

City of Madison, Wisconsin

REPORT OF: FAÇADE IMPROVEMENT GRANT STAFF TEAM

TO: URBAN DESIGN COMMISSION

Façade Improvement Grant Application:
825 East Johnson Street (The Dog Haus University)

AUTHOR: Percy Brown, Manager
Office of Economic Revitalization
Economic Development Division

DATED: October 18, 2012

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. **825 E. Johnson Street: The Dog Haus University**
Grantee: Endres Living Trust
 - a. Demolition
 - b. Caulk & Painting
 - c. Replace deteriorating trim, soffits & fascia
 - d. Replace rotted crown molding
 - e. Install new window head trim
 - f. Install new windows & storms/screens
 - g. Replace horizontal muntin, reglaze sash
 - h. Install new doors
 - i. Install new azek 1x8 skirt board trim
 - j. Install new triangular louvers
 - k. Install new gooseneck light

See Attachments for Specification

Total project cost is estimated at \$21,650.00

Façade Improvement Grant not to exceed \$10,000.00

RECOMMENDATION:

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
 Percy Brown, 266-6558
pbrown@cityofmadison.com

PROGRAM APPLICATION

Applicant: Russ Endres Phone: 608-258-2080
 Business Name: Wisconsin Management Company, Inc.
 Building Name: N/A
 Business Address: 825 E. Johnson St. The Dog Haus University Zip Code 53703
 E-mail Address: (Contact Stacy Sumwalt) ssumwalt@wimci.com
 Property Owner: Russell Endres
 Address: 2040 S. Park St., Madison, WI 53713
 Name of Grantee: Endres Living TRUST
 Lease Terms: N/A
 Definition of Project Scope: See attached drawing from Architecture network, inc.

ATTACHMENT

Please provide photographs and copy of lease, land contract, or deed. Tenants must provide owner's written authorization.

PROJECT BUDGET *Please See Attached Proposal

List Individual Project Elements (Awning, sign, painting of trim, etc.)	Total Cost	Grant \$	Private \$
<u>Demolition</u>	\$ <u>2300.00</u>	\$ <u>1150.00</u>	\$ <u>1150.00</u>
<u>Windows, Doors etc.</u>	<u>13850.00</u>	<u>6100.00</u>	<u>7750.00</u>
<u>CAULK, PAINT, ETC</u>	<u>5500.00</u>	<u>2750.00</u>	<u>2750.00</u>
Total:	<u>21,650.00</u>	<u>10,000.00</u>	<u>11,650.00</u>



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Department of Planning & Community & Economic Development
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Contractor/Supplier: Wisconsin Management Company
 Address: 2040 S. Park St, 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: Russ Loh Date: 10/11/12

Signature: _____ Date: _____

Please send this completed application, accompanying materials, and application fee of \$100 to:

Economic Development Division
 Attn: Percy Brown
 215 Martin Luther King Jr. Boulevard, Room 312
 P.O. Box 2983
 Madison, WI 53701-2983

Wisconsin Management Co.

Construction Specifications/Proposal Madison Façade Improvement

Project: 825 East Johnson St. Façade

Date: 10/01/2012

Demolition

- Remove Deteriorating soffit, fascia and crown molding-\$500.00
(Scrape and repaint if applicable)
- Remove Two front doors-\$200.00
- Remove Concrete Ledge-\$800.00
- Remove Deteriorated window sills-\$200.00
- Remove All Upper Windows-\$500.00
- Remove existing Junction Box & patch to match – 100.00
- Allowance-\$2300.00

Install

- New Front Doors
 - Left side-40" Full Glass-\$1500.00
 - Rt. Side-34" Half Glass-\$1200.00
 - Replace Door Hardware-\$250.00
- Replace upper window Trim Boards - \$500.00
- Install New Upper Windows (5)-size per plan-\$3000.00
 - This includes interior picture framing/casing stained to match
- Install new storm windows on all upper windows-\$1200.00
- Replace Upper Soffit and Fascia including crown molding on fascia-\$1000.00
- Install New Vented Triangle Louvre above Upper Window in Triangular Space - \$200
- Install rain diverter on upper left and right flat pedestal roofs to prevent water from falling on front stoop-\$400.00
- Install new accent Gooseneck lighting above store front window pointing Down toward potential storefront sign-\$2500.00
- Install new address numbers on Exterior Doors-\$100.00
- New concrete steps creating an equal riser height in front of both front doors-\$600
- Install new Azek 1x8 skirt board trim - \$300.00
- Drafting fees-\$1000.00
- Building permit – 100.00
- Allowance-\$13,850.00

Paint

- Scrape all loose paint, prep for painting-\$1500.00
- Repaint front façade-\$3000.00
- Repaint exterior trim \$500.00
- Caulk where needed with 50 yr. caulk-\$100.00
- Spray both front doors with two coats jet dry-color by other-\$400.00
- Allowance-\$5500.00

Total Contract Amount: \$21,650.00

Authorized Signature _____

In the event that there is hidden damage or unforeseen repairs that we find, it must be repaired to meet local building codes. If this does occur, and WMC is expected to do the repairs, the additional cost to the property will be \$52.50 per man hour plus our cost of any material needed to repair the problem. A written amendment will be agreed upon and signed prior to WMC repairing anything not included in the original contract price. Furthermore, any additional costs from subcontractors due to hidden damage or unforeseen repairs will be added to the total bid price.

SCOPE OF WORK:

- REPAINT FACADE
- REPLACE DETERIORATING TRIM & SOFFITS
- INSTALL NEW APARTMENT DOOR
- INSTALL NEW RETAIL FRONT DOOR
- INSTALL NEW LIGHT FIXTURES ABOVE SIGNAGE AREA
- INSTALL NEW WINDOWS & STORMS/SCREENS FOR APARTMENT
- REPLACE EXISTING CONCRETE LEDGE TO MAKE TWO EQUAL HEIGHT RISERS
- REMOVE LOUVER IN UPPER WINDOW, INSTALL NEW TRIANGULAR LOUVER ABOVE UPPER WINDOW

INSTALL NEW TRIANGULAR WOOD LOUVER IN GABLE, PAINT TO MATCH TRIM

INSTALL NEW GRAVEL STOP FLASHING ON TOP OF PARAPET, SLOPE BACK TO PITCHED ROOF

REPLACE ROTTED CROWN MOLDING, MATCH EXISTING PROFILE
REPLACE ROTTED SOFFIT, MATCH EXISTING FINISH
REPLACE ROTTED FASCIA, MATCH EXISTING DIMENSIONS & FINISH

EXISTING BRACKETS TO BE SCRAPPED & PAINTED, IF DETERIORATED, REPLACE TO MATCH EXISTING

INSTALL NEW WINDOW HEAD TRIM TO MATCH EXISTING ON OTHER UPPER WINDOWS
INSTALL NEW CAP FLASHING ON ALL UPPER WINDOWS

REPLACE EXISTING WINDOW TRIM ALL UPPER WINDOWS, FLAT CASING 5/4 x MATCH EXISTING WIDTH
SILLS MATCH EXISTING PROFILE
CAPS MATCH EXISTING PROFILE

RE-INSTALL TENANT SIGN WITH HIDDEN SIGN BRACKET

NEW ADDRESS NUMBER

REMOVE EXISTING DOOR & STORM DOOR, INSTALL NEW INSULATED DOOR, HARDWARE & WEATHERSTRIPPING IN EXISTING OPENING

NEW AZEK 1x8 SKIRT BOARD TRIM, BEVEL TOP SIDE TO SHED WATER

REMOVE EXISTING CONCRETE LEDGE, POUR NEW CONCRETE STEP ~5" HIGH TO MAKE TWO EQUAL RISERS AT DOORS, MAX TREAD DEPTH 15" MIN TREAD DEPTH 11"

ISSUE:
 CONSTRUCTION SET
 PLAN REVIEW SET
 BID SET NOT FOR CONSTRUCTION
 PRELIMINARY NOT FOR CONSTRUCTION
 PROGRESS SET NOT FOR CONSTRUCTION
 PROJECT:
FACADE IMPROVEMENTS
 for
825 E. JOHNSON ST.

825 E. Johnson Street
Madison, Wisconsin

REVISIONS:

DATE: 12 OCT. 2012
 SCALE: NOT TO SCALE
 PROJECT: K1009.03
 DRAWN BY: ASH

DRAWING NAME:

NORTH (STREET) ELEVATION

DRAWING NUMBER:

A-2.0



825 EAST JOHNSON STREET

1 NORTH ELEVATION
N.T.S.

SCRAPE, REGLAZE, REPAINT UPPER WINDOWS

REMOVE EXISTING LOUVER FROM SASH, REPLACE HORIZONTAL MUNTIN, REGLAZE SASH

REPLACE EXISTING WINDOWS WITH NEW DOUBLE-HUNG UNITS OF SAME SIZE, SAME SASH FRAME DIMENSIONS. INSULATED GLAZING UNITS, MAXIMUM UNIT U-FACTOR .35
INSTALL NEW COMBINATION STORM/ SCREEN PANELS, COLOR TO MATCH WINDOW & TRIM

NEW GOOSENECK LIGHT FIXTURES

REMOVE JUNCTION BOX & PATCH TO MATCH

NEW ADDRESS NUMBERS ON NEW DOOR
ADDRESS NUMBERS BOTH DOORS MATCH FONTS, BRUSHED BRASS COLOR

HARDWARE BOTH DOORS -SIMPLE HANDLE, THUMBLATCH, LEVER HANDLE INTERIOR; BRUSHED BRASS FINISH

REPLACE EXISTING DOOR WITH NEW PAINTED WOOD DOOR IN SAME CONFIGURATION WITH INSULATED GLAZING, NEW HARDWARE & WEATHERSTRIPPING



825

FOR LEASE

WISCONSIN
MANAGEMENT CO.
COMMERCIAL DIVISION
1-800-450-2080

YI ASRID
YI ASRID



DOG HAUS
UNIVERSITY

DOG HAUS
UNIVERSITY
5175 S

Jewel
in Lotus

608.575.8255

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