



DESIGNBUILD INC

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August 6, 2008

Existing Structure Narrative Supplement
Plan Commission / Land Use Application
City of Madison
215 Martin Luther King Jr. Blvd.
PO Box 2985
Madison, WI 53701-2985

Project Name: Dr. Dave Ducommun (New Building)

The proposed project at 344 S Yellowstone Drive will require the demolition of an existing building and parking areas. The existing building is a wood framed structure with a combination of masonry and cast-in-place concrete foundations, aluminum siding, wood clad windows and a shingle roof. The age of this building is approximately 30 years old.

Remodeling the existing facility was initially considered. However, numerous deficiencies were discovered in the structure. The intended use of the facility is a dental clinic which would require the floor system to have additional joists added to each existing joist. The crawl space creates issues for the installation of the dental equipment, mechanical systems and serviceability.

After evaluation the costs associates with this, it was determined that it is more cost effective to demolish the building and build a new facility.

Comments from the structural engineer

Here's a summary of some conclusions, observations, and possible issues to be looked into if the project moves forward:

- Distribution of the 400 lb dental chair and 350 lb live load (patient, dentist, and a hygienist) was projected over two joists. The joists will definitely need to be sistered with one additional 2x10 at each location supporting a chair.
- The code requires a minimum uniformly distributed live load for certain occupancies. "Dental Office" is not specifically listed, but Hospitals and Office Buildings are. If this moves forward we'll need to ask Dr. Ducommun what type of use/loading they are looking for. Right now I can get a 40 psf LL to check for strength and required minimum deflection without a problem. However, if they require a 50 psf live load we'll more than likely need to sister most of the joists. I could take this further if you like, just let me know.
- The base of the steel posts look a bit suspect. In one case I think they used a plywood shim mixed in with steel shims as I was able to simply brush it aside with my hands. I didn't see one column that had a mechanical attachment to the footing.
- Also, when I looked down a beam line I could see that the columns do not appear plumb. The attached image is meant to illustrate that, but the image doesn't really capture what is really going on.

Respectfully,

John J. Bieno, AIA



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Letter of Intent
Plan Commission / Land Use Application
City of Madison
215 Martin Luther King Jr. Blvd.
PO Box 2985
Madison, WI 53701-2985

Project Name: Dr. Dave Ducommun (New Building)

Dr. Dave Ducommun proposes to design and build a new dental facility on a site of approximately 0.47 acres which is located on the corner of S. Yellowstone Dr. and Mineral Point Road.

The scope of this project involves the demolition of an existing 3,500 s.f., one story wood frame building and 20 stall parking lot. The site will then be redeveloped to meet the current and future needs of Dr. Ducommun. The existing building will be demolished per the Demolition Recycling and Reuse Plan that will be submitted to George Dreckmann, City of Madison Recycling Coordinator. The proposed project will include:

- Type "B" – Business occupancy classification
- 4,450 s.f. First Floor
- 2,730 s.f. Semi exposed Basement (used for record storage & mechanicals)
- 25 stall reconfigured parking lot with 5 stall bicycle parking
- Screened dumpster enclosure

The exterior surfaces of this new facility will be a combination of insulated glass panels, split-face concrete block, brick, EIFS and painted metal sun shades. Standing seam metal roofing material is also being used over the entry with the remainder of the roof being simulated shake, asphalt shingles.

Dr. Dave Ducommun currently employs 5 full time people. This new facility will offer his practice the potential of adding 2-4 employees within the next 2-3 years. The hours of operation are proposed to be 7:00 a.m. to 5:00 p.m. (Monday – Friday). No special waste management is required for the facility.

Construction will proceed 2-3 weeks after Plan Commission approval and be completed on or around February 1, 2009.

The General Contractor: TJK Design Build Inc.
634 W Main Street, Madison, WI 53703
Phone: 608-257-1090, Fax: 608-257-1092
Architect: John J. Bieno, AIA
Project Coordinator: TBD
Site Engineer: Professional Engineering, LLC
Landscape: Bruce Company

Respectfully,

John J. Bieno, AIA