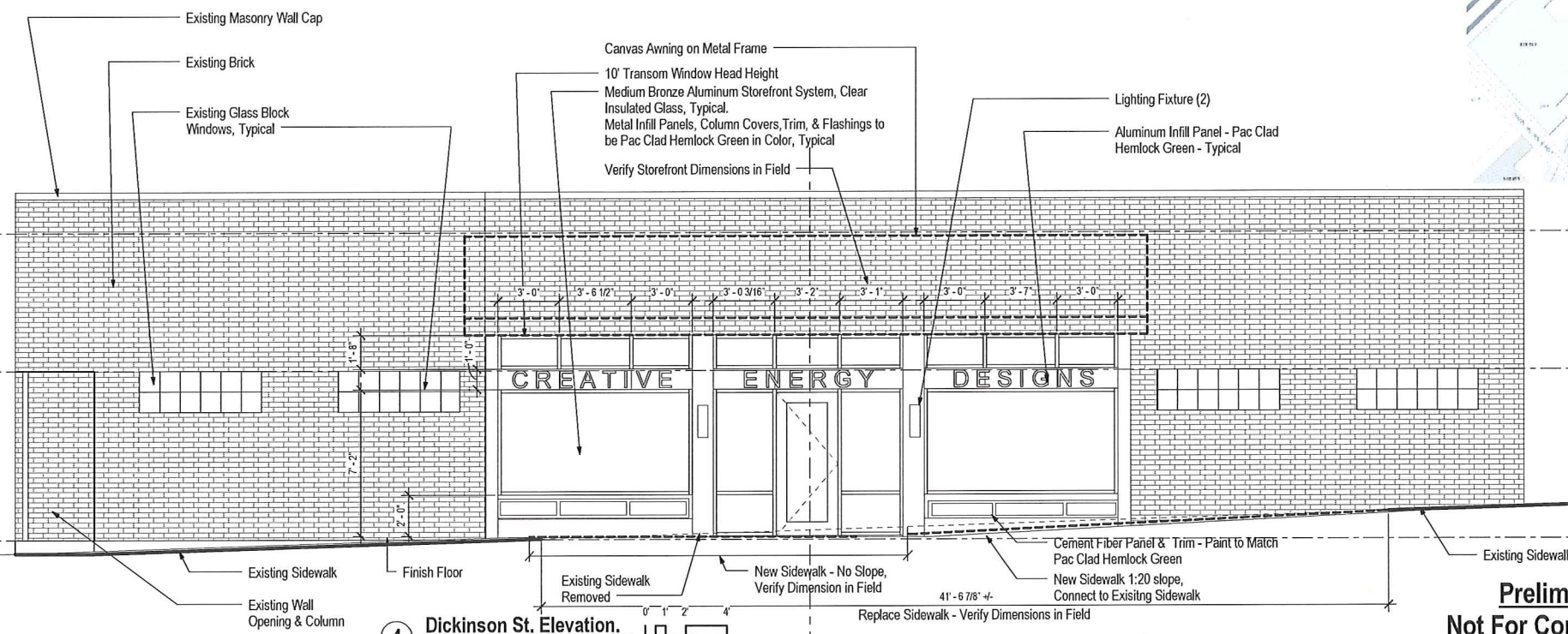
- Floor Plan General Notes**
1. All dimensions and existing conditions are to be field verified before beginning demolition and construction.
 2. Do not scale drawings.
 3. All new doors to be 3'-0" wide and with ADA approved hardware, owner approved, unless otherwise noted.
 4. All mechanical systems and fixtures to be owner and tenant approved. Mechanical system shall be balanced.
 5. Any structural work to be coordinated with structural engineer's documentation/submission.
 6. All walls to have 6" black vinyl base.
 7. All interior partition dimensions are to finish face.



3 Wall Types
1/4" = 1'-0"



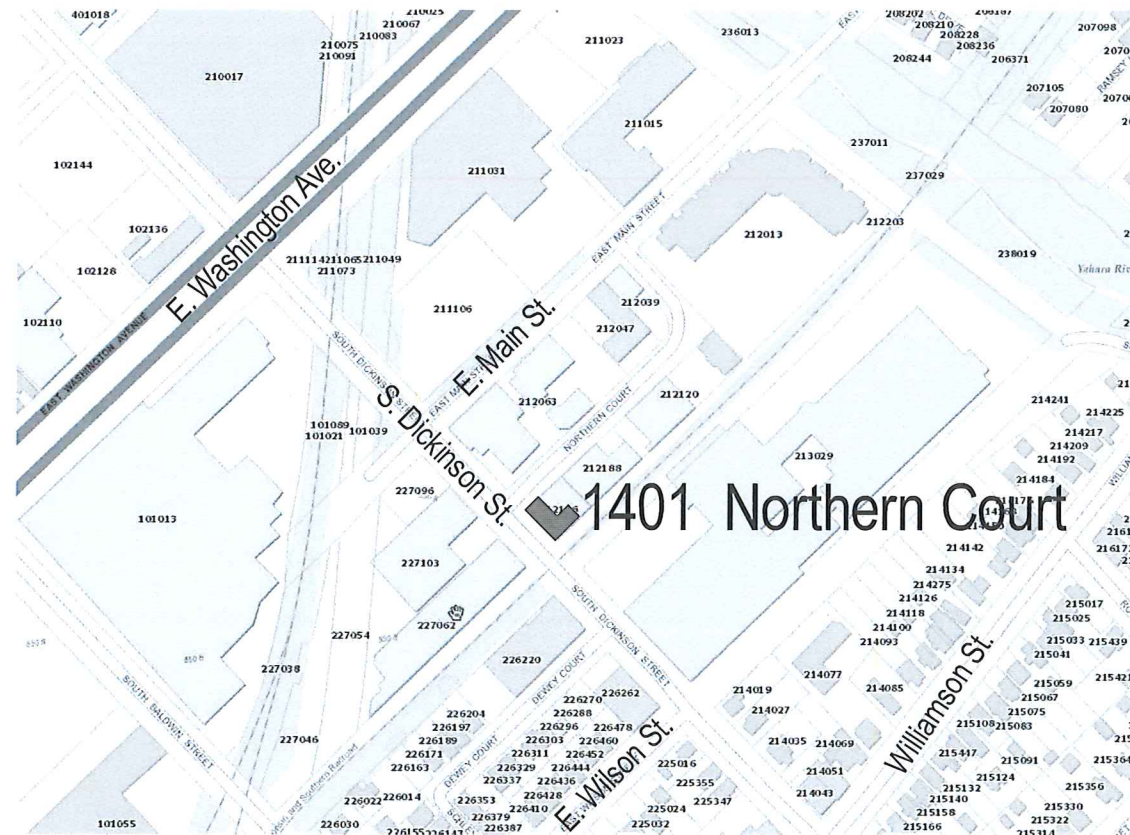
2 Locator Map.
1/12" = 1'-0"



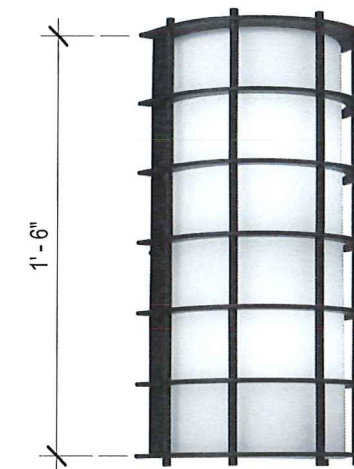
4 Dickinson St. Elevation.
1/4" = 1'-0"

NOTE: All other existing elevations to remain as-is.

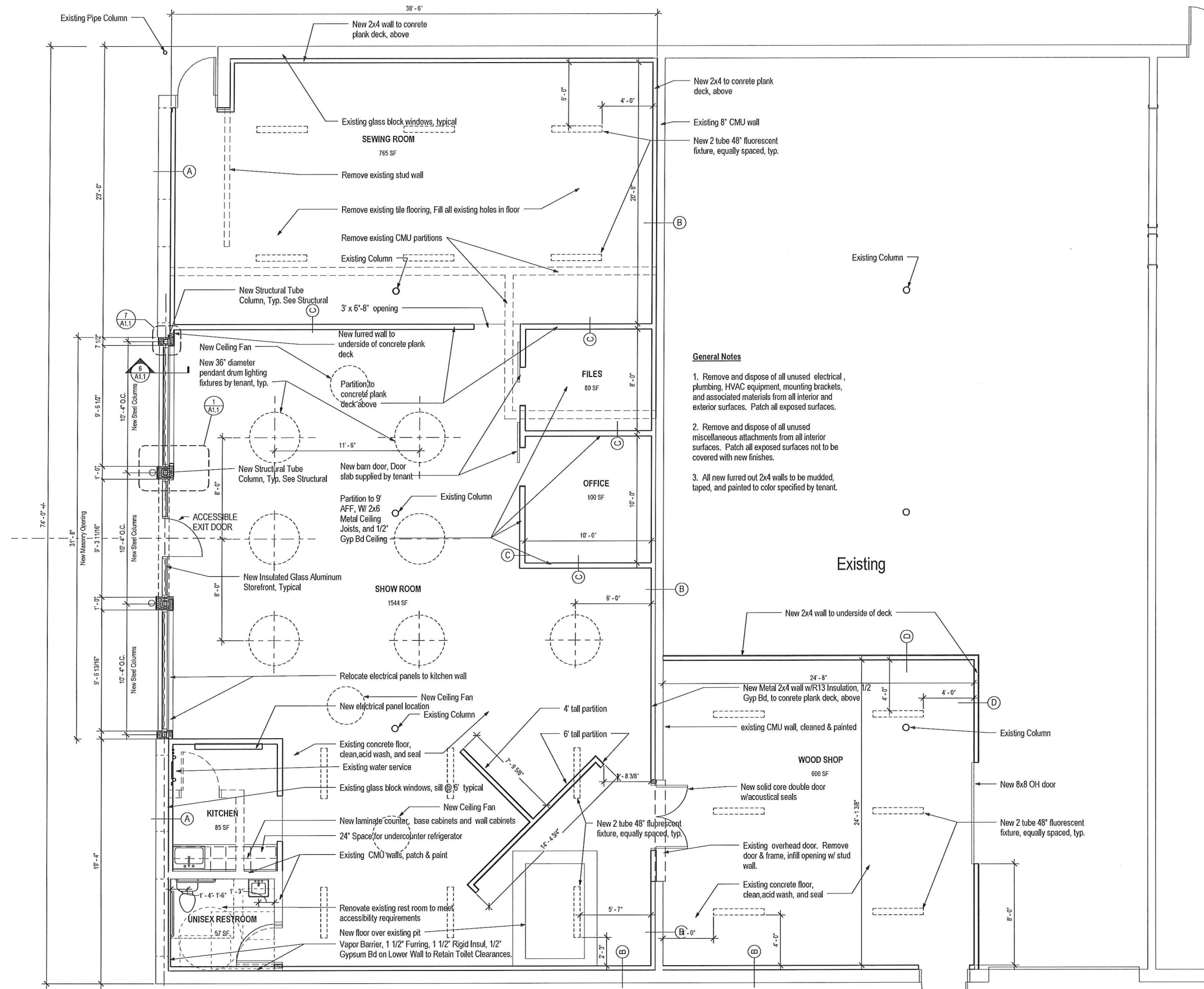
Preliminary Not For Construction
 1401 Northern Court



1 Locator Map
 1 1/2" = 1'-0"



2 Exterior Sconce Light
 1 1/2" = 1'-0"

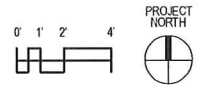


- General Notes**
1. Remove and dispose of all unused electrical, plumbing, HVAC equipment, mounting brackets, and associated materials from all interior and exterior surfaces. Patch all exposed surfaces.
 2. Remove and dispose of all unused miscellaneous attachments from all interior surfaces. Patch all exposed surfaces not to be covered with new finishes.
 3. All new furred out 2x4 walls to be mudded, taped, and painted to color specified by tenant.

01-FIRST FLOOR
1/4" = 1'-0"

**Preliminary
Not For Construction**

A1.0



1401 Northern Court