



Community Redevelopment Authority (CRA)

Wednesday, September 18, 2019
Regular Meeting

Item G1

**Fire and Life Safety Application - Peaceful Root - 201-211 N.
Locust**

Staff Contact:



Fire and Life Safety Grant Program Application

Project Redeveloper Information

I. Applicant Name: Peaceful Root LLC
Address: 217 N Locust St. Suite 5
Telephone No.: (308) 227-2647
Contact: John Anson

II. Legal Street Address of Project Site: 201-211 N Locust

III. Present Ownership of Project Site: Peaceful Root LLC

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

Proposed Number of Upper Story 1 Bedroom Units 0

Proposed Number of Upper Story 2+ Bedroom Units 6

Other Info:

Peaceful Root will be/has been redeveloping the main, second & newly created third floor of 201-211N Locust. The main floor will continue to be renovated to accompany new commercial businesses. The second/ third floor will be turned into six, market rate, for sale condos.

V. Building Details

A. Actual Purchase Price	<u>\$ 253,000</u>
B. Assessed Value of Property	<u>\$ 339,272</u>
C. When Acquired	<u>2015</u>
D. Number of Floors	<u>2</u>
E. Square Footage of Building	<u>27,407</u>
F. Current Use of Building	<u>Commercial/unoccupied</u>

VI.	Construction Costs	
A.	Total Estimated Renovation or Building Costs	\$ <u>1,904,831</u>
B.	Estimated Cost of Life Safety Improvements:	
	Fire Sprinklers	\$ <u>90,000</u>
	Exiting	\$ <u>20,000</u>
	Electric Upgrades	\$ <u>50,000</u>
	Water Upgrades for Sprinklers	\$ <u>30,000</u>
C.	Other Construction Costs:	
	First Floor Renovation	\$ _____
	Second Floor Renovation	\$ <u>1,904,831</u>
	Third Floor Renovation	\$ _____
	Fourth Floor Renovation	\$ _____
	Basement Renovation	\$ _____
	Roof	\$ _____
	Heating and AC	\$ _____
	Façade Improvements/Maintenance	\$ _____
	Other Construction Costs	

****Please note all construction costs are approximate. ****

VII. Source of Financing:

Developer Equity:	\$ <u>253,000</u>
Commercial Bank Loan:	\$ <u>1,381,831</u>
Historic Tax Credits:	\$ _____
Tax Increment Financing:	\$ <u>200,000 +/-</u>
Low Income Tax Credits	\$ _____
Other (Describe: <u>Life safety grant</u>)	\$ <u>70,000</u>

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

General Contractor: Amos Anson, Empire Development, PO Box 1665 Grand Island NE 68802 308-390-455 Structural Engineer:
Mike Spilinek, Olsson Associates 201 E. Second Street Grand Island, NE 68801 308-384-8750
Architect: Toby Gay, Gay and Associates, 1470 31st ave. Columbus Ne 68601

IX. Project Construction Schedule:

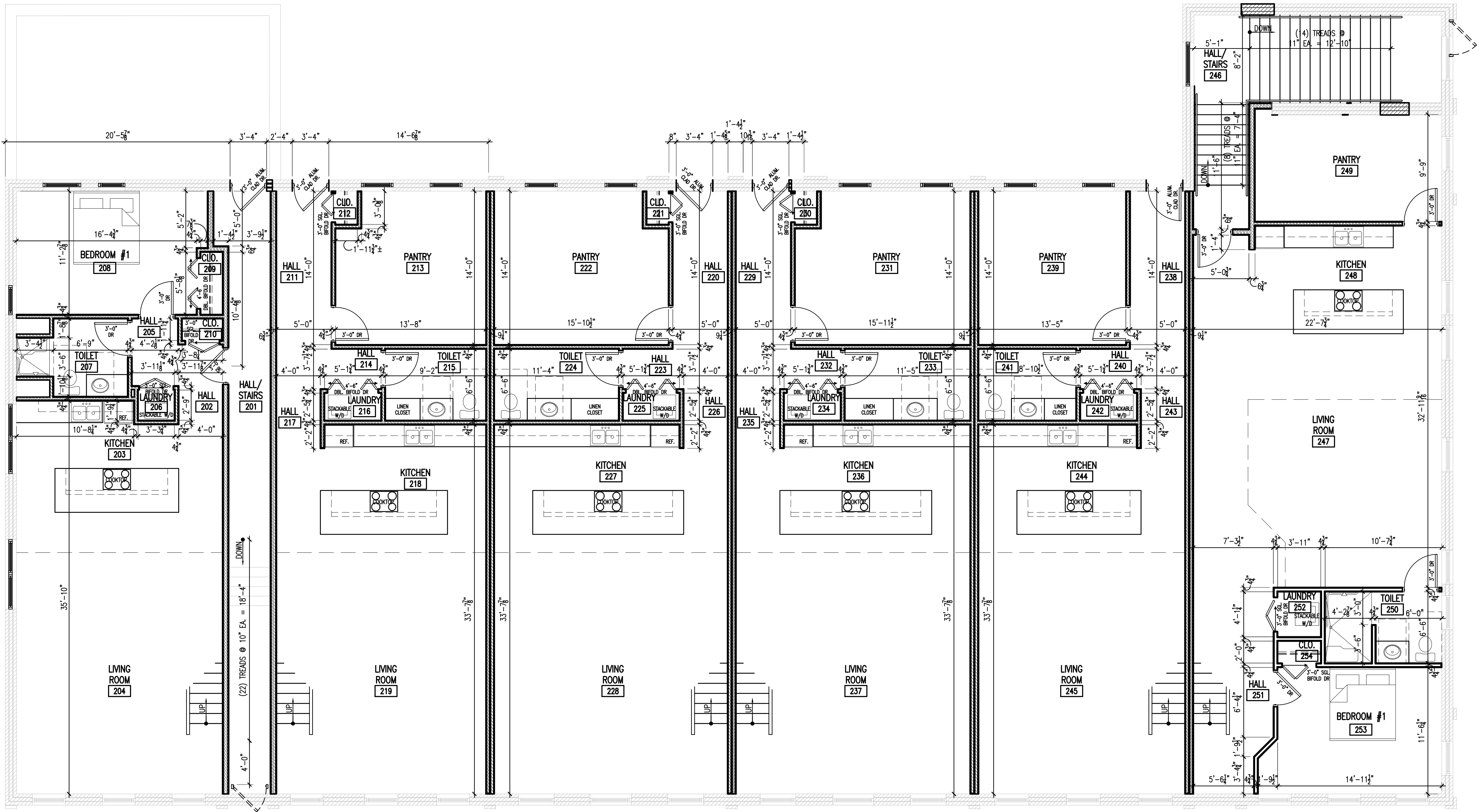
A. Construction Start Date: 2020

B. Construction Completion Date: 2021

Grant Notes:

The CRA may grant up to \$20,000 per new upper story 2+bedroom unit and \$15,000 per new upper story 1bedroom 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: cnability@grand-island.com



SECOND FLOOR PLAN
3/16" = 1'-0"

GENERAL NOTES

- 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.
- 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.
- DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.
- VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
- ALL DIMENSIONS ARE TAKEN FROM/TO FINISHED FACE OR TO THE OUTSIDE OF MASONRY.
- DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS, FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
- 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 A SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.
- 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.
- THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.

DATE:	
REVISION:	

Spotanski Creative Building Design & Drafting, LLC
724 W. Hedge St. #4, Grand Island, NE 68801
(508) 850-8186 info@spotanski.com

OWNER: PEACEFUL ROOTS, LLC

PROJECT DESCRIPTION:
BARTENBACH'S BUILDING RENOVATIONS
GRAND ISLAND, NE.

DRAWN BY:
SPOTANSKI

PLAN DATE:
05-02-2018

PLOT DATE:
05-02-2018

SHEET:
A1.01

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DATE:	
REVISION:	

PROVIDING AFFORDABLE, RESPECTIVE DESIGNING & CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING & INTERIORS DESIGN. SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC IS AN EQUAL OPPORTUNITY FIRM. WE EMPLOY DIVERSITY IN OUR TEAM AND BUILDING DESIGN & DRAFTING.

Spotanski
Creative Building Design
& Drafting, LLC

724 W. Hedge St., 4th Floor, Grand Island, NE 68801
(531) 850-8186 info@spotanski.com

OWNER: PEACEFUL ROOTS, LLC

SHEET TITLE: THIRD FLOOR PLAN

PROJECT DESCRIPTION:
BARTENBACH'S BUILDING RENOVATIONS
GRAND ISLAND, NE.

DRAWN BY:
SPOTANSKI
PLAN DATE:
05-02-2018
PLOT DATE:
05-02-2018
SHEET:

A1.02

