



STAFF REPORT

To: City of Phoenix Historic Preservation Commission

From: Kevin Weight, Principal Planner

Subject: Exterior Rehabilitation Grant Application for Walton Arms, 402 West Roosevelt Street

This report recommends approval of an Exterior Rehabilitation grant of up to \$48,978 to assist with rehabilitation of the historic Walton Arms apartment building at 402 West Roosevelt Street.

BACKGROUND

The Walton Arms apartment building was constructed in 1922. The two-story stuccoed brick structure was originally a four-unit apartment building. The flat roofs of the building and porches are reminiscent of Prairie School architecture. The large porches originally had wide elliptical arches on three sides and at both floors. The upper porches were glazed for use as sunrooms. The arches at the side have been filled in. The central main entrance is shaded by a decorative wood canopy whose form looks like an eyebrow. The canopy consists of decking on corbelled joists resting on curved beams, which in turn are supported by knee braces. The masonry openings are spanned by segmental arches.

Walton Arms is classified as a contributing property to the Roosevelt Historic District, which was listed on the National Register of Historic Places in 1983 and the Phoenix Historic Property Register in 1986. It is significant for its architecture and is one of the few apartment buildings of this era remaining in Phoenix.

In 1981 the 5,894-square foot building was renovated and expanded an additional 1,856 square feet at the rear. Structural reinforcements were made to the original structure in the form of shear walls, glue lam beams and steel members. Following the renovation, the building was used as office space until 2015. It has been vacant for four years with interior demolition completed in 2015.

The current owner, Prairie School Apartments II LLC, acquired the property in December 2018. The owner's representative, Chip Halquist, has indicated that the building will be converted back to its original use as an apartment building. He has also indicated that he intends to pursue state and federal tax incentives for rehabilitating the historic building. Mr. Halquist knows the property well as he has owned and lived in the building next door at 412 West Roosevelt Street since the early 1990s.

GRANT REQUEST

The grant application submitted by Mr. Halquist requests funding assistance for the following items: repair of historic wood windows and doors; exterior paint; wood and stucco repair; roof repairs; and repair of concrete steps and patio. The total cost of these items is \$97,956. The city's share would be 50 percent, or \$48,978. The owner would provide the remaining 50 percent, with additional investment for ineligible work items, such as plumbing, electrical, mechanical, interior or site work. The city will disburse the funds on a reimbursement basis, as the eligible work items are completed.

In exchange for the grant funds, the city will receive a 20-year conservation easement on the property. The easement will require preservation of the property and that it be insured and maintained in good repair.

RECOMMENDATION

Staff recommends approval of an Exterior Rehabilitation grant of up to \$48,978 to assist with rehabilitation of the historic Walton Arms apartment building at 402 West Roosevelt Street.

Attachments: Photos, Inventory Form and Grant Application

Walton Arms
402 West Roosevelt Street
January 2019



Photo 1. View of subject property, looking north from Roosevelt Street.



Photo 2. View of subject property, looking northwest from Roosevelt Street.



Photo 3. View of subject property, looking northeast from Roosevelt Street.



Photo 4. View of Walton Arms plaque on front of building.

Walton Arms
402 West Roosevelt Street
January 2019



Photo 5. View of first-floor window at front of subject property, looking northeast from front porch.



Photo 6. View of side entry door at front of subject property, looking east from front porch.



Photo 7. View of second-floor window at front of subject property, looking east from front porch.



Photo 8. View of first-floor window at front of subject property, looking northwest from front yard.

Walton Arms
402 West Roosevelt Street
January 2019



Photo 9. View of second-floor window at front of subject property, looking northwest from front yard.



Photo 10. View of porch infill on east side of subject property, looking northwest from side yard.



Photo 11. View of two-story addition on east side of subject property, looking north from side yard.



Photo 12. View of first-floor window at front of subject property, looking northwest from front yard.

Walton Arms
402 West Roosevelt Street
January 2019



Photo 13. View of second-floor window at front of subject property, looking north from front yard.



Photo 14. View of porch infill on west side of subject property, looking north from side yard.



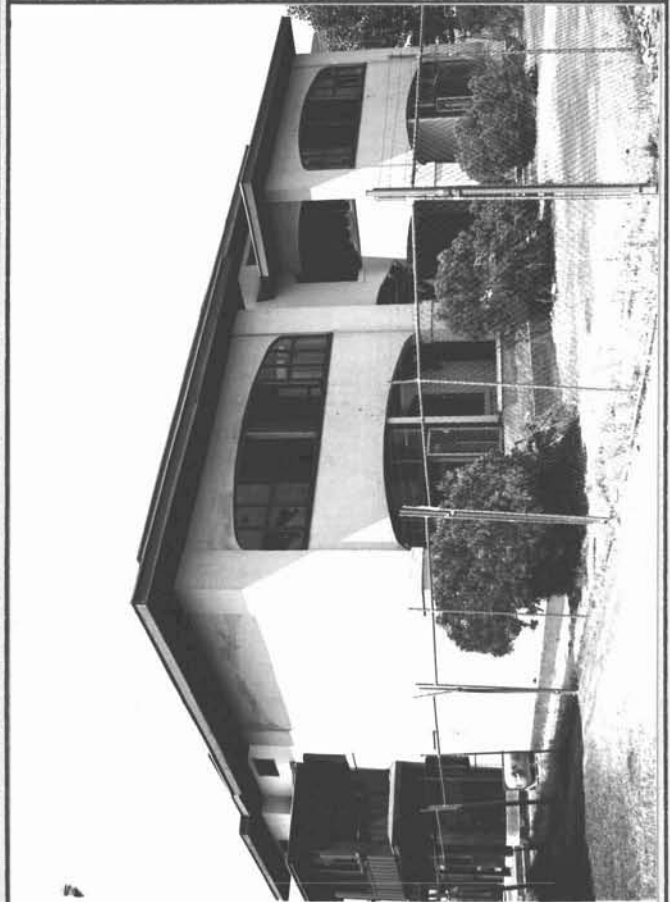
Photo 15. View of rear windows on west side of front porch at subject property, looking south from side yard.



Photo 16. View of two-story addition on west side of subject property, looking north from side yard.

ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. KA-226 (C)
COMMON PROPERTY NAME Walton Arms		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 402 West Roosevelt			
CITY,TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-23	
OWNER OF PROPERTY Western Savings & Loan		PHONE 248-4600	
STREET & NO./P.O. BOX 3443 North Central			
CITY,TOWN Phoenix		STATE Arizona	ZIP 85012
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY,TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE May 1982	
VIEW Toward NE			
HISTORIC USE Apartments			
PRESENT USE Unoccupied		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1922; modified 1981.			



PHYSICAL DESCRIPTION

The essentially rectangular floor plan of the two-story, stuccoed Walton Arms apartment building is enhanced by attached two-story porches at each front corner. The flat roofs of the building and porches, which intersect or overhang at various levels, are reminiscent of Prairie School architecture. The large porches originally had wide elliptical arches on three sides and at both floors. The upper porches were glazed for use as sunrooms. The arches at the sides have been in-filled. Wide pilasters at the porch corners stretch from the foundation wall to the roof overhang. The central main entrance is shaded by a decorative wood canopy, whose form looks like an eyebrow. The canopy consists of decking on corbelled joists resting on curved beams, which in turn are supported by knee braces. The masonry openings are spanned by segmental arches. The building is vacant, gutted, and not weather-tight, since rehabilitation work halted some months ago. The exterior of the building does, however, retain its original integrity and, thus, contributes to the historic character of the Roosevelt streetscape.

STATEMENT OF SIGNIFICANCE/HISTORY

This Prairie School-inspired apartment building contributes importantly to the historic district by virtue of its age and style. Constructed ca. 1922, the building is one of the few apartment buildings of this era still remaining in Phoenix.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Maricopa County Assessor's Records.
Maricopa County Recorder's Records.
Phoenix City Directories.
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

BLOCK 2, LOT 4, KENILWORTH ADDITION.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

Construction on this building began in 1981, but was halted that same year soon after the interior was gutted. A local developer intends to purchase this property for rehabilitation into office space.



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

Exterior Rehabilitation 2019 Grant Application

Date Received by HPO: _____ Staff Initials: _____

I. PROPERTY IDENTIFICATION

Property Address: 402 W. Roosevelt St, Phoenix, AZ 85003

Historic District (or name of individually listed building): Roosevelt District

Owner: Prairie School Apartments II, LLC - Albin Halquist, Manager

Mailing Address: 8546 E. Country Club Tr,

City & State: Scottsdale, AZ

ZIP Code: 85255

Day Phone: (602) 369-8266

Evening Phone: (602) 369-8266

E-mail Address: achiii@me.com

In completing the application, please type or write or print legibly. Be as concise as possible and read all questions before answering to avoid repetition. Note that you may not need to answer all questions, as they may not apply to your project.

II. PROJECT SUMMARY

1. Briefly describe what you know about the historical and architectural significance of your property, including the date of construction. Please attach a copy of the Historic Property Inventory Form for your property (available from the city of Phoenix Historic Preservation Office).

The property, previously known as the "Walton Arms", was originally built in 1922 as an apartment building with 4 separate apartments. It was a 5,894 sf, 2 story, flat roofed, brick exterior with stucco exterior coated building. It is generally rectangular in shape. Parking is located off the alley at the rear of the building.

402 West Roosevelt is an excellent example of 1920's Prairie School architecture. The building character defining features include flat roof with double eaves, attic vents, masonry piers, regular shaped windows and front porches/patios.

In 1981 the building was renovated and expanded(at the rear of the building) by 1,856 sf by the addition of 2 stories. Structural reinforcements were made to the original structure in the form of sheer walls, glue lam beams and steel members.

The building was used as office space from 1985 to 2015. It has been vacant for 4 years with interior demolition completed 2015

① (Printer) Photos & Ex
Require Rehab
② Photos USB
- Roof
- Window
- Door
- Patio
- Porch
- Stucco

For more information or for a copy of this publication in an alternate format call 602-262-7811 voice or TTY use 7-1-1.

P:\his\Handouts & Forms\Financial Incentives\Exterior Rehab\Application Packet\Application Packet_HPO.pdf_00074

2. Scope of Work: Describe the work you will be undertaking. Explain how the project will benefit the historic property while retaining or enhancing its historic integrity. Describe in detail the materials and methods that you propose to use.

The scope of Exterior work is as follows:

Roof: Asphalt cap roof will be replaced with spray foam roofing

Facia: Facia to be resecured, repaired or replaced with like materials

Doors: Front door system to be refurbished and side doors to be replaced with like doors

Paint: Full building to be painted with wood and stucco areas repaired as needed.

Windows: All historic wood windows to be repaired (new balance systems, glass and trim where needed.) in accordance with the City of Phoenix Guide to Window Repair & Replacement for Historic Properties.

Fencing: Deteriorated sections to be replaced, stucco repaired and painted

Landscaping: Entry sidewalk to be replaced and historic themed landscaping to be installed (grass with irrigation/zero-scape plants)

Lighting: New lighting fixtures to conform with COP and SHPO guidelines

3. Briefly describe rehabilitation work you or a previous owner have completed on the property. Please list the major work items and the year in which the work was completed.

Since the 1985 renovation and addition the building has fallen in disrepair due to deferred maintenance and poor property management. In 2015 the owner removed interior finishes, walls and utilities in preparation of the rehabilitation project.

4. What is your overall rehabilitation and development plan for the house and site? Is the proposed grant project part of a larger plan? Will additional work take place in the future?

The overall rehabilitation project will include, in addition to items noted in #2:

MEP: New electric and water service and all interior MEP roughs and finishes

Fire Sprinkler System

Interior Framing: Interior walls and ceiling for 8 – 2 bedroom/1 bath apartments

Flooring: All new finished flooring

Kitchen and Baths: 8 Kitchens and 8 bathrooms

Finishes: Drywall, trim and paint all areas

Parking Canopy: Repair and paint

We anticipate COP final approval and permits by April/May 2019 and beginning work immediately. Completion is anticipated in Sept/Oct 2019

5. Describe how the proposed project will positively impact the historic property and streetscape. Will the rehabilitation work be visible from the street?

402 W Roosevelt has been poorly managed and maintained for 20 + years. We will be providing a refreshed, well maintained, historically relevant representation of the Roosevelt Historic District on the primary street in the neighborhood. All the work contemplated will be visible from the street. The building, roofline and windows will be saved and repaired (not replaced with non historic products) and thereby maintain their historic significance.

I have owned (and lived in for several years) in the building next door (412 W. Roosevelt St) since the early 1990's and cannot remember a time that this property managed or adequately maintained.

6. Describe how the proposed project will repair a serious maintenance problem affecting the physical condition of the property. If the property is currently uninhabitable, will the proposed work return it to productive use?

The property had been vacant and uninhabitable since 2015. The Grant Project will repair the wood and stucco exteriors that have deteriorate due to the deferred maintenance of the past owners dating to the 1990's. The building facade, yard and streetscape have not been maintained. This project will full renovate these areas and be a model of what historic rehabilitation can produce.

The rehab project will return the Walton Arms to residential apartments- the original use from 1922 to 1981.

III. REQUEST FOR FUNDS

Itemize specific work items in the following table for all components of eligible exterior work for which you request exterior rehabilitation funding. **You must attach two (2) contractor bids** to substantiate all requested historic preservation (HP) funded items. Each bid should be for the same scope of work. (For example, for a reroofing project, please submit two bids for a wood shingle roof or two bids for a dimensional shingle roof. Do not submit one bid for wood shingles and one bid for dimensional shingles). All cost estimates should be listed on letterhead from the contractor or tradesperson and should include contact information (address, phone number and e-mail) and contractor license number (if applicable).

After attaching both bids to the application, please select your preferred bid for each work item and list it in the table on page 4. Enter the exact bid amount in the "Bid Amount" column. Do not average the bids; please select only the one you intend to use. If your project includes soft costs for **structural engineering** (see Program Guide), please include them as a separate work item. Building permit fees, if applicable, are the sole responsibility of the owner and cannot be included in the project cost.

The contractor or tradesperson selected must have experience with the work item they will complete. The property owner is encouraged to select the contractor or tradesperson who is best qualified to perform the scope of work and is not required to select the lowest bid.

Estimates submitted as part of this application should be dated within sixty (60) days of the grant deadline. While this is not intended to serve as a price guarantee from the contractor, it demonstrates current market values for the work proposed. **Any price increases above the requested amount are the responsibility of the property owner.**

Please note the minimum amount an application may request from the city is \$5,000. **Applications requesting less than \$5,000 will be disqualified.** The maximum amount that may be requested is \$10,000. **Applications requesting more than \$10,000 will be cut off at \$10,000.**

<u>Description of Work Item and Contractor Name</u>		<u>Bid Amount</u>
SELECTED CONTRACTOR	SCOPE ITEM	
1. Empire Contracting, LLC(198153)	Historic Window Repair/Rehab/reglazing/trim	\$ 52,272
2. Badgerland Decorating (198440)	Exterior Paint, wood and stucco repair	\$ 13,805
3. Sunvek (168508)	Replace Roofing (foam)	\$ 20,970
4. Empire Contracting	Repair/Reglaze/Rehab Exterior Doors	\$ 8,409
5. Complete Sealants, Inc	Repair/refinish/seal concrete steps and patio	\$ 2,500
6. _____	_____	\$ _____
7. _____	_____	\$ _____
8. _____	_____	\$ _____

(attach a separate sheet if scope of work includes additional items)

Total \$ 97,956

Requested City Share (50%): \$ 48,978

If the eligible exterior work described above is part of a larger rehabilitation plan for the building or site, outline the project by phases indicating the sequence of work tasks and costs associated with each task. You are not required to have estimates from contractors to verify these costs. Indicate the total project cost, including the eligible items requested above. Please attach a separate page for this information.

IV. INFORMATION ON LIENHOLDERS

The city's acceptance of the grant application and recordation of the Conservation Easement requires the consent of all lienholders. ***Please complete the Information Regarding Lienholders Form (last page of this application) and indicate whether your property currently has a mortgage or a lien.*** Accuracy of this information is critical to the timely processing of the application. The city will obtain a title report to verify all information provided. ***Please note that consent from lienholder(s) MUST be received prior to the disbursement of funds.***

V. ATTACHMENTS

- A. Historic Property Inventory Form.** This form is available from the city of Phoenix Historic Preservation Office.
- B. Cost Estimates.** Two independent cost estimates or price quotes from qualified contractors having experience for each item in the scope of work. (See Section III above for more detailed information.)
- C. Engineer's Report.** If you are proposing structural work, you must attach an engineer's report documenting the problem and the recommended repair(s).
- D. Printed Photos.** Please submit at least two photographs for each scope of work item. Photographs should be at least 4" x 6" and printed or copied in color on 8½" x 11" paper. The intent of the photos is to show the deteriorated features requiring rehabilitation and the effect the deterioration has had on other parts of the building (such as interior walls or ceilings).

Additional photos should show the overall house. Photograph the main façade by standing directly in front of the house and at both corners where the side and main facades meet.

Note: Black and white photocopies of original color photographs will not be accepted. All photos must be printed or copied in color.

- E. Digital Photos.** Please provide one CD-ROM, DVD-ROM or USB Flash Drive (to be retained by the HPO) containing the digital files of all submitted photographs. The photos should be in JPEG or TIFF format, without text, arrows or other marks on the photos.

F. Plans and Archival Documents.

- a. **Site Plan. Required for all applications.** Drawings need not be professional, but should be correct in scale and sufficiently detailed to indicate the scope of work to be implemented. At a minimum, the site plan should include the following:
 - i. Location of property lines, streets, alleys and easements;
 - ii. An outline or "footprint" of all existing structures (e.g., house, garage, carport, shade structure or patio cover, guest house and other outbuildings);
 - iii. Location of driveways, parking areas, sidewalks, swimming pools, fences, walls and other major landscape or site improvements; and
 - iv. Location of proposed work (for example, if you are repairing windows, indicate their locations on the site plan).
- b. **Elevations. Required for some applications.** These are line drawings of the exterior elements of the building showing the roof configuration and location and size of windows, doors, archways or other openings in the exterior walls. Elevations are necessary if the proposed project includes altering the shape, size or proportions of any of these exterior elements. (For example, if a nonhistoric porch enclosure is being removed, a front elevation should be provided to show how the house will appear when the work is completed.)
- c. **Archival Documents. Required for some applications.** If you are proposing to reconstruct or replicate a structure or feature, please include documentation of its original appearance, such as original plans or footprints, historic photographs or contemporary photo documentation showing evidence of the original structure or feature.

- G. Identification Forms.** To comply with state requirements, applicants must submit a signed W-9 form and a completed Affidavit of Identity with a legible photocopy of the applicant's driver's license or other acceptable form of identification as defined in the Affidavit. All personally identifying information will be destroyed once the grant project is completed.

VI. SUBMISSION DEADLINES

Applications will be considered based on the availability of funds, the merits of the project, the quality of the application and adherence to the policies of the Historic Preservation Commission as outlined in the Program Guide. Announcement of awards will be made within 90 days after the application deadline. Please email applications to historic@phoenix.gov or mail or deliver them to the address below:

City of Phoenix
Historic Preservation Office
200 W. Washington St., 3rd Floor
Phoenix, AZ 85003

Please note that applications missing crucial elements (such as the cost estimates, photos or site plan) may not be considered for funding.

I declare that I have reviewed the Historic Preservation Bond Fund Program Guide; I understand its contents and am submitting this application in accordance with that guide. All information submitted is true to the best of my knowledge and belief. I acknowledge that any error may affect its review and approval. I understand that if I wish to change any aspect of the project after it has been approved, I must obtain the written consent of the city. I also understand I will be required to obtain a Consent Agreement from my lienholder/lienholders and sign and abide by the terms of the Deed of Conservation Easement and the Exterior Rehabilitation Program Agreement within ninety (90) days of project approval by Historic Preservation Commission.

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

Exterior Rehabilitation Grant Information Regarding Lienholders

The city's purchase of the Conservation Easement requires the consent of all lienholders. Accuracy of this information is critical to the timely processing of the application. The city will obtain a title report to verify all information provided. **Consent from lienholder(s) MUST be received prior to the disbursement of funds.**

Property Address: 402 W. Roosevelt St, Phoenix, AZ 85003 APN: _____

Historic District/Property: Roosevelt District

☒ **There are no liens on the above referenced property.**

Primary Mortgage Company: _____

Contact Person: _____

Correspondence Address: (Note: This is usually different than the payment address.)

Company Telephone Number: _____

Loan Number: _____

Secondary Lienholder (if applicable): _____

Contact Person: _____

Correspondence Address: (Note: This is usually different than the payment address.)

Company Telephone Number: _____

Loan Number: _____

Tertiary Lienholder (if applicable): _____

Contact Person: _____

Correspondence Address: (Note: This is usually different than the payment address.)

Company Telephone Number: _____

Loan Number: _____

If there are additional lenders, please provide additional copies of this form with your application.

The Historic Preservation Office staff will make initial contact with all lienholders on your behalf. **However, it will be the applicant's responsibility to follow-up with the lienholders to ensure they return the Consent Agreement to the city of Phoenix.**

Note: This information is strictly confidential and will be destroyed upon completion of the grant (if the application is successful) or upon the completion of the selection process (if the application is not successful).

Empire Contracting, LLC ROC# 198153
626 N. Los Alamos
Mesa, AZ 85213 US



ESTIMATE

Address: 402 W Roosevelt St.
Scope: Historic Window Repair/Rehab/Replace Bid

Est #: 1136
Date: 1/25/19
Expires: 3/25/19

Material Allowances

Labor

DOUBLE HUNG WINDOW: Glazing Trim Hardware Balance/ Caulk/GlueSUBTOTAL										Labor		Tools	SUBTOTAL	Total
#	Apt	DH	Dual/1/2"	Replace	Replace	Weights	Sanding			Hour	\$	\$	\$	
		Units	\$ 125	\$ 100	\$ 40	\$ 125	\$ 25				50	10		
6	102	2	\$ 250	\$ 250	\$ 80	\$ 250	\$ 50	\$ 880		14	\$ 700	\$ 140	\$ 840	\$ 1,720
7	102	1	\$ 125	\$ 125	\$ 40	\$ 125	\$ 25	\$ 440		8	\$ 400	\$ 80	\$ 480	\$ 920
9	104	1	\$ 125	\$ 125	\$ 40	\$ 125	\$ 25	\$ 440		8	\$ 400	\$ 80	\$ 480	\$ 920
16	103	1	\$ 125	\$ 125	\$ 40	\$ 125	\$ 25	\$ 440		8	\$ 400	\$ 80	\$ 480	\$ 920
18	102	1	\$ 125	\$ 125	\$ 40	\$ 125	\$ 25	\$ 440		8	\$ 400	\$ 80	\$ 480	\$ 920
19	102	2	\$ 250	\$ 250	\$ 80	\$ 250	\$ 50	\$ 880		14	\$ 700	\$ 140	\$ 840	\$ 1,720
29	202	2	\$ 250	\$ 250	\$ 80	\$ 250	\$ 50	\$ 880		14	\$ 700	\$ 140	\$ 840	\$ 1,720
30	202	1	\$ 125	\$ 125	\$ 40	\$ 125	\$ 25	\$ 440		8	\$ 400	\$ 80	\$ 480	\$ 920
33	204	4	\$ 500	\$ 500	\$ 160	\$ 500	\$ 100	\$ 1,760		24	\$ 1,200	\$ 240	\$ 1,440	\$ 3,200
38	203	4	\$ 500	\$ 500	\$ 160	\$ 500	\$ 100	\$ 1,760		24	\$ 1,200	\$ 240	\$ 1,440	\$ 3,200
41	201	1	\$ 125	\$ 125	\$ 40	\$ 125	\$ 25	\$ 440		8	\$ 400	\$ 80	\$ 480	\$ 920
42	201	2	\$ 250	\$ 250	\$ 80	\$ 250	\$ 50	\$ 880		14	\$ 700	\$ 140	\$ 840	\$ 1,720
														\$ 18,800

WINDOW UNITS

Dual 1/2"

		Panels	Glazing	Trim	Hardware	Balance	Supplies			\$ 50.00				
1	101	9	\$ 400	\$ 300	\$ 150	\$ -	\$ 100	\$ 950		16	\$ 800	\$ 45	\$ 845	\$ 1,795 Sun Damage
4	102	9	\$ 400	\$ 300	\$ 150	\$ -	\$ 100	\$ 950		16	\$ 800	\$ 45	\$ 845	\$ 1,795 Sun Damage
2	101	3	\$ 300	\$ 200	\$ 75	\$ -	\$ 50	\$ 625		10	\$ 500	\$ 45	\$ 545	\$ 1,170
3	102	3	\$ 300	\$ 200	\$ 75	\$ -	\$ 50	\$ 625		10	\$ 500	\$ 45	\$ 545	\$ 1,170
20	101	7	\$ 400	\$ 150	\$ 75	\$ -	\$ 75	\$ 700		14	\$ 700	\$ 45	\$ 745	\$ 1,445
5	102	7	\$ 400	\$ 150	\$ 75	\$ -	\$ 75	\$ 700		14	\$ 700	\$ 45	\$ 745	\$ 1,445
43	201	7	\$ 400	\$ 150	\$ 75	\$ -	\$ 75	\$ 700		14	\$ 700	\$ 45	\$ 745	\$ 1,445
28	202	7	\$ 400	\$ 150	\$ 75	\$ -	\$ 75	\$ 700		14	\$ 700	\$ 45	\$ 745	\$ 1,445
22	201	13	\$ 650	\$ 350	\$ 75	\$ -	\$ 125	\$ 1,200		24	\$ 1,200	\$ 45	\$ 1,245	\$ 2,445 Sun Damage
26	202	13	\$ 650	\$ 350	\$ 75	\$ -	\$ 125	\$ 1,200		24	\$ 1,200	\$ 45	\$ 1,245	\$ 2,445 Sun Damage
21	201	20	\$ 1,000	\$ 450	\$ 150	\$ -	\$ 150	\$ 1,750		30	\$ 1,500	\$ 45	\$ 1,545	\$ 3,295
27	202	20	\$ 1,000	\$ 450	\$ 150	\$ -	\$ 150	\$ 1,750		30	\$ 1,500	\$ 45	\$ 1,545	\$ 3,295
														23,190

Change Orders: Cost Plus 20%
Mobilization: 20% of Bid amount
Billing and Terms: 1st and 15th of Month. Due upon Receipt
Material Cost: If materials increase by 10% or more- bid will be revised via Change Order

\$ 41,990.00
P & OH 15% \$ 6,298.50
Tax 8.25% \$ 3,983.80
\$ 52,272.30

** Does not include Low E or Film(buy others)

Accepted By: _____

Date: _____

BID GUIDELINES:

Historic Window Repair/Rehabilitation

402 W Roosevelt St, Phoenix AZ 85003

Prepared by: Prairie School Apt II, LLC

Historic Double Hung Window Guidelines: *

- Carefully score paint and remove trim and stop bead
- Remove Sashes and Glass
- Determine if operating units are repairable. If not- see owner to determine acceptable replacement units to match size/shape/scale of existing
- Repair/sand/grind sashes as needed
- Measure and/or template glazing and order new ½" insulated glass units
- Install new glazing/ points and glaze putty. Adjust sash and trim as needed.
- Sand and prep for Primer
- Primer sash and Frame
- Replace sash cord and weights (replace with Pullman or Acme sash balance if necessary)
- Reinstall sash
- Apply paste wax to sash and reinstall
- Reinstall stop bead, trim.
- Check operation of window.
- Replace damaged trim as needed. Match original.
- Prep/sand/caulk trim and apply primer.
- Paint finish color (semi-gloss) as provided by the owner
- Caulk exterior joint at stucco connection.

Historic Window Unit Guidelines *

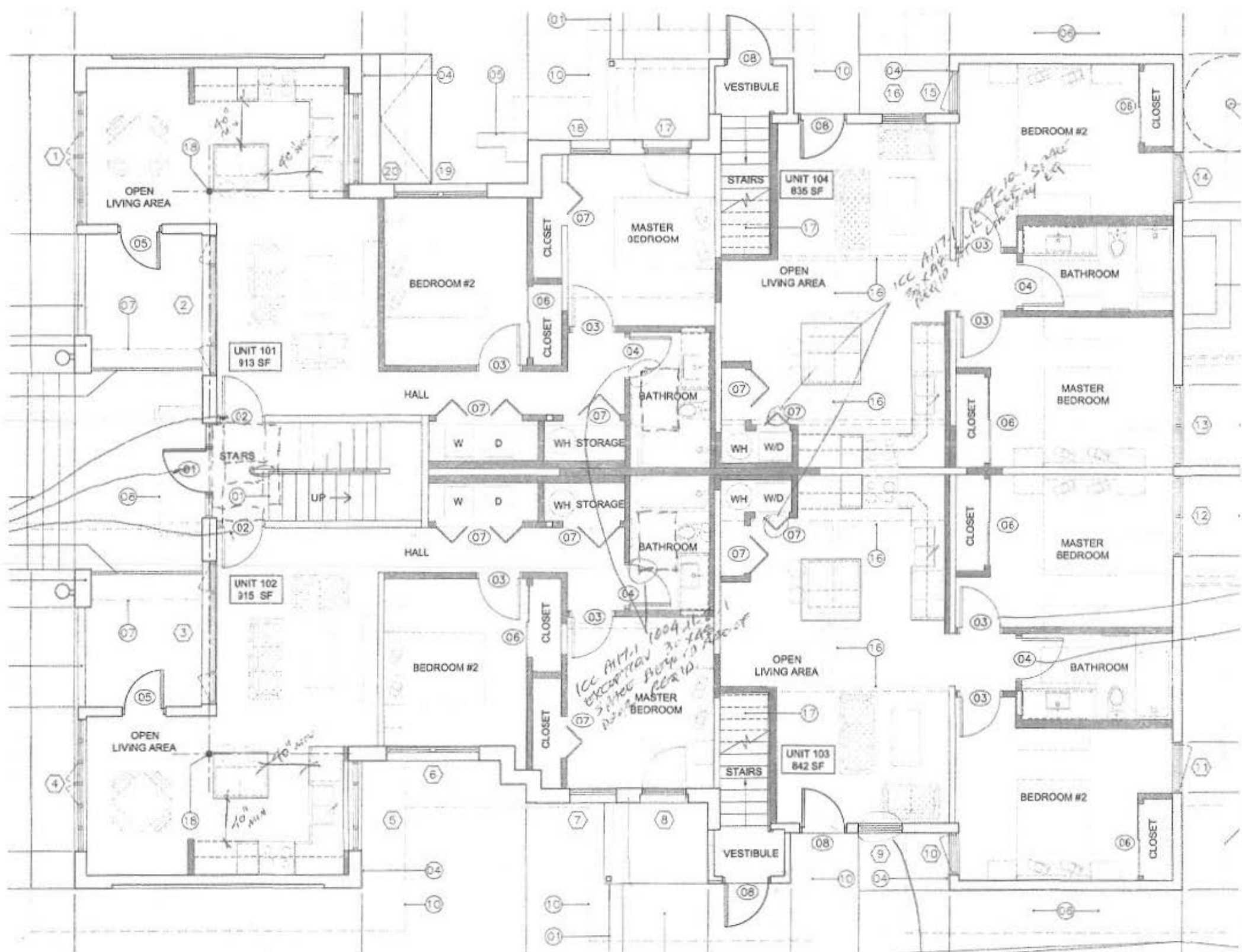
- Carefully score paint and remove trim and stop bead.
- Remove Glazing and save stops
- Free movement on operation windows
- Determine if operating units are repairable. If not- see owner to determine acceptable replacement units to match size/shape/scale of existing..
- Remove, measure and/or template glazing and order new ½" insulated glass units
- Sand/grind/prep and primer frames
- Reinstall glazing. Modify stops and trim for increase glazing width
- Replace trim pieces missing or damaged.
- Prep and primer window units
- Paint finish color (semi-gloss) as provided by the owner
- Install weather stripping at operating units.
- Caulk exterior joint at stucco connection.

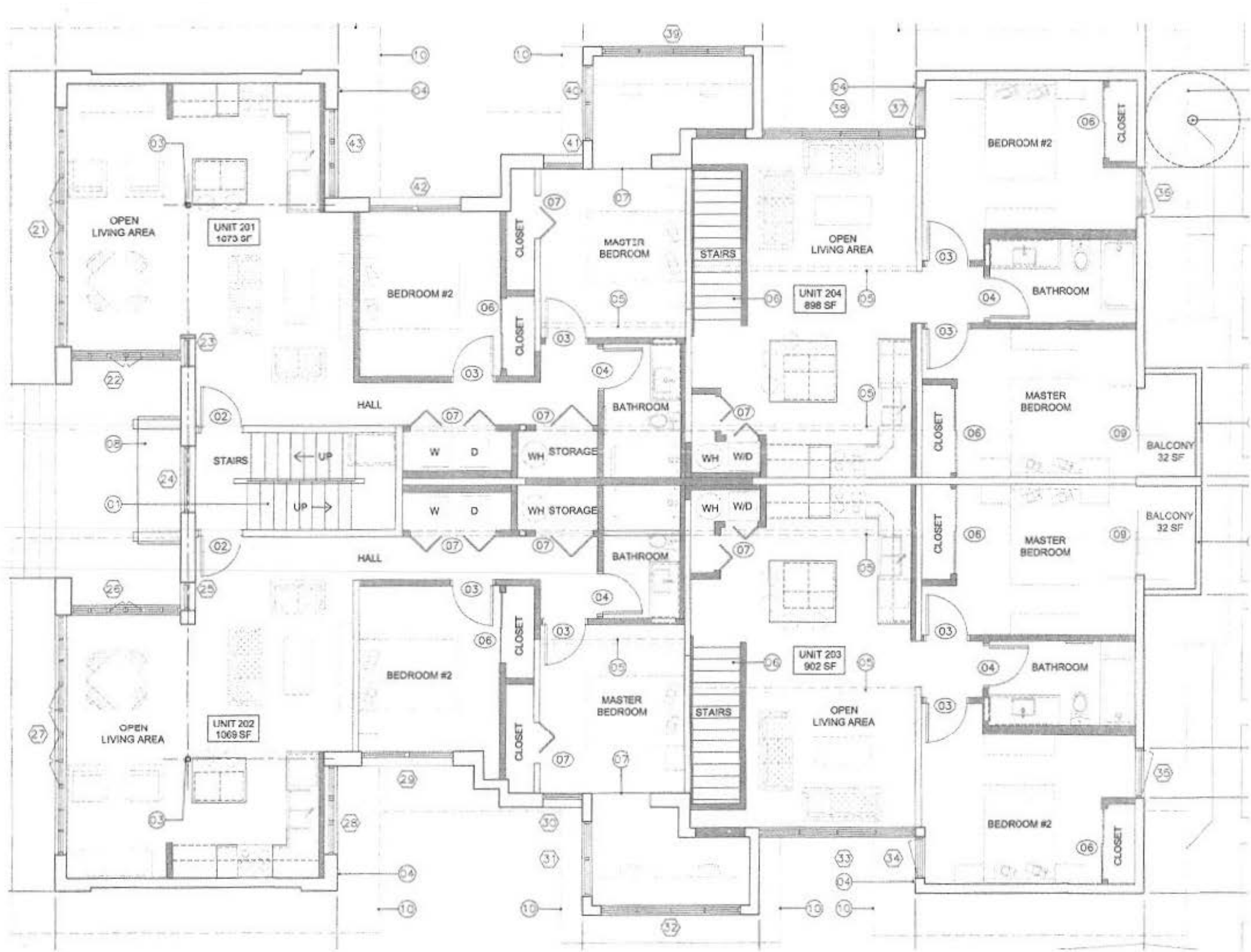
- * Repairs must comply with the City of Phoenix Guide to Window Repair and Replacement for Historic Properties. The owner has applied for Grant funding for these repairs.
- * Repairs must comply with National Park Service and Secretary of the Interior's Standards for Rehabilitation for Historic Buildings.

402 W. ROOSEVELT ST, PHOENIX 85003

Window Schedule: Contractor to verify all window dimensions/openings prior to ordering material sizes.

Window No.	Frame			Trim		Material	Finish	Remarks	Window No.
	Width	Height	Thickness	Material	Finish				
1	9'-2"	5'-4"	-	Aluminum	Dark Bronze	Wood	Painted	Center Panel Windows to be Casement Windows. All others fixed.	1
2	9'-6"	4'-4"	-	Aluminum	Dark Bronze	Wood	Painted	End Panels to be Casement Windows. Center fixed.	2
3	9'-7"	4'-4"	-	Aluminum	Dark Bronze	Wood	Painted	End Panels to be Casement Windows. Center fixed.	3
4	9'-3"	5'-4"	-	Aluminum	Dark Bronze	Wood	Painted	Center Panel Windows to be Casement Windows. All others fixed.	4
5	6'-3"	7'-0"	-	Aluminum	Dark Bronze	Wood	Painted	Center Window Single Hung Top Down. Side Fixed	5
6	6'-5"	4'-11"	DH 2	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	6
7	3'-3"	3'-5"	DH 1	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	7
8	3'-0"	5'-7"	DH 1	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	8
9	3'-0"	5'-7"	DH 1	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	9
10	3'-0"	5'-7"	DH 1	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	10
11	3'-0"	5'-7"	DH 1	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	11
12	3'-0"	5'-7"	DH 1	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	12
13	3'-0"	5'-7"	DH 1	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	13
14	3'-0"	5'-7"	DH 1	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	14
15	3'-0"	5'-7"	DH 1	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	15
16	3'-0"	5'-7"	DH 1	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	16
17	2'-8"	3'-5"	DH 1	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	17
18	2'-8"	3'-5"	DH 1	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	18
19	6'-5"	4'-11"	DH 2	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	19
20	6'-3"	7'-0"	-	Aluminum	Dark Bronze	Wood	Painted	Center Window Single Hung Top Down. Side Fixed	20
21	16'-11 1/2"	5'-0 1/2"	-	Aluminum	Dark Bronze	Wood	Painted	Center Windows to be Casement Windows. All others to be fixed.	21
22	7'-7 1/2"	4'-11"	-	Aluminum	Dark Bronze	Wood	Painted	Center Windows to be Casement Windows.	22
23	7'-7 1/2"	4'-11"	-	Aluminum	Dark Bronze	Wood	Painted	Center Windows to be Casement Windows.	23
24	7'-7 1/2"	4'-11"	-	Aluminum	Dark Bronze	Wood	Painted	Center Windows to be Casement Windows.	24
25	7'-7 1/2"	5'-0"	-	Aluminum	Dark Bronze	Wood	Painted	Center Windows to be Casement Windows.	25
26	7'-7 1/2"	5'-0"	-	Aluminum	Dark Bronze	Wood	Painted	Center Windows to be Casement Windows.	26
27	17'-0 1/2"	5'-0 1/2"	-	Aluminum	Dark Bronze	Wood	Painted	Center Windows to be Casement Windows. All other panels to be fixed.	27
28	6'-3"	4'-10"	-	Aluminum	Dark Bronze	Wood	Painted	Center Window Single Hung Top Down. Side Fixed	28
29	6'-5"	4'-11"	DH 2	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	29
30	2'-6"	3'-4 1/2"	DH 1	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	30
31	2'-6"	3'-4 1/2"	DH 1	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	31
32	2'-6"	3'-4 1/2"	DH 1	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	32
33	11'-0 1/2"	5'-5"	DH 4	Aluminum	Dark Bronze	Wood	Painted	Single Hung Windows.	33
34	11'-0 1/2"	5'-5"	DH 4	Aluminum	Dark Bronze	Wood	Painted	Single Hung Windows.	34
35	11'-0 1/2"	5'-5"	DH 4	Aluminum	Dark Bronze	Wood	Painted	Single Hung Windows.	35
36	10'-10"	5'-5"	DH 4	Aluminum	Dark Bronze	Wood	Painted	Single Hung Windows.	36
37	10'-10"	5'-5"	DH 4	Aluminum	Dark Bronze	Wood	Painted	Single Hung Windows.	37
38	10'-10"	5'-5"	DH 4	Aluminum	Dark Bronze	Wood	Painted	Single Hung Windows.	38
39	10'-10"	5'-5"	DH 4	Aluminum	Dark Bronze	Wood	Painted	Single Hung Windows.	39
40	10'-10"	5'-5"	DH 4	Aluminum	Dark Bronze	Wood	Painted	Single Hung Windows.	40
41	2'-9"	3'-4 1/2"	DH 1	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	41
42	6'-5"	4'-11"	DH 2	Aluminum	Dark Bronze	Wood	Painted	Single hung Window.	42
43	6'-3"	4'-11 1/4"	-	Aluminum	Dark Bronze	Wood	Painted	Center Window Single Hung Top Down. Side Fixed	43





Badgerland Decorating Inc (Lic 198440)
2306 E Siesta Lane
Phoenix, AZ 85024
(602) 595-6860

QUOTE

DATE:
JANUARY 27,
2019

To: Prairie School Apt II, LLC Attn: Chip Halquist
Address: 402 W Roosevelt St, Phoenix, AZ 85003

QTY	DESCRIPTION	LINE TOTAL
	Pressure wash/repair stucco / Repair eave facia and float/repair as needed Paint Exterior: Colors(3) and sheen selected by Architect Prep and paint widow exteriors/use care- historic preservation Approx 7,800 sf Option 1: Prep and paint Car Port Cover \$1,250 Option #2: Paint perimeter Fencing(concrete and metal) \$1,000	\$ 12,750
SUBTOTAL		
TAX		\$1,055
TOTAL		\$ 13,805

To accept this quotation, sign here and return:

THANK YOU FOR YOUR BUSINESS!

Phone (623) Fix Roof (349-7663)
Fax (623) 434-9035

License 168508 CR42 and 315828 KB-1
Commercial/Residential

PROPOSAL AND INSTALLATION AGREEMENT

Owner/Buyer	<u>Halquist Construction, Inc.</u>	Phone	_____
Billing Address	<u>8546 E Country Club Trail</u>	Cell	<u>602-369-8266 Chip Halquist</u>
City/State/Zip	<u>Scottsdale, AZ 85255</u>	Fax	_____
JOB LOCATION	<u>402 W Roosevelt St PHX 85003</u>	E-mail	<u>achiii@me.com</u>

FOR AND IN CONSIDERATION of those amounts hereinafter set forth, we propose to perform the following at the job location:

FOAM ROOF

Tear off a single layer of cap sheet

Install brown 3" FHA around roof perimeter at eave

Install up to 11 4" T-tops

Replace up to 3 sheets roof decking

Spray apply average 1.0" (+/- 1/8") thick polyurethane foam at roof deck

Prime new foam with elastomeric acrylic applied at the rate of approximately 1.0 gal/100 ft2

Top coat with white elastomeric acrylic applied at the rate of approximately 1.5 gal/100 ft2

A/C units and wiring to be removed from roof by others prior to work

Clean up and dispose of all job-related debris

Issue 5 year SUNVEK limited labor warranty, and manufacturers material warranties, if any

Free annual check of the work we did upon request

Total investment \$ 20,970.00

OPTION(S) - charged at the following rates if supplied and/or installed

	Amount
<u>OMIT tear-off; A/C units/wiring removed from roof by others prior to work being done</u>	<u>\$ 18,450.00</u>
<u>OMIT tear-off; A/C units remain on roof</u>	<u>\$ 20,130.00</u>
<u>Add additional layer of tear off (per additional layer)</u>	<u>\$ 1,960.00</u>
<u>Replace decking - per 4'x8' sheet</u>	<u>\$ 75.00</u>
<u>Install pvc condensate drain line - per unit</u>	<u>\$ 70.00</u>

Payment to be made as follows: \$6,000.00 as initial investment. Remaining balance due as invoiced. Invoices due and payable upon issuance, with no hold-back upon substantial completion. If not paid within 30 days of invoice date, interest accrues from invoice date at the rate of two percent (2%) per month. Subject to additional accompanying TERMS AND CONDITIONS. This agreement is subject to verification and approval by a Production Manager. If any undisclosed or otherwise hidden conditions are identified upon commencing work, this price may be adjusted to reflect additional labor and/or materials needed to complete the work in a satisfactory manner. SUNVEK is a dba of Skytop, Inc.

Eric Skoog 01/17/19
Estimator signature/Date 602-206-5425

SUNVEK Production Manager signature/Date

The proposal is accepted, and in addition I agree to pay for options supplied and/or installed at the listed rate. I have read, understand and accept the TERMS AND CONDITIONS of agreement, and unconditionally, corporately and personally, guarantee payment in full of the agreed-upon amounts.

Owner/Buyer or other authorized signature/Date

Owner/Buyer or other authorized signature/Date

SUNVEK - Roofing...And More!

LICENSED BONDED INSURED

Empire Contracting, LLC ROC# 198153
626 N. Los Alamos
Mesa, AZ 85213 US



ESTIMATE

Address: 402 W Roosevelt St.
Scope: Historic Exterior Door Repair/Rehab/Replace Bid

Est #: 1136
Date: 1/25/19
Expires: 3/25/19

Material Allowances

Labor

		DOUBLE HUNG WINDOW		Glazing	Trim	Hardware	Weather	Caulk/Glu	SUB	Labor		Tools	SUBTOTAL	TOTAL
		Lites	Dual/1/2"	Replace	Replace	Replace	Strip &	Sanding	TOTAL	Hrs	\$	50	\$	10
#	Apt													
01	Foyer	1	\$	175	\$	100	\$	250	\$	30	\$	50	\$	605
05	101	1	\$	175	\$	100	\$	250	\$	30	\$	50	\$	605
05	102	1	\$	175	\$	100	\$	250	\$	30	\$	50	\$	605
08	104	1	\$	175	\$	100	\$	250	\$	30	\$	50	\$	605
08	204	1	\$	175	\$	100	\$	250	\$	30	\$	50	\$	605
08	103	2	\$	175	\$	100	\$	250	\$	30	\$	50	\$	605
08	203	2	\$	175	\$	100	\$	250	\$	30	\$	50	\$	605
														\$ 6,755

Change Orders: Cost Plus 20%
Mobilization: 20% of Bid amount
Billing and Terms: 1st and 15th of Month. Due upon Receipt
Material Cost: If materials increase by 10% or more- bid will be revised via Change Order

P & OH 15% \$ 1,013.25
Tax 8.25% \$ 640.88
\$ 8,409.13

** Does not include Low E or Film (by others)

Accepted By: _____

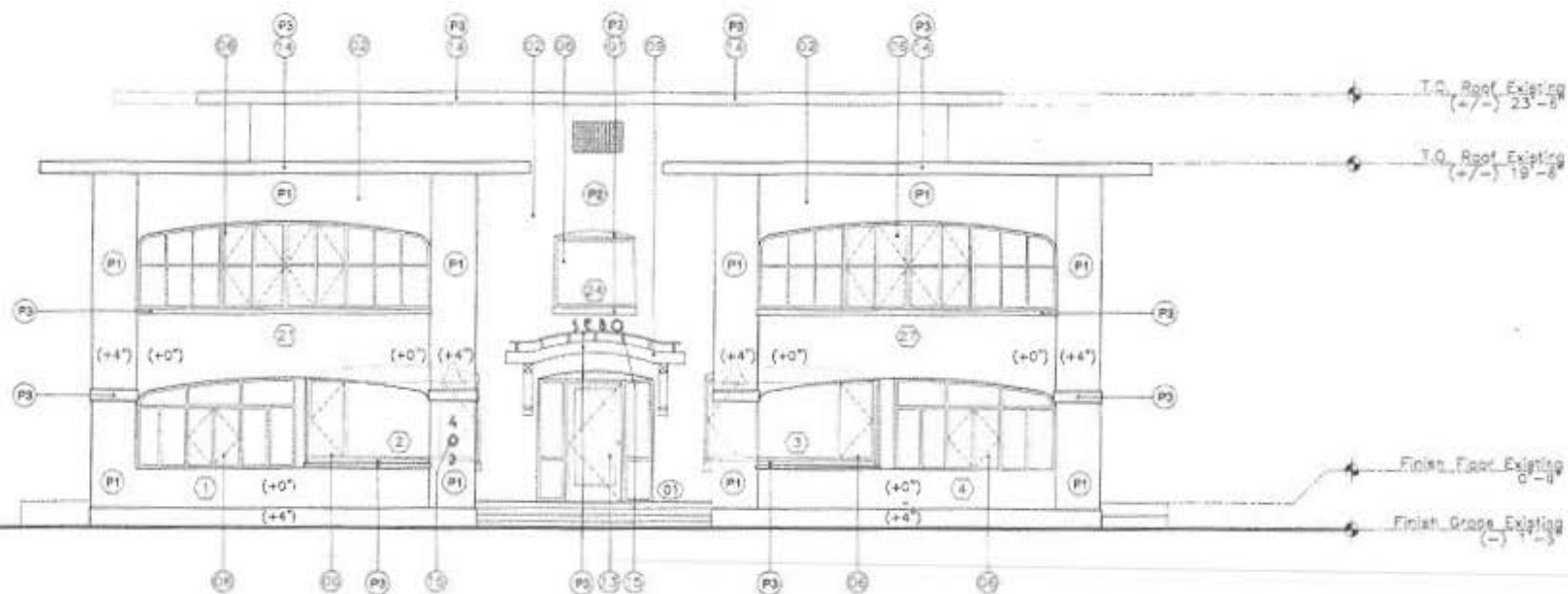
Date: _____

402 W. ROOSEVELT ST, PHOENIX 85003

Door Schedule: Contractor to verify all door dimensions/openings prior to ordering material sizes.

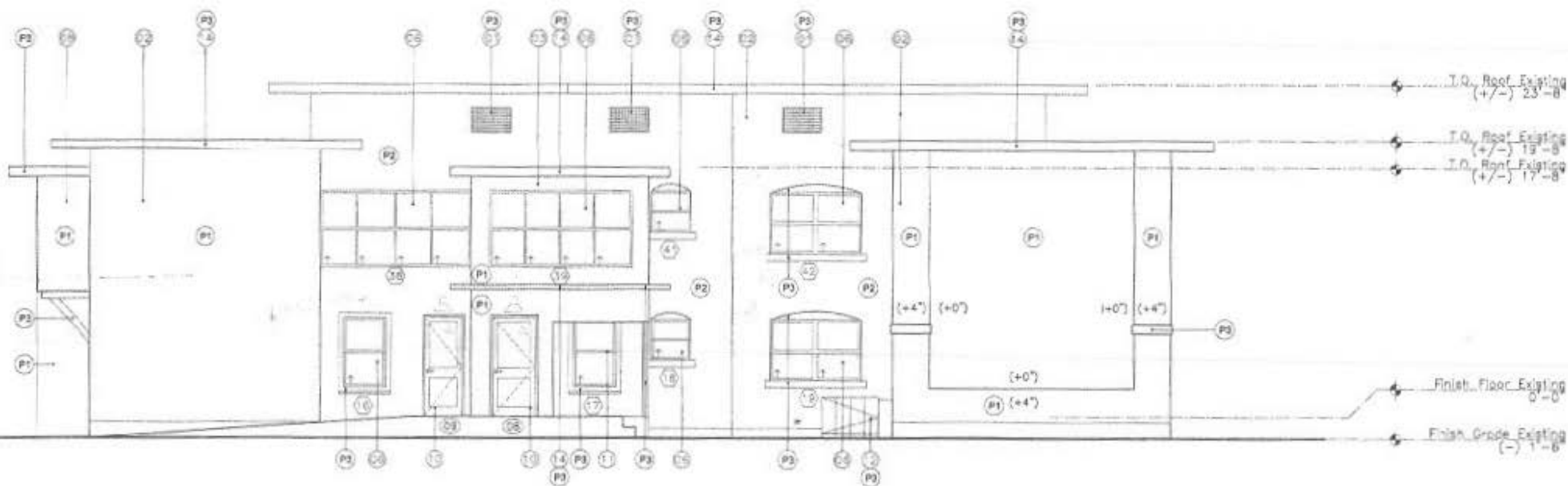
UNITS	Door No.	Door					Rough Opening		Frame			
		Size			Type	Material	Finish	Size		Size		Material
		Width	Height	Thkn.				Width	Height	Width	Height	
1x	1	3'-0"	7'-0"	1-3/4"	A	Solid Wood Core w/Lite	Painted	3'-4"	7'-2"	2"	2"	Wood
2x	5	3'-0"	7'-0"	1-3/4"	F	Solid Wood w/Lite	Painted	3'-4"	7'-2"	2"	2"	Wood
4x	8	3'-0"	7'-0"	1-3/4"	F	Solid Wood w/Lite	Painted	3'-4"	7'-2"	2"	2"	Wood

Door #1 - ADD REPAIR SIDELIGHTS / DUAL PANE GLAZING



1 South Elevation

Scale: 3/16"=1'-0"

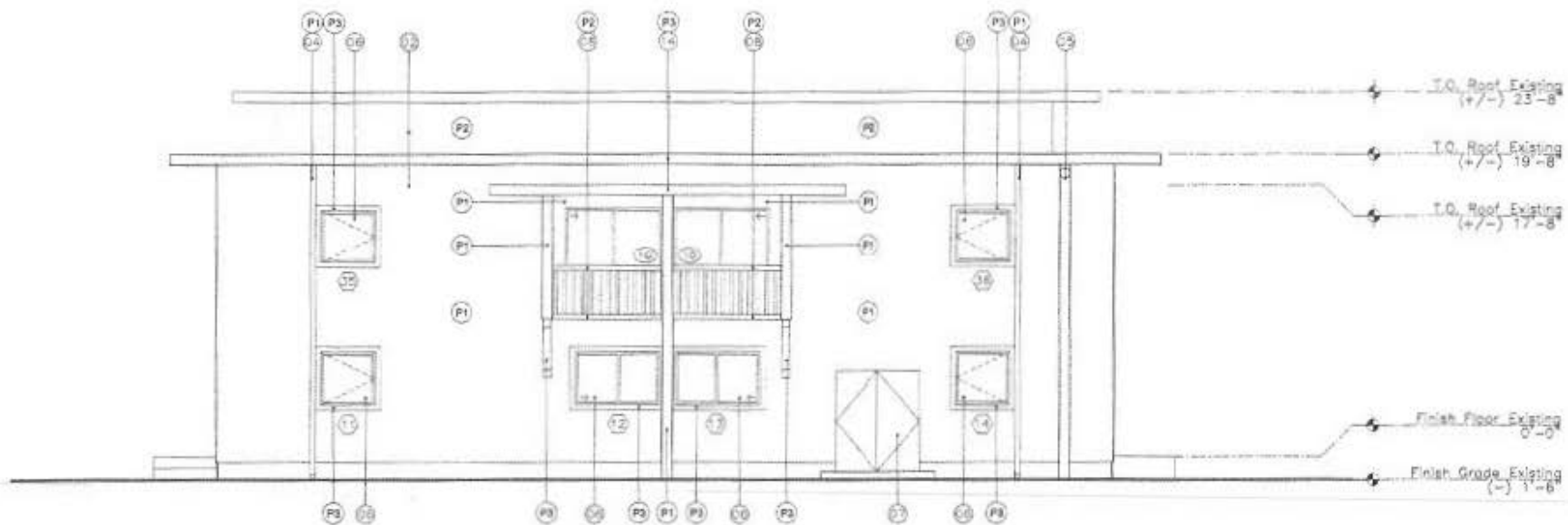


2 West Elevation

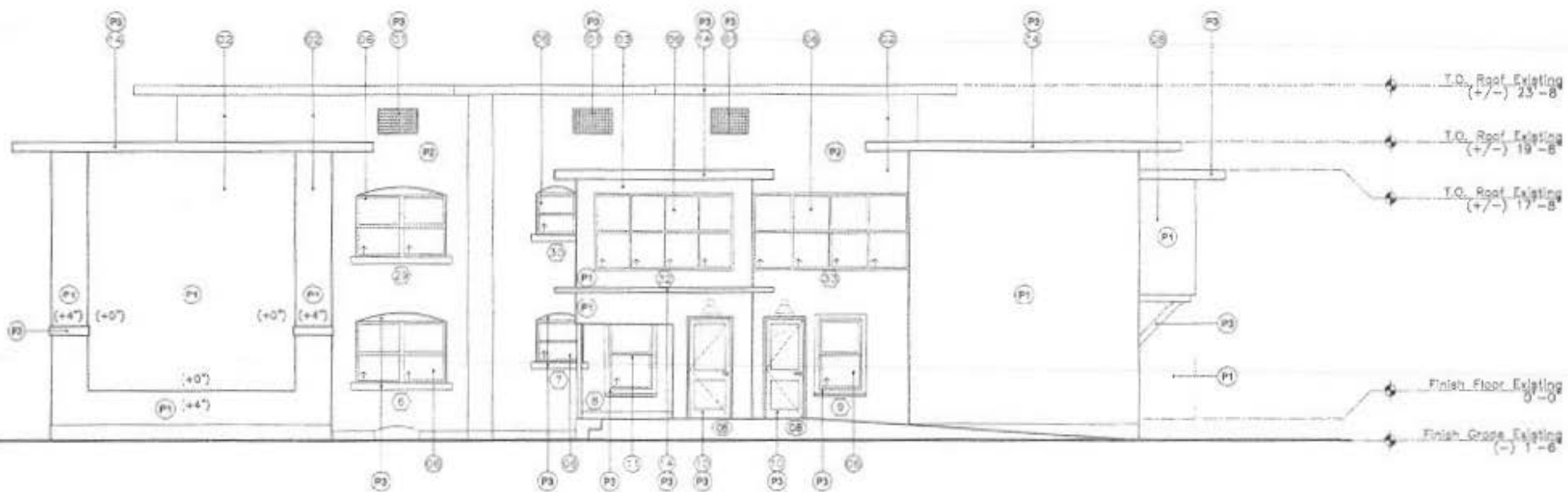
Scale: 3/16"=1'-0"

IBC 705.2 AT 1-HR. WALL
 80% F-100 BURNING
 15 MIN. CHARTER
 SHOWING ADJUSTABLE PARTITION

F. b.



1 North Elevation
scale 3/16"=1'-0"



2 East Elevation
scale 3/16"=1'-0"

F.b.