

COUNCIL ACTION FORM

SUBJECT: FAÇADE IMPROVEMENTS GRANT REQUEST FOR 326 FIFTH STREET

BACKGROUND:

Owner Dayton Road Development Corporation has submitted an application for a Downtown Façade Grant for the building at 326 Fifth Street (see Attachment A). This request is for a \$12,000 Downtown Façade Grant for \$24,000 of façade improvements, as well as \$710 for professional fees (see Attachment E – contractor’s written statement and Attachment F - estimate).

The Historical and Architectural Resources of Ames Iowa: Intensive Survey of the Central Business District, prepared by Will Page in 1992 states:

This is a one-story commercial building with a one room wide façade. Although constructed prior to 1926, the façade of this building is now covered with a permastone type material, probably installed in the 1950's. Because of this alteration to the building, it would be an intrusion on an historic commercial district.

However, the building does have some elements consistent with the design of the retail buildings on Main Street including its symmetry, scale, and display windows. The proposed façade renovation meets elements of the Downtown Design Guidelines for both historic and non-historic buildings (see Attachment B – Existing and Proposed Images and Attachment C – Proposed Materials):

- The stone-like veneer is being replaced with brick, which is the required material for both guidelines.
- The windows and doors exceed the guideline for minimum area and are being replaced with similar components.
- Recessed panels below the windows and the change in brick materials reflect the kickplate element on most historic facades.
- The location of the sign brings attention to the entrance and is in the transom area, similar to most historic facades.
- The overall width of the façade, 24 feet, is less than the minimum 40 feet for which the non-historic guidelines call for variation in the façade and roof.

ALTERNATIVES:

1. The City Council can approve a grant of \$12,000 and \$710 for professional fees from the Downtown Façade Grant Fund for façade improvements at 326 Fifth Street.

2. The City Council can deny the request for a Downtown Façade Grant for façade improvements at 326 Fifth Street.
3. The City Council can refer this issue back to staff or the applicant for more information, or for specific revisions for future consideration by the City Council.

MANAGER'S RECOMMENDED ACTION:

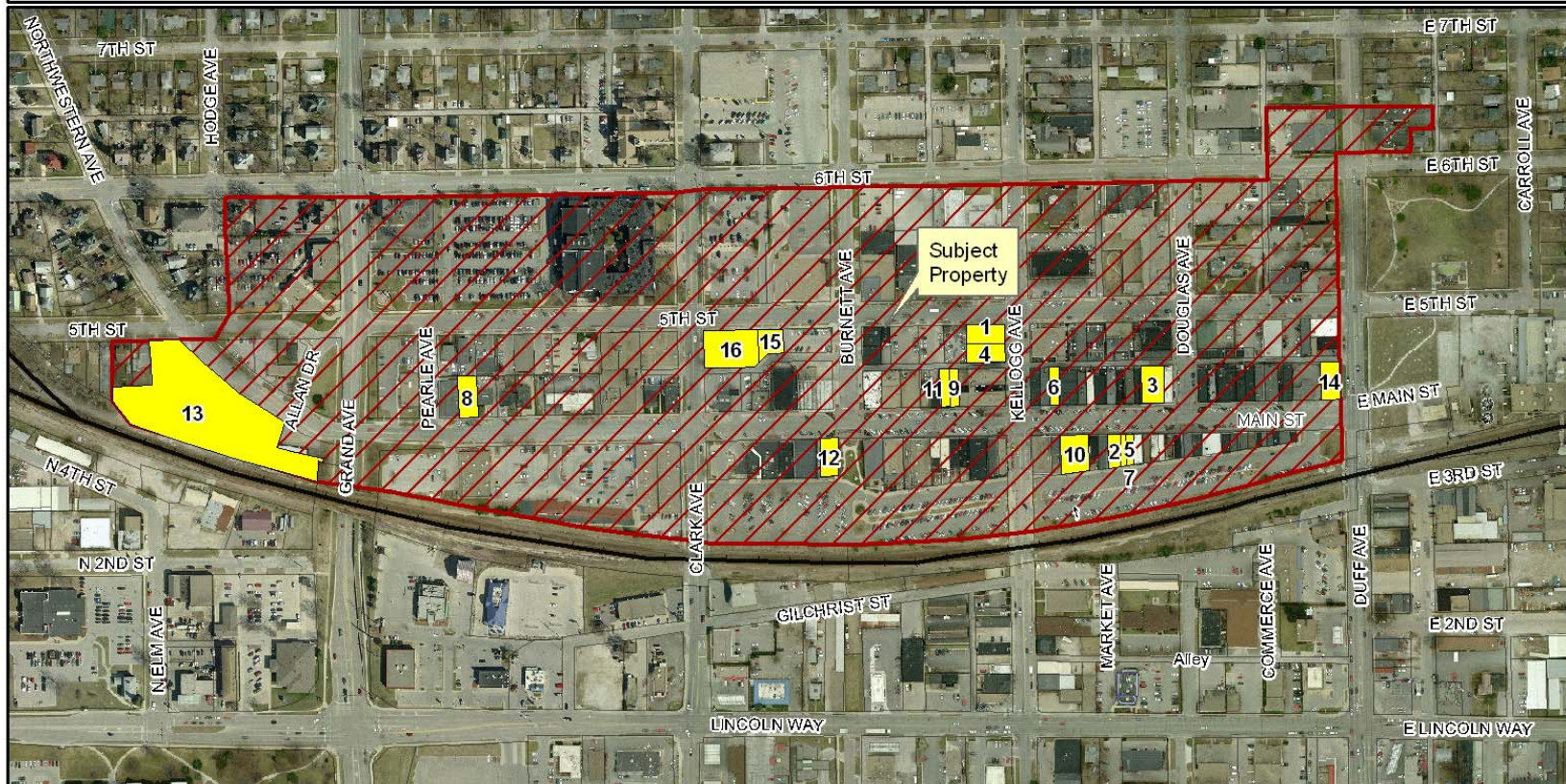
The proposed façade improvements at 326 Fifth Street will give the building a fresh, updated look, using design elements that reinforce the character and quality of the downtown. The original character of the building will remain. The proposal meets the Downtown Design Guidelines.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving a grant of \$12,000 for façade improvements and \$710 for professional fees from the Downtown Façade Grant Fund for façade improvements at 326 Fifth Street.

If this grant is approved, the City will have supported façade renovation on a total of 17 buildings in the downtown area.

Attachment A

Downtown Façade Grant Program



Legend

- Approved Projects
- Downtown Façade Improvement Area

Facade Grant Locations

- | | |
|------------------------------|----------------------------------|
| 1. 413 Kellogg Ave (12/2004) | 9. 311 Main Street (12/2007) |
| 2. 220 Main Street (09/2005) | 10. 230 Main Street (04/2008) |
| 3. 203 Main Street (06/2006) | 11. 313 Main Street (11/2008) |
| 4. 411 Kellogg Ave (01/2007) | 12. 400 Main Street (06/2009) |
| 5. 216 Main Street (07/2007) | 13. 413 Northwestern (09/2009) |
| 6. 229 Main Street (07/2007) | 14. 101 Main Street (09/2009) |
| 7. 218 Main Street (08/2007) | 15. 410 5th Street (in progress) |
| 8. 547 Main Street (11/2007) | 16. 426 5th Street (04/2010) |



Attachment B

Roseland
Mackey
Harris
ARCHITECTS PC

326 5th Street – Facade
9/7/10



PROPOSED



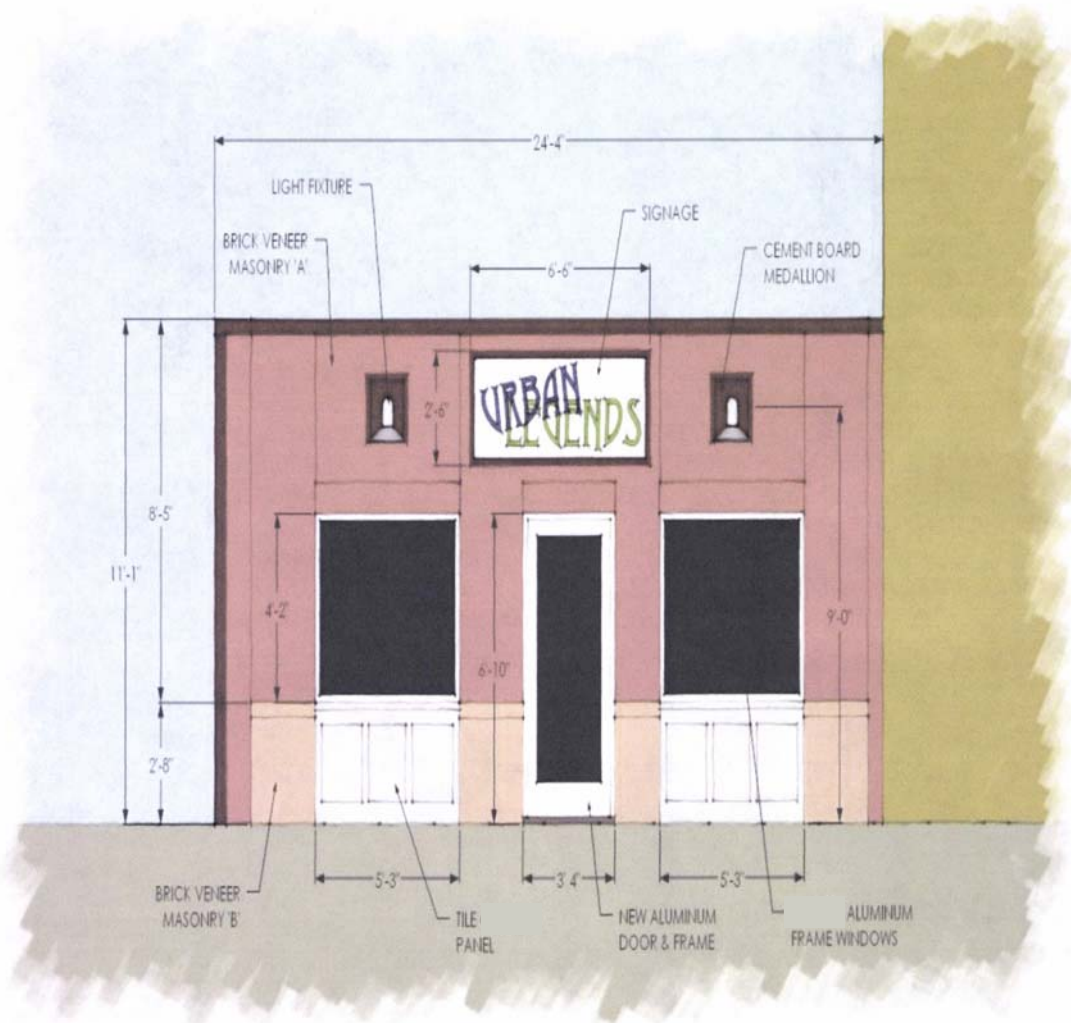
EXISTING

RECEIVED
SEP 20 2010
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

Attachment C

Roseland
Mackey
Harris
ARCHITECTS PC

326 5th Street - Facade
9/7/10



RECEIVED
SEP 30 2010
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

Proposed Materials



Attachment D

DAYTON ROAD DEVELOPMENT CORPORATION

BILL WOODWARD
515.232.2771 (o)
515.231.3226 (c)
515.292.2874 (h)

MARVIN J. WALTER
515.232.5057 (o)
515.231.8842 (c)
515.292.9212 (h)

Transmittal

Date: September 20, 2010

To: City of Ames – City Council Members

From: Bill Woodward 

Re: Downtown Façade Grant – 326 5th Street, Ames, IA

Council Members,

I have included for your review an application packet requesting approval for the City of Ames Downtown Façade Grant program.

The proposed property located at 326 5th Street is not a historic building therefore the *other façade* guideline would apply to this project.

Most Ames' residents refer to this location as the "old Maid-Rite" building. A photograph of the existing structure would indicate masonry veneer with single pane windows and storefront. The proposed change would be a combination of brick veneer and masonry panels, new door and frame, and new lighting. We have not been successful in finding dates as to when or if the building façade has last been renovated.

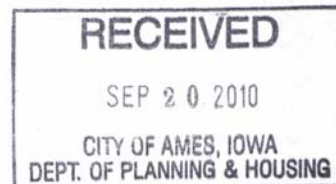
The construction budget is included. We would like to start the project in the spring and should complete the job within 60 days.

An invoice for the design services has also been included in the packet.

Please let me know if any further information is required.

Thank you,

Bill Woodward
(515) 231-3226
bwoodward@friedrich-realty.com



Executive Office Building • 413 Kellogg • P.O. Box 1742
Ames, Iowa 50010-1742 • Phone: 515.232.5057 • FAX: 515.233.6229

Attachment E



619 East Lincoln Way
Ames, Iowa 50010
Phone: (515) 268-3346
Fax: (515) 268-3349

September 16, 2010

Bill Woodward
The Cardinal Group
413 Kellogg Avenue
Ames, Iowa 50010

Re: **326 5th Street Façade**
Ames, Iowa

Dear Bill,

We have analyzed the proposed design prepared by Roseland Mackey Harris Architects for renovation of the exterior building façade at 326 5th Street in downtown Ames. Upon review of the elevation drawings dated September 7, 2010 and inspection of the existing building conditions, we have prepared a cost model.

The scope of work involves removal of the existing veneer stone, metal flashings, wall cap, windows and entrance door. The clay tile block back-up wall would remain in place. The new work includes brick and stone veneer, parapet cap, aluminum windows & entrance door, light fixtures with cement board medallions, and a new building sign.

The total cost for the work involved is \$24,000 as noted on the attached cost model breakdown.

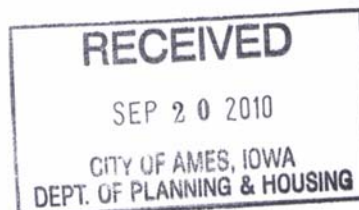
Thank you for the opportunity to present this cost model.

Sincerely,

INTEGRITY CONSTRUCTION SERVICES

A handwritten signature in black ink that reads "Brad Heemstra".

Brad Heemstra, P.E.
President



www.BuildWithIntegrity.com

Attachment F

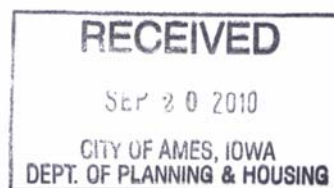
Cost Model

Project: 326 5th Street Façade
Ames, Iowa

Integrity Construction Services

Ames, Iowa
9/16/2010

No.	Div.	Spec.	Description	Quantity	Unit	Unit Cost	TOTAL COST	Subtotals	Remarks
Project Size			Wall Area (24'-4" x 11'-1")	270	sf				
			Other	-	sf				
			Total	270	sf				
1	General Requirements							\$ 5,500	
			1000 Design Services	1	ls	-	\$ -		
			1100 Permits, Fees & Insurance	1	ls	1,000.00	\$ 1,000		
			1300 Project Management & Engineering	3	wks	400.00	\$ 1,200		
			1350 Project Supervision	3	wks	750.00	\$ 2,250		
			1500 Temporary Utilities / Disposal Fees	1.0	mo	250.00	\$ 250		
			1700 General Conditions & Cleanup	1	mo	400.00	\$ 400		
			1900 Construction Equipment	1	mo	400.00	\$ 400		
						-	\$ -		
2	Demolition							\$ 2,310	
			2100 Remove exst stone veneer	270	sf	5.00	\$ 1,350		
			2100 Remove exst windows & door	3	ea	70.00	\$ 210		
			2100 Remove parapet cap & corner trim	36	lf	5.00	\$ 180		
			2100 Patch/repair exst clay tile wall	270	sf	1.00	\$ 270		
			2100 Electrical demo	1	ls	300.00	\$ 300		
						-	\$ -		
3	Exterior Façade							\$ 11,334	
			4200 Brick Veneer	176	sf	25.00	\$ 4,400		
			4200 Stone Panel, 2 ea	28	sf	68.50	\$ 1,918		
			5200 Steel lintel at windows & door, 3 ea	18	lf	26.40	\$ 475		
			6200 Wood cap at parapet & corner	36	lf	14.28	\$ 514		
			7600 Sheet metal trim at parapet & corner	36	lf	20.00	\$ 720		
			7400 Cement board light medallion	2	ea	158.50	\$ 317		
			8400 New alum windows, 2 ea	22	sf	40.00	\$ 880		
			8400 New alum entry door	23	sf	70.00	\$ 1,610		
			9900 Paint cement board medallions	2	ea	50.00	\$ 100		
			10000 Building Sign	1	ea	400.00	\$ 400		
						-	\$ -		
						-	\$ -		
4	Electrical							\$ 1,428	
			16000 Electrical work	1	ls	1,000.00	\$ 1,000		
			16000 Ext. Light Fixtures	2	ea	214.00	\$ 428		
						-	\$ -		
						-	\$ -		
SUBTOTAL - DIRECT CONSTRUCTION WORK							\$ 20,572	\$ 20,572	
Contractor Fee / Contingency 15.00%							\$ 3,086		
Subtotal							\$ 23,658		
Adjust for rounding							\$ 342		
TOTAL CONSTRUCTION COSTS							\$ 24,000		



Attachment G

Roseland
Mackey
Harris
ARCHITECTS PC

INVOICE

10029-01
9/16/2010

To Bill Woodward
Dayton Avenue Development Corp.
P.O. Box 1742
Ames, Iowa 50010-1742

Invoice Period August 16, 2010 - September 15, 2010
Project #10029 326 5th Street Facade
Agreement Hourly NTE \$1,000.00

Personnel	Hours	(\$)	Extension	Fee Earned
Principal Architect	5.00	\$115.00	\$575.00	
Registered Architect	0.00	\$80.00	\$0.00	
Interior Designer	0.00	\$70.00	\$0.00	
Professional Intern	0.00	\$55.00	\$0.00	
Student Intern	3.00	\$45.00	\$135.00	
Draftsman/Clerical	0.00	\$45.00	\$0.00	
Subtotal				\$710.00
Reimbursable Expenses	In-House Printing		SF	
	\$0.35 /SF		0.00	\$0.00

Current Invoice:
Past Due Invoices: \$0.00
Total Due: \$710.00

Invoices beyond 30 days are subject to 1.5% interest per month.

