



Community Redevelopment Authority (CRA)

Wednesday, May 10, 2023
Regular Meeting

Item F1

Bartenbach Building - 118 W. 2nd Street

Staff Contact:



COMMUNITY REDEVELOPMENT AUTHORITY

Fire and Life Safety Grant Program Application

Project Redeveloper Information

I. Applicant Name:

Gabe Coin and Cathryn Sack

Address: 3122 Brentwood Drive

Telephone No.: (402) 309-9935 or (308) 224-5123

Contact: _____

II. Legal Street Address of Project Site:

original town w 1/3 LT 6³ ALL LT 5 BLK 66

III. Present Ownership of Project Site: Peaceful Root LLC

Pending sold to applicant.

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

Proposed Number of Upper Story 1 Bedroom Units

8

Proposed Number of Upper Story 2+ Bedroom Units

2

Other Info:

V. Building Details

A. Actual Purchase Price	\$ <u>541,700.00</u>
B. Assessed Value of Property	\$ <u>340367.00</u>
C. When Acquired	<u>11-04-2021</u>
D. Number of Floors	<u>3</u>
E. Square Footage of Building	<u>18955</u>
F. Current Use of Building	
	<u>demolition - 2nd & 3rd floor</u>
	<u>light retail & vacant - first floor</u>

VI. Construction Costs

A. Total Estimated Renovation or Building Costs	\$ _____
B. Estimated Cost of Life Safety Improvements:	
Fire Sprinklers	\$ <u>75000-</u>
Exiting	\$ <u>140000-</u>
Electric Upgrades	\$ <u>100000-</u>
Water Upgrades for Sprinklers	\$ <u>75000-</u>
C. Other Construction Costs:	
First Floor Renovation	\$ <u>75000-</u>
Second Floor Renovation (includes itemized listed on this page)	\$ <u>400000-</u>
Third Floor Renovation	\$ <u>0</u>
Fourth Floor Renovation	\$ <u>0</u>
Basement Renovation	\$ <u>40000-</u>
Roof	\$ <u>60000-</u>
Heating and AC	\$ <u>120000-</u>
Façade Improvements/Maintenance	\$ <u>150000-</u>
Other Construction Costs	
<u>alley and other grounds</u>	<u>\$50000-</u>

VII. Source of Financing:

Developer Equity: \$ 0
Commercial Bank Loan: \$ 1,500,000
Historic Tax Credits: \$ 0
Tax Increment Financing: \$ pending approval
Low Income Tax Credits \$ 0
Other (Describe _____) \$ _____

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

Architect: Stacy Spotanski, 724 W Hedde St #4, Grand Island,
NE 68801
Structural Engineer: Mike Spilnek, Olsson Associates, 201
E. 2nd St., Grand Island, NE 68801
General Contractor: Gabe Coin, Coin Construction, 3122 Brentwood
Drive, Grand Island, NE 68801

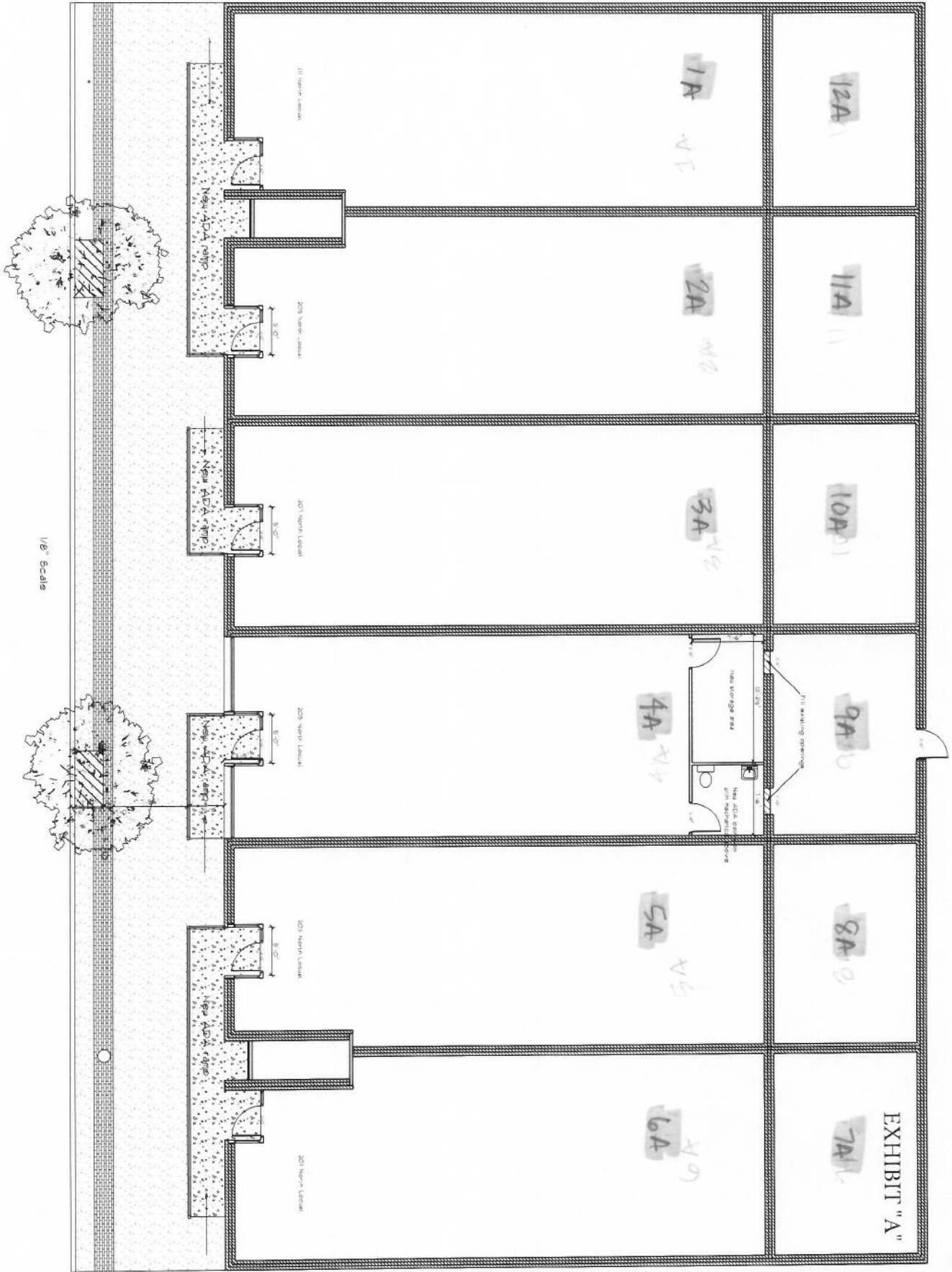
IX. Project Construction Schedule:

A. Construction Start Date: NOV 4 2021 or when approved
B. Construction Completion Date: NOV 4 2022

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.

Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308 385-5240
Fax: 308 385-5423
Email: cnabity@grand-island.com



Garage/ Yoga Building



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

GENERAL NOTES

1. 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.
2. 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.
3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.
4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
5. ALL DIMENSIONS ARE TAKEN FROM/TO FINISHED FACE OR TO THE OUTSIDE OF MASONRY.
6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS, FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
7. 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.
8. 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.
9. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.

REVISION:	DATE:

Spotanski Creative Building Design & Drafting, LLC
724 W. Meade St. Ft. Grove, Maine, NE 05007
(207) 850-8186 spotanski@spotanski.net

OWNER: PEACEFUL ROOTS, LLC

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

DRAWN BY:
SPOTANSKI

PLAN DATE:
05-02-2018

PLOT DATE:
05-02-2018

SHEET:

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