



Community Redevelopment Authority (CRA)

Wednesday, May 10, 2023
Regular Meeting

Item F2

Office Net Building - 315 N. Locust

Staff Contact:



Fire and Life Safety Grant Program Application

Project Redeveloper Information

I. Applicant Name: EBMT Properties LLC

II. Address: 4139 Sandalwood Drive, Grand Island, NE 68803

III. Telephone No.: 308-379-3609

IV. Contact: Jim Pirnie

V. Legal Street Address of Project Site:
313-315 N Locust Street, Grand Island, NE 68801

VI. Present Ownership of Project Site: EBMT Properties LLC

VII. 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 5

Other Info:

5 – 3 bedroom 2 bath upper story apartments and 1 – one bedroom ADA
apartment on main floor

See attached drawings

V. Building Details

A. Actual Purchase Price	\$ <u>250,000</u>
B. Assessed Value of Property	\$ <u>2,300,000</u>
C. When Acquired	<u>4/25/22</u>
D. Number of Floors	<u>2</u>
E. Square Footage of Building	<u>6325</u>
F. Current Use of Building	
<u>Vacant – under construction. Previous OfficeNet.</u>	
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VI. Construction Costs

A. Total Estimated Renovation or Building Costs	\$ <u>2,217,952</u>
B. Estimated Cost of Life Safety Improvements:	
Fire Sprinklers	\$ <u>132,000</u>
Exiting	\$ <u> </u>
Electric Upgrades	\$ <u>180,000</u>
Water Upgrades for Sprinklers	\$ <u>18,000</u>
C. Other Construction Costs:	
First Floor Renovation	\$ <u>1,067,952</u>
Second Floor Renovation	\$ <u>1,000,000</u>
Third Floor Renovation	\$ <u> </u>
Fourth Floor Renovation	\$ <u> </u>
Basement Renovation	\$ <u> </u>
Roof	\$ <u> </u>
Heating and AC	\$ <u>25,000</u>
Façade Improvements/Maintenance	\$ <u>150,000</u>
Other Construction Costs	
<u> </u>	
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VII. Source of Financing:

Developer Equity: \$ 750,000
Commercial Bank Loan: \$ 1,500,000
Historic Tax Credits: \$ _____
Tax Increment Financing: \$ applying soon upstairs apartments
Low Income Tax Credits \$ _____
Other (Describe _____) \$ _____

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

Facade/Whitebox/Fire Sprinkler – Fox Construction, 80 Ponderosa Drive, Grand Island NE, 68803

Facade Architect - CMBA Architects, 208 N Pine Street, Grand Island, NE 68801

1st/2nd Floor Architect – Spotanski Creative Building Design and Drafting, 1811 W 2nd Street Suite #296, Grand Island, NE 68803

IX. Project Construction Schedule:

A. Construction Start Date: Facade has started, Sprinklers dependent on Grant, 1st floor remodel in progress, 2nd floor 2024

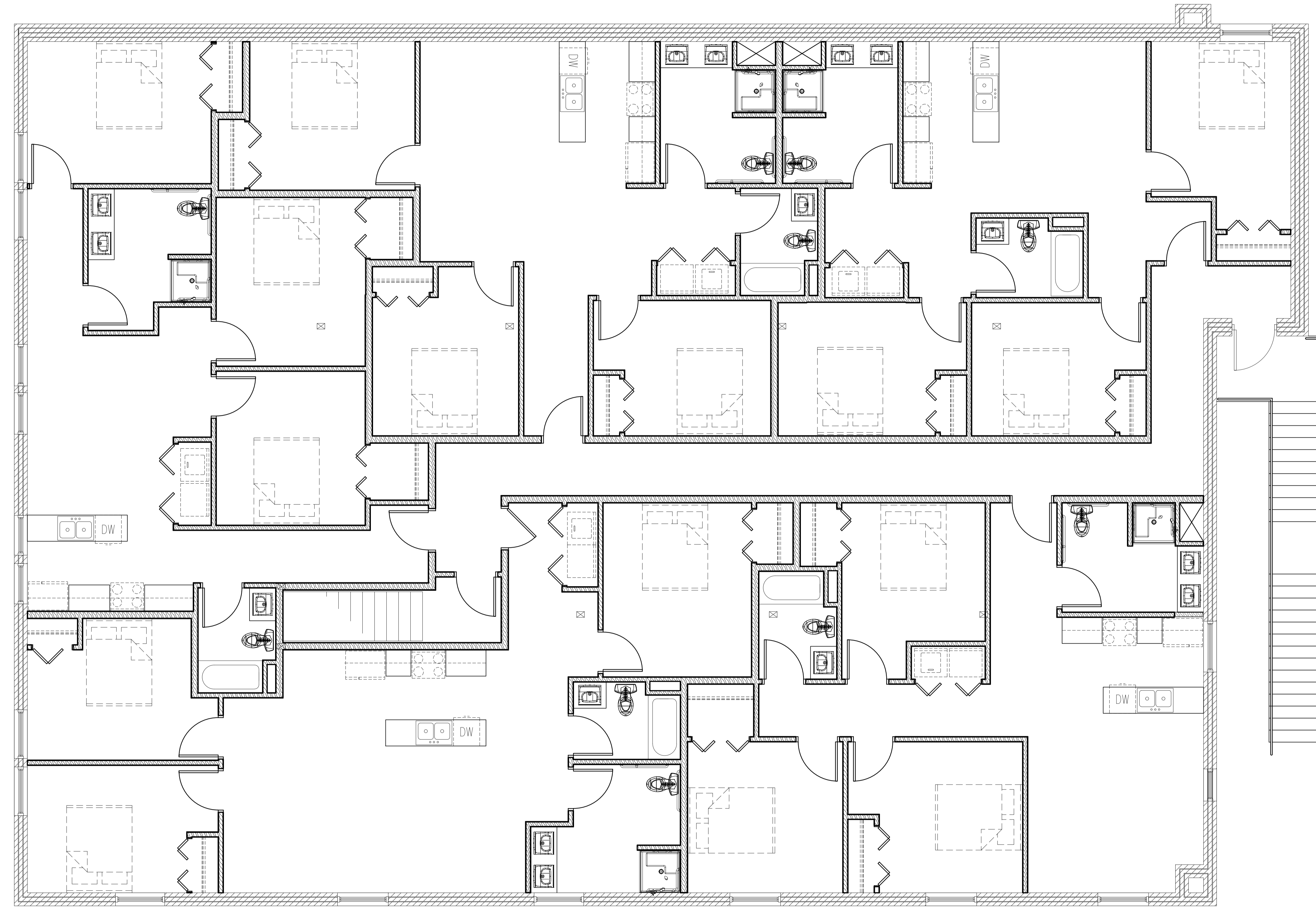
B. Construction Completion Date: Building completed by Fall of 2025

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: cnability@grand-island.com



SECOND FLOOR PLAN

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 ROUGH STUDS OF A DIMENSION OF EITHER 5 1/2" (2x6 STUDS), 3 1/2" (2x4 STUDS) 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. SPOTANSKI CREATIVE BUILDING DESIGN & DRAFTING, LLC IS NOT A PROFESSIONAL OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.

DATE:	
REVISION:	

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Spotanski Creative Building Design & Drafting, LLC
STACY J. SPOTANSKI

OWNER: EBMAT PROPERTIES, LLC
4139 SANDALWOOD DR.
GRAND ISLAND, NE. 68801

SHEET TITLE: SECOND FLOOR PLAN
PROJECT DESCRIPTION: RENOVATIONS FOR
315 N. LOCUST ST.
GRAND ISLAND, NE. 68801

DRAWN BY:
S. SPOTANSKI

PLAN DATE:
03-21-2023

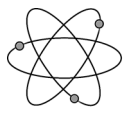
PLOT DATE:
03-21-2023

SHEET:

A1.03

IF THIS DRAWING IS NOT 24" X 36", THEN IT IS NOT TO SCALE





February 10, 2023

RE: Electrical Proposal
315 N. Locust St.
Grand Island, NE

Middleton Electric Inc. is pleased to offer pricing for electrical installation on the above referenced project provided as follows:

First Floor (3 commercial spaces, 1 apartment): \$ 40,363.00

- Utilize existing 400 amp meter center
- Four panels with breakers (3 commercial panels, 1 apartment panel)
- Supply and install light fixtures and exit lights
- All light switches and receptacles
- Electrical wiring for HVAC equipment

Second Floor (5 apartments): \$ 110,435.00

- Upgrade existing meter center to new 800 amp meter center
- Six panels with breakers (5 apartment panels, 1 house panel)
- Supply and install can/recessed lights
- Supply and install exit/emergency lights in the corridor
- Install all other owner supplied lights
- Supply and install bathroom exhaust fans (venting by HVAC)
- All light switches and receptacles
- All smoke detectors
- Phone/data/TV wiring
- Electrical wiring for kitchen appliances
- Electrical wiring for HVAC equipment
- Electrical wiring for water heaters
- Electrical wiring for washers and dryers

Facade: \$ 2,144.00

- Installation of owner supplied lights
- Supply and install time clock and photocell

** Proposal does not include fire alarm system. Can be added if required by City of GI **

Sincerely,

Matt Middleton

Grand Island Office:
2716 W Old Hwy 30
Grand Island, NE 68803
Phone (308) 382-2550
Fax (308) 382-3442



Kearney Office:
2105 East Ave
Kearney, NE 68848
Phone (308) 238-0555
Fax (308) 238-5098

Jim Pirnie

From: BRIAN FOX <BFOX308@msn.com>
Sent: Sunday, March 19, 2023 8:56 AM
To: Jim Pirnie
Subject: [External Sender] Fire Sprinkler at Officenet

My quote for a new fire sprinkler system at 315 N Locust includes all materials, labor, and permits.

Fire Sprinkler install \$114,000.00
New water supply line for sprinkler \$18,000.00
Total install cost \$132,000.00

Brian Fox
Fox Construction

Sent from my U.S. Cellular® Tablet
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