

Request for Amendment of FI-1 Façade project – 24 1st Street NE

Owner: Auslander, LLC (Chad & Angie Thompson / Andrew & McKenna Gudmunson)

Existing Conditions:



(Auslander LLC owns the parking lot that you see pictured ensuring no structure will be erected taking away visibility of this renovated façade.)

Why switch our application from the West facing façade to the South Facing Façade?



- When demoing the main floor apartments we discovered arch top windows and doors along the south side that we didn't know existed.
- This brought new opportunity for our group to expand office and retail space.
- Customer entrances will now be along the south side of the building, just off the parking lot

South Façade Proposed Design:

No Panels over chimney. The brick will be exposed. The building will be ADA Accessible (TBD).

Shrubbery included to cover electrical components that aren't feasible to move. Fencing could also be used.

(Renderings on following page.)



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We are requesting the change from a single to a double façade as we feel the sight lines and overall aesthetic impact will be greater from improving the south facade on the building.

The west façade improvement will still be completed as planned by Auslander, LLC. In fact, construction has started and the arched window and door openings on street level and are near completion.



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What is in this building??

- Currently apartments on upper floor, with 701 Realty on the main floor. Demo has taken place to the main floor apartments and is being converted to retail/office space.
- Restoration of the south façade will include three masonry arch top entrances, three masonry arch top windows on the ground level and the second floor will have four new masonry arch top windows.
- Upper floor of building will continue to be newer, one & two BR apartments

Scope of work:

- Window and door replacements, masonry repair, painting
- Removal of exterior AC unit from façade
- Painting the entire building. The west portion (old building) will be painted white and the east portion (701 realty and newer construction) will be painted black.

Bid for SOUTH façade only:

- Rolac Contracting: **\$258,485.00**
 - Pella windows and doors material cost: \$78,709.91 (Included in Rolac bid)
We want to extend our contract with Rolac because their bid came in lowest for the original work (one of three as required) but are not seeking three new bids because the other work has already begun and it wouldn't be appropriate to have two contractors working the same site or to drop the winning bidder. We made a good faith effort to meet bidding requirements and are extending an existing scope of work.