



Community Redevelopment Authority (CRA)

**Wednesday, March 21, 2018
Regular Meeting**

Item G1

Life/Safety Application 207 W Third Street Tom and Lois Nielsen

Staff Contact:



Fire and Life Safety Grant Program Application

Project Redeveloper Information

- I. Applicant Name: Tom and Lois Nielsen
Address: 301 West 3rd Grand Island NE 68801
Telephone No.: 308-850-7351
Contact: Paul Nielsen
- II. Legal Street Address of Project Site: 207 West 3rd Grand Island NE 68801x
- III. Present Ownership of Project Site: Tom and Lois Nielsen
- IV. Proposed Project: Describe in detail; attach plans and specifications:

Proposed Number of Upper Story 1 Bedroom Units _____

Proposed Number of Upper Story 2+ Bedroom Units 1

Other Info:

V. Building Details

A. Actual Purchase Price \$ 63,000

B. Assessed Value of Property \$ 89,554

C. When Acquired	<u>2/8/2008</u>
D. Number of Floors	<u>2+ basement</u>
E. Square Footage of Building	<u>8,712</u>
F. Current Use of Building	
<u>Commercial on 1st floor, vacant on 2nd floor.</u>	

VI. Construction Costs

A. Total Estimated Renovation or Building Costs	\$ <u>103,140</u>
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B. Estimated Cost of Life Safety Improvements:

Fire Sprinklers	\$
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Exiting	\$
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Electric Upgrades	\$
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Water Upgrades for Sprinklers	\$
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C. Other Construction Costs:

First Floor Renovation	\$ _____
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Second Floor Renovation	\$ _____
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Third Floor Renovation	\$ _____
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Fourth Floor Renovation	\$ _____
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Basement Renovation	\$ _____
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Roof	\$ _____
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Heating and AC	\$ _____
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Façade Improvements/Maintenance	\$ _____
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Other Construction Costs	
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VII. Source of Financing:

Developer Equity:	\$ 63,000
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Private Loan:	\$ 83,140
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Historic Tax Credits:	\$
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Tax Increment Financing:	\$
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Low Income Tax Credits	\$
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Other (Describe: FLS grant)	\$ 20,000
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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: Victor Aufdemberge, Grand Island, NE

Engineer: Olsson Associates, 201 E 2nd Grand Island, NE 68801 308-384-8750 Mike Spilinek

IX. Project Construction Schedule:

A. Construction Start Date: Q2 2018

B. Construction Completion Date: Q4 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.

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	Commercial
Permits	\$1,200
Insurance	\$600
Demo	\$1,500
Dumpster	\$400
Materials	\$5,000
Framing labor	\$1,500
Electric	\$10,000
Plumbing	\$5,000
HVAC	\$8,000
Insulation	\$8,700
Drywall Hang	\$1,200
Drywall Finish	\$1,200
Flooring	\$4,000
Paint	\$2,500
Cabinets	\$1,000
Trim Labor	\$2,500
Water service	\$10,000
Fire Sprinklers	\$24,700
Architect/Engineer	\$2,500
Misc	\$4,000
Overhead & Profit	\$7,640
Total	\$103,140

