



# Community Redevelopment Authority (CRA)

**Wednesday, June 14, 2006**  
**Regular Meeting**

## **Item G1**

### **Hall County Board Request**

Staff Contact: Chad Nabity



# Hall County Board of Supervisors

121 South Pine Street, Grand Island, NE 68801  
Phone (308) 385-5093 Fax (308) 385-5094 TDD (800) 833-7352  
Stacey Ruzicka, Board Administrative Assistant

June 2, 2006

Community Redevelopment Authority  
Chad Nabity, Director  
PO Box 1968  
Grand Island, NE 68802

RE: CRA Grant Request

Dear CRA Members:

Seven years ago, Hall County became actively involved in the process of evaluating our government facilities. We hired RDG, an architectural consulting firm from Omaha, to assist us with future planning for our buildings as well as parking issues. The County realized that many of our facilities had become neglected over the last several decades and were in need of urgent attention. As a result of this planning, many offices were renovated or relocated.

Six years ago, the County purchased what was formerly known as the Beltzer Building and renovated it to house our County Attorney offices. Shortly after, the County purchased a duplex located at 233-235 South Locust Street which is directly south and shares a wall with our offices. The County plans to demolish this structure in order to create additional parking for our County Attorney offices.

Cost estimates for this project are as follows:

- Demolition costs - \$36,000
- Asbestos removal costs - \$4,995
- Shared wall repair costs to install new brick fill - \$20,000
- Paving materials (County Public Works will provide labor) - \$15,000

#### Supervisors

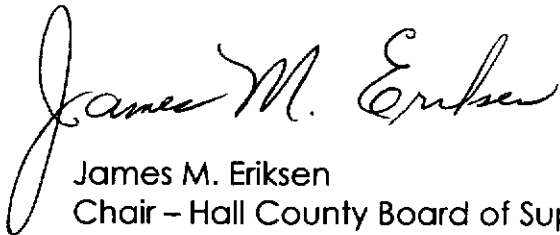
Jim Eriksen, Chair 381-0952 ♦ Scott Arnold 384-3905 ♦ Richard Hartman 384-6442 ♦ Robert Humiston Jr. 382-4343  
William (Bud) Jeffries 382-8154 ♦ Pamela E. Lancaster 381-2754 ♦ Robert Rye 389-4781

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The County owned duplex is in very poor condition. Removal of this structure will make this area more visually attractive to folks entering the government center of the city via South Locust Street as well as adding needed parking in the area.

The County plans to spend over \$75,000 to complete this project. We respectfully request your consideration of a \$37,500 grant to partner with us in this project. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "James M. Eriksen". The signature is written in black ink and is positioned above the printed name and title.

James M. Eriksen  
Chair - Hall County Board of Supervisors

Enclosures

# **THIRD PARTY** *Environmental INC.*

May 9, 2005

Mr. Chuck Kaufman  
Hall County Buildings and Grounds  
114 South Sycamore Street  
Grand Island, NE 68801

RE: Demolition of the structure at 233-235 South Locust Street

Dear Mr. Kaufman:

This letter is in regard to the requested demolition estimate for the Grand Duplex located at the above address.

After reviewing the site and structural recommendations presented by Olsen and Associates I have formulated the following estimates as to demolition costs. Please note that this estimate does not include the cost to provide or install new fill brick for the south wall of the County Attorney's Office building.

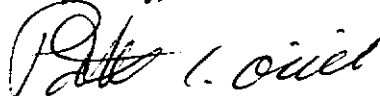
Supply and Install Ledger Angle	\$5,000.00
Demolition and Disposal of Existing Structure	\$22,500.00
Provide and Place fill (Minimal Compaction)	\$7,000.00
Preparation of Demolition Specifications	\$1,500.00
<b>Total</b>	<b>\$36,000.00</b>

Third Party Environmental, Inc. can prepare demolition specification for this project for the above listed fee. We have prepared specifications for the demolition of the Old Wasmer School, Old College Gym, First Sycamore Street ½ Block, and provided project management for many more.

The project should be designed to allow only qualified bidders with experience in "party wall" demolitions to be considered. I would not recommend the use of heavy equipment on the site due to size constraints and the relation between the two buildings. My project estimates are based upon the structural and support recommendations of Olsen and Associates and use of hand labor to dismantle the structure. I would agree with their recommendation to not remove the Grand Duplex foundation to an elevation any lower than is absolutely necessary and I would also require that the demolition contractor punch holes in the basement floor slab to allow for water drainage.

Please give me a call on my cell phone (308-380-6032) if you have any questions.

Respectfully,



Patrick C. O'Neill  
President  
Third Party Environmental, Inc.

Enclosures

cc: file

P.O. Box 2202 • Grand Island Nebraska • 68802-2202  
Phone: (308) 381-9677 • Fax: (308) 381-7795  
Email • [pat@thirdpartyenvironmental.com](mailto:pat@thirdpartyenvironmental.com)

Third Party Environmental, Inc.

PO Box 2202  
 1516 S Gunbarrel Road  
 Grand Island, NE 68802-2202

# Estimate

Date	Estimate #
5/5/2005	904

Name / Address
Hall County Attn: Mr. Chuck Kaufman 114 South Sycamore Street Grand Island, NE 68801

			Project
Description	Qty	Rate	Total
Removal of identified asbestos containing materials at 233-235 South Locust Street. Materials include roofing, flooring, and duct and boiler wrapping.	1	4,995.00	4,995.00
Thank you for your business.		<b>Total</b>	<b>\$4,995.00</b>