



# Community Redevelopment Authority (CRA)

**Wednesday, October 18, 2017  
Regular Meeting**

## **Item G1**

**Fire and Life Safety-Urban Island/Kinkaider**

Staff Contact: Chad Nabity



RECEIVED  
9-14-17

## Fire and Life Safety Grant Program Application

### Project Redeveloper Information

I. Applicant Name: Urban Island LLC  
Address: 2016 West State st. Grand Island NE 68803  
Telephone No.: (308) 227-6213  
Contact: Jon Myers

II. Legal Street Address of Project Site: 320-322 North Pine

III. Present Ownership of Project Site: Urban Island LLC

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

Proposed Number of Upper Story 1 Bedroom Units 3

Proposed Number of Upper Story 2+ Bedroom Units 3

Other Info:

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V. Building Details

A. Actual Purchase Price \$265,000

B. Assessed Value of Property	\$ 150,688
C. When Acquired	9/28/2016
D. Number of Floors	2
E. Square Footage of Building	3800/ floor
F. Current Use of Building	
<u>Kinkaider Brewing Company/ vacant.</u>	

**VI. Construction Costs**

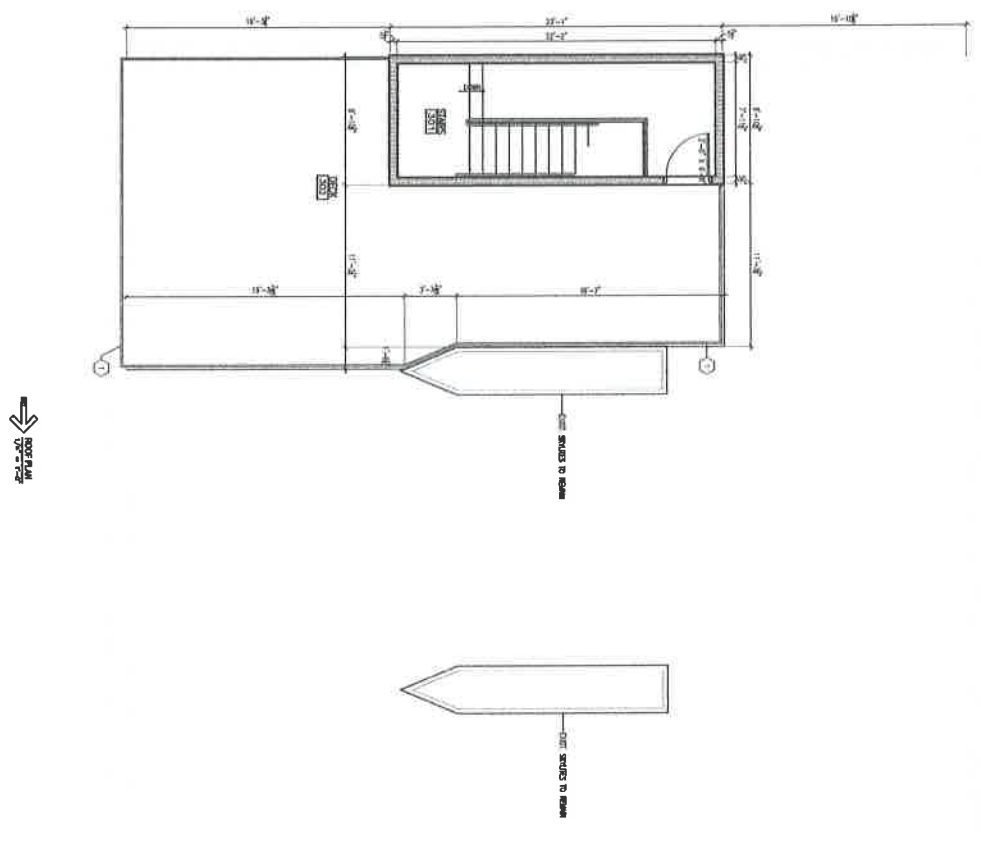
A. Total Estimated Renovation or Building Costs	\$ 1,137,636
B. Estimated Cost of Life Safety Improvements:	
Fire Sprinklers	\$ 20,000
Exiting	\$ 20,000
Electric Upgrades	\$ 60,000
Water Upgrades for Sprinklers	\$ 7,500

C. Other Construction Costs: See attached construction costs

First Floor Renovation	\$ _____
Second Floor Renovation	\$ _____
Third Floor Renovation	\$ _____
Fourth Floor Renovation	\$ _____
Basement Renovation	\$ _____
Roof	\$ _____
Heating and AC	\$ _____
Façade Improvements/Maintenance	\$ _____
Other Construction Costs	_____
_____	_____
_____	_____
_____	_____

**VII. Source of Financing:**

Developer Equity:	\$265,000
Commercial Bank Loan:	\$484,032
Historic Tax Credits:	\$



**GENERAL ROOF PLAN NOTES**

1. CORROSION WORK WITH APPROXIMATE AND DETAIL PLAN NOTES FOR ROOFING CONTRACTOR PERFORMANCES ARE REVISED TO CORRECT ERRORS TO BE MADE WITH 1981.

**FLOOR PLAN KEYNOTES**

1. 1/4" SCALE & 12.000000

**GENERAL NOTES**

1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN THESE PLANS TO SHOW ALL NECESSARY INFORMATION FOR THE CONTRACTOR TO CONSTRUCT THE WORK SHOWN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE WORK SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE WORK SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE WORK SHOWN.

2. THESE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE AND WITHOUT LIABILITY TO THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE WORK SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE WORK SHOWN.

3. DO NOT SCALE DIMENSIONS. USE ONLY THE DIMENSIONS SHOWN ON THE PLANS.

4. VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SHOWN BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE WORK SHOWN.

5. ALL DIMENSIONS ARE TAKEN FROM THE FINISH SURFACE OF THE WORK UNLESS OTHERWISE NOTED. DIMENSIONS OF 0" SHALL BE TAKEN FROM THE CENTER OF FINISH SURFACE.

6. DUE TO CONSTRUCTION WITH FINISH AND MATERIALS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE WORK SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE WORK SHOWN.

7. THESE PLANS INCLUDE THE GENERAL NOTES AND SPECIFICATIONS, INCLUDING THE CONTRACTOR'S OBLIGATIONS AND THE TYPE OF STRUCTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE WORK SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE WORK SHOWN.

8. CONTRACTOR SHALL FURNISH ALL ITEMS AND MATERIALS FOR THE WORK, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE WORK SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE WORK SHOWN.

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**PROFESSIONAL SEAL**

**OWNER: KMCALDER**

**DRAWN BY: SJS**

**PROJECT DESCRIPTION: 320/320.5 N. PINE STREET GRAND ISLAND, NE.**

**PLAN DATE: 09-01-2017**

**PLOT DATE: 09-01-2017**

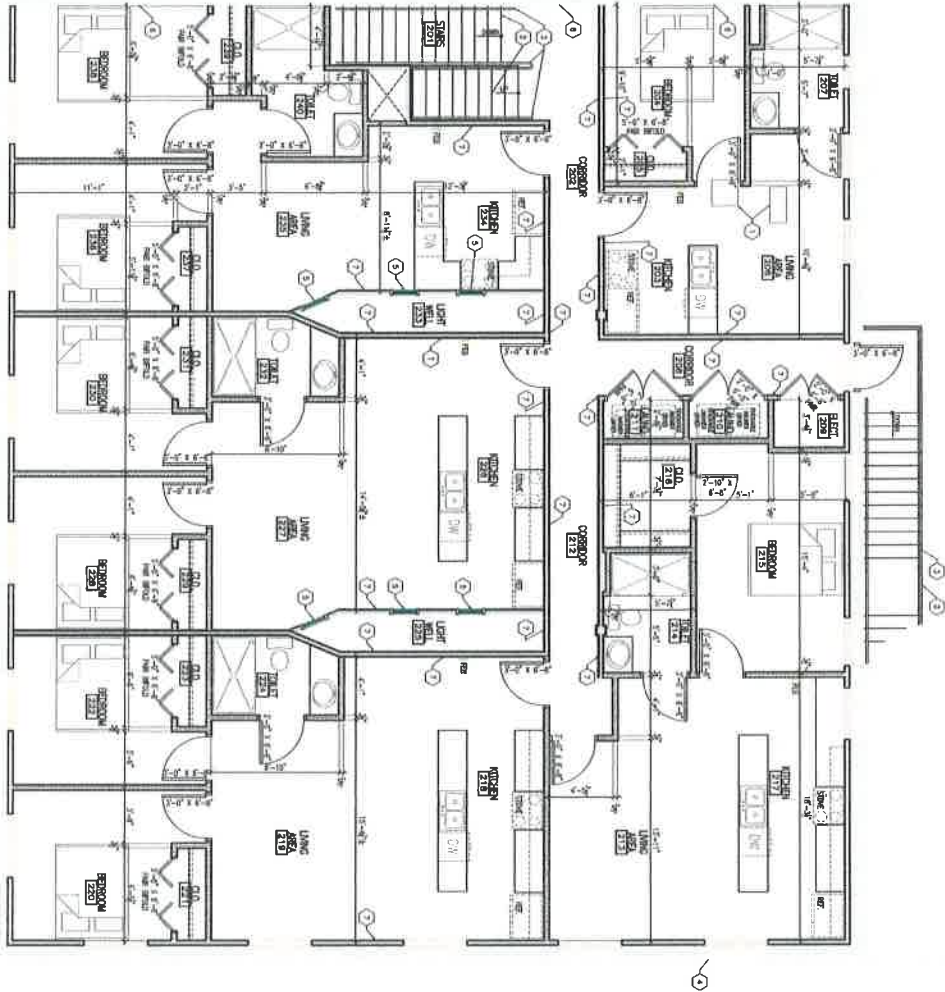
**SHEET: A1.06**

**SPOTANSKI Creative Building Design & Drafting, LLC**

STACY J. SPOTANSKI

REVISION:	DATE:

Grand Island Regular Meeting - 10/18/2017 Page 4 / 7



→ SECOND FLOOR PLAN  
1/4" = 1'-0"

**FLOOR PLAN REMOVES**

- 1) REAR DECK, TUBS, REFRIGERATOR, CUPB'D TO BATH DECK.
- 2) REAR STAIRS
- 3) REAR PORCH
- 4) DECK WALKER TO BATH TR.
- 5) REAR WINDOW, CROWN, VERY EASY OVER THE 8' SIZE.
- 6) DECK FENCE TO BATH DECK.
- 7) REAR 5/8" THE 1" ON 8' DECK DECK, FINISH.

**GENERAL NOTES**

- 1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND SPECIFICATIONS, THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
- 2. THESE DRAWINGS ARE INTENDED TO CONVEY INFORMATION TO THE CONTRACTOR REGARDING THE GENERAL CONCEPTS, CONDITIONS, RELATIONSHIP, ETC. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS AND MATERIALS COMPLY WITH THE SPECIFIC CODES.
- 3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.
- 4. VERIFY WITH THE WINDOW MANUFACTURER ALL DIMENSIONS AND APPROXIMATE FINISH.
- 5. ALL DIMENSIONS ARE TAKEN FROM THE FINISHED SURFACE OF A FINISH OR FINISH OF FACE UNLESS OTHERWISE NOTED ON THE DRAWING.
- 6. DUE TO COORDINATION WITH FINISH AND MECHANICAL CONTRACTORS, FINAL DIMENSIONS SHOWN ON CONSTRUCTION DRAWINGS.
- 7. THESE DRAWINGS INDICATE THE GENERAL SCOPES OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.
- 8. CONSTRUCTION SHALL FINISH ALL ITEMS AND CONDITIONS OF THE WORK. VERIFY ALL DIMENSIONS AND CONDITIONS TO THE START OF CONSTRUCTION. ANY COMMENTS OR FIELD CHANGES SHALL BE MADE TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES WITH THE INFORMATION SHOWN ON THESE PLANS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.
- 9. SPRINTING GARDEN, BATHING DECK, AND REFRIGERATOR, TUBS, REFRIGERATOR, CUPB'D TO BATH DECK, FINISH. THESE PLANS ARE THE PROPERTY OF STACY J. SPOTANSKI ARCHITECTURE. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.

PROFESSIONAL SEAL

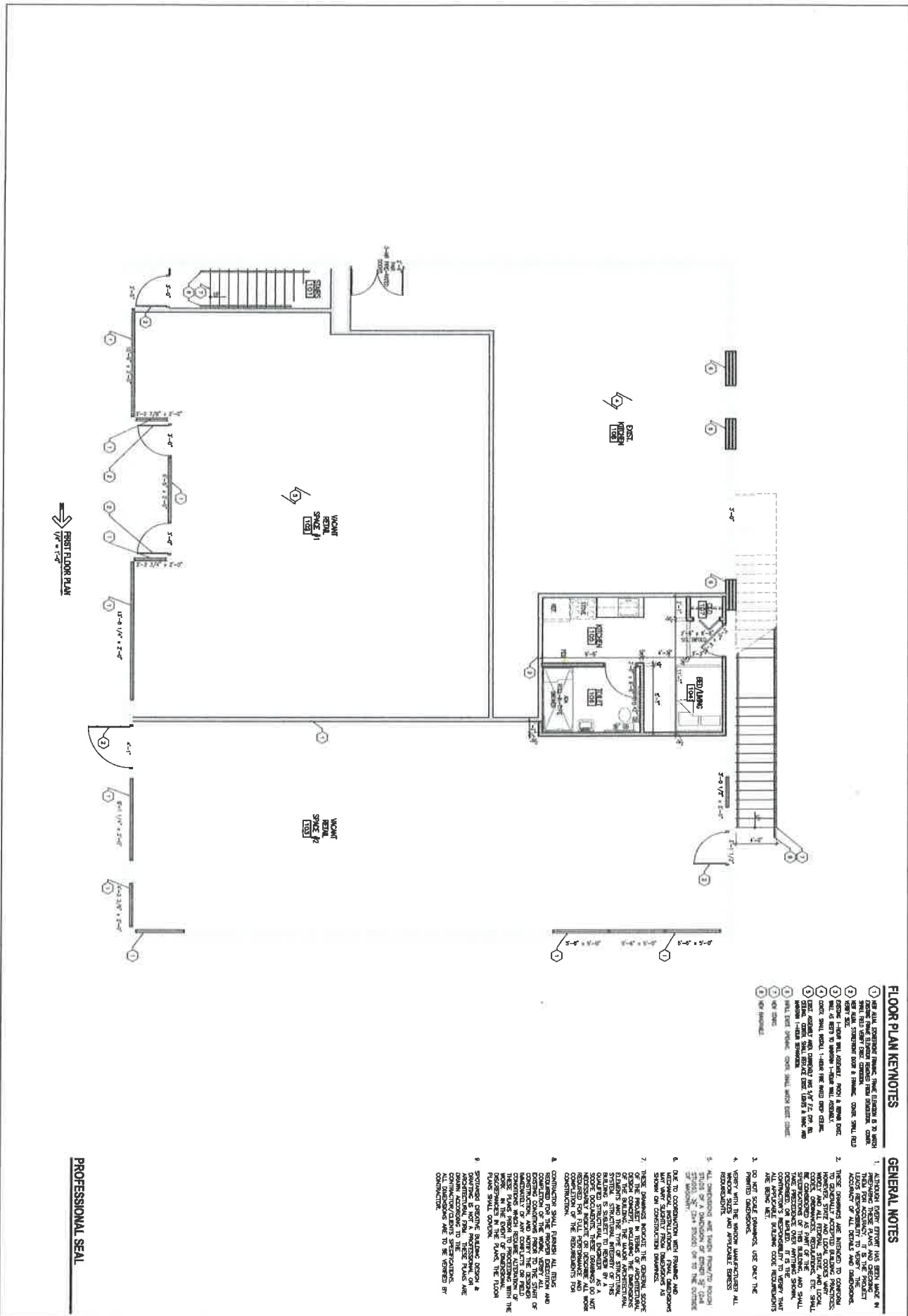
PLAN DATE: 09-01-2017  
PLOT DATE: 09-01-2017  
SHEET: A1.04

SHEET TITLE:  
DRAWN BY: SMS  
PROJECT DESCRIPTION: 329/330.5 N. PINE STREET, GRAND ISLAND, NE.

OWNER: KINCAIDER

Stoyanski Creative Building Design & Drafting, LLC  
Stacy J. Spotanski

REVISION:	DATE:



**FLOOR PLAN KEYNOTES**

1. SEE ALL CONSTRUCTION FRAMES, FINISH ELEVATION IS TO MATCH EXISTING. ALL FINISHES TO BE MATCHED TO EXISTING. VERIFY ALL FINISHES WITH ARCHITECT. VERIFY ALL FINISHES WITH ARCHITECT.
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**GENERAL NOTES**

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**PROFESSIONAL SEAL**

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 PROJECT DESCRIPTION:  
 320/320.5 N. PINE STREET  
 GRAND ISLAND, NE.  
 DRAWN BY:  
 SJS  
 PLAN DATE:  
 09-01-2017  
 PLOT DATE:  
 09-01-2017  
 SHEET:  
**A1.02**

OWNER: KINCAIDER

Spotanski Creative Building Design & Drafting, LLC  
 STACY J. SPOTANSKI

REVISION:	DATE:



<b>Permits</b>	\$2,500
<b>Insurance</b>	\$1,500
<b>Demo</b>	\$4,000
<b>Dumpster</b>	\$1,200
<b>Brick chipping</b>	\$2,000
<b>Suspended ceiling</b>	\$17,000
<b>Structural Labor</b>	\$2,000
<b>Materials</b>	\$40,105
<b>Framing labor</b>	\$10,450
<b>Skylights</b>	\$6,000
<b>Electric</b>	\$35,000
<b>Plumbing</b>	\$30,000
<b>HVAC</b>	\$33,066
<b>Insulation</b>	\$14,720
<b>Drywall Hang</b>	\$5,571
<b>Drywall Finish</b>	\$8,704
<b>Flooring</b>	\$17,100
<b>Paint</b>	\$15,200
<b>Cabinets</b>	\$40,000
<b>Trim Labor</b>	\$8,550
<b>Audio Video</b>	\$0
<b>Fixture allowance</b>	\$2,000
<b>Appliances</b>	\$21,000
<b>Water service</b>	\$10,000
<b>Fire Sprinklers</b>	\$20,000
<b>Architect/Engineer</b>	\$8,500
<b>Re-roof</b>	\$65,250
<b>Handrail for roof</b>	\$15,000
<b>Main Floor</b>	\$45,000
<b>Misc</b>	\$35,617
<b>Total</b>	\$517,032
<b>Overhead &amp; Profit</b>	\$60,000
	<b>\$577,032</b>