



Community Redevelopment Authority (CRA)

Wednesday, December 15, 2010
Regular Meeting

Item F1

Facade Request

Staff Contact: Chad Nabity



Facade Improvement Program Application

Project Redeveloper Information

- I. Applicant Name: KRISTOPHER JERKE & OSCAR ERIVES
Address: 17706 W. CAPITAL AVE. CAIRO, NE
Telephone No.: 308 390 8410
Contact: KRIS OR OSCAR
- II. Legal Street Address of Project Site: 123 WEST 3RD STREET
- III. Zoning of Project Site: COMMERCIAL
- IV. Current and Contemplated Use of Project: VACANT- OFFICE OR RETAIL
- V. Present Ownership of Project Site: PURCHASED BY KRIS & OSCAR
- VI. Proposed Project: Describe in detail; attach plans and specifications:
GUT MAIN FLOOR INTERIOR OF BUILDING, COMPLETE INTERIOR FINISH. REMOVE
EXISTING STOREFRONT AND SUPPORTS AND INSTALL DECORATIVE COLUMNS
AND NEW 1" THICK THERMAL GLASS . CUT OPENINGS IN UPPER LEVEL FOR TWO WINDOWS
ON THE NORTH SIDE..REMOVE BLOCKED UP OPENINGS ON WEST SIDE AND INSTALL
NEW DOUBLE HUNG THERMAL WINDOWS. ADD METAL REPLICATED WINDOW CORNICE AND
SILL TREATMENTS TO ALL SEVEN WINDOWS. MANUFACTURE AND INSTALL METAL CORNICE
AROUND PERIMETER OF BUILDING..INSTALL NEW FABRIC AWNING OVER SOUTH WEST DOOR
- VII. Estimated Project Costs
- Acquisition Costs:
- | | |
|-------------|---------------------|
| A. Land | \$ <u>4,000.00</u> |
| B. Building | \$ <u>36,000.00</u> |

Construction Costs:

A. Renovation or Building Costs Attributable

to Facade Improvements (attach detail)

\$ 57,900.00

B. Other Construction Costs: ARCHITECTURAL DESIGN FEE

\$ 1,500.00

VIII. Source of Financing:

A. Developer Equity:

\$ 73,000.00

B. Commercial Bank Loan:

\$ 70,000.00

C. Historic Tax Credits:

\$ -0-

D. Tax Increment Assistance:

\$ -0-

E. Other (Describe _____)

\$ -0-

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

WEBB & COMPANY ARCHITECTS 387 N. WALNUT 381 8013

LYNN MAYHEW 4413 E HWY 30 382 7230

MAYHEW SIGNS, INC. CONSRUCTION SERVICES 382 7230

4413 E HWY 30 GRAND ISLAND, NE

X. Project Construction Schedule:

A. Construction Start Date: SEPT. 2010

B. Construction Comp etion [ate: MAY 2011

Financing Request Information

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

SEE PAGES 1 & 2

II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program

Funds or Proposed Project: _____

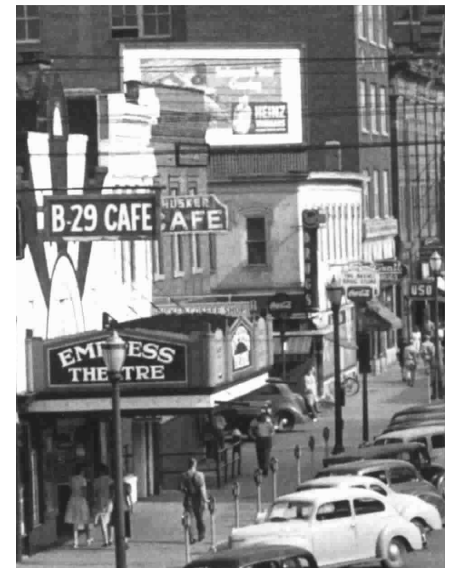
TOTAL AMOUNT OF PROJECT IS \$202,400.00 INCLUDING
THE PURCHASE PRICE OF THE PROPERTY, INTERIOR FINISH
AND FACADE RESTORATION. \$143,000 OF THIS TOTAL IS
OWNER EQUITY AND BANK LOANS LEAVING A BALANCE
OF \$ 59,400.00 REQUIRING FUNDING.

III. Application of Grant Funds:

_____ **YES** _____ **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

FACADE RENOVATION 123 WEST 3RD STREET



KRISTOPHER JERKE
& OSCAR ERIVES
17706 W CAPITAL AVE
CAIRO NE 68824

CUSTOMER APPROVAL:

Carl Mayhew

PROFESSIONAL DESIGNER

DATE 10-30-2010 DESIGN NO. 112410

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Construction Services
308-383-3025

SUMMMARY OF INVESTED COSTS

Kris & Oscar

123 West 3 rd

Acquisition of building	\$ 40,000
Demolition & disposal of awning shell (complete)	
Removal of interior finishes & HVAC distribution (complete)	
Removal of lathe & plaster on interior walls (complete)	
Removal of lathe & plaster on interior ceiling	
Detach tin ceiling, refinish and reinstall portion	
Demo two interior rooms (complete)	
Demo interior platform (complete)	
Demo interior non -supporting wall	
Pull and dispose of floor coverings	
Sand and refinish original wood flooring	
Insulate exterior wall	
Construct interior rear wall	
Construct restrooms	
Sheetrock interior	
Tape and texture interior	
Paint interior	\$ 81,000
Electrical bid (wiring and lighting)	\$ 12,000
Plumbing bid (restrooms, water and gas lines)	\$ 5,000
HVAC bid (New HVAC distribution & venting baths)	\$ 5,000
Total	\$143,000
Exterior facade costs	<u>\$ 57,900</u>
	\$ 200,400
Architectural fee	\$ 1,500
Permanent financing requirement	\$ 70,000



SIDE VIEW

KRISTOPHER JERKE
& OSCAR ERIVES
17706 W CAPITAL AVE
CAIRO NE 68824

CUSTOMER APPROVAL: _____
Carl Mayhew PROFESSIONAL DESIGNER
DATE 10-30-2010 DESIGN NO. 112410
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Construction Services
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FACADE ALLOWANCE 123 WEST 3RD STREET

BUILDING WALL PREP. AND
MINOR MASONRY REPAIR

CUT 2 WINDOW OPENINGS
IN FRONT OF BUILDING

REMOVE BLOCKED UP OPENINGS
FOR 5 WINDOWS ON WEST SIDE

INSTALL 7 THERMAL DOUBLE HUNG
WOOD WINDOWS ON UPPER LEVEL

FABRICATE AND INSTALL 22" X 18"
X 102' CORNICE AROUND TOP OF
BUILDING.

FABRICATE AND INSTALL 18" X 18"
X 36' CORNICE AROUND MIDDLE
BUILDING.

FABRICATE METAL ARCH AND SILL
SECTIONS FOR SEVEN WINDOWS

INSTALL NEW THERMAL STORE
FRONT GLASS AND FRONT DOOR
1" THICK THERMAL UNITS WITH
BLACK ANODIZED MULLION.

BUILD PROTECTIVE BARRIER AND
REMOVE OLD STORE FRONT AND
DISPOSE.

FABRICATE 6 DECORATIVE COLUMN
COVERS WITH FLUTES AND PLINTH
BLOCKS.

6' X10' WATER SHED AWNING WITH
SIGNBOARD (NO COPY) S.W DOOR

TOTAL

\$ 57,900.00

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