

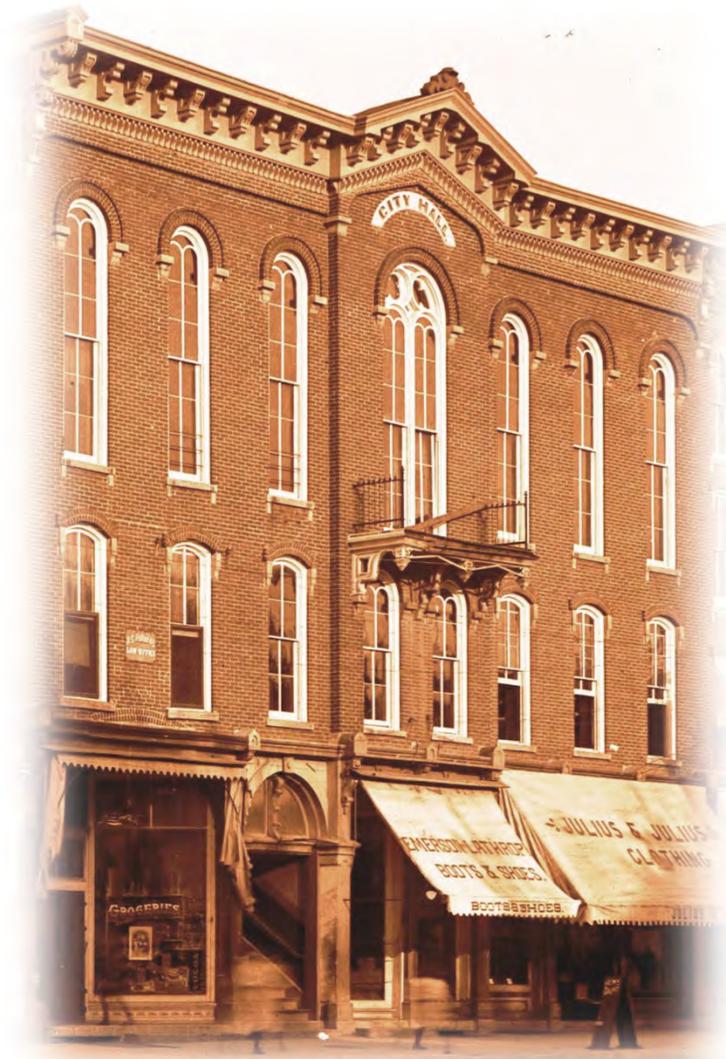


Delphi Stellar Communities Downtown Facades Workshop

September 9, 2013

Cory Whitesell
HWC Engineering
Stellar Program Manager

Barry Knechtel
KJG Architecture
Facades Project Manager



Agenda

- Introduction
- Announcement of Upcoming Stellar Meetings
- Program Overview
- Scope of Improvements
- Next Steps and Schedule





Facades Workshop

Announcement of Upcoming Meetings

Fall Public Meetings

Meeting	Date/Time	Location
Downtown Streetscape Workshop	September 30 6pm	Canal Center
Facades – Formal Hearing	October 7 1pm	City Hall
Gateway Trail Phase 2 Workshop	November 18 6pm	Canal Center





Facades Workshop

Program Overview

Summary

- 37 signed commitments to participate.
- Every business in Historic District that wanted to participate will be funded (this was our original goal).
- Funding is for the Historic District only – no excess is available outside historic district.



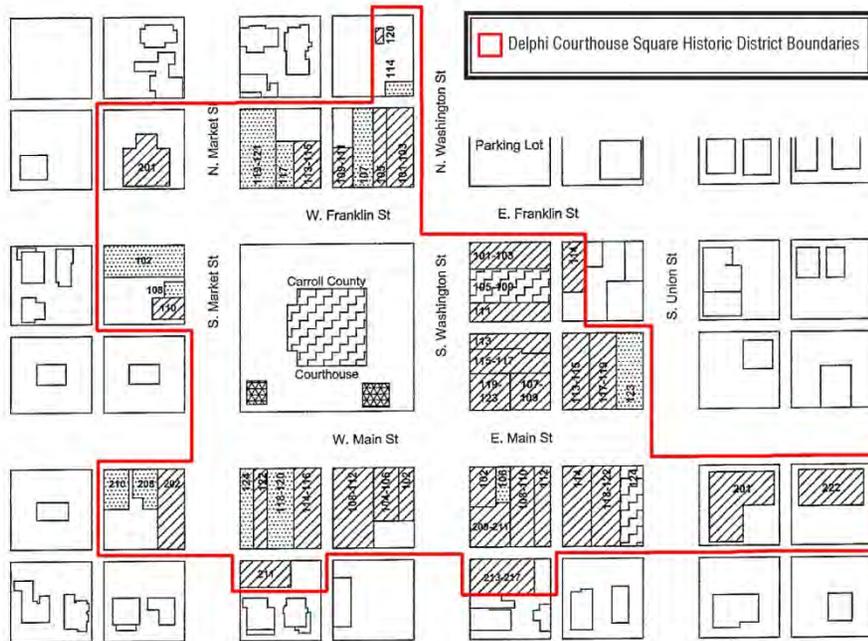
Façade Restoration Vision



Restored buildings will attract and retain strong tenants



Program Overview



Program Overview



What faces are eligible?

- Front Elevations
- Major side elevations
- No other side elevations
- No rear alley work



Program Overview



What improvements are eligible?

- Paint and tuck pointing
- Door/windows
- Signage
- Awnings
- Gutters, downspouts, and front roof cornices



Program Overview



What is required of the building owner/ business?

- Façade easement for 5 years
- 5% match
- Clear title
- No apparent structural issues (new!)



Program Overview



What is the City's match?

- 5% City Match



Master Plan Process (Complete)

1. Open House (January)
2. Individual kickoff meetings with businesses
3. Conceptual designs/budgets (with alternates)
4. Follow up meetings with businesses
5. Design revisions
6. Sign financial commitments



Master Plan Process (Remaining)

7. Public workshop (September)
8. Title work
9. Sign easements
10. Finalize funding allocation
11. Finalize overall master plan
12. Submit for construction grant
13. Final design
14. Bidding/Construction



Funding Allocation

Funding is allocated by priority:

1. Necessary work at front elevations within Historic District
2. Necessary work at highest visibility side elevations within Historic District
3. Necessary work at front elevations outside of historic district
4. Secondary work within Historic District



Funding Allocation



We have 37 signed commitments in Historic District, using up 100% of the \$1,425,000 available construction budget.



Funding Allocation

Key Decisions:

- Funding will be limited to the 37 properties.
- Work will be limited to Historic District.
- There is not funding for work outside historic district.
- The scope of work at each property has been reduced to meet budget.





Facades Workshop

Scope of Improvements

Scope of Improvements



- Windows & Doors
- Removal of inappropriate renovations – replace with low maintenance appropriate material
- Surface repair (brick, stucco)
- Awnings
- Light at recessed doors (not decorative lighting)

Scope of Improvements



Alternate Work (if funding allows)

- Storm windows
- Signage
- Decorative Lighting
- Extend scope to 10' around sides of buildings



Scope of Improvements



How did we determine the scope at each property?

- Building owner input
- Identify needs
- Compare with historic information
- Check total budget



Properties Included

Delphi Facade Restoration

Priority Areas

-  Priority Area 1
-  Priority Area 2

Building Participation

-  Ineligible
-  Not Participating
-  Committed



RATIO



KJG ARCHITECTURE

DELPHI FACADE RESTORATION PROJECT

SCALE: NOT TO SCALE



Properties Included

West Main Street

- 102 W Main
- 104 W Main
- 106-108 W Main
- 110-112 W Main
- 114-116 W Main
- 118-120 W Main
- 122 W Main
- 124 W Main
- 202 W Main
- 204-206 W Main
- 210 W Main

East Main Street

- 106 E Main
- 108-110 E Main
- 107-109 E Main
- 111 E Main
- 112 E Main
- 113-115 E Main
- 114-116 E Main
- 117-119 E Main
- 118-120 E Main
- 124 E Main



Properties Included

Washington Street

- 101 S Washington
- 103 S Washington
- 111 S Washington
- 119-121 S Washington
- 207 S Washington
- 209-211 S Washington
- 215 S Washington
- 120 N Washington

Franklin Street

- 103 W Franklin
- 109 W Franklin
- 111 W Franklin
- 113-115 W Franklin
- 117 W Franklin
- 110 E Franklin
- 114 E Franklin

Market Street

- 108 S. Market



Project Examples



Cost Range:

Low

- 120 N. Washington
\$2,835.80

Middle

- 124 E. Main St.
\$41,681.28

High

- 102 W. Main St. -
\$118,048.00

Average = \$41,435



Project Examples (High)

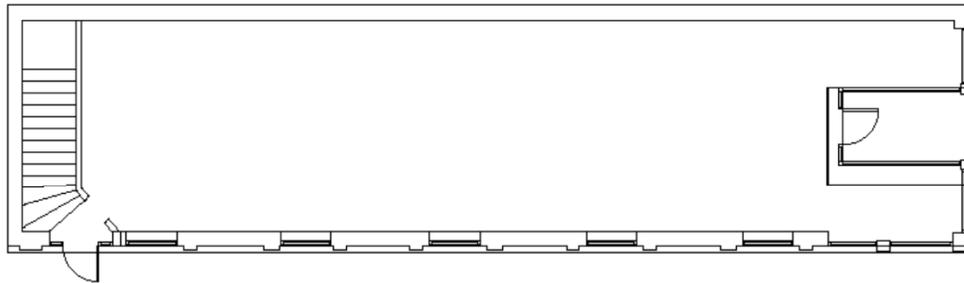
102 W. Main Street



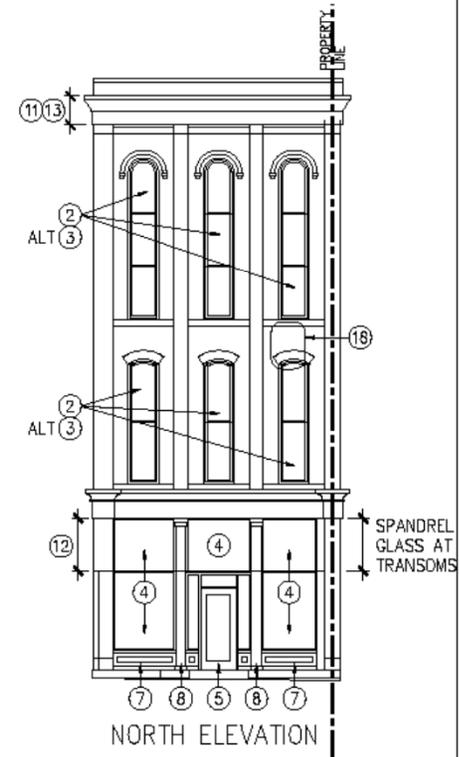
Project Examples (High)

KEYNOTES

- | | |
|---|--|
| 1. NEW WINDOW | 16. CLEAN MASONRY USING GENTLEST METHOD POSSIBLE |
| 2. REPAIR & REPAINT EXISTING WOOD WINDOW | 17. PATCH STONE |
| 3. NEW STORM WINDOW | 18. PATCH STUCCO |
| 4. NEW ALUM. STOREFRONT GLAZING & FRAMING | 19. NEW SHEET METAL COPING |
| 5. NEW ENTRY DOOR | 20. NEW BULKHEAD ABOVE |
| 6. REPAIR EXISTING WOOD DOOR | 21. NEW LIGHT FIXTURE |
| 7. NEW FIBER-CEMENT BASE PANELS | 22. NEW GLAZING AT EXISTING FRAME |
| 8. NEW FIBER-CEMENT TRIM | 23. NEW WOOD BRACKET |
| 9. REPAIR EXISTING WOOD/METAL STOREFRONT | 24. SELECTIVE REPLACEMENT OF SPALLED/MISSING BRICK |
| 10. CLEAN AND REPAINT IRON STOREFRONT COLUMN/BEAM | 25. NEW FIBERGLASS CORNICE |
| 11. REPAINT (COLORS TBD) | 26. NEW THERMAL GLAZING AT EXISTING WOOD/METAL FRAME |
| 12. NEW FABRIC AWNING | 27. NEW RESILIENT FLOORING |
| 13. REPAIR CORNICE | |
| 14. SELECTIVE TUCK-POINTING AT MASONRY; REMOVE ALL EXTRANEIOUS EMBEDMENTS | |
| 15. STRIP PAINT FROM BRICK AND LIMESTONE | |



FIRST FLOOR PLAN



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 BLR



RATIO

RATIO Architects, Inc.
 100 Schaefer Building
 107 South Pennsylvania Street
 Indianapolis, Indiana 46204-3694
 317 633 4040
 317 633 4163 Fax

PROJECT: **DELPHI STELLAR FACADE**

DRAWING REF: **102 W. MAIN STREET - NORTH ELEVATION**

DATE: **06/20/2013** SCALE: **1/8" = 1'** DRAWN BY: **BLR**

ADDENDUM: _____ C.E.D.: _____ CHECKED BY: _____

A.S.L.: _____ P.R.: _____

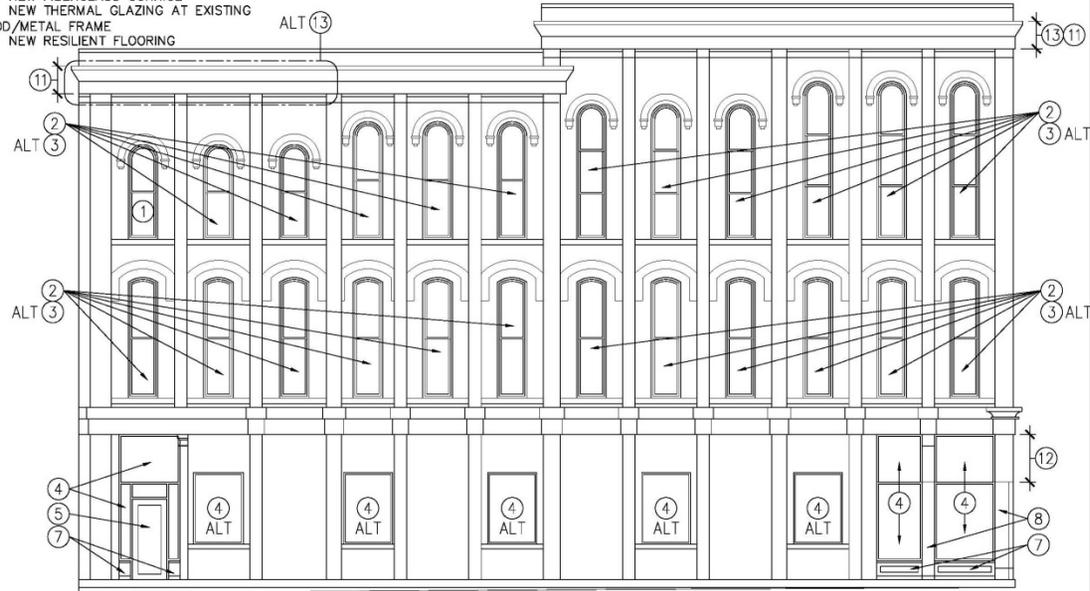
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Project Examples (High)

KEYNOTES

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. NEW WINDOW 2. REPAIR & REPAINT EXISTING WOOD WINDOW 3. NEW STORM WINDOW 4. NEW ALUM. STOREFRONT GLAZING & FRAMING 5. NEW ENTRY DOOR 6. REPAIR EXISTING WOOD DOOR 7. NEW FIBER-CEMENT BASE PANELS 8. NEW FIBER-CEMENT TRIM 9. REPAIR EXISTING WOOD/METAL STOREFRONT 10. CLEAN AND REPAINT IRON STOREFRONT COLUMN/BEAM 11. REPAINT (COLORS TBD) 12. NEW FABRIC AWNING 13. REPAIR CORNICE 14. SELECTIVE TUCK-POINTING AT MASONRY; REMOVE ALL EXTRANEIOUS EMBEDMENTS 15. STRIP PAINT FROM BRICK AND LIMESTONE | <ol style="list-style-type: none"> 16. CLEAN MASONRY USING GENTLEST METHOD POSSIBLE 17. PATCH STONE 18. PATCH STUCCO 19. NEW SHEET METAL COPING 20. NEW BULKHEAD ABOVE 21. NEW LIGHT FIXTURE 22. NEW GLAZING AT EXISTING FRAME 23. NEW WOOD BRACKET 24. SELECTIVE REPLACEMENT OF SPALLED/MISSING BRICK 25. NEW FIBERGLASS CORNICE 26. NEW THERMAL GLAZING AT EXISTING WOOD/METAL FRAME 27. NEW RESILIENT FLOORING |
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 317 633 4040
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RATIO

PROJECT: DELPHI STELLAR FACADES

DWG. REF: 102 W. MAIN STREET - EAST ELEVATION
 DATE: 08/20/2013 SCALE: 1/8" = 1' DRAWN BY: RL/BLR
 ADDENDUM: C.C.D.: CHECKED BY:
 A.S.I.: P.R.:
 PROJ. NO.: 12076 SHEET NO.

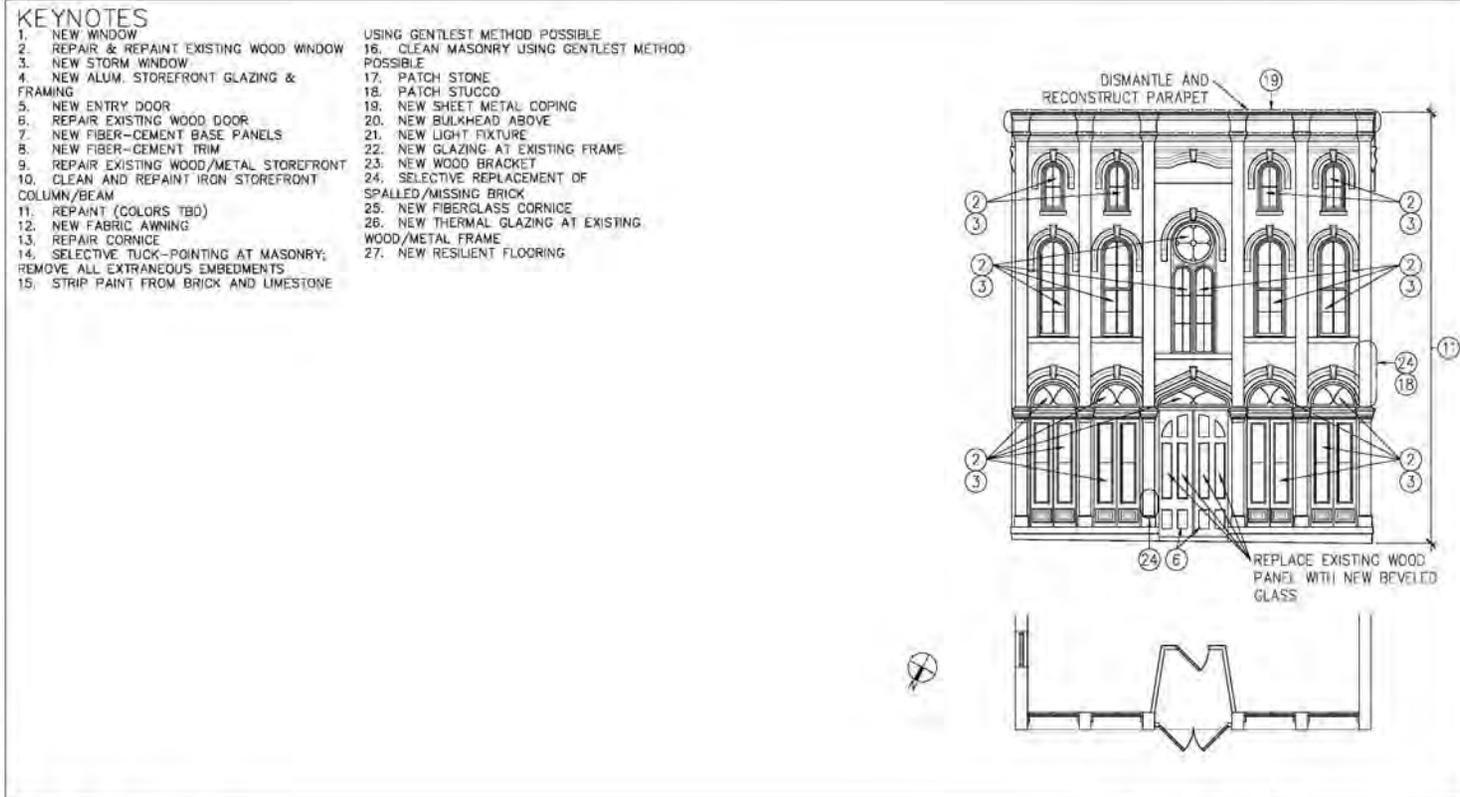


Project Examples (Middle)

124 E. Main Street



Project Examples (Middle)

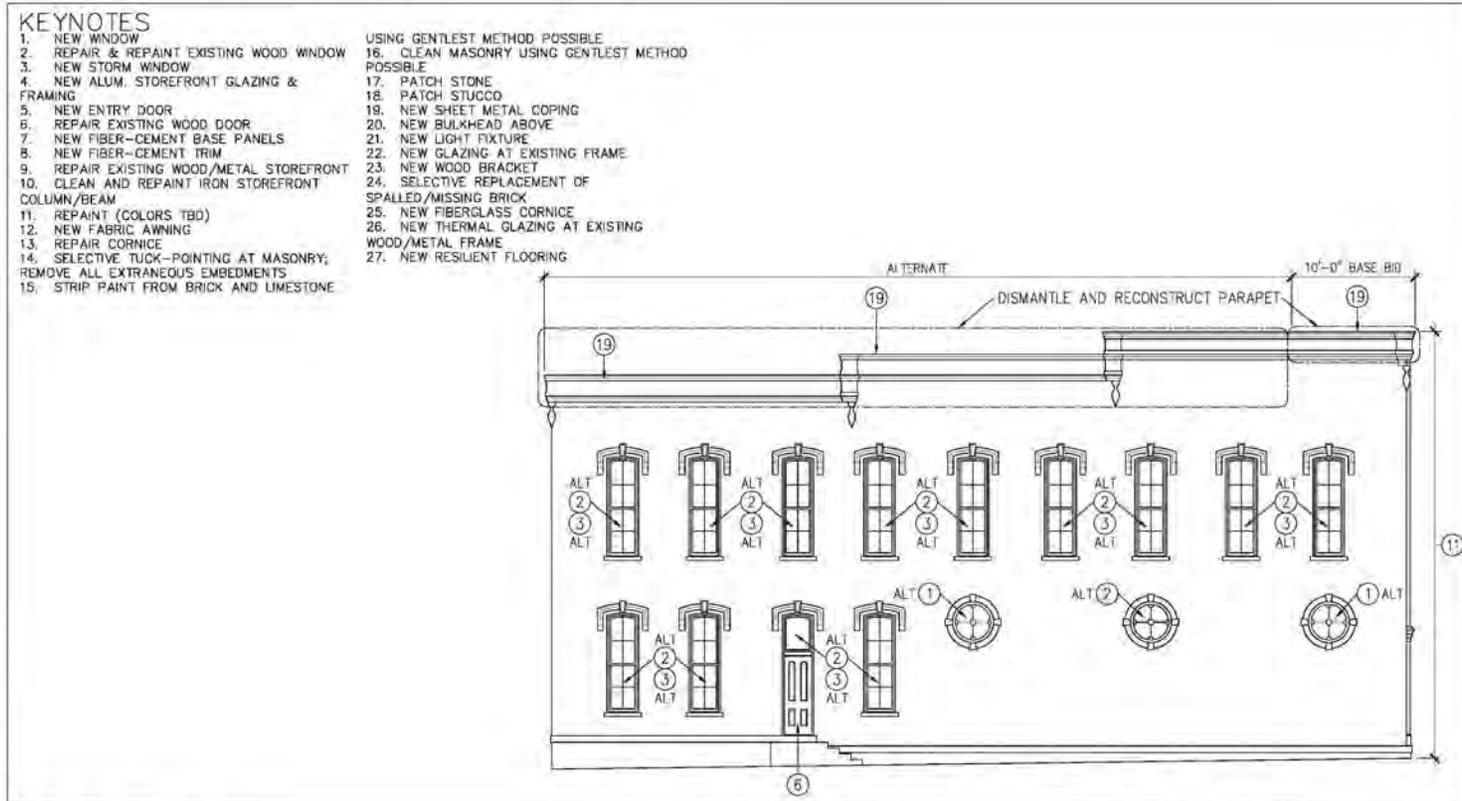


 **RATIO Architects, Inc.**
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 Indianapolis, Indiana 46204-3684
 317 633 4040
 317 633 4153 Fax

PROJECT: DELPHI STELLAR FACADES
 DWG. REF: 124 E MAIN STREET
 DATE: 08/20/2013 SCALE: 1/8" = 1" DRAWN BY: RLJ/BLR
 ADDENDUM: C.C.D. CHECKED BY:
 A.S.I. P.R.
 PROJ. NO.: 12076 SHEET NO. _____



Project Examples (Middle)



RATIO Architects, Inc.
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 317 633 4153 Fax

PROJECT: DELPHI STELLAR FACADES
 DWG. REF: 124 E MAIN STREET
 DATE: 08/20/2013 SCALE: 1/8" = 1" DRAWN BY: RLJ/BLR
 ADDENDUM: C.C.D. CHECKED BY:
 A.S.I. P.R.
 PROJ. NO.: 12076 SHEET NO. _____



Project Examples (Low)

120 N. Washington Street



Project Examples (Low)

KEYNOTES

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 317 633 4153 Fax

PROJECT: DELPHI STELLAR FACADES
 DWG. REF: 120 N WASHINGTON STREET
 DATE: 06/14/2013 SCALE: 1/8" = 1" DRAWN BY: RL/BLR
 ADDENDUM: C.C.D. CHECKED BY:
 A.S.I. P.R.
 PROJ. NO.: 12076 SHEET NO. _____



FAQ

Why are some properties receiving so much money and others so little?

The goal was to apply the range of repairs consistently across the downtown, whenever those repairs were needed. A small, simple building in good condition just takes a lot less work than a 3 story building on a prominent corner.



FAQ

Could we not just scale back the work where costs are high and add more properties outside the historic district?

The improvements you make to the largest buildings will be the most visible and impactful. Scaling work back on these buildings would leave needed repairs unaddressed. From the beginning, our priority has been to do the properties in the historic district first – and do them the right way.





Next Steps and Schedule

Schedule



- **Façades:** Work can start as early as 2014.
- **Streetscapes:** Work won't begin until 2015

Schedule



Key Question:

Should Façade and Streetscape work be completed:

- Together (more impact, shorter time)
- Separate (less impact, longer time)



Mitigating Construction Impacts

Issue	Strategy
Deliveries	Arrange large deliveries with contractors in advance
Sidewalks Torn Out	Temporary access will be provided Close either sidewalks OR parking/street (never both)
Parking Impacts	Don't close parking on adjacent streets at the same time



Mitigating Construction Impacts

Issue	Strategy
Communications	Standing 9am on-site meeting with contractor
Point of Contact	You will have regular and emergency contact information from the contractors to coordinate issues
Length of Construction	Set tight schedule requirements for contractors



Schedule



Proposed Approach:

- The consensus (so far) is businesses would rather have less impact, even if it takes longer.
- Facades would start in 2014. Streetscape in 2015.
- We are still open to input on this issue.



Next Steps

- Finalize Master Plan (including historic district properties not making commitments)
- Submit grant application for construction
- Finish detailed design of façade work (Fall/Winter 2013)
- Work can be ready to begin construction in Spring 2014



“Bubble List” Façade Work

Through this process, we heard these needs that need addressed, but are outside of Stellar funding:

- Façades outside of the Historic District
- Roofs
- Alley/Side Elevations



“Bubble List” Façade Work

Ideas:

- Properties could be eligible for local 50/50 program (but cost is much higher)
- Add side/alley elevations to local 50/50 program
- Develop matching program for roofs





Questions and Answers