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REDEVELOPMENT AGENCY MEETING

**COUNCIL CHAMBER, 401 CALIFORNIA AVENUE
BOULDER CITY, NEVADA 89005**

Tuesday, June 14, 2011 – 6:45 PM

ALL ITEMS ARE FOR ACTION UNLESS INDICATED BY AN ASTERISK (*)

CALL TO ORDER

1. Approval of the minutes of the April 27, 2011, regular Redevelopment Agency meeting
2. Resolution No. 119, a resolution of the Redevelopment Agency of Boulder City approving Redevelopment Agency Funding for The Dillinger, 1224 Arizona Street, under the RDA Grant Program
3. Public Comment*

No person shall address the City Council without first being recognized by the Mayor or the Presiding Officer. All remarks shall be addressed to the City Council as a whole, not to any individual member of the Council, of the audience, or of the City staff. After being recognized by the Mayor or the Presiding Officer, each person shall come to the podium and provide his/her name for the record. Each person has up to five minutes to speak on a specific agenda item or to speak during Public Comment. The time limit may be extended at the discretion of the Mayor or the Presiding Officer. All comments made during the regular meeting on a specific agenda item must pertain to that agenda item. No comments may be made on any other subject. Comments made during the Public Comment period of the agenda may be on any subject. There shall be no personal attacks against the Mayor, members of the City Council, the City staff, or any other individual. No person, other than members of the City Council and the person who has the floor, shall be permitted to enter into any discussion, either directly or through a member of the Council without the permission of the Mayor or Presiding Officer. Questions to City Council members or City staff may not be asked without being recognized by the Mayor or Presiding Officer. Anyone wishing to submit exhibits on any City Council agenda item should make every effort to provide the City Clerk with eight (8) copies of said exhibits in advance of the meeting.

Accompanying information material on the agenda items is on file and is available for public inspection at the City Clerk's Office, 401 California Avenue, Boulder City, Nevada, and the Boulder City website, www.bcnv.org .

"Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the City Clerk by telephoning (702) 293-9208 at least seventy-two hours in advance of the meeting."

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Council Chamber
City Hall

April 27, 2011
9:00 a.m.

REDEVELOPMENT AGENCY MEETING

CALL TO ORDER

The regular meeting of the Boulder City Redevelopment Agency, County of Clark, State of Nevada, was called to order at 9:00 a.m. on Wednesday, April 27, 2011, in the Council Chamber, City Hall, by Chairman Roger Tobler in due compliance with law, the Charter, and the Agency's Rules of Procedure, with the following members present, namely:

Members: Chairman Roger Tobler
Member Travis Chandler
Member Duncan McCoy
Member Linda Strickland (arrived at 9:04 a.m.)
Member Cam Walker

Absent: None

Also present: Executive Director Vicki Mayes
Assistant Executive Director Brok Armantrout
General Counsel Dave Olsen
Secretary Lorene Krumm
Public Works Director Scott Hansen
Development Services Specialist Gerianne Hansen

1. [Approval of the minutes of the February 8, 2011, regular Redevelopment Agency meeting](#)

Member Travis Chandler moved to approve the minutes of the February 8, 2011, regular Redevelopment Agency meeting. The motion was seconded by Member Duncan McCoy. Chairman Roger Tobler called for the vote; recorded as follows:

AYE: Chairman Roger Tobler, Member Travis Chandler, Member Duncan McCoy, Member Cam Walker (4)

NAY: None (0)

ABSENT: Member Linda Strickland (1)

2. Resolution No. 116, a resolution of the Redevelopment Agency of Boulder City approving Redevelopment Agency Funding for Periwinkle Cottage, 527 Avenue B, under the RDA Grant Program

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This item had been withdrawn at the applicant's request.

3. [Matters pertaining to the reconstruction of Nevada Way:](#)
 - A. Receive presentation and possible staff directive of proposed reconstruction and improvements to Nevada Way between Buchanan Street and Wyoming/Ash Streets

Public Works Director Hansen offered a PowerPoint presentation and overview of the Nevada Way Revitalization Project including the cost estimates, funding recommendations, and annual maintenance estimates. He reviewed the proposed features along Nevada Way at the various intersections.

In response to a question by Council member Chandler, Public Works Director Hansen stated the bike lines would be painted on the asphalt rather than concrete bike lanes as depicted in the renderings; concrete was more costly, and cyclists preferred asphalt.

Public Works Director Hansen continued his presentation and reviewed bus turnouts, public signage improvements, and cost estimates of water and sewer replacements and roadway improvements and enhancements. He discussed funding recommendations for the proposed projects which included a combination of funds from the Redevelopment Agency, the Utility Fund, and the Regional Transportation Commission (RTC).

In response to a question by Chairman Tobler regarding RTC money, Public Works Director Hansen stated the RTC funding was from Question 10 monies, as well as other sources such as direct distribution. He said \$1.4M of the \$2.6M estimated funding from RTC was secured funding, but he did not anticipate any obstacles in securing the other portion of the funding.

Public Works Director Hansen stated the anticipated annual maintenance estimate for this portion of the Nevada Way project was approximately \$20,000 annually. He said it was his recommendation to enter into maintenance agreements with individual business owners.

Executive Director Mayes clarified the City would maintain the medians and the areas in front of the sidewalks; the City would propose the maintenance agreements include the area in back of the sidewalks for individual business owners.

In response to a question by Chairman Tobler, Public Works Director Hansen stated he had not yet talked to business owners regarding maintenance agreements.

In response to a question by Member McCoy, Public Works Director Hansen

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stated it was difficult to estimate the cost of the project. He said any amount approved and not used would roll back into the RDA.

In response to a question by Member McCoy, Public Works Director Hansen stated the City would oversee the plantings throughout the stretch of roadway, including the areas under maintenance agreements, in order to achieve consistency with the landscape plantings. He said staff would meet with business owners to encourage cooperation with the project.

Executive Director Mayes stated the plan contemplated some enhanced landscaping on the back of sidewalks with the City performing the landscaping, and the property owner maintaining the landscape. She said the level of participation was unknown until staff could meet with the property owners.

In response to questions by Member Strickland, Public Works Director Hansen stated the \$20,000 annual maintenance estimate was the total cost for this phase of the project; it had not been assumed the property owners would participate in the landscape maintenance. He said the budget for landscaping would need to be increased in FY 2013, but did not require any additional employees, only additional supplies.

Executive Director Mayes stated it was unknown at this time how the maintenance costs would be absorbed or funded. She said the maintenance costs would have an impact on the General Fund in some way unless there was an alternative funding source.

A brief discussion followed regarding the process for meeting with property owners and conducting public workshops.

Chairman Tobler expressed his concern regarding signs and businesses being blocked by the landscape. He said he would like to see buy-in from the business owners.

Executive Director Mayes stated after the design was finalized, the plan could be presented to the business owners first, and a public workshop held after the meetings with the business owners.

Member Strickland stated although the rendition was beautiful, there were many distractions that could prevent motorists from seeing cyclists and businesses.

Member Walker stated he was surprised at the cost estimate for landscape maintenance. He questioned the possibility of completing the landscaping in a phased process.

Executive Director Mayes stated the proposed Nevada Way project was one piece of an overall plan. She said if and when the bypass was constructed, the

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City could have an additional entry feature. She said the area from Buchanan to Wyoming needed to be reconstructed; the aesthetic improvements were not driving the project. Executive Director Mayes stated the proposed project would make the entire downtown area friendlier not only for tourists, but for residents. She said even if Interstate 11 was constructed within five years, the Nevada Way project was an improvement that would still have great value.

Chairman Tobler stated the project should be viewed as Phase I of a long term plan. He said Boulder City needed something more attractive along its main corridor.

Member Strickland stated she shared the sentiments of Member Walker regarding the businesses along US 93 and the lack of improvements along the corridor from Veteran's Memorial Drive to Buchanan. She suggested identifying the segment for the proposed improvements as "Historic Boulder City". She expressed her concern with the maintenance costs for palm trees.

Chairman Tobler stated the Board could approve the overall concept and make changes as needed as the project moved forward. He said although he understood the concern expressed regarding palm trees, he liked the concept because palm trees enhanced the landscape but did not block businesses. He said it was important to extend enhancements along the business corridor on Nevada Way.

Executive Director Mayes stated City staff was continuing to work on improvements and features along the US 93 at Veteran's Memorial Drive. She said the proposed segment was chosen first due to the roadway improvements needed in the area and available funding for the project. She stated there were various areas of concern along the US 93 business corridor including limited areas available for landscaping due to the businesses using the entire right-of-way. She stated some driveways would have to be combined and considering the current congestion along US 93, it was not the appropriate time to start a project that could temporarily impact these businesses more than they had already been affected. She stated staff would bring back improvement concepts for Veteran's Memorial Drive and other features which better defined the business corridor.

In response to a question by Member Chandler, Public Works Director Hansen stated there was no major utility infrastructure needs along US 93 from Veteran's Memorial Drive to Buchanan Boulevard within the next five years.

Member Chandler stated the improvement project would have an impact on the City's parades and he would be interested in hearing from the Boulder City Chamber. He stated he was supportive of palm trees; they did not block the view of motorists, and they provided shade and greenery.

Member McCoy stated the Board could agree to proceed with infrastructure

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improvements, and the specifics of the landscaping could continue to be worked on. He said it was important to keep safety in mind as the project moved forward.

In response to a question by Member Strickland, Executive Director Mayes stated she would have the Public Works Director look into the possibility of hanging baskets from posts, or some type of flag or banner along the US 93 corridor.

Member Walker stated staff should examine the number of streetlights along the corridor and rather than have a minimum number, ensure the area is a well-lit place to walk.

Executive Director Mayes stated staff would bring the landscaping plan back before the Redevelopment Agency Board after staff members meet with local business owners. She said public workshops could be held after the City determined what the landscape plan entailed.

B. [Receive presentation and possible staff directive of proposed wayfinding signage program](#)

Co-Executive Director Armantrout provided an overview of the wayfinding signage plan. He discussed the inconsistencies in the display of sign messages throughout Boulder City. He said the purpose of a wayfinding signage program was to create consistency and develop a common sign to direct people. He discussed possible templates for points of interest and street name signage. He reviewed the proposed plan and the recommended priorities for street sign replacement.

In response to a question by Council member Chandler, Co-Executive Director Armantrout stated two different designs for street signs were recommended to differentiate the areas constructed prior to and after the City's incorporation date.

Council member Walker expressed his concern regarding the amount of noise on the sign stating the purpose was to identify the name of the street.

Council member Strickland suggested the residential streets have one type of sign that was simple and consistent.

Co-Executive Director Armantrout continued his presentation and discussed signage to better identify the boundaries between commercial areas and neighborhoods. He discussed the back side of street signs and proposed to paint the backs of street signs dark green or tan and have a stencil of the dam on the back of the sign. He said the next step was to complete a final draft document that included additional information such as signs for bicycle trails,

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pedestrian pathways, information kiosks, public facility signage, and scenic view signage. He said the final draft would be presented to the Historic Preservation Committee, the Planning Commission, and the Chamber of Commerce for comment prior to the final document was presented to the City Council for adoption.

Executive Director Mayes stated City staff had been working with a consolidated sign group which included local business owners and the Boulder City Chamber. She said the committee had identified areas to enhance signage for both visitors and residents. She said a great deal of resources had been put into the City's signs and the signs had changed as personnel had changed. She said the overall goal was to have a plan in writing that would provide consistency and require the City Council to approve any changes to the signage throughout the City.

Member Strickland stated she liked the design and look of the cyclist signs. She stated the shape of the proposed wayfinding signs were not consistent with cyclist signs.

Assistant Executive Director Armantrout stated much thought had been put into the process; however, there were required highway standards imposed and overseen by the Nevada Department of Transportation such as standard lettering fonts and readability sizes. He said he could bring some different options for wayfinding signs back to the Board for review.

Executive Director Mayes stated the sign design process had been in progress for approximately one year. She said prior to moving forward, she wanted to bring the concept before the Board to receive input and feedback as to whether or not the Board supported the project.

A brief discussion followed regarding the design and style of the signs.

- C. [Receive presentation and possible staff directive to establish special 50/50 signage grant program participation requirements for Nevada Way reconstruction corridor](#)

Co Executive Director Armantrout continued his presentation regarding the proposal to create a new grant program to target historic signage along the Nevada Highway corridor.

Member McCoy stated the RDA area was considerably larger than simply the historic area; the benefit should be extended to other business owners within the RDA area.

Mayor Tobler opened the public comment period.

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Jill Lagan of the Boulder City Chamber said she was grateful to be a part of projects that would make a significant difference for the community. She stated there had been a lot of thought and great input regarding the signage within the community, but more input was needed from residents as well as the businesses. She said although there may be issues that arise in the future such as Interstate 11, the community must look at the bigger picture and realize that local businesses need this project today. She said the businesses would appreciate the attention. She said the hotel corridor section was grateful the project would be phased and includes the segment from the stoplight to the National Park Service office. She said it was difficult to get the businesses along US 93 to participate due to the access difficulty. She said it was important to consider all input and weigh the options. She encouraged citizens to participate on various committees as the process was highly effective.

Jeanne Harshman commended Public Works Director Hansen for the amount of work he had done on the Nevada Way Project. She expressed her support of the project and said it was encouraging to see the interest expressed.

No further comments were offered and the public comment period was closed.

In response to a question by Member Chandler, Executive Director Mayes stated the resolution allocated funding to the project. She stated staff would bring back a final design of Nevada Way, as well as a landscape plan. She stated staff was seeking a directive as to whether or not to move forward on the signage program; design and costs would be brought back at a later meeting.

In response to a question by Member Strickland, Assistant Executive Director Armantrout stated staff would develop the parameters for the signage grant program.

Executive Director Mayes stated the goal was not to impose a specific sign appearance or criteria, but to increase the participation level by the City in order to encourage businesses to complete sign enhancements.

In response to a question by Member Chandler, Assistant Executive Director Armantrout stated grant funding was limited by a dollar amount rather than a project.

Member Strickland stated she was not opposed to increasing the City's participation of the grant amount; however, there should be some type of requirements and oversight of the signage. She suggested the possibility of allowing the 50/50 match for the applicants whose signs had either an enhanced architectural feature, a historic element, and met other specialized criteria rather than offering the increased grant amount for the replacement of a sign. She said the increase in the grant amount would offer an incentive to improve the signage.

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Chairman Tobler expressed his concern regarding imposing restrictions on signage outside of the Historic District.

Executive Director Mayes stated staff would bring back criteria to the Board that would offer different levels of funding.

- D. [Resolution No. 117, a resolution of the Redevelopment Agency of Boulder City approving Redevelopment Agency Capital Project/Special Project Program funding for reconstruction and improvements to Nevada Way between Buchanan Street and Wyoming/Ash Streets](#)

A staff report had been submitted by Assistant Executive Director Brok Armantrout and included in the April 27, 2011 RDA packet.

Member Cam Walker moved to approve Resolution No. 117, a resolution of the Redevelopment Agency of Boulder City approving Redevelopment Agency Capital Project/Special Project Program funding for reconstruction and improvements to Nevada Way between Buchanan Street and Wyoming/Ash Streets. The motion was seconded by Member Duncan McCoy. Chairman Roger Tobler called for the vote; recorded as follows:

AYE: Chairman Roger Tobler, Member Travis Chandler, Member Duncan McCoy, Member Linda Strickland, Member Cam Walker (5)

NAY: None (0)

ABSENT: None (0)

- 4. [Resolution No. 118, a resolution of the Redevelopment Agency of Boulder City approving Redevelopment Agency Funding for The Dillinger, 1224 Arizona Street, under the RDA Grant Program](#)

A staff report had been submitted by Assistant Executive Director Brok Armantrout and included in the April 27, 2011 RDA packet.

Executive Director Mayes provided an overview of the staff report including the scope of work for the project. She noted the grant previously received for the property location would not preclude the applicant from receiving the funds; the amount was under the total allowed.

Applicant Greg Turner provided pictures of the improvements to the Board. He described the project and stated there had been some unexpected costs and problems. He said in order to complete the improvements, additional funding was required above the allowable grant amount. He discussed the benefits of the project to the community. He said without additional grant money, he would be unable to complete the exterior improvements to the site without additional financing.

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Chairman Tobler stated the RDA Board could only fund the eligible portions of the project. He said he was not comfortable allowing a higher grant amount than had been allowed in the past. He stated if there were other eligible projects that were not shown on the application, the applicant could come back before the Board and request additional funding. He encouraged Mr. Turner to talk to staff to determine if there were any other eligible costs.

Member McCoy stated the application was very well done, and he was pleased to see the support of the surrounding businesses.

Member Strickland agreed with Member McCoy, and added she had appreciated the financial information Mr. Turner had included in the application.

Chairman Tobler opened the public comment period. No comment was offered, and the public comment period was closed.

Member Cam Walker moved to approve Resolution No. 118, and directed staff to review the project for other eligible costs. The motion was seconded by Member Linda Strickland. Chairman Roger Tobler called for the vote; recorded as follows:

AYE: Chairman Roger Tobler, Member Travis Chandler, Member Duncan McCoy, Member Linda Strickland, Member Cam Walker (5)

NAY: None (0)

ABSENT: None (0)

5. [Report of the Redevelopment Agency Program Activity for the most recent quarter](#)

A staff report had been submitted by Assistant Executive Director Brok Armantrout and included in the April 27, 2011 RDA packet.

Executive Director Mayes stated there was enough money in fund balance for the Nevada Way Improvement project, as well as grant applications.

6. [Public Comment*](#)

Jill Lagan stated the committee had approached businesses to discuss how the negative impacts of the construction along Nevada Way could be minimized. She said the Boulder City Chamber would be sponsoring events that would bring attention to the businesses along Nevada Way while construction was taking place. She said with regard to the parade routes, the Chamber would have a test run for the Fourth of July parade.

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There being no further business to come before the Redevelopment Agency, Chairman Tobler adjourned the meeting at 10:40 a.m.

Roger Tobler, Chairman

ATTEST:

Lorene Krumm, Secretary



Agenda Item No. 2 Redevelopment Agency Meeting June 14, 2011

Staff Report

BOULDER CITY
REDEVELOPMENT AGENCY

CHAIRMAN
ROGER TOBLER

MEMBERS
RAVIS CHANDLER
UNCAN MCCOY
INDA STRICKLAND
SAM WALKER

TO: Vicki G. Mayes, Executive Director
FROM: Brok Armantrout, Assistant Executive Director
DATE: June 6, 2011

SUBJECT: Resolution No. 119, authorizing Redevelopment Agency Grant Program funding for The Dillinger, 1224 Arizona Street

Business Impact Statement: This action will not have a significant economic impact on business and will not directly restrict the formation, operation, or expansion of a business.

Action Requested: That the Redevelopment Agency Board approve Resolution No. 119.

Overview:

- The Dillinger has located the business in a historic building that has sat vacant for over a year and presented blighted conditions in the Historic District
- This supplemental project will provide for exterior improvements to revitalize and modernize the exterior seating area of the building while preserving the historic aspects
- Previously received funding under RDA Resolution No. 118 was \$6,457.74 for eligible interior improvements
- Total project cost of supplemental project: \$22,131.06
- Eligible Costs of supplemental project: \$19,244.40
- Request for RDA grant funding is \$5,773.32

Background Information: The Dillinger has located their business to a building that was lost by the former business owner to a foreclosure in 2009. The building was stripped to a shell and had a damaged roof and exposed plumbing and electrical. The overall remodel project will consist of both interior and exterior repair and restoration to modernize

MEETING LOCATION:
CITY COUNCIL CHAMBERS
101 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

MAILING ADDRESS:
P.O. Box 61350
BOULDER CITY, NV 89006

WEBSITE:
WWW.BCNV.ORG

EXECUTIVE DIRECTOR
VICKI MAYES

ASSISTANT EXECUTIVE DIRECTOR:
BROK ARMANTROUT

SECRETARY:
DORENE KRUMM

LEGAL COUNSEL:
DAVE OLSEN

TREASURER:
MIRLEY HUGHES

the building and improve upon the functionality and life/safety aspects of the building.

This project will revitalize a property that has sat vacant and deteriorated for over a year and will improve upon the marketability and economic feasibility of private development in this portion of the downtown area. Restoration of historical aspects of the old Nevada Drug building such as the original concrete walls and floors will modernize the space while maintaining the original character. The new business will also attract tourists and improve upon pedestrian circulation in the historic district.

At the regular meeting of the RDA in April 2011, a grant award of \$6,457.74 was made for eligible improvements to the interior of the building and some exterior work. At that meeting, the Board encouraged the applicant to submit a supplemental request for exterior improvements that would be eligible under the Grant program.

On May 25, 2011, Grant Turner submitted a supplemental request for additional funds for the project. The supplemental request will provide for exterior improvements to the seating area, as well as aesthetic improvements to the exterior of the building, including improved lighting, sound system, environmental controls (swamp cooler for outdoor eating area), and new storefront signage and graphics. At the suggestion of RDA staff, this request also includes one interior improvement not previously considered – a new Fire Monitoring Panel (eligible expense – life/safety improvement). The total hard costs of these additional improvements is \$19,244.40.

Note – the applicant submitted an overall cost for the supplemental project at \$22,131.06. The reason for the differential in eligible costs vs. total project costs are two ineligible items – general conditions (5% of estimate) and contractor profit (10% of estimate).

The total project cost of eligible activities is \$19,244.40. The applicant is seeking the maximum allowed under the participation rules - \$5,773.32 (30% of \$19,244.40).

Recommendation: The Community Development Department Staff respectfully requests that the Redevelopment Agency Board consider the request of The Dillinger and approve Resolution No. 119.

Attachments:

RDA Resolution No. 119

Supplemental Project Backup material submitted by applicant

RESOLUTION NO. 119

RESOLUTION OF THE REDEVELOPMENT AGENCY OF BOULDER CITY, NEVADA, AUTHORIZING REDEVELOPMENT AGENCY GRANT PROGRAM FUNDING FOR CERTAIN ELIGIBLE IMPROVEMENT COSTS RELATED TO:

**The Dillinger
1224 Arizona Street**

WHEREAS, Pursuant to NRS 279.428 and 279.44, by Resolution No. 3322 adopted on February 9, 1999, the City Council declared the need for a Redevelopment Agency to function in the city: and

WHEREAS, On June 8, 1999, the City Council adopted Ordinance No. 1087 which approved the City of Boulder City Redevelopment Plan and established the Redevelopment Area; and

WHEREAS, The Redevelopment Plan outlines goals and objectives by which it may redevelop the blighted areas of the City and measures to take to avoid blighting influences; and

WHEREAS, On January 25, 2005, the City Council adopted ordinance No. 1241 which created Title 12, Redevelopment Agency, and codified the rules, regulation and policies by which an applicant may participate in the Redevelopment Area Program; and

WHEREAS, Boulder City seeks to appropriate RDA funding to undertake an eligible activity to eliminate a blighting influence and condition.

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Agency does hereby resolve as follows:

Section 1. Findings. The Redevelopment Agency hereby finds and determines that pursuant to NRS 279.486, the proposed project is consistent with the Redevelopment Plan and applicable NRS regulations.

Section 2. Amount of Funding. The Redevelopment Agency hereby approves the granting of a sum not to exceed Five Thousand Seven Hundred Seventy Three Dollars and Thirty Two Cents (\$5,773.32).

Section 3. Scope of Work. Project to include installation of signage, exterior lighting, environmental controls for outside dining area, exterior sound system, clad awning, and related exterior improvements to outside dining area. Includes new fire monitoring panel.

DATED and APPROVED this 14th day of June, 2011.

Roger Tobler, Chairman

ATTEST:

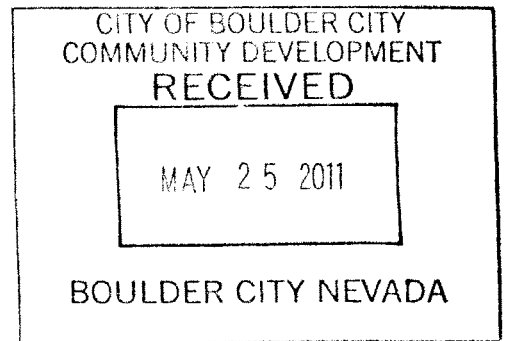
Lorene Krumm, Secretary
(Seal)

REDEVELOPMENT OF 1224 ARIZONA STREET

THE DILLINGER

The RDA recently approved The Dillinger to receive \$6,457.74 of redevelopment funds based on the total anticipated eligible project costs of \$23,575.86. The Dillinger is requesting that the following additions / changes to the original RDA Application be approved:

1. Exterior façade
 - a. Clad Awning with Ipe wood rather than Cumaru as originally planned due to the fact that the Cumaru warps in severe weather. Cost below represents difference in wood price between Cumaru and Ipe and labor to finish/stain the Ipe.
 - b. Install Steel Address Numbers on Awning
 - c. Replace outdated marble with Ipe.
 - d. Replace wood slats on façade with Ipe.
 - e. Clad entrance door with Ipe.
2. Re-wire original gooseneck lights on façade.
3. Install 4 new exterior lights on patio.
4. Install 4 new exterior speakers.
5. Run electrical to new decorative steel sign.
6. Run electrical to proposed swamp cooler
7. Install new swamp cooler on roof for patio
8. Install new logo/address graphics on storefront
9. Install new Fire Monitoring Panel



ESTIMATED EXPENSE INFORMATION

ADDITIONAL EXTERIOR / ELIGIBLE IMPROVEMENTS TO INCLUDE:

Clad Existing Metal Frame Awning with Ipe (additional wood cost)	\$660.00
Install Steel Address Numbers on Awning	338.40
Replace Wood Slats with Ipe (additional wood cost)	620.00
Replace Existing Marble with Ipe	710.00
Clad New Entry Doors with Ipe	474.00
Re-wire Original Gooseneck Lights on Façade	1,140.00
Install 4 New Exterior Lights on Patio	1,850.00
Install 4 New Exterior Speakers	1,134.00
Run Electrical to Decorative Steel Sign	710.00
Run Electrical to Proposed Swamp Cooler	1,050.00
Run Water Line to Proposed Swamp Cooler	220.00
Install New Swamp Cooler on Roof for Patio	8,900.00
Logo / Address Graphics on Storefront	298.00
Install New Fire Monitoring Panel	1,140.00
TOTAL HARD COST OF IMPROVEMENTS	\$19,244.40

General Conditions (Five Percent)	962.22
Contractor Profit (Ten Percent)	\$1,924.44
TOTAL ADDITIONAL ELIGIBLE PROJECT COSTS	\$22,131.06

Submitted By:



Newcastle Construction
Larry Turner
702.294.0805