



# Community Redevelopment Authority (CRA)

**Wednesday, June 10, 2015**  
**Regular Meeting**

## **Item F1**

**Facade Request 2603 S Locust**

Staff Contact: Chad Nabity



## Facade Improvement Program Application

April 29, 2015

### Project Redeveloper Information

I. Applicant Name:

McCloud Super 8 Motel Inc.

Address: 2603 South Locust

Telephone No.: 308-384-4380

Contact: Gene McCloud

II. Legal Street Address of Project Site:

2603 South Locust

III. Zoning of Project Site: B 2

IV. Current and Contemplated Use of Project:

Motel

V. Present Ownership of Project Site: McCloud Super 8 Motel Inc.

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

Install new facade on building (see  
siding proposals) Install LED exterior  
lighting on building (see bid proposal)  
build deck over pool (see bid) Install  
acoustical ceilings over pool (see bid)  
Install new dehumidification system  
in pool area (see bid). Interior  
Remodel (see invoices)

**VII. Estimated Project Costs**

Acquisition Costs:

A. Land \$ \_\_\_\_\_  
B. Building \$ \_\_\_\_\_

Construction Costs:

A. Renovation or Building Costs Attributable  
to Façade Improvements (attach detail): \$ 94,490  
B. Other Construction Costs: \$ 229,381

**VIII. Source of Financing:**

A. Developer Equity: \$ \_\_\_\_\_  
B. Commercial Bank Loan: \$ \_\_\_\_\_  
C. Historic Tax Credits: \$ \_\_\_\_\_  
D. Tax Increment Assistance: \$ \_\_\_\_\_  
E. Other (Describe \_\_\_\_\_) \$ \_\_\_\_\_

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

Webb + Co. Architects, Grand Island, Ne  
Hustad Companies, Omaha, Ne.  
Middleton Electric, Grand Island, Ne.  
Jerry's Sheet Metal, Grand Island, Ne  
T-C Ceilings Inc., Grand Island, Ne.

**X. Project Construction Schedule:**

A. Construction Start Date: Sept 20th 2015  
B. Construction Completion Date: Jan 2016

## Financing Request Information

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

Requested: I am requesting \$94,490 for New  
faade on the portion of the building  
in siding proposal 1., and new  
exterior LED lighting in Middleton  
Electric proposal and design costs  
from Webb + Co. Architects.

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

See attachment

ST

**III.** Application of Grant Funds:

X

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





Super 8 - Grand Island

April 29, 2015

We have spent a significant amount of money on the interior of the motel with new T.V.'s, furniture, beds, tile, carpet, and paint. We have also remodeled the breakfast area and have bought new exercise equipment. With South Locust, a key entrance to Grand Island, I would appreciate financial help to make Super 8's exterior appearance as nice as the interior. Thank you for your consideration.

Sincerely,

*Gene McHoul*

2603 S. Locust Street, Grand Island, NE 68801 • 308-384-4380 • fax 308-384-5015  
Reservations: 800-800-8000 • [www.super8.com](http://www.super8.com)

All Super 8 hotels are independently owned and operated.



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## Siding Proposal 1.

**Super 8**  
2603 South Locust Street  
Grand Island, NE

**Scope of Work:** \*Frontage Facade remodel, **only Purple highlighted wall sections on** overhead site map included in bid

1. Remove all existing stucco to wall sheathing and dispose of debris.
2. Inspect exterior wall, nailing surface, for rot. All rotted material will be replaced with same thickness as existing material at \$.50 sf.
3. Install Tyvek vapor barrier.
4. Install James Hardie Lap siding 7.25" with Colors Plus. Colors TBD by owner.
5. Install 3.5" 4/4 smooth window trim, 3.5" outside corners, wrap front columns in fiber cement sheet siding, and 7.25" band boards in Color Plus. TBD by owner. All to be installed Per Webb & Company Architects Facade Design drawing.
6. Install Rolex Aluminum soffit and fascia at all eaves, and gables. Colors TBD by owner.
7. Install 6" gutters and 3x4" downspouts. Colors TBD by owner.
8. Remove and replace all gable vents with new vinyl vents.
9. Clean jobsite daily.
10. Dispose of all debris.
11. Hustad will remove exterior light fixtures, but electrical contractor will need to install lights upon our completion of work.
12. Provide all product and workmanship warranties. 2 year workmanship warranty. Standard product warranty from Manufacturer.

### **STANDARD OPERATING PROCEDURES:**

1. Perform a pre-job meeting to determine jobsite logistics and safety requirements. Furnish proposed construction schedule, if needed.

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4523 S 139th St, Omaha, NE 68144

O: 402.934.2173 F: 402.896.1502

[www.hustadcompany.com](http://www.hustadcompany.com)



2. Safety - Furnish and install proper safety equipment in accordance with written safety program. Furnish and install warning lines to identified areas associated with ground related activities.
3. Employee Professionalism - All work shall be performed in a safe, professional manner in compliance with policy.
4. Clean up - All work premises will be cleaned daily during the construction process and at the completion of the project.
5. Job Completion – Customer and Hustad will conduct a post job walk through for final sign-off of our job completion form.

Hustad Companies Inc. disclaims any and all responsibility for pre-existing conditions including, but not limited to: structural damage or deficiencies, HVAC or Electrical issues, mold growth, removal of hazardous material.

*We hereby propose to furnish material and labor in accordance with above specifications for the sum of*  
**\$ 82,475.00**

Customer (Print) \_\_\_\_\_ Date \_\_\_\_\_

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

Hustad Representative \_\_\_\_\_ Date \_\_\_\_\_

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4523 S 139th St, Omaha, NE 68144

O: 402.934.2173 F: 402.896.1502

[www.hustadcompany.com](http://www.hustadcompany.com)

## Penetrations Notes Diagram

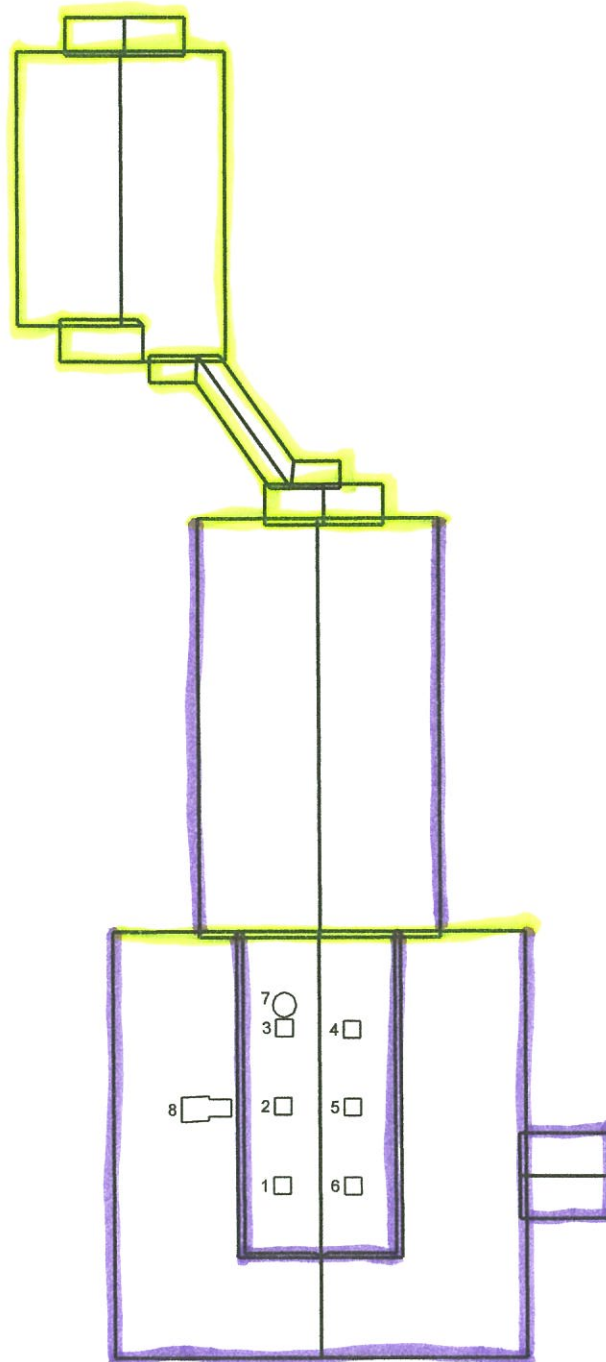
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 8

Total Penetrations Perimeter = 150 ft

Total Penetrations Area = 182 sq ft

Total Roof Area Less Penetrations = 21,147 sq ft



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Report: 9560663

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Hustad Companies, Inc.

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## Siding Proposal 2.

**Super 8**  
**2603 South Locust Street**  
**Grand Island, NE**

**Scope of Work:** \*All elevations that do not face Locust Street, **only Yellow highlighted wall sections** on overhead site map included in bid

1. Remove all existing stucco to wall sheathing and dispose of debris.
2. Inspect exterior wall, nailing surface, for rot. All rotted material will be replaced with same thickness as existing material at \$.50 sf.
3. Install Tyvek vapor barrier.
4. Install James Hardie Lap siding 7.25" with Colors Plus. Colors TBD by owner.
5. Install 3.5" 4/4 smooth window trim, 3.5" outside corners, , and 7.25" band boards in Color Plus. TBD by owner. All to be installed Per Webb & Company Architects Facade Design drawing.
6. Install Rolex Aluminum soffit and fascia at all eaves, and gables. Colors TBD by owner.
7. Install 6" gutters and 3x4" downspouts. Colors TBD by owner.
8. Remove and replace all gable vents with new vinyl vents.
9. Clean jobsite daily.
10. Dispose of all debris.
11. Hustad will remove exterior light fixtures, but electrical contractor will need to install lights upon our completion of work.
12. Provide all product and workmanship warranties. 2 year workmanship warranty. Standard product warranty from Manufacturer.

### **STANDARD OPERATING PROCEDURES:**

1. Perform a pre-job meeting to determine jobsite logistics and safety requirements. Furnish proposed construction schedule, if needed.
2. Safety - Furnish and install proper safety equipment in accordance with written safety program. Furnish and install warning lines to identified areas associated with ground related activities.

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4523 S 139th St, Omaha, NE 68144

O: 402.934.2173 F: 402.896.1502

[www.hustadcompany.com](http://www.hustadcompany.com)



3. Employee Professionalism - All work shall be performed in a safe, professional manner in compliance with policy.
4. Clean up - All work premises will be cleaned daily during the construction process and at the completion of the project.
5. Job Completion – Customer and Hustad will conduct a post job walk through for final sign-off of our job completion form.

Hustad Companies Inc. disclaims any and all responsibility for pre-existing conditions including, but not limited to: structural damage or deficiencies, HVAC or Electrical issues, mold growth, removal of hazardous material.

*We hereby propose to furnish material and labor in accordance with above specifications for the sum of*  
**\$ 51,175.00**

Customer (Print) \_\_\_\_\_ Date \_\_\_\_\_

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

Hustad Representative \_\_\_\_\_ Date \_\_\_\_\_

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4523 S 139th St, Omaha, NE 68144

O: 402.934.2173 F: 402.896.1502

[www.hustadcompany.com](http://www.hustadcompany.com)

## Penetrations Notes Diagram

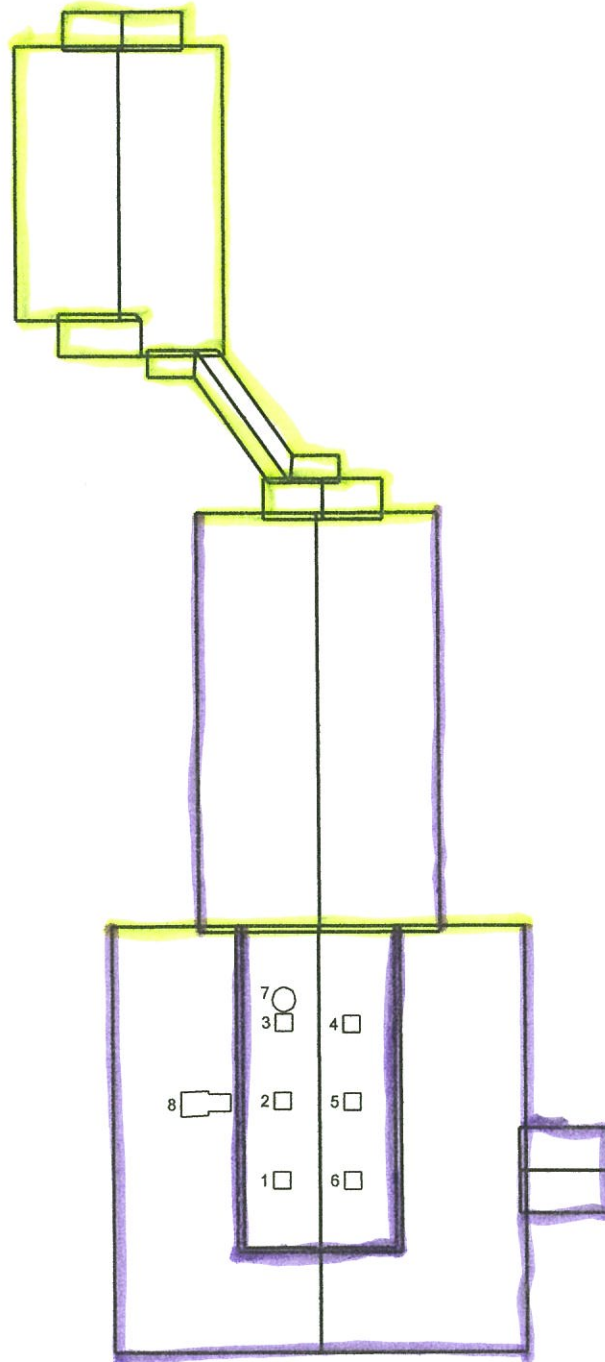
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 8

Total Penetrations Perimeter = 150 ft

Total Penetrations Area = 182 sq ft

Total Roof Area Less Penetrations = 21,147 sq ft



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Hustad Companies, Inc.

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**Middleton Electric Inc**

2716 W. Old Hwy 30  
Grand Island, NE 68802  
Phone: 308-382-2550  
Fax: 308-382-3442

## Bid Proposal

2/11/2015

**TO:**

Super 8 Motel  
South Locust Street  
Grand Island, NE

**JOB:**

Super 8 exterior lighting  
Super 8 Hotel  
Bid Date: **1/22/2015**

**Work Description:** All material and labor to remove and replace existing wall lights with new LED style similar to the Hotel to the South.

Our total price for the above job is: **\$10,015.00**

**Other:** does not include lighting under the walkway between the buildings.

Sincerely,

MATT TREFFER



**JERRY'S**

SHEET METAL - HEATING - COOLING, INC.

PHONE 308-384-2881 P.O. BOX 484  
907 W. OKLAHOMA GRAND ISLAND, NE 68801

January 22, 2015

Super 8  
Attn: Gene McCloud  
2603 S Locust  
Grand Island, NE 68801

Build temporary pool deck

Materials  
Labor  
Sales tax*Mid  
Plains*

Installed For The Sum Of: \$8,124.67

HEATING **LENNOX** COOLING



# JERRY'S

SHEET METAL - HEATING - COOLING, INC.

PHONE 308-384-2881 P.O. BOX 484  
907 W. OKLAHOMA GRAND ISLAND, NE 68801

December 15, 2014

Super 8 Motel  
Attn: Gene McCloud  
2603 S Locust  
Grand Island, NE 68801

**RE: Pool dehumidification system**

- 1 SERESCO model NE-004 indoor horizontal mounted dehumidification air handler unit to maintain between 50%-60% relative humidity with a pool temp at 80-82 with 2000 CFM of air flow
- 1 20kw auxiliary heater
- 1 ACME exhaust fan
- Use existing ductwork where possible
- Cap off existing registers
- Install new aluminum registers into drop ceiling
- New aluminum ductwork where needed
- Duct wrap insulation
- Drain connections
- Refrigeration work
- Materials to hang
- Control work
- Remove existing units on roof and cap ductwork
- New supply run into new drop ceiling
- Five year compressor and one year parts warranty
- One year labor warranty
- Labor
- Sales tax

**Installed For The Sum Of:        \$71,600.00**

*Bid does NOT include: Electrical connections, suspended ceiling, roof work, low voltage control wiring.*

Monte Hehnke

\_\_\_\_\_  
Customer Signature



HEATING **LENNOX** COOLING

**AUSTIN HOSPITALITY INTERIORS, LLC**955 PINON RANCH VIEW  
COLORADO SPRINGS, CO 80907

Voice: 719-265-8555

Fax: 719-260-4720

**INVOICE**

Invoice Number: 4204-1

Invoice Date: Jan 31, 2013

Page: 1

Drop Shipment

**Bill To:**SUPER 8 MOTEL - GRAND ISLAND  
2603 S. LOCUST STREET  
GRAND ISLAND, NE 68801  
USA**Ship to:**SUPER 8 MOTEL - GRAND ISLAND  
2603 S. LOCUST STREET  
GRAND ISLAND, NE 68801  
USA

Customer ID	Customer PO	Payment Terms	
SUPERNEGRAND0090		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			1/31/13

Quantity	Item	Description	Unit Price	Amount
400.00	009000500412	YDS; CARPET STYLE: SOLSTICE II, COLOR: #494 (S/M ROOMS)	10.19	4,076.00
1,200.00	009000500512	LIN FT; 5" COVEBASE STYLE: SOLID, COLOR: #7510	1.00	1,200.00
659.00	009000500612	YDS; FIELD CARPET STYLE: TRYST II, COLOR: #386 (S/M PA)	19.69	12,975.71
234.00	009000500712	YDS; CARPET WITH BORDER STYLE: TRYST, COLOR: #486 (S/M CORRIDOR)	20.69	4,841.46
38.00	009000500812	YDS; CARPET STYLE: SOLID, COLOR: #7510	11.19	425.22
1,255.00	009000500912	LIN FT; 6" COVEBASE STYLE: SOLID, COLOR: #7510	1.10	1,380.50
1.00	TFREIGHT	FREIGHT	1,401.53	1,401.53
Subtotal				26,300.42
Sales Tax				1,841.03
Total Invoice Amount				28,141.45
Payment/Credit Applied				28,141.45
TOTAL				0.00

Check/Credit Memo No: 8092

**AUSTIN HOSPITALITY INTERIORS, LLC**955 PINON RANCH VIEW  
COLORADO SPRINGS, CO 80907**INVOICE**Invoice Number: 4205-1  
Invoice Date: Jan 9, 2013  
Page: 1

Voice: 719-265-8555

Fax: 719-260-4720

Drop Shipment

**Bill To:**SUPER 8 MOTEL - GRAND ISLAND  
2603 S. LOCUST STREET  
GRAND ISLAND, NE 68801  
USA**Ship to:**SUPER 8 MOTEL - GRAND ISLAND  
2603 S. LOCUST STREET  
GRAND ISLAND, NE 68801  
USA

Customer ID	Customer PO	Payment Terms	
SUPERNEGRAND0090		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			1/9/13

Quantity	Item	Description	Unit Price	Amount
420.00	009001900412	YDS; 8LB 7/16 REBOND CARPET PAD	2.39	1,003.80
920.00	009001900512	YDS; DOBLESTICK 1/4" 10LB CARPET PAD	4.95	4,554.00
100.00	009001900110	EA; 48" CORNER GUARD, SILK, 3/4 X 3/4	1.89	189.00
432.00	009001900210	FT; CARPET TO CARPET CAP, COLOR: CINNAMON	1.37	591.84
288.00	009001900310	FT; ALUMINUM GLUE DOWN TRACK	0.69	198.72
1.00	TFREIGHT	FREIGHT	921.57	921.57
Subtotal				7,458.93
Sales Tax				522.13
Total Invoice Amount				7,981.06
Payment/Credit Applied				7,981.06
TOTAL				0.00

Check/Credit Memo No: 8092



**AUSTIN HOSPITALITY INTERIORS, LLC**955 PINON RANCH VIEW  
COLORADO SPRINGS, CO 80907

Voice: 719-265-8555

Fax: 719-260-4720

**INVOICE**

Invoice Number: 4346-1

Invoice Date: Jan 4, 2013

Page: 1

Drop Shipment

**Bill To:**SUPER 8 MOTEL - GRAND ISLAND  
2603 S. LOCUST STREET  
GRAND ISLAND, NE 68801  
USA**Ship to:**SUPER 8 MOTEL - GRAND ISLAND  
2603 S. LOCUST STREET  
GRAND ISLAND, NE 68801  
USA

Customer ID	Customer PO	Payment Terms	
SUPERNEGRAND0090		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			1/4/13

Quantity	Item	Description	Unit Price	Amount
1,497.00	009002500112	SQ FT; 12 X 12 FLOOR TILE PASSAGGION/ NOCINO DCD2 (S/M GSTRM BATH FLOOR)	1.68	2,514.96
9.00	009002500212	25LB BAG; SANDED GROUT, COLOR: #42 MOCHA (S/M GUESTROOM BATH)	13.89	125.01
1.00	TFREIGHT	FREIGHT	797.17	797.17
Subtotal				3,437.14
Sales Tax				240.60
Total Invoice Amount				3,677.74
Payment/Credit Applied				3,677.74
TOTAL				0.00

Check/Credit Memo No: 8092

**AUSTIN HOSPITALITY INTERIORS, LLC**955 PINON RANCH VIEW  
COLORADO SPRINGS, CO 80907

Voice: 719-265-8555

Fax: 719-260-4720

**INVOICE**

Invoice Number: 4221-1

Invoice Date: Feb 14, 2013

Page: 1

Drop Shipment

**Bill To:**SUPER 8 MOTEL - GRAND ISLAND  
2603 S. LOCUST STREET  
GRAND ISLAND, NE 68801  
USA**Ship to:**SUPER 8 MOTEL - GRAND ISLAND  
2603 S. LOCUST STREET  
GRAND ISLAND, NE 68801  
USA

Customer ID	Customer PO	Payment Terms	
SUPERNEGRAND0090		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			2/14/13

Quantity	Item	Description	Unit Price	Amount
1.00	009016500112	CULTURED MARBLE VANITY TOP WITH 4" BACKSPLASH, END SPLASHES, FRONT APRON, COLOR: AURORA, INCLUDES SINK (10 LEFT SIDE/10 RIGHT SIDE/2 CENTER)	7,485.00	7,485.00
22.00	009004600112	AMERICAN TAP SINGLE LEVER LAVATORY FAUCET WITH DRAIN, FINISH: CHROME	64.80	1,425.60
Subtotal				8,910.60
Sales Tax				623.74
Total Invoice Amount				9,534.34
Payment/Credit Applied				9,534.34
TOTAL				0.00

Check/Credit Memo No: 8092

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**T-C Ceilings, Inc.**

3236 Bachman St. PO Box 879  
Grand Island, NE 68802

---

(308) 389-4954 Office

(308) 384-3998 Fax

January 13, 2015

Super 8  
Grand Island, NE

Attn: Gene

RE: Pool Ceiling

**Acoustical Ceilings**

**\$10,400.00**

This price is to provide and install a new acoustical ceilings in the pool area using an aluminum 15/16 grid system in a 2x2 layout with a USG vinyl faced fiberglass tile #7056G.

**NOTE:**

A working platform infilling the entire pool are will be provided by others to provide a safe working environment.

Please call if any questions.

Thanks,

Scot Fletcher  
[sfletcher@tcceilings.com](mailto:sfletcher@tcceilings.com)

All quotes not signed & returned within 45 days of quote will have to be re-quoted. <b>Acceptance of quotes-</b> the above prices & conditions are satisfactory and are hereby accepted.
---

**Date of acceptance**

---

**Signature**

---

Miracle Method Kansas City  
1705 SW 21st St.  
Blue Springs, MO 64015  
(816) 224-4355



# INVOICE

## Billing Address

Super 8 Grand Island  
2603 S Locust  
Grand Island NE 68801

## Service Address

2603 S Locust  
Grand Island NE 68801

Invoice	101229338
Invoice Date	12/29/14
Total	\$7,475.00
Payments	\$0.00
Balance Remaining	\$7,475.00

genemcloud@gmail.com  
Primary Phone: 308-380-0928  
Alt Phone:

Primary Contact: McCloud Gene 308-380-0928

Item	Description	Unit Cost	Quantity	Line Total
	Slip Resistant Surface (SRS) on tub floor. This includes repairs to floor such as a few small chips. Crack repair or fiberglass repair is additional. Customer will remove mats ahead of us unless other arrangements are made. This service requires we finish in four uninterrupted consecutive days with 20 rooms given per day (20, 20, 20, 19). Rooms need to be on the same floor and grouped together. Rooms are ready for touch up by your cleaning staff 4 hours after we are done and rooms can be rented in 5 hours after we are done.	\$75.00	76.0	\$5,700.00
	Repair surface with fiberglass (other than floor) \$165-\$325 Room 285 This repair has no structural warranty.	\$125.00	1.0	\$125.00
	Multiple chips in 33 rooms. Chip or spot repair only large chips may cost more. Smaller chips in the same tub might be grouped together for one cost. We usually do all chip repairs together on the last day. It will be important to know where the chips are so rooms can be taken out of service for the last day.	\$1,555.00	1.0	\$1,555.00
Custom color	Additional Custom color **5-7 days to order, Sherwin Williams paint color, solid only**	\$95.00	1.0	\$95.00
Subtotal				\$7,475.00
Tax				\$0.00
Total:				\$7,475.00
Total payments				\$0.00
Balance remaining				\$7,475.00

## Terms

Due upon receipt

## Notes

Thank you for your business! Payment is due at time of work completed. Delinquent charges of 10% will be assessed on the total open balance.



Baker Development, Inc  
P.O. Box 2161  
Grand Island, NE 68802-2161

Phone 381-0203

Fax 382-3372

# Invoice

Date	Invoice #2014-
11/12/2012	276

Bill To
Super 8 Motel ATTN: Gene McCloud 2603 South Locust Grand Island, NE 68801

Job Address
Super 8 South Locust

Description	Amount
New cabinets in the breakfast room per quote	5,162.00
Additional cabinets in breakfast room and new countertop in Lobby	2,560.00
It's been a pleasure working with you!	
<b>Total</b>	<b>\$7,722.00</b>



Super 8 - Grand Island

April 29, 2015

### Facade Application Costs

Hustad Co.	\$ 82,475
Middleton Electric	\$ 10,015
Webb and Co. <del>Architects</del>	<u>\$ 2,000</u>
	\$ 94,490

### Other Costs

Hustad Co.	\$ 51,175
Jerry's Sheet Metal	\$ 71,600
Mid Plains Const.	\$ 8,124.67
T-C Ceilings	\$ 10,400
Aust Hosp	\$ 49,334.59
John Peterson (labor)	\$ 23,550
Miracle Method	\$ 7,475
Baker Development	<u>\$ 7,722</u>
	\$ 229,381.26

2603 S. Locust Street, Grand Island, NE 68801 • 308-384-4380 • fax 308-384-5015  
Reservations: 800-800-8000 • [www.super8.com](http://www.super8.com)

All Super 8 hotels are independently owned and operated.







WEBB & COMPANY  
A·R·C·H·I·T·E·C·T·S



*Super 8 Hotel - CRA Facade Design*  
*November 2014*