# Community Redevelopment Authority (CRA)

## Wednesday, May 13, 2015
## Regular Meeting

# Item G1

## Fire & Life Safety Grant

**Staff Contact: Chad Nabity**

COMMUNITY REDEVELOPMENT AUTHORITY

# Fire and Life Safety Grant Program Application

## Project Redeveloper Information

Applicant Name: **Thomas Ziller**

Address: **324 W. 18th**

Telephone No.: **308-380-0579**

Contact: **Thomas Ziller**

II. Legal Street Address of Project Site: **ORIGINAL TOWN N 44' LT 8 BLK 63**

III. Present Ownership of Project Site: **T.W. Ziller Properties, LLC**

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

Proposed Number of Upper Story 1 Bedroom Units **5**

Proposed Number of Upper Story 2+ Bedroom Units **2**

Other Info:

**In addition to the 7 units on the upper two floors, the garden level basement, with tall ceilings and large windows, has adequate space for 4 additional units. The building's layout makes it impractical to have commercial space on any floors without the installation of an elevator. Therefore I am requesting the CRA consider including the 4 units on the basement level part of the grant request, which would bring the total to 11 living spaces. 9 one-bedroom units and 2 two-bedroom units.**

V. Building Details

| | |
|---|---|
| A. Actual Purchase Price | **$ 2,500** |
| B. Assessed Value of Property | **$ 54,093** |
| C. When Acquired | **July, 2014** |
| D. Number of Floors | **3** |
| E. Square Footage of Building | **8,712** |
| F. Current Use of Building | |

**Previous use of the building was for office and bingo hall for the Federation of Labor. The building has been vacant since 2012.**

VI. Construction Costs

| | | |
|---|---|---|
| **A.** | Total Estimated Renovation or Building Costs | **$ 1,139,500** |
| B. | Estimated Cost of Life Safety Improvements: | |
| | Fire Sprinklers | **$ 24,000** |
| | Exiting | **$ 6,000** |
| | Electric Upgrades | **$ 100,000** |
| | Water Upgrades for Sprinklers | **$ 5,000** |
| C. | Other Construction Costs: | |
| | Basement Floor Renovation | **$ 234,000** |
| | First Floor Renovation | **$ 234,000** |
| | Second Floor Renovation | **$ 234,000** |
| | Roof | **$ 35,000** |
| | Heating and AC | **$ 82,500** |
| | Façade Improvements/Maintenance | **$ 8,000** |
| | Other Construction Costs: | |
| | Plumbing | **$123,000** |
| | Equipment | **$2,500** |
| | Furnishings | **$51,500** |

**VII.** Source of Financing:

| | |
|---|---|
| Developer Equity: | **$ 50,000** |
| Investor Equity | **$ 266,500** |
| Commercial Bank Loan: | **$ 450,000** |
| Historic Tax Credits: | **$ 0** |
| Tax Increment Financing: | **$ 198,000** |
| Low Income Tax Credits | **$ 0** |
| Life Safety and Infrastructure Grant | **$ 115,000** |
| Additional Grant | **$ 60,000** |

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

| | |
|---|---|
| Architect: | **Alley Poyner Macchietto Architecture** |
| Contact: | **Jay Palu** |
| Address: | **1516 Cuming St. Omaha, NE 68102** |
| Phone: | **402-341-1544** |
| Email: | **jpalu@alleypoyner.com** |
| Consultant: | **Field Day Development** |
| Contact: | **Andrea Kathol** |
| Address: | **1516 Cuming St, Omaha, NE 68102** |
| Phone: | **(402) 215-6759** |
| Email: | **andrea@fielddaydev.com** |
| Engineer: | **Olsson Associates** |
| Contact: | **Mike Spilinek** |
| Address: | **1515 West 2nd Street, Grand Island, NE 68801** |
| Phone: | **308-384-8750** |
| Email: | **mspilinek@oaconsulting.com** |
| General Contractor: | |
| Contact: | **Thomas W. Ziller** |
| Address: | **324 W. 18th Grand Island, NE 68801** |
| Phone: | **308-380-0579** |
| Email: | **twzill@yahoo.com** |

**IX.** Project Construction Schedule:

A. Construction Start Date: **August 1st, 2015**

B. Construction Completion Date: **June 1st, 2016**

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.

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# MECHANICAL/ELECTRICAL NARRATIVE

## Utilities

### Domestic Water

The existing water service shall be verified and examined for re-use. If existing water service is not adequate, a new 2" domestic water service shall be installed to the building from the nearest city water main. A new water meter assembly will be located in the old vault area near the entry stair in the basement. The water assembly shall meet requirements of the local water department.

### Fire Service

A new 6" ductile iron fire service shall be installed to the building from the nearest city water main. A post indicator valve will be installed outside of the building at a minimum distance of 40 feet from the building unless otherwise approved by the Fire Marshal (AHJ). Proposed location will most likely be in sidewalk in front of building.

A new fire sprinkler system shall be provided for the entire building per NFPA 13 or 13R if applicable. The apartments shall be allowed to follow NFPA 13R guidelines as the overall height of the building from the lowest corner of grade to the bottom of the floor of the top story of living units is less than 60 feet. The sprinklers in the apartment units shall be high sidewall or standard upright heads and provide adequate coverage.

### Sanitary Sewer

The existing sanitary sewer shall be verified and examined for re-use. If existing sanitary sewer is not adequate, a new 4" sanitary building sewer shall installed to the building from the nearest city main with a double exterior cleanout installed before entering the building space. Sanitary waste and vent serving the apartment units shall be PVC or cast iron.

### Storm Sewer

The existing building drainage system is expected to be re-used.

### Natural Gas

There is currently no natural gas proposed at this facility.

### Electrical

The electrical service will consist of a 1000A Main Breaker, 120/208 volt, 3Ø, 4-wire metercenter with twelve (12) single phase meter sockets for house and residential services.

Each apartment will have an individual load center, sized per NEC requirements.

The House Service is anticipated to be a 125 amp, 120/208 volt, 1Ø, 3-wire fed out of meter center.

### Telecommunications

New underground telecommunications service conduits will be provided from service provider pedestals to the main telecommunications termination board located on the main level. Contractor shall coordinate all requirements with the service providers.

## Mechanical Systems

### Codes/Publications

The mechanical design will be based off of the latest addition of the following publications:

A. Uniform Plumbing Code - 2012
B. Uniform Mechanical Code - 2012
C. International Energy Conservation Code
D. ASHRAE Standard 90.1-2007
E. International Building Code – 2012
F. American Gas Association (AGA)
G. National Electric Code (NEC)
H. American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Handbooks and Standards
I. Sheet Metal and Air Condition Contractors National Assoc. (SMACNA) HVAC Duct Construction Standards
J. American Society of Mechanical Engineers (ASME)
K. National Fire Protection Association (NFPA) Standards
L. Americans with Disabilities Act (ADA) Guidelines

## Apartments

### Heating and Cooling System

Each apartment will be provided with one electric blower coil unit with electric heat furnace in the unit, and a 14 SEER air source heat pump on the roof. R-410A refrigerant shall be routed vertically through mechanical closet in each unit terminating at the appropriate heat pump on the roof using a sheet metal hood at the roof penetration. Each heat pump shall be mounted on the roof to maintain the manufacturer recommended refrigerant distance and clearance between all other heat pumps.

Each blower coil unit shall utilize a top supply plenum and a bottom or side return plenum. The supply air ductwork for each unit shall be insulated rectangular galvanized ductwork and shall be tapped into the side(s) of the supply air plenum. The rectangular supply ductwork shall have a fire damper installed before penetrating a fire rated ceiling. The main supply ductwork shall be installed exposed below ceiling with spiral ductwork. The return ductwork shall be insulated rectangular galvanized ductwork and connect to a single return grille located in the wall above the mechanical closet door. The return ductwork connection to the blower coil unit shall be a flexible connection with a fabricated filter rack installed immediately before the return air plenum.

The blower coil units shall sit on neoprene vibration pads and the entire unit shall be placed within a drain pan. The drain pan shall drain condensate to floor drain located within each mechanical closet. A moisture float detection device shall be installed in each drain pan to alarm if the condensate level is too high, indicating there may be a problem with the blower coil unit.

Preliminary plans indicate that there may be three (3) different sized electric heat furnaces and air source heat pump combinations dependent on size of unit, and how much exterior wall, glass, and roof exposure within the unit. Preliminary equipment sizes are to be as follows:

- Smaller Studio, 1 bedroom units or 2 bedroom units with minimal exterior exposure: 8 kW, 1.5 ton heat pump.
- Larger 2-bedroom unit at top floor with East exterior exposure and living room: 10 kW, 2 ton heat pump.
- Larger 2-bedroom unit at top floor with West exterior exposure in bedrooms and living room: 10 kW, 2.5 ton heat pump

The corridors on each floor will be electric heating only near the exterior doors, as there is no other heat gain or exterior exposure.

### Ventilation System

Outdoor ventilation shall not be required as a minimum operable window area to the outdoors is 4% of the floor area being ventilated per code.

Ceiling mounted exhaust fans shall be provided for each unit bathroom with

manual switch control. Each fan shall be individually vented to the exterior using a 6" diameter galvanized sheet metal duct and a weatherproof wall cap with insect screen. Each fan will have a radiation damper at the ceiling grille to maintain fire rating.

The residential clothes dryer shall be vented to the exterior using a 4" diameter galvanized sheet metal duct to a 6" weatherproof wall cap. Dryer booster fans shall be provided if dryer exhaust lengths exceed code allowance or the dryer manufacturer approved allowances per code.

Cooktops in the Kitchens of each unit shall be provided with a residential recirculating kitchen hood and shall not exhaust to the exterior.

### Plumbing

Domestic water piping shall be copper tubing with soldered wrought copper fittings. All domestic water piping risers serving the residential units shall be insulated to the isolations valve. Domestic water piping within the unit shall not be insulated.

Each unit shall have an electric water heater with 38 gallons of storage capacity. Isolation valves shall be installed on the hot and cold water connections to the water heater for shut-off and ease of maintenance.

Residential grade plumbing fixtures shall be used in the apartments and designed to meet ADA standards in required units. A combination bathtub and shower unit will be used at the ADA units with fold up seat. The shower spray shall be a minimum of 59" and all controls and grab bar locations shall comply with ADA standards. Tank type water closets shall be used in all units.

### Controls

Each blower coil unit in the apartment units shall be provided with a wall mounted, digital, 7-day programmable thermostat, compatible with air source heat pump heat/cool changeover controls.

### Ductwork

Ductwork shall be of low pressure design and constructed per SMACNA Exposed spiral ductwork, exhaust ductwork, and ductwork at blower coil units shall not be insulated.

## Electrical Systems

### Codes/Publications

The electrical design will be based off of the latest adopted edition of the following publications:

A. National Electrical Code (NEC)
B. National Fire Protection Association (NFPA) 72 & 101
C. International Building Code (IBC)
D. International Fire Code (IFC)
E. Underwriter's Laboratories Inc. (UL)
F. National Electrical Manufacturer's Association (NEMA)
G. International Energy Conservation Code (IECC)
H. Americans with Disabilities Act (ADA)

## Electrical Service and Distribution Equipment

Each apartment will have a dedicated loadcenter, sized per NEC requirements.

The house service will consist of a 125A, 120/208V, 1Ø loadcenter to feed corridor lighting and power and exterior lighting.

## General Power and Wiring

All new feeder and branch circuit wiring will be installed in conduit, 1/2" minimum size. Steel compression or steel set screw type fittings will be used for EMT type conduit. PVC Schedule 40 conduit is acceptable for below grade applications and in-slab. A green insulated grounding conductor will be installed with each feeder and branch circuit. Type THHN/THWN copper conductors shall be used throughout the facility.

In residential units MC Cable or ENT raceway will be allowed within the units on the load side of the tenant loadcenter as allowed by local AHJ.

All wiring will be installed in accordance with the latest addition of the National Electrical Code (NEC) and adopted amendments by the local Authority Having Jurisdiction.

Duplex convenience receptacles will be specification grade, 20 ampere, 120 volt grounding type devices. Class A ground fault circuit interrupter (GFCI) type duplex convenience receptacles will be used for exterior applications, wet locations, in kitchen areas, and where located within 6'-0" of a sink. Nylon re-enforced plastic wall plates will be used for all wiring devices on the interior of the building, except in the garage galvanized steel plates will be used. Exterior cover plates shall be cast aluminum gray "while-in-use" cover plates with hinged and gasketed covers.

Receptacles in residential units will be residential grade, tamper resistant 15A & 20A, 120V device with nylon re-enforced plastic wall plates. Arc Fault Circuit Interrupter circuit breaker will be used for residential circuits as required by the NEC.

Branch circuits for heating, ventilating, and air conditioning (HVAC) equipment will be provided with a heavy-duty disconnect switch or

horsepower rated toggle switch, as required by the NEC. Motor starters for equipment shall be combination type with hand-off-auto (HOA) switch and run indicating light.

Final connections to equipment, including, residential clothes dryers and ranges, blower coil units with electric re-heat, heat pumps (on roof), etc shall be provided in accordance with the NEC.

## Lighting Systems

The lighting systems will be consistent with the State of Nebraska energy codes and the Illuminating Engineering Society (IES) recommendations.

House lighting in stairwells, mechanical/electrical rooms, etc shall be fluorescent lighting using 32 watt T8 lamps with high performance electronic ballasts or compact fluorescent lamps. Lighting in corridors will be LED recessed downlights.

Light switches shall be specification grade, 20 amperes, 120/277 volt rated toggle devices, with nylon re-enforced wall plates. In residential units residential grade 15A, 120V rated toggle switches shall be used.

Residential units shall consist of surface ceiling mounted residential grade luminaires. Restrooms will utilize combination fan/light fixtures and shower rated recessed fixtures shall be used above showers with fire-rated enclosures as required. Where recessed fixtures are used they will be air-tight, IC rated type fixtures.

In mechanical, electrical, storage and other similar areas shall have 4ft standard industrial type fluorescent fixtures.

Automatic lighting controls for interior and exterior lighting will be provided as required by energy codes, including the use of occupancy sensors, photocell, timeclocks, etc.

Exit lights will white polycarbonate LED type. Exterior emergency light fixtures shall be provided as LED type with inverters as required for exterior egress lighting. The entire facility will meet NFPA requirements for illuminating the means of egress, including exterior means of egress and for marking exits.

## Telecommunication Systems

A telecommunication closet will be provided for telephone and TV Utility Company demarcation termination point and data network equipment. A reference ground bus will be provided in the telecommunications closet. A Plywood termination board will be provided with convenience power for

equipment.

Within each residential unit a central media box will be provided with conduit back the main floor telecommunication board. All telecommunication outlets will be connected together and back to the media box with a minimum ¾" conduit and pullstring. Telecommunications outlets will be provided in each bedroom, living room and kitchen, outlets will be combination TV/Telephone.

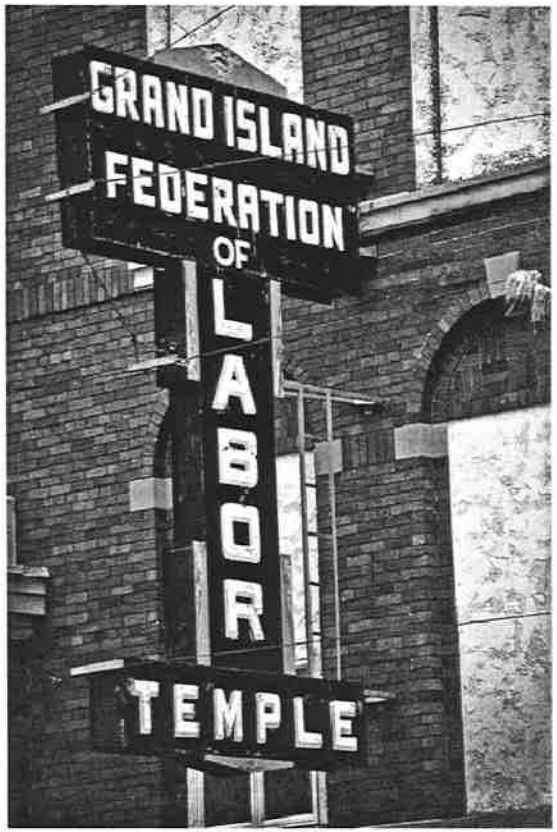
Fire stopping shall be provided for penetrations through rated walls and floors, as required by code.

**Special Systems**

Security Systems: Provide a partial conduit system for future security system, which shall include a j-box above nearest accessible ceiling with a ½" conduit stubbed down to door frame of exterior doors leading into new vestibules. An exterior flush mounted box and weatherproof blank coverplate and a ¾" conduit to a j-box above nearest accessible ceiling shall be provided at each of these doors for card readers.

# GRAND ISLAND FEDERATION OF LABOR TEMPLE

210 N WALNUT STREET
GRAND ISLAND, NE 68801

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PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

REVISION DATE

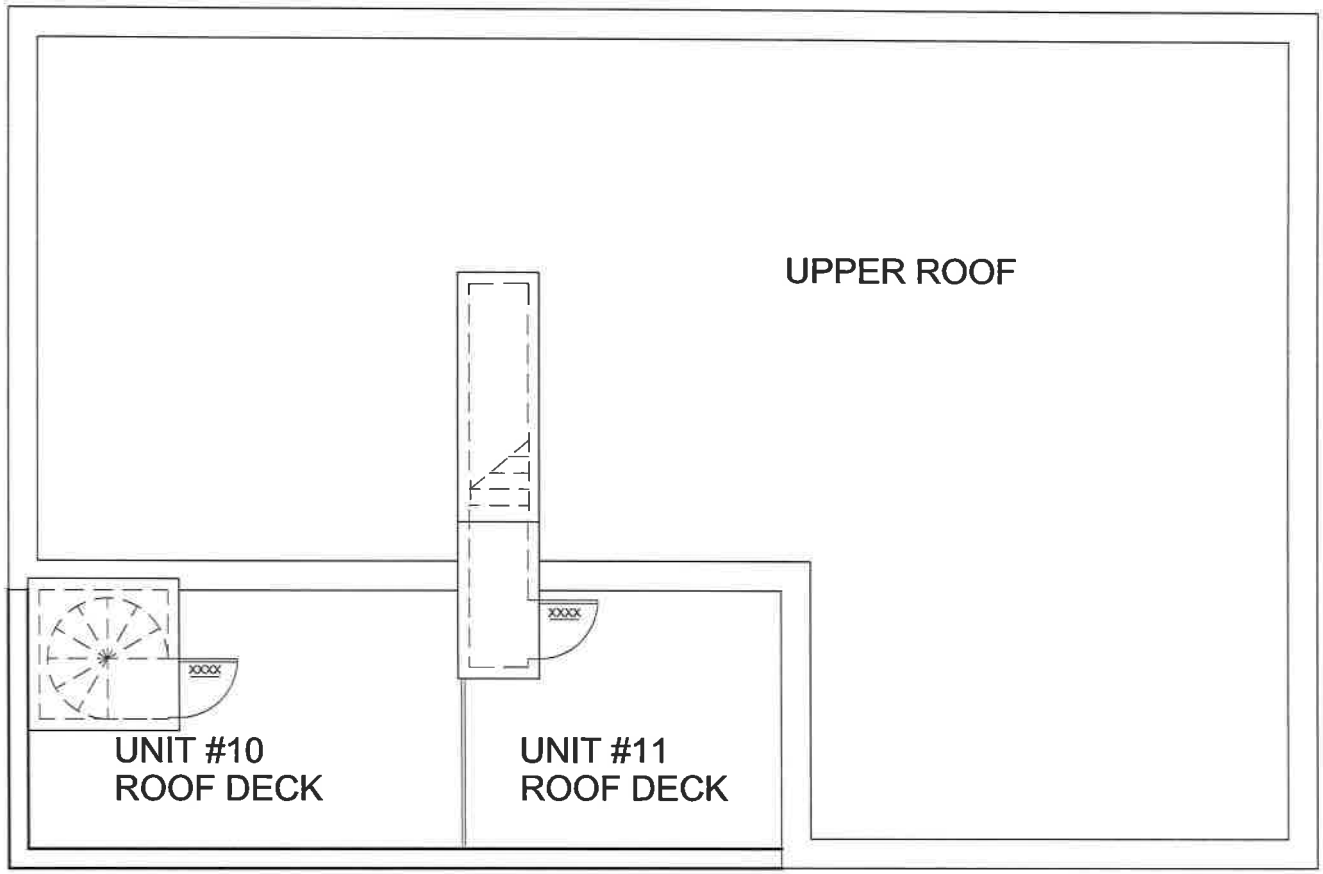
PROJECT NUMBER: 14081

DATE: 2015/04/14



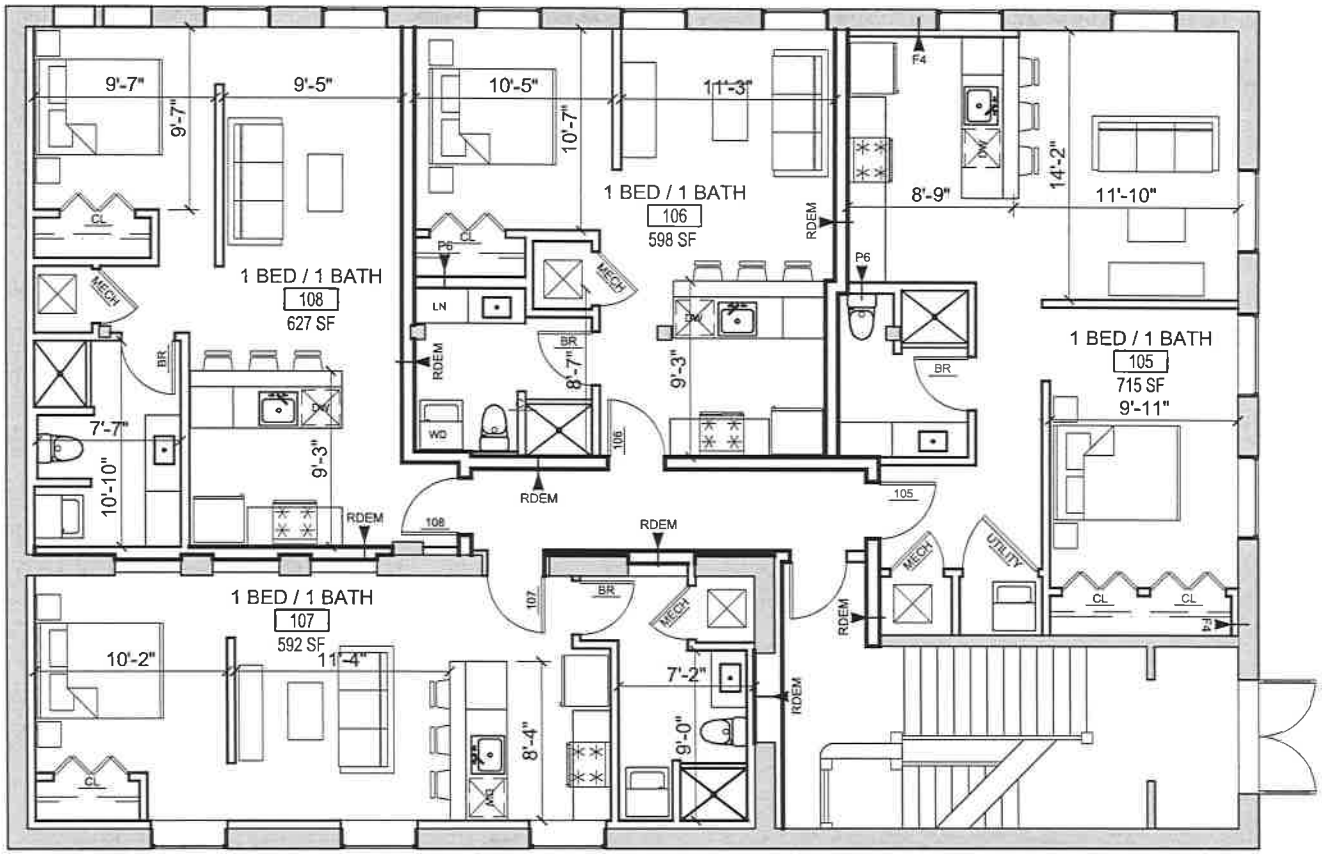
FIRST FLOOR PLAN
& REFLECTED CEILING PLAN

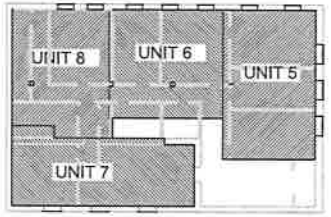
# A1.1




J10 FLOOR PLAN - ROOF

A1.0 SCALE: 1/8" = 1'-0"

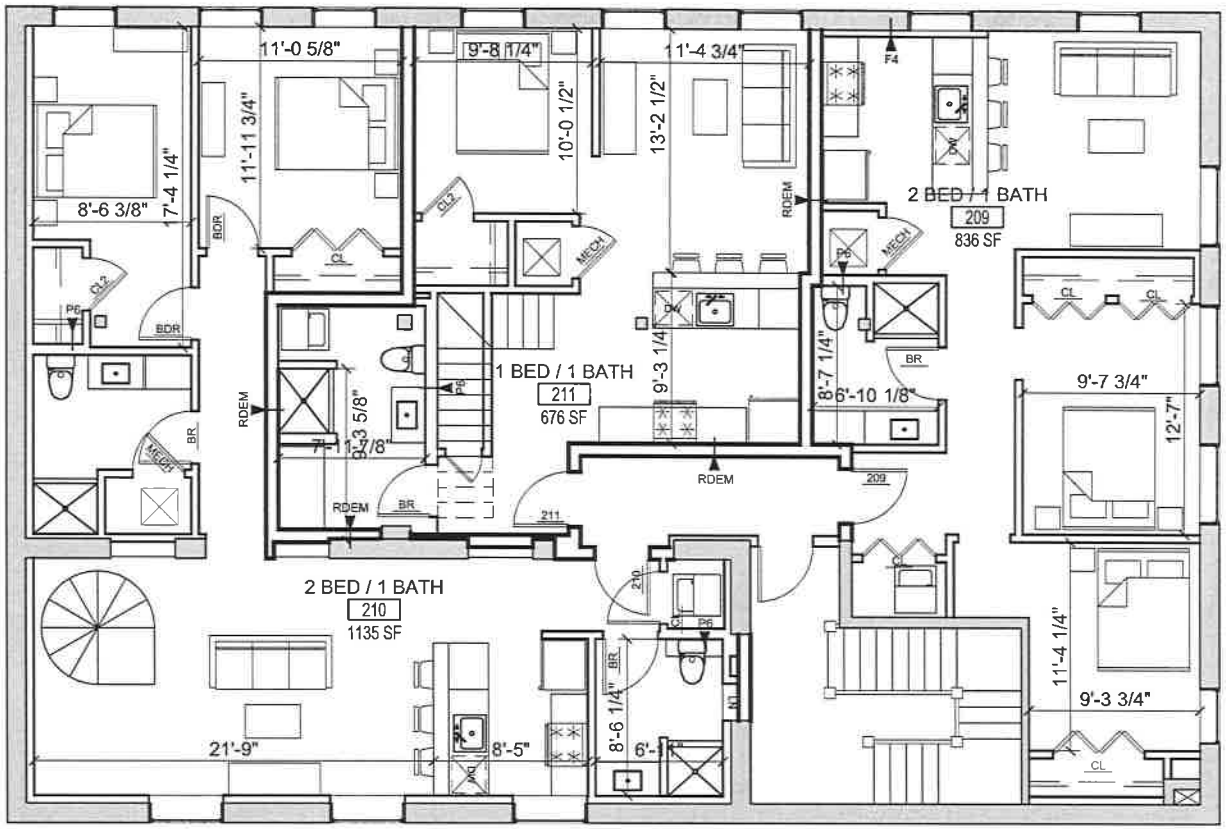


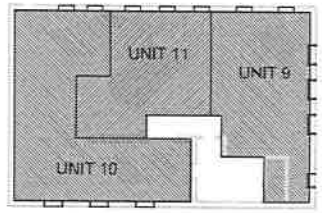




KEY PLAN

# J1 FLOOR PLAN - FIRST FLOOR

A1.0 SCALE: 1/8" = 1'-0"




KEY PLAN

# D10 FLOOR PLAN - SECOND FLOOR

A1.0 SCALE: 1/8" = 1'-0"