



Community Redevelopment Authority (CRA)

Wednesday, December 12, 2018
Regular Meeting

Item F1

Old City Hall Facade Request

Staff Contact:



COMMUNITY REDEVELOPMENT AUTHORITY

RECEIVED
1-2-2018

Facade Improvement Program Application

Project Redeveloper Information

I. Applicant Name: OLD CITY HALL CONDO ASSOC., LLC
 Address: 1319 W NORTH FRONT ST, GRAND ISLAND, NE 68801
 Telephone No.: (308) 382-2760
 Contact: RUSS GIESENHAGEN

II. Legal Street Address of Project Site: 208 N. PINE ST, GRAND ISLAND, NE

III. Zoning of Project Site: B-3

IV. Current and Contemplated Use of Project: OFFICE SPACE

V. Present Ownership of Project Site: OLD CITY HALL CONDO ASSOCIATION, LLC

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

IMPROVEMENTS TO EXTERIOR AT OLD CITY HALL BUILDING.
REMOVE BAND FROM FACADE FORMERLY HOUSING LIGHTING AND
SIGNAGE AND REPLACING WITH NEW NIGHHA COLORED PANELS
AND NEW EXTERIOR LIGHTING.
REPAIR AND RESTORATION OF EXTERIOR WALL CONSTRUCTION
INCLUDING TUCK-POINTING, FACE BRICK REPLACEMENT, CAULKING,
CLEANING AND SEALING.
SEE ATTACHMENTS

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):

\$ 353,820

B. Other Construction Costs:

\$ _____

VIII. Source of Financing:

A. Developer Equity:

\$ 1,416,772

B. Commercial Bank Loan:

\$ 150,000

C. Historic Tax Credits:

\$ N/A

D. Tax Increment Assistance:

\$ N/A

E. Other (Describe _____)

\$ _____

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

ARCHITECT : CMBA ARCHITECTS, GRAND ISLAND, NE

ENGINEER: ENGINEERING TECHNOLOGIES INC., LINCOLN, NE

GENERAL CONTRACTOR : MID PLAINS CONSTRUCTION CO., GRAND ISLAND, NE

X. Project Construction Schedule:

A. Construction Start Date: APRIL 1, 2018

B. Construction Completion Date: MAY 15, 2018

Financing Request Information

I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested:

*151,637 FOR EXTERIOR IMPROVEMENTS TO REPLACE BAND AT
EAST AND SOUTH ELEVATIONS FORMERLY HOUSING LIGHTING AND BACKLIT
SIGNAGE. NEW LIGHTING TO ACCENT NEW BAND AND ILLUMINATE
EXTERIOR OF BUILDING. SEE ATTACHED RENDERINGS.

II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program Funds or Proposed Project: _____

WANT TO MAKE IMPROVEMENTS THAT HAVE NOT BEEN COMPLETED SINCE LAST WORK ON BUILDING EXTERIOR. REGULAR MAINTENANCE HAS NOT BEEN COMPLETED FOR MASONRY, TERRA COTTA, ETC. SEE ATTACHED PROPOSAL.

III. Application of Grant Funds:

\$ 151,637 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



MID PLAINS CONSTRUCTION CO.
GENERAL CONTRACTORS

December 18, 2017

Old City Hall Condo Association
208 N Pine, Suite 301
Grand Island, NE 68801

Attention: Mr. Brad Kissler

Reference: Proposed Improvements

Dear Mr. Kissler:

Please find below the costs for the proposed improvements to the Old City Hall building.

Item #1 – Remove the existing dark brown façade completely, install new metal framing and Nichiha panels and install new new exterior accent lighting

Architectural Fees	\$15,000.00
Façade demo and construction	84,300.00
Electrical	<u>75,000.00</u>

FOR THE SUM OF \$174,300.00

Item #2 – Exterior restoration tuck-pointing, face brick replacement, caulking, cleaning, and sealing

FOR THE SUM OF \$179,520.00

Sincerely,

MID PLAINS CONSTRUCTION CO.


Russ J. Giesenhagen
President

RJG/dp



MID PLAINS CONSTRUCTION CO.
GENERAL CONTRACTORS

December 20, 2017

Old City Hall Condo Association
208 N Pine, Suite 301
Grand Island, NE 68801

Attention: Mr. Brad Kissler

Reference: Exterior Building Repairs

Dear Mr. Kissler:

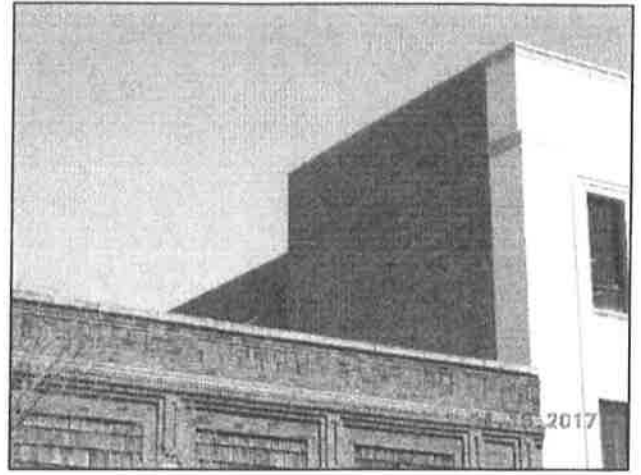
Please find attached the scope of work for the Old City Hall restoration. If you have any questions, please call our office.

Sincerely,

MID PLAINS CONSTRUCTION CO.


Russ J. Giesenhagen
President

RJG/dp

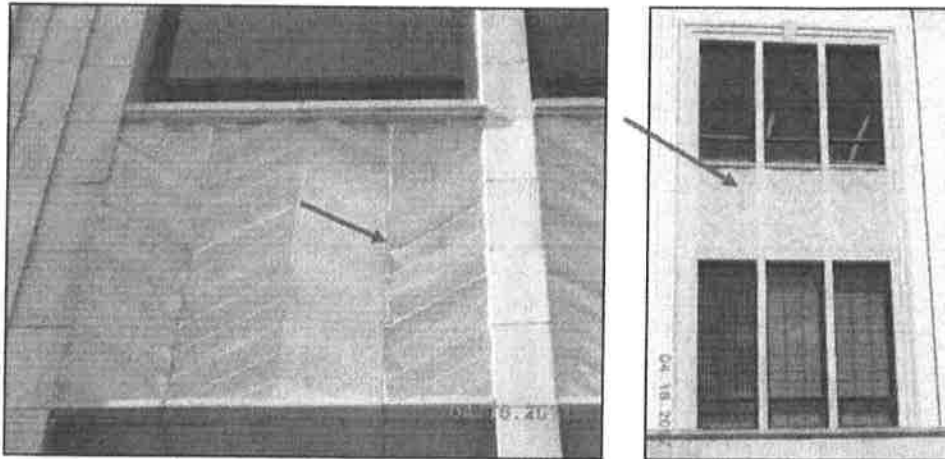


- (1) Cutting technique shall be by use of an air or electric grinder with a carbon or diamond blade and an air-chipping hammer and chisel. We shall use a blade narrower than the joint and cut through the middle of the joint to a proper depth. The remainder of the material at the top and bottom of the joint shall then be carefully removed to avoid damage to the brick. A smaller blade shall be used to cut the vertical head joints to avoid damaging brick units above or below the head joints. In areas where joints cannot be cut to a proper depth as above, we shall use an air chipping hammer and chisel to finish cutting the joint to a proper depth to ensure a good bond of old and new mortar.
- (2) All masonry surfaces shall be washed with pressurized water, approximately 400 – 800 PSI, to remove all dust, dirt and residue from surface areas, leaving the surface in a reasonably clean, bright form.

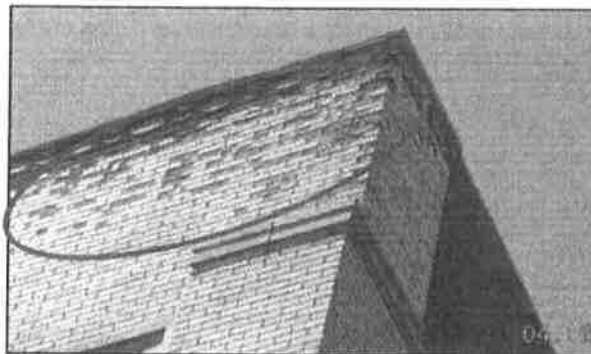


- (3) All brick mortar joints from the coping down to the top of the third floor windows, approximately 8', shall be cut back to a depth of two and one-half times the width of the mortar joints, but in no case shall the mortar joint be cut less than 3/4-inch in depth. Once the cutting is completed, all surfaces shall be cleaned of all loose and foreign debris utilizing compressed air and/or pressurized water in preparation for repointing of the mortar joints.

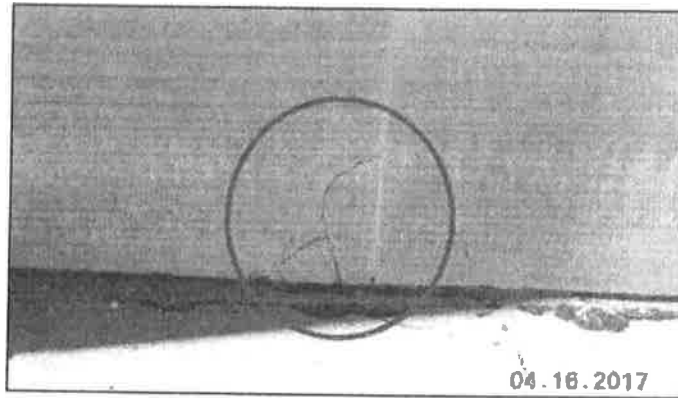
- (4) The remaining mortar joints from the top of the third floor windows down to grade shall be carefully inspected and those found to have voids, cracks or openings greater than 1/64th inch in width or those found to be eroded more than ¼-inch in depth, shall be cut back to a depth of two times the joint width, but in no case deeper than 1-inch, and shall then be cleaned of all loose and foreign debris with air and/or water pressure.
- (5) Defective mortar joints that have been cut and cleaned shall then be pointed (filled and tightly packed) with a non-staining, non-shrinking, Type "N" masonry pointing mortar, colored and tooled to match the adjacent joints in appearance as closely as possible.



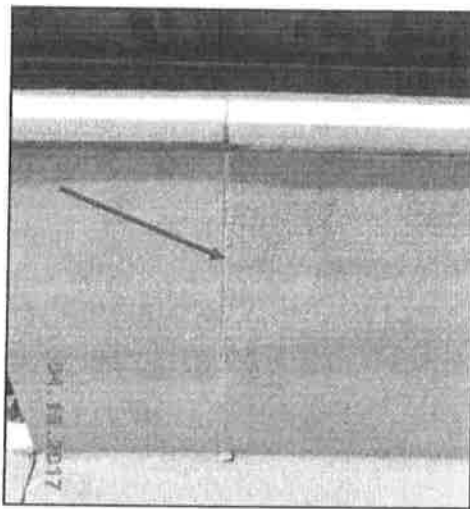
- (6) All terra cotta stone joints shall be cut back to a depth of ¾-inch. Once the cutting is completed, all surfaces shall be cleaned of all loose and foreign debris utilizing compressed air and/or pressurized water in preparation for repointing of the mortar joints.
- (7) All mortar joints within the terra cotta surfaces shall be pointed with Type "N" mortar. New mortar shall be tooled to a neat, uniform appearance and shall match the original mortar in color as closely as possible.



- (8) A close inspection shall be made of all brick faces, and those found to be spalled or broken shall be cut out and replaced with new brick matching the original in size, color and texture as closely as possible. Bricks shall be set in a fresh bed of mortar, colored and tooled to match the adjacent joints in appearance as closely as possible. This proposal includes replacement of **2,600** bricks. Additional brick replacement shall be completed on a unit price basis at a rate of **\$35.00** per brick.



- (9) Areas of spalled, deteriorated or fractured stone shall be removed by square cutting the perimeter of the repair area and chipping away the unsound material to a sound surface. The void shall then be patched with Jahn M70 Restoration Mortar, carved and finished to match the original profile in appearance as closely as possible. The color shall be one of Jahn's standard colors, matching the adjacent surfaces as closely as possible. Patching material shall be applied in strict accordance with manufacturer's specifications. This proposal includes approximately 5 SF of stone patching.



- (10) All limestone joints and terra cotta to brick joints shall be resealed with a polyurethane sealant equal to Masterseal NP1. Prior to installation of new sealant, all joints shall be thoroughly removed of any existing mortar and/or residue. New sealant shall be tooled to a neat, uniform appearance and shall match the original material in appearance as closely as possible.

