



City of Racine, Wisconsin Agenda Briefing Memorandum

AGENDA DATE:

April 10, 2023 – CDBG Advisory Committee
April 17, 2023 – Common Council

SUBJECT:

Communication sponsored by Mayor Mason, on behalf of the Transit & Mobility Director, requesting permission to fund Phase 2 of the City of Racine Corinne Reid Owens Transit Center Rehabilitation.

PREPARED BY: Brittany Brown, Compliance Specialist & Brendan Saunders, Program Specialist & Fair Housing

REVIEWED BY: Cathy Anderson, Manager of Economic Development and Housing

BACKGROUND & ANALYSIS:

In 2019, R. A. Smith, Inc. was retained to perform a facility assessment of the City of Racine 1902 Historic Transit Facility to determine the condition of the existing building envelope, finishes, and structural components (with the exception of the Waiting Shed and Canopy), and develop repair solution recommendations. The primary intent of the assessment was to identify deficiencies in the existing building envelope, finishes, and structural components to develop repair scope recommendations, testing recommendations, and a recommended budget to complete the necessary repairs related to identified deficiencies.

This assessment allowed for *Phase 1* maintenance and repair work, which was funded by the Community Development Block Grant Program and executed from 2020 to 2022.

According Architect James Otto's post-phase 1 project assessment and budget constraints of the potential 2023 CDBG allocation, the following could be included in an anticipated *Phase 2* scope for the project, with structural integrity as a focus:

- Reconstruct the deteriorated brick masonry column in Room 004
- Replace the copper cornice and gutter at the center high roof. (West façade is critical due to leaks and masonry and plaster deterioration. The East façade will also be budgeted for replacement.)
- Masonry pointing will be completed to the greatest extent possible with the available budget. (The West façade above the track canopy roof and the northeast stair will be targeted due to interior deterioration.)
- The deteriorated plaster in the lobby and northwest stair could be repaired.
- The windows at the west and south façade could be repaired or replaced.
- The doors at the west façade could be repaired.
- The storm windows for the north and west facades could be repaired and reinstalled.
- The freight room damaged door and access to the freight room could be addressed.

This tentative scope is not final and cost estimates will determine project work. Overall station rehabilitation cost estimated at \$1,650,000.

BUDGETARY IMPACT:

The CDBG Advisory Board will need to allocate \$310,000 from the CDBG Public Infrastructure category.

RECOMMENDED ACTION:

That the CDBG Advisory Board approves the allocation plan listed above in the budgetary impact.