



Casa ALBA Melanie

314 S. Madison Street
Green Bay, WI 54401
P: (920) 445-0104
W: casaalba.org

Casa ALBA Melanie purchased our office facility at 314 S. Madison Street in Green Bay in 2011. Since that time, through the generosity of our donors, we have been able to pay off our mortgage. But, over the last several years, we have also noticed several repairs that need to be made to the facility.



The total bid cost of these repairs is estimated at \$180,000, with a 10% contingency, the project budget of \$200,000 has been established. These repairs can be categorized into five major project components: 1) Replace a deteriorating EIFS “Stucco” siding system, 2) Replace the worn vestibule area, 3) Replace our current single pane plus storm with energy-efficient windows and window treatments, 4) Add a kitchenette and an ADA-compliant bathroom, and 5) install more efficient lighting system in the building. We have been working with a local architect, Chris Renier, who has volunteered his time to help us better understand the building’s condition, its maintenance needs, develop project specifications, bid the project and determine project costs.

REPLACE THE DETERIORATING EIFS “STUCCO” SIDING SYSTEM

Our building is a concrete block construction with a light green exterior brick. Many years ago, an EIFS (Exterior Insulation & Finish System – or also termed “synthetic stucco”) was installed to better insulate the building and protect the brick. We have found that the copings on the EIFS system all leak, which allows water to seep behind the siding system and has caused the stucco like material to deteriorate. The roof is in good condition, but also needs some repairs to stop water leakage. In addition, we found that the flashings on the roof; and around the windows and doors was improperly installed. This has allowed water to damage the EIFS system.



We discussed and bid-out many alternatives. We have bid-out repairs to our roofing system. Repair of the current damaged EIFS system has also been bid. The installation of an all new EIFS system was bid. The installation of a horizontal siding system was also bid. But, our preference is to install a 1-½ inch, thin brick siding system. This design picks-up on the look and feel of other area buildings, while the design also provides enhanced security, improved privacy and maintains a Hispanic feel.



Casa ALBA Melanie

314 S. Madison Street
Green Bay, WI 54401
P: (920) 445-0104
W: casaalba.org



REPLACE THE “WORN” VESTIBULE AREA

The current vestibule area is quite worn, and water leakage has caused deterioration. The redesign provides appropriate signage for the entrance to the building. Side entrance to the vestibule will allow for a sidewalk to wrap-around the building and provides safer and improved access to the parking lot.

INSTALL ENERGY-EFFICIENT WINDOWS

The current windows in the building and single pane windows with a storm window attachment. Some of the windows are broken, while others are leaking. This leakage causes cold drafts in the building and causes the windows to fog up during the winter. Since the flashings around the windows are leaking, the best time to replace the windows is at the time of siding repair or replacement. We will also need to replace some window treatments in the office as well.

ADD A KITCHENETTE AND ADA-COMPLIANT BATHROOM

The building currently has a single bathroom and a tiny kitchenette. The additional bathroom will be an ADA-compliant (American with Disabilities Act) facility. The upgraded kitchenette will provide additional space for food preparation, a microwave and refrigerator. It will also provide better storage for both kitchen and office supplies.

INSTALL MORE EFFICIENT LIGHTING SYSTEM

Casa ALBA Melanie has had contractors conduct a detailed lighting audit of our facility. In some cases, energy conservation rebates may partially pay for some of our energy conservation work through the State’s Focus on Energy Program. But, the rebates will not pay all the costs. Casa ALBA Melanie’s portion of expenses for the energy audits lighting improvements are included in this project. The project will ensure a more efficient lighting system throughout the facility.