

JACOBSEN & BROWN BUILDING REMODEL



PREPARED FOR:

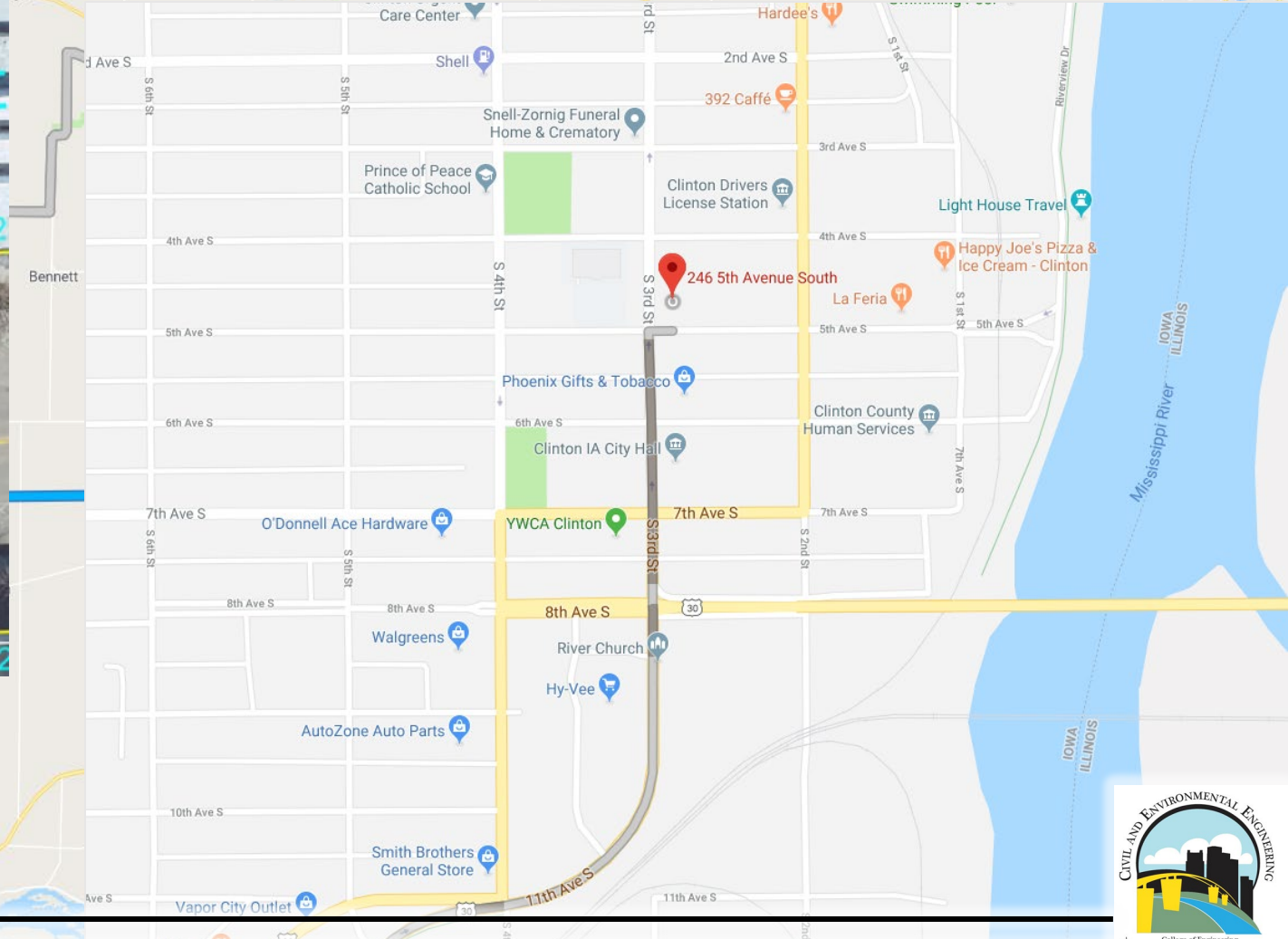
DOWNTOWN CLINTON ALLIANCE

*DIRECTOR:
KAREN ROWELL*



PREPARED BY:

DAVID SOLUS | VANESSA ZALDIVAR | WEIXI LI

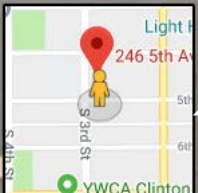


246 5th Ave S

Clinton, Iowa

Google

Street View - Jul 2018



Google



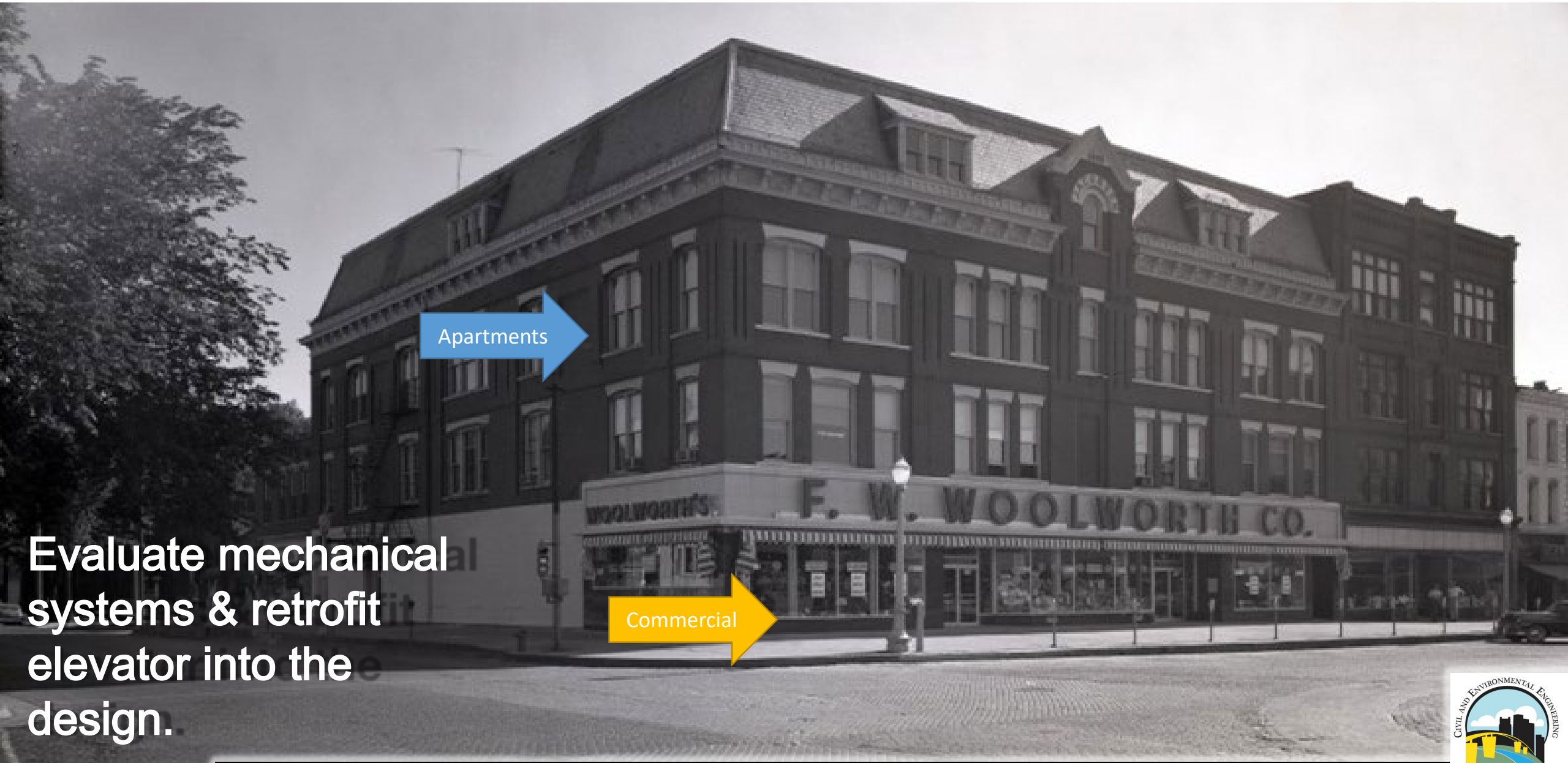
PROJECT SCOPE FOR MIXED USE STRUCTURE

Prepare a design plan based on serviceability and building constraints to remodel upper three floors primarily for residential housing.

Apartments

Commercial

PROJECT SCOPE FOR MIXED USE STRUCTURE



Evaluate mechanical systems & retrofit elevator into the design.

PROJECT SCOPE FOR MIXED USE STRUCTURE



Apartments

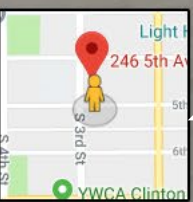
Commercial

Develop a package
of recommendations
for client.

PROJECT SCOPE FOR MIXED USE STRUCTURE



Prepare a cost estimate to remodel upper three floors.



HAZARD ABATEMENT EVALUATION FOR EXISTING BUILDING CONDITIONS

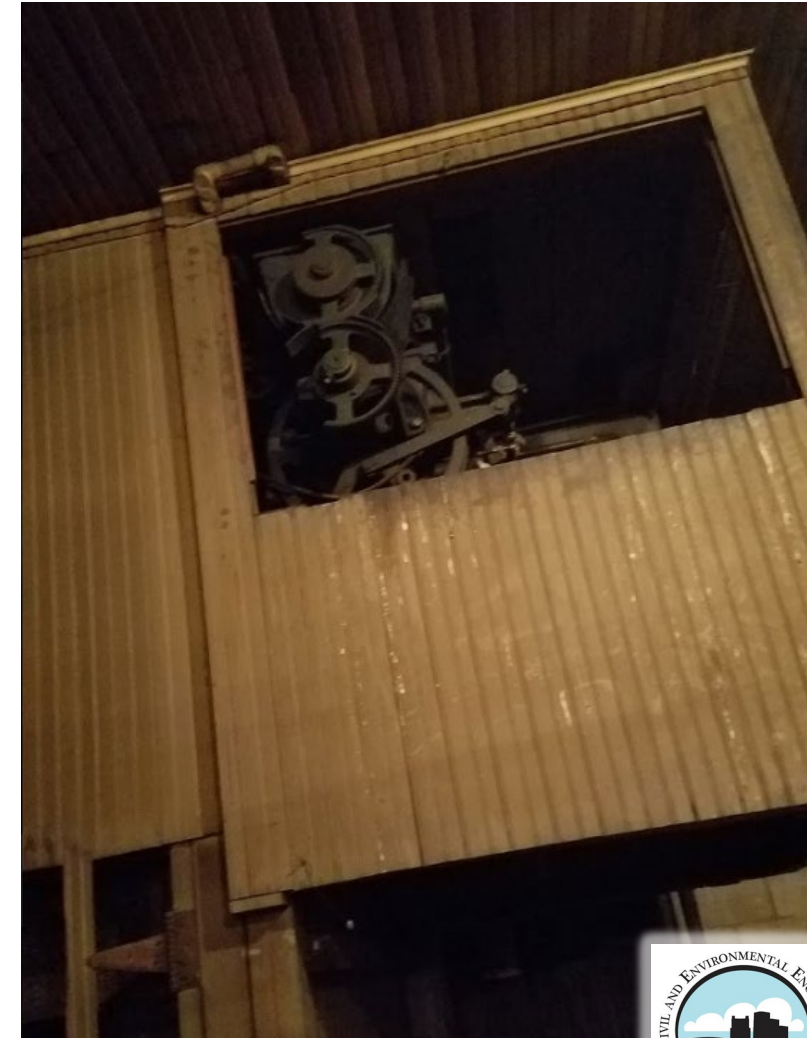
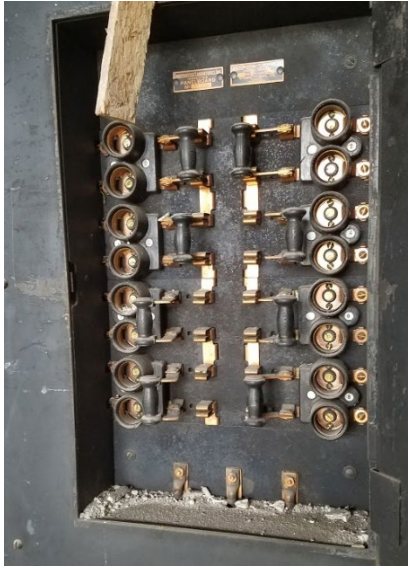


ADDITIONAL CONSIDERATIONS FOR CLIENT

- Get a roof inspection
- Put tuckpointing on radar for future maintenance



MECHANICAL SYSTEM EVALUATION OF EXISTING BUILDING CONDITIONS



VISUAL STRUCTURE EVALUATION OF EXISTING BUILDING CONDITIONS



VISUAL STRUCTURE EVALUATION OF EXISTING BUILDING CONDITIONS



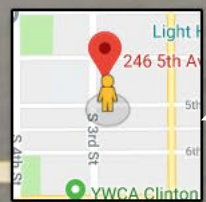


PROJECT SCOPE

EVALUATION & RECOMMENDATIONS

DESIGN STEPS & ALTERNATIVES

FINAL DESIGN



TARGET MARKETS FOR RESIDENTIAL DEVELOPMENT

- Workforce Housing
- Market Rate Housing
- Senior Citizen Housing



DETERMINING EXTERIOR DIMENSIONS THROUGH SCALING



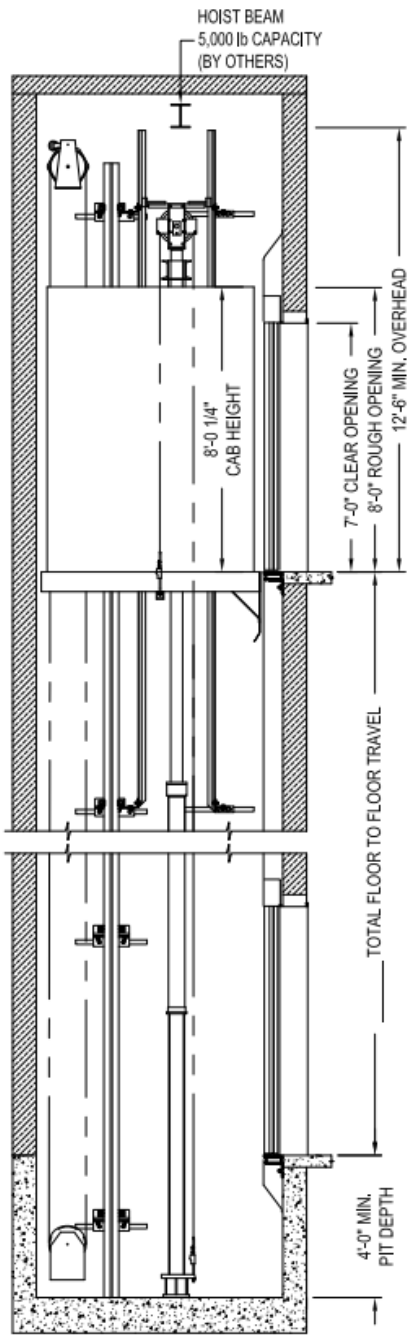
PROPOSED ELEVATOR LOCATION FOR RESIDENT ACCESS



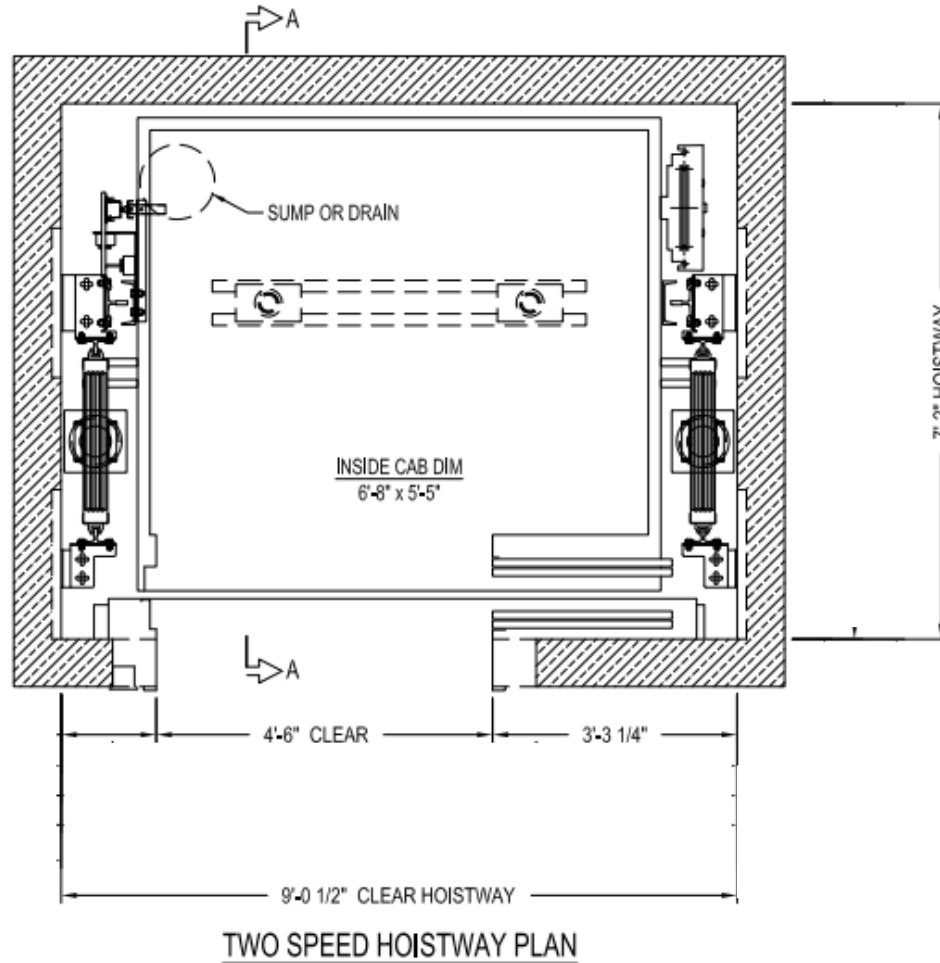
Design exterior elevator behind existing elevator shaft.

- Having an exterior elevator would be a unique feature to Clinton
- Less structural constraints than retrofitting inside of building


ELEVATOR DETAIL USED IN DESIGN



SECTION A-A
NOT TO SCALE



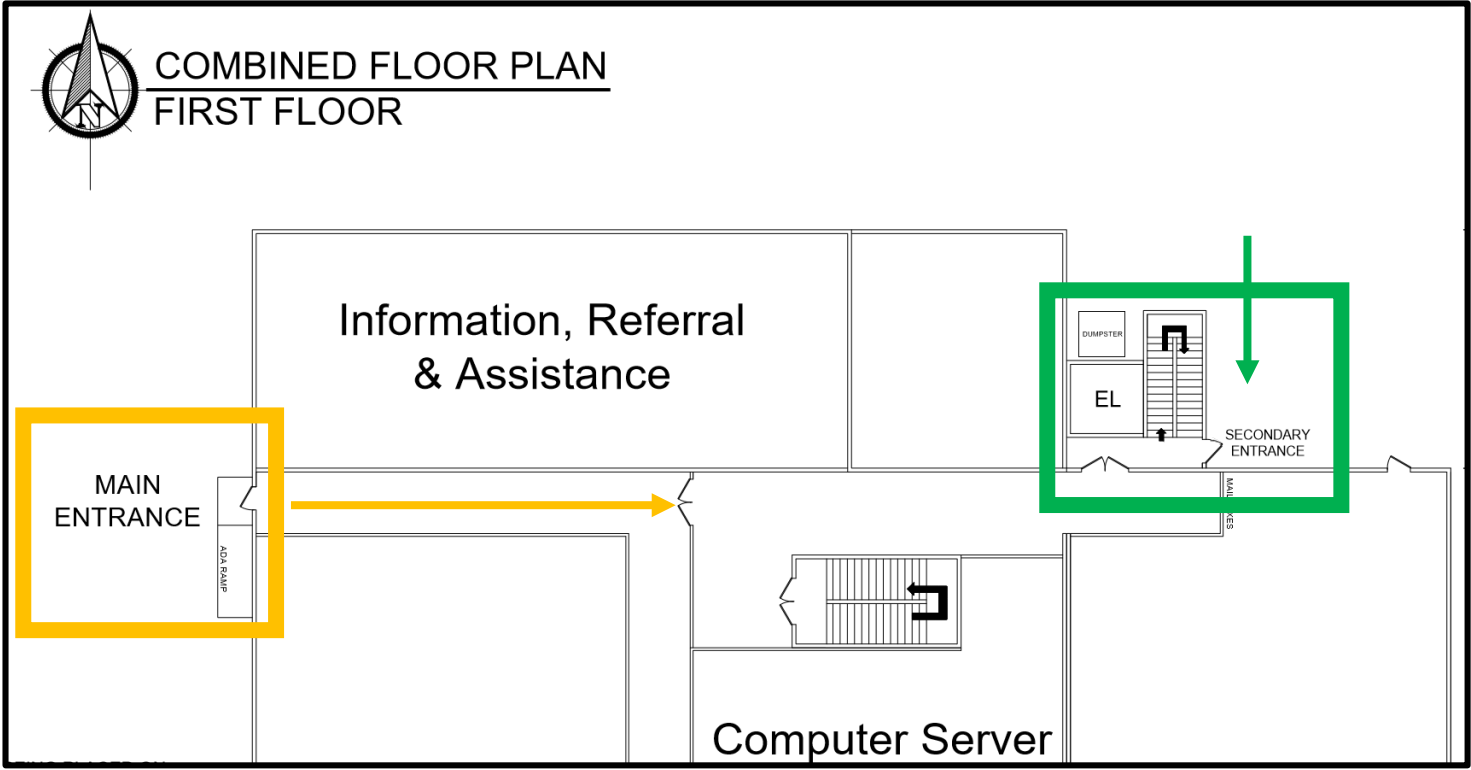
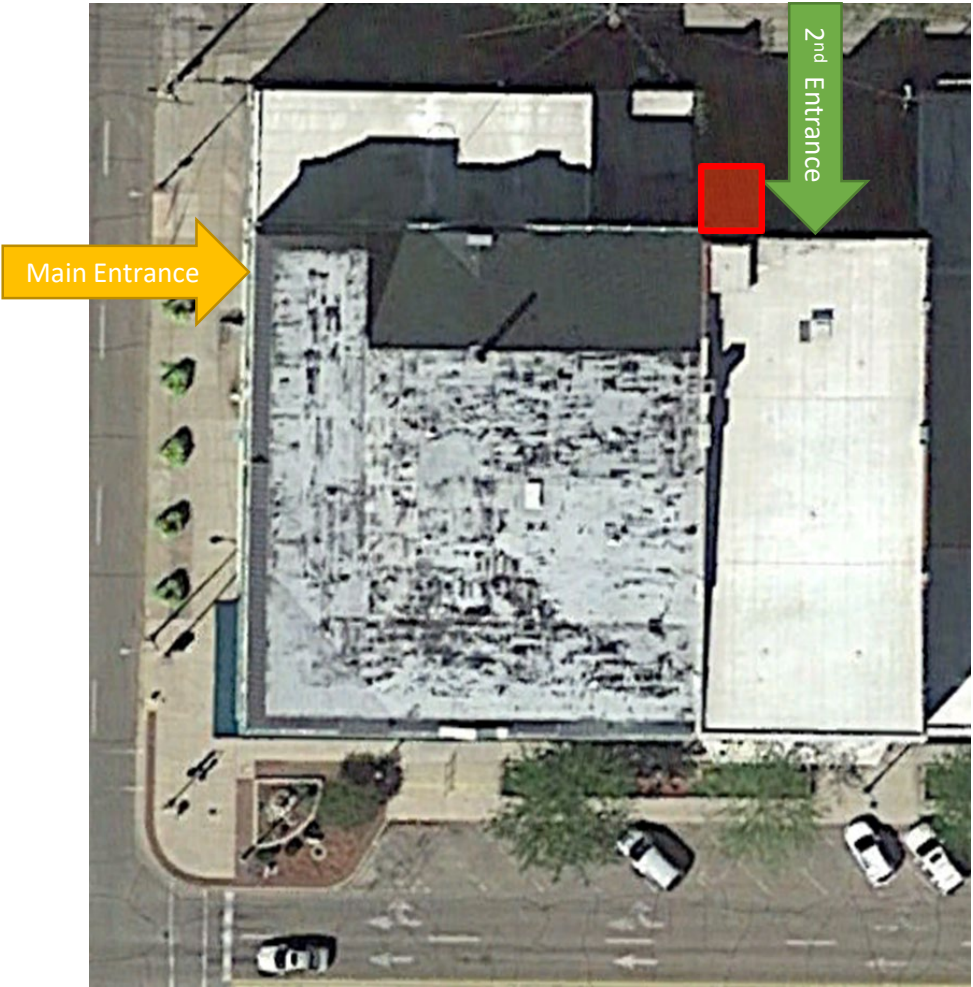
TWO SPEED HOISTWAY PLAN

	PASSENGER ROPED HYDRO
	ELEVATION & PLAN VIEW

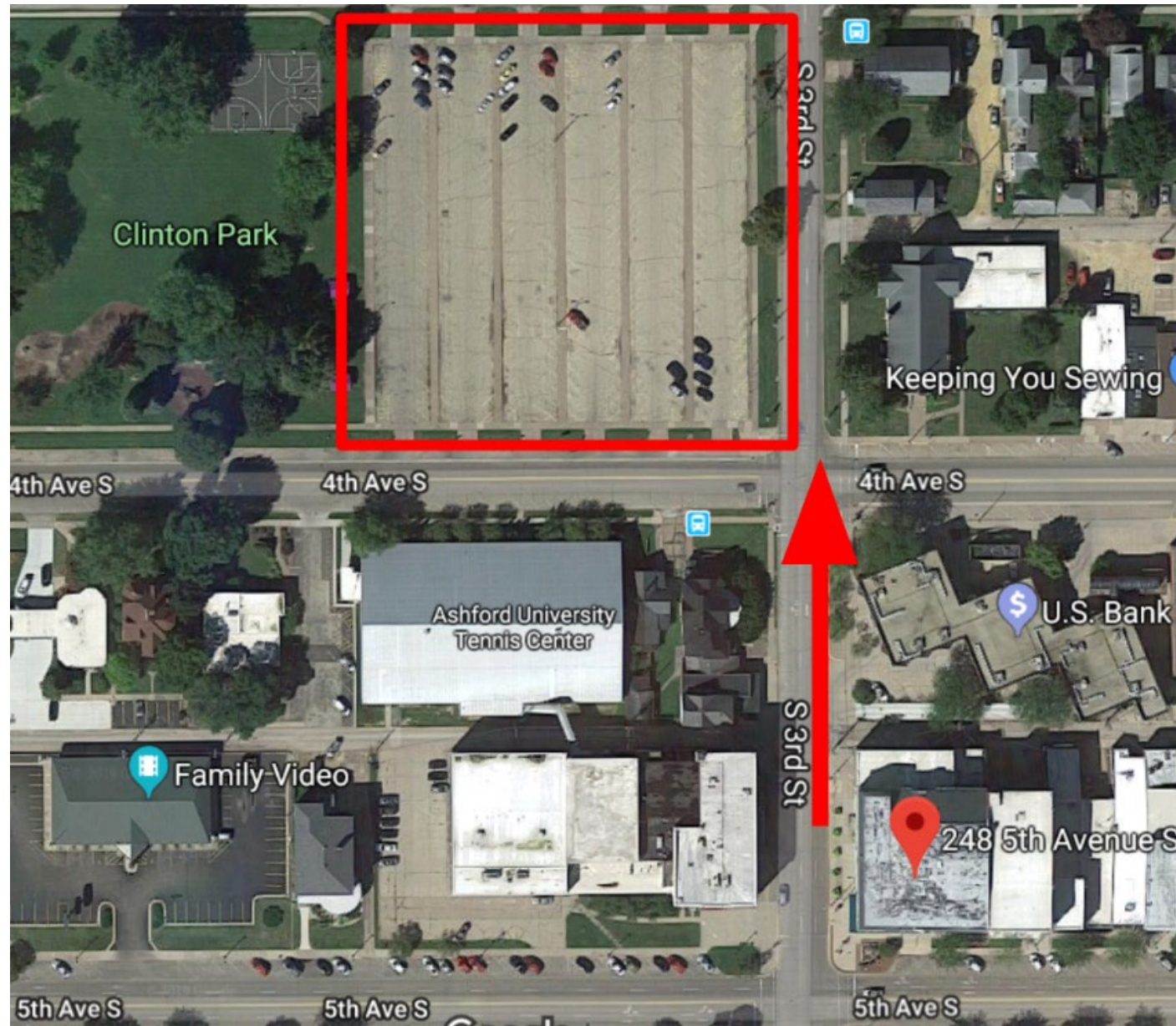
CAPACITY 3500 lbs.	35RHTS1E14
TWO SPEED	

Up to 70 ft rise

PROPOSED MAIN ENTRANCE LOCATION FOR APARTMENTS


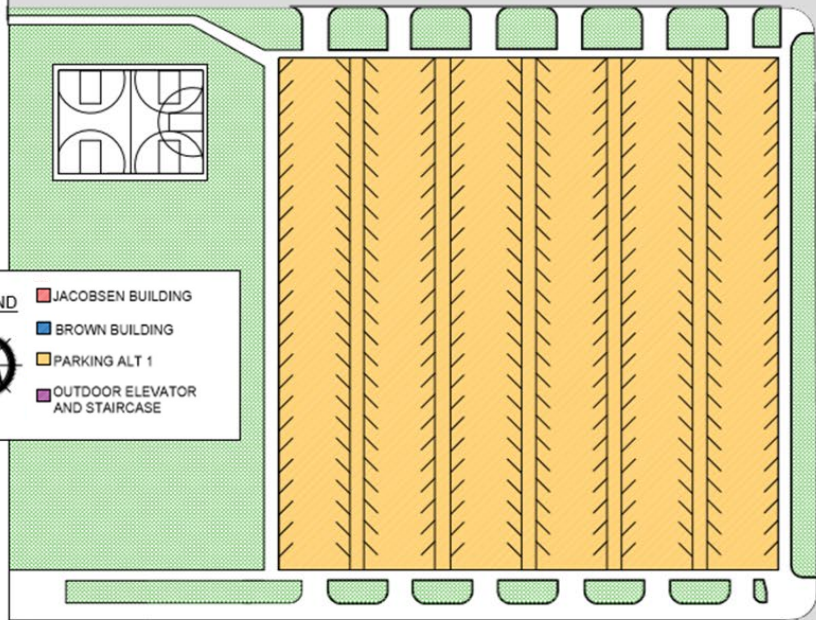


PARKING ACCOMMODATIONS FOR RESIDENTS

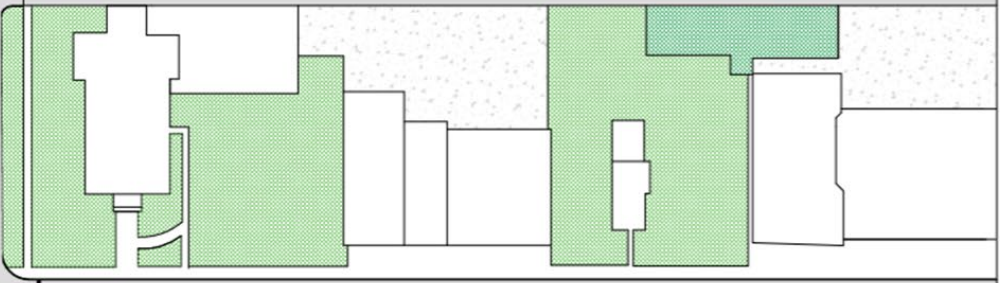


LEGEND

- JACOBSEN BUILDING
- BROWN BUILDING
- PARKING ALT 1
- OUTDOOR ELEVATOR AND STAIRCASE

S 3RD ST



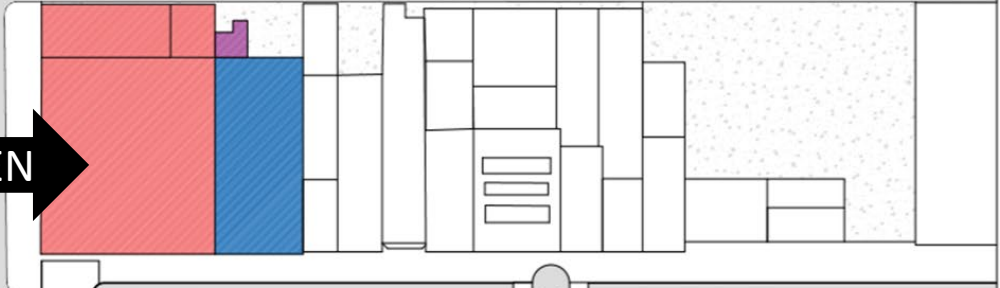
4TH AVE S

BUS STOP



S 5TH ST

JACOBSEN


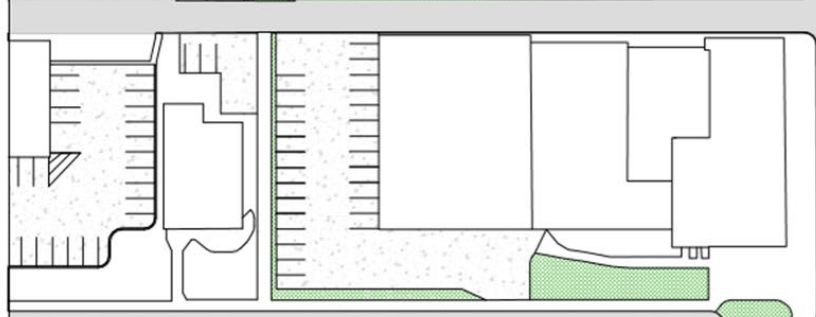
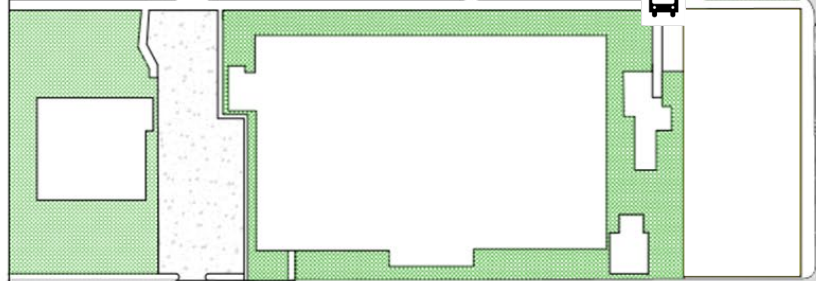
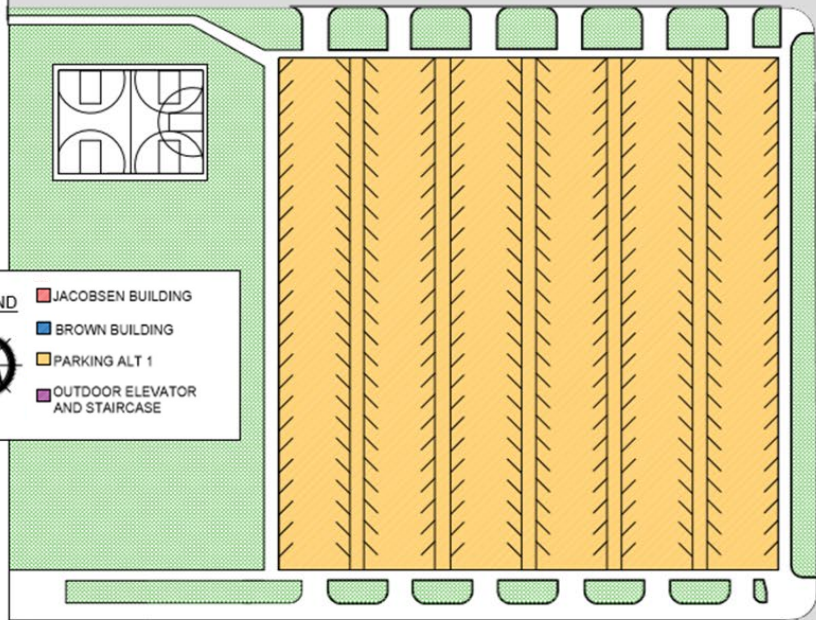



5TH AVE S.

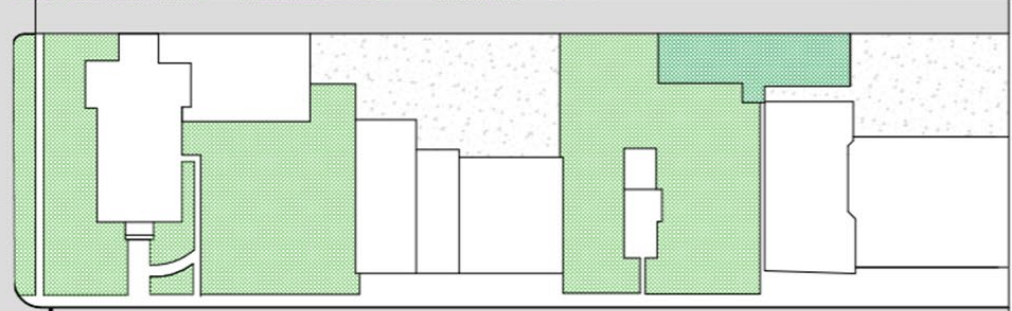
- JACOBSEN BUILDING
- BROWN BUILDING
- OUTDOOR ELEVATOR AND STAIRCASE
- PARKING ALT 1

LEGEND

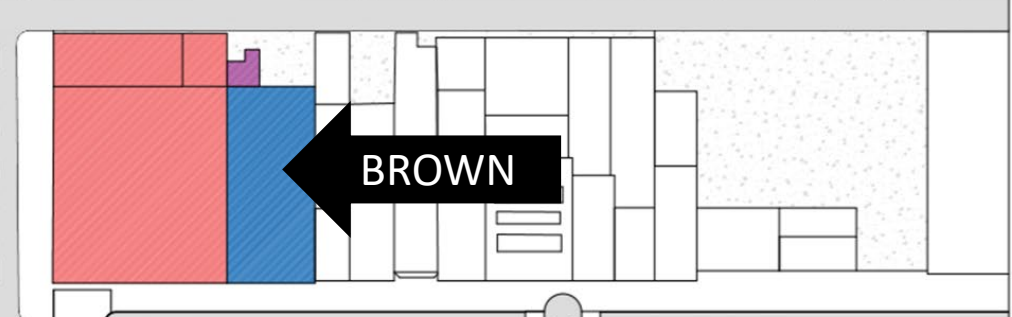
- JACOBSEN BUILDING
- BROWN BUILDING
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- OUTDOOR ELEVATOR AND STAIRCASE

S 3RD ST




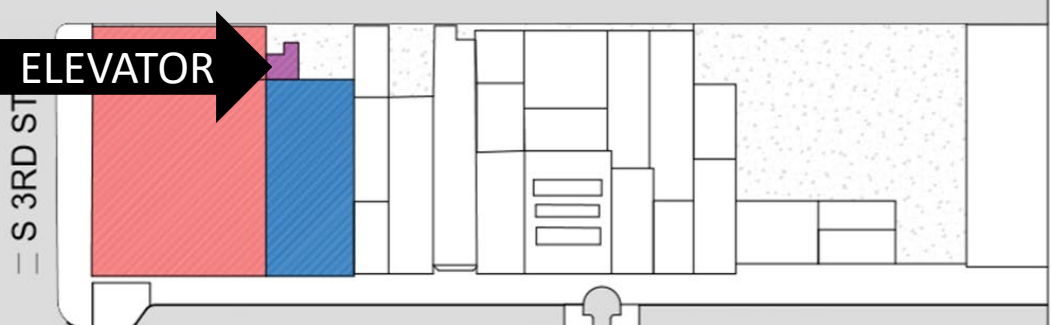
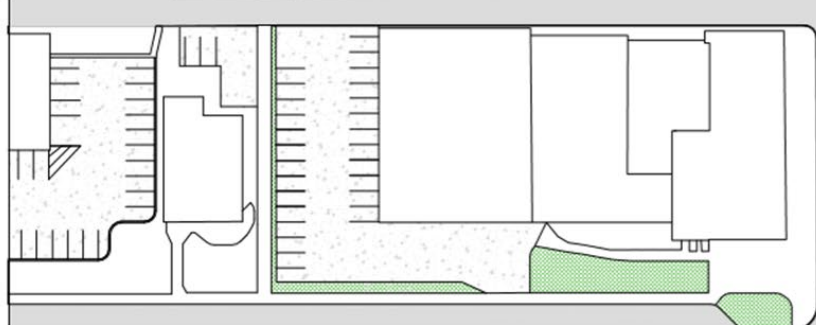
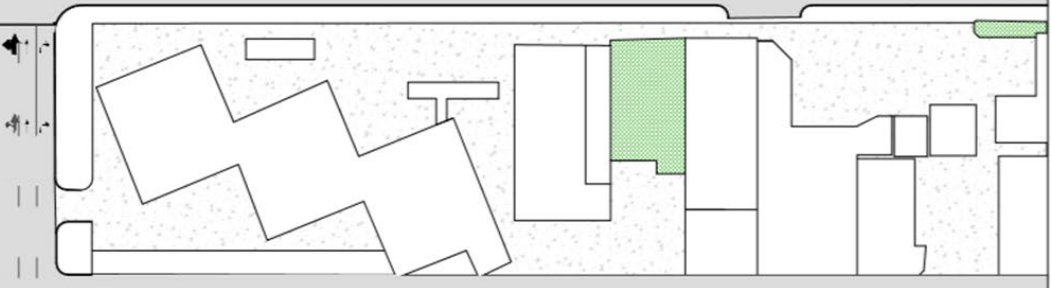
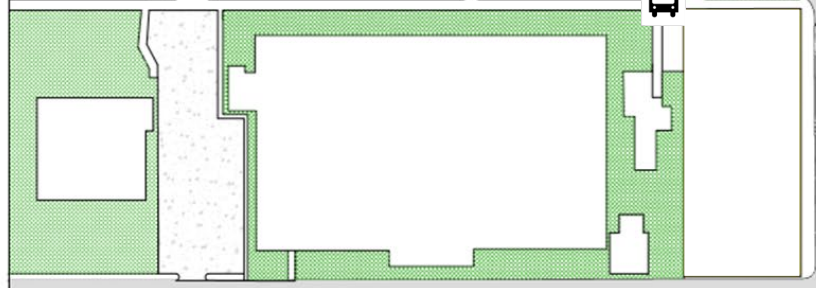
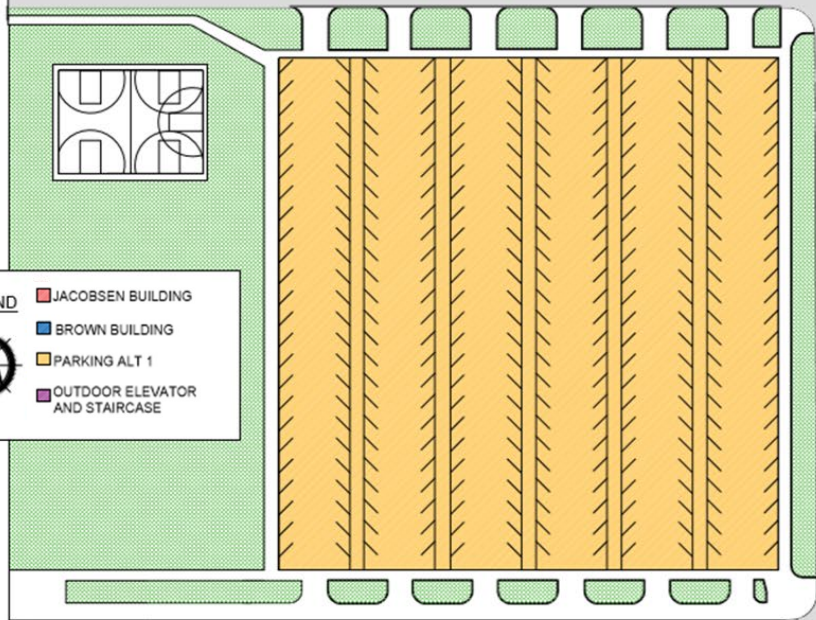
S 3RD ST



- JACOBSEN BUILDING
- BROWN BUILDING
- OUTDOOR ELEVATOR AND STAIRCASE
- PARKING ALT 1

LEGEND


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LEGEND

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- BROWN BUILDING
- PARKING ALT 1
- OUTDOOR ELEVATOR AND STAIRCASE



PARKING →

BUS STOP

S 3RD ST

4TH AVE S

S 3RD ST

5TH AVE S.

- JACOBSEN BUILDING
- BROWN BUILDING
- OUTDOOR ELEVATOR AND STAIRCASE
- PARKING ALT 1



246 5th Ave S

Clinton, Iowa

Google

Street View - Jul 2018

PROJECT
SCOPE

EVALUATION
&
RECOMMENDATIONS

DESIGN STEPS
&
ALTERNATIVES

FINAL DESIGN

Google



JACOBSEN & BROWN
PROPOSED FRONT ELEVATION





JACOBSEN BUILDING WEST SIDE ELEVATION





JACOBSEN & BROWN
PROPOSED REAR ELEVATION



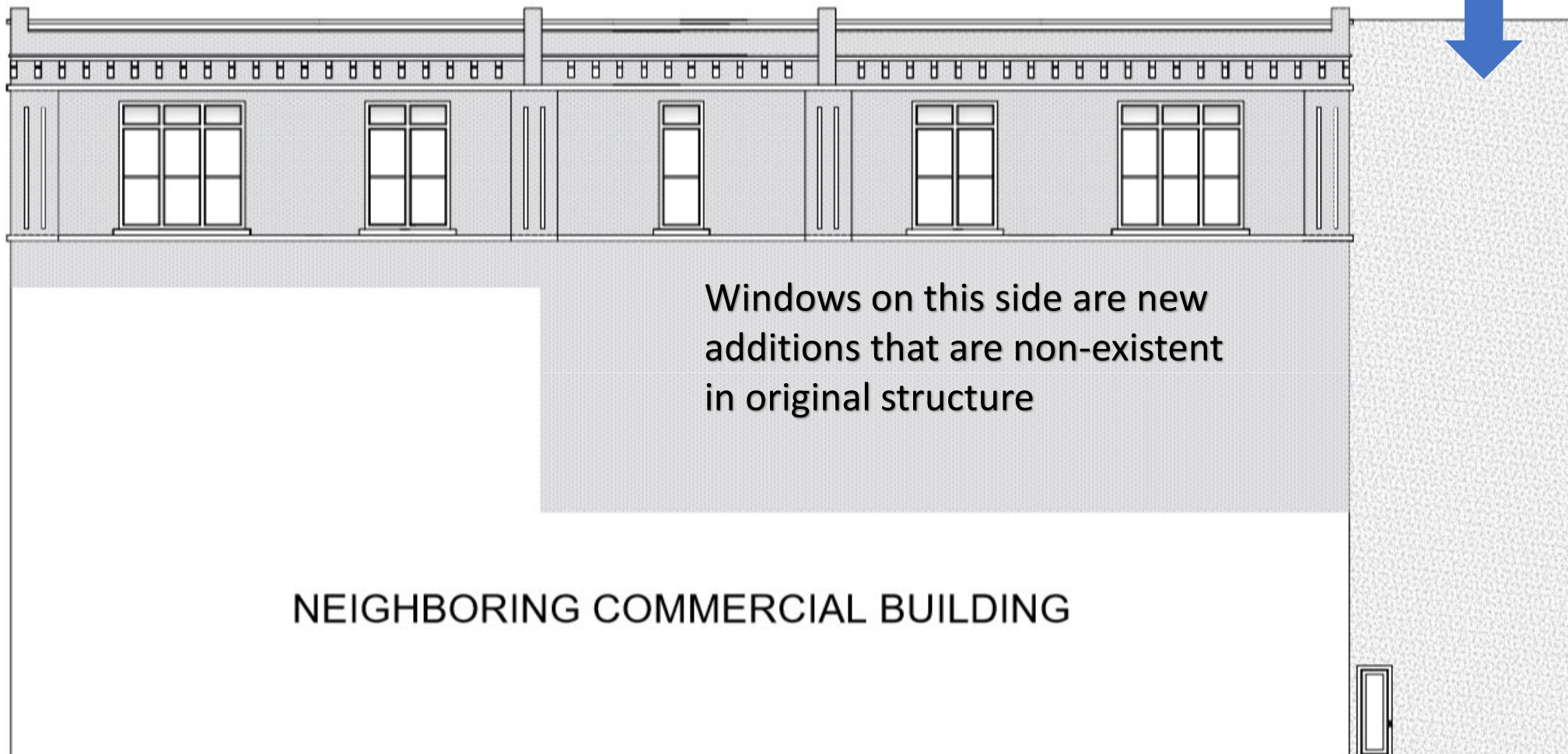
Elevator and staircase enclosure





BROWN BUILDING
EAST SIDE ELEVATION

Elevator and staircase enclosure

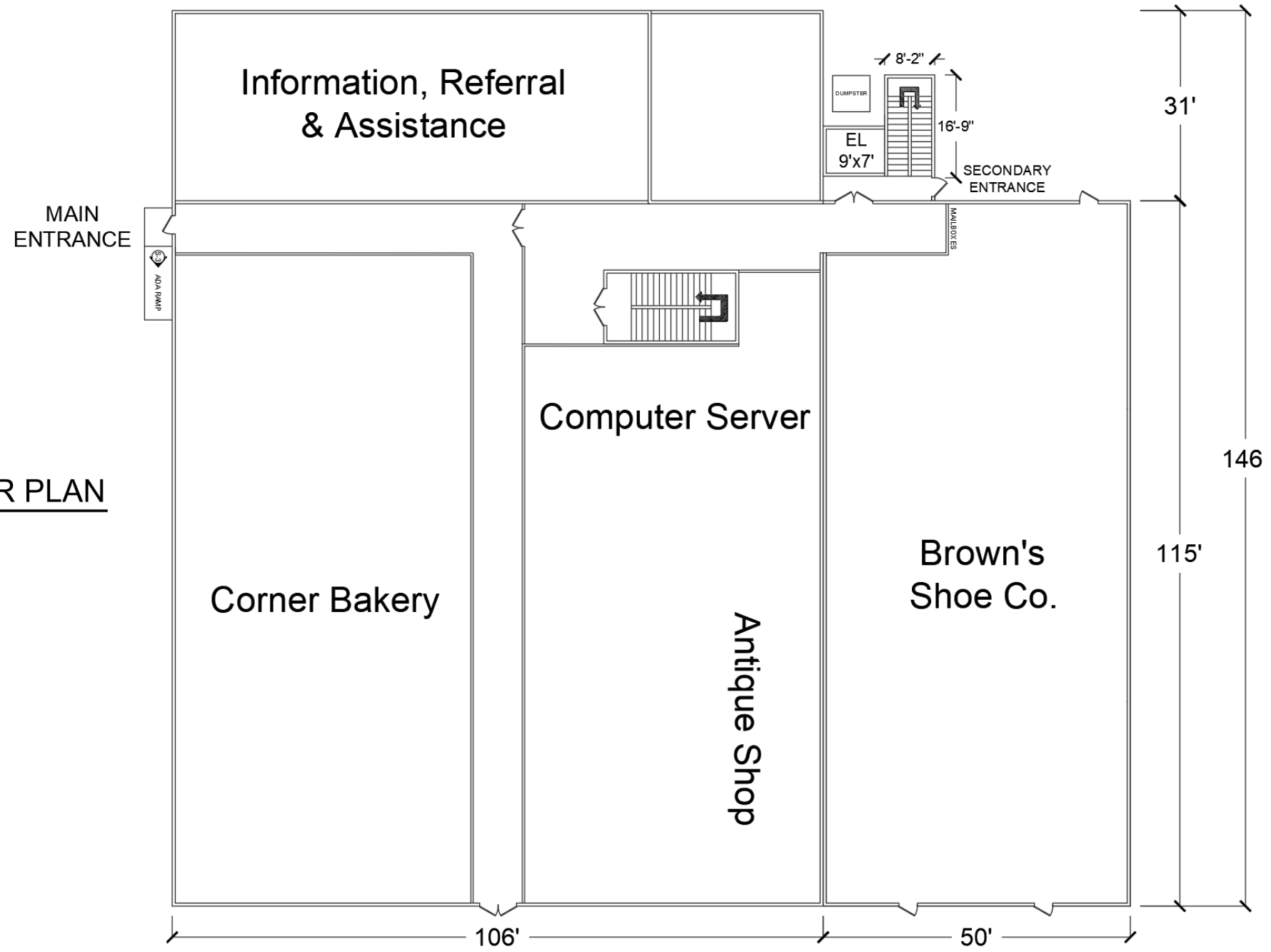


Windows on this side are new additions that are non-existent in original structure

NEIGHBORING COMMERCIAL BUILDING



COMBINED FLOOR PLAN
FIRST FLOOR



Information, Referral
& Assistance

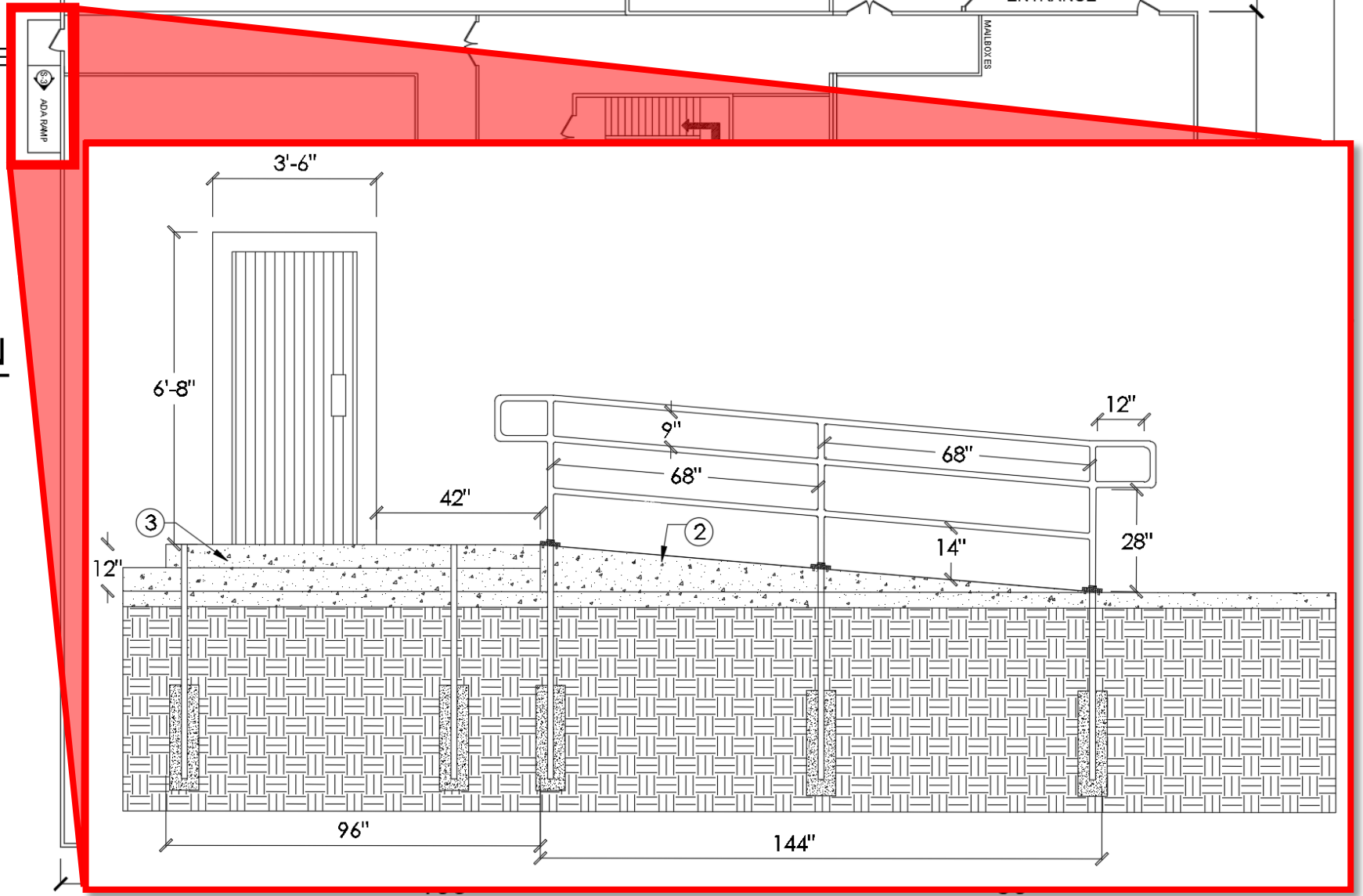
MAIN
ENTRANCE
ADA RAMP

8'-2"
DUMPSTER
EL
9'x7'
16'-9"
MAILBOXES
SECONDARY
ENTRANCE

31'

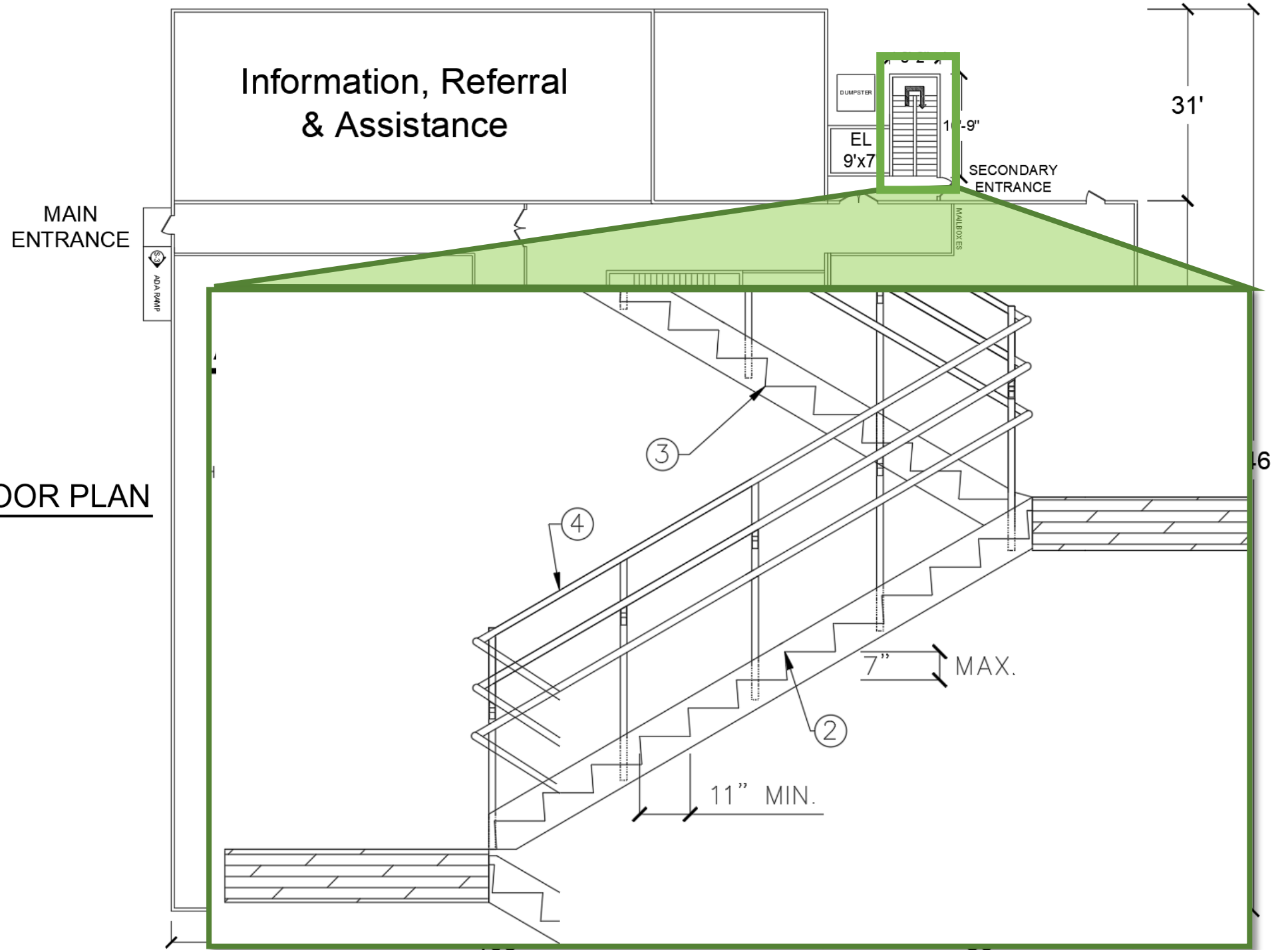


COMBINED FLOOR PLAN
FIRST FLOOR



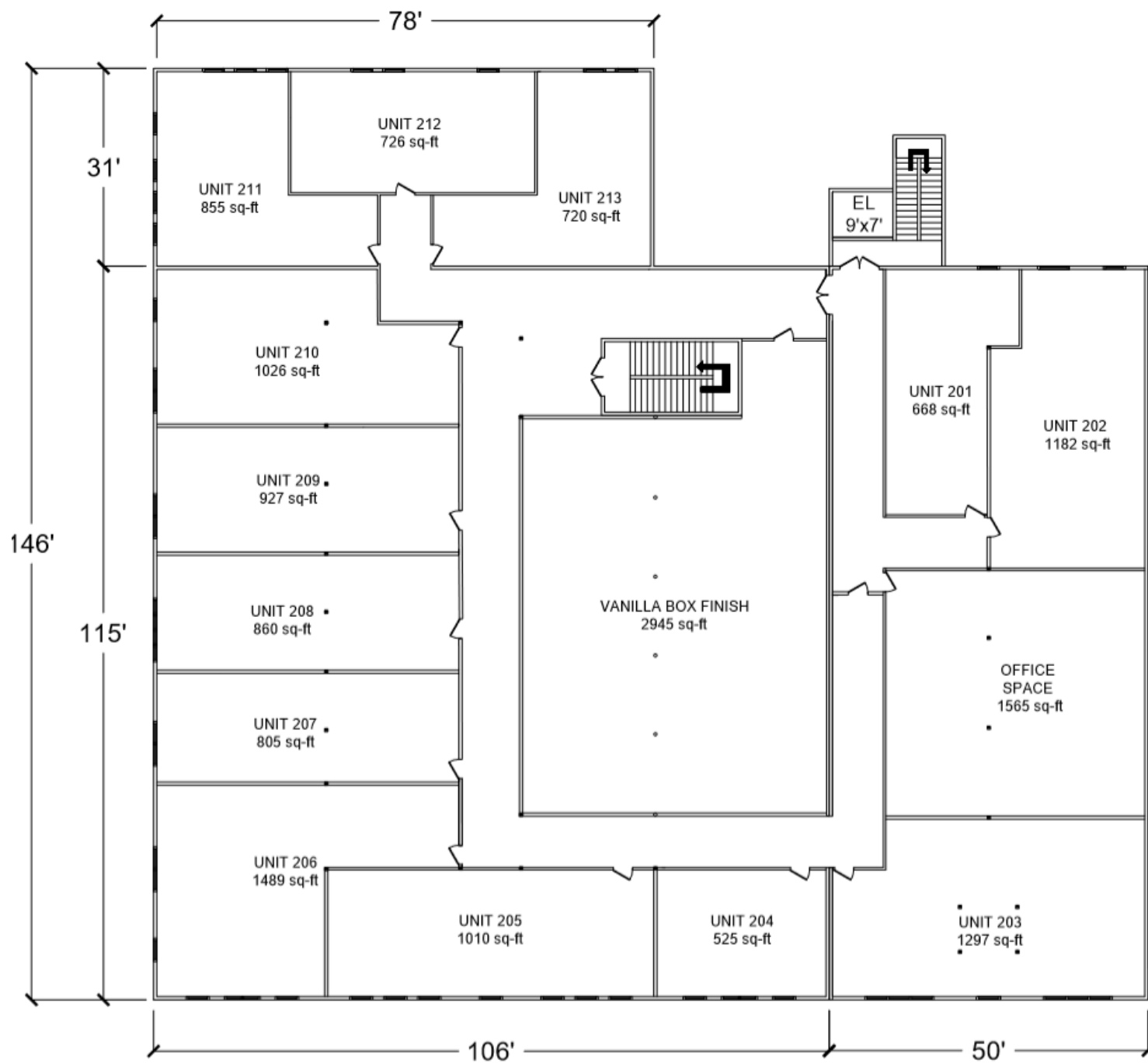


**COMBINED FLOOR PLAN
FIRST FLOOR**





COMBINED FLOOR PLAN SECOND FLOOR



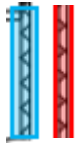
LOCATING BEARING WALLS FOR 2ND FLOOR





JACOBSEN BUILDING

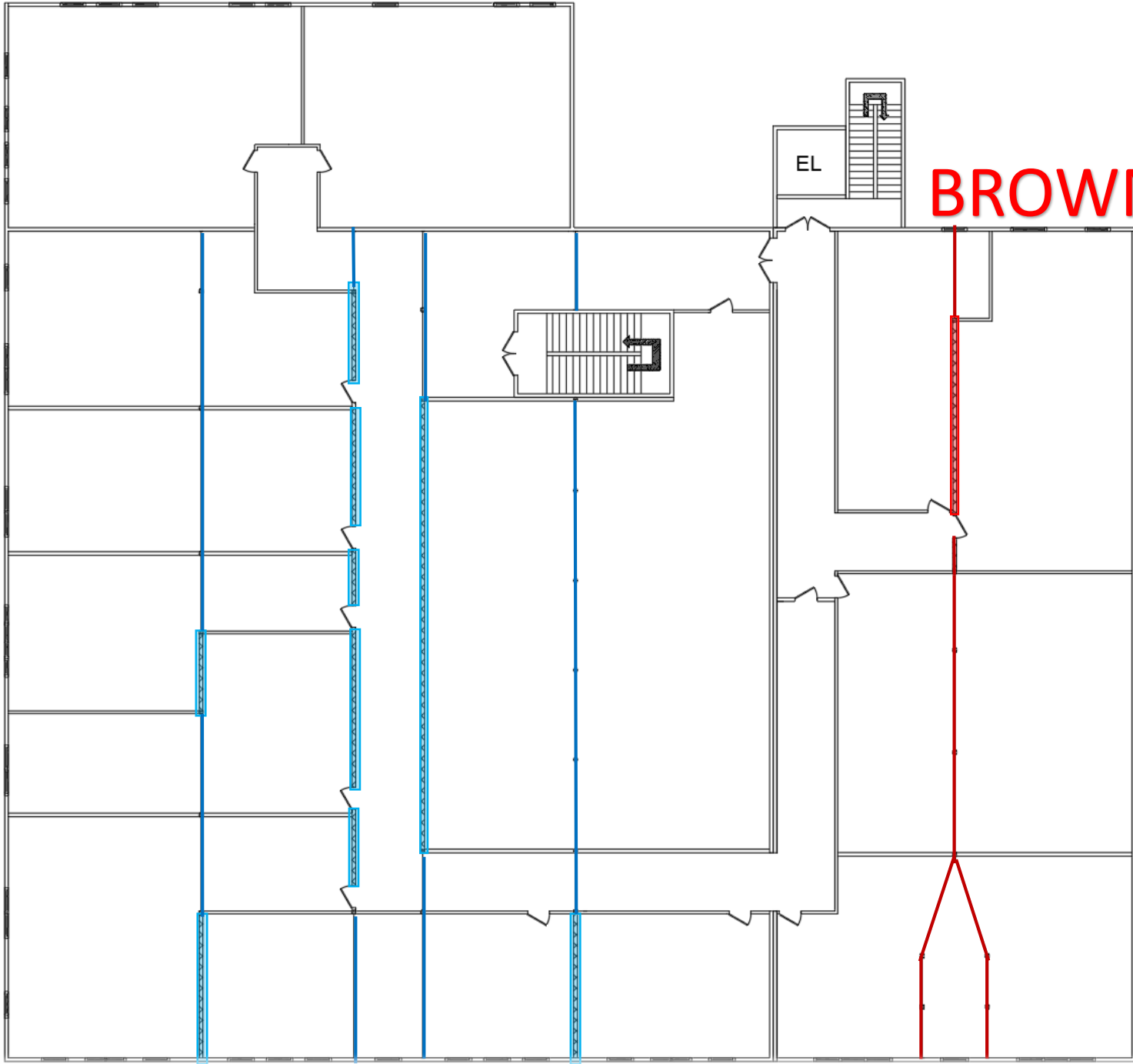
LEGEND



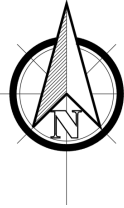
Bearing Wall



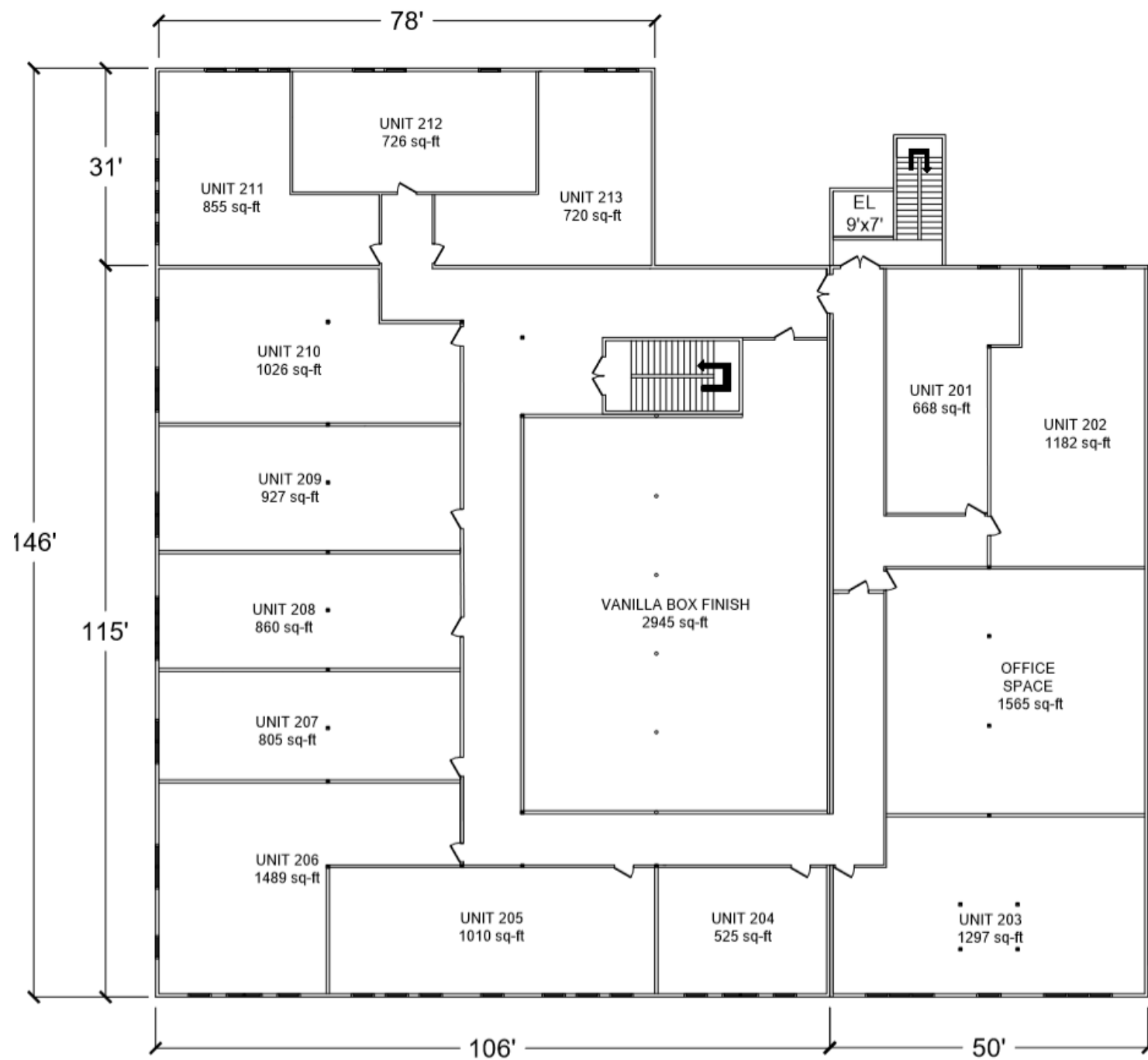
Load Bearing Column

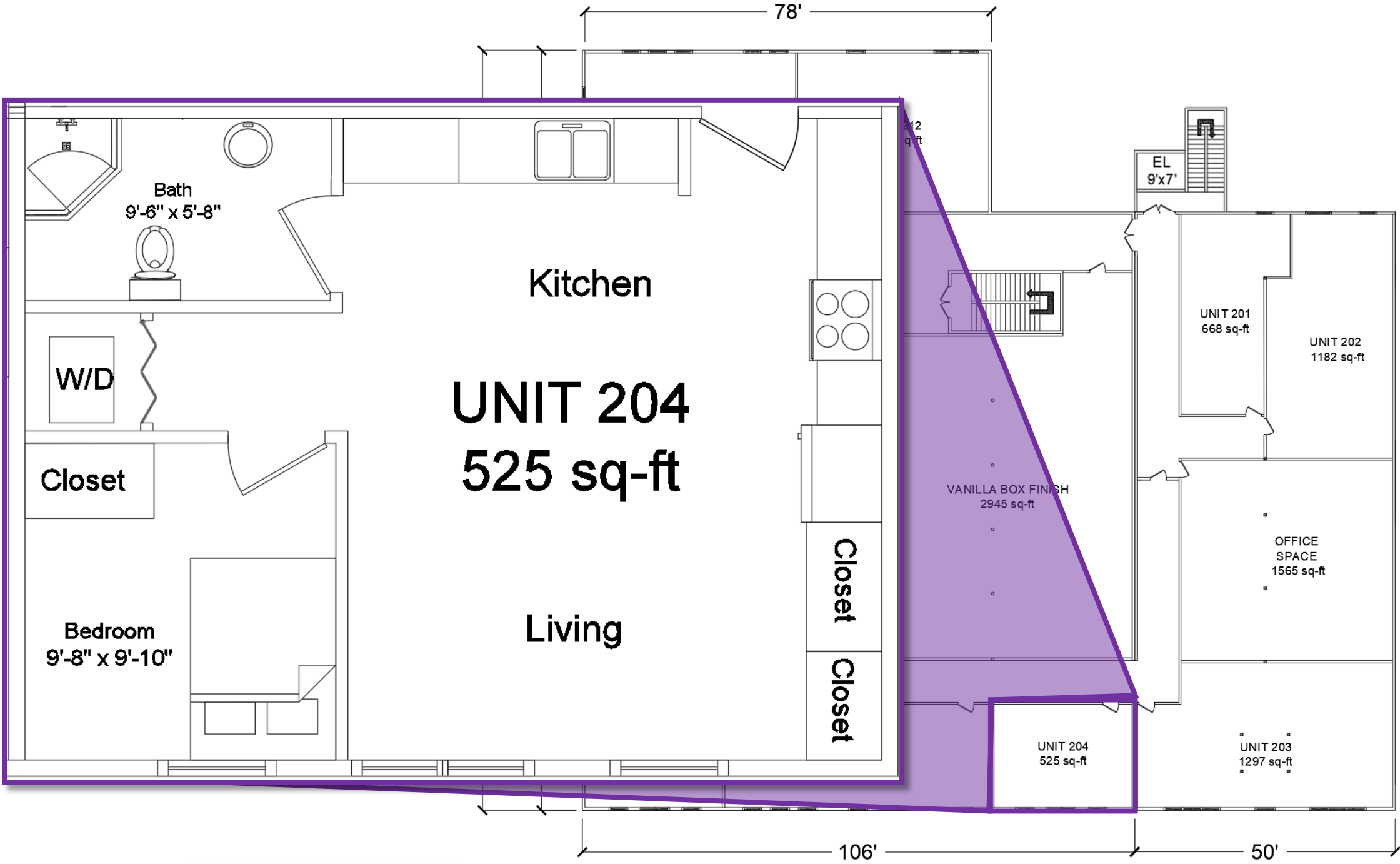


BROWN BUILDING



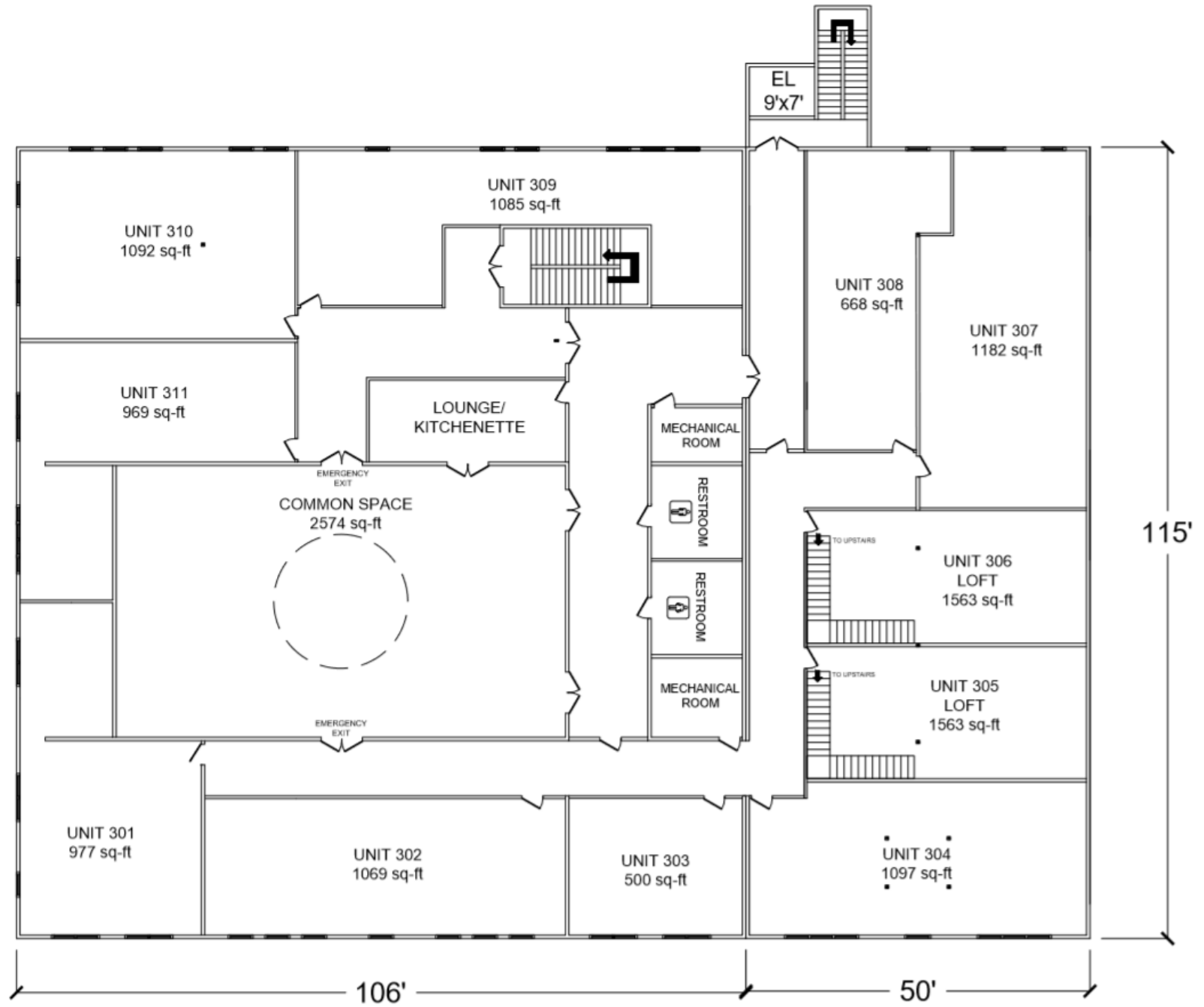
COMBINED FLOOR PLAN SECOND FLOOR

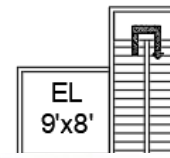






COMBINED FLOOR PLAN THIRD FLOOR





COMBINED FLOOR PLAN
THIRD FLOOR



106' 50'

115'

LOCATING BEARING WALLS FOR^{R3} FLOOR



LOCATING BEARING WALLS FOR^{R3} FLOOR



LOCATING BEARING WALLS FOR^{R3} 3 FLOOR

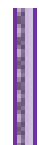





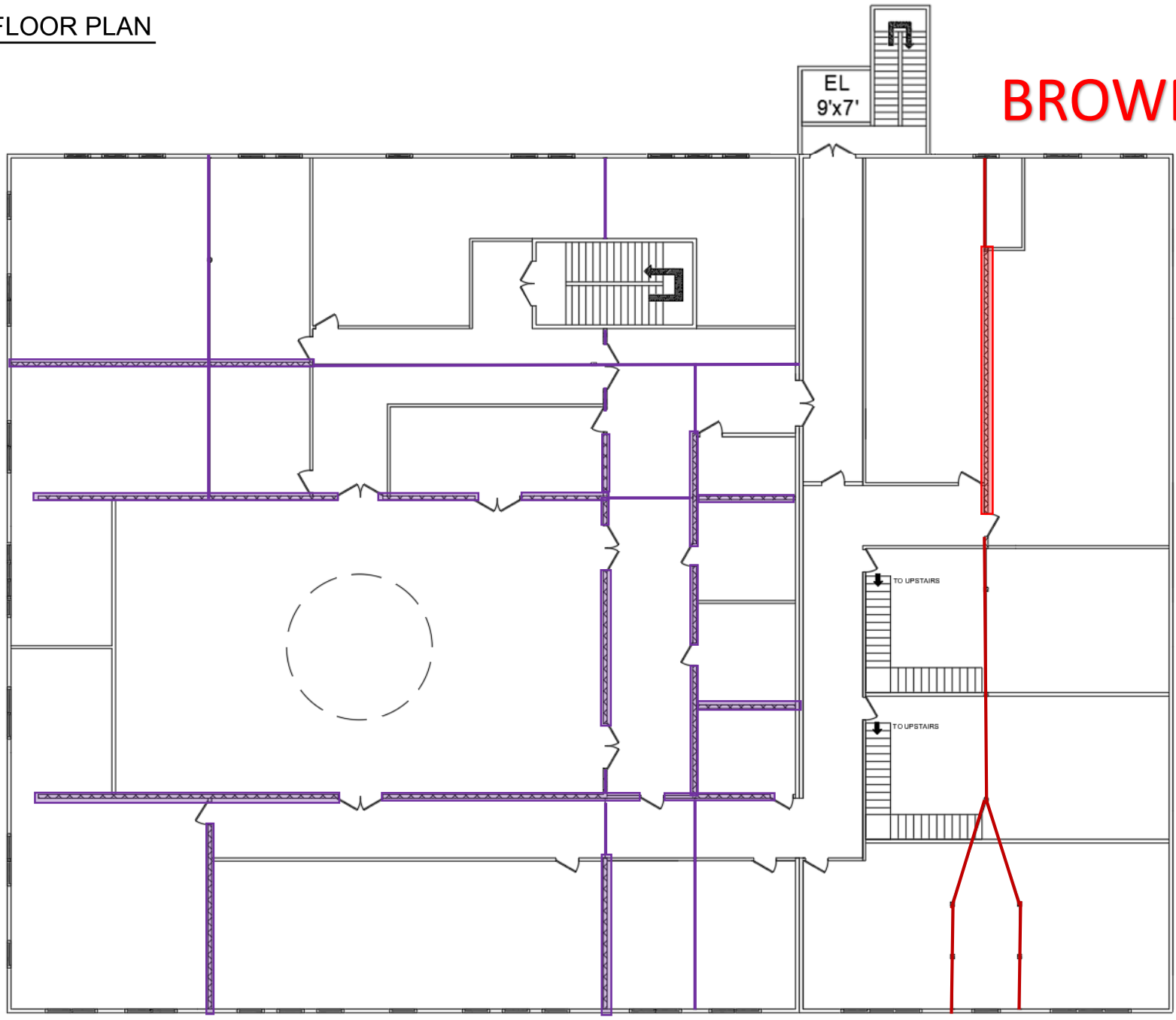


COMBINED STRUCTURAL FLOOR PLAN
THIRD FLOOR

JACOBSEN
BUILDING

LEGEND

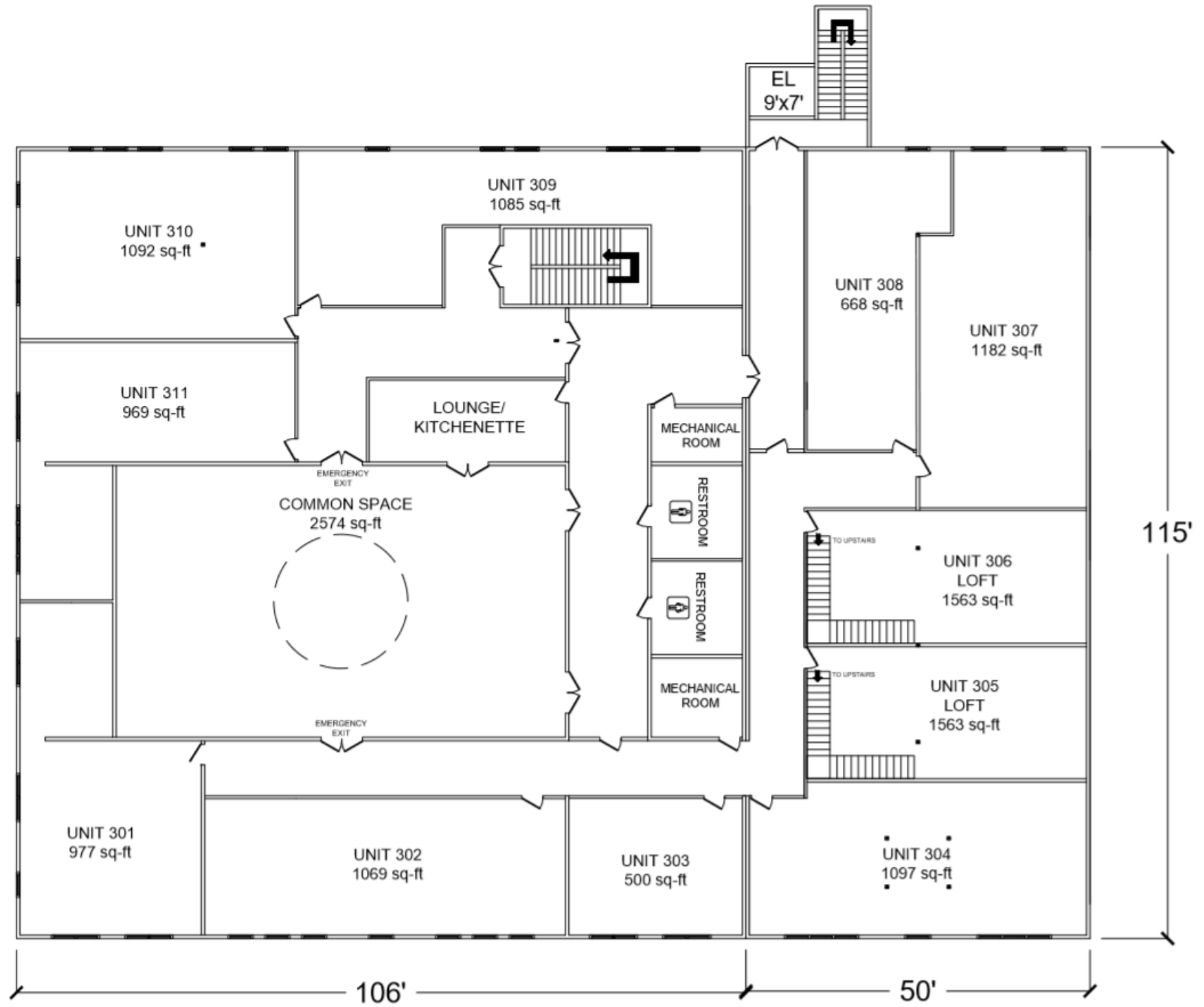
-   Bearing Wall
-   Load Bearing Column



BROWN BUILDING

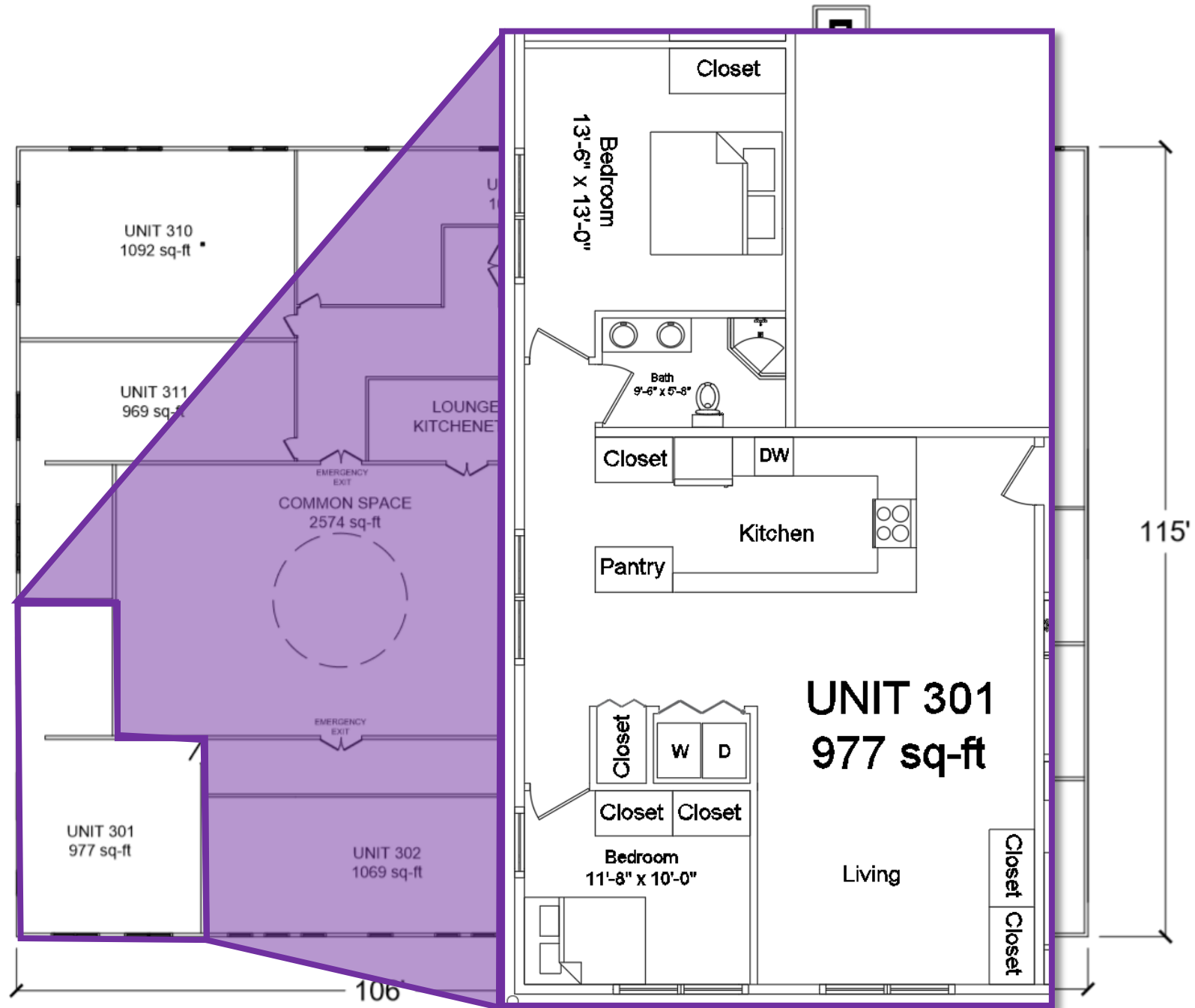


COMBINED FLOOR PLAN THIRD FLOOR



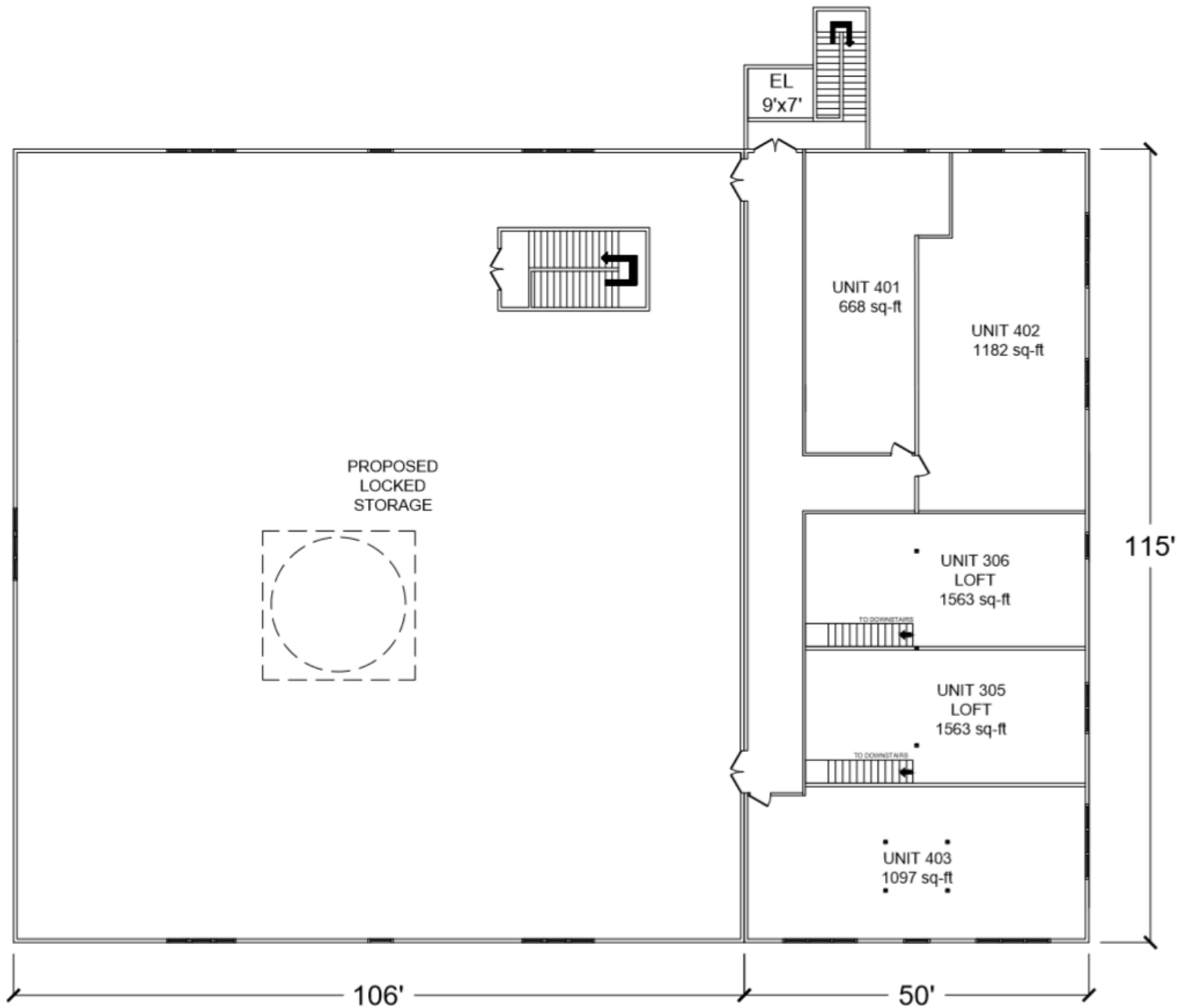


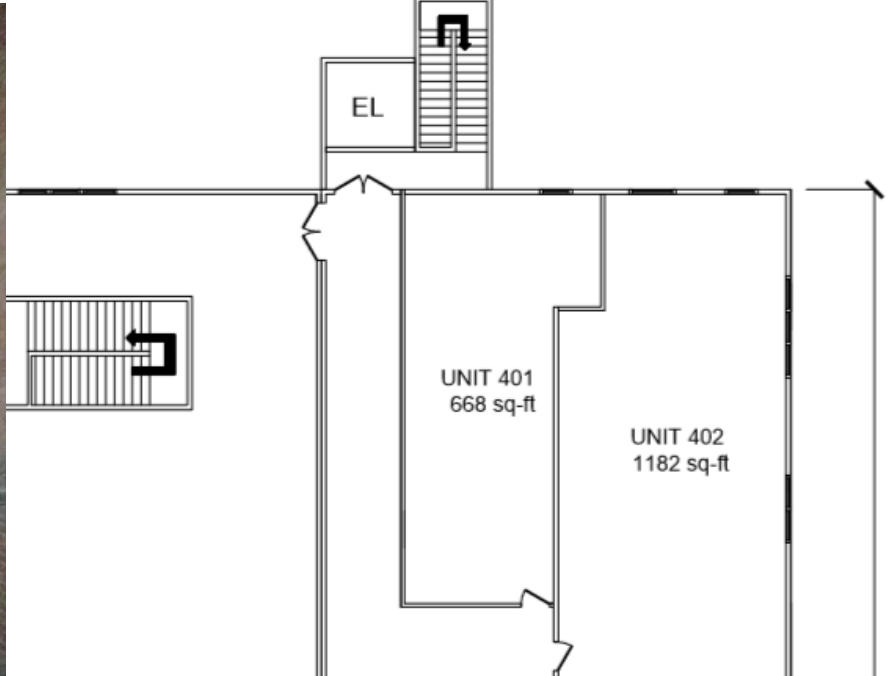
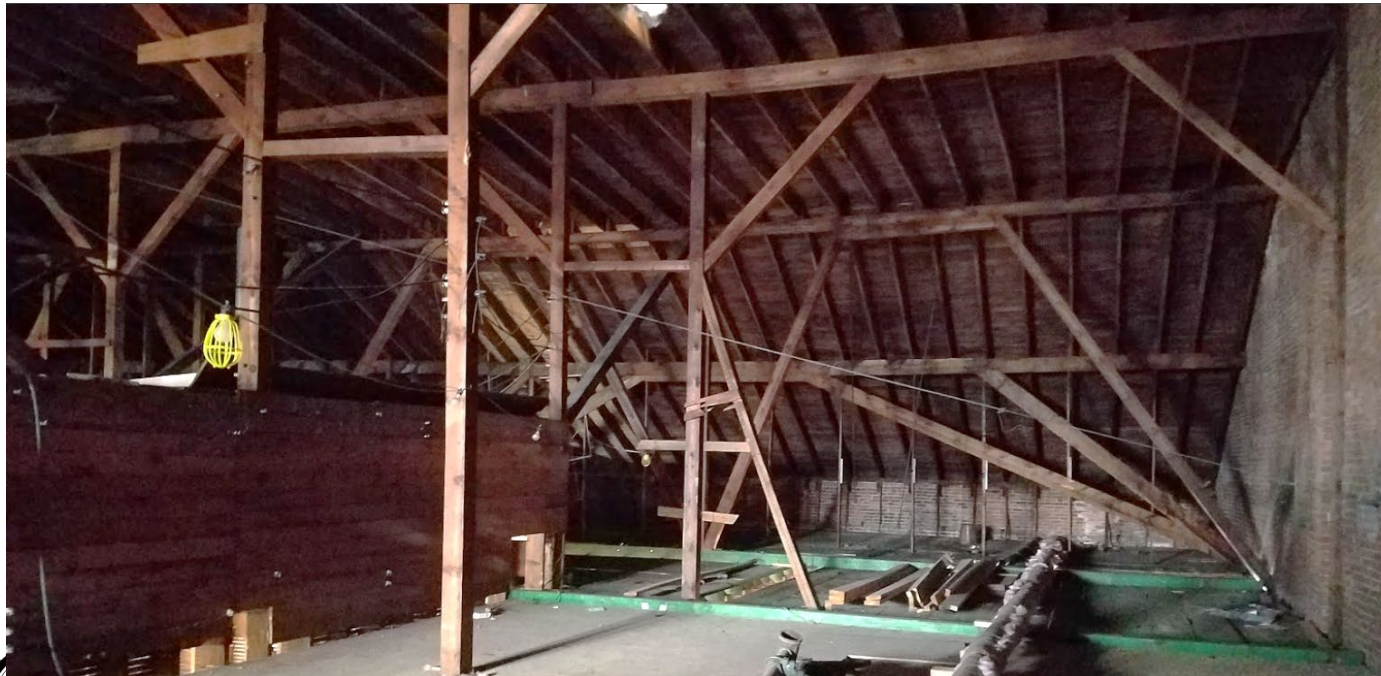
COMBINED FLOOR PLAN THIRD FLOOR



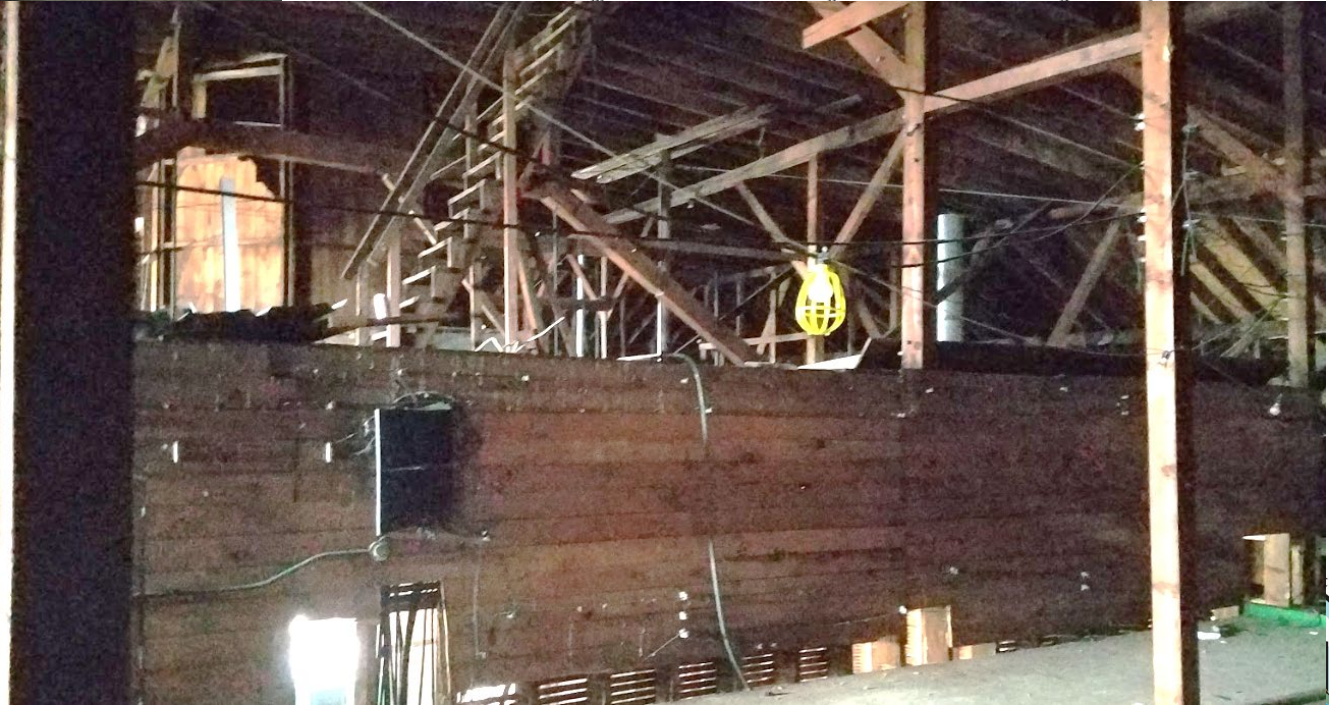
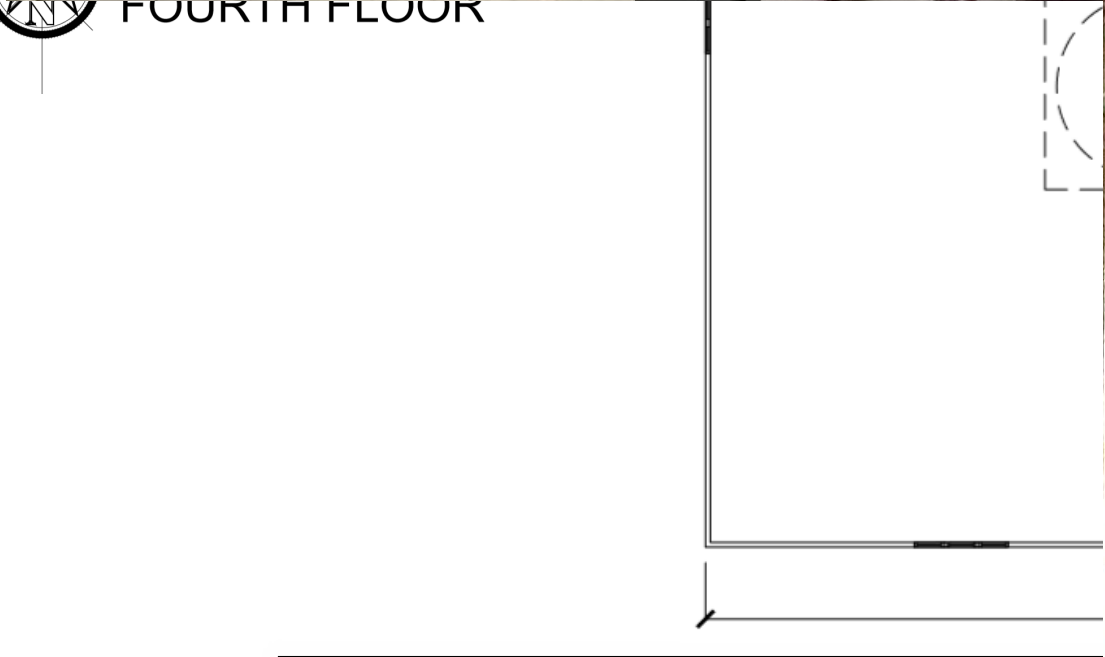


COMBINED FLOOR PLAN FOURTH FLOOR

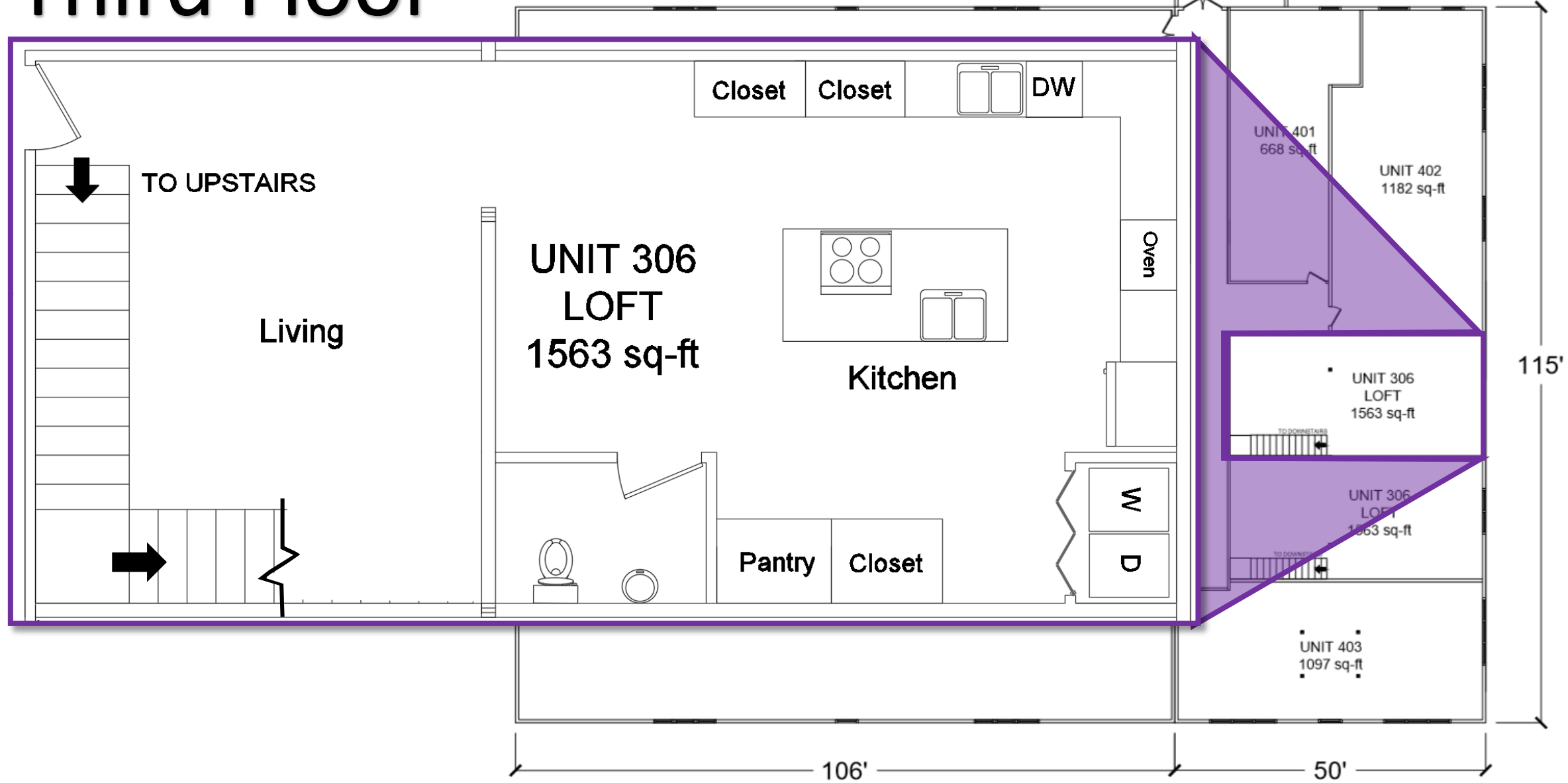




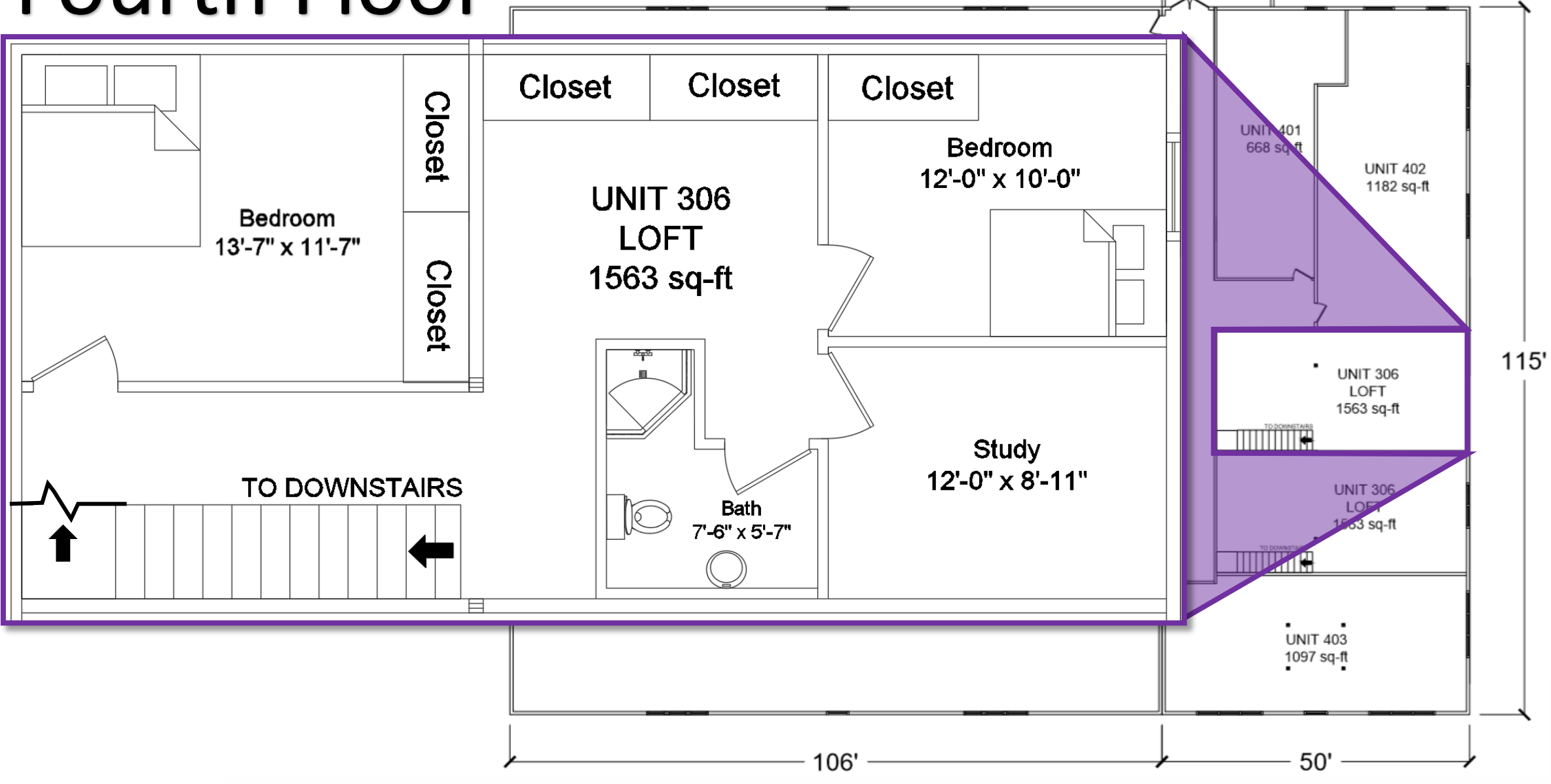
FOURTH FLOOR



Third Floor



Fourth Floor



COST ESTIMATE FOR PROJECT

Description	Quantity	Units	Unit Price	Total Cost
Pre-Construction				
Hazard Mitigation	1	Each	\$ 15,000.00	\$ 15,000.00
Building Envelope				
Repair Connection on Brown Building	2270	sq-ft	\$ 2.60	\$ 5,902
Roof	17940	sq-ft	\$ 3.45	\$ 61,893
Façade Demolition for Brown Building	2436	sq-ft	\$ 6.00	\$ 14,616
Window Replacement & Installation	90	Each	\$ 2,600.00	\$ 234,000
ADA Ramp for Main Apartment Access	18	ft	\$ 175.00	\$ 3,150
Structural Modifications				
New Window Openings	820	sq-ft	\$ 2.26	\$ 1,853
Cut Openings between Buildings	576	sq-ft	\$ 5.00	\$ 2,880
Elevator and Staircase Structure (Brick Veneer)	1525	sq-ft	\$ 165.00	\$ 251,625
Stairwell Construction	2140	sq-ft	\$ 3.22	\$ 6,891
Mechanical Systems				
Elevator (3,500 lb) 9'-0" x 7'-2" Hoistway	1	Each	\$ 81,350	\$ 81,350
Interior				
Interior Remodel (including mechanical systems)	45310	sq-ft	\$ 120.00	\$ 5,437,200
			Sum:	\$ 6,116,360
			15% Contingency:	\$ 917,454
			10% Engineering & Administration:	\$ 611,636
			Total Project Cost:	\$ 7,645,000

27 Apartments:

→ **\$283K per unit**

Developers spend on average:

\$120 – 140K per unit

Project may not be viable without grants or other financial incentives.

THIS PROJECT WAS COMPLETED WITH THE HELP OF OUR CLIENT AND MENTORS:

- **Karen Rowell**
Director:
Downtown Clinton Alliance
- **Dennis Lauver**
Partner:
Howes & Jefferies Realtors
Board of Directors:
Downtown Clinton Alliance
- **John Mahon**
Architect:
Bracke Hayes Miller Architects LLP
- **Matt Brooke**
City Administrator:
City of Clinton
- **Travis Kraus**
Outreach Coordinator:
Ulowa Office of Outreach & Engagement
- **Richard Fosse**
Professor:
Ulowa Department of Civil & Environmental Engineering
- **Christopher Stoakes**
Professor:
Ulowa Department of Civil & Environmental Engineering

Celebrate 
CLINTON



*Thank
you*

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Celebrate 
CLINTON



**DISCUSSION
&
QUESTIONS?**