



Community Redevelopment Authority (CRA)

Wednesday, September 12, 2007
Regular Meeting

Item F1

Facade Request

Staff Contact: Chad Nabity



Facade Improvement Program Application

Project Redeveloper Information

I. Applicant Name:

Goodwill Industries of Greater Nebraska

Address: PO Box 1863 Grand Island NE 68802-1864

Telephone No.: (308) 384-7896

Contact: Thomas M. Conlon

II. Legal Street Address of Project Site:

1804 S Eddy, Grand Island NE

III. Zoning of Project Site: B-2 General Business Zone, AC Arterial Commercial

IV. Current and Contemplated Use of Project:

See Attached

V. Present Ownership of Project Site: Goodwill Industries of Greater Nebraska, Inc.

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

See Attached

VII. Estimated Project Costs

Acquisition Costs:

A. Land \$ -0-

B. Building \$ -0-

Construction Costs:

A. Renovation or Building Costs Attributable
to Façade Improvements (attach detail): \$ 93,092 - See Attached

B. Other Construction Costs: \$ 26,507 - See Attached

VIII. Source of Financing:

A. Developer Equity: \$ 83,719 - See Attached

B. Commercial Bank Loan: \$ _____

C. Historic Tax Credits: \$ _____

D. Tax Increment Assistance: \$ _____

E. Other (Describe _____) \$ 35,880 - See Attached

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

Webb & Company Architects - 387 N Walnut St., Grand Island, NE

(308) 381-8013 wcaarch@hamilton.net www.wca-architects.com

X. Project Construction Schedule:

A. Construction Start Date: October 1, 2007

B. Construction Completion Date: January 15, 2008

Landscaping: Spring of 2008 as weather permits

Financing Request Information

- I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: See Attached.

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

- III. Application of Grant Funds:
- | | |
|-----------------|--------------------------|
| <u>\$35,880</u> | 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: cnabity@grand-island.com

ATTACHMENTS FOR CRA APPLICATION

IV. Current and Contemplated Use of Project

Goodwill is renovating the entrances to its corporate office and services building at 1804 S Eddy. There are two entrances. The main entrance is on the West end of the South facade, and the employee/participants' entrance is on the East end of the South facade. Both entrances are used frequently. Goodwill will renovate both entrances and the facade on both the front (south side facing Delta Street) and the west side of the administration building facing Lincoln Street. These renovations will improve building safety, appearance, and accessibility. The new facility's facade design will continue to be Goodwill Industries of Greater Nebraska.

VI. Proposed Project

Goodwill Industries of Greater Nebraska has occupied this building since the reconstruction following the 1980 tornadoes, and is located on the same floor slab that it occupied before that time. The original facade has become very "dated" over the last 26 years. Over that time, Goodwill has advanced by providing many community services throughout Central and Western Nebraska.

In order to provide a new professional looking image for the facade of the Goodwill building, as well as improved accessibility, we are in the planning and design stage in order to update the public image of the Goodwill building.

Marvin Webb, design architect with Webb & Company Architects, has developed an attractive new facade design. This design will delineate the two entrances and upgrade the exterior wall finishes. The design will also provide a much better ADA ramped accessible entry. The Handicap parking stalls are directly south across the street. There are Handicap loading zones along Delta Street in front of the Goodwill building.

FACADE CONSTRUCTION:

1. The soffit, gutters, down spouts and current roof fascia on the South and West facades have deteriorated badly since installation in 1980, and will be replaced. A new blue parapet will be added in front of the roof and behind the pediments and behind the new sign. The new parapet will add beauty and mask the unattractive guttering and roof.
2. The current metal siding on the facade above the bricks has also deteriorated and is no longer attractive. Over this metal will be placed a horizontal fiber cement board called Hardipanel Siding, which will greatly improve the appearance of the facade. It will be installed over the existing siding. This new wall paneling will come down onto the brick wainscot edge and allow a better weatherproofing treatment above the bricks. This new siding will also be installed on the West side of the building.
3. The windows will not be replaced but the trim around the windows will be fitted with new

siding. Trim boards (Hardi-trim) will be placed around the existing windows and doors for accent.

4. The entrance doors will need to be remodeled to automatically open for persons who have a physical disability. The automatic door controls will be installed next to the new columns. The main entrance door currently swings open the wrong direction for the new accessibility ramp and needs to be replaced.
5. The current lighted Goodwill sign will be moved to the East facade. A new lighted sign will be placed in the center of the building in front of the roof's new parapet and will fit into the new design.
6. To improve the appearance of the new entrances, a pediment will be constructed in front of each entrance. The pediments will have a lighted canopy with Goodwill's logo on it. This will provide cover for individuals as they are waiting for the doors to open. These pediments will also make both entries a prominent focal point for each of the traffic patterns.

ADDITIONAL CONSTRUCTION:

1. The current concrete ramp and landing to the main entrance is broken in many places and is dangerous to people with walkers or wheelchairs. The employee/participants' entrance also has broken concrete and does not meet current ADA guidelines (it did meet guidelines when constructed in 1980). New entrance stoop landings and accessibility ramps will be constructed. The new ramps, with handrails and landings, will meet all ADA guidelines including any need for railings. We understand there will need to be a License Agreement Application made with the City of Grand Island to do the sidewalks in the City Right of Way.
2. There will be a new curb cut in front of the building for easy access to the ramps.

LANDSCAPING

3. The existing landscaping is overgrown, unattractive and is planted too close to ramps and walkways. New landscaping (with irrigation on timers) will replace the old landscape in front of the building and on the East and West facades. The new landscaping will provide year 'round color and greatly improve the overall look of the building.

VII. Construction Costs

FACADE IMPROVEMENTS (\$93,092):

Siding & Columns	14,900	(South wall)
	6,000	(West wall)
Entry Pediments	14,000	
Lighting	2,500	
Signage Relocation	1,500	
Signage	9,000	
Roof fascia, gutters, down spouts	3,500	
Blue Roof Parapet Wall	14,500	
Handicap Doors, Operators	7,500	
Architect Fees	7,550	
15% Contingency	<u>12,143</u>	
SUB TOTAL	93,092	

OTHER CONSTRUCTION COSTS (\$26,507):

Demolition	\$4,000	
New Concrete Paving	7,500	
H.C. ramp railings	2,500	
Landscaping	7,082	
Irrigation	2,294	(incl. Plumbing & electrical)
15% Contingency	<u>3,131</u>	
SUB TOTAL	26,507	

GRAND TOTAL: \$119,599

VIII. Source of Financing

E. Other:

We are seeking \$35,880 from the CRA. Of the matching \$83,719, Goodwill will seek a total of \$25,000 from the following local foundations: the Edgar and Francis Reynolds Foundation, the Kaufmann Cummings Foundation, the Earl and Maxine Claussen Trust, and the Vern and Esther Taylor Trust. If any foundation or trust chooses not to participate in this effort, Goodwill Industries of Greater Nebraska will underwrite that portion of the cost. The remaining \$58,719 will be funded by the Goodwill Foundation and Corporation.

I. Amount and Purpose for which Facade Improvement funds are requested:

The Facade Grant of \$35,880 will finance the following:

1. replacement of gutters and current roof fascia on the South and West facades

2. installation of horizontal Hardiplank Siding on the South and West facades
3. trim around the windows
4. replacement of the main entrance door on the South side and modification of the employee/participants' door on the South for accessibility
5. moving the current lighted Goodwill sign to the East facade
6. placing a new lighted sign in the center of the building in front of the roof's parapet
7. construction of a pediment with a lighted canopy in front of each entrance
8. installation of automatic door openers
9. Installation of a parapet on the roof

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

Goodwill needs \$119,599. We recognize \$119,599 is a lot of money for any organization, but the improvements are necessary to ensure safety for all persons served. Furthermore, Goodwill has not modified or improved the accessibility in 26 years since the building was built in 1981 following the tornado of 1980.

Goodwill is hoping the CRA will fund \$35,880 of the cost for the facade renovation. Goodwill will secure \$83,719 of the cost for the facade renovation. Of this \$83,719, Goodwill will seek a total of \$25,000 from the following local foundations: the Edgar and Francis Reynolds Foundation, the Kaufmann Cummings Foundation, the Earl and Maxine Claussen Trust, and the Vern and Esther Taylor Trust. The remaining funds will be donated by the Goodwill Industries Foundation of Greater Nebraska and Goodwill Industries of Greater Nebraska, Inc.

- The contribution from the CRA is a leadership gift which will influence the above Trusts and Foundations to contribute.
- The more money Goodwill is able to raise through grants and gifts from foundations and trusts, the more money Goodwill will have left for mission based services for people with disabilities.

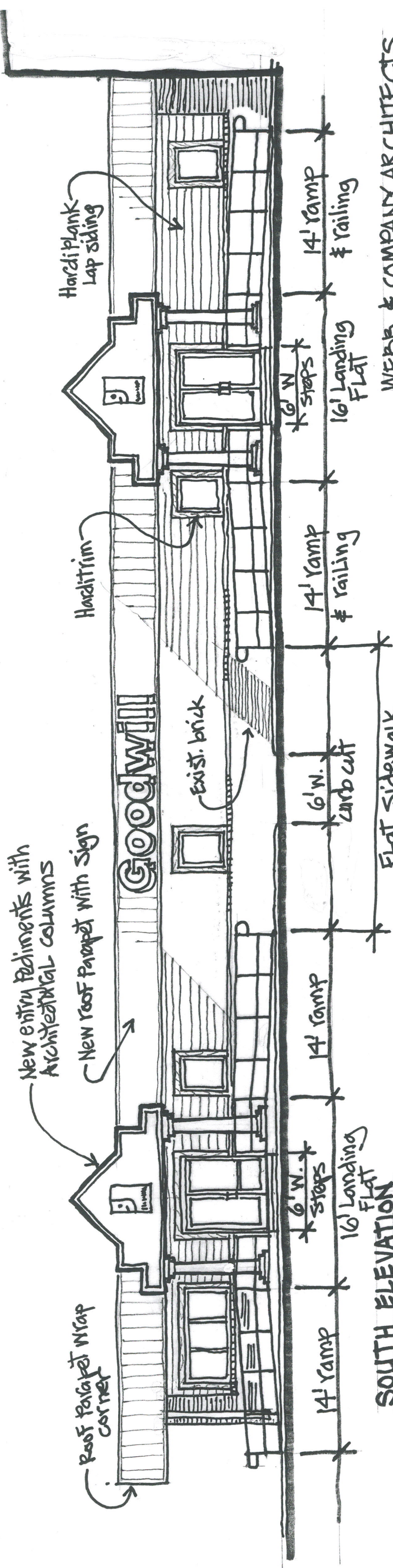


Goodwill

LOCATION: GRAND ISLAND, NE
ACCT. REP. RAY MAYHEW
DESIGNER R.S.M.
DATE 7-25-2007
DESIGN NO. 6110
No part of this design may be reproduced in any form, without the prior written permission of the copyright owner.

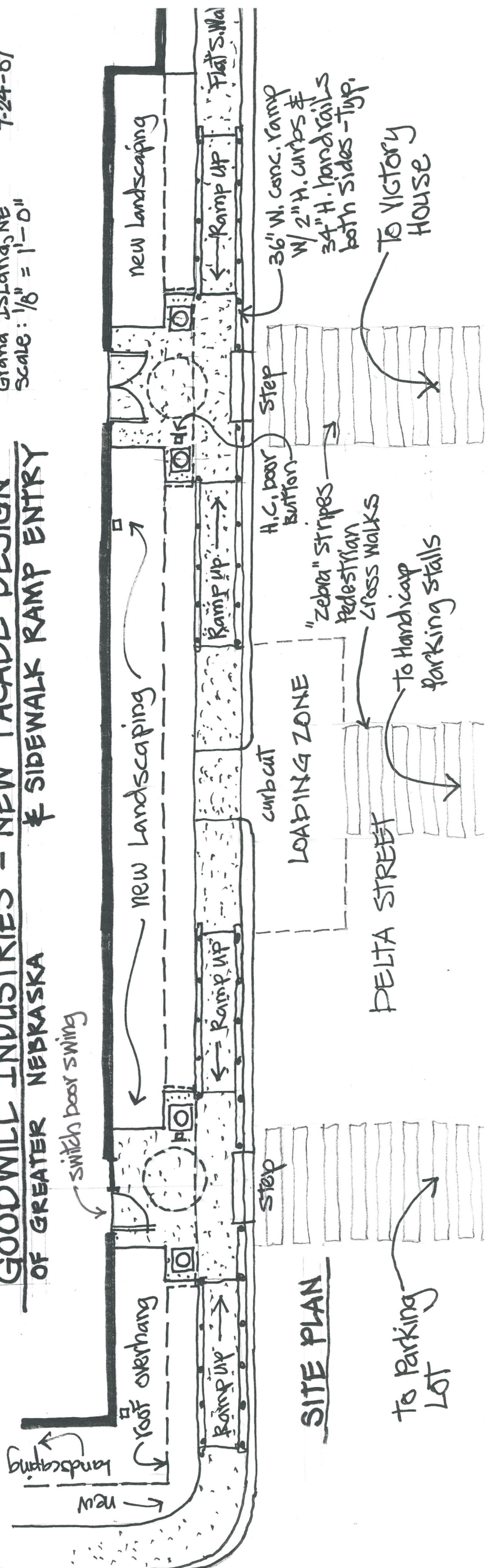
CUSTOMER APPROVAL

mayhew
Signs - Awnings
800-726-4092



**GOODWILL INDUSTRIES - NEW FACADE DESIGN
OF GREATER NEBRASKA
AND SIDEWALK RAMP ENTRY**

WEBB & COMPANY ARCHITECTS
Grand Island, NE 7-24-07
Scale: 1/8" = 1'-0"



SITE PLAN



Facade Improvement Program Application

Project Redeveloper Information

- I. *Applicant Name:* New Life Community Church
Address: 301 W. Second St., Grand Island, NE 68801
Telephone No.: 308 384-5369
Contact: Rev. Sterling Gurney
- II. *Legal Street Address of Project Site:* 301 W 2nd St., Grand Island, Nebraska 68801
- III. *Zoning of Project Site:* B2 General Business
- IV. *Current and Contemplated Use of Project:* Gathering space for Christian worship and fellowship, with generous activity areas for adults and for young persons. It is the intent of this congregation to share its activity spaces with the community for compatible uses. This project will provide a new look for the building – restoring some of its original qualities, and continue the development of the 2nd & 3rd levels for the various activity uses. The 3rd level will be reserved for youth activities and future development.
- V. *Present Ownership of Project Site:* New Life Community Church
- VI. *Proposed Project: Describe in detail; attach plans and specifications:*

REMOVALS: Remove the metal paneling found on the North and East facades to reveal the original architectural features of the building – refer to exhibit "A".
On the South façade: remove some of the 'junk' that was abandoned over the years and treat openings w/ brick and windows similar to N&E facades.
Finally, remove some miscellaneous building parts and finishes to allow new work to proceed.

NORTH AND EAST FACADES: 1) Provide permanent awnings over the two entrances and over the 3 or 4 'storefront' window bays. 2) Provide free use "sidewalk café" setting at the corner. 3) Provide brick in-fill for the original openings and where windows would no longer be appropriate. 4) Provide upper floor windows for appropriate areas w/ brick head and sill remodeling.

EXTERIOR SIGNAGE: Provide a business ID sign w/ electronic message panel. Size, etc to be determined.

SOUTH FAÇADE: also known as the service drive façade- This part of the intended improvements will be part of the improvement project. It will include clean-up, fill-up and open-up original openings that will comply with Code requirements or with aesthetic requirements.

REVIEW:

- 1) Phase one of the intended facility development was the initial purchase of the building & property in 2004 (\$250,000).
- 2) Phase two was ongoing interior remodel work on the 1st & 2nd floors during the 2004, 2005 and 2006 period (\$141,660 actual expenses plus \$40,000 in donated services that totals \$181,660).
- 3) Phase three is façade improvements to the North, East and South facades and related interior improvements starting in the year 2007 (probable intended improvement costs eligible for CRA assistance estimated at \$135,000).
- 4) Phase four will be continued development of the 2nd & 3rd floor areas for the intended uses. This phase would include a passenger elevator if needed, and would continue the renovation of the third floor for youth rooms and related spaces. The fire protection sprinkler system will need changes as the project proceeds.

VII. Estimated Project Costs

Acquisition Costs:

A. Land & building (purchased in 2004)	\$ 250,000
B. Building (previous improvement costs from 2004 thru 2006)	\$ 181,000

Construction Costs:

A. Renovation or Building Costs Attributable to Façade Improvements :

NORTH, EAST AND SOUTH FACADES:	\$ 146,800
Removals – East & North facades	\$ 6,000
Removals – South façade	\$ 2,000
Awnings (six bay locations)	\$ 15,000
Sidewalk Café weather enclosure (translucent overhead door, steps and railing, finish flooring etc)	\$ 15,000
North and East Brick infill @ unused original bay window openings (22 bay openings @ average 150 sf /opening and \$16/sf for brick infill)	\$ 53,000
South 1 st and 2 nd floor infills	\$ 11,600
South 3 rd floor infill	\$ 6,400

Upper level windows where needed – net additional \$ 4,800 (bay area ribbon thermal pane windows or ribbon glass block areas – partial substitution for complete brick infill. 8 bay areas @ average 70 sf x net increase of \$10/sf = net additional)	
Exterior façade lighting	\$ 3,000
General Contractor Services - compensation	\$ 15,000
Architect's services – compensation	\$ 5,000
Exterior Signage	\$ 10,000
ALLEY FAÇADE: ... future project	\$ not applicable

B. Other Construction Costs:

Interior required remodel for activity areas, fire sprinkler changes & similar remodel work,	\$ 30,000
Tuck pointing masonry as needed,	\$ 15,000

VIII. Source of Financing:

<i>A. Developer Equity:</i>	\$ not available
<i>B. Commercial Bank Loan:</i>	\$ as required
<i>C. Historic Tax Credits:</i>	\$ not applicable.
<i>D. Tax Increment Assistance:</i>	\$ not applicable

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

ARCHITECT:

Victor Aufdemberge
VICTOR AUFDEMBERGE ARCHITECTURE
207-A W. 3RD St., Grand Island, NE

GENERAL CONTRACTOR:

Steve Johnson
CORNERSTONE MASONRY
3418 S. Blaine, Grand Island, NE

X. Project Construction Schedule:

A. Construction Start Date: Exterior improvements - ASAP
B. Construction Completion Date: July, 2008 - as weather permits
C. Other-Interior work: September, 2008

Financing Request Information

I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested:

The amount of \$107,000.00 is requested to assist in the change from the warehouse look to an attractive community building and social center to complement the intent of the Downtown development in Grand Island. Funds received would be used for exterior features only and would cover Labor, Materials, Builder's and Architect's fees and miscellaneous related expenses. If the first and second floor of the south façade is removed from the project, the request will be \$96,000. While the work will involve more expense than we are asking for, and we are eligible for more matching money, we understand the need for other projects and will work with these lower amounts to complete the project.

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

Acquisition and development of this property has been a dream fulfilled for our congregation. Giving back to our community is central to our purpose. Ongoing interior construction work – including provisions for an elevator and new stairways to all floors – has developed into a considerable expense. Still the prospects for this downtown community center are good. **This project facilitates the Downtown buzz of sidewalk cafes. And this façade improvement project would go a long way to assuring another keystone building will have new life on the city skyline.**

As neighbors to the chamber of commerce and the historical Carnegie Library, our desire, and CRA desire is to continue the enhancement, development and improvement of the central business district. Since we are on the central corridor of Grand Island, with approximately 8,000 cars per day seeing our building, this project will help accomplish this goal. CRA participation is essential for us to continue façade improvements to match interior improvements.

II. Application of Grant Funds:

_____ YES _____ Grant to Redeveloper; or

_____ YES _____ Interest Rate Buy-Down

ATTACHEMENTS:

"A" Before and later photographs

"B" Proposed plan drawings and building elevation sketches



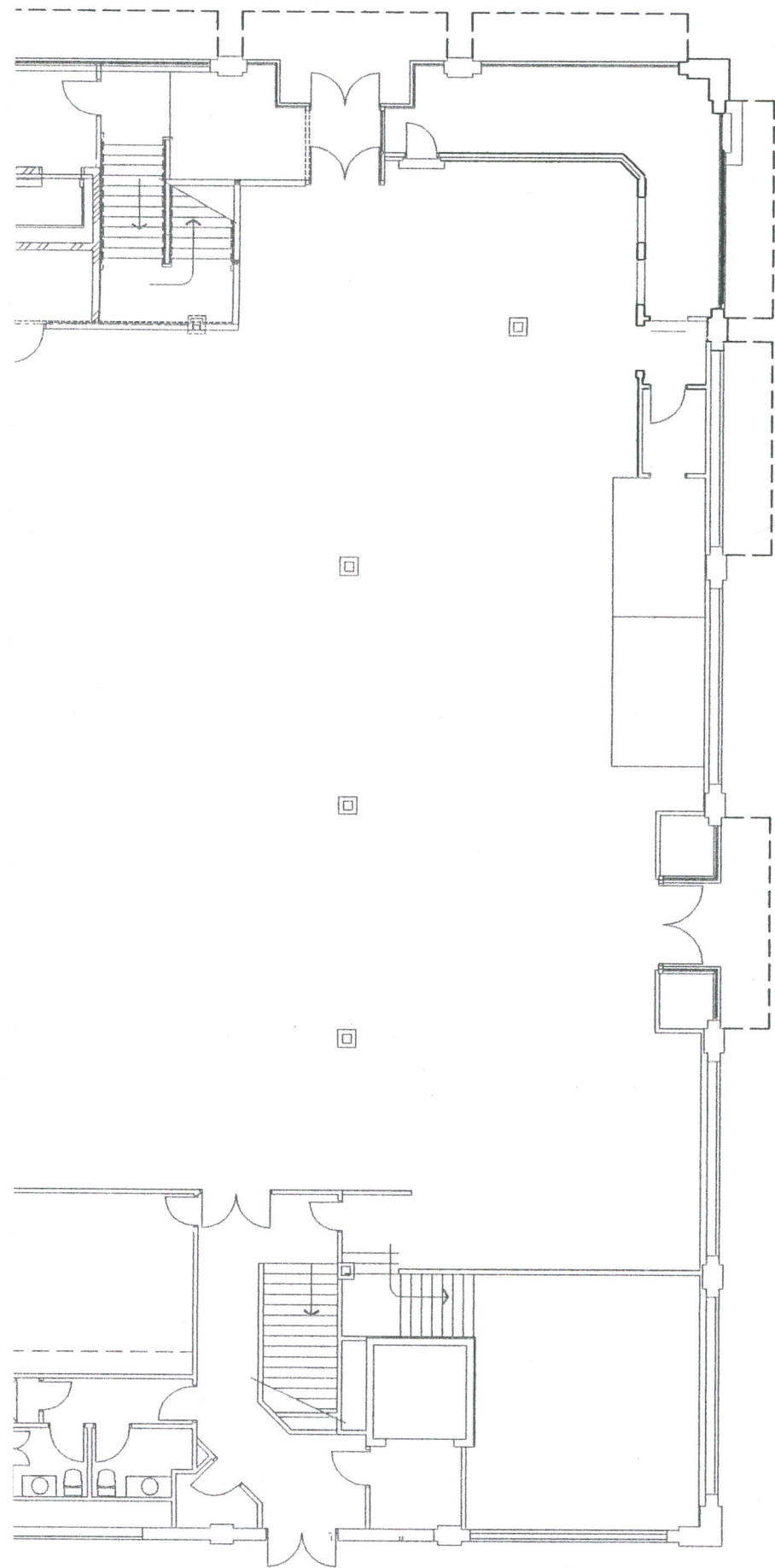
EXHIBIT "A" PHOTOGRAPHS OF ORIGINAL BUILDING - COURTESY OF STUHR MUSEUM

5.

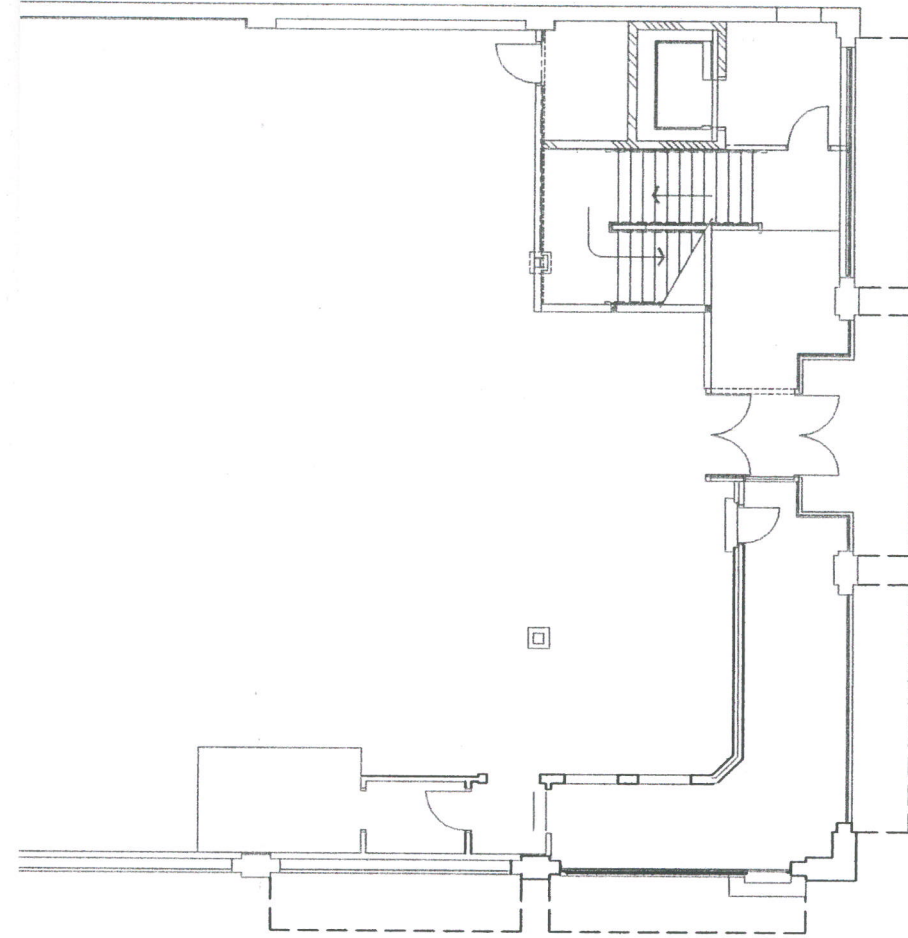


EXHIBIT "A" PHOTOGRAPHS OF BUILDING - AS-IS

August 10, 2007



PARTIAL - MAIN FLOOR PLAN FOR EAST ELEVATION
SCALE: 1/8" = 1'-0"



PARTIAL - MAIN FLOOR PLAN FOR NORTH ELEVATION

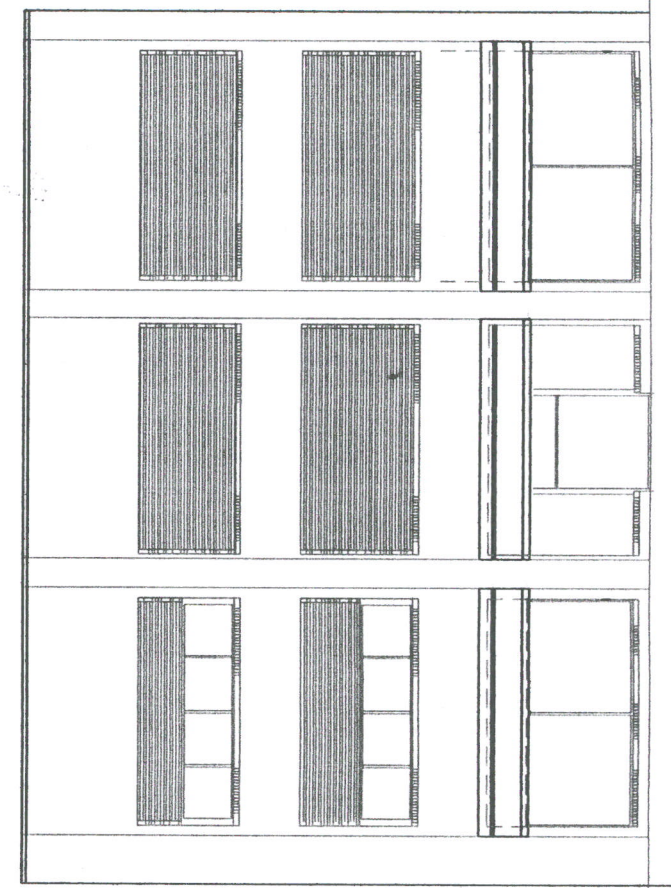
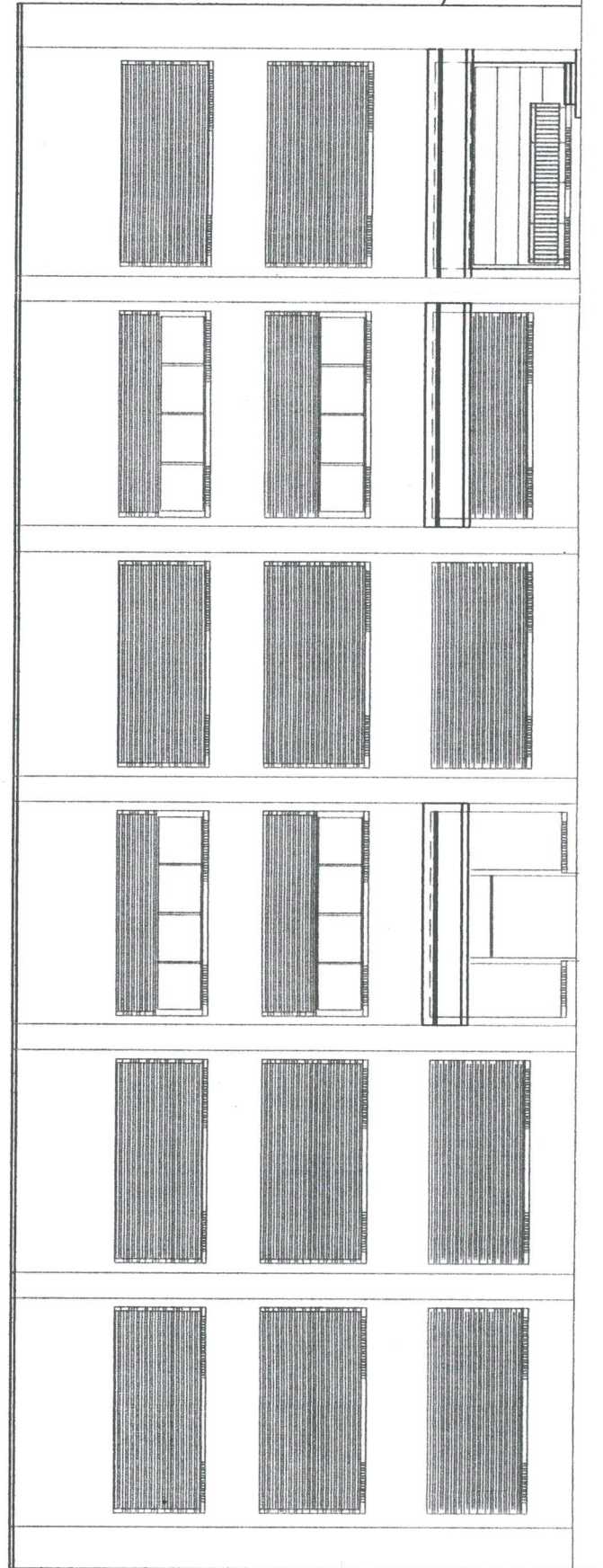


EXHIBIT "B" 8.13.2007