



# Community Redevelopment Authority (CRA)

**Wednesday, August 10, 2022**  
**Regular Meeting**

## **Item G1**

### **Request from Chamber**

**Staff Contact:**



COMMUNITY REDEVELOPMENT AUTHORITY

August 5, 2022

From: Chad Nabity, AICP Director

To: CRA Board

Re: Request for Funding From Other Project Line by the Grand Island Chamber of Commerce

### Overview

The Grand Island Chamber of Commerce would like to make substantial improvements to the exterior of their building located at 309 W. 2<sup>nd</sup> Street. The building is on a block that the CRA has contributed funds through the façade improvement grant program and other projects grant to 3 buildings, the Carnegie Library, a small building between the library and the chamber (they are currently working on this building) and the New Life Church Building.

The Chamber is requesting a total of \$290,000 toward this exterior remodel from the CRA. This would revitalize a highly visible building at this location and solidify the presence of the Chamber in the Railside District for the next several decades. The Chamber is at the heart of business development and services in Grand Island, their current location in the downtown brings community leaders and people interested in investing in the City into the very heart of our City.

Based on a review of the budget for 2021-22 the CRA has over \$135,000 of unallocated funds in the Other Projects Grant area and another \$30,000 that was reserved for land purchases that will not be used this fiscal year. It would be possible to fund this up to \$165,000 from this year's budget. As we are currently considering the budget for the 22-23 fiscal year it would also be possible to reserve \$125,000 from that budget for this project. That would take separate approval after the beginning of the fiscal year.

Historically the CRA has participate in improvements like this for non-profit and even for profit entities redeveloping property within blighted and substandard areas. The CRA paid more than \$500,000 for the parking lot for the Heartland Events Center and \$250,000 for the parking lot at the Humane Society. One of the earliest other projects grants was for an elevator in the St. Stephen's annex building that provided low cost office space for a variety of non-profit organizations. The first life safety grant (\$300,000) that was offered was given to the owners of the Masonic Temple building to pay for a second stairwell and

other safety improvements that made it possible to redevelop and preserve the building. These kinds of strategic investments in improvements have served the community well.

### **Recommendation**

Staff is recommending that the CRA move to commit \$165,000 toward this project from the current budget year and reserve \$125,000 from the next budget year for potential approval to fund this remainder of this project. It would be reasonable for the CRA to request and obtain a forgivable lien on this property that requires ownership and a Chamber presence at this location for at least 10 years from the date of the payment and completion of the project. The lien could be subject to renegotiation at some point in the future depending circumstance. Also payment should not be made until the project is complete and all payments have been made to the contractors.

309 West Second Street  
Grand Island, NE 68801  
Phone 308.382.9210  
GIChamber.com  
Cjohnson@gichamber.com



August 2, 2022

Chad Nabity, Director  
Members of the Community Redevelopment Authority  
City of Grand Island  
100 East First Street  
Grand Island, NE 68801

Dear Chad and Members of the Community Redevelopment Authority:

For nearly 60 years, the Grand Island Chamber of Commerce has officed in downtown Grand Island. It was important to the Chamber leaders to be in the heart of the community, close to the city government hub, and near fellow development offices. The current leadership of the Chamber shares the desire to remain in downtown Grand Island. A remodeling of this building last occurred in the early 1990s.

As a non-profit organization, the Chamber directs nearly all of its revenue (membership, contracts for services, and grants) to programs for its members. These programs range from educational sessions on business matters relevant to small and large companies to the various workforce development initiatives which help attract and retain young professionals in our community.

Unfortunately, this leaves very little funding available to upgrade the building - interior and exterior. The Chamber staff and board have undertaken small initiatives, painting, replacement of conference equipment and other minor improvements utilizing staff labor and/or member assistance. Large improvements such as roof replacement and new HVAC unit have been purchased in the last two-three years as these units had outlived their useful life. With these infrastructure improvements reaching \$95,000, funding is not available for other non-programmatic initiatives.

The 'tired' and outdated exterior of our building sets a negative tone for those new to our community, businesses or individuals seeking information about Grand Island, and those interested in locating a business in the community. The exterior belies the very vibrant and professional services that occurs within the building. As the saying goes, "you never get a second chance to make a good first impression". This is critically important for a building that is one of the 'gateways' to our community.

Thus, the Chamber Executive Committee and I have been discussing potential façade improvements and related interior modifications with CMBA architects Shane Labenz and Jim Brisnehan at CMBA. Chad Nabity has been kept apprised of our intentions as well. A final design for this project was completed in late July.

We are delighted with the contemporary and forward-looking components of the proposed design, including:

- New aesthetic features resilient and complimentary materials including brick or natural stone and metal siding
- New window penetrations introduce natural light into the building and offer flexibility for planned future interior renovations and opportunities for leasing
- A new canopy and building signage will help better identify the building's entrance, and plans are included to rework the sidewalk approach ramp and interior vestibule.
- The façade will include insulated finishing system, windows, canopy and building signage.

In short, the face will modernize the appearance of the building and create more visual appeal on the Highway 30 corridor through downtown Grand Island and one of the most important faces of the community. This work will also provide a framework for future interior renovations to create an inviting, flexible and stimulating work environment on the ground floor and provide opportunities for leasing the second floor.

The cost for these infrastructure upgrades is not to exceed \$290,000. In development of the bid, the contractor valued managed the project. In addition, there is a fee of \$38,000 from CMBA for engineering and architectural services, bringing the total project cost to \$328,000.

With direction from CRA Director Chad Nabity, the Chamber of Commerce Board of Directors and staff are submitting a request for CRA funding, in the amount of \$290,000 under the CRA's "Other Projects" category. Your consideration and support are appreciated.

Thank you.

Sincerely,

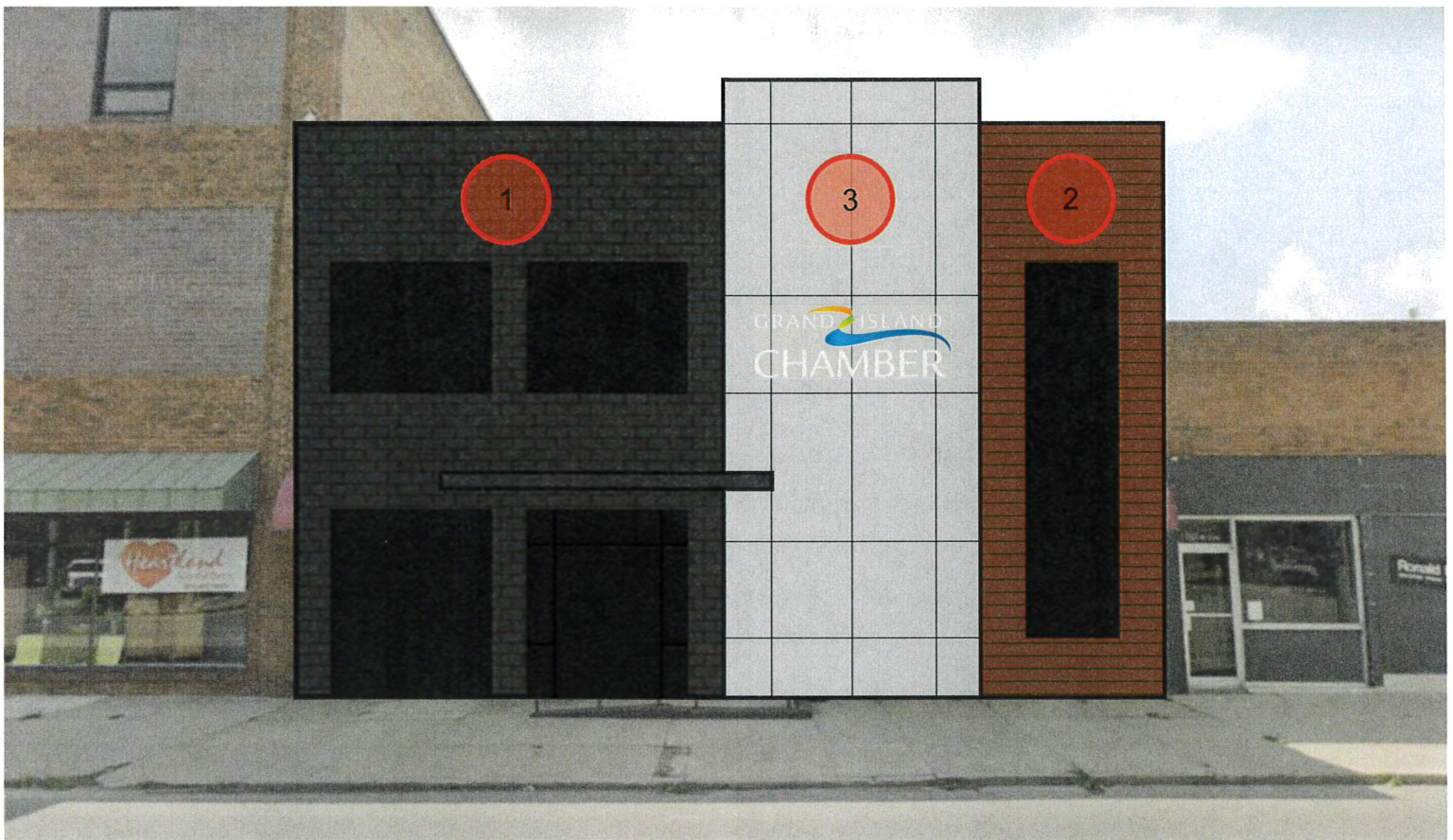


Cindy K. Johnson  
President

Chamber of Commerce Executive Committee  
Tim Wojcik, Chair      Jeff Palik  
Mark Allen      Justin Pfenning  
Roger Bullington

C: Mayor Roger Steele





## PROPOSED MATERIALS option 2

### 1. Thin Brick Veneer

Basis of Design: Endicott Thin Brick - Manganese Brown



provide two levels of cost estimates:  
the first method should include an estimate to provide the extent of the work illustrated above using the proposed materials indicated.

the second method should consider using a Dryvit EIFS system to provide similar appearance as illustrated above.

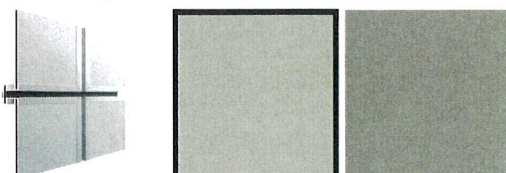
### 2. Wood Look Metal Siding

Basis of Design: Lux V-Groove Cladding Lap Panel



### 3. Metal Panel Rainscreen

Basis of Design: Citadel Envelope Reveal w/ Kynar Finish



### 3a. Exterior Insulation Finishing System

StoPowerwall Stucco System

### 3b. Architectural Wall Panels

Nichiha Industrial Block Concrete Series





3935 Westgate Road  
P.O. Box 2078  
Grand Island, NE 68802-2078  
308.389.7222

July 14, 2022

Cindy Johnson  
Grand Island Chamber of Commerce  
309 West 2<sup>nd</sup> Street  
Grand Island, NE 68801

**Proposal For: Chamber of Commerce Building Façade Improvement**

Chief Construction is pleased to provide a proposal to remove the existing building façade and construct a new façade. This proposal is based on the proposed elevation Option 2 provided by CMBA Architects and as described below:

**General Conditions:**

- Site Supervisor to oversee the remodel work
- Removal of all construction debris
- General Liability Insurance, Workman's Compensation and Builders Risk Insurance
- All necessary materials, labor and equipment to complete the work listed below
- Safety program for all on site staff and subcontractors

**Façade Improvement**

- Demolition of the existing building facade
- New furring and sheeting over original building masonry
- Cut in openings for new storefront windows
- Install thin brick veneer system
- Install new metal wall panel system
- Install new aluminum storefront window systems
- Install new canopy awning over new storefront entry
- Provide wall cap flashings
- New concrete stoop and ADA ramp at new storefront entry
- Patch gypsum board on interior of building at new window openings only
- Touch up painting on interior of building around new windows
- Electrical allowance of \$5,000 to relocate any light switches and/or outlets for new storefront window systems

**TOTAL PRICE FOR THIS WORK: \$290,000.00**

Respectfully Submitted,

*Corey Sibert*

Corey Sibert  
Project Coordinator  
Chief Construction



July 14, 2022

Cindy Johnson  
Grand Island Chamber of Commerce  
108 N. Locust St.  
Grand Island, NE 68801

Re: Grand Island Chamber of Commerce - Community Redevelopment Authority (CRA) Façade Improvement

Dear Cindy,

We are excited to continue developing the selected façade redevelopment design at your office and are pleased to provide a proposal for our architectural services.

### Project Understanding

The Grand Island Chamber of Commerce is applying for façade redevelopment funding to address the North façade for their existing building. Their vision is to remove the existing EIFS architectural façade and introducing new materials to create a modern aesthetic.

Having already engaged in the development of an approved schematic design for the CRA Façade Improvement Application, CMBA Architects shall develop a set of drawings and specifications for bidding and construction by the selected Contractor.

CMBA Architects services shall include Structural Engineering and Electrical Engineering for this portion of the work. The design team may need to make site visits and/or conduct online meetings to complete their work. Please provide CMBA Architects with any construction drawings of the existing building, if possible.

### Schedule

Upon approval for the requested CRA Façade Improvement funds and with a signed Authorization to Proceed (attached), we anticipate preparation of Construction Documents shall require two months, pending timely responses to questions from the design team and desired level of engagement throughout the design process.

If this proposal is accepted, CMBA Architects shall issue an AIA services contract to complete the work.

### Proposed Contract for Services

CMBA Architects shall provide architectural services in accordance with the outlined scope for the Design Phase (Schematic Design) to satisfy the requirements for the Community Redevelopment Authority Façade Improvement application.

Construction Documents	\$32,300
Biding Assistance / Construction Administration	\$5,700

A fee totaling **Thirty-Eight Thousand Dollars and No Cents (\$38,000.00)** will be required to complete the work.

If you find the terms of this Proposal acceptable, please sign this letter below and return one copy to CMBA Architects or provide a similar form of agreement acknowledging the terms noted in this document.

*(Continued on next page)*



If we have misunderstood your directives in any way, please advise Jim Brisnehan or Shane Labenz. Our team looks forward to assisting the Grand Island Chamber of Commerce achieve their vision for the office.

Respectfully,

James R. Brisnehan, AIA  
COO / Principal  
[brisnehan.j@cmbaarchitects.com](mailto:brisnehan.j@cmbaarchitects.com)

Shane Labenz, AIA  
Architect  
[labenz.s@cmbaarchitects.com](mailto:labenz.s@cmbaarchitects.com)

AGREED AS OF \_\_\_\_\_  
Date

SIGNED  
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