

Main & Garfield Building

Milford, Ohio

General Contractor

DER Development Company, LLC

Architect

Steinkamp, Steinkamp & Hampton Architects

Late in December of 2004, the City of Milford, Ohio suffered a substantial blow to its hopes for revitalizing its historic downtown business district. The "Barber Shop Building," as it was known locally, on the corner of Main and Garfield Streets, was severely damaged in an electrical fire. The 1870's structure was damaged beyond repair and had to be razed. Milford was left with a hole in the ground at one of its most prominent intersections in its historic downtown business district.

Steve Early and Dale Roe, businessmen with deep roots in the Milford area, were determined to rebuild and called in Steinkamp, Steinkamp & Hampton Architects, also of Milford. It was obvious to all that the new building should respect the traditional character of Historic Downtown Milford. Moreover, the new structure would also be a modern building with a steel frame, composite concrete floors, steel studs and fire-resistant gypsum board, an elevator and a sprinkler system.

Nonetheless, it would be the new building's architectural character that would matter most to Milford if it was to retain and reinforce its relaxed vintage charm. The design developed by Steinkamp, Steinkamp & Hampton Architects was based on the precedence of the Italianate mode, a style prevalent in America between 1850 and 1880 and particularly suited to downtown, commercial buildings.



Photo Courtesy DER Development Company, LLC

At the first floor, a traditional storefront faces the street with expansive windows framed by decorative piers and capped by a deep entablature to provide space for signage. The two upper floors are wrapped in brick and fenestrated with French doors headed by round top transoms and stone arches with keystones. Crowning the building is another entablature with a projecting cornice and brackets.

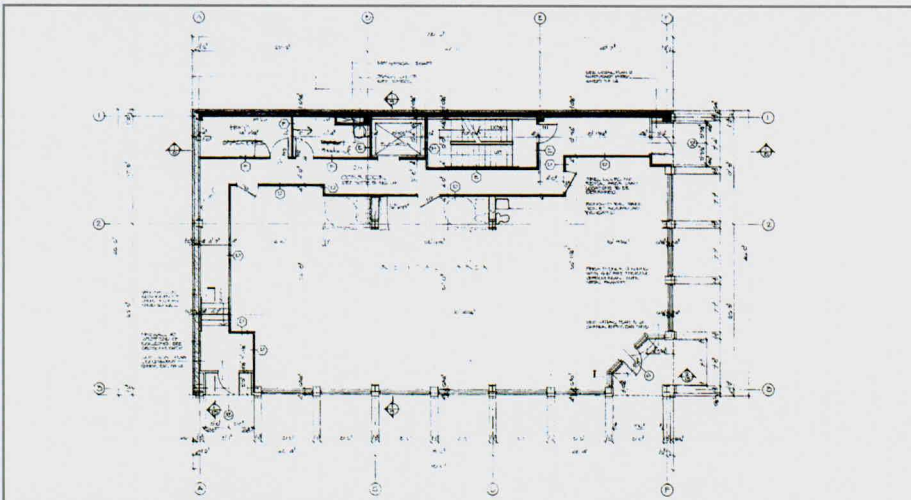
As construction drew to completion, the first floor tenant, Mr. Richard Thomas, was

anxious to fulfill a hope of his own – he wanted to open a wine bar and shop with restaurant facilities. Mr. Thomas also wanted to create an outdoor terrace to complement indoor seating. Milford authorities agreed to give up some on-street parking spaces and the terrace at "20° Brix" was built to drawings prepared by Steinkamp, Steinkamp & Hampton Architects.

The end result has fulfilled all the hopes invested in it and is set to play its part in the life of Historic Downtown Milford for many years to come. One neighboring building owner has said that the new building was "the talk of the town." A local radio station host said that it fits right in, adding that it was "gorgeous...gorgeous." It needs to be. Years ago, Edmund Burke, the British statesman, said "To make us love our country, our country ought to be lovely."

Manufacturers

- DIV. 4: Brick: Hanson.
- DIV. 7: Membrane: GenFlex.
- DIV. 8: Windows: Hurd.
- DIV. 10: Decorative Trim: Fypon.



COMMERCIAL CM080544

Main & Garfield Building (Shell Only)

General Contractor & Cost Estimator

DER Development Company, LLC
750 US Hwy. 50, Milford, OH 45150
www.derdevelopment.com

Architect

Steinkamp, Steinkamp & Hampton Architects
102 Wooster Pike, Milford, OH 45150
www.steinkamparchitects.com

Construction Team

Structural Engineer:

GOP Limited
644 Linn Street, #936, Cincinnati, OH 45203

Electrical Engineer:

Endeavor Electric
5291 Lester Road, Cincinnati, OH 45213

Mechanical Engineer:

Feldkamp Enterprises, Inc.
3642 Muddy Creek, Cincinnati, OH 45238

Project General Description

Location: Milford, Ohio

Date Bid: Aug 2006

Construction Period: Sep 2006 to Aug 2007

Total Square Feet: 14,352

Site: Building, 0.0827 acre; Parking, 0.164 acre.

Number of Buildings: One.

Building Size: Basement, 3,588, first floor, 3,588; second floor, 3,588; third floor, 3,588; total, 14,352 square feet.

Building Height: Basement, 9'7"; first floor, 14'; second floor, 12'8"; third floor, 13'10"; total, 42'.

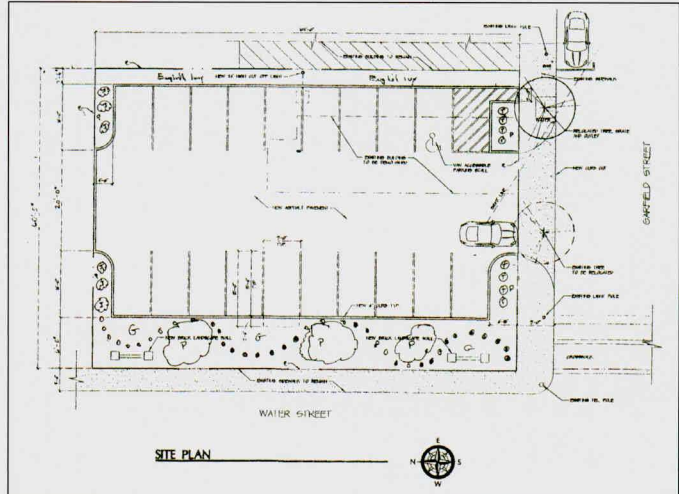
Basic Construction Type: New.

Foundation: Cast-in-place, reinforced.

Exterior Walls: CMU, brick.

Roof: Built-up, membrane. **Floors:** Concrete.

Interior Walls: CMU, metal stud drywall.



C.S.I. Divisions

		COST	% OF COST	SQ.FT. COST
1.	1.	288,463	16.51	20.10
PROCUREMENT & CONT. REQ.				
GENERAL REQUIREMENTS				
3.	3.	251,200	14.38	17.50
4.	4.	167,128	9.57	11.64
5.	5.	364,759	20.88	25.42
6.	6.	123,900	7.09	8.63
7.	7.	55,410	3.17	3.86
8.	8.	127,358	7.29	8.87
9.	9.	128,460	7.35	8.95
10.	10.	33,478	1.92	2.33
14.	14.	52,356	3.00	3.65
15.	21.	42,798	2.45	2.98
15.	22.	26,000	1.49	1.81
15.	23.	18,000	1.03	1.26
16.	26.	57,746	3.30	4.03
16.	27.	10,000	0.57	0.70
		1,747,056	100.00	\$121.73*
		TOTAL BUILDING COST		
2.	2.	79,325		
		79,325		
		1,826,381		
		TOTAL PROJECT COST		

* Shell only.

SPECIFICATIONS

Summary, price & payment procedures, administrative requirements, quality requirements, temporary facilities & controls, product requirements, execution & closeout requirements, performance requirements, overhead & profit. Forming & accessories, reinforcing, cast-in-place, mass.

Structural metal framing, joists, decking, metal fabrications, decorative metal. Rough carpentry, finish carpentry, architectural woodwork, plastic fabrications. Thermal protection, membrane roofing, flashing & sheet metal, joint protection. Doors & frames, windows, hardware, glazing.

Plaster & gypsum board, tiling, ceilings, flooring, wall finishes.

Information, interior, safety, exterior.

Elevators (1).

Water-based fire-suppression systems.

Piping & pumps, fixtures.

Bases, bollards, & paving, improvements, water utilities, sanitary sewerage, storm, electrical.

(Excluding architectural and engineering fees)

UPDATED ESTIMATE TO JUNE 2008: \$127.64 PER SQUARE FOOT

Cost model on this case study and hundreds more at DCD.COM in the NHBCdb™ (National Historical Building Cost Database).