CHARLES QUAGLIANA Architect, AIA, NCARB

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September 9, 2013

Mr. William F. White
MICHAEL BEST & FRIEDRICH LLP
One S. Pinckney Street, Suite 700
P.O. Box 1806 Madison, WI 53701-1806

Re: Gilman Street Development
Evaluation of two properties
Madison, WI

Dear Mr. White,

The following is my report on the properties at 123 and 127 West Gillman Street.

Purpose
The purpose of the research and observations was to investigate the properties and report on their contribution to the Mansion Hill Historic District.

Research
Research efforts included activities at the Wisconsin Historical Society archives and review of the Madison Landmarks Commission files and Madison Neighborhoods web site.

Research indicates that the house at 123 W. Gilman Street dates to 1886 and the 127 W. Gilman property dates to 1893/1896. The properties are within the National Register of Historic Places Mansion Hill Historic District (1976).

I was not able to locate any illustrative photographic images at the Wisconsin Historical Society archives or within their on-line collection. I did find several images of neighboring properties, especially those located on East Gilman Street where more substantial houses are located.

The National Register nomination provided a general historical background and specifics about architectural and historical significance of the district. Many individual properties are described in detail within this 80 page document, for either their historical or architectural significance. The properties at 123 and 127 W. Gilman are not within this group. They are simply listed by street address.

The draft Mansion Hill Neighborhood Plan (2009) is very informative as to what residents and the City envision for the future of this neighborhood. However, the plan lacks any specifics for the 100 block of W. Gilman Street only referencing general neighborhood goals.

Observations

On-site observations were conducted on September 6. Elements open to view were observed, photographs taken, field notes were recorded. The two houses embody the general vernacular vocabulary of worker housing from the late 1800s common in this and similar neighborhoods within the Isthmus. Generally modest in design, detail and finishes, these homes have been converted to multiple tenant student housing.

123 W. Gilman

The property embodies the general form of the stick style, although a simplified vernacular version. Much of the original exterior trim and detail were removed when the aluminum siding was installed. The front porch has been enclosed to create interior living space.

Overall the condition of the exterior is good to fair. There are signs of wear and deterioration, although the building appears generally structurally sound.

The interior has been altered in several remodeling campaigns to provide additional bedrooms. The primary spaces of the first floor, such as the entry hall and living room have been altered. Fragments of original floors, doors, woodwork, windows and stairways remain. Original built-ins have been lost in the kitchen and dining room.

127 W. Gilman.

This is a large Queen Anne influenced vernacular design with hip roof. This house likely featured a tower and decorative glass windows that have been removed. The large wrap around front porch remains, but has been significantly modified. Overall the exterior is in poor condition.

The interior has been torn apart and significantly modified. The primary spaces of the first floor, such as the entry hall, library, parlors and sitting room are not extant. As a result of the many remodeling efforts, it is evident that redistribution of floor loads has created some floor deflections and settlement. Almost all of the plaster wall and ceiling surface exhibit some degree of cracking and delamination. The attic structure is compromised by fire damage and there are numerous second level ceiling failures. The interior is in very poor dilapidated condition. In my opinion, this house is not habitable and unsafe as is.

Evaluation

Condition

123 W Gilman is in fair to good condition. A moderate level of additional repair and rehabilitation work is required.

127 W. Gilman is in very poor and dilapidated overall condition. In my opinion, even with some improvements, this is substandard housing. An extensive level of additional repair and rehabilitation work is required in this building to make it structurally sound, code compliant and safe for multi-tenant housing.

Historical Significance

A judgment concerning historical significance of the properties (the association with events or lives of persons significant in our past) cannot be determined without intensive research into specific activities and their impact.

Architectural Significance
The Architectural significance of these properties cannot easily be associated with the original designer or the architects. According to the National Register nomination, the 123 W. Gilman house may have originally been a rental property. One can assume therefore that is why it is of small scale and of very modest design and detail. The significance of this property is low compared to the district.

Although the 127 W Gilman properties retains the basic features form of the vernacular Queen Anne Style, it has lost the vast majority of those interior and exterior distinctive characteristics (physical features) that commonly are identified with the Queen Anne Style. This property has low significance.

Architectural Integrity
The overall architectural integrity of the 123 W. Gilman house is in the range of 40% (assuming some of the original wood siding remains under the aluminum siding). I estimate that less than 20% of the character defining features or elements, interior and exterior, remain intact in the 127 W. Gilman property.

Architectural Context
It is my opinion that the architectural context of this property remains relatively intact as compared to the districts period of significance (1850-1940). This was a neighborhood dominated by large single family residences with a few scattered apartment buildings. The context of the immediate area was significantly diminished by the construction of high rise housing in the 1960s and 1970s. The adjacent high rise does negatively impact both 123 and 127 contextually.

Summary
123 W. Gilman: Typical vernacular single family residence (rental) from the late 19th century. Certainly not noteworthy historically or architecturally, significant loss of context with the high rise apartment adjacent, moderate loss of integrity, moderate rehabilitation and code related upgrades required for continued use.

127 W. Gilman: Typical large vernacular residence within this neighborhood from the late 19th century. Originally interesting architecturally, but has some loss of context, overall integrity very low, major rehabilitation and code related upgrades required to retain the property.

Conclusion
By the strict definition of the National Park Service guidelines, these two properties are contributing elements within the Mansion Hill Historic District. That is, they are "buildings that add to the historical integrity or architectural qualities of a historic district". In my opinion, the two properties have little to contribute to the district in the areas of history or architecture; they are simply "placeholders" within the district. They only contribute to the scale of the street and repetition of solid and void spaces along the streetscape.

A secondary aspect of a contributing property is related to integrity. Alterations over time can lower integrity, as is the case with these two properties. Integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. Historic integrity enables the property to illustrate the significant aspects of its past. These two

properties have lost significant integrity relegating them to placeholders rather than strong contributors to the district.

Given that the context of the area has changed, considering the properties do not possess a high level of historical or architectural significance, and recognizing the low level of integrity of the two buildings and amount of rehabilitation work required for continued use, I would not consider the retention of either building mandatory, assuming replacement construction is compatible with the district.

If you have any questions or comments concerning these observations and findings, please contact me at (608) 444-9589.

Sincerely,

Charles J. Quagliana, AIA, NCARB
Preservation Architect

Findorff

J.H. FINDORFF & SON INC.

CHARACTER COMMUNITY CRAFTSMANSHIP

November 20, 2013

Margaret Watson
Steve Brown Apartments
120 W. Gorham St.
Madison, WI 53703

Re: 127 W. Gilman Street
Madison, WI

Dear Margaret:

Having the opportunity to review the two reports we believe there are a lot of challenges to doing any type repairs/remediation on the property. The biggest concern from my perspective is the structural integrity of the entire building. Both reports indicate that full foundation repair is required. In order to do this work the existing structure will need to be lifted and shored to accomplish this. Noting the additional observations of the reports of significant water damage and dry rot occurring there is no way to confirm that this type of repair will be tolerated without a risk of total failure of the structure. So a top down approach would need to be considered.

If the goal is to refurbish this structure to extend it useful life the approach would need to be a complete disassembly of the structure. Anything less than this approach would be cosmetic and will not accomplish any meaningful extension of the life of the structure. Reviewing each report the structural integrity is of the greatest concern. Starting at the failure of the foundation all the way to the fire damage at the 2nd floor and attic makes it clear this structure is not sound and would need significant or total replacement. This is supported with the visible signs of long term significant water damage to the structural members and supports. Noting the poor framing techniques and floor sloping several inches on each level in the reports the only approach that will provide a useable building would be to disassemble the structure and start over.

Another concern we would have is overall worker safety. As part of any project we would need to review the existing conditions and provide a safety plan that will limit exposure to all workers. Not knowing the total extent of the structural damages we believe any type of lifting or moving of this structure would be risking a complete failure. Again taking the safety of the workers into account a disassembly of the building would be a safe way to limit exposure of the workers with the structural concerns that are outlined.

With having to replace so much of the building based on the reports it does appear that very little if any of the original building will remain if it was to be disassembled and then rebuilt. The time and costs of disassembly will be several times the cost of razing the current structure and building a replacement. With the information that has been provided in the reports, along with our observations of the existing conditions, it is our opinion that this building is passed it useful life. From a cost, time and safety perspective we believe demolition and redevelopment of this property is clearly the best option moving forward.

Respectfully,
J.H. Findorff & Son Inc.

Jeff McLean
Vice President

"Egge Movers" <eggemovers@bugnet.net>
To: dseeley@stevebrownapts.com
RE: House move on W Gilman

November 25, 2013 12:55 PM

1 Attachment, 229 KB

To whom it may concern:

Ken Shanahan spoke with Dan Seeley regarding a possible move of a house located at 127 W Gilman St Madison WI.

Based upon the conversation, Ken has determined due to the size and location of the building, we would not be able to safely move it.

If there are any questions and or concerns please feel free to call Ken at 608-606-1567

Thank you;

Mindy Rosenbaum

Office Manager-- Bear Valley Excavating LLC & Egge Movers LLC

PIERCE ENGINEERS INC
CONSULTING STRUCTURAL ENGINEERS
10 West Mifflin St, Suite 205 | Madison, WI 53703
Phone: 608.256.7304 | Fax: 608.256.7306

TO: **Dan Seeley – Steve Brown Apartments**
Shane Fry – Brownhouse

DATE: November 4, 2013

FROM: **Kurt Frey, PE**

SUBJECT: **Structural Evaluation Report**
127 W. Gilman St
Madison, Wisconsin

Pierce Engineers conducted a site visit on Thursday, October 24, 2013. The purpose of the site visit was to assess the structural integrity of the existing house located on the property. Present on the site at the time of the visit were Mr. Kurt Frey of Pierce Engineers, Mr. Shane Fry of Brownhouse and Mr. Dan Seeley of Steve Brown Apartments.

Background

The site visit conducted was a limited site inspection, and only included a visual inspection of the property. Much of the structure was concealed behind plaster /drywall walls and ceilings, and flooring preventing direct measurements of the structural framing or inspection. Any reference to the structural condition at concealed spaces is based on engineering judgment and speculation as it pertains to exposed structural framing around concealed spaces and noticeable distress to walls and ceilings observed in the area. In addition no structural calculations were made to assess the capacity of the existing structure as it relates to Code required Live Loads and the dead load on the structure.

It is our understanding the house located at 127 W. Gilman was constructed circa 1880's and some subsequent additions and modifications to the original structure were made over time. Dates of the additions and modifications are unknown. The house has three floor levels with a full basement. It was difficult to assess which part of the house was original and what was added as there was no discernible difference from the exterior wall cladding or exposed structure.

Observations

The following are observations were made during the site visit which has an impact on the integrity and serviceability of the building structural.

1. The existing basement walls were constructed using stone rubble and brick set with mortar. Most of the basement foundation walls are either in a severe state of distress or complete failure has occurred in some areas. Two significant areas to note are:
    a. Complete failure of the north foundation wall (See Picture 1). It is my understanding this wall has been previously shored once or twice previously and repairs made. It is also my understanding that this shoring and repairs were made prior to the purchase of the property by the current owner. The primary distressed condition related to deteriorated extreme distressed areas primarily consisted of in a state of severe distress and / or failure in some areas.
    b. Bowing in of a section of wall located along the north foundation wall (Picture 2). At this section of wall the mortar joints have completely disintegrated and you can see thru the wall in some spots.

    Pictures 3 thru 6 show various sections of the foundation wall where there is significant deterioration / disintegration of the mortar joints.
2. There are several wood posts in the basement which support the first floor beams, and these first floor beams are under bearing walls above. The bearing walls above support the second, third, and attic floor framing. Over time due to moisture, the bases of these columns have rotted. Some have been repaired, but many have not and significant rotting has occurred at the base. This degree of rotting has significantly diminished the structural capacity of the post. Pictures 7 thru 9 show typical rotted base conditions.
3. Much of the first floor framing was concealed to view in the basement, except for the east end on the south side of the house. The floor structure in this area has experienced some distress and deterioration that has compromised the structural capacity of the framing system. In this area floor some floor beams and joists have experienced rotting (Pictures 10 thru 12) and construction connections of the joist to beams (Pictures 11 and 12) are not of good practice and have diminished the structural capacity of the members.
4. The second and third floor framing was mostly concealed to view and assessment of the structural integrity of the framing members could not be made. However, there are areas where the structural integrity may be compromised. These areas are where water leaking has occurred for a significant period of time. The water leaking could lead to rotting of the structure in these areas. Picture 13 and 14 are two such areas where water leaking has occurred for a significant period of time.
5. At some point in time a fire occurred in the attic and second floor bathroom along the north wall. It is our understanding that the fires occurred prior to the current owners purchasing the property. Pictures 15 and

16 are of the attic / roof structure where fire damage has occurred. The fire was of significant intensity that severe charring has occurred to some of the attic / roof framing members reducing their structural capacity. Picture 17 is of the fire damage at the second floor bathroom. The intensity of the this fire does not appear to have been as damaging as the attic fire, but charring of the framing members has occurred, and it is suspected the structural capacity of the charred framing members has been reduced.

6. The house has also experienced some movement and settlement over time. It is believed this movement has not reduced the structural integrity of the framing, but is one of serviceability of the structure. Pictures 18 thru 20 show evidence of building movement. Sloping of the floor framing has also occurred and this is noticeable when walking the floors. This movement has caused diagonal cracking in the walls, Picture 20, which leads to mis-aligned doors and window. Other affects as a result of the movement are buckled flooring and sloped floors.

Recommendations

No quantitative structural analysis has been made for the current structure. However; based on our experience and the observations made, the structural integrity of the house have been compromised in areas requiring remedial repairs prior to any occupancy. Some of it is with large areas, and some of it is in isolated sections. It is suspected that if an in-depth structural analysis were performed, sections of the framing in its deteriorated and distressed condition would not be capable of supporting typical full live load and dead load imposed on the structure. Thus some remedial measures must be taken before any occupancy could be considered. The key findings observed during the inspection that raise concern with the overall structural integrity of the building include:

1. Failed foundation walls; which include complete failure with cave in and bowed in foundation walls
2. Distressed and deteriorated mortar joints of foundation walls. The integrity of the wall solely relies on friction and interlocking of the stones to resist the lateral earth pressure on the wall.
3. Rotted bases of many of the basement wood posts. The structural integrity of the posts is questionable and these posts not only support the first floor framing but the interior bearing walls on the second and third floor framing.

There are two options that can be considered for this structure. One; is to raze the current building. The other is to selectively replace and repair the current structure to ensure the structural integrity. As a minimum the following is needed based on the observation made during the site visit.

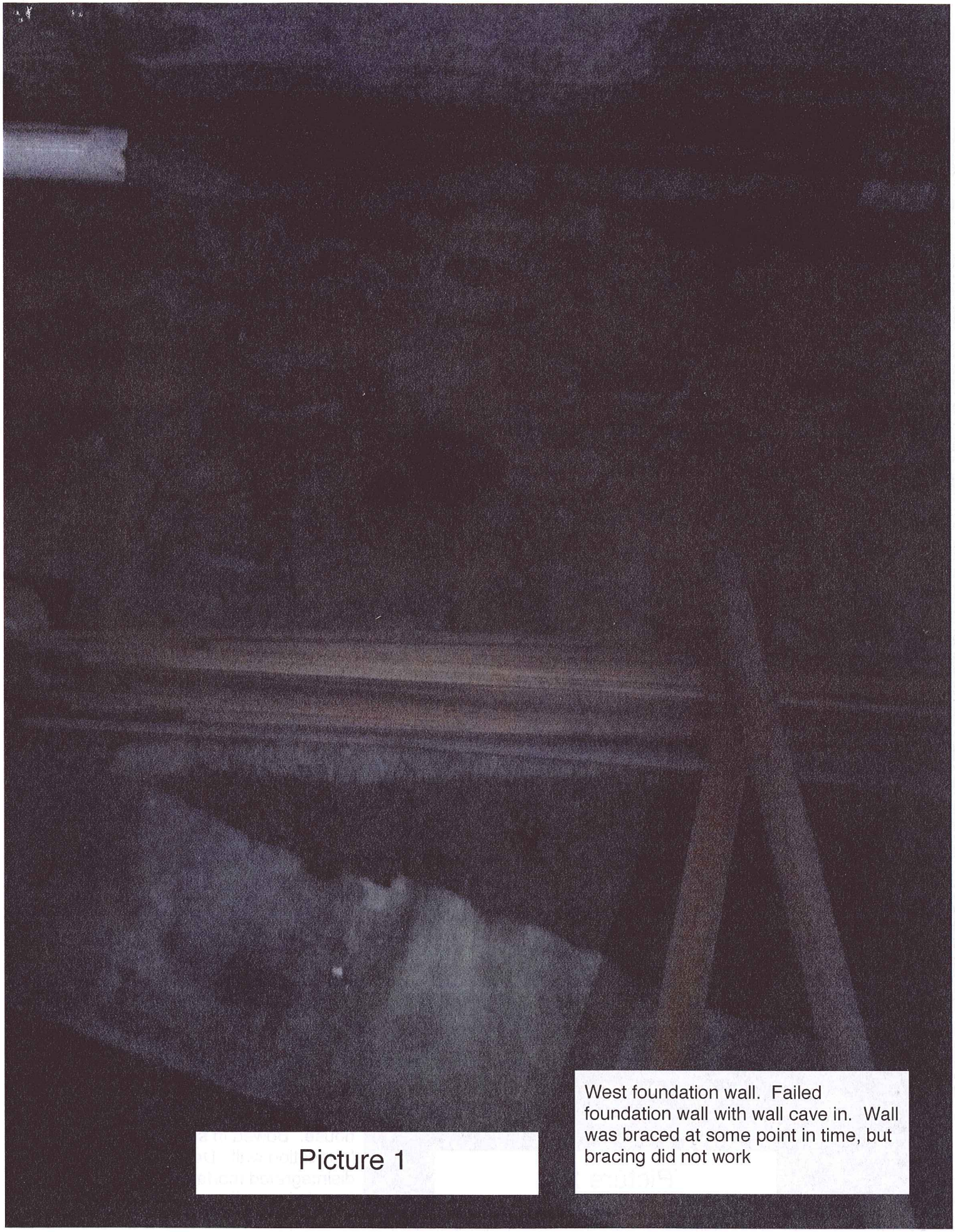
1. Complete replacement of the foundation.
2. Removal and replacement; including improving the foundation bearing for the deteriorated wood posts in the basement.

3. Reinforcement or replacement of rotted and compromised framing members (Pictures 11 and 12) at the first floor framing level. It is estimated that the majority of the first floor framing would need to be corrected in some manner by either; removal and replacement of the structure or reinforcement of the existing structure.
4. Replace the fire damaged structure.
5. Further exploration of the structure at the water leaking areas to check for additional structure deterioration due to rotting.

With future development of the property being considered there is another possibility if razing the house is not an option. This would be to move the house to a new location. This has been done successfully with older structures of this nature. We are experienced with assisting contractors with moving houses, but not experts in this area. But based on the current condition of the first floor framing; with the rotting joists, beams, and house rim board along with discontinuity of framing from addition to addition tying the various structures together moving this house would be huge challenge and may likely not be feasible.

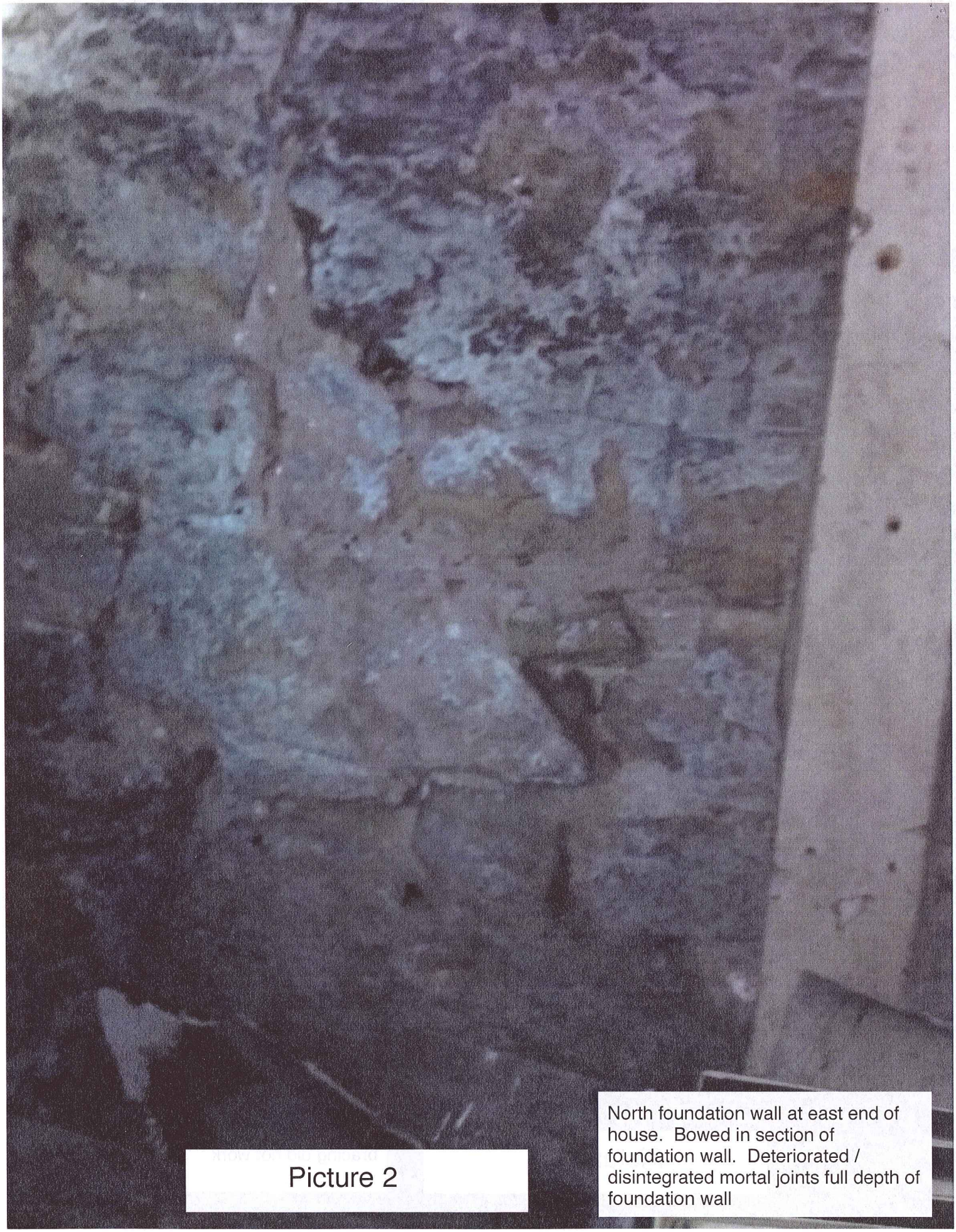
The current building structure, under the existing dead loads and limited live loads, is stable. There is no guarantee that under full loads the structure or a change in earth pressure conditions on the foundation walls may result in further distress to the structure or even failure may result. As stated previously, some remediation of the structure is required prior to any occupancy.

Kurt D. Frey, PE



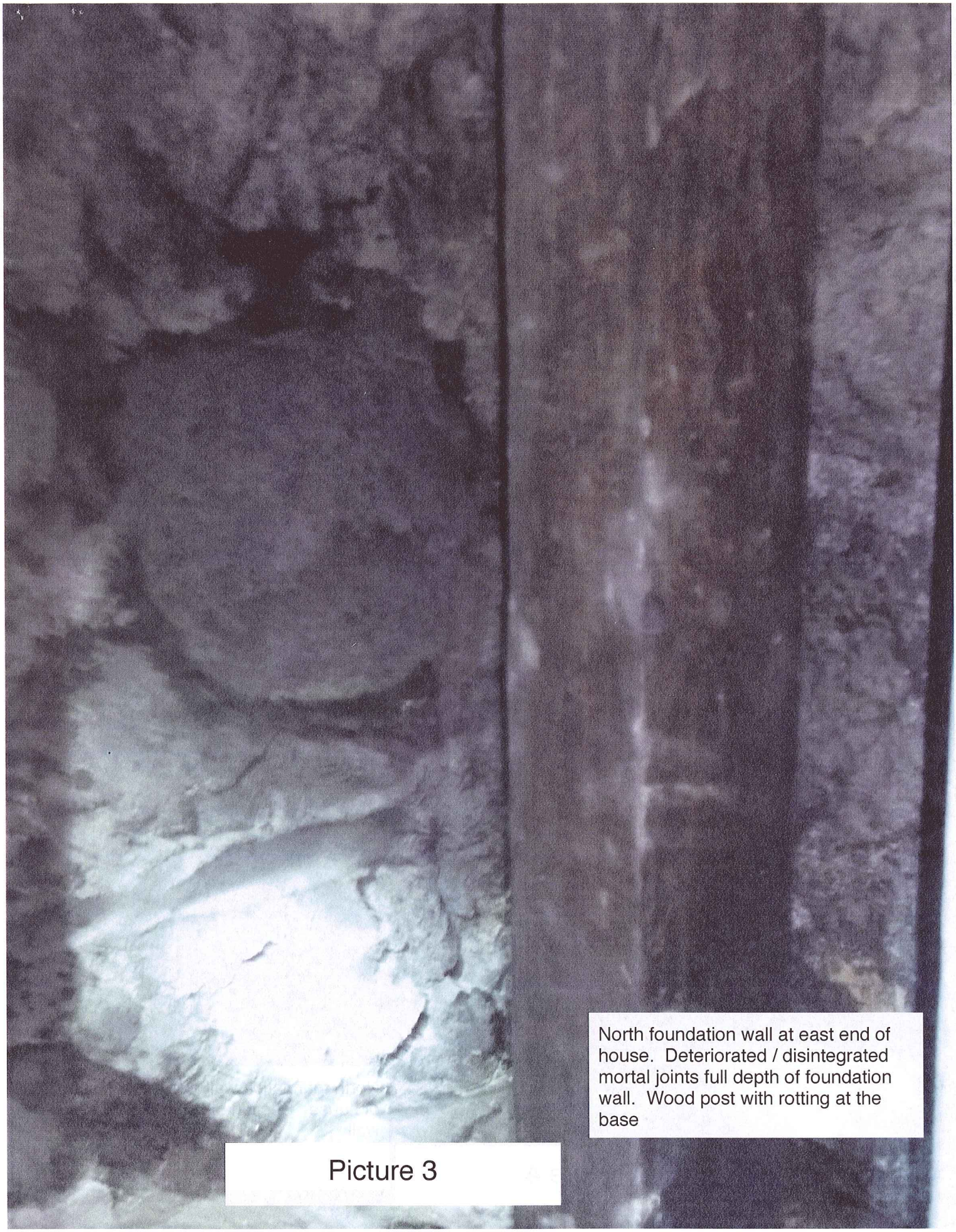
Picture 1

West foundation wall. Failed foundation wall with wall cave in. Wall was braced at some point in time, but bracing did not work



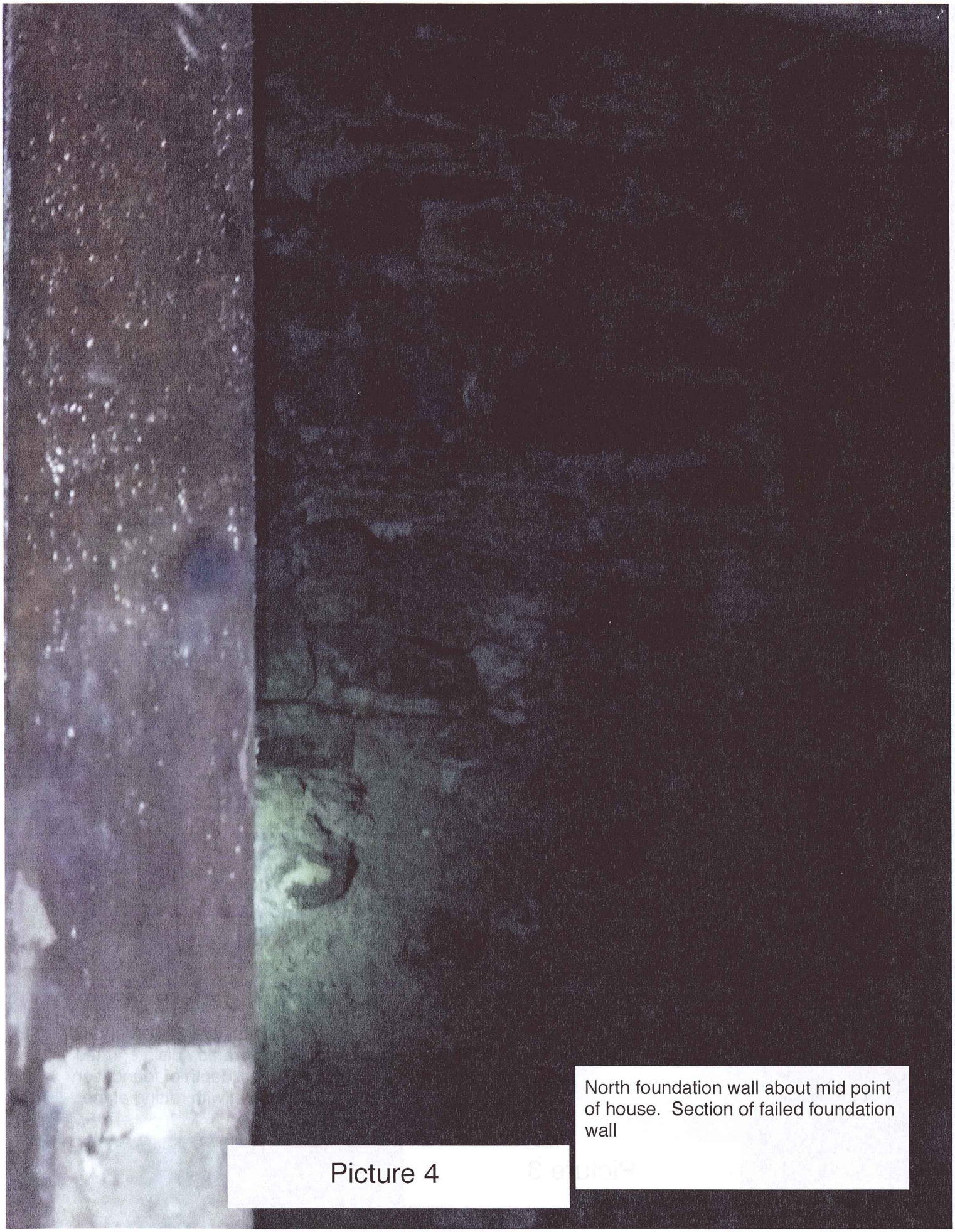
Picture 2

North foundation wall at east end of house. Bowed in section of foundation wall. Deteriorated / disintegrated mortal joints full depth of foundation wall



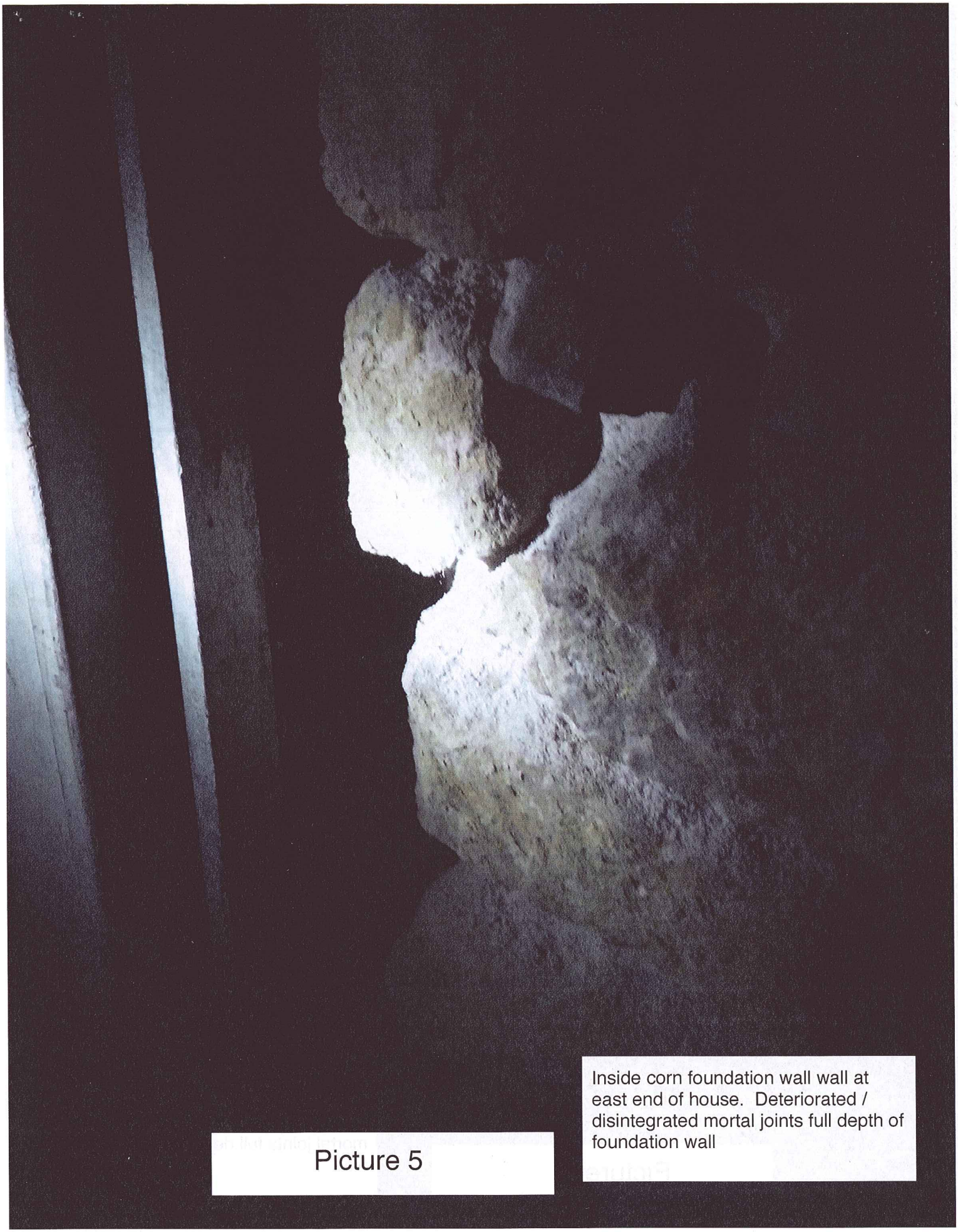
North foundation wall at east end of house. Deteriorated / disintegrated mortal joints full depth of foundation wall. Wood post with rotting at the base

Picture 3



North foundation wall about mid point of house. Section of failed foundation wall

Picture 4

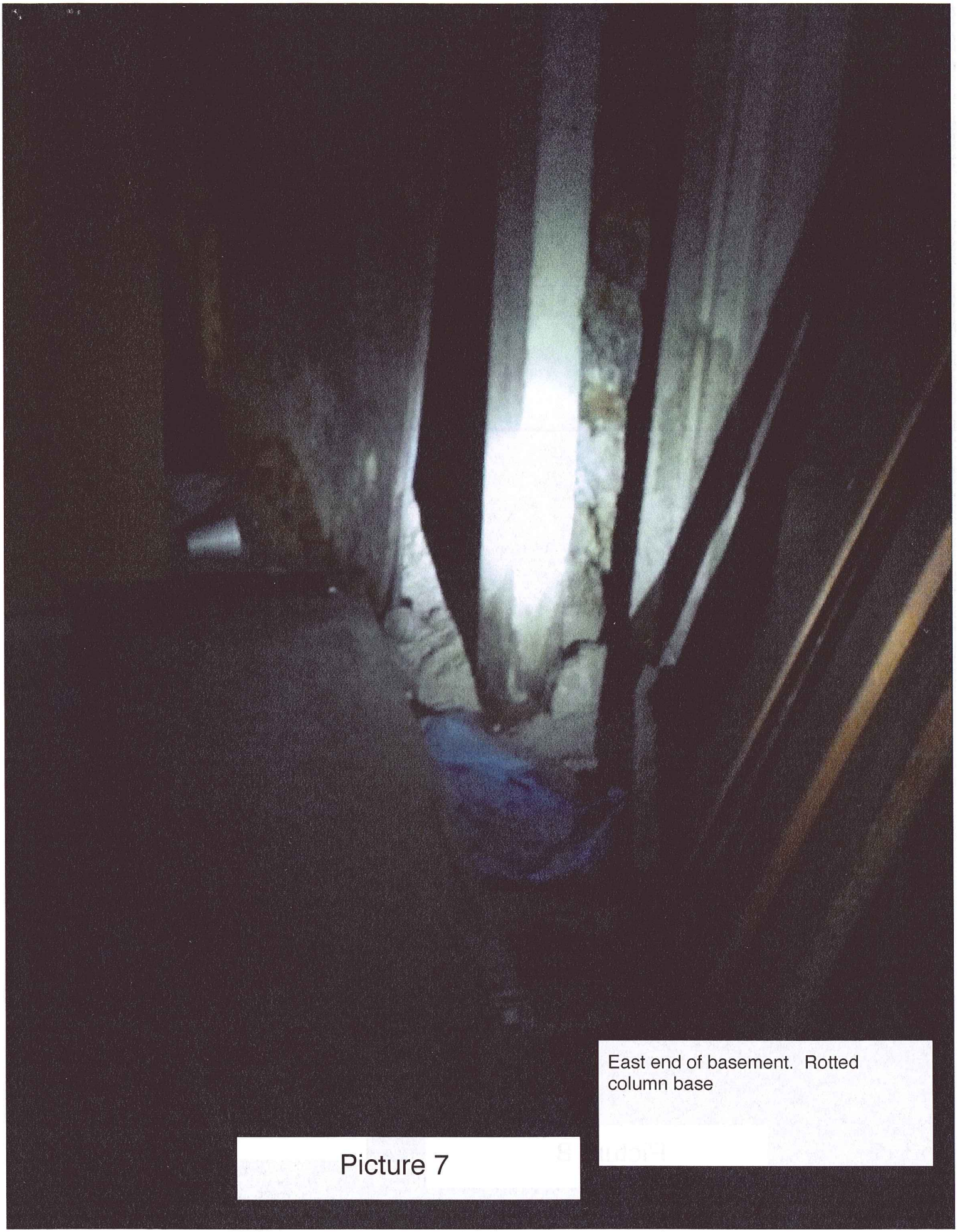


Inside corn foundation wall wall at east end of house. Deteriorated / disintegrated mortal joints full depth of foundation wall

Picture 5

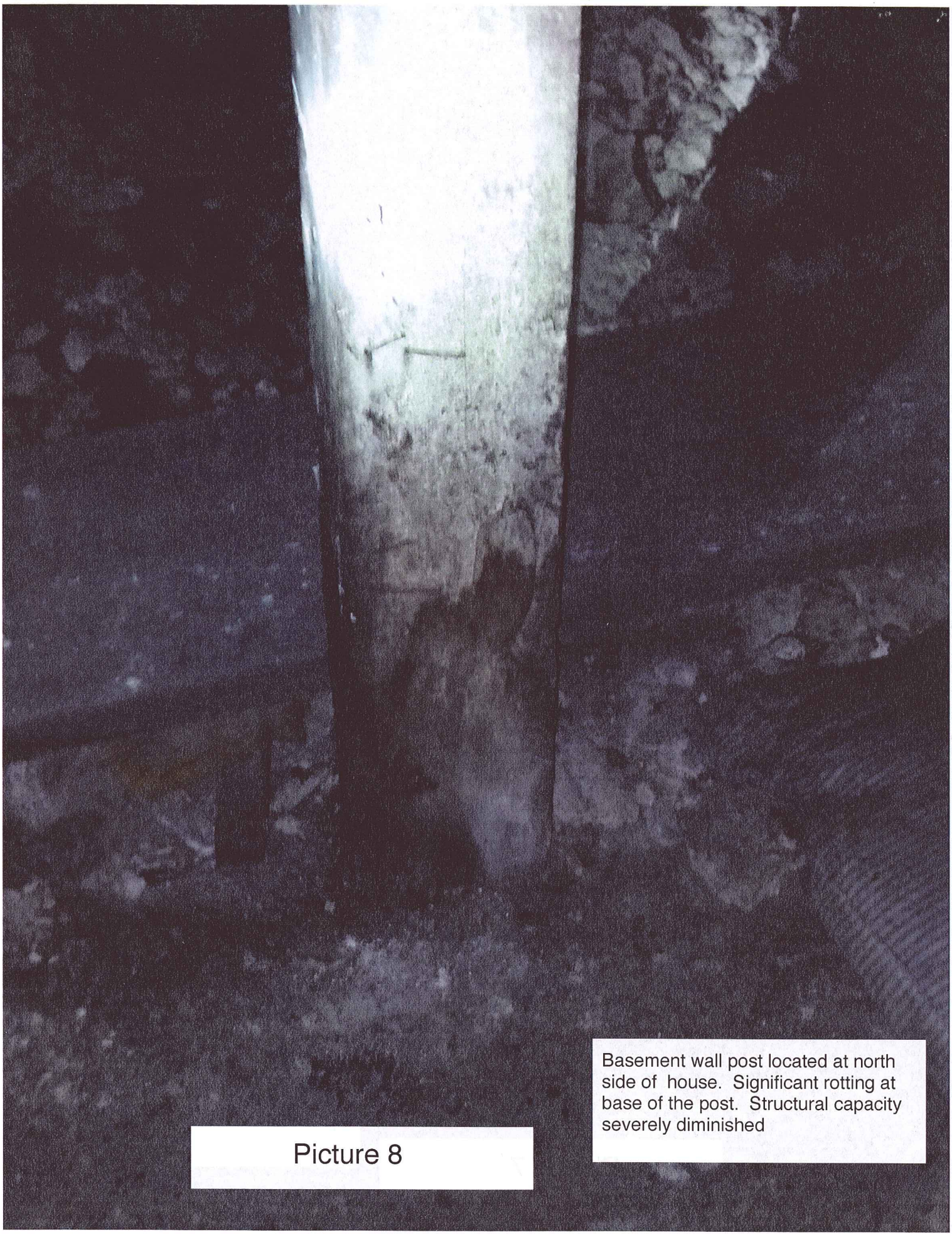
Picture 6

South foundation wall at east end of house. Deteriorated / disintegrated mortal joints full depth of foundation wall



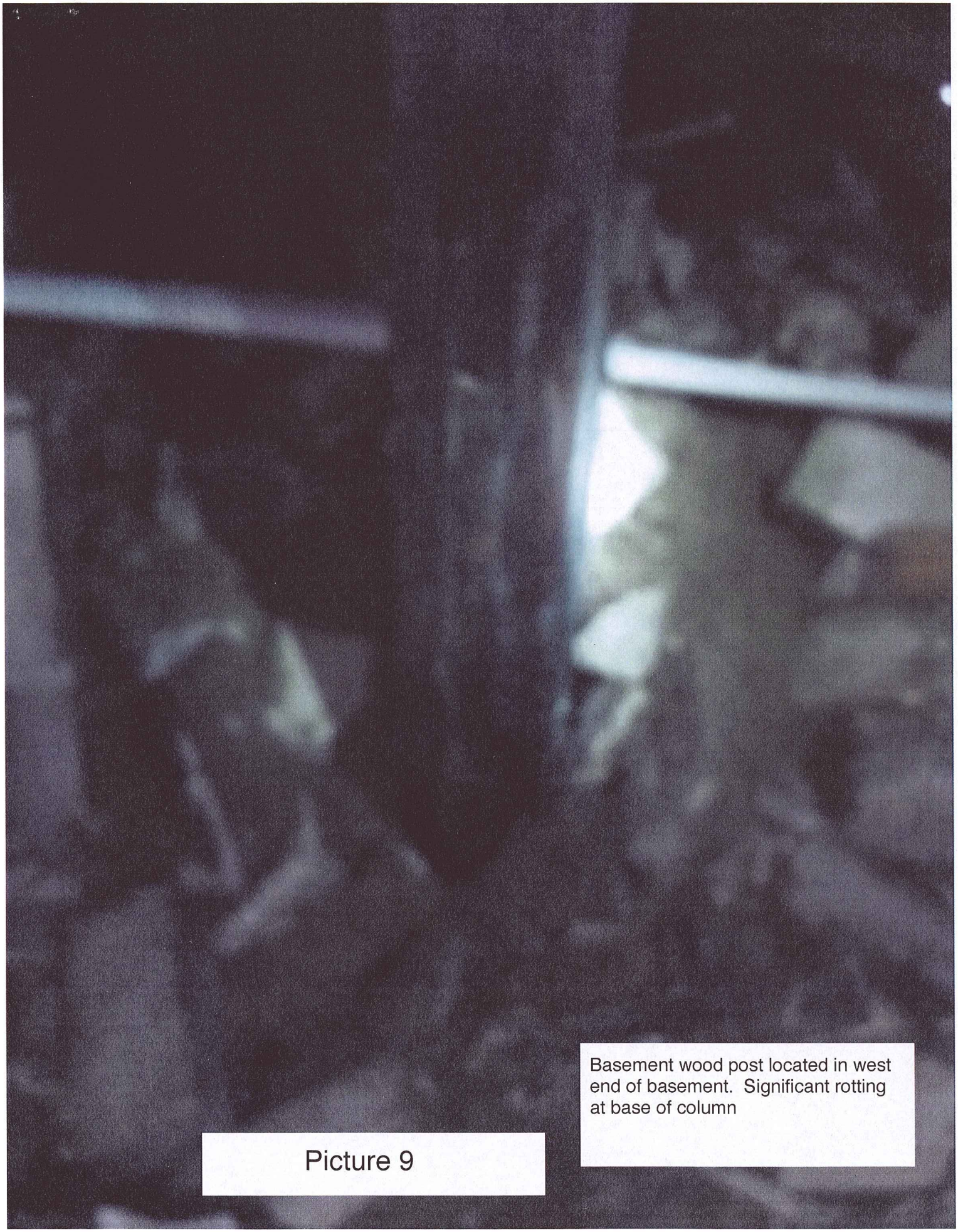
East end of basement. Rotted column base

Picture 7



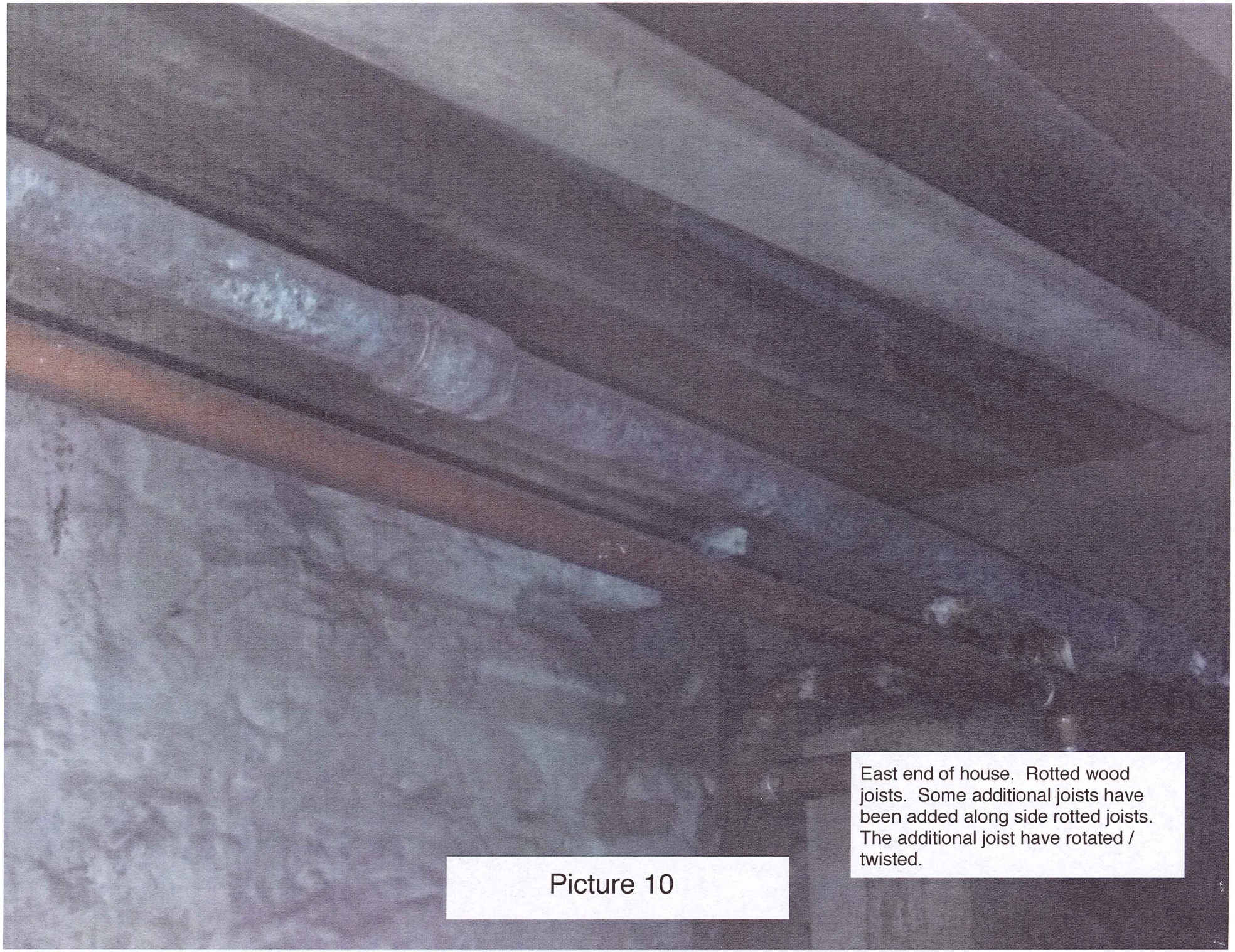
Basement wall post located at north side of house. Significant rotting at base of the post. Structural capacity severely diminished

Picture 8



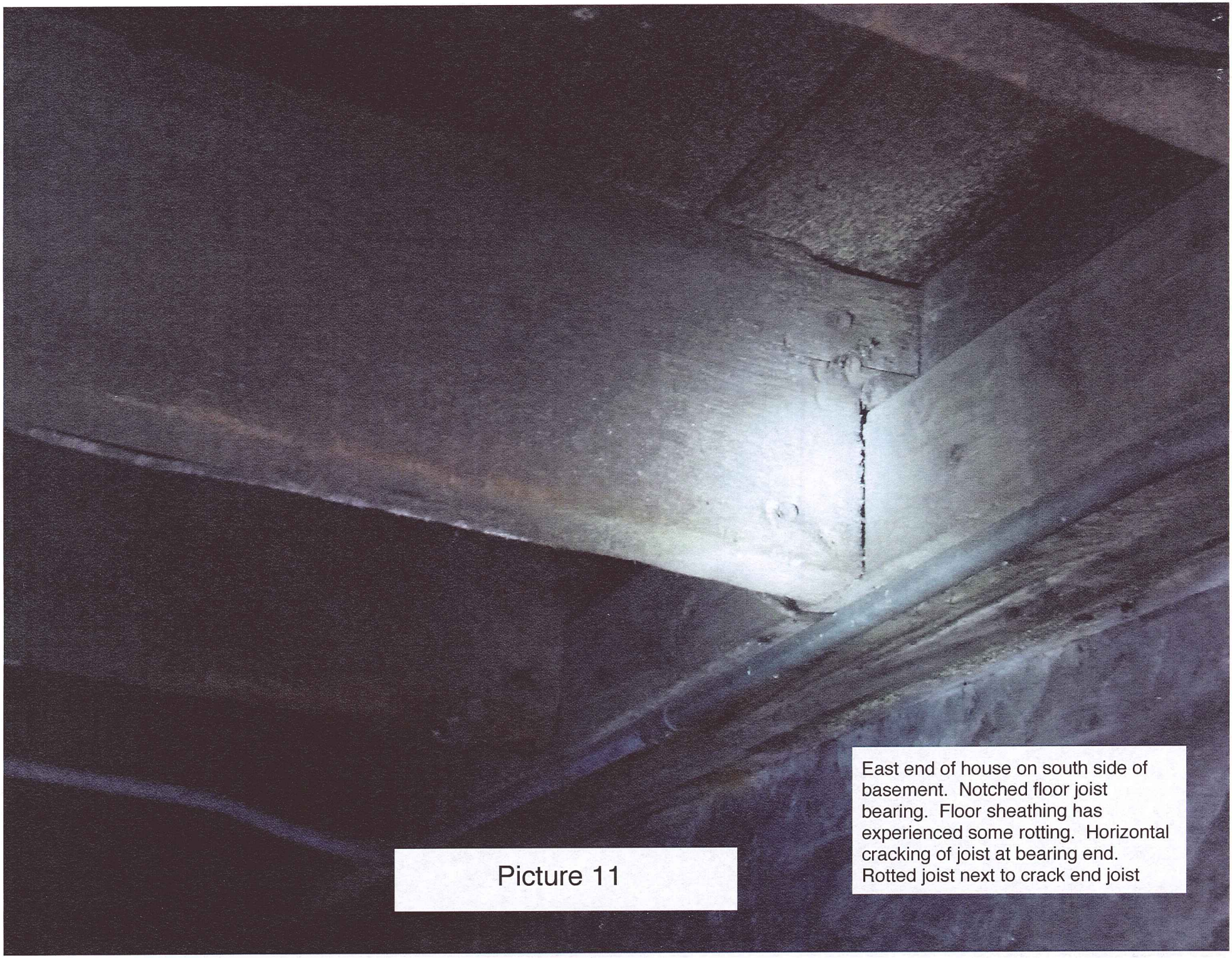
Basement wood post located in west end of basement. Significant rotting at base of column

Picture 9



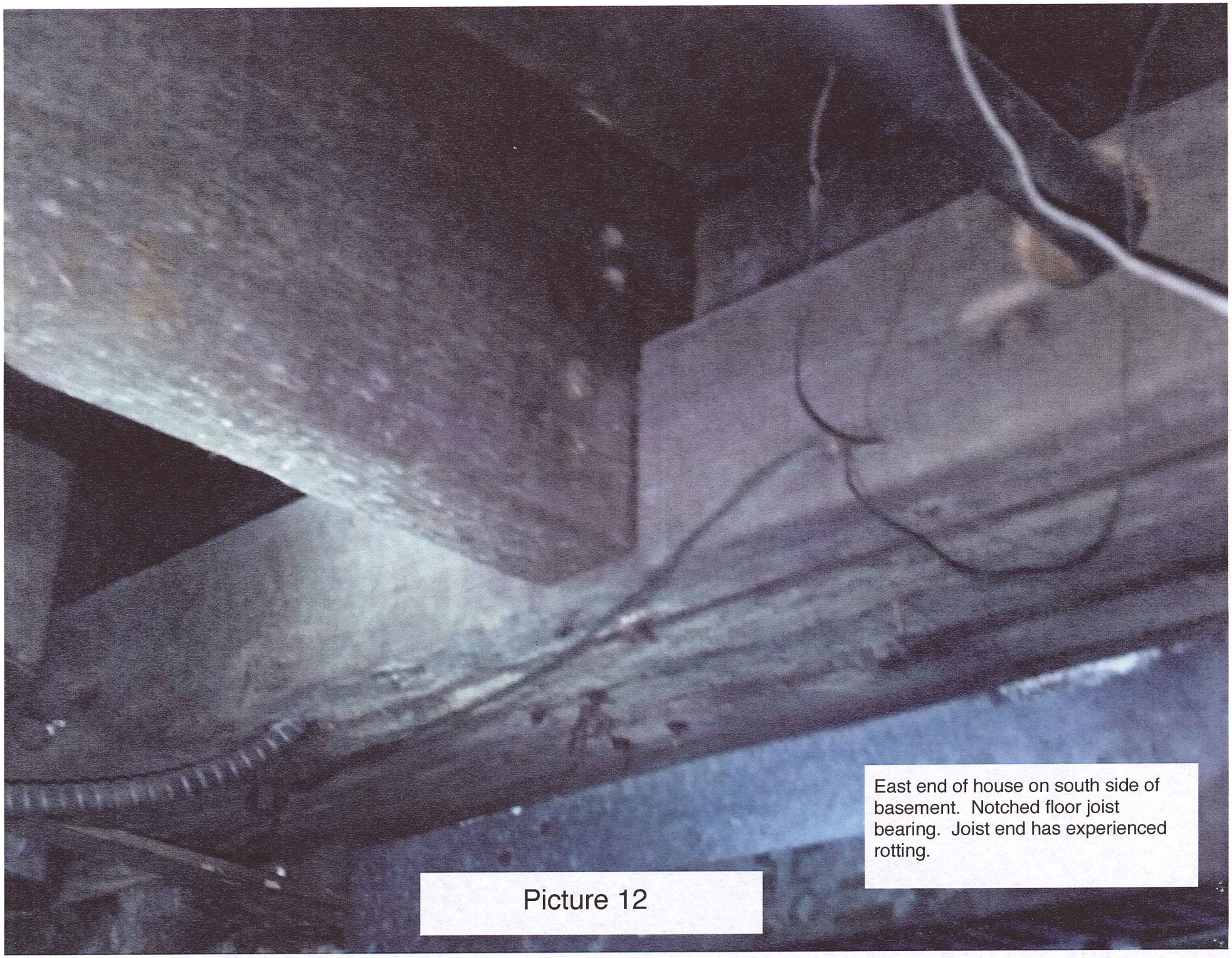
East end of house. Rotted wood joists. Some additional joists have been added along side rotted joists. The additional joist have rotated / twisted.

Picture 10



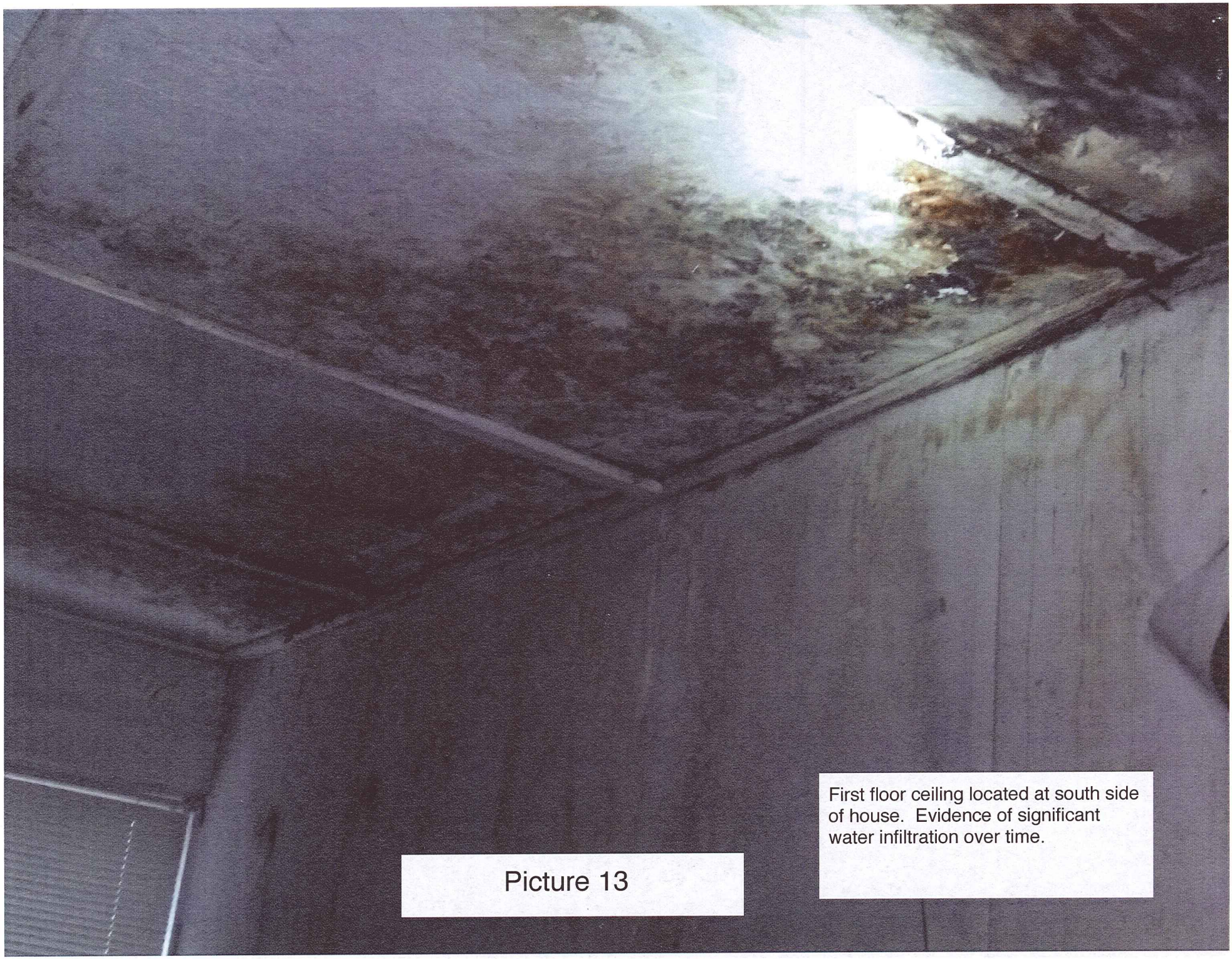
East end of house on south side of basement. Notched floor joist bearing. Floor sheathing has experienced some rotting. Horizontal cracking of joist at bearing end. Rotted joist next to crack end joist

Picture 11



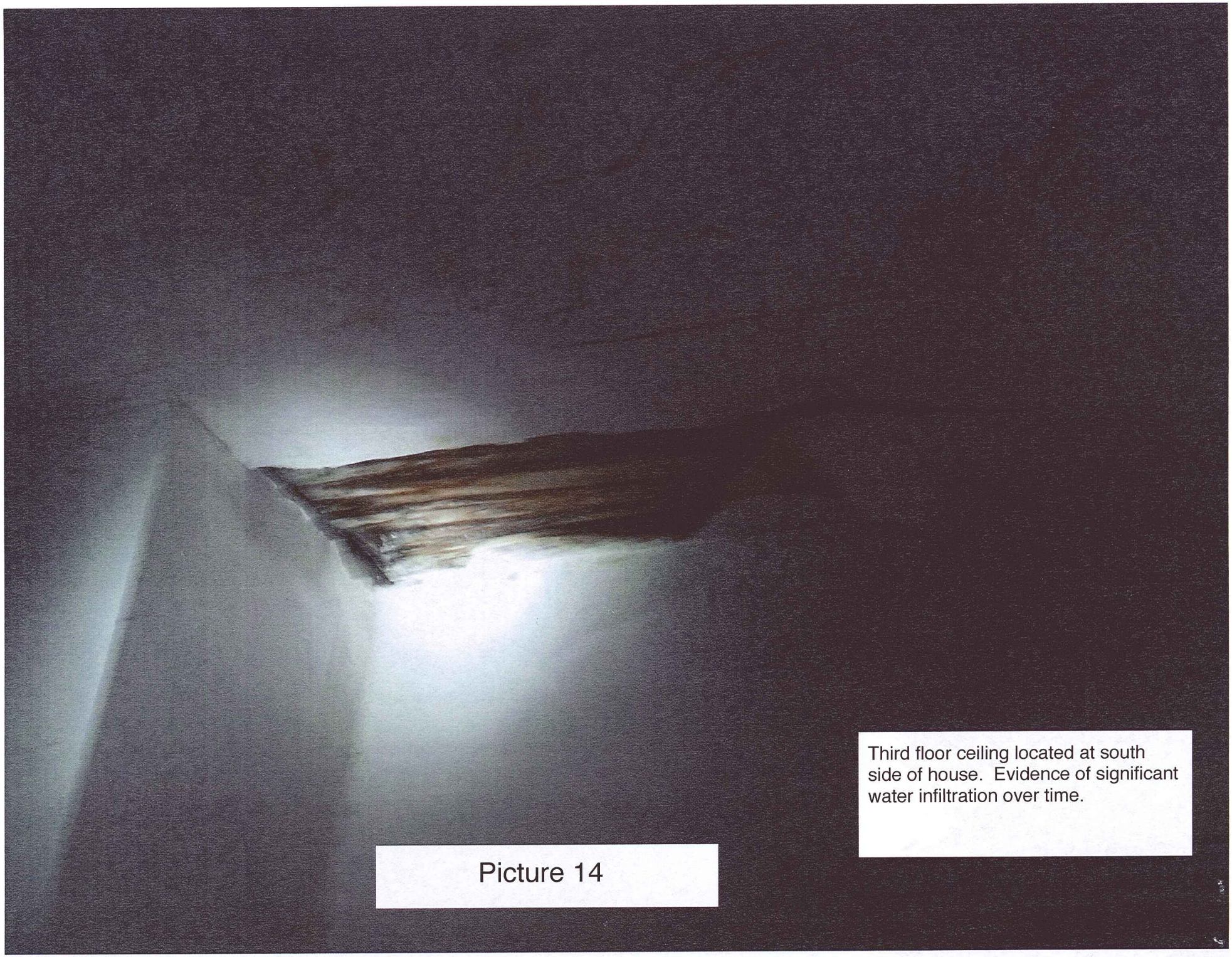
East end of house on south side of basement. Notched floor joist bearing. Joist end has experienced rotting.

Picture 12



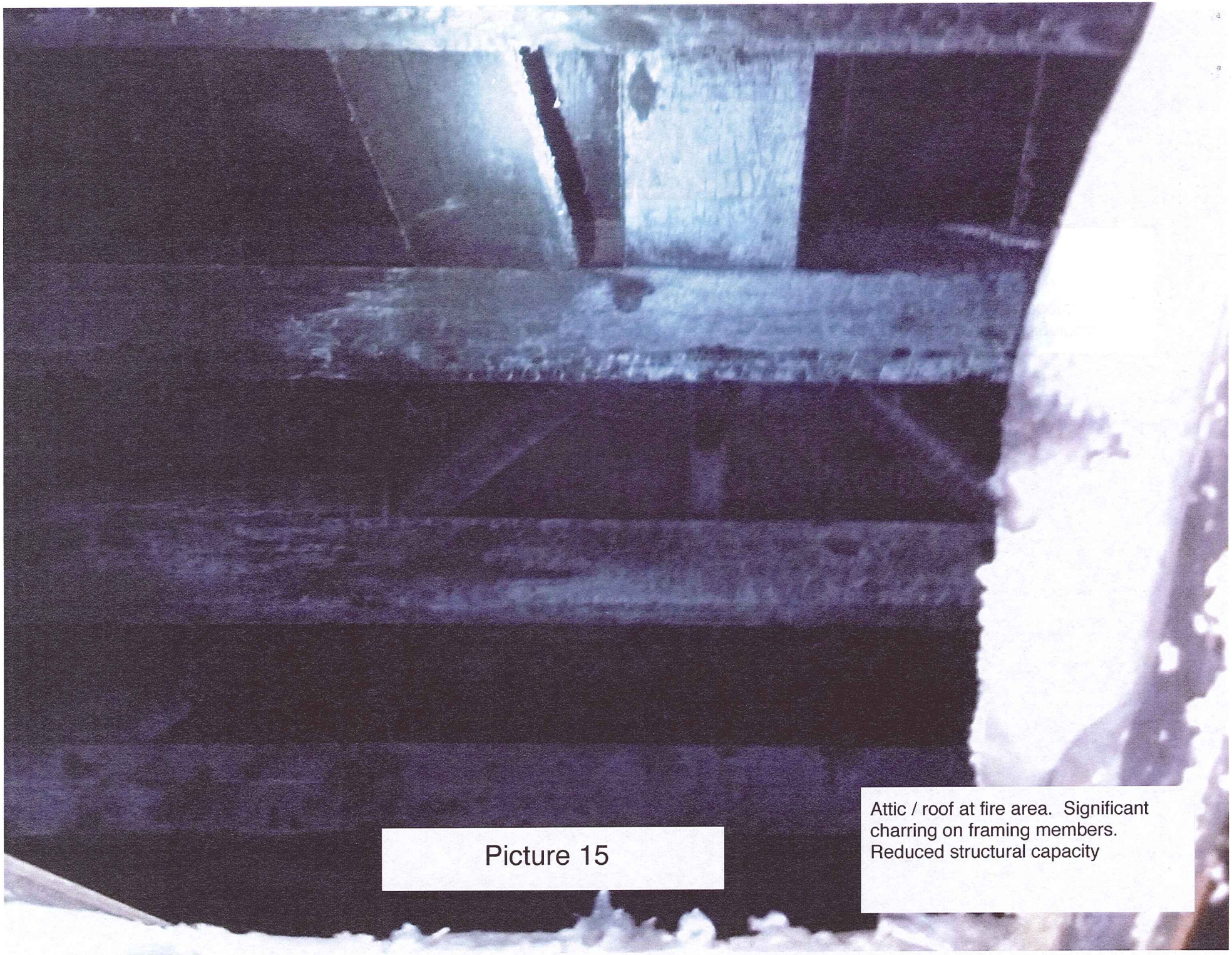
Picture 13

First floor ceiling located at south side of house. Evidence of significant water infiltration over time.



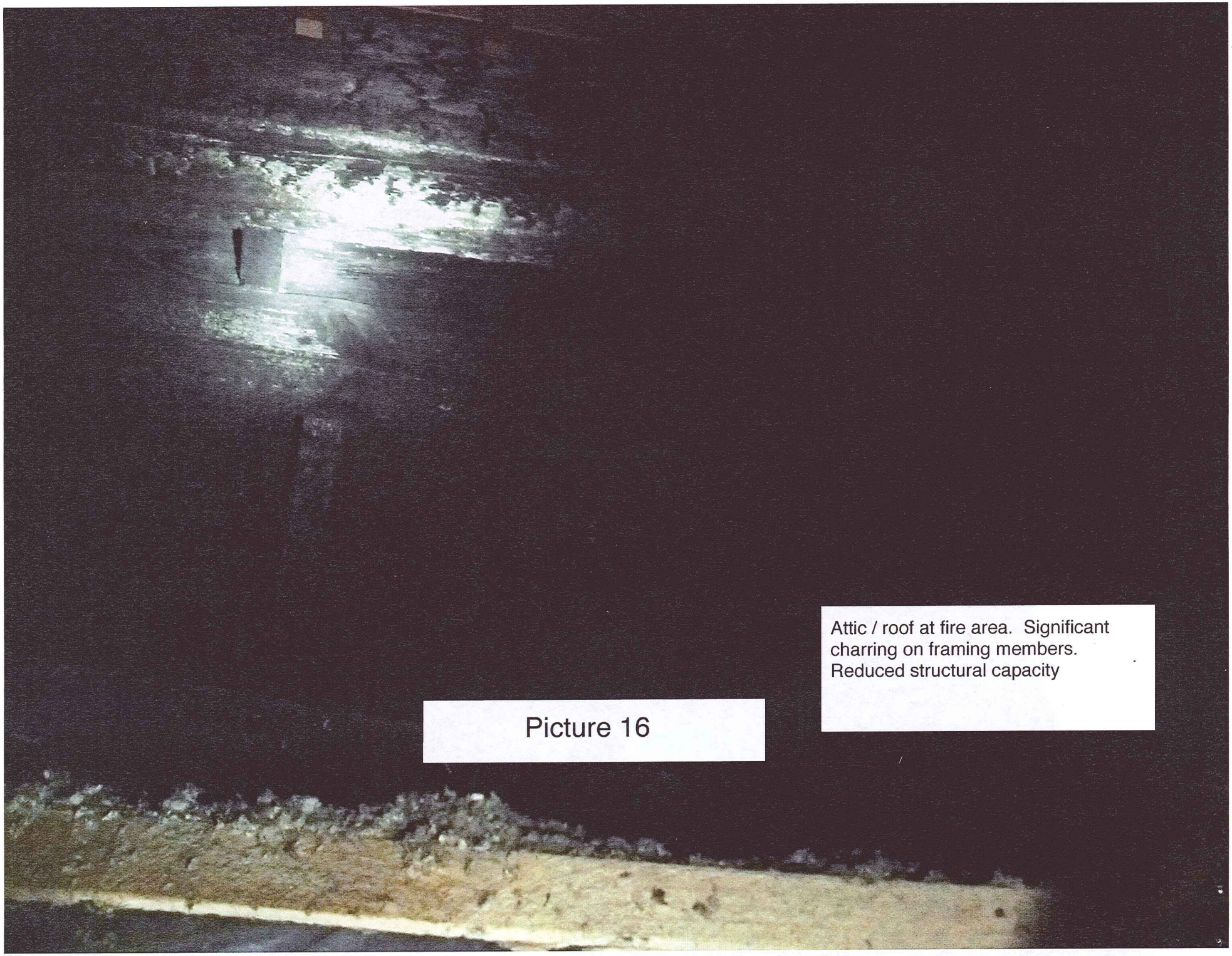
Third floor ceiling located at south side of house. Evidence of significant water infiltration over time.

Picture 14



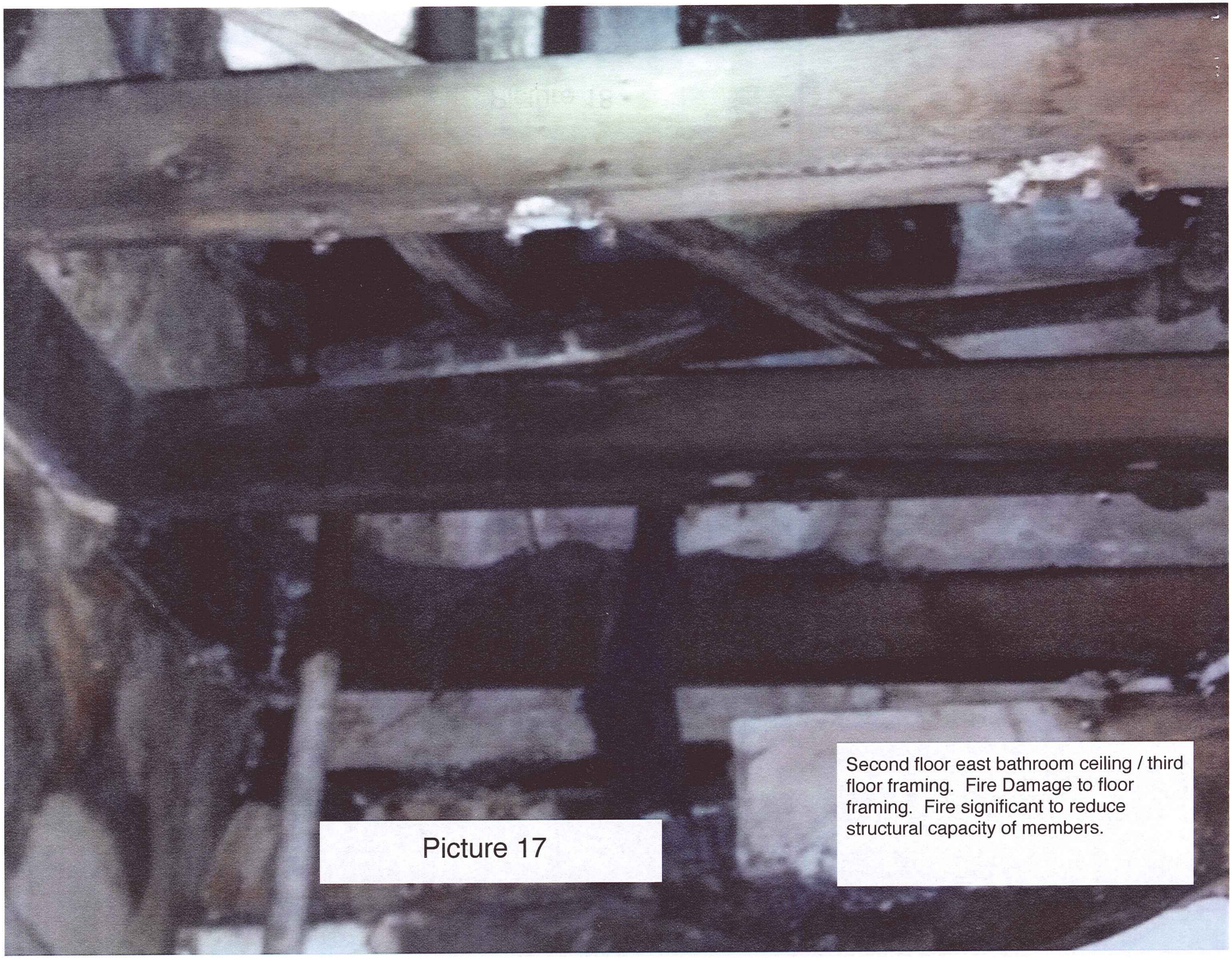
Picture 15

Attic / roof at fire area. Significant charring on framing members. Reduced structural capacity



Attic / roof at fire area. Significant charring on framing members. Reduced structural capacity

Picture 16

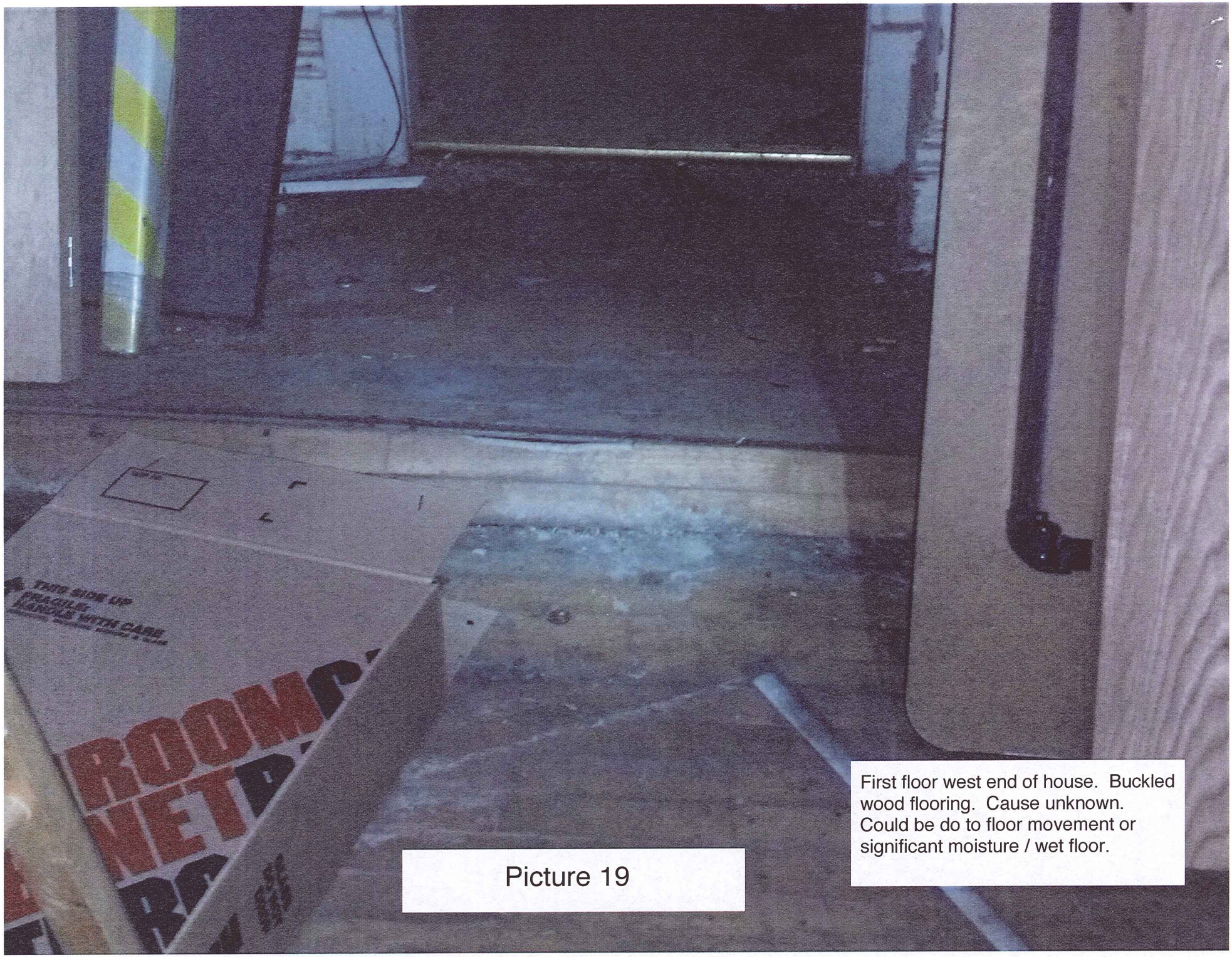


Picture 17

Second floor east bathroom ceiling / third floor framing. Fire Damage to floor framing. Fire significant to reduce structural capacity of members.

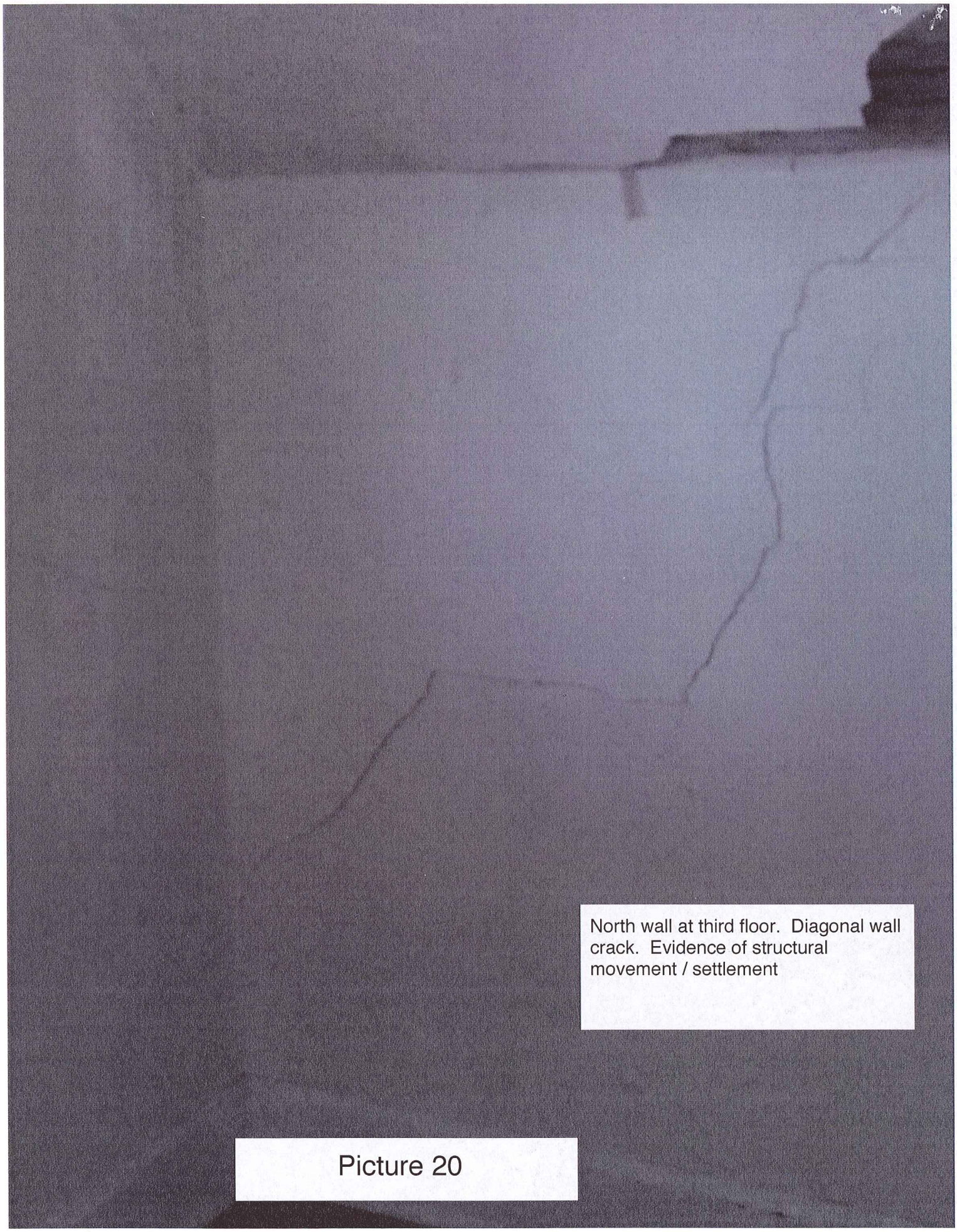
Picture 18

South foundation wall at back of house.
Cracked foundation wall due to settlement



First floor west end of house. Buckled wood flooring. Cause unknown. Could be do to floor movement or significant moisture / wet floor.

Picture 19



North wall at third floor. Diagonal wall crack. Evidence of structural movement / settlement

Picture 20

DRAFT

February 6, 2002

Mr. Jim Vincent
221 S. Midvale Blvd.
Madison, WI 53705

Ref: 127 W. Gilman St

Gentlemen:

At your request, I have visited the referenced building to evaluate its condition. This structure is a three-story wood framed rooming house containing a total of thirteen dwelling units. At the time of my site visit, not all rooms were accessible for inspection.

Based on the observable areas, I noted the following:

Exterior: While the roof was not totally accessible, I noted that it has suffered extensive fire damage at an unknown date. It is in need of extensive structural repairs or total replacement.

The eave soffits, siding and wood trims all have numerous signs of deterioration, peeling paint and dry rot. Many areas of siding are different, indicating that small repairs were done in the past without regard to matching materials. Some of these repairs are just pieces of sheet metal or plywood. All of this damage typically indicates that water has been getting behind the siding for some time. I would expect that there is also damage to the wall sheathing, insulation, and studs.

While not all windows were checked, it was noted that many at the first floor level have dry-rotting sashes, and are in need of replacement.

The foundation is ruble stone and brick masonry. The original sandstone foundation walls have been deteriorating, losing mortar and the stones are crumbling. Many stones can be easily picked apart by hand. Some areas of this wall have been re-built with brick. Other areas have sloped concrete poured over the walls on the inside to keep the walls from pushing inward. The rear porch is separating from the main house, indicating a settlement problem at the outer piers.

Basement: This area has been sealed up for some time, with the basement windows closed up and tightly caulked. The

boiler room is also closed up with the fireproofing added at the ceiling and walls. Great care has been used to keep this area sealed, as the foundation separation caused by the porch settlement has been sealed up. This lack of ventilation or air movement usually leads to a high moisture level in these basements, which causes most of the noted problems.

The floor joists visible in one area of the basement have been doubled up at some time in the past (prior to the mid sixties, based on the joist sizes.) The original joists are completely dry-rotted, and the replacement joists are now also showing signs of dry rot. Main visible beams, ring plates, and posts also exhibit areas of dry rot and mold.

The first floor structure at the boiler room is not exposed, but I noted several added posts and propping beams in this area used to shore up the first floor. The drywall fireproofing shows signs of mold at the floor joists, which would indicate that dry rot is probably occurring here also.

Other items noted:

1 One section of cast iron drain piping was noted as rusting away in the boiler room.

2 The old boiler appears to have been converted from coal and has visible flame at the old coal door. It may also be covered with asbestos.

Interior: The first thing noted upon entry to the upper floors was that the floor slopes severely in many locations, indicating framing or foundation settlement problems. These floor slopes do not appear to be consistent between floor levels, indicating framing problems related to the upper floors independent from the basement problems.

Most room doors and frames are out of square, some by over 1½". The hallway at the front stair is framed into the stair. At the lower level, there is an 2x4 at the middle of the stair run added to support the upper stair run. This single 2x4 has very little load

capacity, and does not lead to the floor for support, but just ties the two stair stringers together. .

Other items noted:

1 Many areas of water damage to interior finishes. There are few, if any, interior wood door or arch trims capable of being salvaged.

2 Several radiators are suspended above the floors by the piping, or propped up on one end (one has a 1½" prop under one end of a 2 foot radiator.)

3 The rear stair is cut off at the second floor level. (No second exit from the upper floors)

It is my opinion that this house is showing the signs of long-term roof and radiator water leak damage. Visible surface damage is extensive, and I would expect that there is also much unseen internal damage to the building structural members and supports.

At this time, to bring this building back to its proper maintenance level, the building appears to need the following:

NEW ROOFING	Completely replaced, including the structural framing.
NEW SIDING	Completely replaced (expect to replace some areas of the sheathing, flashings, windows and wall studs also)
FOUNDATION	Tuck-pointing the stonework and re-parging the interior would be a partial fix. To make any real use of the basement areas, total replacement is required, including the interior column footings.
INTERIORS	Most finishes, doors, etc. are in poor shape, and should be removed for verification of the floor and wall structures. Total replacement is required..
FLOORS	With the first floor framing problems that are visible, and the unevenness exhibited throughout the building, expect that most of

the floors will require re-framing. This is particularly evident at the front stair.

HEATING — While it is not in my expertise to evaluate the existing heating system, it appears that this boiler - radiator system has been the cause of many areas of internal damage, and therefore warrants replacement with a system that will not re-damage any areas that are repaired.

MOLD — While it is also not in my expertise to evaluate mold related problems, the conditions that lead to the extensive dry rot could have contributed to the mold visible on the drywall surfaces in the boiler room. This condition should be evaluated by a specialist to determine whether potential health issues exist.

CODE RELATED ISSUES:

The building is currently a mixed-use residential building with a 4-bedroom apartment on the first floor and a 12-bedroom rooming house on the second and third floors. Repairs of the magnitude previously described would require that the entire building be brought up to current standards.

A listing of the most serious issues is as follows:

Multiple dwelling unit buildings are required to have two means of egress from each of the units with two directions of travel to the exits from each unit. This can be accomplished on the upper floors by means of a corridor connected to two stairwells that lead directly to the outside for each floor. However, these items would need to be separated from each other and all the units with an enclosure that is rated for flame transfer. Currently there is no separate enclosure for the units, the stairwells or the corridors. The third floor has two sets of stairs but they are open to the corridor on third floor and lead to an open corridor at the second floor that then only has one stair to the first floor.

Residential units above the second floor under current

code would have to be served by an elevator in addition to the two stairwells.

Ground floor units and common areas need to be accessible by a wheel chair ramp that will have to be created probably at the front porch area.

All common areas then served by the elevator; bathrooms, kitchens and all the units in the building will have to become accessible including entrances, location of fixtures, size of bathrooms and all other requirements to bring the building into compliance with all current codes.

Remedies:

Because the property is located in a historic district the code may allow some of the code deficiencies to be offset by substitute methods of compliance. These methods, however, would have to provide equivalent levels of safety and do not provide relief for the accessibility issues which would have to be addressed by petitions for modification or variances with no guarantee for success.

Based on all of the above noted items, and my expectation that there are large areas of hidden structural damage, I would recommend that the building be vacated at the expiration of the current leases and that the building be held vacant until a reasonable disposition of the property can be determined. I question the economic viability of repairing this building. It appears that the cost of repairs will approach or exceed the cost of total building replacement. You may wish to review this with a building contractor.

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

Very truly yours,

RICHARD H. SEVERN, P.E.

BUSS
CONSTRUCTION, INC.
8111 Stagecoach Rd., Cross Plains, WI 53528

Steve Brown Apartments

120 W. Gorham St.
Madison, WI 53703

127 W. Gilman St.
Madison, WI 53703

Conceptual Budget/Recommendations Report

Prepared by:
Travis J. Hendricks
Project Manager
Buss Construction, Inc.

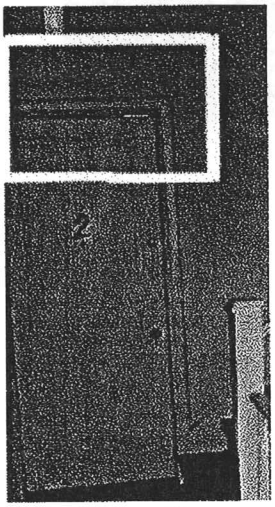
BUSS
CONSTRUCTION, INC.
8111 Stagecoach Rd., Cross Plains, WI 53528

April 19, 2000

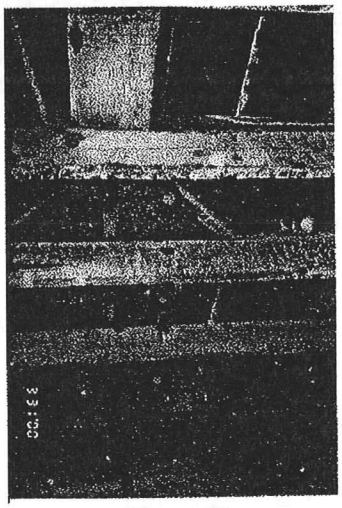
Steve Brown Apartments
120 W. Gorham St.
Madison, WI 53703

Dear Steve Brown:

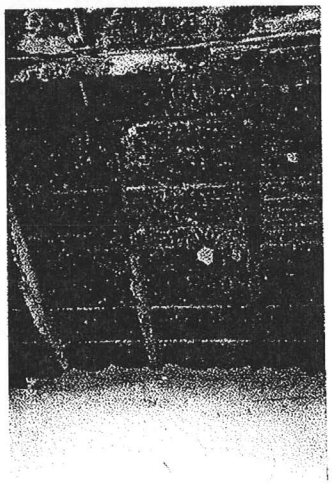
Per your request, I have thoroughly inspected your building at 127 W. Gilman St. with the hopes of renovating it. The purpose of my inspection was to create an estimate for the amount of work required to make the units habitable. However, once I began going through the building, I realized that it would be extremely costly to renovate this building. Typically, if a building has good mechanicals and a sound structure, we can gut the finishes and start over. However, this building has inadequate mechanicals as well as many structural problems in various areas. Several areas within the building have settled so much, that there are 1" or more gaps between the door slabs and the door frames (See figure 1 below.) Also, a fire that swept through the attic of the house has severely compromised the integrity of the existing roof structure (See figures 2 & 3 below.)



(Figure 1)



(Figure 2)



(Figure 3)

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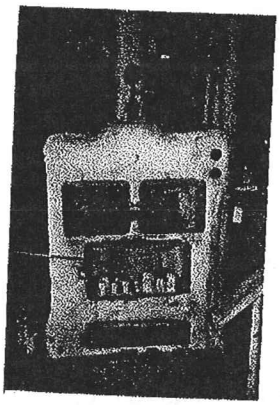
It is my belief that to renovate this building we would need to totally gut the entire building down to the structure, at which point we could reinforce the building with a combination of structural steel, concrete footings, CMU block walls, and wood. Once the walls were properly shored, we would need to open up the roof and replace all charred structural members (See figures 2 & 3 above.) In the past, cosmetic renovations have been done to upkeep this building, but the structure is too far depleted to continue with cosmetic renovations alone. As you have seen, the aesthetic solutions that were chosen in the past continue to deteriorate rapidly due to the settling of the building and the failure of its structure over time. In my opinion, to continue to address these aesthetic problems would be like throwing your money away. Below is a conceptual budget I prepared per my above suggestions. These numbers represent a range of prices and may be higher depending on any unforeseen issues encountered during construction.

CONCEPTUAL BUDGET

General conditions — $21,850-$28,300
- ✓ Construction Management
- ✓ Temporary facilities
- ✓ Permits, dumpsters, toilets, etc.

Demolition — $22,500- $27,500
- ✓ Demo and remove plaster at damaged areas and at access locations
- ✓ Demo and remove all existing electrical wires and boxes
- ✓ Remove old heating system (Boiler, pipes, radiators) throughout (See figure 4 below)



(Figure 4)

(Figure 5)

- ✓ Demo and remove damaged plumbing fixtures and corroded pipes as required
- ✓ Demo and remove damaged concrete at driveway (See figure 5 above), basement, and sidewalk areas

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Concrete flatwork $7,500-$10,000

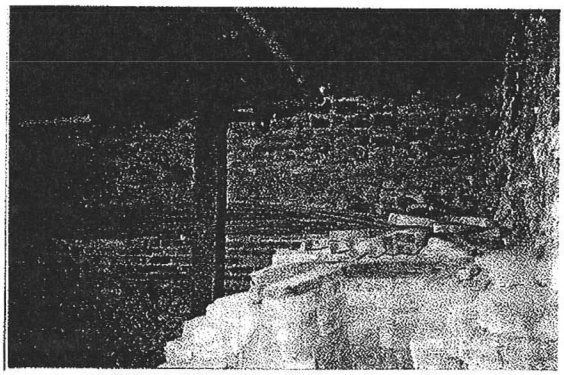
- ✓ Replace damaged concrete driveway
- ✓ Replace dangerous concrete sidewalk
- ✓ Install new basement footings and frost walls as required to reinforce structure
- ✓ Install new basement slab

Structural steel reinforcements $12,000-$14,750

- ✓ Install new steel columns as required to shore and stabilize building structure
- ✓ Install new steel beams as required to assist in stabilizing building structure

Masonry $7,500-$10,000

- ✓ Rebuild badly deteriorating chimneys
- ✓ Tuckpoint existing chimneys as possible
- ✓ Build structural CMU block walls to raise and stabilize building structure (See figure 5 below)



(Figure 5)

Interior partitions $9,500 - $13,750

- ✓ Build new interior steel stud and wood partitions to replace damaged and rotten walls

Roof demo and rebuilding $8,500-$11,750

- ✓ Demo and remove all charred structural members damaged in fire (See figures 2 & 3 above)
- ✓ Rebuild roof structure with trusses and stick framing
- ✓ Install new plywood roof sheathing to replace fire damaged and water damaged roof

Roof shingles $9,500 - $12,500

- ✓ Install new roof felt 15 lb
- ✓ Install ice and water shield in valleys and all roof edges to prevent future leaks
- ✓ Install 40 year architectural shingles
- ✓ Vent roof as required per codes

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Exterior window and door replacements $20,000-$24,750

- ✓ Replace all damaged inefficient windows with new low E windows
  - -More energy efficient
- ✓ Replace damaged exterior wood doors with steel insulated doors
  - -More energy efficient
  - -Better security

Exterior finish repairs $8,750 - $12,750

- ✓ Demo and replace siding
- ✓ Demo and replace soffits and fascia (See figure 6 below)
- ✓ Stabilize front porch and back balcony (See figure 7 below) and replace rotten post, beams, & flooring

(Figure 6)

(Figure 7)

Plumbing $17,000-$21,500

- ✓ Furnish and install new pipes to replace corroded pipes
- ✓ Furnish and install new fixtures

HVAC $12,500-$15,750

- ✓ Furnish and install forced air high efficiency furnaces throughout apartment
- ✓ Furnish and install central air-conditioning throughout apartment

Electrical $18,500-$24,800

- ✓ Furnish and install new electrical service panels (sufficiently sized for future needs)
- ✓ Furnish and install new Romex wiring throughout to bring building up to code
- ✓ Furnish and install outlets and switches per code
- ✓ Install new CAT5 telephone/Data wiring throughout
- ✓ Install RG-6 coaxl cable throughout

Insulation $5,500 - $7,750

- ✓ Insulate all exterior walls and attic space
  - -More energy efficient

Drywall $18,000-$21,000

- ✓ Furnish and install new drywall
- ✓ Patch as required

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✓ Fire proof and firetape as required between units	
Painting	
✓ Paint all exterior trim as required	$7,900 - $9,850
✓ Paint all interior doors and trim	
Interior doors, trim, and hardware	
✓ Install new interior doors and trim as required	$16,000-$21,000
✓ Reuse existing door slabs if possible	
✓ Rebuild and rework stairways to comply with current codes	
Flooring	
✓ Replace all old worn carpet with new carpeting	$14,000-$18,000
✓ Replace all old damaged vinyl with new vinyl or tile	
Landscape	
✓ Plant new shrubs and bushes to replace damaged ones during gut job	$3,500 - $5,750
✓ Grade soil away from building to prevent basement leaks	
✓ Re-seed all disturbed areas	
Overhead and profit (15%)	$36,000-$46,700
BUDGET RANGE:	$276,500.00-$358,150.00

In conclusion, I would like to do this project for you in whatever capacity you decide to move ahead with. However, I feel that it is my responsibility to inform you that proceeding with only cosmetic renovations would be a waste of resources. The improvements will quickly deteriorate due to the building's failing structure. You would be better served to demolish the entire building and rebuild the structure from ground up. I think that after reviewing this report, you will concur with my recommendations. If you have any questions regarding this letter, please contact me at (608) 798-1000. Thank you.

Sincerely,

Travis J. Hendricks

Project Manager, Buss Construction, Inc.