

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. Re-use 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: 708-955-8058
Business Name: Sara Investment Real Estate
Building Name: Security State Bank (historical name)
Business Address: 1965 Atwood Avenue Zip Code 53704
E-mail Address: projectmanager@sarainvest.com
Property Owner: Midwest Real Estate Properties, LLC
Address: 6264 Nesbitt Road, Fitchburg, WI 53719
Name of Grantee: Sara Investment 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 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>Demolition</u> | <u>\$ 4,300</u> | <u>-</u> | <u>\$ 4,300</u> |
| <u>Masonry</u> | <u>\$ 10,000</u> | <u>-</u> | <u>\$10,000</u> |
| <u>Steel Canopies</u> | <u>\$ 36,000</u> | <u>\$ 18,000</u> | <u>\$ 18,000</u> |
| <u>Metal/Glass Storefront</u> | <u>\$17,000</u> | <u>\$7,000</u> | <u>\$ 10,000</u> |
| <u>Total:</u> | <u>\$67,300</u> | <u>\$25,000</u> | <u>\$42,300</u> |



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Contractor/Supplier: Harmony Construction Management - Paul Reed
Address: 906 Jonathon Dr, Madison, WI 53713

ATTACHMENT

* Bids, estimates, and/or contracts, product brochures, locator map and design drawings, if appropriate.

REMARKS Attached is an estimated budget prepared by Harmony Construction,
a locator 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

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 Estimate | Competitive Bids | | | Selected BID | Sub-Contractor | DIV TOTAL |
|-----|-------------|-----------------|------------------|-------|-------|-----------------|----------------|-----------|
| | | | Sub 1 | Sub 2 | Sub 3 | | | |

DIV 1 General Conditions

| | | | | | | | |
|--------------|-------------------------------|-------|--|--|--------|--|----------|
| | Permit | 0 | | | 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 | 0 | | | 0 | | |
| | Dumpsters / Salvage / Recycle | 0 | | | 0 | | |
| | Continuous Cleaning | 0 | | | 0 | | |
| | Final Cleaning | 0 | | | 0 | | |
| | Closeout Documents | 0 | | | 0 | | \$0 |
| DIV 2 | Existing Conditions | | | | | | |
| | Selective Demolition | 2,500 | | | 2,500 | | |
| | Asbestos Inspection & Report | 0 | | | 0 | | |
| | Asbestos Abatement | 1,800 | | | 1,800 | | \$4,300 |
| DIV 4 | Masonry | | | | | | |
| | Masonry | 9500 | | | 9,500 | | |
| | Masonry Lintels | 500 | | | 500 | | \$10,000 |
| DIV 5 | Metals | | | | | | |
| | Structural Steel / Canopies | 25000 | | | 25,000 | | |
| | Structural Steel Erecting | 11000 | | | 11,000 | | \$36,000 |
| DIV 6 | Wood & Plastic | | | | | | |
| | Rough Carpentry Material | 2800 | | | 2,800 | | |
| | Rough Carpentry Labor | 1500 | | | 1,500 | | |
| | Finish Carpentry Material | 0 | | | 0 | | |
| | Finish Carpentry Labor | 2100 | | | 2,100 | | \$6,400 |
| DIV 7 | Thermal & Moisture | | | | | | |
| | Sound Insulation | 900 | | | 900 | | \$900 |

Harmony Construction Management, Inc.
Sara Investment Real Estate Offices - Atwood
July 10, 2015
BUDGET Vestibule

| DIV | DESCRIPTION | HCM Estimate | Competitive Bids | | | Selected BID | Sub-Contractor | DIV TOTAL |
|---------------|-------------------------------|-----------------|------------------|-------|-------|-----------------|-----------------------------------|-----------------|
| | | | Sub 1 | Sub 2 | Sub 3 | | | |
| 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 | Finishes | | | | | | | |
| | Gypsum Drywall Systems | 1800 | | | | 1,800 | | |
| | Steel Studs Materials & Labor | 700 | | | | 700 | | |
| | Acoustical Ceilings | 2500 | | | | 2,500 | | |
| | Flooring | 3900 | | | | 3,900 | | |
| | Painting | 1500 | | | | 1,500 | | |
| | | | | | | | | \$10,400 |
| DIV 23 | HVAC | | | | | | | |
| | HVAC | incl | | | | incl | | |
| | Gas Piping | incl | | | | incl | | |
| | | | | | | | | \$0 |
| DIV 26 | 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 | | | | | PROJECT BUDGET - Vestibule | \$97,200 |



Existing View #1

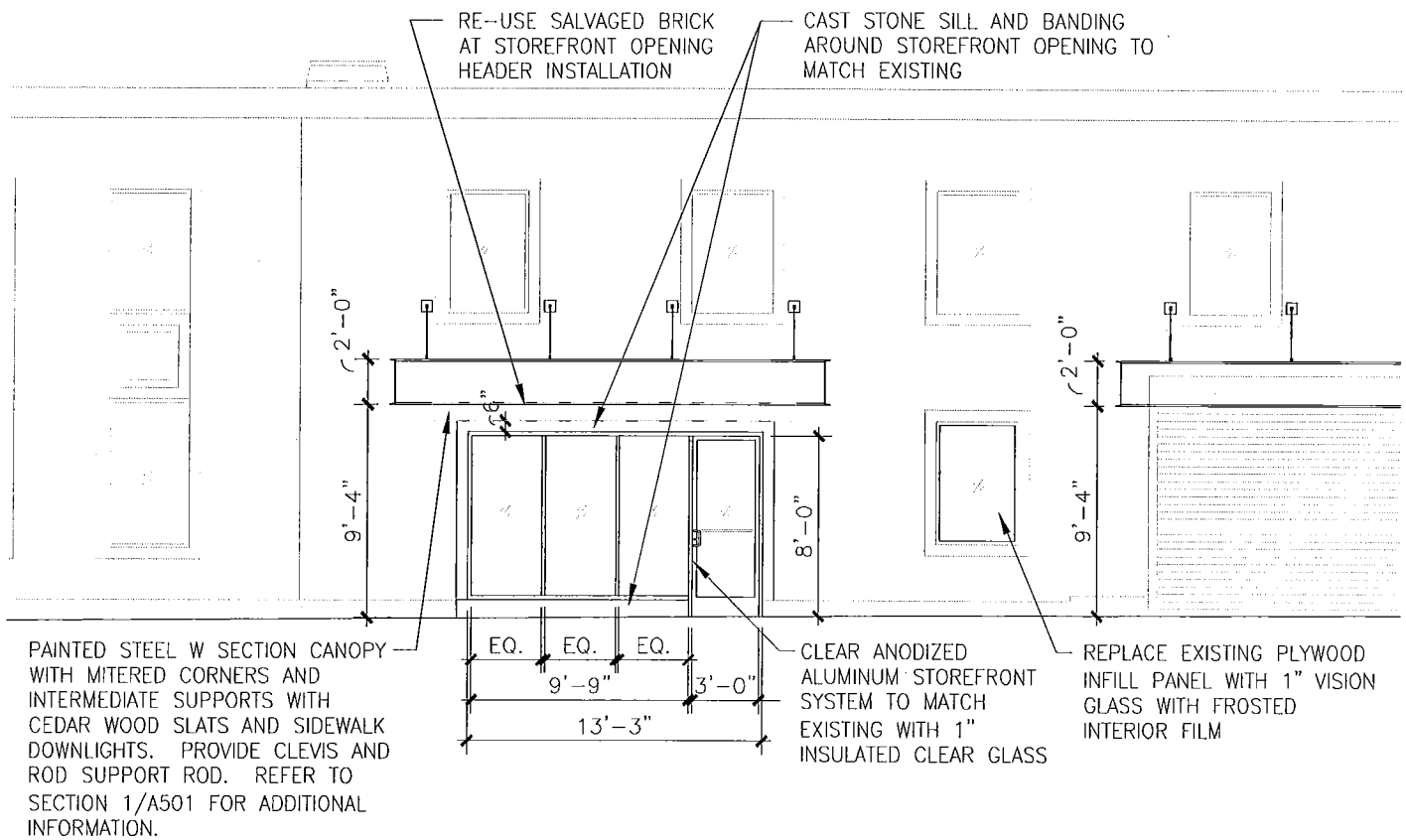


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Existing View #2



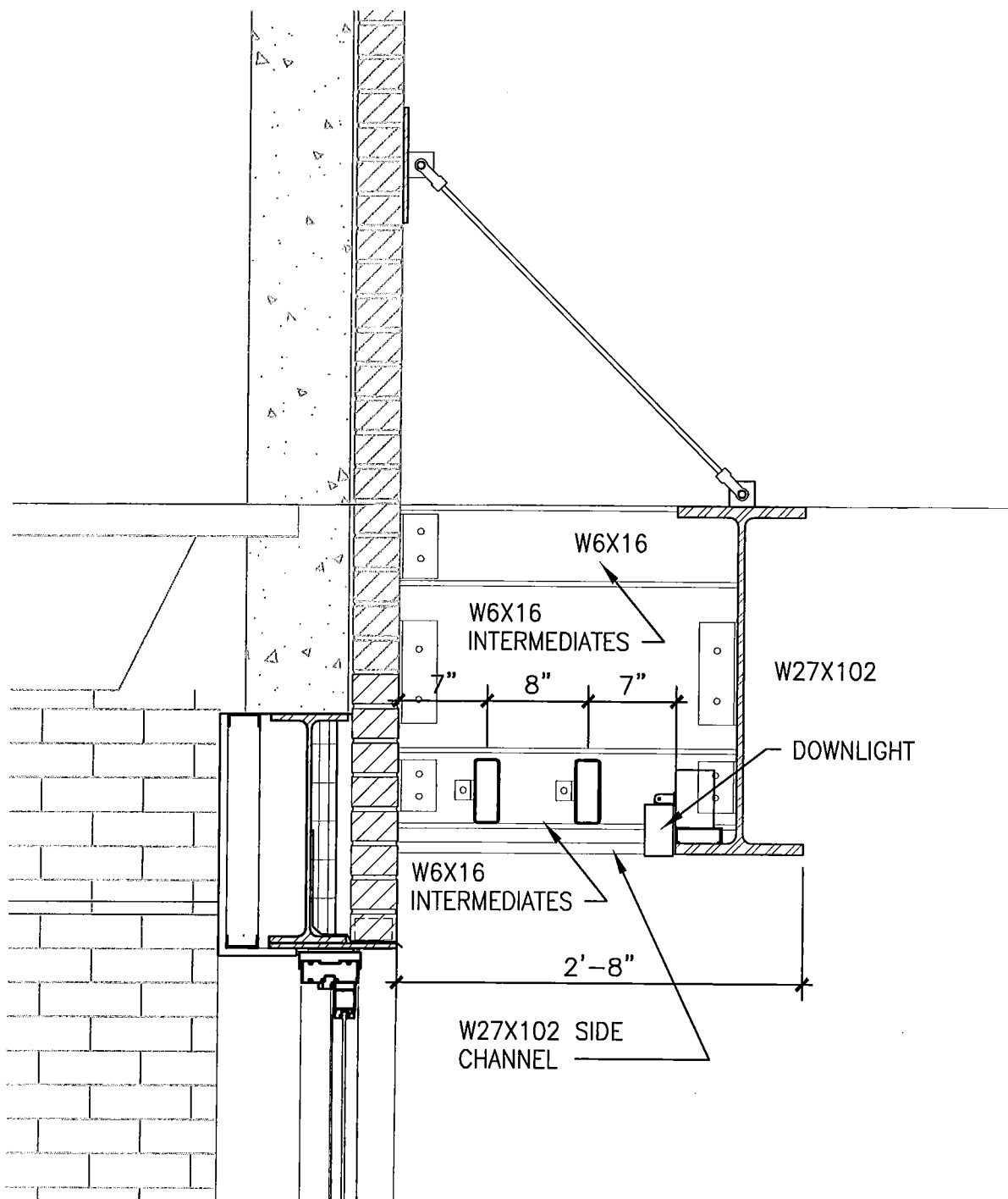
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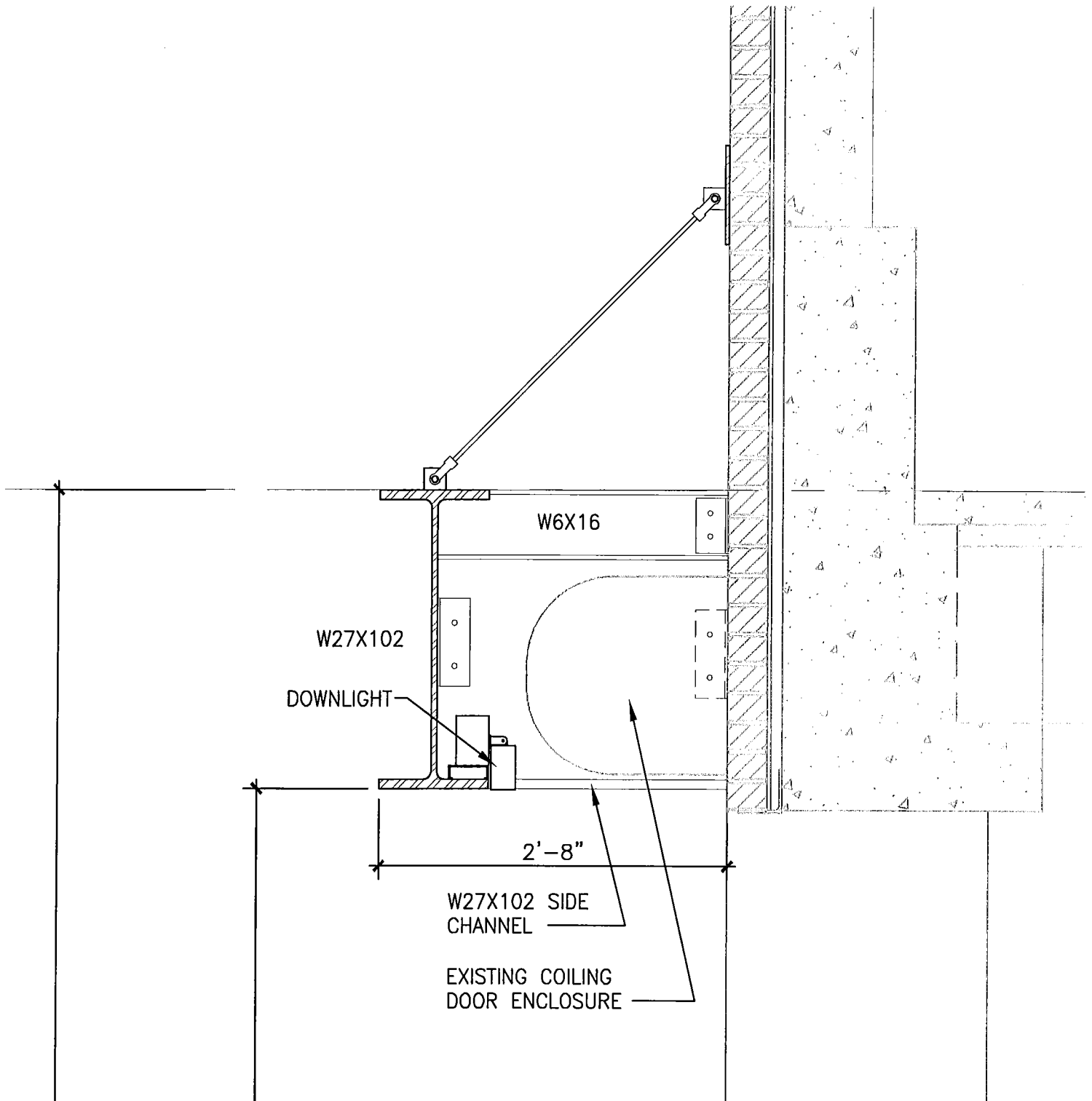


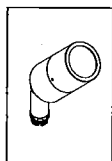
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A401

PARTIAL NORTH ELEVATION

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







BKSSL
SOLID STATE LIGHTING

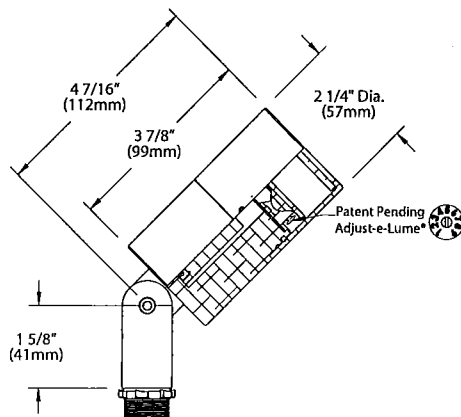
the power of
with adjust-e-lume®
TECHNOLOGY

NITE STAR II™

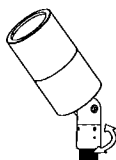
PROJECT:

TYPE:

SIDE VIEW



360 SL™



Horizontal Rotation
(Optional 360SL™ Knuckle)

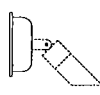
Accessories (Configure separately)

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

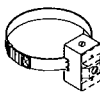
Mounting:



Power Pipe™



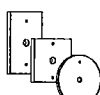
Power Canopy™



Tree Strap™



Stems



Canopies

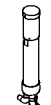


UPM™

Remote Transformers:



TR Series



Power Pipe™



UPMRM™

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 requirements.

Materials

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

Body

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.

Knuckle

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.

Cap

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

Lens

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

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.

Optics

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

Remote Transformer

For use with 12VAC BKSSL 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

Select OptiKit™ for desired distribution

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

Set adjust-e-lume™ Dial to desired output



| Distance from lamp | Narrow Spot | Adjust-e-Lume™ Setting | | | | | | | | |
|--------------------|----------------|------------------------|------|-------|-------|-------|-------|-------|-------|-------|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 20' | | 2.4 | 3.1 | 5.0 | 6.3 | 7.6 | 8.9 | 9.2 | 9.3 | 9.3 |
| 16' | | 3.8 | 4.9 | 7.9 | 9.9 | 11.9 | 13.9 | 14.3 | 14.6 | 14.6 |
| 12' | | 6.7 | 8.6 | 14.0 | 17.6 | 21.2 | 24.7 | 25.5 | 25.9 | 25.9 |
| 8' | | 15.1 | 19.4 | 31.4 | 39.7 | 47.6 | 55.5 | 57.3 | 58.3 | 58.3 |
| 4' | | 60.4 | 77.7 | 125.8 | 158.6 | 190.4 | 222.1 | 229.2 | 233.0 | 233.2 |
| | 4' 2' 0' 2' 4' | | | | | | | | | |

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

| Distance from lamp | Spot | Adjust-e-Lume™ Setting | | | | | | | | |
|--------------------|----------------------------|------------------------|------|------|-------|-------|-------|-------|-------|-------|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 20' | | 1.6 | 2.1 | 3.3 | 4.3 | 5.3 | 5.9 | 6.1 | 6.3 | 6.3 |
| 16' | | 2.6 | 3.3 | 5.2 | 6.7 | 8.2 | 9.3 | 9.6 | 9.8 | 9.9 |
| 12' | | 4.5 | 5.8 | 9.3 | 12.0 | 14.7 | 16.5 | 17.0 | 17.5 | 17.5 |
| 8' | | 10.2 | 13.0 | 20.9 | 26.9 | 33.0 | 37.0 | 38.3 | 39.4 | 39.4 |
| 4' | | 40.9 | 52.1 | 83.4 | 107.8 | 131.9 | 148.1 | 153.1 | 157.5 | 157.8 |
| | 8' 6' 4' 2' 0' 2' 4' 6' 8' | | | | | | | | | |

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

| Distance from lamp | Medium Flood | Adjust-e-Lume™ Setting | | | | | | | | |
|--------------------|------------------------------------|------------------------|------|------|------|------|------|------|------|------|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 20' | | 0.9 | 1.3 | 2.0 | 2.5 | 3.1 | 3.4 | 3.6 | 3.6 | 3.6 |
| 16' | | 1.5 | 2.0 | 3.1 | 3.9 | 4.8 | 5.4 | 5.6 | 5.6 | 5.7 |
| 12' | | 2.6 | 3.6 | 5.5 | 6.9 | 8.6 | 9.5 | 9.9 | 9.9 | 10.1 |
| 8' | | 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 |
| | 10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10' | | | | | | | | | |

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

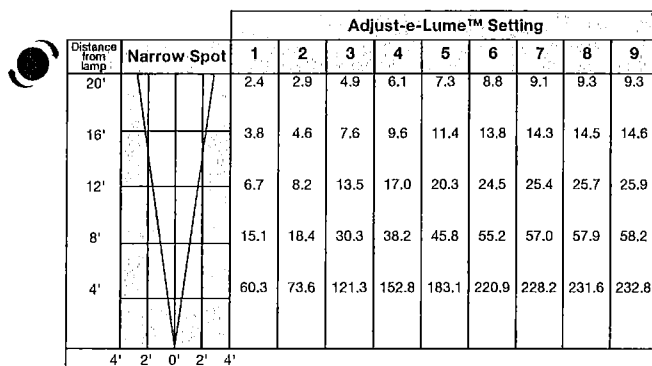
| Distance from lamp | Wide Flood | Adjust-e-Lume™ Setting | | | | | | | | |
|--------------------|--|------------------------|------|------|------|------|------|------|------|------|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 20' | | 0.4 | 0.6 | 0.9 | 1.1 | 1.4 | 1.6 | 1.6 | 1.7 | 1.7 |
| 16' | | 0.7 | 0.9 | 1.4 | 1.8 | 2.1 | 2.5 | 2.6 | 2.6 | 2.6 |
| 12' | | 1.2 | 1.6 | 2.5 | 3.2 | 3.8 | 4.4 | 4.6 | 4.7 | 4.7 |
| 8' | | 2.7 | 3.7 | 5.6 | 7.2 | 8.6 | 10.0 | 10.3 | 10.5 | 10.6 |
| 4' | | 10.9 | 14.8 | 22.3 | 28.6 | 34.3 | 39.9 | 41.1 | 42.2 | 42.3 |
| | 14' 12' 10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10' 12' 14' | | | | | | | | | |

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

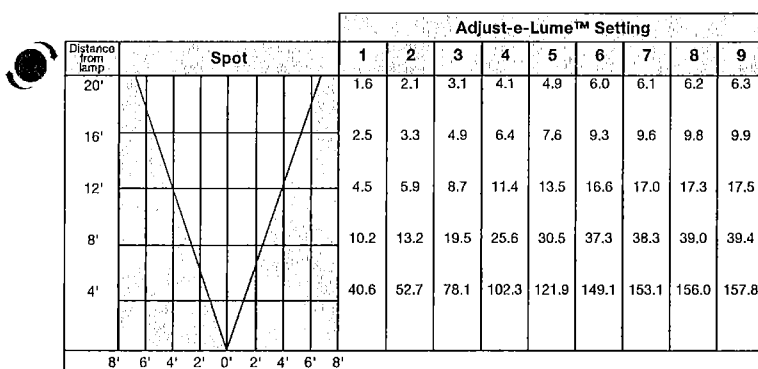
Select OptiKit™ for desired distribution

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

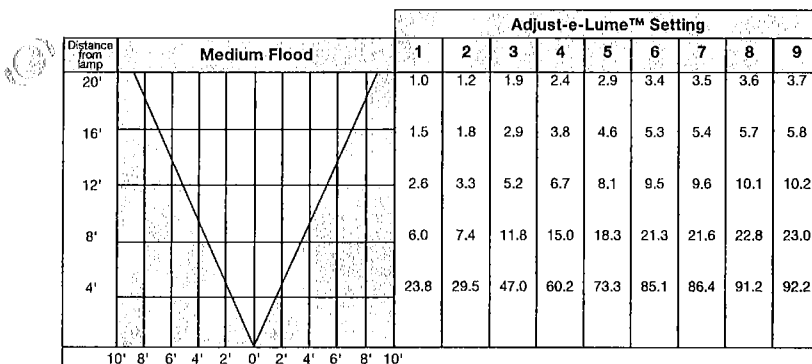
Set adjust-e-lume™ Dial to desired output



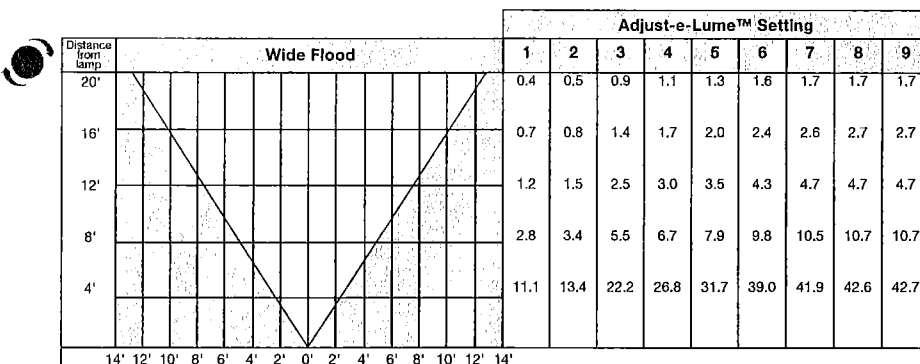
Note: If using No. 11 honeycomb baffle multiply footcandle values by .80



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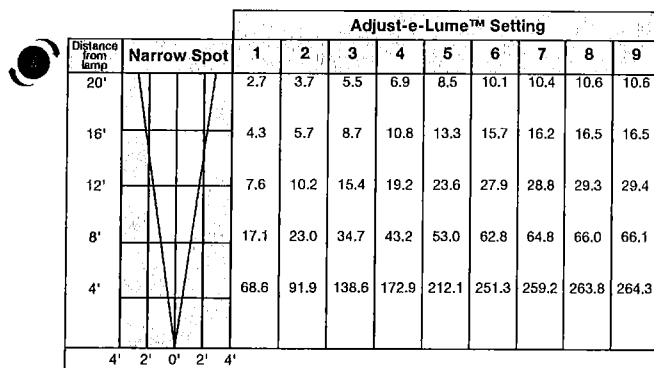


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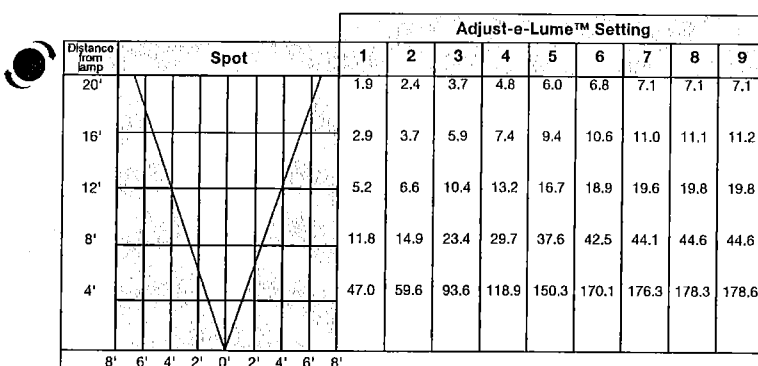
Select OptiKit™ for desired distribution

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- GREEN ● Spot (SP)
- YELLOW ● Medium Flood (MFL)
- BLUE ● Wide Flood (WFL)

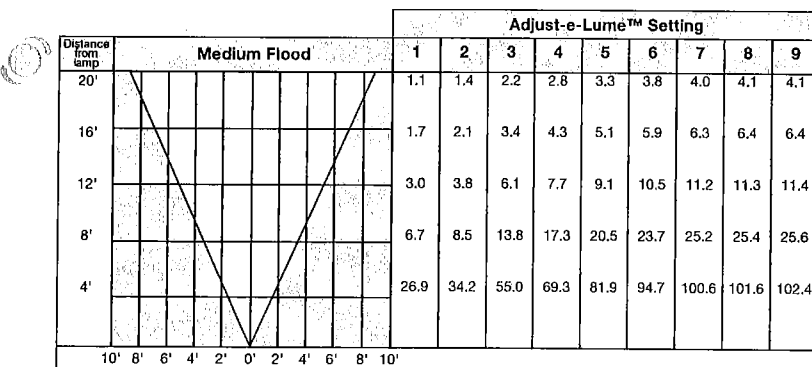
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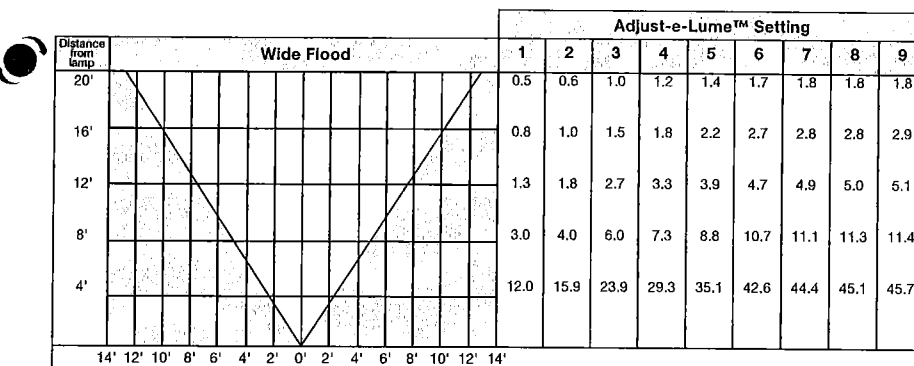
Note: If using No. 11 honeycomb baffle multiply footcandle values by .80



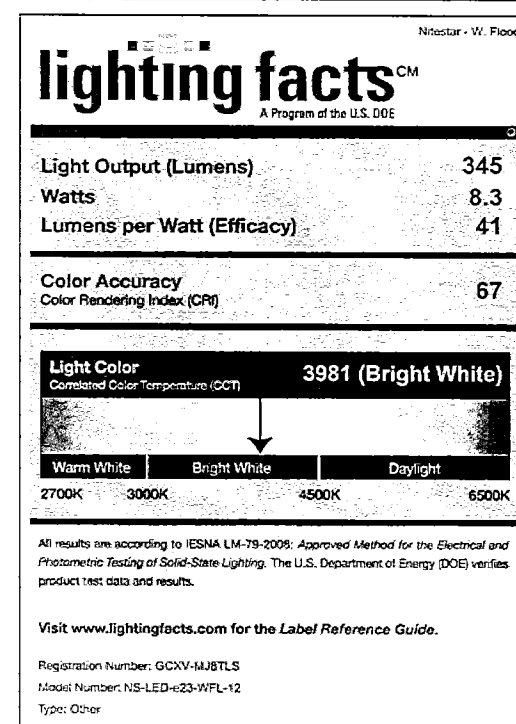
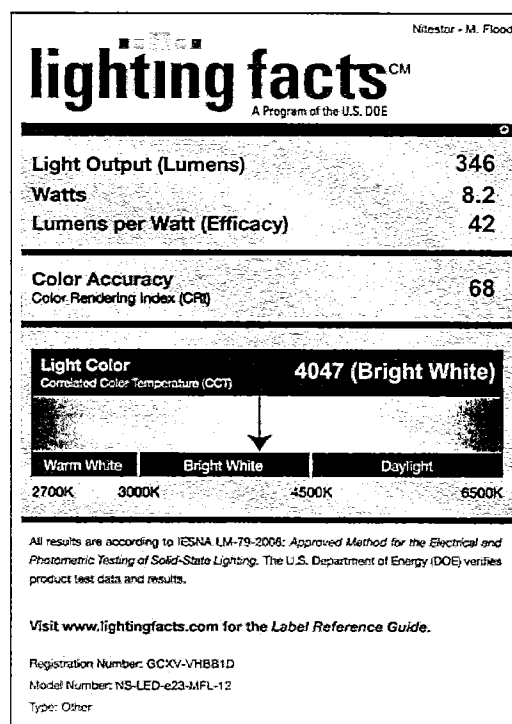
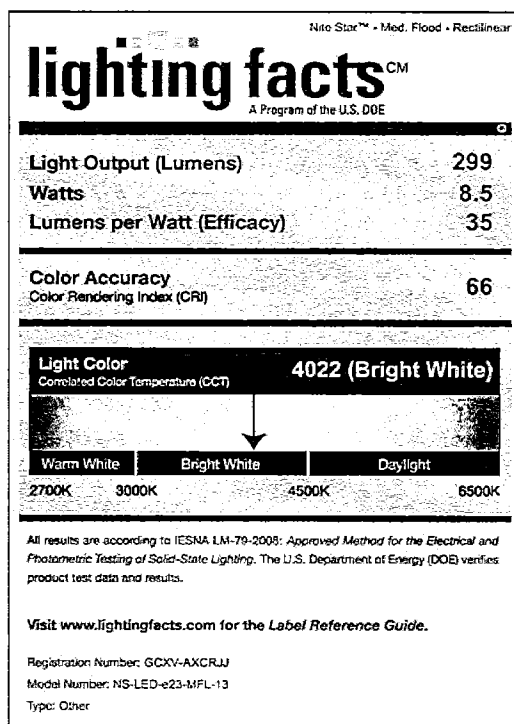
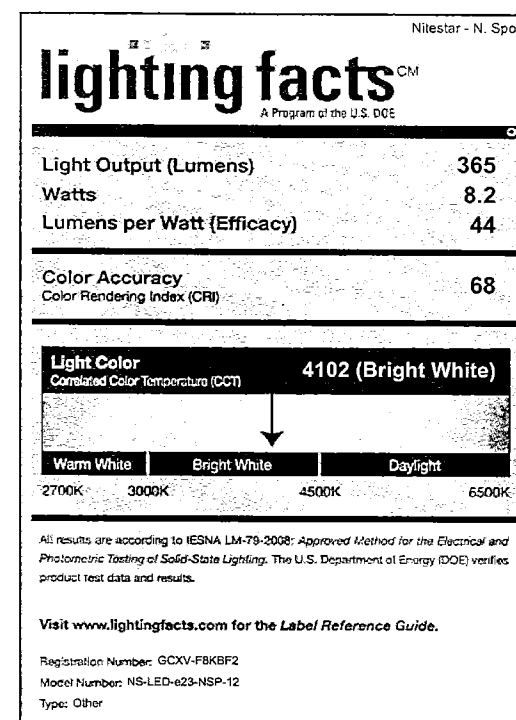
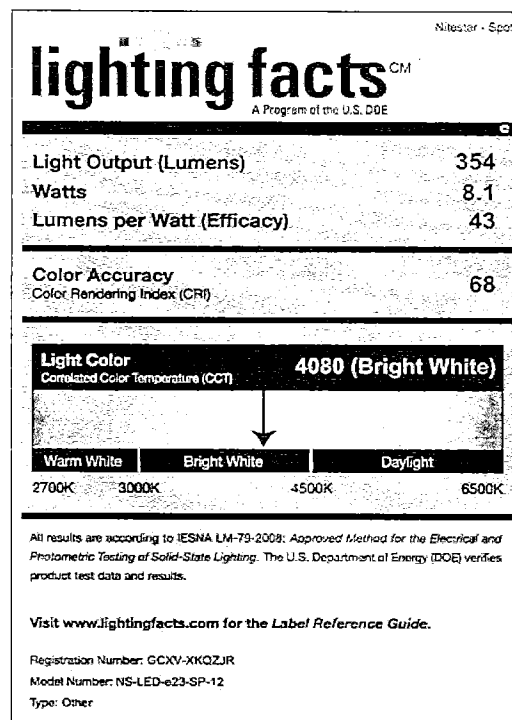
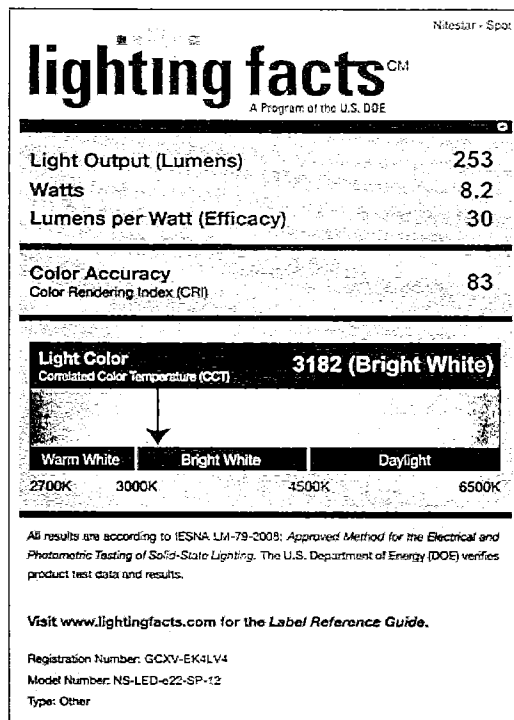
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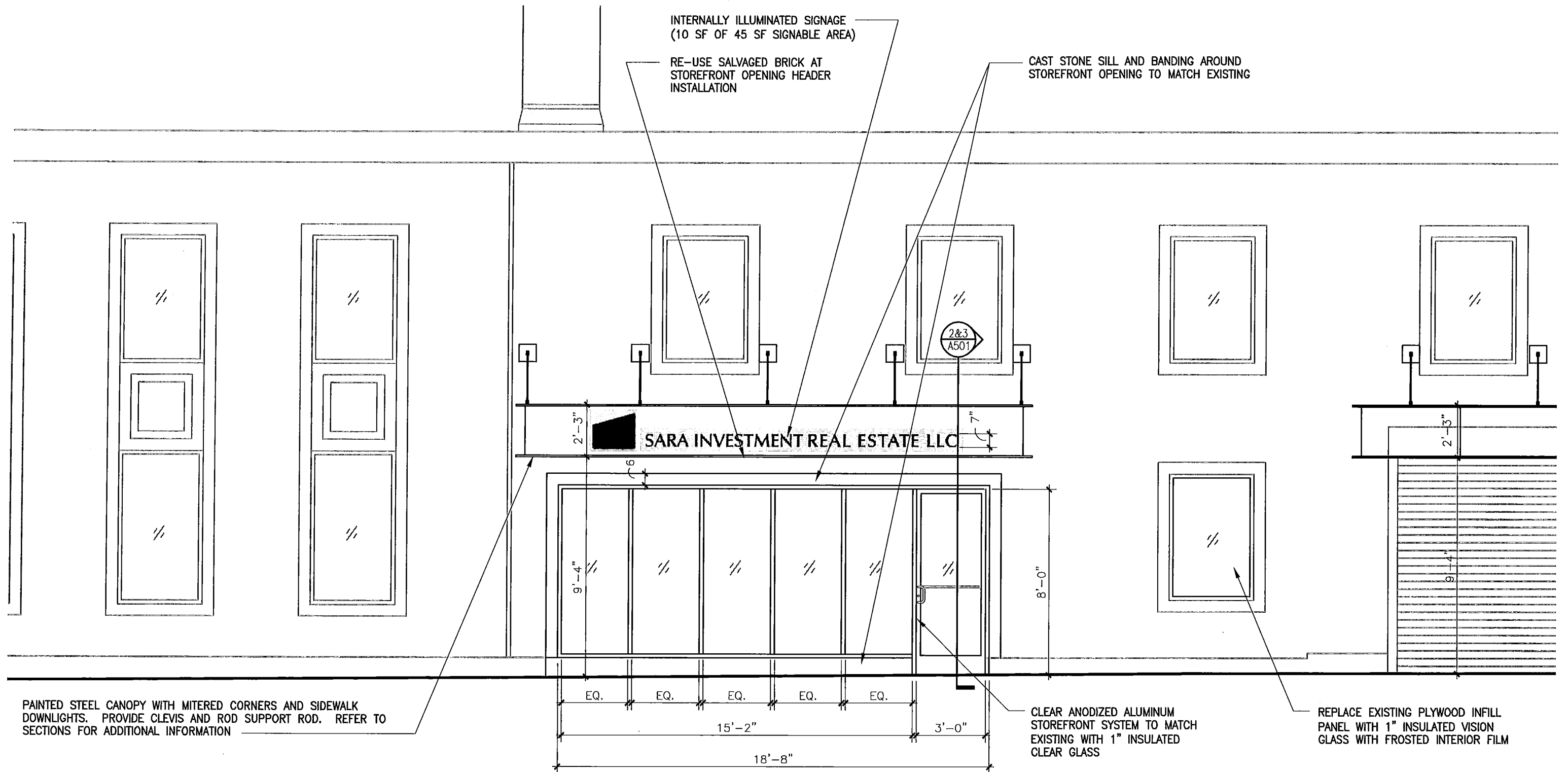


Note: If using No. 11 honeycomb baffle multiply footcandle values by .80



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





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A501

PARTIAL NORTH ELEVATION

SCALE: 1/4" = 1'-0"

