

COUNCIL ACTION FORM

SUBJECT: REQUEST FOR DOWNTOWN FAÇADE GRANT FOR FAÇADE IMPROVEMENTS AT 413 NORTHWESTERN AVENUE

BACKGROUND:

Wheatsfield Cooperative is carrying out an \$830,000 improvement project at 413 Northwestern, the new location of this whole foods grocery business. (See Location Map) The project includes extensive interior improvements, rebuilding the loading dock, landscaping, and façade renovation. The total work on the façade is estimated to cost \$65,510, which includes a new front entrance, windows, refacing of exterior walls, pre-cast concrete column caps, and cornice and exterior planters. The grant request is for the \$15,000 maximum amount, as well as \$1,000 towards the professional design fees. Ron McMillen, the owner of the building also supports the grant request.

The architect, Stott and Associates, has provided all of the required application material in the attached bound report, including a description of the building's significance, a detailed cost estimate, images of the building before renovations, and as it is intended to look when completed and detailed drawings.

This building reflects a time when there was a lumber yard downtown next to the railroad tracks, typical of Iowa towns. Although the building is outside the area that was surveyed for the *Intensive Survey of the Central Business District* by Public Historian Will Page, the property is within the area for eligibility for the Downtown Façade Grant program and in the Downtown Urban Revitalization Area. The building is the westernmost commercial building on Main Street and at the Main Street Cultural District's west entrance. The north façade is prominent for people entering downtown and the east façade is prominent for westbound traffic on Main Street.

The proposal includes:

- New storefront entrance with more glass and windows
- New planters, and the fabric awning relocated from the current location to emphasize the entrance
- New facing with split-face concrete block pilasters and wainscoting and face brick insets
- Pre-cast concrete accents, cornice and column caps
- Site landscaping
- Lighting and art work on the building face

City Council recently expanded the area for the Downtown Façade Grant program. It now includes buildings that do not have the facade characteristics of retail buildings more typically found on Main Street. For these buildings, the purpose of the grant program is to encourage facade improvements that respect the original character of these buildings, while also adding characteristics that reinforce the character and quality of the downtown.

In this way, the downtown will have a more consistent image. Based on these characteristics, Design Guidelines have been established for these other building facades. The Wheatsfield design has been reviewed based on these new Guidelines.

Wheatsfield is not occupying or improving the entire building on this site. When a grant is sought for work only on selected façades, the application must include elevation plans for all facades that are eventually to be improved. In this way, the City Council can review the entire building as it is intended to look when complete, and verify that the improvements for which the grant is sought contribute to a project that, when complete, will be generally consistent with all design standards.

In this case, elevations have been submitted for the three street-facing façades of the building that Wheatsfield will occupy, and for the east-facing façade of another building on the same property. These designs meet the Guidelines in the following aspects:

- clay brick on more than 50% of exterior facade area
- cut stone and pre-cast concrete used only for lintels, sills, and other accents
- split face concrete block on the rest of the exterior
- regularly spaced projecting pilasters, combined with regularly spaced window and door openings on street-facing facades.
- windows comprising at least 30% of the width and at least 20% of the area of the street-facing facades.
- projecting pilasters combined with clay brick siding on façade facing parking lot
- 5-foot elevation shift in cornice
- entrances identified by porches supported by columns or significant variations in the parapet
- fabric awning with loose, scalloped valance and traditional triangular frame

The portion of these façades that is being improved at this time is the east 158 feet of the north façade. Note that no improvements are planned on the existing unused storage buildings that form the west portion of the north-facing façade.

The City may approve grants based upon the contribution to the finished product of the proposed improvements. The City Council may deny a grant for improvements that, while compliant in part, are not visually significant in terms of how the overall building is intended to ultimately look when all improvements to the façade are complete. One way to assess significance of the current project is based on the length of the facades. The current project involves 158 linear feet, a little more than half of the total of all the facades shown on the elevations. In terms of visibility, the current façade work changes all of the façade that is most visible to all visitors entering the downtown area from Northwestern Avenue.

Because of the scope of the project, the time of year, and the timing of changes in the Downtown Façade Grant program, the work on the project has already begun. Most of the project involves interior improvements. The landscaping and concrete block work is also underway. In general, the City does not pay expenses incurred before a project is approved. Approval to start the following work is awaiting the City's approval of the grant:

• Brick facing	\$15,000
• Wall and column caps	\$ 3,600
• Storefront and entrance	<u>\$20,500</u>
TOTAL REMAINING FAÇADE WORK	\$39,100

In summary, the estimated cost of the portion of that work that is façade work is about \$65,510. The estimated cost for the work for which the grant is being applied, and has not yet begun, is \$39,100.

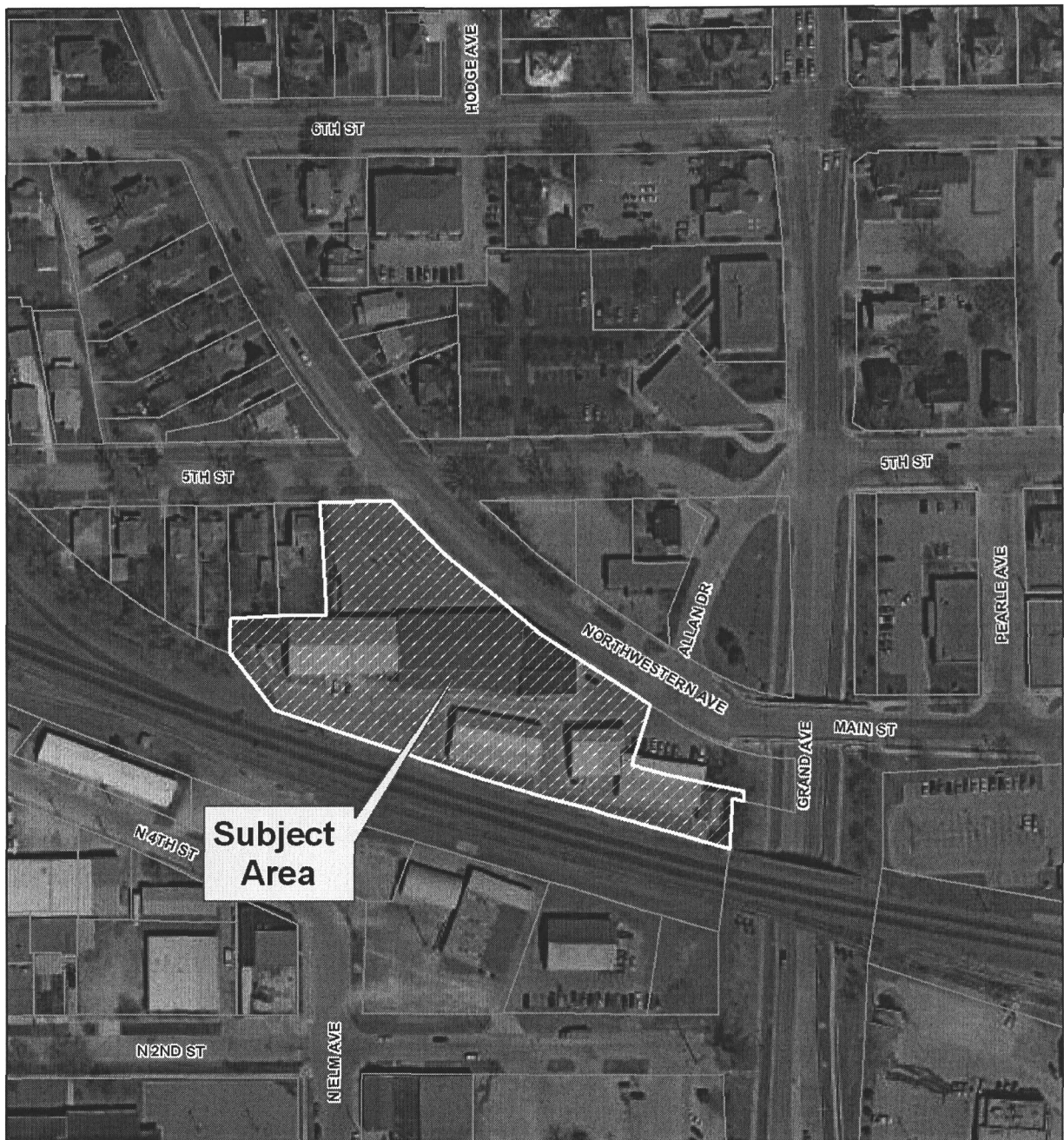
ALTERNATIVES:

1. The City Council can approve the request for a grant for \$15,000 and \$1,000 for professional design fees from the Downtown Grant Fund for the property located at 413 Northwestern Avenue.
2. The City Council can deny the request for Downtown Grant Fund assistance for façade improvements at 413 Northwestern Avenue.
3. The City Council can refer this issue back to staff for additional information.

MANAGER'S RECOMMENDED ACTION:

The complex of buildings at 413 Northwestern may seem somewhat separated from Main Street, although the west end of Main Street terminates at its front door. Functionally, this property is a part of the downtown. It has commercial zoning and it is included within the state-certified Main Street Cultural District. A significant amount of traffic passes 413 Northwestern when entering and leaving the District. One of Wheatsfield's criteria in finding a larger facility was to remain downtown. The transformation of the exterior of the façade from painted masonry to textured block and brick, and opening up more windows to the street will help make the building look more like its downtown neighbors. The proposed façade work will reinforce the character and quality of the downtown and give downtown a more consistent image. **Therefore, the City Manager recommends that the City Council adopt Alternative No. 1, thereby approving a grant for \$15,000 and \$1,000 for professional design fees from the Downtown Grant Fund for the property located at 413 Northwestern Avenue.** This is the 13th project funded from the Downtown Façade Grant program.

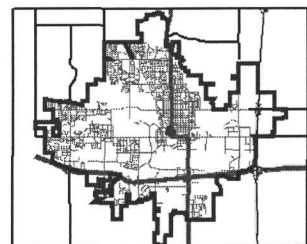
This Downtown Façade Grant will serve as a match for a \$25,000 loan from the Ames Economic Development Commission. The Council's confirmation that the design complies with the Downtown Design Guidelines makes the project eligible for Tax Abatement in the city's Downtown Urban Revitalization Area, once construction is completed according to the approved design.



Location Map
413 Northwestern



0 85 170 340
Feet





Conceptual Façade Design 413 Northwestern Ames, Iowa

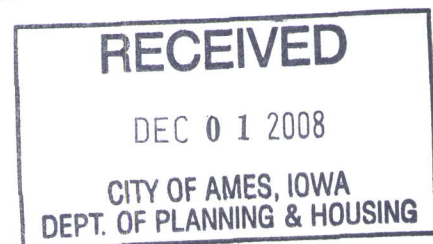


Conceptual Façade Design 413 Northwestern Ames, Iowa



Downtown Façade Grant
Application for

WHEATSFIELD COOPERATIVE
Ames, Iowa



COPY



Downtown Façade Grant

Application Packet

Steps towards a successful application:

- Meet with Planning and Housing staff prior to completing the application. Staff will advise you if it believes your proposed improvement project meets the Downtown Design Guidelines and assist you in the application process.
- Review your completed application with Planning and Housing staff. They will review your application for eligibility and completeness. If additional information and materials are needed before the application is eligible and complete, staff can assist you.
- Plan ahead; City Council meets the 2nd and 4th Tuesday of each month, and completed applications need to be filed at least 15 days prior to these meetings.
- Staff will inform you when City Council will consider your request. It is beneficial for you or your representative to attend this meeting in order to answer questions of the Council.
- Following approval by Council, applicants will receive a "Notice to Proceed."
- Be prepared to complete the work within six months of approval, and check with the Inspections Division office for necessary building permits prior to work beginning.
- Upon completion of the improvements, the City Building Official and/or Planning Department staff will inspect the project to ensure construction meets code and that all noted pre-existing defects in the building façade have been repaired and that the completed project is consistent with the grant application.

For more information or to schedule a pre-application meeting, please contact:

Department of Planning and Housing
Room 214, City Hall
515 Clark Avenue
Ames, Iowa 50010

Phone: 515-239-5400
FAX: 515-239-5404
E-mail: planning@city.ames.ia.us

Downtown Façade Grant

Application Form

1. **Project Address:** 413-415 NORTHWESTERN AVE.

2. **Property Owner:** RON McMULLEN

Address: 3100 S. RIVERSIDE DR AMES IA 50010
 (Street) (City) (State) (Zip)

515-232-6997
 (Phone Number) (Fax Number) (E-Mail Address)

3. **Applicant:** WHEATSFIELD COOPERATIVE - LINDA JOHNSON, GENERAL MANAGER

Address: 413-415 NORTHWESTERN AVE. AMES IA 50010
 (Street) (City) (State) (Zip)

515 232-4094 515-233-0040 linda.jc@wheatfield.coop
 (Phone Number) (Fax Number) (E-Mail Address)

4. **Designer:** STOTT & ASSOCIATED ARCHITECTS, P.C.

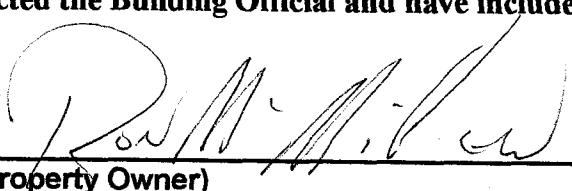
Address: 1421 S. BELL AVE, STE 101 AMES IA 50010
 (Street) (City) (State) (Zip)

515-232-8447 515 232-9321 mstott@stottarch.com
 (Phone Number) (Fax Number) (E-Mail Address)

☒ I certify that to the best of my knowledge I have submitted all the required information to apply for approval of the Downtown Façade Grant and that the information is correct.

☒ I have read and agree to abide by the "Eligibility, Terms, and Conditions" of the Downtown Façade Grant.

☒ I have contacted the Building Official and have included in this project all work to correct code defects.

Signed by:  Date: 11/24/08
 (Property Owner)

(Note: Property Owner's signature is required)

and: _____ Date: _____
 (Applicant, if different from the Property Owner)

RECEIVED

DEC 01 2008

CITY OF AMES, IOWA
 DEPT. OF PLANNING & HOUSING

Downtown Façade Grant

Checklist

Please provide the following information with your application:

☒ **Written statement** that includes the following:

- A description of the proposed project. Please specify which parts of the Downtown Design Guidelines apply to your project and explain how your proposal for changes meet each of the design guidelines.
- A brief description of any special background relating to this building that relates to the historic design of the front façade.
- A description of the types of materials that exist on the front façade of the building. Indicate which materials have been added to the front façade since its original construction and the approximate dates (if known) that the materials were installed.

☒ **Written permission from the property owner** for the specific improvements to be financed with the Downtown Façade Grant, if the applicant is a tenant of the building and not the owner of the property.

☒ **Form of the applicant's financial contribution to the project** and the agencies or institutions involved (e.g. cash, bank loan, SBA loan, grant, or other source of funding). **GRANT**

☒ **Project budget** that includes cost estimates prepared by an architect, engineer, contractor, or other design professional.

☐ **Project schedule** that includes the start date and the projected date of project completion.

☒ **Color photograph (4"x 6" minimum size)** clearly showing the existing condition of the front façade of the building at the time the application is submitted to the City for consideration. A color photograph of each street side of the building is required for corner lots.

☒ **Description of the types of proposed materials** for each architectural feature shown in the exterior elevation of the front facade.

☒ **Cost of architectural design services for this project** if you are requesting reimbursement of up to \$1,000 for the design services.

☒ ***Drawing of the exterior elevation of the front facade*** illustrating the design of proposed improvements, including:

- Name and address of the applicant
- Name and address of the owner of record of the property
- Name and address of the person or firm designing improvements to the front façade
- Property address
- Date of preparation
- Scale (a minimum scale of $3/8"=1'$ is required to clearly show dimensions and detail of all proposed architectural features. Enlargements of individual features is recommended)
- Labels identifying existing and proposed architectural features
- Labels identifying existing and proposed types of materials
- Overall dimensions of the front façade and dimensions of the individual components, such as awnings or canopies, windows, doors, transoms, entries, kickplates, signs, and other design components
- Location, type, materials, lighting, and dimensions of all existing signs to remain and any proposed signs
- A reduced copy of the drawing of the exterior elevation of the front façade, drawn to scale on a sheet no larger than 11" x 17"

Downtown Façade Grant

Eligibility, Terms, & Conditions

1. Eligibility Requirements.

- Eligible participants include the owners and/or tenants of commercial buildings located inside the boundaries of the project area for the *Downtown Design Guidelines*.
- Concurrence of the property owner is required, in writing, before improvements proposed by the tenant can be considered for approval.
- Financial assistance through the *Downtown Façade Grant* will be limited to work done on the front façade of the building, only.
- Ineligible participants include residential structures, and buildings owned by the government, churches and other religious institutions, to the extent prohibited by State and Federal guidelines, and residential structures.
- The project must follow the adopted *Downtown Design Guidelines*.
- Eligible activities include any combination of the following design components, as described in the *Downtown Design Guidelines*:
 - Streetscape
 - Upper facades
 - Storefronts
 - Transoms
 - Display windows
 - Kickplates
 - Entrances
 - Signs
 - Awnings and canopies
 - New construction
- Ineligible activities include the following:
 - Interior improvements
 - Roofing
 - Inappropriate cleaning methods, repairs, replacements, or alterations
 - Landscaping
 - Foundations
 - Security systems
 - Interior window coverings
 - Personal property and equipment
 - Non-permanent fixtures

2. Terms of the Grant Agreement.

- **Accounts and Records.** The grant recipient shall maintain books, records, documents, and other evidence pertaining to all costs and expenses incurred and revenues acquired under the grant to the extent and in such detail as will properly reflect all costs, direct and indirect, of labor, materials, equipment, supplies, services, and other costs and expenses of whatever nature for which payment is made with the proceeds of the grant.
- **Administrative Costs.** No grant proceeds shall be used for administrative expenses.
- **Amount of the Grant.** The maximum amount of the grant will be \$15,000. (Exceptions may be approved by the City Council on a case-by-case basis.)
- **Cost Sufficiency.** The City does not make any warranty, either expressed or implied, that the proceeds of the grant available for payment of the costs of the project will be sufficient to pay any specific portion of the costs that will be incurred in that connection. The City is under no obligation to advance funds in addition to those specified in the grant approval by City Council.
- **Fees of a Design Professional.** The City shall make a grant of up to \$1,000 to reimburse the grant recipient for the documented fees of a design professional other than the grant recipient or family member of the grant recipient.
- **Matching Funds.** The grant recipient's expenditures for the project from sources other than the proceeds of the grant shall equal the amount of the grant proceeds.
- **Statement of Work and Services.** The grant recipient will perform the work in a satisfactory and proper manner, as determined by the City conforming to the approved application, project budget, and project schedule.
- **Time of Project Completion and Fund Request.** The work approved for the grant shall be completed within six months of the date of the "Notice to Proceed." The grant recipient shall request grant funds only after the project has been completed in accordance with the approved application.
- **Report of the City Building Official.** The City Building Official shall determine if the work conforms with all applicable codes and regulations, and that any and all pre-existing code defects in the building façade have been corrected to conform to all appropriate codes.
- **Request for Payment.** The grant recipient shall submit to the City on a form provided by the City a listing of all bills for the materials and work completed and a statement that all work under the approved grant has been completed and that the listing is complete. The grant recipient shall also submit evidence as may be reasonably required to substantiate all payments that are requested, such as lien waivers or conditional lien waivers.
- **Disbursement of Grant.** Grant funds shall be disbursed to the grant recipient only upon the satisfactory completion of the project in accordance with a design for the project that has been determined by the City staff to meet the *Downtown Design Guidelines* adopted by the Ames City Council. The amount of the payment to the grant recipient will be one-half of the total cost of the work approved for the grant as documented by the bills submitted by the grant recipient, but shall not exceed the total grant amount approved by the City Council.
- **Use of Grant Funds.** The grant funds shall not be spent on any other purpose(s) than the activities approved in the application.

3. General Conditions.

- All existing code deficiencies, within the scope of the project, must be corrected.
- All pertinent permits must be obtained and all work must comply with City, State, and Federal regulations.
- All contractors must be registered with the City of Ames.

WHEATSFIELD COOPERATIVE

Downtown Façade Grant Program – Written Statement(s)

Description of the Proposed Project

Wheatsfield Cooperative is in the process of negotiating with the Owner of the building located at 413 – 415 Northwestern as listed on the Application Form of this document to expand their “whole foods” grocery business into that new space from their current location at 413 Douglas. Their expansion project consists of complete renovation of the interior of their leased space and improvements to the loading dock in the rear. In an effort to improve their street frontage they desire to significantly improve the façade, which has generated this application.

Special Background of the Building

Though this particular structure is of little historical significance relative to its architecture, it has an intrinsic value relative to understanding the development and growth of Iowa towns. It was originally built as a lumberyard, providing convenient access to building materials for the citizens of the community. Most lumberyards in the middle of growing Iowa towns have since left and moved to industrial areas based on land use plans. Though its use has been changed, this structure still stands as a reminder that Ames was once a small town adjacent to the first land grant college in the nation.

Materials on the Building

The portion of the building being improved is currently non-descript. The existing, painted, concrete block and fiberglass composition shingles on the roof will be covered by new split faced concrete block masonry as a wainscot and pier accent. The remaining panels will be in-filled with modular face brick and the roof will be replaced with either architectural shingle or standing seam metal. Additional aluminum storefront framing is being added for the new automatic store entrance and limestone accents adorn the masonry. Planters will be constructed at the entrance that will define bicycle parking, a canopy will be provide over the doorway and artwork will be provided on the building.

I, ROS M-M; HEN, Owner of
the building located at 413 - 415 Northwestern Ave. in Ames Iowa,
hereby give my approval for specific improvements on said building to
be financed through the Downtown Façade Grant Program provided
by the Planning and Housing Department of the City of Ames, Iowa.

Said structure is being leased to Wheatsfield Cooperative for
expansion of their "whole foods" grocery business and the
improvements that will result from the grant will greatly enhance their
visibility as well as improve the surrounding area.

Signed

ROS M-M; HEN

Date

11/24/08

Group	Price	Description	Takeoff Quantity	Labor Quantity	Labor Amount	Material Cost/Unit	Material Amount	Sale Discount	Sub-Amount	Equip. Amount	Total Cost/Unit	Total Amount
1000		JOB CONDITIONS										
	1010	Superintendents	16.00 wk	384.00 mh	17,280	-	-	-	-	-	1,080.00 /wk	17,280
	1141	Jobite Superintendent				-	-	-	-	-	-	-
		Mileage Reimbursement	1,500.00 mi	-	-	0.45 /mi	675	-	-	-	0.45 /mi	675
	1316	Postage & Deliveries	4.00 mo	-	-	100.00 /mo	400	-	-	-	100.00 /mo	400
	1340	Construction Documents	25.00 set	-	-	25.00 /set	625	-	-	-	25.00 /set	625
	1410	Permits & Fees	750.00 k\$	-	-	-	-	-	3,375	-	4.50 /k\$	3,375
		Building Permit Fees				-	-	-	-	-	-	-
	1450	Testing & Quality Control	10,400.00 gsf	-	-	0.10 /gsf	1,040	-	-	-	0.10 /gsf	1,040
	1512	Test & Inspection Fees	4.00 mo	-	-	25.00 /mo	100	-	-	-	25.00 /mo	100
	1515	Drinking Water & Ice	3.00 mo	-	-	50.00 /mo	150	-	-	-	50.00 /mo	150
	1516	Cellular Phone	4.00 mo	-	-	75.00 /mo	300	-	-	-	75.00 /mo	300
	1518	Temporary Fire Protection	4.00 mo	-	-	65.00 /mo	260	-	-	-	65.00 /mo	260
1900	1521	Tool Trailer	4.00 mo	-	-	-	-	-	-	400	100.00 /mo	400
	1523	First Aid & Safety	4.00 mo	-	-	25.00 /mo	100	-	-	-	25.00 /mo	100
	1525	Winter Conditions	3.00 mo	-	-	-	-	-	-	750	250.00 /mo	750
		Temporary Heater Fuel	3.00 mo	-	-	-	-	-	-	750	250.00 /mo	750
	1560	Dust Partitions	200.00 sf	16.00 mh	840	2.00 /sf	400	-	-	-	5.20 /sf	1,040
		Build Out Partitions	200.00 sf	8.00 mh	320	-	-	-	-	-	1.80 /sf	320
	1727	Interiors Layout	10,400.00 gsf	24.00 mh	960	0.01 /gsf	104	-	-	-	0.10 /gsf	1,084
	1740	Final Cleaning	10,400.00 gsf	-	-	-	-	-	1,040	-	0.10 /gsf	1,040
	1742	Project Cleanup	16.00 wk	64.00 mh	2,560	5.00 /wk	80	-	-	-	165.00 /wk	2,640
	1743	Pavement Cleaning	8.00 hr	-	-	-	-	-	760	-	85.00 /hr	760
	1746	Dumpsters & Haul-aways	10.00 ea	-	-	450.00 /ea	4,500	-	-	-	450.00 /ea	4,500
	1767	Construction Dumpsters	8.00 ea	-	-	355.00 /ea	2,840	-	-	-	355.00 /ea	2,840
		Builders Risk Insurance	4.00 mo	-	-	-	-	-	4,000	-	1,000.00 /mo	4,000
2200		EQUIPMENT										
	1938	Miscellaneous Equipment	16.00 wk	-	-	-	-	-	-	3,200	200.00 /wk	3,200
		Misc. Equipment	4.00 mo	-	-	-	-	-	-	1,000	250.00 /mo	1,000
		SITE PREPARATION										
	2224	Selective Demolition	10,400.00 sf	-	-	-	-	-	4,160	-	0.40 /sf	4,160
		Electrical Demolition	10,400.00 sf	-	-	-	-	-	2,800	-	0.25 /sf	2,800
		HYAC Demolition	7.00 ea	12.00 mh	480	-	-	-	-	-	68.57 /ea	480
		Remove Doors, Frames & Hwr	10,400.00 ea	0.00 mh	0	-	-	-	1,040	-	0.10 /ea	1,040
		Plumbing Demolition	1.00 ea	2.00 mh	80	-	-	-	-	-	80.00 /ea	80
		Remove Windows	1.00 ea	6.00 mh	240	-	-	-	-	-	240.00 /ea	240
		Cut Out Demo for New Door - For New Offices	1.00 ea	6.00 mh	240	-	-	-	-	-	240.00 /ea	240
		Remove Metal Stud & Drywall - Existing offices	1,000.00 sf	32.00 mh	1,280	-	-	-	-	250	1.53 /sf	1,530
		Remove Metal Stud & Drywall - Existing dehumidifying room	650.00 sf	16.00 mh	640	-	-	-	-	163	1.24 /sf	803
	2228	Hard Surface Demolition	1,000.00 sf	64.00 mh	2,560	-	-	-	-	250	2.81 /sf	2,810
2228		DEMOLITION										
		Sawcut Concrete 6" - Utility trenches	1,200.00 lf	45.00 mh	1,800	-	-	-	0.00 /lf	-	1.50 /lf	1,800
		Break & Remove Concrete Slabs - Utility trenches	1,200.00 lf	120.00 mh	4,800	-	-	-	-	-	4.00 /lf	4,800
		Break & Remove Block Walls - Main entry & windows	150.00 sf	32.00 mh	1,280	-	-	-	-	150	9.63 /sf	1,430
		Break & Remove Block Walls - Wall b/t existing press and storage	300.00 sf	64.00 mh	2,560	-	-	-	-	300	8.83 /sf	2,660
		Break & Remove Block Walls - Wall into press room (new kitchen)	112.00 sf	24.00 mh	860	-	-	-	-	112	9.57 /sf	1,072
		Break & Remove Block Walls - Main Door	32.00 sf	6.00 mh	240	-	-	-	-	32	8.50 /sf	272
		Selective Site Demolition	1,200.00 sf	32.00 mh	1,280	-	-	-	0.00 /sf	-	2.07 /sf	2,480
		Break & Remove Site Paving @ New Entry	150.00 sf	16.00 mh	640	-	-	-	0.00 /sf	-	5.27 /sf	790
		Break & Remove Concrete Slab On Grade - Existing Ramp				-	-	-	-	150	-	-
						-	-	-	-	-	-	-
						-	-	-	-	-	-	-
						-	-	-	-	-	-	-

Group	Phase	Description	Takeoff Quantity	Labor Quantity	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Equip Amount	Total Cost/Unit	Total Amount
2700	2250	Shoring & Underpinning										
		Structure Shoring with Screw Jacks @ New Openings	10.00 ea	16.00 mh	640	25.00 /ea	250	-	-	500	139.00 /ea	1,390
	2750	BASE, BALLAST & PAVEMENTS										
		Concrete Pavement										
2800	2760	8" Paving @ new entry	1,200.00 sf	-	-	-	-	7.00 /sf	8,400	-	7.00 /sf	8,400
		Paving Striping & Markers	1.00 ls	-	-	-	-	250.00 /ls	250	-	250.00 /ls	250
		Striping										
		SITE IMPROVEMENTS										
2900	2870	Site & Street Furnishings	2.00 ea	2.00 mh	80	500.00 /ea	1,000	-	-	-	540.00 /ea	1,080
		Bike Rack	2.00 ea	4.00 mh	160	750.00 /ea	1,500	-	-	-	830.00 /ea	1,660
		Prefabricated Planters										
		LANDSCAPING										
3300	2930	Exterior Plants	30.00 ea	-	-	50.00 /ea	1,500	15.00 /ea	450	-	65.00 /ea	1,950
		Plastic Grass										
		CAST IN PLACE CONCRETE										
		Building Concrete Sub										
4000	3304	Concrete Flatwork Sub, 8" Slab On Grade w/mesh - @ existing ramp	150.00 sf	-	-	-	-	5.00 /sf	750	-	5.00 /sf	750
		Concrete Flatwork Sub, 8" Trench Patch w/Dowels	1,200.00 sf	-	-	-	-	5.00 /sf	6,000	-	5.00 /sf	6,000
		MASONRY										
		Unit Masonry	1.00 ls	-	-	-	-	1,000.00 /ls	1,000	-	1,000.00 /ls	1,000
5000	4200	Tooling @ demold openings	1,000.00 sf	-	-	-	-	18.00 /sf	18,000	-	18.00 /sf	18,000
		Masonry Subcontractor - Brick Facade	190.00 sf	-	-	-	-	20.00 /sf	3,800	-	20.00 /sf	3,800
		Masonry Subcontractor - Block Columns	40.00 lf	-	-	-	-	40.00 /lf	1,600	-	40.00 /lf	1,600
		Masonry Subcontractor - Stone Wall Cap	5.00 ea	-	-	-	-	400.00 /ea	2,000	-	400.00 /ea	2,000
6000	6109	Masonry Subcontractor - Column Caps	40.00 sf	-	-	-	-	10.00 /sf	400	-	10.00 /sf	400
		Infill existing openings - entry	15.00 sf	-	-	-	-	10.00 /sf	150	-	10.00 /sf	150
		Infill existing openings - exterior window	100.00 sf	-	-	-	-	10.00 /sf	1,000	-	10.00 /sf	1,000
		Infill existing openings - OH door	25.00 sf	-	-	-	-	10.00 /sf	250	-	10.00 /sf	250
6200	6114	Infill existing openings - backroom door	25.00 sf	-	-	-	-	10.00 /sf	250	-	10.00 /sf	250
		Infill existing openings - office door	25.00 sf	-	-	-	-	10.00 /sf	250	-	10.00 /sf	250
		Infill existing openings - mezzanine door	25.00 sf	-	-	-	-	10.00 /sf	250	-	10.00 /sf	250
		Infill existing openings - hallway opening	60.00 sf	-	-	-	-	10.00 /sf	600	-	10.00 /sf	600
6600	5500	METALS										
		Miscellaneous Metals										
		Masonry Inlets at new openings	50.00 lf	16.00 mh	640	10.00 /lf	500	-	-	-	27.80 /lf	1,390
		ROUGH CARPENTRY										
7100	6109	Roof Framing	400.00 bf	24.00 mh	960	0.80 /bf	320	-	-	-	3.20 /bf	1,280
	6114	Roof Framing	250.00 bf	16.00 mh	640	0.75 /bf	188	-	-	-	3.31 /bf	828
	6115	Millwork Blocking	500.00 bf	32.00 mh	1,280	0.75 /bf	375	-	-	-	3.31 /bf	1,655
	6117	Door & Window Blocking	50.00 bf	4.00 mh	160	1.00 /bf	50	-	-	-	4.20 /bf	210
7200	6160	Blocking for Specialties	480.00 sf	24.00 mh	960	1.50 /sf	720	-	-	-	3.50 /sf	1,680
	6162	Division Ten Blocking	120.00 lf	8.00 mh	320	1.50 /lf	180	-	-	-	4.17 /lf	500
		Wall Sheathing	200.00 sf	6.00 mh	224	1.25 /sf	250	-	-	-	2.37 /sf	474
		Plywood Wall Sheathing @ backroom (4 up)										
6600	6220	Isd Wood Bats @ backroom	70.00 lf	12.00 mh	480	6.00 /lf	420	-	-	-	12.85 /lf	900
	6410	Plywood Roof Sheathing	12.00 ea	60.00 mh	2,400	300.00 /ea	3,600	-	-	-	600.00 /ea	6,000
	6420	Cabinets & Countertops	40.00 lf	24.00 mh	960	40.00 /lf	1,600	-	-	-	64.00 /lf	2,560
		Base Cabinets - Allowance										
6600	6620	Plan Countertops - Allowance	200.00 sf	6.00 mh	240	4.00 /sf	1,120	-	-	-	4.85 /sf	1,380
		Custom Paneling										
		Wainscoting @ Sealing Area										
		PLASTIC FABRICATIONS										
7100	6620	Glass Fiber Reinf Plastic	800.00 sf	50.00 mh	2,000	1.25 /sf	1,000	-	-	-	3.75 /sf	3,000
		FRP Paneling - Kitchen	640.00 sf	40.00 mh	1,600	1.25 /sf	800	-	-	-	3.75 /sf	2,400
		FRP Paneling - Produce Prep										
		DAMP & WATERPROOFING										
7200	7190	Water Repellent Coatings	1,200.00 sf	-	-	-	-	1.00 /sf	1,200	-	1.00 /sf	1,200
		Seal Masonry Facade										
		THERMAL PROTECTION										
	7210	Batt & Blanket Insulation	4,000.00 sf	-	-	0.00 /sf	0	1.00 /sf	4,000	-	1.00 /sf	4,000
		Insulation at Metal Stud Walls										

Add
\$15,000 for add'l brick

\$15,000.00

FLACADZ

FLACADZ

Group	Price	Description	Takeoff Quantity	Unit Quantity	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Equip Amount	Total Cost/Unit	Total Amount
7500		MEMBRANE ROOFING										
	7530	Elastomeric Roofing										
		EPDM Roofing - 60 mil thick	2.00 sq					800.00 /sq	1,600		800.00 /sq	1,600
7900		JOINT SEALANTS										
	7920	Joint Sealants										
		Sealant & Caulking Sub (gal)	10,400.00 gal					0.15 /gal	1,560		0.15 /gal	1,560
		Joint Sealant @ Interior Floor Slab Joint	2,000.00 lf					1.75 /lf	3,500		1.75 /lf	3,500
8000		DOORS, FRAMES & HARDWARE										
	8030	Doors, Frames & Hardware										
		Install Doors, Frames & Hardware	64.00 ea		2,560						320.00 /ea	2,560
		Install Frames for Traffic Doors	2.00 ea		160						80.00 /ea	160
		Purchase Frames, Doors & Hardware	8.00 opng			7,200					900.00 /opng	7,200
		Purchase Frames for Traffic Doors	2.00 opng			1,000					500.00 /opng	1,000
8300		SPECIALTY DOORS										
	8380	Traffic Doors										
		Impact Doors	2.00 pr		320		1,000	0.00 /pr	0		660.00 /pr	1,320
8400		ENTRANCES & STOREFRONT										
	8410	Entrances & Storefronts										
		Storefront & Glazing	400.00 sf					25.00 /sf	10,000		25.00 /sf	10,000
	8460	Automatic Entrance Doors	3.00 pr					3,500.00 /pr	10,500		3,500.00 /pr	10,500
9100		FRAMING, PLASTER & DRYWALL										
	9110	Metal Framing										
		Metal Ceiling Framing - Entryway	200.00 sf		0	0.00 /sf	0	2.75 /sf	550		2.75 /sf	550
	9250	Metal Studs & Drywall										
		Metal Studs - Mfg Room/Offices #1-3	1,650.00 sf					2.50 /sf	4,125		2.50 /sf	4,125
		Metal Studs - Front End Office/Office #4	800.00 sf					2.50 /sf	2,000		2.50 /sf	2,000
		Metal Studs - Sales Area	1,480.00 sf					2.50 /sf	3,650		2.50 /sf	3,650
		Metal Studs - Electric Room	225.00 sf					2.50 /sf	563		2.50 /sf	563
		Metal Studs - Entryway	380.00 sf					2.50 /sf	950		2.50 /sf	950
		Metal Studs - Backroom	880.00 sf					2.50 /sf	2,150		2.50 /sf	2,150
		Drywall & Taping - Mfg Room/Offices #1-3	2,150.00 sf					2.00 /sf	4,300		2.00 /sf	4,300
		Drywall & Taping - Front End Office/Office #4	1,190.00 sf					2.00 /sf	2,380		2.00 /sf	2,380
		Drywall & Taping - Sales Area	2,550.00 sf					2.00 /sf	5,000		2.00 /sf	5,000
		Drywall & Taping - Electric Room	440.00 sf					2.00 /sf	880		2.00 /sf	880
		Drywall & Taping - Entryway	780.00 sf					2.00 /sf	1,560		2.00 /sf	1,560
		Drywall & Taping - Backroom	1,710.00 sf					2.00 /sf	3,420		2.00 /sf	3,420
		Drywall & Taping Ceilings - Entryway	200.00 sf		0	0.00 /sf	0	2.00 /sf	400		2.00 /sf	400
9500		CEILINGS										
	9510	Acoustical Ceilings										
		Acoustical Ceiling - Meeting Room	350.00 sf					2.50 /sf	875		2.50 /sf	875
		Acoustical Ceiling - Office #1	80.00 sf					2.50 /sf	200		2.50 /sf	200
		Acoustical Ceiling - Office #2	80.00 sf					2.50 /sf	200		2.50 /sf	200
		Acoustical Ceiling - Office #3	150.00 sf					2.50 /sf	375		2.50 /sf	375
		Acoustical Ceiling - Office #4	125.00 sf					2.50 /sf	313		2.50 /sf	313
		Acoustical Ceiling - Office Hallway	110.00 sf					2.50 /sf	275		2.50 /sf	275
		Acoustical Ceiling - Front End Office	85.00 sf					2.50 /sf	213		2.50 /sf	213
		Acoustical Ceiling - Public RR	40.00 sf					2.50 /sf	100		2.50 /sf	100
		Acoustical Ceiling - Employee RR	35.00 sf					2.50 /sf	88		2.50 /sf	88
		Acoustical Ceiling - Breakroom	60.00 sf					2.50 /sf	150		2.50 /sf	150
		Acoustical Ceiling - Sealing Area	425.00 sf					8.00 /sf	3,400		8.00 /sf	3,400
9600		FLOORING										
	9605	Flooring										
		Sheet Concrete - Sales Area	6,900.00 sf					4.00 /sf	27,600		4.00 /sf	27,600
		Carpet - Mfg Room/Offices #1-3	850.00 sf					2.50 /sf	2,125		2.50 /sf	2,125
		Carpet - Front End Office/Office #4	225.00 sf					2.50 /sf	563		2.50 /sf	563
		Vinyl Base - Mfg Room/Offices #1-3	220.00 lf					1.50 /lf	330		1.50 /lf	330
		Vinyl Base - Front End Office/Office #4	85.00 lf					1.50 /lf	128		1.50 /lf	128
		Vinyl Base - Backroom	90.00 lf					1.50 /lf	135		1.50 /lf	135
		Sealed Concrete - Backroom & Electric Room	2,450.00 sf					1.00 /sf	2,450		1.00 /sf	2,450
9900		PAINTS & COATINGS										
	9910	Painting										
		Painting - Sales Ceiling	8,900.00 sf					1.25 /sf	8,625		1.25 /sf	8,625
		Painting - Drywall - Mfg Room/Offices #1-3	2,000.00 sf					0.65 /sf	1,300		0.65 /sf	1,300
		Painting - Drywall - Front End Office/Office #4	1,200.00 sf					0.65 /sf	780		0.65 /sf	780
		Painting - Drywall - Sales Area	2,000.00 sf					0.65 /sf	1,300		0.65 /sf	1,300
		Painting - Drywall - Electric Room	225.00 sf					0.65 /sf	146		0.65 /sf	146
		Painting - Drywall - Entryway	250.00 sf					0.65 /sf	163		0.65 /sf	163
		Painting - Drywall - Backroom	1,800.00 sf					0.65 /sf	1,170		0.65 /sf	1,170
		Painting - Blockwalls - Mfg Room/Offices #1-3	750.00 sf					0.80 /sf	600		0.80 /sf	600

Group	Phase	Description	Takeoff Quantity	Labor Quantity	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Equip. Amount	Total Cost/Unit	Total Amount
10000	9910	Painting	1,300.00 sf	-	-	-	-	0.80 /sf	1,040	-	0.80 /sf	1,040
		Painting - Blockwalls - Front End Office/Office #4	3,000.00 sf	-	-	-	-	0.80 /sf	2,400	-	0.80 /sf	2,400
		Painting - Blockwalls - Sales Area	780.00 sf	-	-	-	-	0.95 /sf	722	-	0.95 /sf	722
		Painting - Blockwalls - Building Front	200.00 sf	-	-	-	-	0.85 /sf	130	-	0.85 /sf	130
		Painting - Drywall - Entryway Ceiling	10.00 ea	-	-	-	-	95.00 /ea	950	-	95.00 /ea	950
		Paint Door Frames & Trim	9.00 ea	-	-	-	-	35.00 /ea	315	-	35.00 /ea	315
		Paint Doors	-	-	-	-	-	-	-	-	-	-
		SPECIALTIES	-	-	-	-	-	-	-	-	-	-
	10430	Exterior Signage	-	-	-	-	-	-	-	-	-	-
		Exterior Signage - Wheatfield Sign	1.00 ea	-	-	-	-	5,000.00 /ea	5,000	-	5,000.00 /ea	5,000
10000	10440	Interior Signage	5.00 ea	-	-	-	-	500.00 /ea	2,500	-	500.00 /ea	2,500
		Interior Signage	1.00 lb	-	-	-	-	-	-	-	-	-
	10520	Fire Protection Devices	-	-	-	-	-	-	-	-	-	-
		Interior Signs (Bathrooms, occupancy, etc.)	-	-	-	-	-	-	-	-	-	-
	10705	Fire Extinguishers on Hooks	-	-	-	-	-	-	-	-	-	-
		Fire Protection Devices	5.00 ea	-	-	-	-	-	-	-	-	-
	10705	Ext Sun Control Devices	-	-	-	-	-	-	-	-	-	-
		Front Canopy	1.00 ea	-	-	-	-	3,000.00 /ea	3,000	-	3,000.00 /ea	3,000
	10800	Toilet & Bath Accessories	-	-	-	-	-	-	-	-	-	-
		Grab Bars	4.00 ea	-	-	-	-	150 45.00 /ea	180	-	150 45.00 /ea	180
12000		Paper Towel Dispenser	2.00 ea	-	-	-	-	80 50.00 /ea	100	-	80 50.00 /ea	100
		Mirrors	2.00 ea	-	-	-	-	80 100.00 /ea	200	-	80 100.00 /ea	200
		Sanitary Napkin Vendor	1.00 ea	-	-	-	-	40 50.00 /ea	50	-	40 50.00 /ea	50
		Sanitary Napkin Disposal	1.00 ea	-	-	-	-	40 50.00 /ea	50	-	40 50.00 /ea	50
		Toilet Tissue Dispenser	2.00 ea	-	-	-	-	80 55.00 /ea	110	-	80 55.00 /ea	110
		Waste Receptacle	2.00 ea	-	-	-	-	80 75.00 /ea	150	-	80 75.00 /ea	150
		FURNISHINGS	-	-	-	-	-	-	-	-	-	-
	12400	Rugs & Mats	-	-	-	-	-	-	-	-	-	-
		Entrance Floor Mats	100.00 sf	-	-	-	-	10.00 /sf	1,000	-	10.00 /sf	1,000
		FIRE PROTECTION PIPING	-	-	-	-	-	-	-	-	-	-
15000	15305	Fire Protection Piping	-	-	-	-	-	-	-	-	-	-
		Fire Protection Subcontract	10,400.00 gsf	-	-	-	-	3.00 /gsf	31,200	-	3.00 /gsf	31,200
	15405	PLUMBING	-	-	-	-	-	-	-	-	-	-
		Plumbing	-	-	-	-	-	-	-	-	-	-
		Plumbing Subcontract	10,400.00 gsf	-	-	-	-	6.00 /gsf	62,400	-	6.00 /gsf	62,400
	15705	HVAC	-	-	-	-	-	-	-	-	-	-
		HVAC	-	-	-	-	-	-	-	-	-	-
		HVAC Subcontract	10,400.00 gsf	-	-	-	-	12.50 /gsf	130,000	-	12.50 /gsf	130,000
	16050	ELECTRICAL	-	-	-	-	-	-	-	-	-	-
		Electrical	-	-	-	-	-	-	-	-	-	-
16000		Electrical Subcontract	10,400.00 gsf	-	-	-	-	11.00 /gsf	114,400	-	11.00 /gsf	114,400
		Electrical Subcontract	-	-	-	-	-	-	-	-	-	-
		Electrical Subcontract	-	-	-	-	-	-	-	-	-	-
		Electrical Subcontract	-	-	-	-	-	-	-	-	-	-
		Electrical Subcontract	-	-	-	-	-	-	-	-	-	-
		Electrical Subcontract	-	-	-	-	-	-	-	-	-	-
		Electrical Subcontract	-	-	-	-	-	-	-	-	-	-
		Electrical Subcontract	-	-	-	-	-	-	-	-	-	-
		Electrical Subcontract	-	-	-	-	-	-	-	-	-	-
		Electrical Subcontract	-	-	-	-	-	-	-	-	-	-

7.7 87.0000

72.001
106.40

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	58,884		##### hrs			5.643 /sf	8.23%
Material	38,687					3.720 /sf	5.43%
Subcontract	535,476					51.488 /sf	75.12%
Equipment	9,207		##### hrs			0.885 /sf	1.29%
Other							
	642,054	642,054				61.736 /sf	90.07 %
Liability Insurance	5,778			### %	T	0.556 /sf	0.81%
Fee	50,000			### %	C	4.808 /sf	7.01%
& Engineering Fees	15,000				L	1.442 /sf	2.10%
Total		712,832				68.542 /sf	

Total Costs @ Facade \$65,510.00
A/E Professional fees 3,500.00



WHEATSFIELD COOPERATIVE EXPANSION
413 Northwestern Ave.
Ames, Iowa

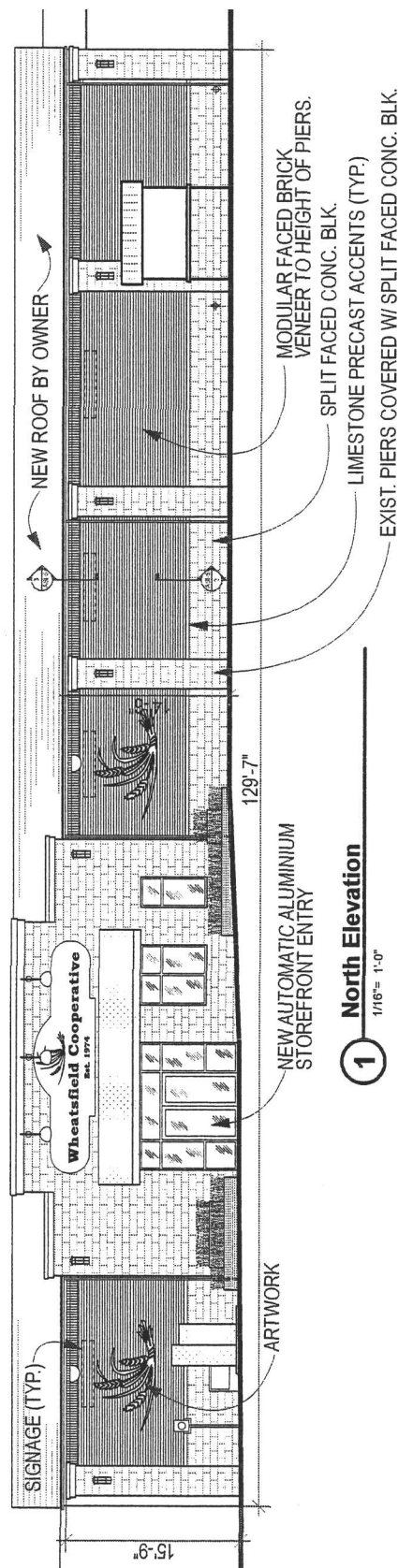
EXISTING STORE FRONT PRIOR
TO IMPROVEMENTS

Project: Wheatstfield Cooperative
413 Northwestern
Ames, IA

Project no.	06020
Date:	11/20/2008

Contents:

Sheet no. AS1-5



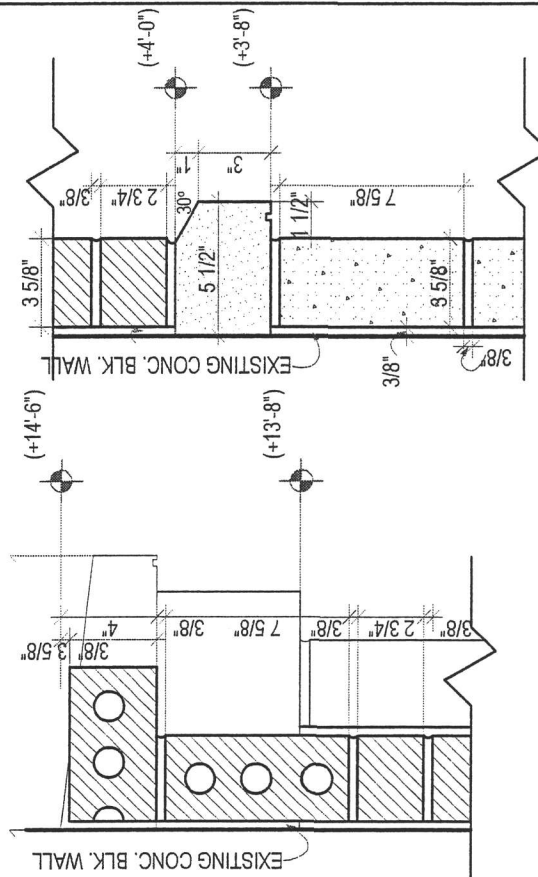
1 North Elevation
1/16" = 1'-0"

APPLICANT: WHEATSFIELD COOPERATIVE
413 DOUGLAS, AMES IA 50010
PHONE: (515) 232-9521
FAX: (515) 232-9521

OWNER: RONALD J. MCMILLEN
413 NORTHWESTERN,
AMES, IA 50010
PHONE: (515) 232-6997
FAX: (515) 232-8820

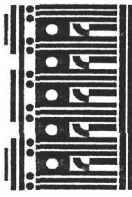
DESIGNER: STOTT & ASSOCIATES
ARCHITECTS, P.C.
1421 SOUTH BELL AVE.
SUITE 101, AMES, IA 50010
PHONE: (515) 232-6997
FAX: (515) 232-8820

ADDRESS: 413 - 415 NORTHWESTERN,
AMES, IA 50010



3 **Detail 4**
1 1/2" = 1'-0"

2 **Detail 3**
1 1/2" = 1'-0"



STOTT
& ASSOCIATES
Architects P.C.

1421 S Bell Ave., Ste. 101
Ames, Iowa 50010
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Project:
Wheatfield Cooperative
413 Northwestern
Ames, IA

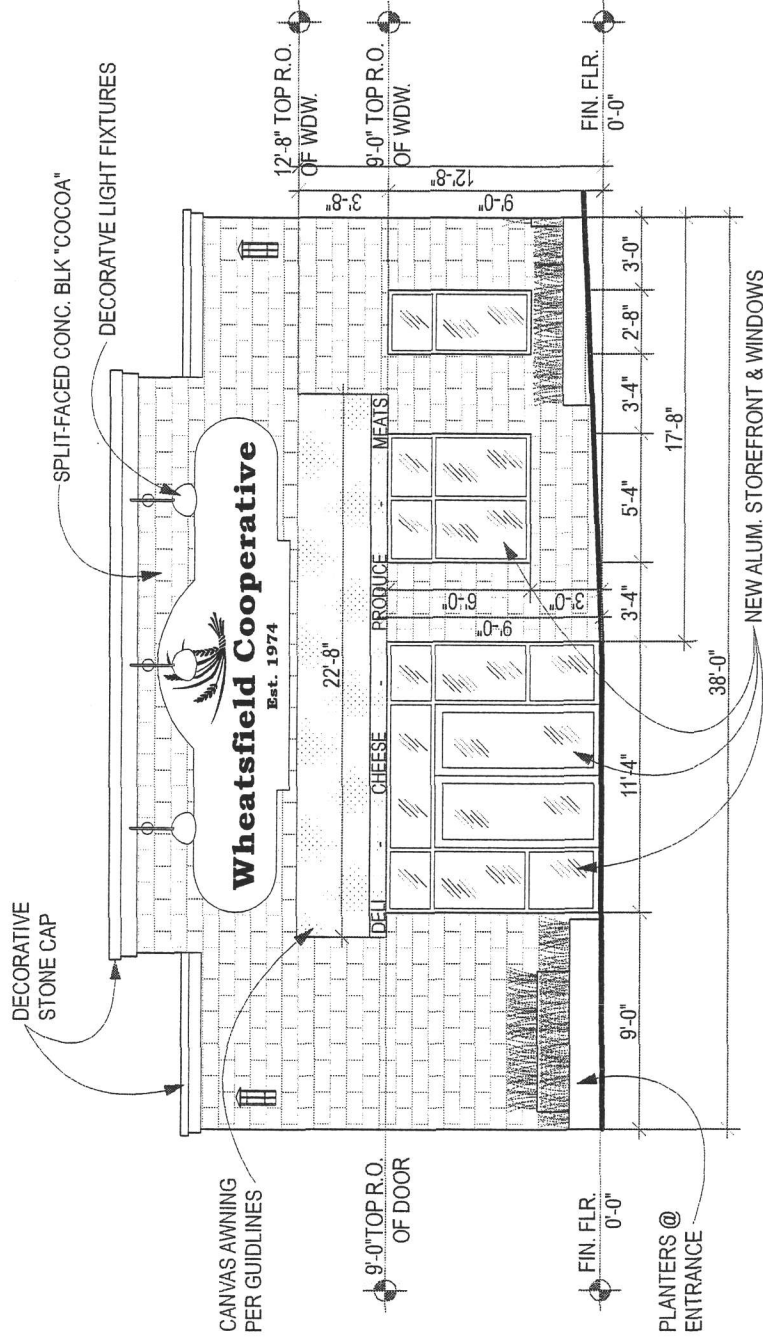
Project no.
06020

Date:
11/20/2008

Contents:

Sheet no.

ASI-8



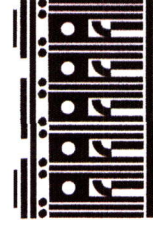
1 Enlarged North Elevation

1/8" = 1'-0"



WHEATSFIELD COOPERATIVE EXPANSION
413 – 415 Northwestern Avenue
Ames, Iowa

PROPOSED IMPROVEMENTS TO
THE EXISTING FACADE



STOTT
& ASSOCIATES
Architects P.C.