



Community Redevelopment Authority (CRA)

**Wednesday, October 12, 2016
Regular Meeting**

Item F1

Facade Request 724 W. 3rd

Staff Contact: Chad Nabity



Facade Improvement Program Application

2-23-2016

Project Redeveloper Information

- I. Applicant Name: "Othy's Place" Music Shoppe
Address: 724 W. 3rd St., Grand Island, NE 68801
Telephone No.: (308) 390-1229
Contact: Timothy Lindell
- II. Legal Street Address of Project Site: 724 W 3rd St.
- III. Zoning of Project Site: B3
- IV. Current and Contemplated Use of Project: Local Music store, Music education, community functions/ activities
Deb's Alterations - tenant since June 28, 1995
- V. Present Ownership of Project Site: Timothy and Trina Lindell
- VI. Proposed Project: Describe in detail; attach plans and specifications:
1. Refurbish/ restore glass siding, keeping the historic look of building
2. Display sign on Canopy
3. Paint west side exterior wall, and repair lower front cultured stone

- VII. Estimated Project Costs
- Acquisition Costs:
- A. Land \$ NA
B. Building \$ \$95,000.00

Construction Costs:

A. Renovation or Building Costs Attributable

to Façade Improvements (attach detail):

\$ 59,464.87

B. Other Construction Costs:

\$ 73,404.00

VIII. Source of Financing:

A. Developer Equity:

\$ 0.00

B. Commercial Bank Loan:

\$ 0.00

C. Historic Tax Credits:

\$ NA

D. Tax Increment Assistance:

\$ NA

E. Other (Describe _____)

\$ NA

IX. Name & Address of Architect, Engineer and General Contractor:

Webb & Company Architects, 387 N. Walnut St., Grand Island, NE 6880, Marvin Webb (308) 381-8013

Mayhew Signs, Inc., 4413 E. Hwy 30, Grand Island, NE 68802, Carl Mayhew (308) 382-7230

Vitrolite Specialists, Inc., 2402 Bredell Ave., St Louis, MO 63143, Tim Dunn (314) 6454-4317

Contractors I have planned to use for the parking lot: Funds not paid for by CRA, my own out of pocket expense

New Wave Concrete, LLC., 192 Ridge Rd, Grand Island, NE 68801, Bob Baker (308) 383-2269

X. Project Construction Schedule:

A. Construction Start Date: Oct. 6, 2016

B. Construction Completion Date: July, 2017

Financing Request Information

- I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested:
To achieve all items listed on "Information Attached Sheet" as applicable
to exterior improvements to restore the look of the historic building.
To add to the improvement the Downtown city area and put the
building back into a viable service providing business.

- II.** Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program Funds or Proposed Project: Timothy and Trina Lindell will have invested in excess \$168,404 on the commercial building located at 722, 724, and 726 W. 3rd St. in Downtown Grand Island.
The commercial space will be fully remodeled inside for the use of a music store, music education center, and community functions/ activities. We are respectfully requesting assistance with the facade portion of the redevelopment project to complete the renovation of this beautiful historic Grand Island building.
Thank you for the consideration in helping us to restore Grand Island's downtown to it's original glory.

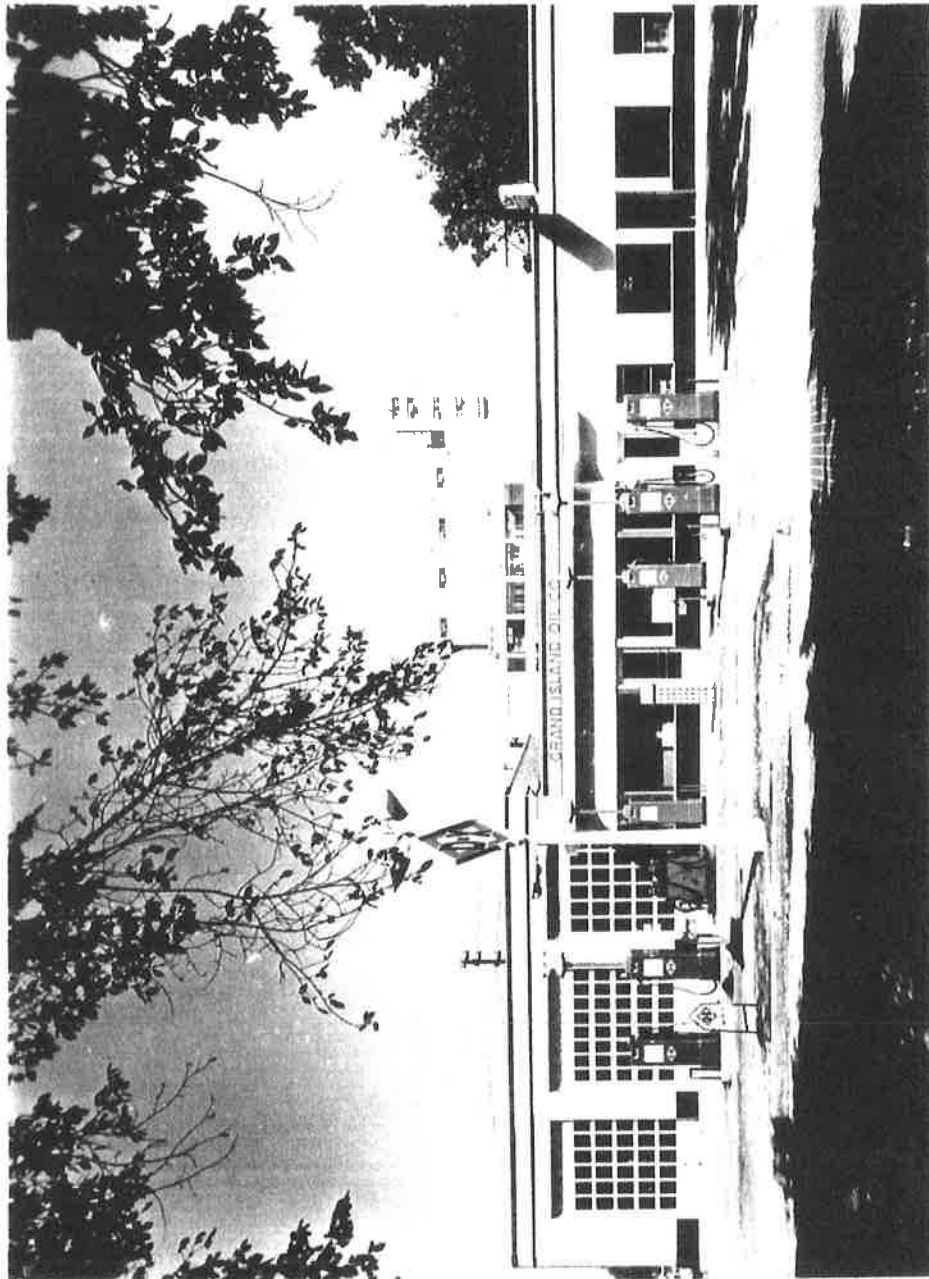
III. Application of Grant Funds:

X Grant to Redeveloper; or
Interest Rate Buy-Down

Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308 385-5240
Fax: 308 385-5423
Email: cnabity@grand-island.com



1924 Grand Island oil - Stahr Museum



circa - 1954

HOME of
GRAND ISLAND
OIL Co.

GRAND ISLAND
NEBR.

Joe G. 1/14



Proposed Facade Improvement - 2016

Othy's Place – CRA Information Attached Sheet

724 W. 3rd St
Grand Island, NE 68801
(308) 390-1229

Display Sign - to be placed on the canopy where GRAND ISLAND OIL CO previously was, outlined in vintage neon necessary for event functions and advertising.	\$28,503.87
CRA Façade Consulting provided by Webb & Company Architects	\$2,500
Restore/ New Glass Siding - Tim Dunn, St. Louis Tile, as on "The Grand Theatre" color matched and curved.	\$26,961
Paint Exterior walls - on West wall facing underpass. Matching the vintage Vitrolite Glass Siding color. Replace missing cultured stone, seal.	\$1,500
Total	\$59,464.87

Investments into this project present and future by Timothy and Trina Lindell

1. Purchase of the building	\$95,000
2. New roof (project already completed)	\$7,700
3. Upgraded electrical system in compliance with Fire Marshal (completed)	\$1,868
4. Suspended ceiling and can LED's for main showroom.	\$3,750
5. Display counters and equipment hangers, elegant vintage shop styled	\$10,000
6. Polyurethane high quality floor finish for performance room	\$2,000
7. Paint all North and East Walls Exterior.	\$2,500
(already applied finish to all exterior walls and have purchased 10 gallons of paint)	
8. Paint and clean all interior walls/ drywall repaired and brick walls painted for a business acceptable look presentation.	\$3,500
9. New Concrete Parking lot – New Wave Concrete . Very necessary	\$32,780
10. Rebar into the parking lot. As outlined in New Wave Concrete bid.	\$6,556
11. Video surveillance and alarm system, 16 cameras (already purchased)	\$2,750

Total personal funds contributed by Timothy and Trina

for ultimate project completion. **\$168,404**

Other Notable investments already acquired for the building.

1. Front room performance piano and Bose Sound system(already purchased)	\$4,500
2. Tables and furniture for showroom (already purchased 4 tables/24 chairs)	\$3,500
3. Tractor w/ Loader for snow removal, lot maintenance, alley (purchased)	\$36,964.25

Total 213,368.25



[Back to Introduction](#)

[Historic Structural
Glass](#)

[Early Manufacture &
Use](#)

[Historic Installation](#)

[Exterior Installation](#)

[Interior Installation](#)

[Reasons for Damage](#)

[Maintenance & Repair](#)

[Repair of Cement
Joints](#)

[Reinstall Glass Panels](#)

[Removal of Glass](#)

[Replacement of Glass](#)

**Timothy Dunn, the Vitrolite Specialist, can be
reached at the following:**

**2402 Bredell
St. Louis, MO 63143**

(314) 645-4317

email: vitrolite@earthlink.net

**To reach the webmaster,
use the [Web Form](#)**

[F A Qs](#)
[in the news](#)
[projects](#)

[contact tim](#)
[repair](#)

[links](#)
[materials](#)
[history](#)

<http://www.vitrolitespecialist.com/contact.html>

7/28/2015

Vitrolite Specialist, Inc.
2402 Bredell Ave.
St. Louis, MO. 63143

Bid for Grand Island Oil Co. Bldg., Timothy Lindell Owner

Vitrolite (If size and color can be matched.)	\$ 7,226.00	
Labor (Replace missing and broken tiles, repoint facade) (Check for loose tiles)	\$ 8,500.00	
Per Diem (10 Days)	\$ 2,000.00	
Travel: Time	\$ 1,200.00	
Mileage	\$ 844.00	
Lift	\$ 1,800.00	
Misc. Mat'ls.	\$ 545.00	
O & P	\$ 4,846.00	
Total		\$ 26,961.00

Cert. Of Ins. upon request

Thank you,

Tim Dunn



Mayhew Signs Inc
4413 E US Hwy 30 STE 2
PO BOX 729
Grand Island NE 68802-0729
1-308-382-7230 • FAX 1-308-382-7100
www.mayhewsigns.com

Friday, February 19, 2016

SALES ORDER

Sales Rep Carl Mayhew
Email: carl@mayhewsigns.com

Location of Project

TIMOTHY LINDEL

Othys Place

722 West 3rd Street
Grand Island, NE 68801

308 390 1229

Buyer

TIMOTHY LINDEL

Othys Place

722 West 3rd Street
Grand Island, NE 68801

308 390 1229

Sales Order Number: CM 20160219-144527-2

Design Number:

Fabricate one single ace historic style neon sign cabinet according to drawing 1/20/2016	13,217.00
Installation of sign cabinet ready for electrical hook up	1,370.00
Furnish one single face p15.24 4'x8' Epistar LED color message center	10,417.00
Installation of LED message center	2,200.00

Buyer agrees to buy and Seller agrees to sell the signage described above based on the terms and conditions set forth on Page 1, 2, and 3.
The Purchaser is to provide adequate electrical power feeder and final hook-up to the sign unless included above.
Installation prices are based upon normal conditions, obstructions are extra.

	Sales Price
Total Manufactured Price	23,634.00
Total Installation	3,570.00
☐ Estimated Sign Permit Services.	
☐ Freight, Shipping & Handling, Delivery	-
Estimated Sales Tax Rate 5.5%	1,299.87
Todays Total Sales Price	\$ 28,503.87
Amount Required to Place Order	14,251.94
Terms include down payments, monthly progress payments, advances for materials, use or sales tax associated with the project.	

Seller: Mayhew Signs Inc.

Buyers Signature

Corporate Acceptance

Title

Date

Date

Page 1

Please Initial All Pages



New Wave Concrete, LLC

192 Ridge Rd • Grand Island, NE 68801

October 12, 2015

Timothy Lindell
4234 Airport Road
Grand Island, NE 68801

Project: Paving 3rd and Eddy

New Wave Concrete LLC is pleased to submit costs to remove and replace existing paving as per the following:

The following is included in our proposal:

1. Remove and haul off approximately 6500 square feet of existing paving.
2. Install 6" thick concrete in same area using 6 sack 4000 psi sand and gravel with 15% rock.
3. Concrete to receive a broom finish. Saw cut control joints and expansion joint where needed.
4. Final clean up upon completion.

The following is not included in this proposal:

1. Relocate or repair to any underground lines or piping if encountered.
2. Over excavating for any unsuitable sub soils.
3. Permits, concrete testing or soil investigation.
4. Joint sealants or surface sealers.
5. Reinforcing, unless alternate #1 is accepted.

Total cost to complete the above would be \$32,780.00

Alternate #1 Reinforcing. Add #4 rebar 2' on centers both directions. Add \$6,556.00

Thank you for letting New Wave Concrete prepare these cost for you.

Sincerely,

Greg Ruzicka
New Wave Concrete

ruzickag@hamilton.net
308-379-9584

bobbaker66@gmail.com
308-383-2269



CAREFULLY REMOVE SOME OF THE DAMAGED VITROLITE GLASS TILES AND REPAIR. CLEAN TILES AND JOINTS AS NEEDED. REPLACE MISSING TILES WITH SIMULATED 1/4" THICK ACRYLIC TILES THAT MATCH AS CLOSE AS POSSIBLE EXACT MATCH IS NOT GUARANTEED. APPLY ELASTOMERIC JOINT COMPOUND TO SEAL JOINTS WATER AND AIR TIGHT. SOME OF THE CURVED ARE TO BE LEFT IN PLACE. CLEANED AND CRACKS FUSED TOGETHER.

CHECK ALL SIZES, COLORS, AND PLACEMENT CAREFULLY!!
COLORS MAY VARY FROM CONCEPT TO MANUFACTURED SUBSTRATE

Client: Address:	Othy's Place		REVISION INFO	1 /20/2016	Revised per customer request	CM
	724 W 3rd Street				Update for Production	RS
	Grand Island, NE 68801				Revised for permits	RM
Date:	2/20/ 2016	Client Approval				
THIS RENDERING IS THE PROPERTY OF MAYHEW SIGNS INC.THIS IS A ORIGINAL UNPUBLISHED DRAWING NOT TO BE DISTRIBUTED REPRODUCED OR EXHIBITED WITH OUT THE CONCENT OF MAYHEW SIGNS, INC.						

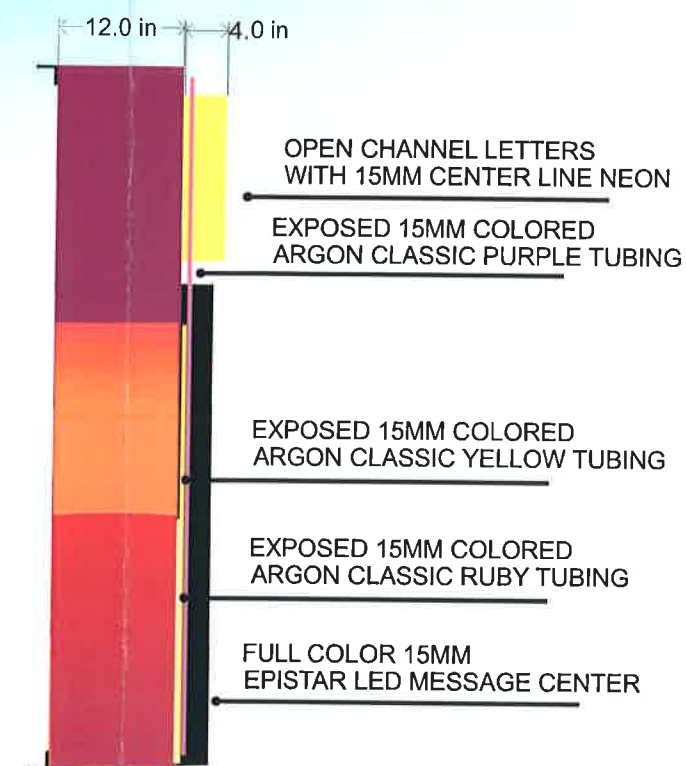
A+ RATED

1.800.726.4092



FRONT VIEW

HISTORIC 24 GA. SEET METAL SIGN BOX CONSTRUCTION WITH OPEN FACE
 .063 ALUMINUM BACKS AND RETURNS. SIGN FINISH IS TO BE CATALYTIC
 ISOCYANRIC PAINT FINISH WITH CLEAR COAT..



END VIEW

GENERAL NOTES:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

1) Grounded and bonded per NEC 600.7/NEC 250
 2) Existing branch circuit in compliance with NEC 600.5 not to exceed 20 amps.
 3) Sign is to be UL listed per NEC 600.3
 4) UL disconnect switch per NEC 600.6- required component required before leaving manufacture*

* For multiple signs, a disconnect is permitted, but not required for each section.

CHECK ALL SIZES, COLORS, AND PLACEMENT CAREFULLY!!
 COLORS MAY VARY FROM CONCEPT TO MANUFACTURED SUBSTRATE

Client:	Othy's Place	1 /20/2016	Revised per customer request	CM
Address:	718 W 3rd Street		Update for Production	RS
			Revised for permits	RM
Date:	2/20/ 2016			
	Client Approval			

THIS RENDERING IS THE PROPERTY OF MAYHEW SIGNS INC. THIS IS A ORIGINAL UNPUBLISHED DRAWING NOT TO BE DISTRIBUTED REPRODUCED OR EXHIBITED WITH OUT THE CONCENT OF MAYHEW SIGNS, INC.

