HamiltonAnderson

To:
City of Detroit
Historic District Commission

DEC 02, 2022

Re: Detroit Midnight Golf- 7441 Second Ave Detroit
Existing Building Windows replacement, removing existing roofing and installing new roofing.

Project Overview – The Midnight Golf Program is the new owner of the former Detroit Public Television Studio Building and will be adapting to property to support their wonderful, student focused program. https://midnightgolf.org. The MGP will be relocating their headquarters from Bingham Farms. Their program, which fosters a family-like atmosphere, surrounds young people with what they need to have a successful future, through mentoring and professional development. All this while teaching the discipline on the sport of golf. This seasons cohorts will work with over 260 young adults pressing towards high school achievement and entry into college settings. This building, once renovated and adapted, will serve the MGP well into the future.

As the first step in the adaptive reuse project, it is imperative to make the structure weather tight. As such, the roof must be replaced, non-functioning roof-top broadcast satellite dishes and antenna removed and replacement of the energy inefficient and corroded aluminum windows is necessary for the success of the project.

Description of existing conditions:

a) The existing building located at 7441 Second Avenue was previously the location for Detroit Public Television. The building has been vacant for twenty years. The basement has experienced flooding largely due to the leaking roof.
b) The existing building consists of two stories and a basement with approximately 46,000 sq. ft.
c) The structural system is primarily steel and appears in good condition.
d) All facades are brick with limestone trim and brick quoins.
e) The existing windows are aluminum, single hung (bottom lite operational) style with grid glazing bars. Refer to a typical window jamb detail and the window elevation at the end of the report. The windows frames are aluminum and showing advanced stages of oxidization. The windows have single glass panes. The windows have exterior steel shutters that are largely inoperable.

PROJECT DESCRIPTION:

Existing Roof – The existing roof has failed in many places and will be replaced with new tapered insulation and a new membrane roof. The roof leaks have damaged the exterior walls and interior finishes and has caused flooding in the basement.

The new roofing system will be comprised of a single-ply roofing membrane (TPO) and rigid insulation that meets Michigan Energy Code requirements. Slopes will be provided to drain water to a set of existing and new roof drains with over-flow roof drains. Refer to attached sheet A1.5 roof plan.

The existing satellite dishes and broadcast antennae are nonfunctioning and are to be removed. The satellite dishes now represent a liability, that if left in place, would have to be regularly inspected and maintained. Refer to attached roof demolishing plan (sheet A1.4) and pictures of the existing satellite dishes.

Removal of Security Shutters:
The shutters, used by Detroit Public Television, are nonfunctioning and are to be removed. The shutters detract from the character of the building and do not convey the image of the Midnight Golf Program.

Replacement Windows -

Due to the high costs of refurbishing the existing aluminum windows; modifying each frame surrounding each lite of glazing to receive a new insulated glass unit, makes repair financially (and practically) unfeasible. Excessive labor will be required to refinish the aluminum channels and to enlarge the channels to receive new sealed double paned glazing units. This would be required for EACH of the window panels in the 6 over 6 configurations. Every perimeter frame and each muntin/mullion would need to be disassembled, reworked, refinished and reassembled.

There are **49** windows in the structure, and at an estimated cost of **$12,000** per window for retrofit, the cost is clearly prohibitive in the 2022/2023 construction marketplace.

New replacement windows will obviously provide greater user comfort. In addition, the existing windows do not have any particular aesthetic value and could be easily replaced with similar aluminum windows.

The rational to replace all exterior windows is shown on pages (4 & 5). The new windows will be aluminum with the same profile as the existing windows.

The replacement windows will match the original windows in appearance and operation. The window jambs/sills will closely match the existing (refer to attached drawings). The existing muntin/mullions are flat and almost flush (1/16” +/-) to the adjacent window panes contributing no shadow on the glazing. Therefore, a Snap-On muntin/mullion will match the existing appearance. The new window color will be an aluminum painted finish selected from the manufacturer’s standard colors (see attached brochure).

End of report

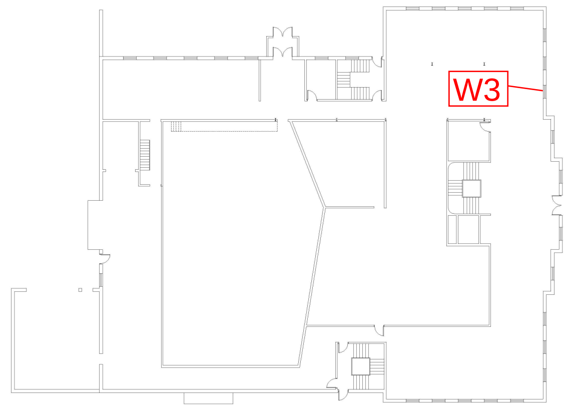

ALL WINDOWS TO BE REPLACED TYPICAL
7441
ALL SHUTTERS TO BE
REMOVED
BUILDING EAST FACADE

PHOTO (1)


ALL SHUTTERS TO BE REMOVED
ALL SATELLITE DISHES TO BE REMOVED
ANTENNA TO BE REMOVED`
ALLEY NO THRU TRAFFIC
ALL WINDOWS TO BE REPLACED TYPICAL
EAST - SOUTH VIEW OF BUILDING


THIS SATELLITE DISH TO BE REMOVED. REFER TO ROOF DEMOLITION PLAN
ALL SHUTTERS TO BE REMOVED
ALL WINDOWS TO BE REPLACED TYPICAL
BUILDING NORTH FACADE

NORTH



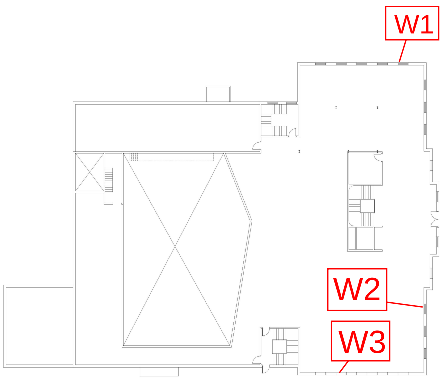
First Floor plan

CLOSE VIEW OF
ALUMINUM WINDOW (W3)
ON THE FIRST FLOOR
SHOWING ADVANCED
STAGES OF OXIDIZATION.
THE WINDOW IS NOT
OPERABLE BECAUSE OF
THE RUST

INTERIOR VIEW OF (W3)
ALUMINUM WINDOW ON
THE FIRST FLOOR

INTERIOR VIEW OF ALUMINUM WINDOW (W2) SHOWING THE INEFFECIENT SINGLE GLAZING

INTERIOR VIEW OF ALUMINUM WINDOWS (W3) SHOWING ADVANCED STAGES OF OXIDIZATION

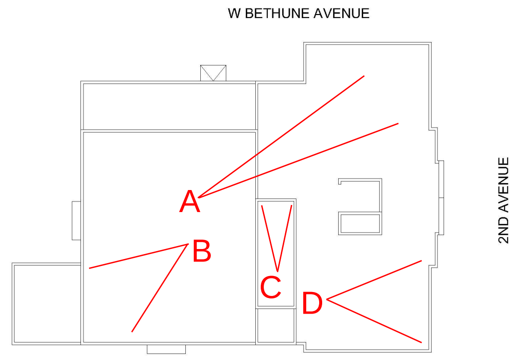


2ND FLOOR PLAN

(W2) INTERIOR VIEW

(W1) EXTERIOR VIEW
EXISTING ALUMINUM WINDOW

View (A) : existing roof deterioration



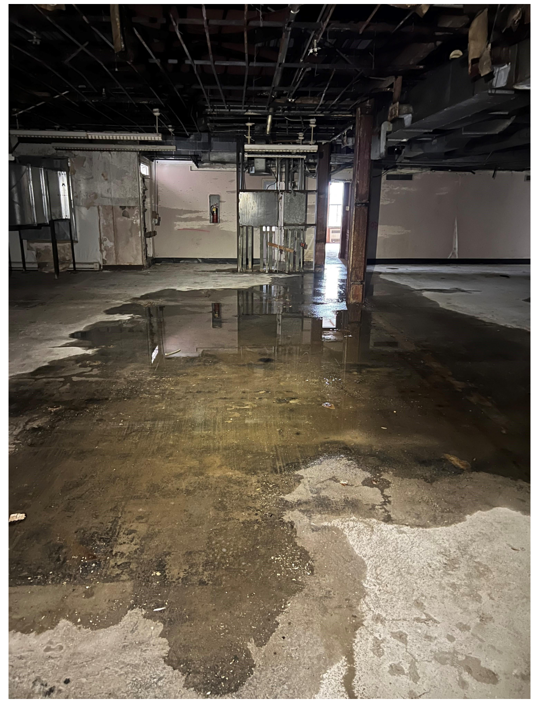
Roof Plan

View (B): existing roofing membrane wears away of back of parapet

View (C): Water ponds on roof for lack of appropriate slope to drainage

View (D): exposed membrane due to missing gravel protecting layer.

DAMAGED CEILINGS AND WALLS ON THE SECOND FLOOR BECAUSE OF ROOF LEAKS



ROOF WATER LEAKS ON THE SECOND FLOOR DURING THE RECENT RAIN

INTERIOR DAMAGES ON THE FIRST FLOOR BECAUSE OF THE LEAKING ROOF

INTERIOR DAMAGES ON THE SECOND FLOOR AS A RESUALT OF ROOF WATER LEAKING