



Community Redevelopment Authority (CRA)

Wednesday, April 12, 2017
Regular Meeting

Item F1

Auto America

Staff Contact: Chad Nabity



Rec'd
10-11-16

Facade Improvement Program Application

Project Redeveloper Information

I. Applicant Name: Auto America Inc. (Rex Carpenter/Jonadyne Carpenter)
Address: 3036 S. Locust Street Grand Island, NE 68801
Telephone No.: 384-1500
Contact: Scott Carpenter

II. Legal Street Address of Project Site: Woodland First Sub Lt1 and Lt2

III. Zoning of Project Site: B2-AC

IV. Current and Contemplated Use of Project: Automobile Dealership

V. Present Ownership of Project Site: Rex & Jonadyne Carpenter

VI. Proposed Project: Describe in detail; attach plans and specifications:

Update / Replace mansard on front portion of building....see attachment

VII. Estimated Project Costs

Acquisition Costs:

A. Land \$ N/A

B. Building \$ N/A

Construction Costs:

- A. Renovation or Building Costs Attributable to Façade Improvements (attach detail): \$ 160,222.50
- B. Other Construction Costs: \$ N/A

VIII. Source of Financing:

- A. Developer Equity: \$ N/A
- B. Commercial Bank Loan: \$ N/A
- C. Historic Tax Credits: \$ N/A
- D. Tax Increment Assistance: \$ N/A
- E. Other (Describe Building Owner Portion - CASH) \$ 80,222.50

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

Webb & Company Architects (Marvin Webb) 387 N. Walnut Grand Island

Gen. Contractor- Integrated Construction Mgmt. Services (Kelly Rafferty)
717 W. Anna Grand Island

Engineer- N/A

X. Project Construction Schedule:

- A. Construction Start Date: ASAP (Est 01/15/17)
- B. Construction Completion Date: Est @ 60 days after start date

Financing Request Information

- I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested:
Replace existing mansard with up-to-date appearance and create arched type entryway to imitate the style of today's new-car dealerships. AutoAmerica is one of the first
(non-lodging) business' most people see when entering Grand Island from the South on Locust Street. We have owned this property since 1991 and have spent over \$260,000

(see attachment) on building updates and improvements.

II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program Funds or Proposed Project: Total cost of this project alone is slightly over \$160,000.
We feel that an \$80,000 facade grant would make this project affordable and we are prepared to go ahead with our contribution of \$80,222.50 now. We have a local architect on board
(Marvin Webb), and are using a local contractor (I.C.M.S.). We feel that this would definitely improve the building appearance and in turn, also the S. Locust corridor.

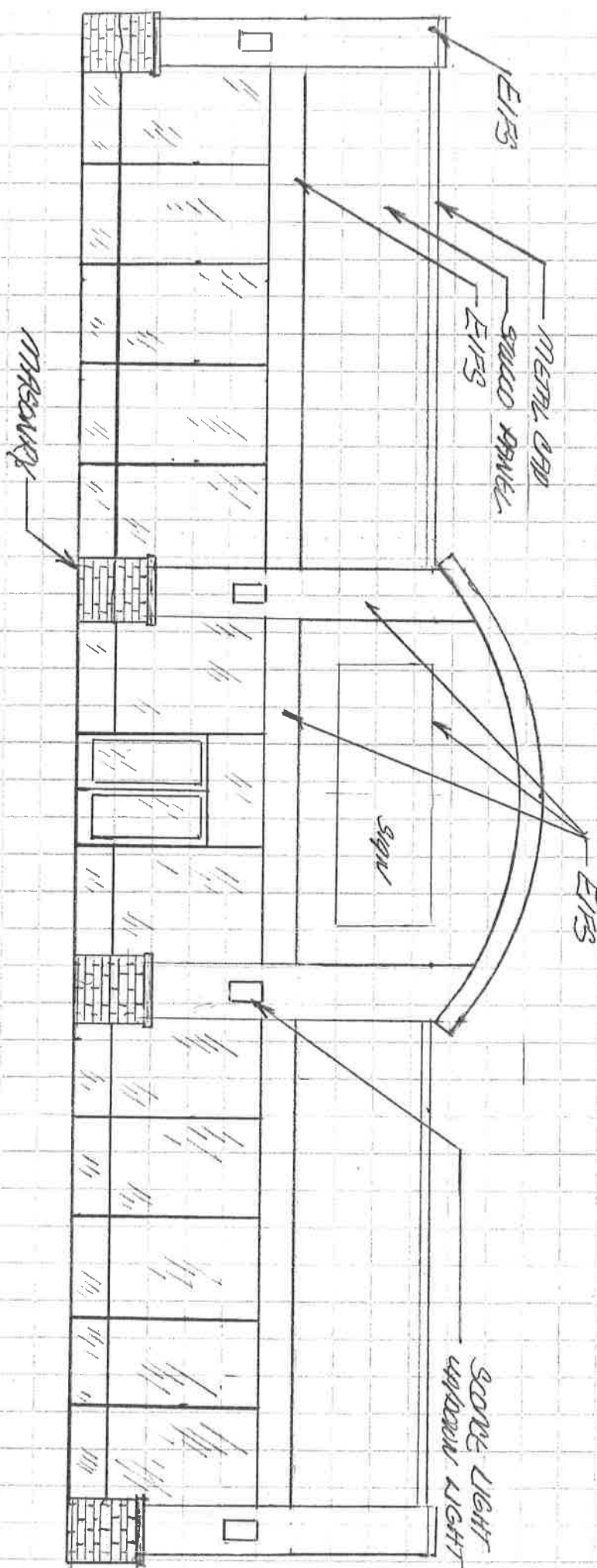
III. Application of Grant Funds:

<u>X</u>	Grant to Redeveloper; or
<u>N/A</u>	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

TLMS INC
9/4/16

Auto America

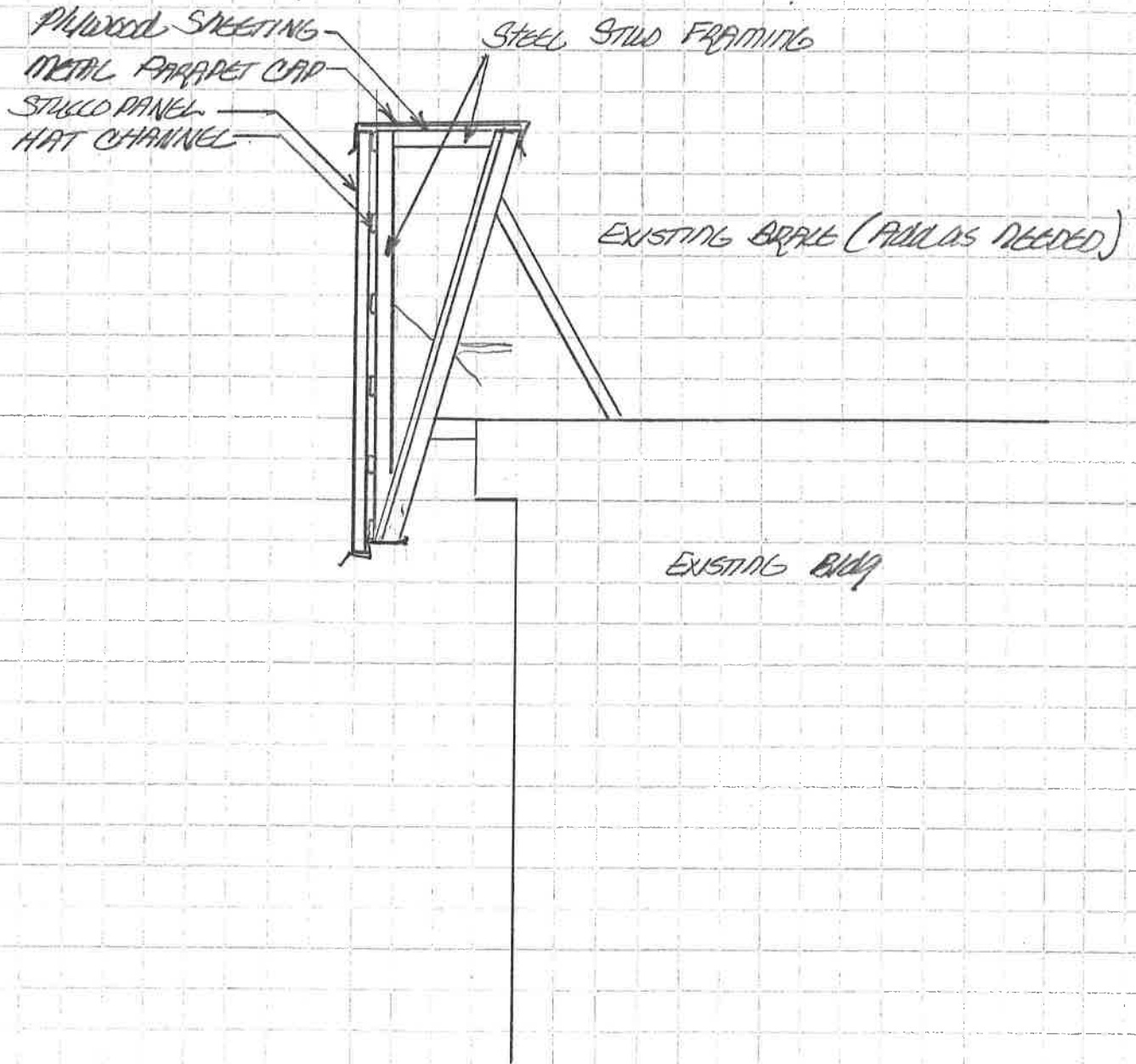


EAST ELEVATION

1/8" = 1'0"

PARAPET DETAIL

$3/8" = 1'0"$



125'00

Column
&
Entry
3/8" = 1'0"

120'00

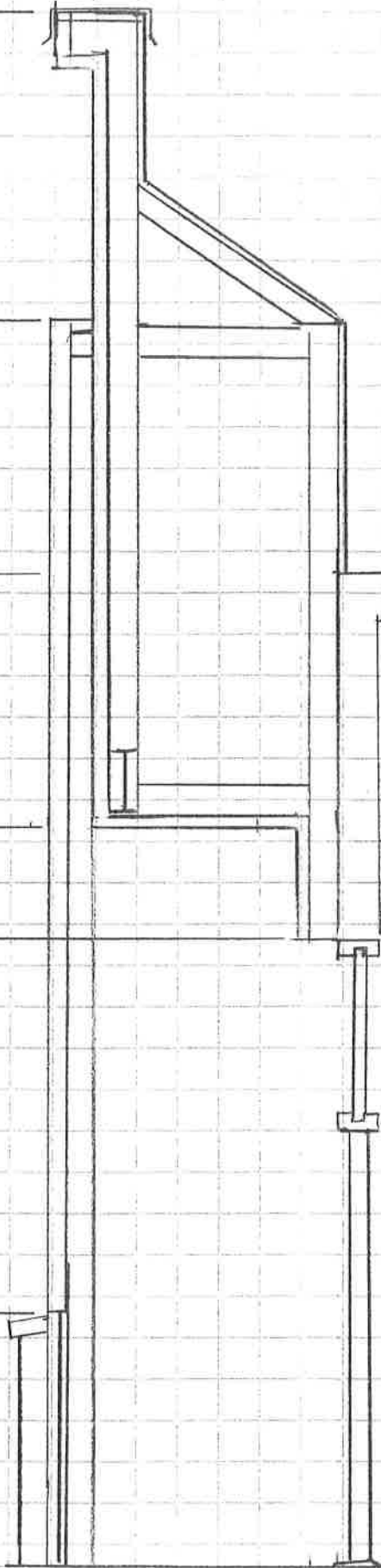
EXISTING BLDG (UPPER)
116'00

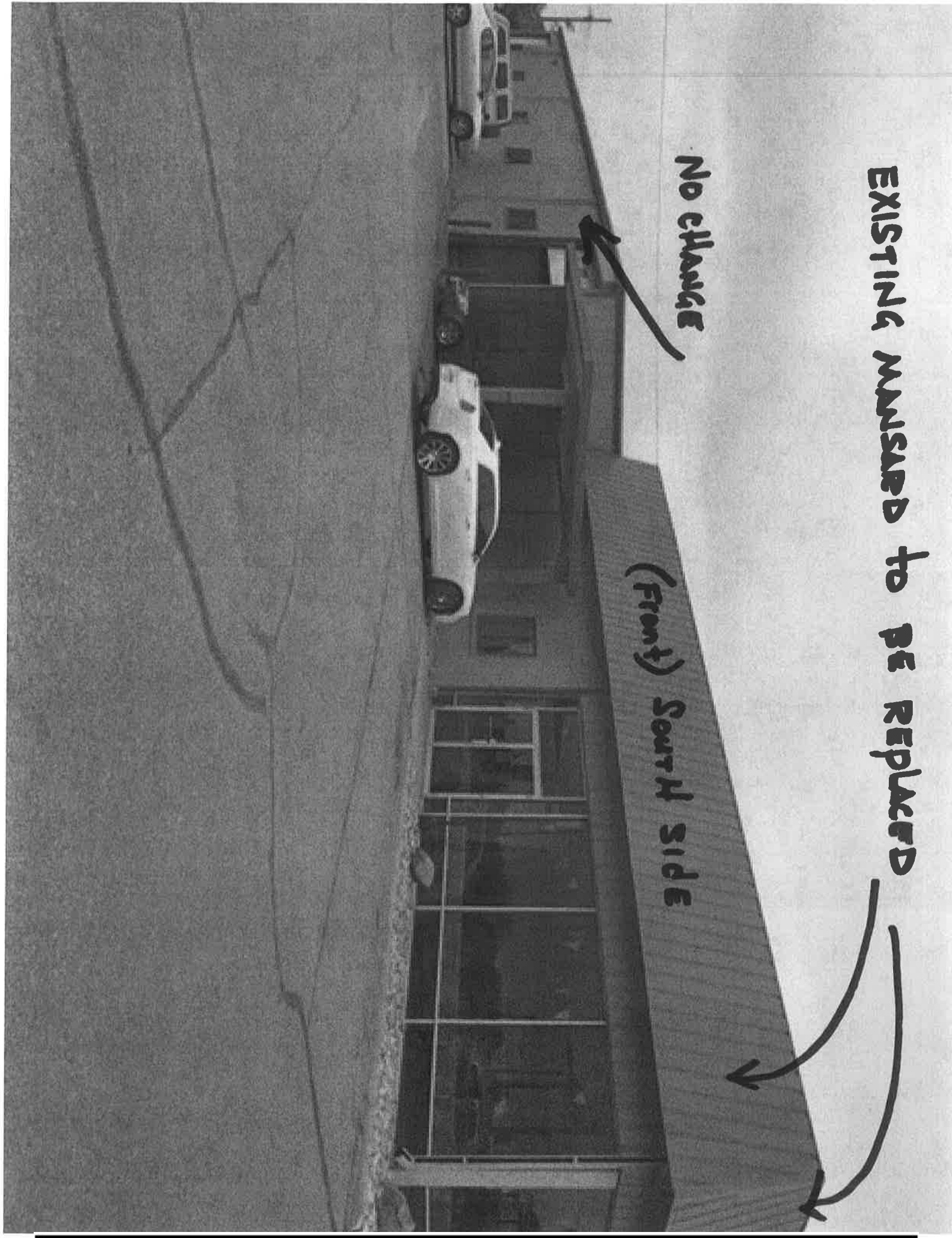
112'00

110'00

104'00

100'00





EXISTING MANSARD TO BE REPLACED

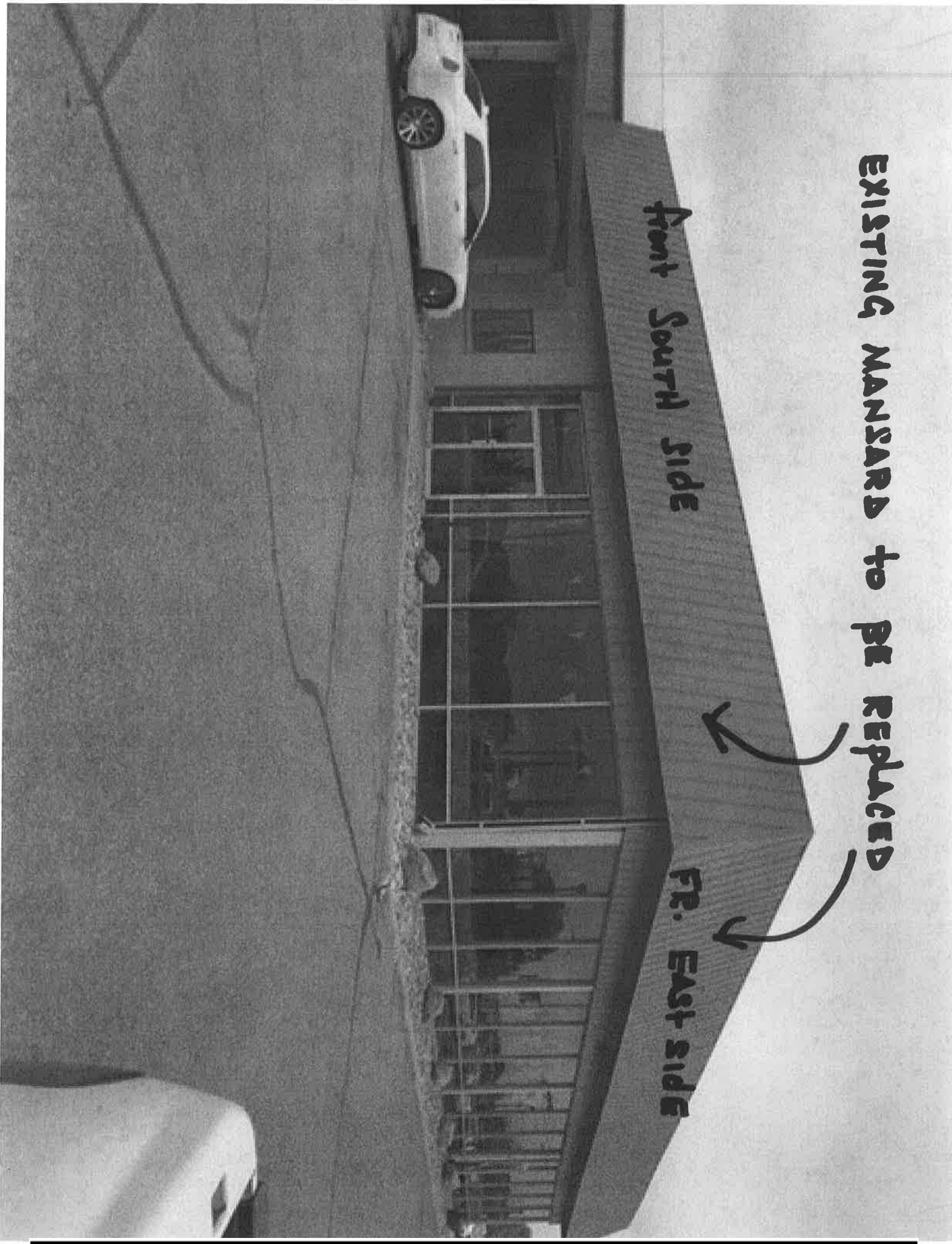
No change

(Front) South Side

EXISTING MANSARD TO BE REPLACED

FRONT SOUTH SIDE

FR. EAST SIDE

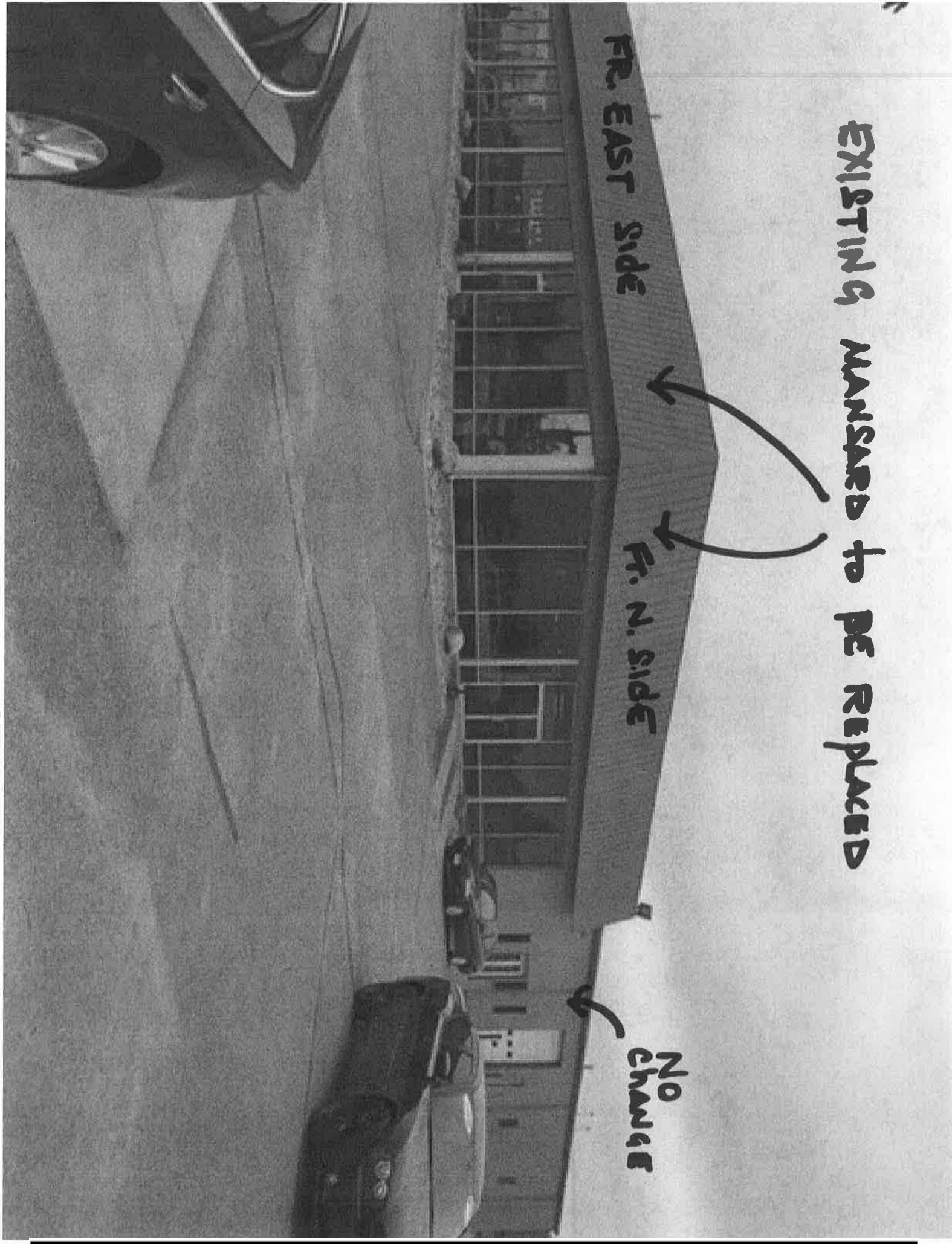


EXISTING MANSARD TO BE REPLACED

FR. EAST SIDE

FR. N. SIDE

NO CHANGE





Integral Construction Management Services Inc.
 717 West Anna
 Grand Island NE 68801
 308-382-2197
 308-382-1978 Fax
 www.icmsbuild.com

PROJECT BUDGET - Auto America
Facade Renovation

DATE: 9/9/2016
 REVISED:
 JOB #: Preliminary

Contract/PO Issued

COST CODE #	COST CODE DESCRIPTION	AUTO AMERICA BUDGET	ACTUAL COST	VARIANCE	NOTES
01.000	GENERAL CONDITIONS				
01.001	ARCHITECTURAL FEES	\$2,000.00	\$0.00	\$2,000.00	Engineering for verification of existing facade to support new finishes, column foundations
01.065	PERMITS	\$800.00	\$0.00	\$800.00	Demol & Building Permit
01.520	TEMP CONSTRUCTION/TEMP STORAGE	\$950.00	\$0.00	\$950.00	Barricades, Temp Fencing
01.565	CLEAN UP	\$950.00	\$0.00	\$950.00	
01.565	TRASH HAUL FEES	\$900.00	\$0.00	\$900.00	
01.630	EQUIPMENT RENTAL	\$2,000.00	\$0.00	\$2,000.00	Lift
01.720	PROJECT DOCUMENTS	\$150.00	\$0.00	\$150.00	
01.820	PROJECT MANAGER	\$4,000.00	\$0.00	\$4,000.00	
01.820	SUPERINTENDENT	\$8,900.00	\$0.00	\$8,900.00	
01.880	GENERAL LABOR	\$1,100.00	\$0.00	\$1,100.00	
01.880	OFFICE LABOR	\$550.00	\$0.00	\$550.00	
01.650	TRAVEL/FUEL	\$200.00	\$0.00	\$200.00	
	TOTALS	\$22,500.00	\$0.00	\$22,500.00	
02.000	SITING/WORK				
02.052	EXTERIOR DEMOLITION	\$3,600.00	\$0.00	\$3,600.00	Concrete for footings, Façade at entry
02.520	PAVING/CURB/SIDEWALKS	\$1,200.00	\$0.00	\$1,200.00	Sidewalk Patching
	TOTALS	\$4,800.00	\$0.00	\$4,800.00	
03.000	CONCRETE				
03.318	FOUNDATIONS/FOOTINGS/SLAB	\$4,400.00	\$0.00	\$4,400.00	Exterior Footings for Columns, Brick
	TOTALS	\$4,400.00	\$0.00	\$4,400.00	
04.000	MASONRY				
04.210	CMU/BRICK	\$5,450.00	\$0.00	\$5,450.00	
	TOTALS	\$5,450.00	\$0.00	\$5,450.00	
05.000	METALS				
05.120	STRUCTURAL STEEL	\$3,000.00	\$0.00	\$3,000.00	bracing to support new entry facade, header beam at entry
	TOTALS	\$3,000.00	\$0.00	\$3,000.00	
06.000	WOOD & PLASTIC				
06.110	FRAMING/METAL STUD	\$28,000.00	\$0.00	\$28,000.00	Columns, Parapets
06.110	LOCKING/BACKING	\$2,000.00	\$0.00	\$2,000.00	
	TOTALS	\$30,000.00	\$0.00	\$30,000.00	

07.000	THERMAL & MOISTURE PROTECTION						
07.600	METAL SOFFIT/COPING	\$3,700.00	\$0.00	\$3,700.00		Facade	
07.635	MEMBRANE ROOFING	\$2,500.00	\$0.00	\$2,500.00		Back of entry tower	
07.650	EIFS	\$30,000.00	\$0.00	\$30,000.00		Facade band, entry - HRC, Inc	
07.750	STUCCO PANELS	\$19,000.00	\$0.00	\$19,000.00		M & L	
07.920	SEALANTS & CAULKING	\$800.00	\$0.00	\$800.00			
	TOTALS	\$56,000.00	\$0.00	\$56,000.00			
08.000	DOORS/WINDOWS						
08.800	STOREFRONT SYSTEM	\$4,500.00	\$0.00	\$4,500.00		relocate/renovate entry storefront	
08.820	SPECIALTY DOORS	\$0.00	\$0.00	\$0.00			
	TOTALS	\$4,500.00	\$0.00	\$4,500.00			
09.000	FINISHES						
	TOTALS	\$0.00	\$0.00	\$0.00			
10.000	SPECIALTIES						
	TOTAL	\$0.00	\$0.00	\$0.00			
15.000	MECHANICAL						
15.400	PLUMBING	\$0.00	\$0.00	\$0.00			
15.500	HVAC	\$0.00	\$0.00	\$0.00			
	TOTALS	\$0.00	\$0.00	\$0.00			
16.000	ELECTRICAL						
16.001	ELECTRICAL	\$6,500.00	\$0.00	\$6,500.00		Signage, Sconce lighting on columns	
	TOTALS	\$6,500.00	\$0.00	\$6,500.00			
	TOTALS DIVISIONS	\$137,150.00	\$0.00	\$137,150.00			
19.000	PROJECT MGMT FEE	\$20,572.50	\$0.00	\$20,572.50			
	TOTALS	\$157,722.50	\$0.00	\$157,722.50			

MARVIN WEBB

2500⁰⁰

\$160,222.50

BUILDING IMPROVEMENTS

Property Description	Date In Service	Amount
Tile installation	10/7/16	1,575.00
Painting outside of building	9/29/16	3,373.32
Paint for outside	9/20/16	621.53
New carpet	9/8/16	4,426.23
Carpet installation	9/8/16	1,500.00
New tile	9/8/16	2,073.59
Tile installation	9/8/16	3,275.00
Carpet removal	8/30/16	930.64
Painting showroom	8/25/16	414.43
Restroom plumbing	8/6/16	676.61
Gutter repair	12/9/15	360.00
Tile repair	11/10/15	800.00
Landscaping	8/6/15	3,160.93
Roof coating	6/19/14	28,185.00
North shop lights	6/13/14	4,690.86
Lighting update	12/16/13	2,815.00
North shop metal	12/13/13	3,700.00
North shop painting	11/20/13	1,000.00
Electrical - New Offices	10/31/12	782.00
New Office (Lawhorne)	10/24/12	12,015.00
Wood Trim - Rex Office	10/17/12	374.77
Door/Patio Door	8/27/12	960.66
20 Parking Lot Lights	1/27/12	6,836.65
2 new shop furnaces	11/19/10	4,953.00
South shop lights	10/1/10	13,467.00
South shop remodel - metal	10/1/10	12,816.47
Asphalt Parking Lot	9/21/10	2,850.00
Exterior Sign	8/27/10	4,823.28
Remodel	11/18/09	25,351.87
5-Ton Roof AC Unit	7/26/05	3,993.76
Sidewalks	6/30/05	1,856.98
Sidewalks	6/30/05	1,999.97
Roof Repairs	3/12/04	810.00
Phone Upgrade	12/31/03	394.05
Repair Ploe Lights	10/27/03	594.88

Bathroom Improvements	9/22/03	914.33
Light Repair	4/30/03	611.39
3036 South Locust Remodel	3/26/03	3,000.00
Seal Parking Lot Cracks	7/2/02	3,500.00
3036 S Locust Remodel	3/31/02	38,791.50
Exterior Lights (Repairs)	2/5/02	2,481.25
Lighting for Sales Lot	1/16/02	3,900.00
Furnace/Air conditioning	5/16/01	2,960.00
Furnace	1/3/01	4,440.00
Office Remodel	6/15/00	1,700.00
Furnace	2/29/00	1,000.00
Asphalt	7/29/99	37,500.00
Furnace	2/9/99	930.00
Asphalt	6/10/96	4,612.00
		\$ 264,798.95





