



Community Redevelopment Authority (CRA)

**Wednesday, October 19, 2022
Regular Meeting**

Item F1

Facade Improvement Grant - 3231 Ramada Road - \$100,000

Staff Contact:



Facade Improvement Program Application

Project Redeveloper Information

- I. Applicant Name: BnB Real Estate LLC
Address: 4304 BLAUVELT RD
Telephone No.: (308)380-1098
Contact: Brad Laub
Email: bnbrealestate21@gmail.com
- II. Legal Street Address of Project Site:
3231 Ramada Rd.
- III. Zoning of Project Site: B2-AC
- IV. Current and Contemplated Use of Project:
Office Building
- V. Present Ownership of Project Site: BnB Real Estate LLC
- VI. Proposed Project: Describe in detail; attach plans and specifications:
The exterior renovation includes a new asphalt parking lot with stripped car parking and landscaping rocks with decorative boulders on the west property against Ramada Road
Remove the old sign and replace with a modern new sign. Refurbish the old sign and put by the
Ramada Road entrance. Remove the dated support columns around building and replace with
6"x6" textured aluminim support columns. Currently the building has essentially residential
non-matching doors and windows. These will be replaced by dark bronze framed commercial
doors and windows. The area under the canopy will be painted to compliment these improvements.

VII. Estimated Project Costs

Acquisition Costs:

A. Land \$ _____
B. Building \$ 320,000

Construction Costs:

A. Renovation or Building Costs Attributable
to Façade Improvements (attach detail): \$ 105,464
B. Other Construction Costs: \$ 27,460

VIII. Source of Financing:

A. Developer Equity: \$ _____
B. Commercial Bank Loan: \$ 304,000
C. Historic Tax Credits: \$ 0
D. Tax Increment Assistance: \$ 0
E. Other (Describe _____) \$ _____

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

Webb & Co. Architects Inc.
387 N. Walnut
Grand Island, NE. 68801

X. Project Construction Schedule:

A. Construction Start Date: Q2 of 2022
B. Construction Completion Date: Q3 of 2022

Financing Request Information

I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: We are requesting \$100,000 to assist with the above costs. South Locust has now become a main entry point to Grand Island. As the development of this corridor has increased in recent years, this building has remained essentially unchanged since after the 1980 tornados. Parking lot and landscaping improvements on the owners end, combined with new sinage and building appearance improvements made possible by this grant will give the building a clean and proffessional appearance to both the patrons of the building as well as those entering Grand Island on this corridor.

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

After the initial purchase of the building, and the much needed new ashpalt on the parking lot, remaining funds would nned to be prioritized to functional areas and serviceses necessary to it's operation. Further cosmetic improvements will not be a viable option for the forseeable future.

III. Application of Grant Funds:

XX

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: cnability@grand-island.com

New sign by South Locust	\$18,559.00
refurbish old sign to put by Ramada Rd.	\$4,500.00
34 new support columns around building	\$9,825.66
labor to install new support columns	\$15,640.00
new doors and windows	\$56,940.00
paint under canopy	??
	\$105,464.66



Mayhew Signs Inc
 4413 E US Hwy 30 STE 2
 Grand Island NE 68801-9401
 1-308-382-7230 • FAX 1-308-382-7100
www.mayhewsigns.com

2021-8-5

SALES ORDER

Sales Rep Carl Mayhew
 Email: carl@mayhewsigns.com

Location of Project	308 380 1098	Buyer	308 380 1098
Brad Laub		Brad Laub	
Ramada Plaza		Ramada Plaza	
3231 Plaza RD		3231 Plaza RD	
Grand Island NE 68801		Grand Island NE 68801	

Sales Order Number: CM 20210805-091857-2 Design Number:

Sign cabinet with LED lighting divider bar extrusions and 4x10 white acrylic panels	
Sign footing and 12" steel support.	\$14,000.00
Sign base cover with Stuco Flex finish	\$3,200
Installation	

Optional 4x10 blank tenant panel faces are \$ 400 each

Buyer agrees to buy and Seller agrees to sell the signage described above based on the terms and conditions set forth on Page 1, 2, and 3. The Purchaser is to provide adequate electrical power feeder and final hook-up to the sign unless included above. Installation prices are based upon normal conditions, obstructions are extra.

	Sales Price
Total Manufactured Price	14,000.00
Total Installation	3,200.00
<input checked="" type="checkbox"/> Estimated Sign Permit Services.	309.00
<input type="checkbox"/> Freight, Shipping & Handling, Delivery	-
Estimated Sales Tax Rate 7.5%	1,050.00
Today's Total Sales Price	\$ 18,559.00
Amount Required to Place Order	9,279.50

Terms: 50% down w/order. Balance due before shipping or installaton.

Seller: <u>Mayhew Signs Inc.</u>	Buyers Signature _____
Corporate Acceptance _____	Title _____
Date _____	Date _____

Mead Lumber

Grand Island
 1612 S Webb Rd.
 PO Box 310
 Grand Island, Nebraska 68802

Quotation

Quote No 795855
Quote Date 09/08/2021
Expiration Date 09/15/2021
Print Date / Time 09/09/21 11:01 AM
Customer 17CASHJT
Contact Name
Contact Number 308-380-1098
Quoted JASON T
Sales Rep J TRACY
Ref BRAD LAUB
 False

Invoice Address
 CASH SALES-JASON
 NE

Delivery Address
 CASH SALES-JASON
 BRAD LUAD
 3231 RAMADA RD.
 GRAND ISLAND, Nebraska, 68801



Special Instructions	Notes

Line	Item	Description	Qty/Footage	Price	Per	Total
1		AFCO ALUM. POST				
2	zz_SPEMISR_35623	#600NC1009 AFCO-Bayer AFCO Brown Textured Natchez Aluminum Square Smooth Column w/Cap & Base 6" x 9" Long (Centered Load Limit = 12,000 lbs. ***Hurricane Bracket Set (Sold Separately) Needed for Structural Installation (Exception When Installing as a	34 EA	288.99	EA	9,825.66
3		Non-Structural Post Sleeve Over Wood Post)***); {Accessory Item: (34) #AHB00201 - AFCO Hurricane Bracket Set for Natchez Column}				
4		End of AFCO ALUM. POST				9,825.66
5		CEDAR POST				
6	zz_SPEL_95685	SPECIAL ORDER 6" X 6" X 96" ROUGH OR SMOOT CEDAR POST	34 EA	152.12	EA	5,172.08
7	APVB66	ORNAMENTAL AVANT POST BASE 6X6 PC ZMAX	34 EA	43.93	EA	1,493.62
8	THD50300H	TITEN HD 1/2 X 3 25 CT BOX	1 EA	38.99	EA	38.99
9	SB143	SCREW-BOLT+ 1/4X3	9 EA	1.49	EA	13.41
10	SDWS22312DBBR50	3-1/2" DB BLACK SCREW 50PC	5 EA	26.22	EA	131.10
11	SDWS22312DBBRC12	3-1/2" DB BLACK SCREW 12/CTN	2 EA	10.99	EA	21.98
12	STN22R24	ACCENTS BLK HEX-HEAD WASHER 24/BOX	11 EA	34.99	EA	384.89
13	STN22R8	ACCENTS BLK HEX-HEAD WASHER 8/PK	1 EA	12.99	EA	12.99
14		End of CEDAR POST				7,269.06
15	Delivery	Delivery				20.00

While every attempt is to make this estimate as accurate as possible, Mead Lumber agrees to provide only the products and quantities listed on this estimate subject to product availability. We reserve the right to correct any typographical errors. Please review carefully to see that nothing is omitted in this estimate, as building codes and practices may vary. Prices on this estimate are for 7 days from date of issue, with delivery of commodity building materials expected within 45 days of accepted estimate and to active job sites only. Any building materials outside of these dates will be subject to re-pricing at current Mead Lumber pricing at date of delivery. We will gladly accept returns 100% saleable and within its original packaging or correct any quality problems on all merchandise purchased from our company within the past 90 days. Returns of non-stock merchandise are subject to applicable return charges and terms as per specific supplier. Sorry, no returns on anything custom ordered for you. This estimate

Total Amount	\$17,114.72
Sales Tax 7.50%	\$1,283.60
Quotation Total	\$18,398.32

Hayes Home Improvements, Inc.

1330 Sunrise Rd
 Dannebrog, NE 68831
 308-379-4258

Estimate

Date	Estimate #
9/26/2021	939

Name / Address
Brad Laub 3231 Ramada Road Grand Island NE 68801

Project

Description	Qty	Rate	Total
Remove and replace post: Job scope includes, supporting soffit, removing and disposal of existing post, Installing new columns. Price is labor only and does not include any unforeseen repairs needed to concrete or existing soffit. Price is per post. <i>\$460.00 per column, x 34 columns = \$15,640.00</i>	1	460.00	460.00

Total	\$460.00
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We will do our best to protect your property from weather during the job process. However, due to the unpredictability of the weather we can not guarantee that there will be no weather related damages. Damages or loss to your property and/or materials caused by any reason will be the responsibility of the property owner and should be insured accordingly. We will not be liable for any damage or loss to the property or materials unless specifically agreed in writing and signed by the contractor and the customer. This is an estimate, any unforeseen expenses will be billed accordingly.

<p style="text-align: center;">Acceptance of Proposal</p> <p>The above prices, conditions and specifications are hereby accepted. Hayes Home Improvements, Inc. is authorized to do the work. Payment will be made 60% with proposal signing, 40% when completed.</p>	<p>Owner/Customer Signature _____</p> <p>Contractor Signature _____</p>
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**PROPOSAL & CONTRACT
ISLAND GLASS COMPANY**

355 North Elm Street,

GRAND ISLAND, NEBRASKA 68801

(308) 382-2612
Fax (308) 382-2619

Job 3231 Ramada Rd.

Date 9/15/21

Location G.I, Ne.

Proposal Submitted to:

Brad Laub

Amount of Bid \$ 56,940.00

We propose to furnish and install material according plans and specifications

Scope of Work:

Preliminary Cost Only for Spring Installation
West Side

2ea. 3'0 x 7'0 Kawneer #190 doors & trifab 451 frames. Hdw. Included: offset pivots, standard MS 1850 lock assembly, CO-9 push-pulls, Global Door Closer, threshold, sweep & weather-stripping. Door glazed w/ 1" bronze tempered insulating unit w/ low-e.

2ea. openings 7'8 x 4'7 divided into 2 lites framed w/ Kawneer trifab 451T thermally broken & glazed w/ 1" bronze insulating unit w/ low-e.

South Side

5ea. 3'0 x 7'0 Kawneer #190 doors & trifab 451 frames. Hdw. & glazing same as above.

4ea. openings 7'8 x 4'7 divided into 2 lites framed w/ Kawner trifab 451T glazed same as above.

East Side

1ea. opening 7'8 x 4'7 divided into 2 lites framed w/ Kawneer trifab 451T glazed same as above.

North Side

4ea. 3'0 x 7'0 Kawneer #190 doors & trifab 451 frames. Hdw. & glazing same as above.

4ea. openings 7'8 x 4'7 divided into 2 lites framed w/ Kawneer trifab 451T glazed same as above.

1ea. opening 4'0 x 4'7 framed w/ Kawneer trifab 451T glazed same as above.

Note demo of existing wood frames & interior trim NOT included.

***3. We do not clean any glass or metal store front construction.**

THIS PROPOSAL IS SUBJECT TO THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE HEREOF, ALL OF WHICH ARE A PART OF THIS PROPOSAL.

THIS PROPOSAL IS SUBJECT TO REVISION IF NOT ACCEPTED WITH ... 30 DAYS FROM DATE ABOVE.

TERMS: Progress payment consisting of 85 percent of value of all materials furnished and work performed is to be paid us on or before the 10th of the following month. Balance in full with in 30 days after completion of our contract.

Accepted

.....

Date.....

Yours very truly,

ISLAND GLASS COMPANY

By Tony Guyette, Manager















