



Community Redevelopment Authority (CRA)

Wednesday, November 8, 2017
Regular Meeting

Item G1

Life Safety Grant Request - Take Flight

Staff Contact: Chad Nabity



Fire and Life Safety Grant Program Application

Project Redeveloper Information

I. Applicant Name: Take Flight Investments LLC.

Address: 209 West 3rd Grand Island NE 68801

Telephone No.: 308-380-4525

Contact: Julie Morris

II. Legal Street Address of Project Site: 209 West 3rd

III. Present Ownership of Project Site: Take Flight Investments LLC.

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

Proposed Number of Upper Story 1 Bedroom Units 1

Proposed Number of Upper Story 2+ Bedroom Units 1

Other Info:

V. Building Details

A. Actual Purchase Price \$ 78,500

B. Assessed Value of Property \$ 110,564

C. When Acquired	<u>3/5/2017</u>
D. Number of Floors	<u>2+ basement</u>
E. Square Footage of Building	<u>8,888</u>
F. Current Use of Building	<u>Vacant</u>

VI. Construction Costs

A. Total Estimated Renovation or Building Costs	\$ 363,689
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B. Estimated Cost of Life Safety Improvements:

Fire Sprinklers	\$
Exiting	\$
Electric Upgrades	\$
Water Upgrades for Sprinklers	\$

C. Other 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:	\$ 13,500
Commercial Bank Loan:	\$ 215,989
Historic Tax Credits:	\$

Tax Increment Financing:	\$ 99,200
Low Income Tax Credits	\$
Other (Describe: FLS grant)	\$ 35,000

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

General Contractor: Amos Anson, Empire Development, PO Box 1665 Grand Island NE 68802 308-390-2455 Architect: Stacy J Spotanski/ Toby Gay, Gay & Associates, 1470 31st Ave, Columbus, NE (308) 850-8186
Engineer: Olsson Associates, 201 E 2nd Grand Island, NE 68801 308-384-8750 Mike Spilinek

IX. Project Construction Schedule:

- A. Construction Start Date: Upon CRA approval of TIF
- B. Construction Completion Date: Q1 2018

Grant Notes:

The CRA may grant up to \$20,000 per new upper story 2+bedroom unit and \$15,000 per new upper story 1 bedroom unit. The final amount will be determined upon approval of the grant and is at the discretion of the CRA. Applications for this program may be submitted up to for the next fiscal year (Beginning October 1) on or after July 1. Applications will be considered in the order received. Only complete applications will be considered for approval. Applications must be submitted at least 30 days prior to the meeting during which they will be considered for approval.

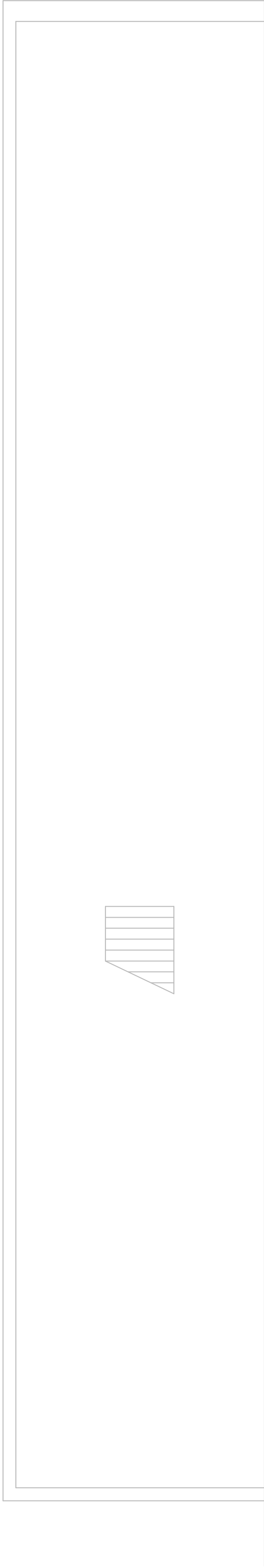
Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308 385-5240
Fax: 308 385-5423
Email: cnabity@grand-island.com



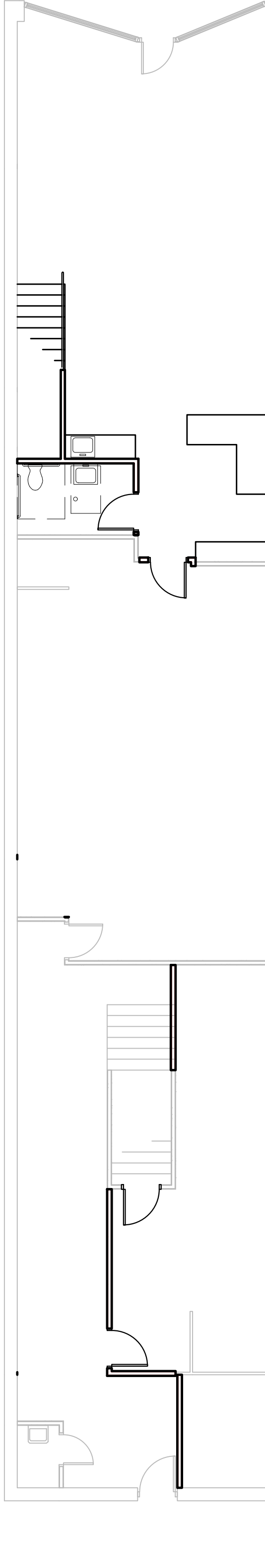
\$/S.F.

Total

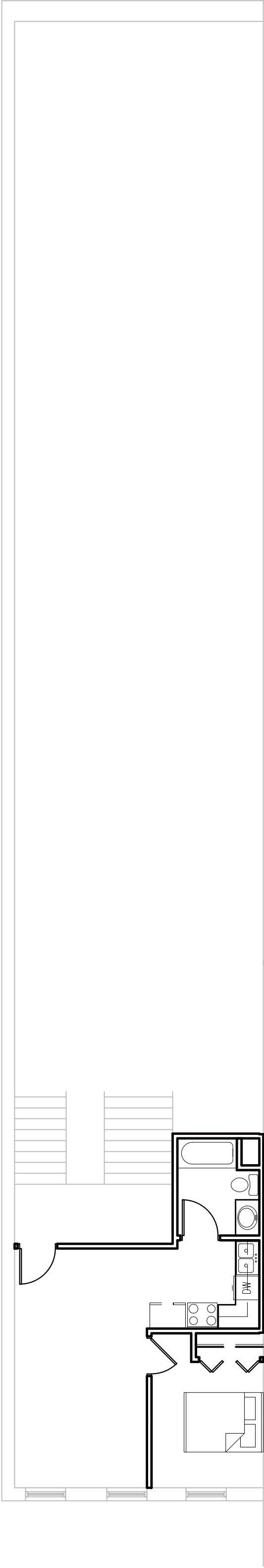
Permits	\$ 0.90	\$2,500
Insurance	\$ 0.43	\$1,200
Demo	\$ 2.99	\$8,300
Dumpster	\$ 0.54	\$1,500
Ceiling Repair	\$ 0.72	\$2,000
Materials	\$ 5.49	\$15,224
Framing labor	\$ 1.48	\$4,100
Front Windows	\$ 11.90	\$33,000
Electric	\$ 7.58	\$21,000
Plumbing	\$ 4.55	\$12,600
HVAC	\$ 10.46	\$29,000
Insulation	\$ 1.73	\$4,800
Drywall Hang	\$ 1.33	\$3,700
Drywall Finish	\$ 1.52	\$4,200
Flooring	\$ 9.00	\$24,948
Paint	\$ 2.89	\$8,000
Cabinets	\$ 4.69	\$13,000
Trim Labor	\$ 0.87	\$2,400
Audio Video	\$ -	\$0
Fixture allowance	\$ 1.62	\$4,500
Water service	\$ 2.71	\$7,500
Fire Sprinklers	\$ 4.50	\$12,474
Consulting Fees	\$ 2.16	\$6,000
Architect	\$ 1.26	\$3,500
Misc	\$ 8.13	\$22,545
Total	\$ 89.46	\$247,990
Overhead & Profit		\$37,198.51
		\$285,189



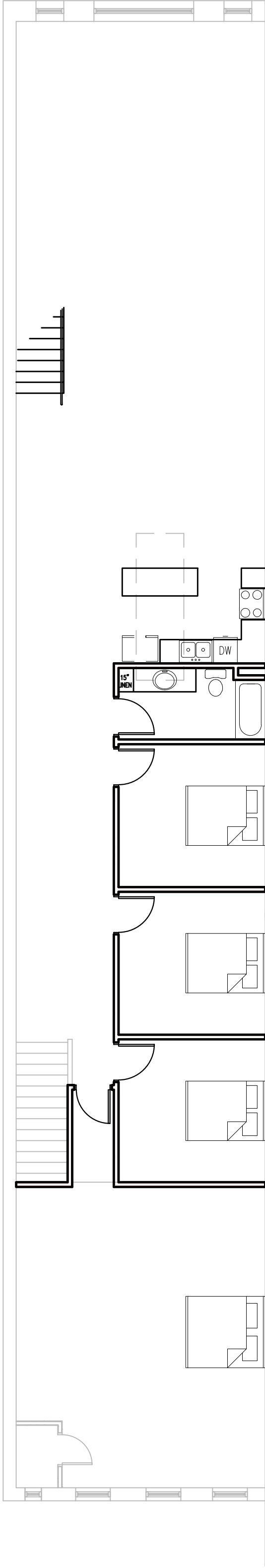
BASEMENT FLOOR PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



THIRD FLOOR PLAN
1/8" = 1'-0"

- GENERAL NOTES
1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
 3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.
 4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
 5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER 5 1/2" (2x6 STUDS), 3 1/2" (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.
 6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS, FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
 7. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.
 8. CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.
 9. BUILDERS IS NOT A PROFESSIONAL ENGINEERING OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.

REVISION:	DATE:

Spotanski
Creative Building Design
& Drafting, LLC

724 W. Hedge St., 4th Floor, Grand Island, NE 68801
(508) 850-8186 info@spotanski.com

STACY J. SPOTANSKI

PROVIDING AFFORDABLE, CREATIVE
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OPERATION SERVICES TO
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CLIENTS SINCE 2010.

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DRAFTING, LLC IS AN EQUAL OPPORTUNITY
FIRM. WE DO NOT DISCRIMINATE ON THE
BASIS OF RACE, GENDER, RELIGION, OR
ETHNICITY. WE ARE COMMITTED TO
CREATING A DIVERSE AND INCLUSIVE
WORKING ENVIRONMENT.

OWNER: JULIE MORRIS

SHEET TITLE:

PROJECT DESCRIPTION: TALLY MARKETING
209 W. 3RD STREET
GRAND ISLAND, NE.

DRAWN BY:
SJS

PLAN DATE:
08-25-2017

PLOT DATE:
08-25-2017

SHEET: