

Memo

To: Madison Planning Division
From: Christopher Qualle, Alexander Company
CC:
Date: 10/12/2023
Re: Neighborhood House – Existing Conditions Report for Demolition Permit

The following information is to document the current building located at 29 South Mills Street as part of the Demolition Permit Application process. The design of the new Neighborhood House Community Center and associated apartment units will require the complete demolition and removal of the existing building, parking lot and private trees on the site. Additionally, infrastructure improvements will require the demolition of existing public sidewalks and the current curb cut will need to be relocated. See sheet C2.0 - Demolition Plan for additional information.

The existing building has a footprint of approximately 8,520 SF and sits at the southwest corner of the lot. The building was constructed in 1965 with three floors arranged in a split-level design. The entries occur at the upper most floor and then the basement and sub-basement are accessible from stairs within the building. The buildings prominence is a single level above grade, clad in brick and aluminum storefront, with a low slope pitched roof.

The interior is primarily CMU walls with precast plank floors. The first floor contains offices, storage, and meeting areas. The sub-basement level has restrooms, a kitchenette, and a small gymnasium. The basement level has mechanical areas, storage and classrooms. The building does not have an elevator and many of the spaces within the building do not meet current accessibility standards.

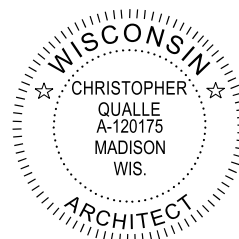
In general, the exterior masonry is in good condition. The roof and gutter system on the building is in need of repair and will leak during some rain events. Existing storefronts are old and have locking issues due to thermal movement. The interior finishes are dated and in many cases are in need of repair or replacement. Some lighting has been updated to LED, but there are still many florescent fixtures within the building. The mechanical systems have a large amount of deferred maintenance and are operating below optimal efficiency. The building users note that the plumbing system for the building will occasionally back up and is in need of repair.

Please reference the photos included in Appendix A of this document for additional information of the condition of the proposed building to be demolished.

Regards,



Christopher Qualle, AIA



Appendix A – Existing Conditions Photos

Neighborhood House Community Center

29 South Mills Street



Exterior – North Façade



Exterior - North East Corner



Exterior - South East Corner



Exterior - South Façade



Exterior - South West Corner



Exterior - North West Corner



Interior – Entry Lobby



Interior – First Floor Office Area



Interior – First Floor Meeting Area



Interior – Stairwell



Interior – Sub-basement Gymnasium



Interior – Sub-basement Gymnasium



Interior – Basement Corridor



Interior – Basement Classroom