

City of Madison, Wisconsin

REPORT OF: FAÇADE IMPROVEMENT GRANT STAFF TEAM

TO: URBAN DESIGN COMMISSION

Façade Improvement Grant Application:
1: 210 State Street

AUTHOR: Craig Wilson
Office of Economic Revitalization
Economic Development Division

DATED: June 28, 2017

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. 210 State Street
Grantee: State Street Properties LLC

The scope of the exterior work will include:

- a. Repair and restore clay tile coping, steel cornice and dentils.
- b. Refinish cast-iron pilaster capitals and tuck-point brickwork.
- c. Re-frame bays. Install new windows and replicate the finish details with composite materials.
- d. Re-finish sheet metal pilaster bases.
- e. Remove fire escape/ rescue platforms

See Attachments for Specifications

Total project cost for 210 State Street exterior work is estimated at \$139,954. Façade Improvement Grant not to exceed \$10,000.

RECOMMENDATION:

Because this property is located adjacent to a landmark (Orpheum Theater) the Landmarks Commission, at its June 19th meeting, reviewed this project and determined that the alterations would not affect the historic character of the adjacent landmark.

The above Façade Improvement Grant proposal has been reviewed by the Façade Improvement Grant Program 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
 Craig Wilson, 266-6557
cwilson@cityofmadison.com

PROGRAM APPLICATION

Applicant: James McFadden Phone: (608) 251-1350

Business Name: McFadden & Company

Building Name: 210 State Street

Business Address: 380 W Washington, Madison, WI 53703 Zip Code 53703

E-mail Address: ericfleming15@gmail.com

Property Owner: Eric Fleming

Address: State Street Properties LLC (608) 212-3650

Name of Grantee: _____

Lease Terms: _____

Definition of Project Scope: Rebuild and replicate (3) exiting projecting bays. Replace existing deteriorated wood framing, replace windows with new fiberglass to match existing, replace existing deteriorated sheet metal veneer with new fiber cement panels and trim to match existing. Repair and refinish sheet metal cornice and trim. Tuckpoint masonry and repair tile coping.

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>General Conditions, Demo etc</u>	<u>69,472</u>	_____	_____
<u>Masonry Restoration</u>	<u>16,950</u>	_____	_____
<u>Replace Bays</u>	<u>34,736</u>	_____	_____
<u>Replace Windows</u>	<u>7,966</u>	_____	_____
<u>Painting</u>	<u>10,500</u>	_____	_____
Total:	<u>139,954</u>	_____	_____



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Contractor/Supplier: Rainmaker Group, LLC

Address: PO Box 1829, Madison, WI 53701

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:  Date: June 13, 2017

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



CASK & ALE
A GOURMET CANTINA

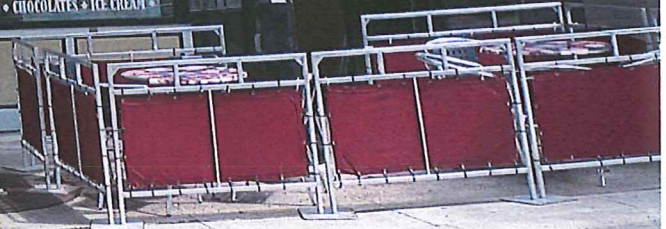
APARTMENTS FOR RENT
2 & 3 Bedroom
608.212.3650
LeadStark

Kilwin's
Sweet in every sense since 1858

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CASK & ALE
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FOR RENT**
2 & 3 Bedroom
608.212.3650
LandShark
MANAGEMENT.COM

CASK & ALE
A WHISKEY LOUNGE

Letter of Intent

From: McFadden & Company
380 West Washington
Madison, Wisconsin 53703
608 251 1350 mcfadden@mailbag.com



To: City of Madison
Urban Design Commission
126 South Hamilton
Madison, WI 53703

Date: June 12, 2017

Project: 210 State Street

What is proposed here is the replication in new materials of the existing bays and the restoration of the remainder of the upper the three floors of the façade.

Starting from the top the clay tile coping will be repaired, the sheet metal cornice and dentils repaired and refinished, the cast iron pilaster capitals refinished, the brick tuck-pointed and the sheet metal pilaster bases repaired and refinished.

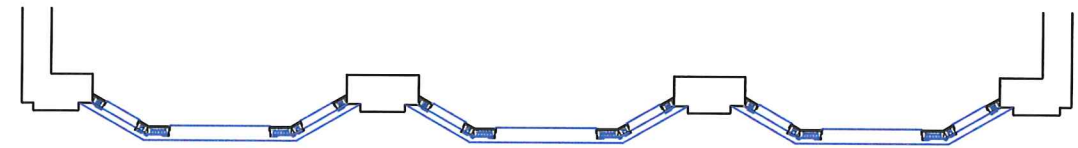
Working from the outside in, the bays' windows and sheet metal skin will be removed, the wood framing repaired/replaced/added to and new insulation installed and a new exterior face replicating the original will be installed. The windows in each bay will be replaced with two single hungs flanking a fixed center window, all keeping the appearance of the original. The now deteriorated sheet metal will be replaced with new smooth prefinished HardiePanels with Azak cellular PVC moldings and trim painted to match.



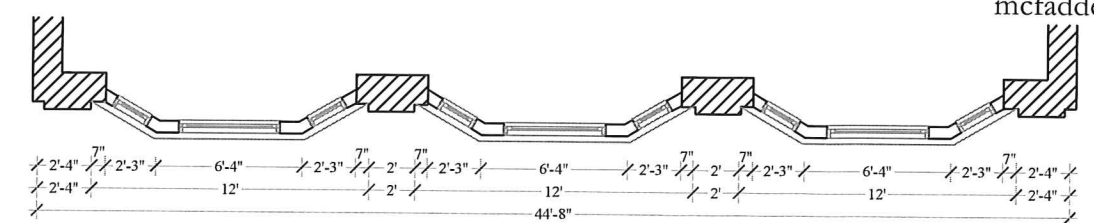
210 State St. Facade Rehabilitation
Preliminary Budget

April 28, 2017

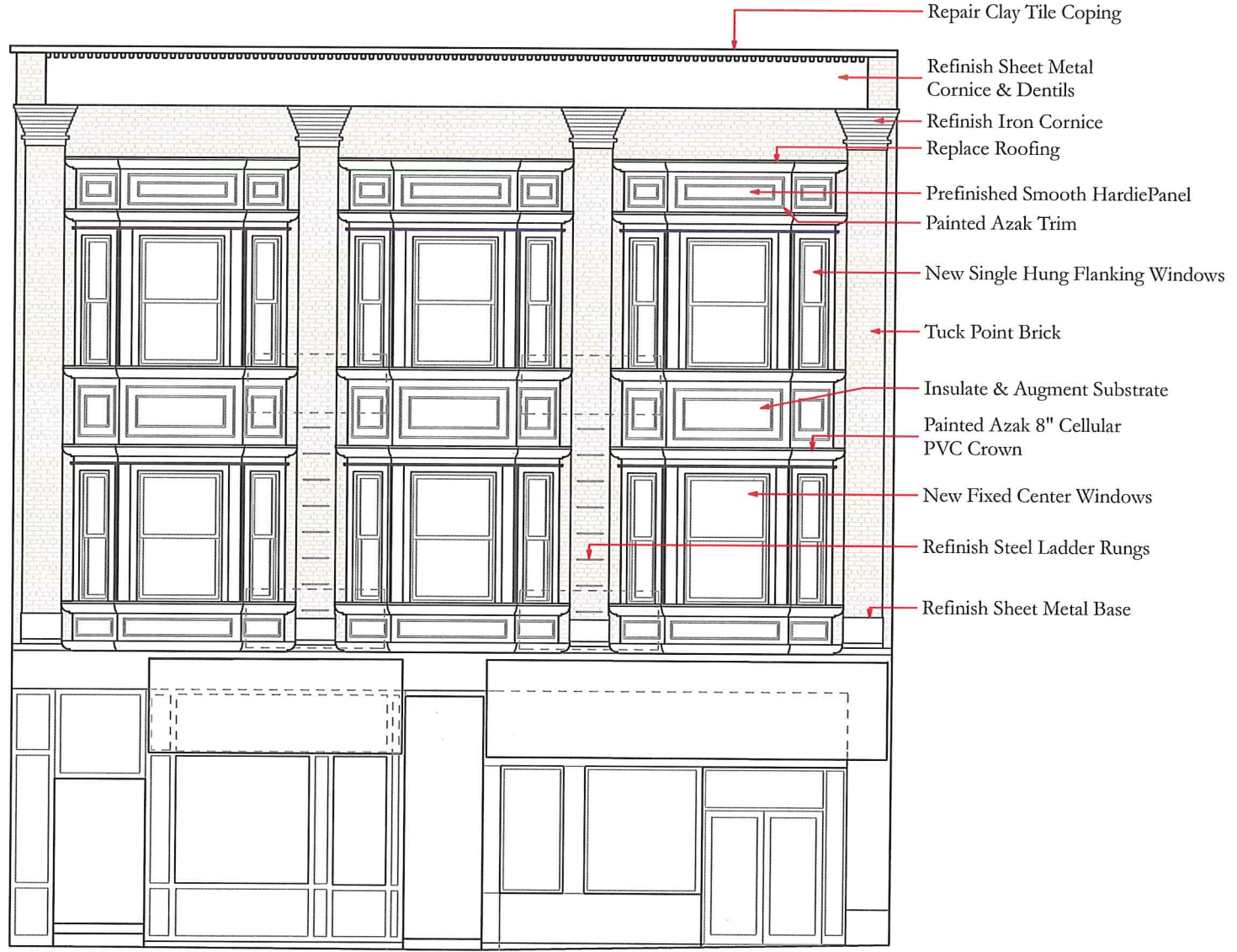
Division	Work Item	Qty	Units	Cost/Unit	Costs	Div. Sub-Total	
01 - General Conditions							
6 Weeks	Project Manager	1	Lump Sum	\$ 936.00	\$ 936	\$ 43,690.00	
	Project Superintendent	1	Lump Sum	\$ 4,680.00	\$ 4,680		
	Parking Fee	1	Lump Sum	\$ 360.00	\$ 360		
	Safety Meetings	1	Lump Sum	\$ 468.00	\$ 468		
	Printing & Copying	1	Lump Sum	\$ 60.00	\$ 60		
	Cellular Phone	1	Lump Sum	\$ 240.00	\$ 240		
	Temporary Sanitary Facilities	1	Lump Sum	\$ 450.00	\$ 450		
	Trucks & Pick-Ups	1	Lump Sum	\$ 720.00	\$ 720		
	Misc. Equipment	1	Lump Sum	\$ 1,800.00	\$ 1,800		
	Temp. Fencing	1	Lump Sum	\$ 2,900.00	\$ 2,900		
	Project Identification & Signs	1	Lump Sum	\$ 400.00	\$ 400		
	Job Offices	1	Lump Sum	\$ 300.00	\$ 300		
	Yard Deliveries to Job	1	Lump Sum	\$ 936.00	\$ 936		
	Clean-Up Continuous	1	Lump Sum	\$ 2,340.00	\$ 2,340		
	Dumpster	1	Lump Sum	\$ 900.00	\$ 900		
	Street/Sidewalk Fee	1	Lump Sum	\$ 1,600.00	\$ 1,600		
	Scaffolding/Shoring	1	Lump Sum	\$ 24,000.00	\$ 24,000		
	Miscellaneous Items	1	Lump Sum	\$ 600.00	\$ 600		
04 - Masonry							
	Masonry Restoration	1	Lump Sum	\$ 16,950.00	\$ 16,950		\$ 16,950.00
06 - Carpentry							
	Carpentry	1	Lump Sum	\$ 34,736.00	\$ 34,736	\$ 34,736.00	
07 - Thermal & Moisture Protections							
	Roofing/Flashing	1	Lump Sum	\$ 2,100.00	\$ 2,100	\$ 2,100.00	
08 - Doors & Windows							
	Fiberglass Windows	1	Lump Sum	\$ 7,966.00	\$ 7,966	\$ 7,966.00	
09 - Finishes							
	Painting	1	Lump Sum	\$ 10,500.00	\$ 10,500	\$ 10,500.00	
31 - Earthwork							
6 Moves	Barricades	1	Lump Sum	\$ 3,708.00	\$ 3,708	\$ 24,012.00	
	Weather Protection	1	Lump Sum	\$ 2,900.00	\$ 2,900		
	Demolition (from GE)	1	Lump Sum	\$ 14,904.00	\$ 14,904		
	Awnings Removal/Store	1	Lump Sum	\$ 2,500.00	\$ 2,500		
Total						\$ 139,954.00	



Proposed Plan @ 1/8" @ 1'-0"



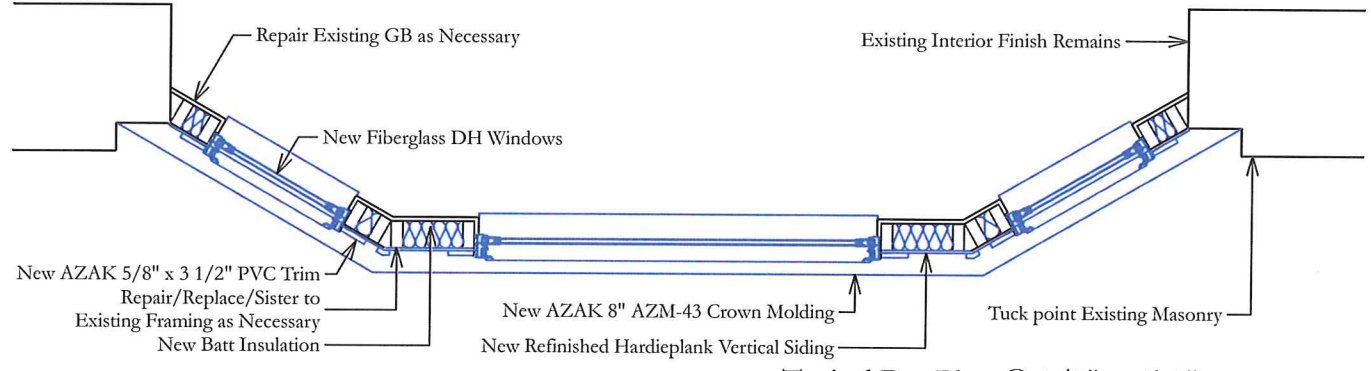
Existing Plan @ 1/8" @ 1'-0"



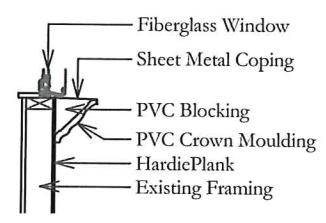
Proposed Elevation @ 1/8" = 1'-0"



Existing Elevation @ 1/8" = 1'-0"



Typical Bay Plan @ 1/2" = 1'-0"



Window Sill @ 1/2" = 1'-0"

- Repair Clay Tile Coping
- Refinish Sheet Metal Cornice & Dentils
- Refinish Iron Cornice
- Replace Roofing
- Prefinished Smooth HardiePanel
- Painted Azak Trim
- New Single Hung Flanking Windows
- Tuck Point Brick
- Insulate & Augment Substrate
- Painted Azak 8" Cellular PVC Crown
- New Fixed Center Windows
- Refinish Steel Ladder Rungs
- Refinish Sheet Metal Base

- Clay Tile Coping
- Sheet Metal Cornice & Dentils
- Cast Iron Cornice
- Remove Sheet Metal Skin
- Remove Aluminum Windows
- Brick
- Remove Added Wood Trim
- Embedded Ladder
- Remove Rescue Platforms
- Sheet Metal Pier Base

McFadden & Company
380 West Washington Ave
Madison, Wisconsin 53703
608.251.1350
mcfadden@mailbag.com



Elevation @ 1/6"=1'-0"
210 State Street
June 10, 2017