



# **Community Redevelopment Authority (CRA)**

**Wednesday, December 15, 2010  
Regular Meeting Packet**

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## **Board Members:**

**Michelle Fitzke**

**Tom Gdowski**

**Barry Sandstrom**

**Sue Pirnie**

**Glen Murray**

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**4:00 PM  
Grand Island City Hall  
100 E 1st Street**

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## **Call to Order**

## **Roll Call**

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### **A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS**

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

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### **B - RESERVE TIME TO SPEAK ON AGENDA ITEMS**

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

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### **DIRECTOR COMMUNICATION**

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.





# Community Redevelopment Authority (CRA)

**Wednesday, December 15, 2010**  
**Regular Meeting**

## **Item A1**

### **Agenda**

Staff Contact: Chad Nabity

**AGENDA**  
**Wednesday December 15, 2010**  
**4:00 p.m.**  
**Grand Island City Hall**

Open Meetings Notifications

1. Call to Order  
This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them.
2. Approval of Minutes of November 17, 2010 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Consideration of Grant Request from Kris Jerke and Oscar Erives for 123 W 3<sup>rd</sup> Street.
6. Review of Committed Projects and CRA Properties.
7. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

RETURN TO REGULAR SESSION

8. Approve Resolution or Resolutions to Purchase/Sell Property. Resolution No. 117, for sale of property on 312 and 316 S Pine.
9. Directors Report
10. Adjournment

Next Meeting January 12, 2011

The CRA may go into closed session for any agenda item as allowed by state law.



# Community Redevelopment Authority (CRA)

**Wednesday, December 15, 2010**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF November 17, 2010

Pursuant to due call and notice thereof, a Regular Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on November 17, 2010 at City Hall 100 E First Street. Notice of the meeting was given in the November 10, 2010 Grand Island Independent.

1. CALL TO ORDER. Barry Sandstrom called the meeting to order at 4:00 p.m. The following members were present: Tom Gdowski, Glen Murray, and Michelle Fitzke. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Legal Council, Duane Burns, Finance Director, Mary Lou Brown. Member Sue Pirnie was absent.

Sandstrom stated this was a public meeting subject to the open meeting laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall easily accessible to anyone who would like to read through them.

2. APPROVAL OF MINUTES. A motion for approval of the Minutes for the October 20, 2010 meeting, Gdowski made the motion to approve the October 20, 2010 meeting minutes. Motion was seconded by Fitzke. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Brown reviewed the financial reports for the period of October 1, 2010 through October 31, 2010. She noted revenue in the amount of \$172,212 and expenses in the amount of \$76,804 for the month. Total cash was \$1,075,499. Motion by Gdowski, seconded by Murray to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried unanimously.
4. APPROVAL OF BILLS. The bills were reviewed by Sandstrom. Motion made by Murray and seconded by Gdowski to approve the bills in the amount of \$3058.70. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$3058.70.
5. REVIEW PROPOSALS. Received two proposals for the south Pine property. One proposal was for one lot and one proposal was for both lots. Discussion and score sheets were reviewed over the two proposals received for the lots on south Pine. The decision was made to accept Dan Hill's proposal for \$30,000 for both south Pine lots.

6. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.  
Nabity reviewed the committed projects. Big O Tires is complete just waiting on the bills. The Chocolate Bar is scheduled to be complete in the spring of 2011. Erives is still moving forward with the project on 120, 122, and 124 W 3<sup>rd</sup> St. The City of Grand Island is still in the process of handling the BID 6 conduit, the state was paid. However the process is now how to pay back the city without creating arbitrage. The Wayside horns project has heard back from the railroad they have all the information and are taking their time reviewing them. The "Bucket" TIF for 11<sup>th</sup> and Poplar streets is done and just awaiting for the final bill for the remaining amount. Added to the Committed projects was Grand Island Christian school \$129,000 for demo and Grand Island Christian school \$80,000 for façade. The Grand façade is just in the beginning stages.
7. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.  
Not at this time.
8. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY.  
None at this time.
9. DIRECTOR'S REPORT.  
Nabity stated there may be a change in next month's meeting date.
11. ADJOURNMENT.  
Sandstrom adjourned the meeting at 5:58 p.m.

The next meeting is scheduled for December 15, 2010 at 4:00 p.m.

Respectfully submitted  
Chad Nabity  
Director



# Community Redevelopment Authority (CRA)

**Wednesday, December 15, 2010**  
**Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF NOVEMBER 2010

	<u>MONTH ENDED</u> <u>NOVEMBER 2010</u>	<u>2010 - 2011</u> <u>YEAR TO DATE</u>	<u>2011</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>CONSOLIDATED</b>				
Beginning Cash	1,081,309	985,902	985,902	
<b>REVENUE:</b>				
Property Taxes	2,677	174,643	662,843	488,200
Loan Proceeds	-	-	-	-
Interest Income	546	645	12,940	12,295
Land Sales	-	-	50,000	50,000
Other Revenue	-	147	-	(147)
<b>TOTAL REVENUE</b>	<u>3,223</u>	<u>175,435</u>	<u>725,783</u>	<u>550,348</u>
<b>TOTAL RESOURCES</b>	<u>1,084,532</u>	<u>1,161,336</u>	<u>1,711,685</u>	<u>550,348</u>
<b>EXPENSES</b>				
Auditing & Accounting	-	-	7,500	7,500
Legal Services	-	300	10,000	9,700
Consulting Services	-	-	10,000	10,000
Contract Services	2,765	6,329	40,000	33,671
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	5,000	5,000
General Liability Insurance	-	-	250	250
Postage	29	75	200	125
Matching Grant	-	-	-	-
Legal Notices	264	553	800	247
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,000	1,000
Other Expenditures	-	-	500	500
Office Supplies	-	-	500	500
Supplies	-	-	300	300
Land	-	-	100,000	100,000
Façade Improvement	-	58,915	539,950	481,035
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	-	800,000	800,000
Bond Principal	-	13,691	161,611	147,920
Bond Interest	-	-	81,172	81,172
Interest Expense	-	-	-	-
<b>TOTAL EXPENSES</b>	<u>3,059</u>	<u>79,863</u>	<u>1,759,783</u>	<u>1,679,920</u>
<b>INCREASE(DECREASE) IN CASH</b>	164	95,572	(48,099)	
<b>ENDING CASH</b>	1,081,474	1,081,474	937,803	
<b>LESS COMMITMENTS</b>	<u>1,016,368</u>	<u>1,016,368</u>		
<b>AVAILABLE CASH</b>	<u>65,105</u>	<u>65,105</u>	<u>937,803</u>	<u>-</u>
<b>CHECKING</b>	<u>729,954</u>			
<b>INVESTMENTS</b>	<u>351,520</u>	<u>119,915</u>		
<b>Total Cash</b>	<u><u>1,081,474</u></u>			

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF NOVEMBER 2010

	<u>MONTH ENDED</u> <u>NOVEMBER 2010</u>	<u>2010 - 2011</u> <u>YEAR TO DATE</u>	<u>2011</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Property Taxes	2,677	59,583	425,000	365,417
Interest Income	515	601	8,000	7,399
Land Sales	-	-	50,000	50,000
Other Revenue & Motor Vehicle Tax	-	147	-	(147)
<b>TOTAL</b>	<b>3,191</b>	<b>60,331</b>	<b>483,000</b>	<b>422,669</b>
<b>GILI TRUST</b>				
Property Taxes		31,720	65,780	34,061
Interest Income		-	-	-
Other Revenue		-	-	-
<b>TOTAL</b>	<b>-</b>	<b>31,720</b>	<b>65,780</b>	<b>34,061</b>
<b>CHERRY PARK LTD II</b>				
Property Taxes		30,355	59,180	28,825
Interest Income	23	35	-	(35)
Other Revenue		-	-	-
<b>TOTAL</b>	<b>23</b>	<b>30,390</b>	<b>59,180</b>	<b>28,790</b>
<b>GENTLE DENTAL</b>				
Property Taxes		-	4,202	4,202
Interest Income	0	0	-	(0)
Other Revenue		-	-	-
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>4,202</b>	<b>4,202</b>
<b>PROCON TIF</b>				
Property Taxes		8,701	19,162	10,461
Interest Income	2	2	-	(2)
Other Revenue		-	-	-
<b>TOTAL</b>	<b>2</b>	<b>8,703</b>	<b>19,162</b>	<b>10,459</b>
<b>WALNUT HOUSING PROJECT</b>				
Property Taxes		30,593	74,472	43,879
Interest Income	6	6	-	(6)
Other Revenue		-	-	-
<b>TOTAL</b>	<b>6</b>	<b>30,599</b>	<b>74,472</b>	<b>43,873</b>
<b>BRUNS PET GROOMING</b>				
Property Taxes		-	4,986	4,986
Interest Income		-	4,940	4,940
Other Revenue		-	-	-
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>9,926</b>	<b>9,926</b>
<b>GIRARD VET CLINIC</b>				
Property Taxes		-	-	-
Interest Income		-	-	-
Other Revenue		-	-	-
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>GEDDES ST APTS-PROCON</b>				
Property Taxes		13,691	1,195	(12,496)
Interest Income		-	-	-
Other Revenue		-	-	-



COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF NOVEMBER 2010

	<u>MONTH ENDED</u> <u>NOVEMBER 2010</u>	<u>2010 - 2011</u> <u>YEAR TO DATE</u>	<u>2011</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>TOTAL</b>	-	13,691	1,195	(12,496)
<b>SOUTHEAST CROSSING</b>				
Property Taxes		-	8,866	8,866
Interest Income		-	-	-
Other Revenue		-	-	-
<b>TOTAL</b>	-	-	8,866	8,866
<b>TOTAL REVENUE</b>	3,223	175,435	725,783	550,348

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF NOVEMBER 2010

	<u>MONTH ENDED</u> <u>NOVEMBER 2010</u>	<u>2010 - 2011</u> <u>YEAR TO DATE</u>	<u>2011</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>EXPENSES</b>				
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Auditing & Accounting	-	-	7,500	7,500
Legal Services	-	300	10,000	9,700
Consulting Services	-	-	10,000	10,000
Contract Services	2,765	6,329	40,000	33,671
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	5,000	5,000
General Liability Insurance	-	-	250	250
Postage	29	75	200	125
Matching Grant	-	-	-	-
Legal Notices	264	553	800	247
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,000	1,000
Other Expenditures	-	-	500	500
Office Supplies	-	-	500	500
Supplies	-	-	300	300
Land	-	-	100,000	100,000
<b>PROJECTS</b>				
Façade Improvement	-	58,915	539,950	481,035
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	-	800,000	800,000
<b>TOTAL CRA EXPENSES</b>	<b>3,059</b>	<b>66,172</b>	<b>1,517,000</b>	<b>1,450,828</b>
<b>GILI TRUST</b>				
Bond Principal	-	-	51,001	51,001
Bond Interest	-	-	14,779	14,779
Other Expenditures	-	-	-	-
<b>TOTAL GILI EXPENSES</b>	<b>-</b>	<b>-</b>	<b>65,780</b>	<b>65,780</b>
<b>CHERRY PARK LTD II</b>				
Bond Principal	-	-	39,729	39,729
Bond Interest	-	-	19,451	19,451
<b>TOTAL CHERRY PARK EXPENSES</b>	<b>-</b>	<b>-</b>	<b>59,180</b>	<b>59,180</b>
<b>GENTLE DENTAL</b>				
Bond Principal	-	-	2,276	2,276
Bond Interest	-	-	1,926	1,926
<b>TOTAL GENTLE DENTAL</b>	<b>-</b>	<b>-</b>	<b>4,202</b>	<b>4,202</b>
<b>PROCON TIF</b>				
Bond Principal	-	-	9,467	9,467
Bond Interest	-	-	9,695	9,695
<b>TOTAL PROCON TIF</b>	<b>-</b>	<b>-</b>	<b>19,162</b>	<b>19,162</b>
<b>WALNUT HOUSING PROJECT</b>				
Bond Principal	-	-	39,151	39,151
Bond Interest	-	-	35,321	35,321
	-	-	-	-
<b>TOTAL WALNUT HOUSING</b>	<b>-</b>	<b>-</b>	<b>74,472</b>	<b>74,472</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF NOVEMBER 2010

	<u>MONTH ENDED</u> <u>NOVEMBER 2010</u>	<u>2010 - 2011</u> <u>YEAR TO DATE</u>	<u>2011</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>BRUNS PET GROOMING</b>				
Bond Principal	-	-	4,986	4,986
Bond Interest	-	-	-	-
<b>TOTAL BRUNS PET GROOMING</b>	-	-	4,986	4,986
<b>GIRARD VET CLINIC</b>				
Bond Principal	-	-	4,940	4,940
Bond Interest	-	-	-	-
<b>TOTAL GIRARD VET CLINIC</b>	-	-	4,940	4,940
<b>GEDDES ST APTS - PROCON</b>				
Bond Principal	-	13,691	1,195	(12,496)
Bond Interest	-	-	-	-
<b>TOTAL GEDDES ST APTS - PROCON</b>	-	13,691	1,195	(12,496)
<b>SOUTHEAST CROSSINGS</b>				
Bond Principal	-	-	8,866	8,866
Bond Interest	-	-	-	-
<b>TOTAL SOUTHEAST CROSSINGS</b>	-	-	8,866	8,866
<b>POPLAR STREET WATER</b>				
Bond Principal	-	-	-	-
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
Contract Services	-	-	-	-
<b>TOTAL SOUTHEAST CROSSINGS</b>	-	-	-	-
<b>TOTAL EXPENSES</b>	3,059	79,863	1,759,783	1,679,920



# Community Redevelopment Authority (CRA)

**Wednesday, December 15, 2010**  
**Regular Meeting**

## **Item D1**

### **Bills**

Staff Contact: Chad Nabity

15-Dec-10

TO: Community Redevelopment Authority Board Members  
FROM: Chad Nabity, Planning Department Director  
RE: Bills Submitted for Payment

The following bills have been submitted to the Community Redevelopment Authority Treasurer for preparation of payment.

City of Grand Island	
Administration Fees	\$ 2,556.63
Accounting	
Officenet Inc.	
Postage	

Lawnscape mowing

City of Grand Island Water Dept	Final bill on Poplar TIF	\$ 38,128.89
Chad Nabity - Lincoln neighborhood study	reimbursement	\$ 175.68
Erives Enterprises LLC	Façade Grant	\$ 71,170.00
Office Net -supplies for study	Lincoln neighborhood	\$ 69.46
Grand Island Independent		
Monthly & Redevelopment Plan Notices		\$ 13.63
Mayer, Burns, Koenig & Janulewicz	Legal Services	\$ 300.00

**Total:**

**\$ 112,414.29**



# Community Redevelopment Authority (CRA)

**Wednesday, December 15, 2010**  
**Regular Meeting**

## **Item E1**

### **Committed Projects**

Staff Contact: Chad Nabity

COMMITTED PROJECTS	AMOUNT	ESTIMATED DUE DATE
Big O Tires	\$65,297.52	Fall 2010
The Chocolate Bar	\$37,772	Spring 2011
120, 122, 124 W 3 <sup>rd</sup>	\$71,170	Spring 2011
BID 6 (Conduit)	\$55,000	Spring 2010
2010 Wayside Horns (Oak, Pine, Elm & Walnut)	\$140,000	Fall 2010
2012 Wayside Horns (Custer/Blaine)	\$100,000	Fall 2011
Grand Island Christian School (Demo)	\$129,000	Spring 2011
Grand Island Christian School (Façade)	\$80,000	Fall 2011
“Bucket” TIF 11 <sup>th</sup> & Poplar Streets	\$38,128.89	Fall 2010
The Grand Façade	\$300,000	Spring 2012
Total Committed	\$1,016,368.41	

#### CRA PROPERTIES

Address	Purchase Price	Purchase Date	Demo Cost	Status
408 E 2 <sup>nd</sup> St	\$4,869	11-11-05	\$7,500	Surplus
3235 S Locust	\$450,000	4-2-2010	\$39,764	Surplus
Campbell’s Sub Lots 10 & 11	City Swap for 203, 211 & 217 E 1 <sup>st</sup> St.	6-2010	-	Sold

November 30, 2010



# 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 Completion Date:** MAY 2011

**Financing Request Information**

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

SEE PAGES 1 & 2

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**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.

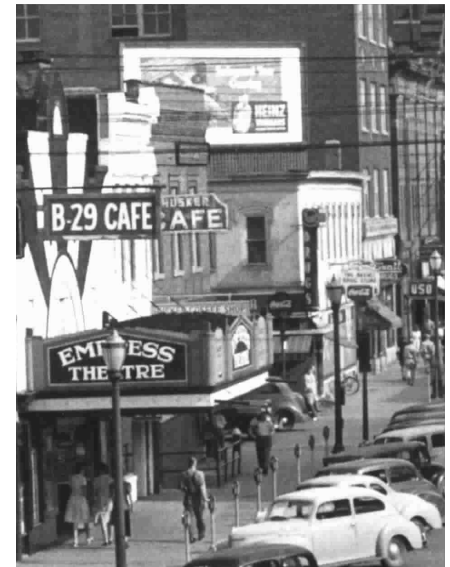
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**III. Application of Grant Funds:**

\_\_\_\_\_ **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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MAYHEW SIGNS, INC.

**mayhew**  
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)	<del>\$ 5,000</del>
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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MAYHEW SIGNS, INC.



## 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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