AGENDA#	
AGENDA #	

## City of Madison, Wisconsin

REPORT OF: FAÇADE IMPROVEMENT GRANT STAFF TEAM

TO:

**URBAN DESIGN COMMISSION** 

Façade Improvement Grant Application:

1: 1965 Atwood Ave

**AUTHOR:** 

Craig Wilson

Office of Economic Revitalization Economic Development Division

DATED:

October 26, 2015

### **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. 1965 Atwood Ave

**Grantee: Sara Investment Real Estate** 

The scope of the exterior work will include:

- a. Construct new entryway by expanding existing door and window openings. Reuse salvaged brick to fill in around new header.
- b. Install anodized aluminum storefront system with salvaged and matching cast stone sill and banding.

- c. Install steel canopies with down lighting over two existing coiling door enclosures and the new entry.
- d. Replace existing plywood infill panel with insulated glass panel in the opening to the west of the new entrance.

# **See Attachments for Specifications**

Total project cost for 1965 Atwood Avenue exterior work is estimated at \$67,300. Façade Improvement Grant not to exceed \$10,000

### **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 Facade 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: Jeff Dalsin (Project	Manager)	Phone: <u>708</u>	s-955-8058							
Business Name: Sara Investme	Business Name: Sara Investment Real Estate									
Building Name: Security State	Bank (historical	name)								
Business Address: 1965 Atwood	Avenue	Zip Code_5	3704							
E-mail Address: projectmanage	r@sarainvest.co	m								
Property Owner: Midwest Real I	Estate Propertie:	s, LLC								
Address: 6264 Nesbitt Road, I	Fitchburg, WI 53	719	· · · · · · · · · · · · · · · · · · ·							
Name of Grantee: Sara Investme	nt Real Estate									
Lease Terms: 10 year lease										
Definition of Project Scope: Removal of existing recessed entryway, installation of metal/glass storefront, installation of steel canopies over storefront and										
adjacent bank garage doors	).									
		······································								
ATTACHMENT	•									
Please provide photographs and copy written authorization.	of lease, land contrac	et, or deed. Tenants m	ust provide owner's							
PROJECT BUDGET										
List Individual Project Elements (Awning, sign, painting of trim, etc.)	Total Cost	Grant \$	Private \$							
Demolition	\$ 4,300	<del>-</del>	\$ 4,300							
Masonry	\$ 10,000		\$10,000							
Steel Canopies	\$ 36,000	\$ 18,000	\$ 18,000							
Metal/Glass Storefront	\$17,000	\$7,000	\$ 10,000							

\$67,300

\$25,000

\$42,300

Total:



# CITY OF MADISON FAÇADE IMPROVEMENT GRANT PROGRAM

Building and beautifying Madison, one storefront at a time



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Economic Development Division
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cwilson@cityofmadison.com

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Contractor/Supplier: Harmony Construction Management - Pour Reed Address: 906 Jonathon Dr, Madison, WI 53713
ATTACHMENT
* Bids, estimates, and/or contracts, product brochures, locater map and design drawings, if appropriate.
REMARKS Attached is an estimated budget prepared by Harmony Construction, a locater map of the site, schematic drawing of the renovation work, before
and after renderings of the Atwood Avenue facade, and a copy of the deed to
the property.
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:
Signature: Date: 8/13/15  Traci J. Dalsin, as agent to Midwest Real Estate Properties, LLC
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

# Harmony Construction Management, Inc.

# Sara Investment Real Estate Offices - Atwood

# July 10, 2015

# **BUDGET Vestibule**

DIV	DESCRIPTION HCM Competitive Bids		Selected	Sub-Contractor	DIV TOTAL			
	DECORAL FIGH	Estimate	Sub 1	Sub 2	Sub 3	BID	Sub-Contractor	DIVIOIAL
DIV 1	General Conditions						· · · · · · · · · · · · · · · · · · ·	
	Permit	01				0		
	Design / Engineering Fees	0				0		
	Field Superintendent	0				0		
	Project Management	0				0		
	Insurance	0				0		
	Gas & Electric Service	.0				0		
	Temporary Site Protection	0				0		
	Vehicle Costs / Gas	ol				0		
	Dumpsters / Salvage / Recycle	0				o		<del>- </del>
	Continuous Cleaning	0				Ö		
	Final Cleaning	ol	-			0		1
	Closeout Documents	0				0		·
DIV 2	Existing Conditions				···			
	Selective Demolition	2,500				2,500		1
	Asbestos Inspection & Report	0				0		
	Asbestos Abatement	1,800				1,800		<del></del>
								\$4,3
DIV 4	Masonry		-					
	Masonry	9500				9,500		
	Masonry Lintels	500			-	500		
								\$10,0
DIV 5	Metals							
	Structural Steel / Canopies	25000				25,000		<u> </u>
	Structural Steel Erecting	11000				11,000		<del></del>
						1		\$36,0
DIV 6	Wood & Plastic					T		
	Rough Carpentry Material	2800				2,800	·····	
	Rough Carpentry Labor	1500				1,500		
	Finish Carpentry Material	0				0		
	Finish Carpentry Labor	2100				2,100		
					,,			\$6,4
DIV 7	Thermal & Moisture						——————————————————————————————————————	
	Sound Insulation	900	····		•	900		
-								\$9

# Harmony Construction Management, Inc.

# Sara Investment Real Estate Offices - Atwood

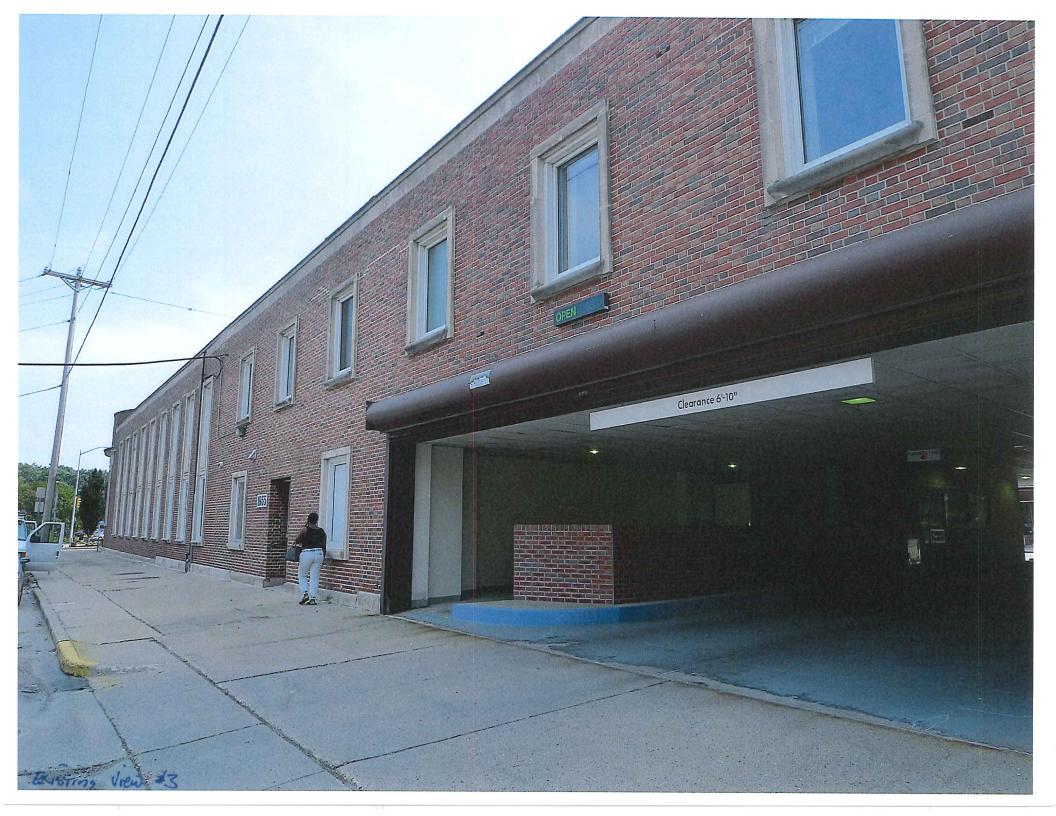
# July 10, 2015

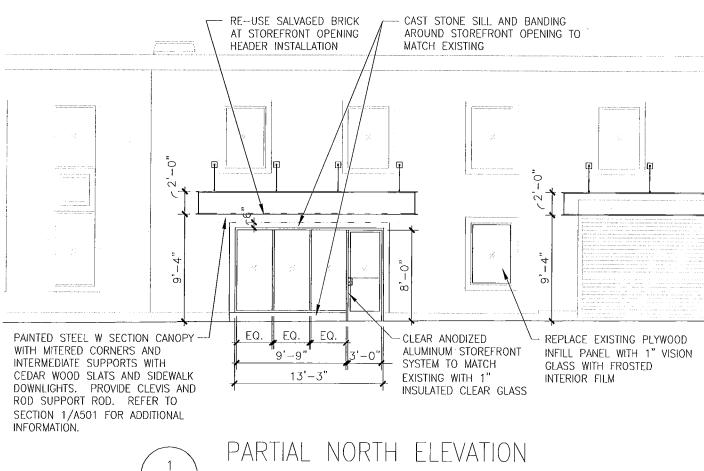
# **BUDGET Vestibule**

	JOZOL. Vocabale							
DIV	DESCRIPTION	HCM Competitive Bids			ds	Selected	Sub-Contractor	DIV TOTAL
		Estimate	Sub 1	Sub 2	Sub 3	BID	Sub-Contractor	DIVIOIAL
DIV 8	Doors and Windows							
	Hollow Metal Frames	2000				2,000		
	Hollow Metal Doors	incl			· · · · · · · · · · · · · · · · · · ·	incl		
·	Wood Doors	incl				incl		···-
	Door Hardware	incl				incl		
	Storefront	15000				15,000		
								\$17,000
DIV 9	<u>Finishes</u>							0,7,000
	Gypsum Drywall Systems	1800			· · · · · · · · · · · · · · · · · · ·	1,800		
	Steel Studs Materials & Labor	700				700		<del></del>
	Acoustical Ceilings	2500				2,500		
	Flooring	3900				3,900		
	Painting	1500			·	1,500		
								\$10,400
DIV 23	HVAC							0.0,100
	HVAC	incl				încl		
	Gas Piping	incl				incl		
								\$0
<b>DIV 26</b>	Electrical							
	Electrical	5000				5,000		
	Fire Alarm System	incl				incl		
								\$5,000
	HCM Estimate	\$90,000					Sub-Total	\$90,000
	8% CM Fee	\$7,200					8% CM Fee	\$7,200
	PROJECT ESTIMATE	\$97,200		- 1		PROJE	CT BUDGET - Vestibule	\$97,200



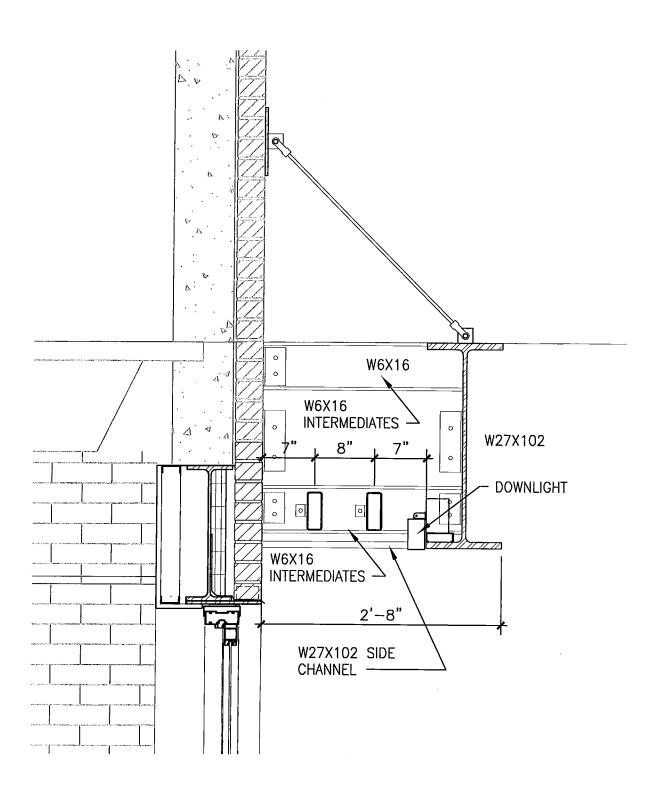


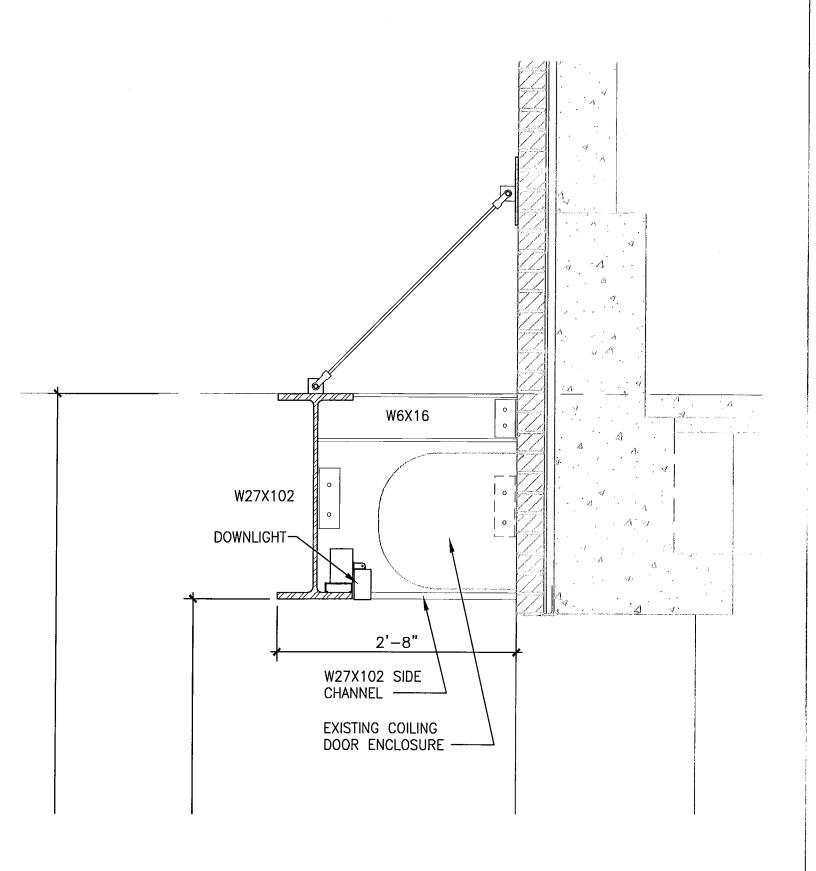




A401

SCALE: 1/8" = 1'-0"





			the power of			NITE STAR II
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				<u> </u>	TYPE:	
					TALOG	
					JMBER:	
				so	OURCE:	
					NOTES:	
CATALOG N	IUMB	ER LC	OGIC	<b>L</b>		
		NS	SII LED			
xample		N	SII - LED - e36 -	SP - A5 - BZW -	12 - 11 - 360SL	
	nnology wit if for use with n	eza eza ez7	mming Driver (25W min. load KSSL* transformers. Requires magnet. - 8WLED/4K - 8WLED/Amber			
SP - Spot (G ljust-e-Lume® Ou A9 (Standard), **Please see Adjust-e nish	utput Int	ensity** ( A5, A4, A3,	Choose factory setting) ————————————————————————————————————	ood (Blue Indicator)		
Aluminun	n Finish		Brass Finish	7 [	Premium Finish	
Powder Coat Color	Satin	Wrinkle	Machined MAC	ABP Antique Brass Powder	CMG Cascade Mountain Granite	RMG Rocky Mountain Granite
Bronze	BZP	BZW	Polished POL  Mitigue™ MIT	AMG Aleutian Mountain Granite	CRI Cracked Ice	SDS Sonoran Desert Sandstone
Black	BLP	BLW	Stainless Finish	AQW Antique White	CRM Cream	SMG Sierra Mountain Granite
White (Gloss)	WHP	WHW	Machined MAC	BCM Black Chrome	HUG Hunter Green	TXF Textured Forest
Aluminum	SAP		Polished POL	BGE Belge	MDS Mojave Desert Sandstone	WCP Weathered Copper
Verde		VER	Brushed BRU Interior use only.	BPP Brown Patina Powder	NBP Natural Brass Powder	WIR Weathered Iron
ns Type ———				CAP Clear Anodized Powder	OCP Old Copper	Also available in RAL Finishes See submittal SUB-1439-00
ielding  11 - Honeyo			13 - Rect	ilinear Lens		

DRIVER DATA Input Volts 12VAC/DC 50/60Hz			InRush Current <1A (non-dimmed)	Dimmable Magnetic Low Voltag	Operation Ambient Temperature -10°F-130°F		
LM79 DATA				L70 DATA	*OPTICAL D	ATA	
BK No.	ССТ (Тур.)	Input Watts (Typ.)	CRI (Typ.)	Minimum Rated Life (hrs.)  70% of initial lumens (L <sub>70</sub> )	_ Beam Type	Angle	Visual Indicator
e36	2700K	8.4	90	50,000	Narrow Spot	14°	Red Dot
e22	3100K	8.4	90	50,000	Spot	18°	Green Dot
e23	4100K	8.4	75	50,000	Medium Flood	25°	Yellow Dot
e27	Amber (590nm)	7.9	~	50,000	Wide Flood	36°	Blue Dot

	B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	SUBMITTAL DATE 12-12-14	DRAWING NUMBER SUB-2192-00
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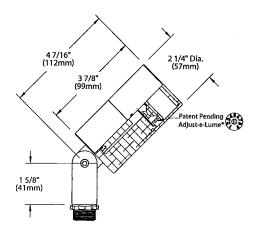




## NITE STAR II™

PROJECT:	
TYPE:	

**SIDE VIEW** 



360 SL™



**Horizontal Rotation** (Optional 360SL™ Knuckle) Accessories (Configure separately)

All dimensions indicated on this submittal are nominal.

### Mounting:



Power Pipe™

Power Canopy









Remote Transformers:



Power Pipe



### SPECIFICATIONS

### GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program

### Materials

Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. 1/2" pipe thread for mounting.

Optional 360SL™ additionally provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Fully machined. 1" deep cutoff with flush mounted lens. Accommodates up to (2) lens or louver media.

Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13)

### BKSSL™

Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <1A (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12,

Line dimmable. For use with low voltage dimmer with dedicated neutral conductor. Minimum 25 watt load required for dimming.

### Adjust-e-Lume®

Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Interchangeable OPTIKIT™ modules permit field changes National distribution. Color-coded for easy reference:
Narrow Spot (NSP) = Red. Spot (SP) = Green.
Medium Flood (MFL) = Yellow. Wide Flood (WFL) = Blue.

### Remote Transformer

TR Series

For use with 12VAC #1555L remote transformer.

Wiring Teflon\* coated, 18AWG, 600V, 250\* C rated and certified to UL 1659 standard.

### Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw is additionally black oxide treated for additional corrosion resistance.

### Finish

StarGuard\*, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty
5 year limited warranty.

### **Certification and Listing**

ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Standard 8750. Certified to CAN/ CSA Standard C22.2 No. 9, CSA TIL B-58B. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.



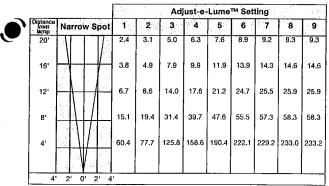
\*Teflon is a registered trademark of DuPont Corporation.
\*Energy Star is a registered trademark of the United States Environmental Protection Agency.

**B-K LIGHTING** 

40429 Brickyard Drive • Madera, CA 93636 • USA 559,438,5800 • FAX 559,438,5900 www.bklighting.com • info@bklighting.com

SUBMITTAL DATE 12-12-14

DRAWING NUMBER SUB-2192-00 **TECHNOLOGY** 



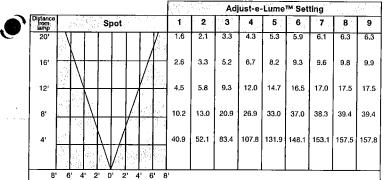
Note: If using No. 11 honeycomb baffle multiply footcondle values by .80

RED Narrow Spot (NSP)
GREEN Spot (SP)
YELLOW Medium Flood (MFL)
BLUE Wide Flood (WFL)

Select OptiKit™ for desired distribution

Set adjust-e-lume™ Dial to desired output

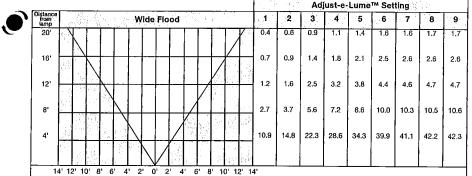




Note: If using No. 11 honeycomb baffle multiply footcandle values by 80

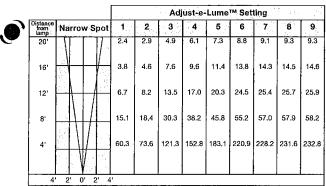
					100	4,5%	Ad	just-e-	Lume	™ Set	ting	j. 2	25075 24085
$(\mathcal{J}_{\theta})$	Distance from lamp		Medium	Flood	1	2	3	4	5	6	7	8	9
Con.	20'				0.9	1.3	2.0	2.5	3.1	3.4	3.6	3.6	3.6
	16'	$\exists \forall$			1.5	2.0	3,1	3.9	4.8	5.4	5.6	5.6	5.7
	12'		$\vdash$	+ A +	2.6	3.6	5.5	6.9	8.6	9.5	9,9	9.9	10.1
	8,		$\lambda \Box \bot$		5.9	8.0	12.3	15.5	19.3	21.5	22.2	22.4	22.6
	4'				23.6	32.1	49.3	62.2	77.1	85.8	88.9	89.5	90.5
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[	10	)' 8' 6' 4	1' 2' 0'	2' 4' 6' 8'	10'								

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80



Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

### **TECHNOLOGY**



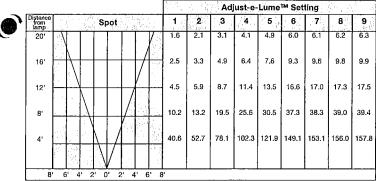
Note: If using No. 11 honeycomb baffle multiply footcondle values by .80

Select OptiKit™ for desired distribution

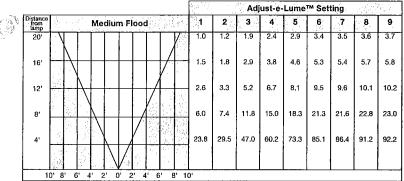
	RED 🌑	Narrow Spot (NSP)
	GREEN 🌑	Spot (SP)
	AETTOM 🔘,	Medium Flood (MFL)
١	BLUE 🌑	Wide Flood (WFL)

Set adjust-e-lume™ Dial to desired output

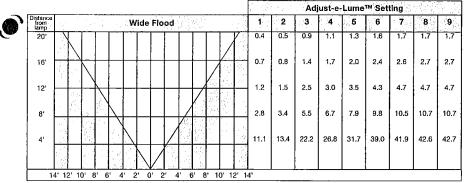




Note: If using No. 11 honeycomb baffle multiply footcandle values by .80



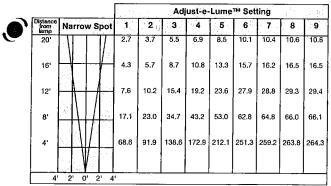
Note: If using No. 11 honeycomb baffle multiply footcandle values by .86



Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

# 43

**TECHNOLOGY** 



Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

RED Narrow Spot (NSP)

GREEN Spot (SP)

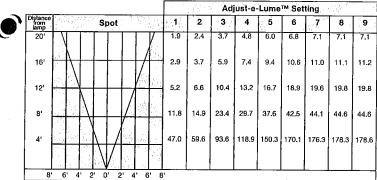
YELLOW Medium Flood (MFL)

BLUE Wide Flood (WFL)

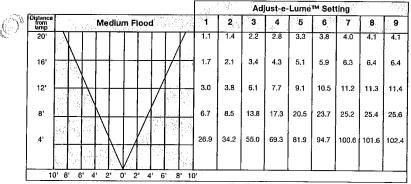
Select OptiKit™ for desired distribution

Set adjust-e-lume™ Dial to desired output

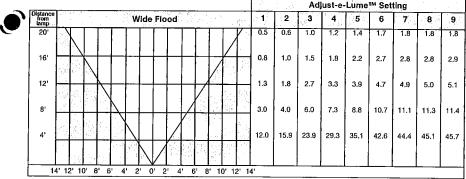




Note: If using No. 11 honeycomb baffle multiply footcandle values by 80



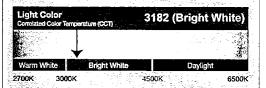
Note: If using No. 11 honeycomb baffle multiply footcandle values by .80



Note: If using No. 11 honeycomb baffle multiply footcandle values by .80



Wister Television					
1000	Output (Lume	ns)	fersteraalijs Notaalie	- 18. T	253
Watts				an Albania	8.2
Lumer	is per Watt (E	fficacy)	기가 되었다. 14일회사 (1995년)		30
Color	Accuracy		Mar.	2	83
Color Ren	dering Index (CRI)				၀၁



All results are according to IESNA LIM-79-2008; Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

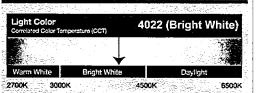
Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: GCXV-EK4LV4 Model Number: NS-LED-e22-SP-12

Nite Star™ - Med. Flood - Rectilinear lighting facts<sup>cM</sup>

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All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

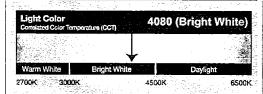
Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: GCXV-AXCR.IJ Model Number: NS-LED-e23-MFL-13 Type: Other

# lighting facts<sup>cm</sup>

Light Output (Lumens)	354
요. 보고 있는 전략이 전 BRAST 그 요	
Watts	8.1
Lumens per Watt (Efficacy)	43

Color Accuracy 68 Color Rendering Index (CRI)



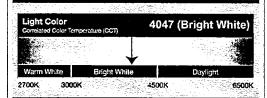
All results are according to IESNA LM-79-2008; Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies. product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: GCXV-XKQZJR Model Number: NS-LED-e23-SP-12 Type: Other

Light Output (Lumens)	346
(##문화) 회생하는 이번 하는 경우를	이 가장 살았다면 그 그 그 그 그 이 가다.
Watts	8.2
Lumens per Watt (Efficacy)	1 42

Color Accuracy 68 Color Rendering Index (CRI)



All results are according to IESNA LM-79-2008; Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

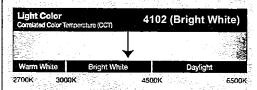
Registration Number: GCXV-VHB81D Model Number: NS-LED-e23-MFL-12 Type: Other

lighting facts™

**Light Output (Lumens)** 365 Watts 8.2 Lumens per Watt (Efficacy) 44

Nitestar - N. Snot

Color Accuracy 68 Color Rendering Index (CRI)



All results are according to IESNA LM-79-2008; Approved Method for the Electrical and Photometric Tasting of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

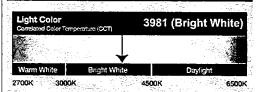
Registration Number: GCXV-F8KBF2 Model Number: NS-LED-e23-NSP-12 Type: Other

Nitestar - W. Flood

# lighting facts.

**Light Output (Lumens)** 345 Watts 8.3 Lumens per Watt (Efficacy) 41

Color Accuracy 67 Color Rendering Index (CRI)



All results are according to IESNA LM-79-2008; Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies. product test data and results.

Visit www.lightinglacts.com for the Label Reference Guide.

Registration Number: GCXV-MJ8TLS Model Number, NS-LED-e23-WFL-12 Type: Other

