



CITY OF ELKO

Planning Department

Website: www.elkocitynv.gov
Email: planning@elkocitynv.gov

1751 College Avenue • Elko, Nevada 89801 • (775) 777-7160 • Fax (775) 777-7219

PUBLIC MEETING NOTICE

The City of Elko Redevelopment Agency will meet in a regular session on Tuesday, May 8, 2018 in the Council Chambers at Elko City Hall, 1751 College Avenue, Elko, Nevada, beginning at 3:00 P.M., P.D.S.T.

Attached with this notice is the agenda for said meeting of the Redevelopment Agency. In accordance with NRS 241.020, the public notice and agenda were posted on the City of Elko Website at <http://www.elkocitynv.gov/>, the State of Nevada's Public Notice Website at <https://notice.nv.gov>, and in the following locations:

ELKO COUNTY COURTHOUSE– 571 Idaho Street, Street, Elko, NV 89801

Date/Time Posted: May 2, 2018 4:10 p.m.

ELKO COUNTY LIBRARY – 720 Court Street, Elko, NV 89801

Date/Time Posted: May 2, 2018 4:05 p.m.

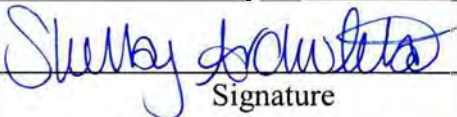
ELKO POLICE DEPARTMENT– 1448 Silver Street, Elko NV 89801

Date/Time Posted: May 2, 2018 4:20 p.m.

ELKO CITY HALL – 1751 College Avenue, Elko, NV 89801

Date/Time Posted: May 2, 2018 4:00 p.m.

Posted by: Shelby Archuleta, Planning Technician
Name Title

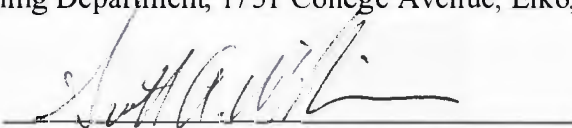

Signature

The public may contact Shelby Archuleta by phone at (775) 777-7160 or by email at sarchuleta@elkocitynv.gov to request supporting material for the meeting described herein. The agenda and supporting material is also available at Elko City Hall, 1751 College Avenue, Elko, NV, or on the City website at <http://www.elkocitynv.gov/>.

Dated this 2nd day of May 2018.

NOTICE TO PERSONS WITH DISABILITIES

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City of Elko Planning Department, 1751 College Avenue, Elko, Nevada, 89801 or by calling (775) 777-7160.


Scott Wilkinson, Assistant City Manager

CITY OF ELKO
REDEVELOPMENT AGENCY
REGULAR MEETING AGENDA
3:00 P.M., P.D.S.T., TUESDAY, MAY 8, 2018
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

The agenda for this meeting of the City of Elko Redevelopment Agency (RDA) has been properly posted for this date and time in accordance with NRS requirements.

ROLL CALL

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. **ACTION WILL NOT BE TAKEN**

APPROVAL OF MINUTES

April 10, 2018 – Regular meeting **FOR POSSIBLE ACTION**

I. NEW BUSINESS

- A. Review, consideration, and possible action on the 2018 Storefront Improvement Grant Recipients and amounts allocated, and matters related thereto. **FOR POSSIBLE ACTION**

The 2018 Storefront improvement grant applications were open from January 1, 2018 to March 30, 2018. The RDA has allocated \$50,000 each year for 5 years for storefront improvement grants. The RDA approved an increase in the 2018 grant allocation from \$50,000 to \$100,000 at their February 27, 2018 meeting. The Redevelopment Advisory Council reviewed all applications at their meeting April 26, 2018. There were 3 applications and all were deemed complete applications. Their recommendation to the RDA was to fund all three projects as requested.

- B. Review, consideration and possible action on the remainder of funds from the 2018 Storefront Improvement Grant review cycle, and matters related thereto. **ACTION ITEM**

The Redevelopment Agency increased the budget for the 2018 Storefront Improvement Grants from \$50,000 to \$100,000 at their February 27, 2018 meeting. The 2018

application period ended March 30, 2018 and there were three grant applications received for a total funding request of \$55,105. This leaves a balance of \$44,895.00. The Storefront Improvement Grant Program Guidelines states: *If the available, budgeted funding is not fully expended in any given application review cycle, applications will be accepted on a first-come, first-served basis until all available, budgeted funding is exhausted*". The RDA has the option of extending the application review cycle as stated in the guidelines or allocating the remaining funds to the 2019 Storefront Improvement Grant.

- C. Review, consideration and possible action to enter into a Public/Private Partnership with Commercial Casino LLC., for the relocation of a light pole to the corner of 4th Street and Railroad Street, and matters related thereto. **ACTION ITEM**

The developer, Commercial Casino LLC., is requesting financial assistance in the relocation of a light pole to the corner of 4th Street and Railroad Street from the current location which is not the ideal location for an outdoor patio dining that they are proposing for the Old Chicago Pizzeria. The current light pole location does not provide much benefit to the corridor area.

II. REPORTS

- A. **Budget**
B. **Other**

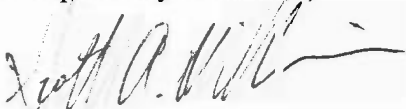
COMMENTS BY THE GENERAL PUBLIC

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. **ACTION WILL NOT BE TAKEN**

NOTE: The Chairman or Vice Chairman reserves the right to change the order of the agenda and if the agenda is not completed, to recess the meeting and continue on another specified date and time. Additionally, the Redevelopment Agency reserves the right to combine two or more agenda items, and/or remove an item from the agenda, or delay discussion relating to an item on the agenda at any time.

ADJOURNMENT

Respectfully submitted,



Scott Wilkinson
Assistant City Manager

CITY OF ELKO
REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
3:30 P.M., P.D.S.T., TUESDAY, APRIL 10, 2018
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

The meeting was called to order by Chris Johnson, Chairman of the City of Elko Redevelopment Agency (RDA).

ROLL CALL

Present: Councilman John Rice
Councilman Reece Keener
Mayor Chris Johnson

Absent: Councilman Robert Schmidlein
Councilwoman Mandy Simons

City Staff: Curtis Calder, City Manager
Scott Wilkinson, Assistant City Manager
Cathy Laughlin, City Planner
Bob Thibault, Civil Engineer
Jeremy Draper, Development Manager

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments at this time.

APPROVAL OF MINUTES

February 27, 2018 – Regular meeting **FOR POSSIBLE ACTION**

***** A motion was made by Councilman Reece Keener, seconded by Councilman John Rice to approve the February 27, 2018 meeting minutes.**

**Motion passed unanimously. (3-0)*

I. NEW BUSINESS

- A. Review, consideration, and possible approval to solicit bids for the Centennial Park Expansion project, and matters related thereto. **FOR POSSIBLE ACTION**

At the February 27, 2018 meeting, the RDA took action to approve an amendment to the RDA budget to fund Project #2 of Phase 1 of the downtown corridor project for \$250,000 and directed staff to develop the bid documents for the project. This project will consist of the expansion into 7th Street connecting the Chilton Centennial Tower to the existing park area.

Cathy Laughlin, City Planner, turned it over to Mr. Thibault for explanation.

Bob Thibault, Civil Engineer, explained that the project would include curb, gutter, and sidewalk along Railroad Street and Commercial Street to finish the closure of 7th Street. It will also include some sidewalk around the tower, repaving a portion of the parking lot, and irrigation and sod throughout the 7th Street closure area. There are four trees included, two beside the tower and two in line with 7th Street. We were going to replace the 36" storm drain, but Public Works was able to pothole it and the pipe is in good condition. Therefore, we are going to leave it in place and add a manhole for access. There will be six reader boards around the tower; they will be on the edges of sidewalk for easy mowing.

Councilman Reece Keener asked if they were going to reach out for donations and funding assistance. He mentioned that he knew a couple of groups that have expressed some interest in participating.

Mr. Thibault said that the funding was in place for the project, with \$250,000 pledged from the RDA. The estimate for this project is around \$190,000, so we can get this done with the money we have. He understood there was interest from one group who wanted to support the splash pad, which was the DBA. He was thinking that they could a splash pad in the area where the existing fountain currently is, so it would be outside of the area proposed in this project. Within the 7th street corridor there are a bunch of utilizes in the street, so it would not be a good place for a splash pad. There is also interest to get a bathroom in the area. Staff has picked out a spot behind the other end of the train. It would fit in the corner of the future parking lot.

Ms. Laughlin explained that the bathroom was not funded yet, but it was estimated to be around \$93,000.

Councilman Keener said it would be closer to 8th Street.

Mr. Thibault said it would be midblock, in front of the Fire Station.

Scott Wilkinson, Assistant City Manager explained that they were working off the phasing that was recommended by the RAC.

*****A motion was made by Councilman Reece Keener, seconded by Councilman John Rice to authorize staff to solicit bids for the Centennial Park Expansion Project, pursuant to what was presented.**

**Motion passed unanimously. (3-0)*

- B. Review, consideration and possible acceptance of the 400 Block Alley Project and matters related thereto. **FOR POSSIBLE ACTION**

At the August 8, 2017 Elko Redevelopment Agency meeting, the RDA awarded a contract to Great Basin Engineering Contractors, LLC for the 400 Block Alley Project. The project has been completed by Great Basin Engineering Contractors, LLC and staff recommends final acceptance of the project.

Ms. Laughlin explained that the project itself was done several months ago, with exception of the Solar Light. There were some issues with the ordering process of the solar light. The light has been installed behind the fence on Mr. Franzoia's property. She's heard good things about it. This is final acceptance of the project. The final expenditure was included in the packet.

Councilman Keener explained that he was in Mike's back yard and the frame on the light was robust.

Ms. Laughlin said she was extremely disappointed in the users of the area. She showed a photo of behind the dumpsters. She has met with Elko Sanitation and talked with the property owners. The Moon Bar has been dissatisfied with their Elko Sanitation bill, so they were hauling their own trash. He said it wasn't just the users, because he watched the dumpsters being dumped. Ms. Laughlin thought this was completely unacceptable, but she was looking for suggestions for some fixes on how to keep it clean.

There was further discussion on keeping the area clean.

Mayor Chris Johnson

***** A motion was made by Councilman Reece Keener, seconded by Councilman John Rice to accept 400 Block Alley Project as completed by Great Basin Engineering Contractors.**

**Motion passed unanimously. (3-0)*

II. REPORTS

- A. **Budget**
B. **Other –**

Ms. Laughlin reported that the RAC would have a meeting on the 26th to review the Storefront Applications. We received three applications, two requesting the maximum amount of \$25,000, and the third requested \$5,105.

COMMENTS BY THE GENERAL PUBLIC

There were no public comments at this time.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Mayor Chris J. Johnson, Chairman
Redevelopment Agency

DRAFT

City of Elko Redevelopment Agency
Agenda Action Sheet

1. Title: **Review, consideration, and possible action on the 2018 Storefront Improvement Grant Recipients and amounts allocated, and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **May 8, 2018**
3. Agenda Category: **NEW BUSINESS**
4. Time Required: **10 minutes**
5. Background Information: **The 2018 Storefront improvement grant applications were open from January 1, 2018 to March 30, 2018. The RDA has allocated \$50,000 each year for 5 years for storefront improvement grants. The RDA approved an increase in the 2018 grant allocation from \$50,000 to \$100,000 at their February 27, 2018 meeting. The Redevelopment Advisory Council reviewed all applications at their meeting April 26, 2018. There were 3 applications and all were deemed complete applications. Their recommendation to the RDA was to fund all three projects as requested.**
6. Budget Information:
 Appropriation Required: **N/A**
 Budget amount available: **\$100,000**
 Fund name: **Redevelopment Agency**
7. Business Impact Statement: Required **Not Required**
8. Supplemental Agenda Information: **Staff Memo, spreadsheet, and 3 grant applications**
9. Recommended Motion: **Pleasure of the RDA**
10. Prepared By: **Scott Wilkinson, Assistant City Manager**
11. Committee/Other Agency Review: **Redevelopment Advisory Council**
12. Agency Action:
13. Agenda Distribution:

2018 Storefront Improvement Grant Applications

[illegible]



Storefront Improvement Grant Program

RECEIVED

Grant Application

MAR 30 2018

The Storefront Improvement Grant Program provides City of Elko Redevelopment Agency (RDA) funds to assist any property owner(s) or tenant(s) with rehabilitation, conservation, visual enhancement or beautification of eligible property within the Redevelopment area.

Please submit a complete application with the listed required documents and appropriate signatures to avoid any delays in processing. Please print legibly in either black or blue ink.

1. Project

Project Name: 927 Idaho Street

Funding Requested (Amount): \$ 5,105.00

2. Property Information

Business Name:

☐ Corporation ☐ Limited Liability Company ☐ Partnership ☐ Sole
Proprietorship ☒ Other Trust

Physical Address: 927 Idaho Street

Mailing Address: 371 Mountain City Hwy Unit 7

City: Elko State: NV Zip Code: 89801

Phone: (775) 738-5245 Cell: (775) 778-5244 Fax:

Current Building Use: professional office

3. Applicant Information (Participant)

Name: Pat Laughlin Family Living Trust

Mailing Address: 371 Mountain City Hwy. Unit 7

City: Elko State: NV Zip Code: 89801

Phone: (775) 738-5245 Cell: (775) 778-5244 Fax:

Email: patlaughlin@frontiernet.net

Do you ☒ Own or ☐ Lease the property?

If you are not the property owner, then the property owner must complete section 4 and sign the application.



Storefront Improvement Grant Program

4. Property Owner

Owner Name: Pat Laughlin Family Living Trust
Mailing Address: 371 Mtn City Hwy Unit 7
City: Elko State: NV Zip Code: 89801
Phone: (775) 738-5245 Cell: (775) 778-5724 Fax:
Email: patlaughlin@frontier.net.net
Are there multiple owners? ☐ Yes ☒ No If yes, provide additional sheet for each property owner

5. Contact Person or Representative

Name: Pat Laughlin
Mailing Address: 371 Mountain City Hwy Unit 7
City: Elko State: NV Zip Code: 89801
Phone: (775) 738-5245 Cell: (775) 778-5724 Email: patlaughlin@frontier.net.net

The following must be submitted with a complete application:

- ☒ Photographs of existing façade.
- ☒ 3 bids from contractors licensed to perform the applicable work for all eligible improvements.
- ☒ Construction Documents, including plans and elevations of proposed improvements. Plans must include sufficient detail to show all elements of the project.

1. Please list and describe each of the proposed exterior improvements.

Adding new trim around windows and doors.
stone on front porch walls and painting entire
building with a new color scheme. Only paint
is included in grant request.



Storefront Improvement Grant Program

2. Please describe the extent to which the existing building or on-site improvements are dilapidated or otherwise in need of improvement.

paint is peeling, color outdated

3. Please describe how you intend to maintain the improvements throughout their useful life.

We plan on painting the property every 10 years. We powerwash lightly when dirty.

4. Provide background information regarding the history of the business currently occupying the building:

Lisa Menden has leased the property since 2005.

5. Provide background information regarding the history of the building and/or property to be improved as well as any historical photos (if available):

It was previously a single family residence. In 2003, we converted it into a commercial property. It has always been a professional office since we purchased it in 2003.



Storefront Improvement Grant Program

6. Briefly describe the goals you hope to accomplish as the business and/or property owner undertaking this project:

With a long term (13 years) tenant, we would like to continue to strive to better the property to keep the property occupied. Continuing maintenance is important as well as investing in our property.

7. Explain how your project will benefit the City of Elko. Choose all that apply and provide a written explanation for each:

☒ The project will eliminate blighted conditions

The property needs a fresh look, more reflective of colors associated with 2018. We installed a roof last summer and this project will complete the goals we have for the property.

☐ The project will promote economic revitalization

n/a

☐ The project will enhance the City's historic preservation efforts

n/a

☒ The project will be consistent with the City's master plan

The Master Plan Objectives #2, 4 and 6 are consistent with the property revitalization.



Storefront Improvement Grant Program

Acknowledgement of Application Provisions: (please check each that you acknowledge)

- ☒ I/We affirm that this project conforms to all applicable codes, ordinances and regulations.
- ☒ All applicable permits will be obtained for this project, if required, and all accompanying inspections will be successfully completed prior to receiving reimbursement.
- ☒ I/We affirm that I/we am/are in good standing with the City of Elko with respect to taxes, fees, or other financial obligations to the City.
- ☒ I/We hereby affirm that I/we have full legal capacity to execute and submit this application, and that all information and exhibits herewith submitted are true and correct to the best of my/our knowledge.
- ☒ I/We agree to provide the City of Elko Redevelopment Agency (hereinafter the "Agency") with access to the property, as deemed necessary by the Agency, to make all reasonable inspections and investigations, and to take pictures of the property while the application is being processed.
- ☒ I/We have read and understand the Grant Program Guidelines, accept the terms stated in those Guidelines, and understand that in order for my/our request of funds to be approved, I/we must agree to work within and follow the recommendations of the Agency before starting any work on the subject property following approval of the application.
- ☒ I/We understand that I/we must complete and sign a Participation Agreement to initiate a date of project execution.
- ☒ I/We understand that I/we must complete, sign, and have notarized a Notice of Participation Agreement that will be recorded with the Elko County Recorder's Office.
- ☒ I/We understand that applying for grant funds does not obligate the Agency to allocate or award funds for the specified project.
- ☒ I/We understand that only after the review committee has reviewed the application and plans and recommends to the Redevelopment Agency the grant recipients, will the Agency authorize funds.
- ☒ I/We understand that the project shall comply with the Program Guidelines.
- ☒ I/We understand that only upon final inspection and approval by the Agency will the Agency disburse the authorized funds.
- ☒ I/We grant permission to the Agency to use my/our personal and business image(s), name, and/or other related content gathered in relation to your participation in the Storefront Improvement Program for promotional purposes. Such purposes may include, but are not limited to brochures, newsletters, and digital images.

Program Participant Signature

Date

3/28/18

Owner Signature

Date

3/28/18

Owner Signature

Date


[Treasurer Home](#)
[Assessor Data Inquiry](#)
[Back to Last Page](#)
Secured Tax Inquiry Detail for Parcel# 001-281-008

Property Location: 927 IDAHO ST, ELKO CITY
 Billed to: LAUGHLIN, PATRICK J & CATALINA F
 371 MOUNTAIN CITY HWY UNIT 7
 ELKO NV 89801-9516

Tax Year: 2017-18
 Roll#: 002016
 District: 11.5
 Tax Service:
 Land Use Code: 412

[Code Table](#)
Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
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Current Year	(Unsecured Taxes exist)		No Taxes Owning		
08/21/17	305.74		305.74	305.74	.00
10/02/17	305.72	12.23	317.95	317.95	.00
01/01/18	305.72		305.72	305.72	.00
03/05/18	305.72	12.23	317.95	317.95	.00
Totals:	1,222.90	24.46	1,247.36	1,247.36	

[Payment Cart](#)
[History](#)
Additional Information

	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.4823	3.4823	3.4823	3.4823	3.4823
Tax Cap Percent	5.9	6.4	7.5	7.8	7.9

Shelby Archuleta

From: Cari Carpenter
Sent: Friday, March 30, 2018 12:18 PM
To: Shelby Archuleta
Subject: RE: Water Bill

They are current.

Have a great afternoon!
Cari

From: Shelby Archuleta
Sent: Friday, March 30, 2018 12:16 PM
To: Cari Carpenter <ccarpenter@elkocitynv.gov>
Subject: RE: Water Bill

Sorry its 927 Idaho Street, the owner is Cathy & Pat Laughlin.

From: Cari Carpenter
Sent: Friday, March 30, 2018 12:12 PM
To: Shelby Archuleta <sarchuleta@elkocitynv.gov>
Subject: RE: Water Bill

I don't have that address in my system. Who is the owner?

From: Shelby Archuleta
Sent: Friday, March 30, 2018 12:09 PM
To: Cari Carpenter <ccarpenter@elkocitynv.gov>
Subject: Water Bill

Good Afternoon Cari,
Can you tell me if 972 Idaho Street is current on their water bill?

Thank you!

Shelby Archuleta
Planning Technician
City of Elko
Planning Department
Ph (775) 777-7160
Fax (775) 777-7219

Bottari Construction

P.O. Box 281660
Lamoille, NV 89828-1660**Estimate**

DATE	ESTIMATE NO.
3/28/2018	2018-01

NAME / ADDRESS
Pat Laughlin Family Living Trust 927, ID89801 Elko Nevada

PROJECT

DESCRIPTION	QTY	COST	TOTAL
Add new paint grade trim around all windows and doors, repair siding as needed, replace soffit and fascia as needed, Urestone panels on front porch walls with trim, paint entire structure 3 tone paint scheme, remove and replace carpet on porch, new front light, Contractors profit and overhead.		10,210.00	10,210.00
		TOTAL	\$10,210.00



LAUGHLIN

CONSTRUCTION

—i INC.i—

371 Mountain City Hwy. #7
Elko, NV 89801
NV LICENSE #44358

PROPOSAL

DATE

3/28/2018

CUSTOMER

PAT LAUGHLIN FAMILY LIVING TRUST
371 MOUNTAIN CITY HWY. UNIT 7
ELKO, NV 89801

PROJECT

927 IDAHO ST.

DESCRIPTION

AMOUNT

Remove and replace with new, all false stone siding on front porch. New to cover entire front porch facade.
Remove and replace carpet on front porch
Remove and replace rainwater and downspout
Replace any damaged siding
Install new trim around all windows and doors
Install new fascia and soffit as needed
Lift corner of front porch and stabilize
Paint with a three color scheme with walls, trim and door different colors
Remove and replace front light
Remove and replace door hardware

10,855.00

Total \$10,855.00

All material is guaranteed to be as specified. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry liability insurance.
Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as listed in the terms above.

Date of Acceptance: _____ Signature _____



March 29, 2018

Re: Pat Laughlin Family Living Trust

Dear Cathy Laughlin,

Ormaza Construction is pleased to offer you the following price for the storefront remodel for \$11,658.00 (Eleven Thousand Six Hundred Fifty-Eight Dollars).

Proposal Inclusions

1. New trim around all windows and doors
2. Repair siding as needed
3. Replace soffit and fascia as needed
4. Urestone panels on front porch walls with trim
5. Paint entire structure with three-tone paint
6. Replace rain gutter and downspout
7. New door hardware
8. Remove and replace floor covering on porch
9. Add new front light
10. Contractor's profit and overhead

Excludes

1. Permits
2. Engineering
3. Cold Weather Protection
4. Temporary utilities
5. Extended warranties
6. Fencing

This bid is based on working hours from 7:00 A.M. to 3:30 P.M. if night work or weekend work will need to occur please let me know so I can verify pricing.

Due to unstable material pricing, this bid is good for 30 days.

Thank you for the opportunity to assist you on this project. Please feel free to contact me at (775) 738-5611 if you have any questions or need additional information.

Respectfully Submitted;

Pedro Ormaza
Ormaza Construction
Project Manager / Estimator

t 775.738.5611
f 775.753.5444

p.o. box 339
elko, nevada 89803

ormaza@frontier.net
www.ormazaconstruction.com

STAFF COMMENT FLOW SHEET
REDEVELOPMENT ADVISORY COUNCIL AGENDA DATE: 4/26

Do not use pencil or red pen, they do not reproduce

Title: 927 Idaho St. Storefront Improvement Grant Application
Applicant(s): Pat Laughlin Family Listing Trust
Site Location: 927 Idaho St. Current Zoning: C
Date Received: March 30, 2018 Date Public Notice: N/A
COMMENT: Please Review Application

If concerns justify or additional space is required please provide a separate memorandum

Building Department: Date: 4-4-18 NO CONCERNS BT

Initial

927 IDAHO STREET EXTERIOR REMODEL
OWNER: PAT LAUGHLIN FAMILY LIVING TRUST
ELKO NEVADA



Project Description:

1. Remove all false stone on front porch area. Replace with new full face of wall on porch.
2. New trim around windows and doors
3. Repair and replace siding as needed
4. New soffit and fascia.
5. Corner of porch structure lifted and stabilized.
6. Remove and replace floor covering on front porch area.
7. New rain gutter and downspouts
8. Paint a three color paint scheme, with walls, trim, door and posts different colors.
9. New light fixture and door hardware.



RECEIVED

MAR 30 2008

Grant Application

The Storefront Improvement Grant Program provides City of Elko Redevelopment Agency (RDA) funds to assist any property owner(s) or tenant(s) with rehabilitation, conservation, visual enhancement or beautification of eligible property within the Redevelopment area.

Please submit a complete application with the listed required documents and appropriate signatures to avoid any delays in processing. Please print legibly in either black or blue ink.

1. Project

Project Name: Patray Building

Funding Requested (Amount): \$25,000

2. Property Information

Business Name: Innovative Advisors Inc

X Corporation ☐ Limited Liability Company ☐ Partnership ☐ Sole
Proprietorship ☐ Other

Physical Address: 524 Commercial Street

Mailing Address: same

City: Elko State: Nevada Zip Code: 89801

Phone: 775-753-4333 Cell: Fax:

Current Building Use: Office Building/ Residential

3. Applicant Information (Participant)

Name: Patray Assets LLP

Mailing Address: 425 Rocky Road

City: Elko State: Nevada Zip Code: 89801

Phone: Cell: 775-934-8520 Fax: 775-738-4123

Email: leray@clearlynevadapro.com

Do you X Own or ☐ Lease the property?

If you are not the property owner, then the property owner must complete section 4 and sign the application.



City of Elko Redevelopment Agency

4. Property Owner

Owner Name: same as applicant

Mailing Address:

City:

State:

Zip Code:

Phone:

Cell:

Fax:

Email:

Are there multiple owners? ☐ Yes ☒ No If yes, provide additional sheet for each property owner

5. Contact Person or Representative

Name: Catherine Wines

Mailing Address: 421 Railroad Street ste 208

City: Elko

State: Nevada

Zip Code: 89801

Phone: 775-738-7829

Cell: 775-934-6175

Email: catherine@r6studio.com

The following must be submitted with a complete application:

- ☐ Photographs of existing façade.
- ☐ 3 bids from contractors licensed to perform the applicable work for all eligible improvements.
- ☐ Construction Documents, including plans and elevations of proposed improvements. Plans must include sufficient detail to show all elements of the project.

1. Please list and describe each of the proposed exterior improvements.

We are rehabilitating the exterior façade to look more like a historic building with charm and character that is typical of an urban downtown mixed use building.



City of Elko Redevelopment Agency

2. Please describe the extent to which the existing building or on-site improvements are dilapidated or otherwise in need of improvement.

The existing stucco is unattractive and dilapidated. There are HVAC units protruding off the front of the building, the doors do not swing the right way for proper exiting.

3. Please describe how you intend to maintain the improvements throughout their useful life.

We plan to maintain the building to good standard in order to keep our tenants in the building.

4. Provide background information regarding the history of the business currently occupying the building:

Innovative Advisors purchased the business from the building owners and are in the first year of a five year lease of the building. The upstairs apartment is currently occupied and under lease.

5. Provide background information regarding the history of the building and/or property to be improved as well as any historical photos (if available):

Le Ray and Patsy Reese purchased the building from Ray Bowser and Bowser Construction. We have been told that it was a butcher shop when it was first built. There are indications in the building of a butcher shop. There is an area with very thick concrete walls that we believe was the walk-in. The building was built in approximately 1928.

6. Briefly describe the goals you hope to accomplish as the business and/or property owner undertaking this project:

To visually uplift the building to compliment the other rejuvenation in the area and maintain a good relationship with our tenants.



City of Elko Redevelopment Agency

7. Explain how your project will benefit the City of Elko. Choose all that apply and provide a written explanation for each:

X The project will eliminate blighted conditions

The current building is blighted and unattractive. The new project will add interest and an attractive, fresh, look.

X The project will promote economic revitalization

Yes, the project will help with the overall value of all the buildings in the area and help with our economic security as well.

X The project will enhance the City's historic preservation efforts

Yes, the new design is using historic proportions and architectural detail that compliment the historic nature of the downtown area.

X The project will be consistent with the City's master plan

Yes, the building is currently a mixed use building with office space on the first floor and residential space on the second floor that is desirable for development in the downtown business district and part of the City's master plan.

Acknowledgement of Application Provisions: (please check each that you acknowledge)

- ☐ I/We affirm that this project conforms to all applicable codes, ordinances and regulations.
- ☐ All applicable permits will be obtained for this project, if required, and all accompanying inspections will be successfully completed prior to receiving reimbursement.
- ☐ I/We affirm that I/we am/are in good standing with the City of Elko with respect to taxes, fees, or other financial obligations to the City.
- ☐ I/We hereby affirm that I/we have full legal capacity to execute and submit this application, and that all information and exhibits herewith submitted are true and correct to the best of my/our knowledge.
- ☐ I/We agree to provide the City of Elko Redevelopment Agency (hereinafter the "Agency") with access to the property, as deemed necessary by the Agency, to make all reasonable inspections and investigations, and to take pictures of the property while the application is being processed.
- ☐ I/We have read and understand the Grant Program Guidelines, accept the terms stated in those



Improvement Grant Program

City of Elko Redevelopment Agency

Guidelines, and understand that in order for my/our request of funds to be approved, I/we must agree to work within and follow the recommendations of the Agency before starting any work on the subject property following approval of the application.

☒ I/We understand that I/we must complete and sign a Participation Agreement to initiate a date of project execution.

☒ I/We understand that I/we must complete, sign, and have notarized a Notice of Participation Agreement that will be recorded with the Elko County Recorder's Office.

☒ I/We understand that applying for grant funds does not obligate the Agency to allocate or award funds for the specified project.

☒ I/We understand that only after the review committee has reviewed the application and plans and recommends to the Redevelopment Agency the grant recipients, will the Agency authorize funds.

☒ I/We understand that the project shall comply with the Program Guidelines.

☒ I/We understand that only upon final inspection and approval by the Agency will the Agency disburse the authorized funds.

☒ I/We grant permission to the Agency to use my/our personal and business image(s), name, and/or other related content gathered in relation to your participation in the Storefront Improvement Program for promotional purposes. Such purposes may include, but are not limited to brochures, newsletters, and digital images.

[Signature] *Pres. of GENERAL PARTNER FOR PATRAY PLL* *8-26-18*
Program Participant Signature Date

[Signature] *Pres. of GENERAL PARTNER FOR PATRAY PLL* *8-26-18*
Owner Signature Date

Owner Signature

Date


[Treasurer Home](#)
[Assessor Data Inquiry](#)
[Back to Last Page](#)
Secured Tax Inquiry Detail for Parcel# 001-343-003

Property Location: 524 COMMERCIAL ST, ELKO CITY
 Billed to: PATRAY ASSETS LLP
 425 ROCKY RD
 ELKO NV 89801-8496

Tax Year: 2017-18
 Roll #: 002129
 District: 11.5
 Tax Service:
 Land Use Code: 400

[Code Table](#)
Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
Current Year					
	(Unsecured Taxes exist)			No Taxes Owing	
08/21/17	382.61		382.61	382.61	.00
10/02/17	382.56		382.56	382.56	.00
01/01/18	382.56		382.56	382.56	.00
03/05/18	382.56		382.56	382.56	.00

Totals: 1,530.29 .00 1,530.29 1,530.29

[Payment Cart](#)
[History](#)
Additional Information

	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.4823	3.4823	3.4823	3.4823	3.4823
Tax Cap Percent	5.9	6.4	7.5	7.8	7.9

Shelby Archuleta

From: Cari Carpenter
Sent: Friday, March 30, 2018 4:25 PM
To: Shelby Archuleta
Subject: RE: Water Bills

They are up to date.

Thanks,
Cari

From: Shelby Archuleta
Sent: Friday, March 30, 2018 4:23 PM
To: Cari Carpenter <ccarpenter@elkocitynv.gov>
Subject: Water Bills

Cari,
Can you check to see if 345 4th Street and 524 Commercial Street are up to date on their water bills?
Thank you!

*Shelby Archuleta
Planning Technician
City of Elko
Planning Department
M (775) 777-7160
F (775) 777-7219*

STAFF COMMENT FLOW SHEET
REDEVELOPMENT ADVISORY COUNCIL AGENDA DATE: 4/26

Do not use pencil or red pen, they do not reproduce

Title: Patray Building Storefront Improvement Grant Application
Applicant(s): Patray Assets, LLP
Site Location: 524 Commercial St. Current Zoning: C
Date Received: March 30, 2018 Date Public Notice: N/A
COMMENT: Please Review this application.

If concerns justify or additional space is required please provide a separate memorandum

Building Department: Date: 4.5.18 Permits will be required
for this scope of work. Refer to RDA Project #4 Plan
Special Assessment District (SAD) for ADA compliance at
front entrance. Deferred Submittal noted for exterior signage.
JSF
Initial

YLA, Inc.
 Andrew Knudsen 397-5568
 license# 0080279

PROPOSAL

PROPOSAL SUBMITTED TO LeRay Reese		TODAY'S DATE 03/30/2018	DATE OF PLANS/PAGE #'S 03/30/2018
PHONE NUMBER 775-934-8520	FAX NUMBER	JOB NAME Reese Building Exterior	
ADDRESS, CITY, STATE, ZIP		JOB LOCATION 524 Commercial, Elko, NV 89801	

We propose hereby to furnish material and labor necessary for the completion of:

Full exterior remodel.

Demo and remove partial stucco protruding areas.

Removal of all necessary existing structure in preparation for new construction.

Building to attached plans which includes: new face construction of building, arches, bay windows, PVC molding with allowance of \$5,000, stucco, paint, all new window store front.

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:

Seventy eight thousand, eight hundred forty five dollars (**\$ 78,845.00**)

Payment as follows: **30% down, 40% upon completion of new window storefront, 30% at completion**

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized

Signature _____

Note: this proposal may be withdrawn by us

if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____

Schell Creek Construction

222 Silver Street

Elko, Nevada 89801

Mail: PO Box 2258 Fernley, NV 89408

P 775-753-8966

F 775-835-8655

PROPOSAL

DATE: February 9, 2018

Contact: Catherine Wines

Project: Reese Building Ext Façade Renovation.

Location: 524 Commercial st. Elko, NV

E mail: derek@schellcreek.com

Estimated by: Derek Dahlstrom

Bus. phone: 775-753-8966

Cell: 775 722.1864, 775 934. 9913

NV License B 27297A C-5 0031022A

MHD License NSCB-B #R1011

Phone: 934-6735

JOB DESCRIPTION

Proposal consists of: Demolition of front of building and storefronts, Re construct front of building, Storefronts, finish and interior as per plans and Specs.

TOTAL ESTIMATED JOB COST

\$80,500.00

EXCLUSIONS: We exclude permit fees, getting new water to site, getting new power to site, any unforeseen issues, fixing any damage to materials during demo, roofing or roof patch, shoring, curb or gutter work, work required by the city, staking, special inspections, testing, quality control, mechanical, public safety walk tunnels, or anything not described above.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMEN COMPENSATION INSURANCE. ALL CHANGES IN SCOPE OF WORK DUE TO REVISION BY PLAN REVIEW PROCESS OR GOVERNMENT ENTITY, UTILITY COMPANIES, OWNERS OR OWNERS REPRESENTATIVES WILL RESULT IN A CHANGE ORDER TO CONTRACT. MATERIAL MARKET IS VERY VOLATILE THROUGHOUT THE SEASONS; DELAYS IN ACCEPTANCE OF THE PROPOSAL WILL RESULT IN A MATERIAL COST REVIEW THAT MAY RESULT IN A CHANGE ORDER.

TERMS: This proposal may be withdrawn if not accepted within 15 days.

A 15% overhead and administrative charge will be added to any changes made to this proposal.

2% interest will be charged after 30 days.

Payment schedule to be progressive.

Authorized Signature Derek Dahlstrom _____ Date 3.29.18

Acceptance Signature _____ Date _____



Reese Building

Est. Date:

11/29/18

Exterior façade

Est. No.

20268

NV License 57554

License limit \$750,000

Summary

Attention: Catherine Wines

Ph.#

Dear Catherine:

Please find our estimate for renovation of the façade of the Reese building

Items furnished are as follows:

- 1.0 Remove upper windows and inside jam
- Remove stucco pop outs
- Remove air conditioners
- Remove existing storefront system
- Install new windows & doors per plan
- Install new trim, moldings & wood siding per plan
- Prep & paint per plan
- Patch interior grid ceiling per print

Price:

\$82,000.00

QUALIFICATIONS & CLARIFICATIONS:

- 1.0 Pricing includes disposal of all debris generated and dump fees

Items not included are:

- 1.0 Scope items not specifically mentioned are not included

Extra work rates:

All other work to be completed will be quoted separately

Payment schedule:

To be determined

Payment terms for all invoices will be net 15 days

This proposal is valid for 30 days

Thank you for your inquiry. Please let me know if I can be of any further assistance.

Matt Burwell
(775) 340-8806

Approval signature _____



CONSTRUCTION QUOTE

Client:

R6 Studios

ATTN: Catherine Wines

PROJECT:

Reese Building

Exterior Façade Renovation

524 Commercial St.

Elko, NV 89801

No. 180319-1

Date: 3/28/2018

Scope of Work:

Remove the existing windows, doors, stucco siding on the existing store front for the above mentioned building and replace with new windows, store front doors, and windows including new framing, trim, siding, moulding, stucco, cornice, and all improvements as shown on the R6 studio architectural drawings dated 3-28-18.

The following quote includes all demolition, construction, materials, finishes and incidentals required to complete the project.

Lump Sum Price

\$85,798.00

Note: quote is good for 30 days from the date signed below.

By:

Mike Shanks

8/29/2018

Date:

Reese Building - Exterior Facade Renovation

524 Commercial Street, Elko, Nevada 89801 - APN 001-343-003

General Notes

- 1- Drawings represent the desired result of construction. The methods of construction and the risks involved during the construction are the responsibility of the contractor. The contractor shall maintain the buildings structural integrity at all stages of construction.
- 2- All construction shall comply with requirements of the 2009 International Building Code along with other listed codes and all city, county, state and federal agencies having jurisdiction.
- 3- The General Contractor is responsible for obtaining all permits necessary to perform all work included in these documents.
- 4- The General Contractor shall maintain a complete set of current drawings at the construction site during all phases of construction for use by all trades.
- 5- The General contractor shall coordinate with the property owner or representative the locations for construction traffic during all phases of construction. The contractor is also responsible for obtaining temporary power and all costs associated with temporary services.
- 6- The contractor shall verify all dimensions and elevations prior to the commencement of work. Discrepancies in the dimensions which may be found shall be brought to the attention of the the architect for a decision before proceeding with work. Dimensions on plans are to the face of the studs or structural columns unless noted otherwise. Do not scale drawings. Contractor to follow provided dimensions on drawings, if a necessary dimension is missing the contractor shall notify the architect for clarification before proceeding. Do not scale drawings.
- 7- All construction and finish materials proposed by the contractor and or dictated by construction documents shall be reviewed for general compliance by the architect or owner representative through a formal submittal process prior to commencing work and shall be approved by the architect or owner representative prior to commencing work. The owners representative has the discretion of changing the submittal process to an informal review.
- 8 - Install all manufacturers items, materials, and equipment in strict accordance with manufacturers recommendations unless otherwise specifically noted by the architect. As a minimum standard all work performed and materials installed shall be in accordance with all applicable codes, regulations and ordinances having jurisdiction.
- 9- The general Contractor is responsible for all demolition required to perform work. The contractor is responsible for protecting all existing site features and fixtures that are to remain. They are also responsible for protecting building structures both directly associated wit this permit or adjacent to area of construction. Any damage that is incurred by the contractor or his subordinates to this area will be repaired or replaced at the expense of the contractor.
- 10- The General Contractor must insure building address is clearly displayed on the street side of the building with no visual obstructions. The contractor must also insure the building owner has provided an approved Knox Box with building key inside. Coordinate location of Knox Box with the first responding fire department and Fire Marshall having jurisdiction.
- 11- All exterior signage to be submitted separately under a separate permit.
- 12- Contractor to provide all owners manuals and warranties prior to final payment. All equipment and finish materials to be new and of the highest available commercial grade quality. All products are to be approved by the architect prior to installation. Installers of all equipment to provide manufacturer's installation instructions attached to the equipment prior to final inspection.
- 13- All work in these drawings and specifications consists of furnishing all labor, equipment and materials necessary for and reasonably incidental to the complete construction of the building, including but not limited to minor details not specifically mentioned or shown that are necessary to complete the construction, subject to the terms and conditions of the contract. All work in this project shall be done in accordance with the best modern construction practice using first grade new equipment and materials. As a minimum standard all work performed and materials installed shall be in accordance with all applicable codes, regulations and ordinances having jurisdiction.
- 14- Workmanship and all construction practices must be a neat appearance and will be inspected at the same level of scrutiny as the performance of the entire building. All applicable portions of Division 1 GENERAL REQUIREMENTS shall be included and strictly adhered to any conflict noted in the drawings shall be immediately brought to the attention of the architect for written clarification.
- 15- A complete and thorough clean-up of entire construction site is required at the end of the project prior to final acceptance. The contractor shall maintain a reasonably clean work area during all phases of construction.
- 16- These drawings are the property of the Architect and to be used solely with respect to this project. These documents shall not be reused or reproduced in any form without permission of the Architect.

Code Analysis

Facade renovation only under this permit. The existing structure will not be modified under this permit.

Governing Design Factors

Earthquake Zone	D 2
Wind Speed	90 m.p.h.
Frost Depth	30"
Loads	
Roof dead load	15 p.s.f.
Roof live load / snow load	30 p.s.f.
Floor dead load	20 p.s.f.
Floor live load	50 p.s.f.
Exit path of travel live load	100 p.s.f.
Ground snow load	50 p.s.f.
Soil bearing	1,500 psi

Occupancy Classification

Existing building occupancy classification and occupancy load will not to change under this permit.			
Area		Size	Occupant Load
B	First Floor (office business)	2,370 s.f.	24 (100)
R-3	Second Floor (apartment)	2,246 s.f.	(NA)

Building Classification

Type of construction	VB
Allowable area	6,000
Actual area (entire building)	4,616 s.f.
Area of construction under this permit	NA
No actual s.f. inside the buidling will be modified, only the exterior facade	
Allowable height (stories)	NA
Actual height (stories)	2

Fire Resistance

Not applicable under this permit.

Exits

Existing Building Exits are not affected under this permit. The same number of exits that are required will be provided under this permit.

Plumbing

Not applicable under this permit.

Parking

Not applicable under this permit.

Special Inspections

None required

Drawing Abbreviations

Not to scale	n.t.s.
Not in contract	n.i.c.
Unless noted otherwise	u.n.o.
Above finish floor	a.f.f.
Pounds per square foot	p.s.f.
Pounds per square inch	p.s.i.
Square Feet	s.f.
Gypsum wall board	gyp. bd.
Diameter	dia.
Typical to all locations	typ.

Drawing Symbols

	North Arrow
	Door Symbol
	Window Symbol
	Room Occupants
	Room Name & Number
	Detail
	Elevation (single sided sim.)
	Room signage
	Fire Extinguisher

Sheet Index

Architectural

a1.1	Cover Sheet / Code Analysis
a1.2	Historic Photos
a1.3	Demolition Plan
a2.1	Building Plans / Schedules
a3.1	Building Elevations
a4.1	Sections / Details

Fire alarm and fire sprinkler modification plans to be under a separate permit if necessary.

No structural changes to be made under this permit

Applicable Codes

2009	International Building Code
2009	Uniform Mechanical Code
2009	Uniform Plumbing Code
2009	International Fire Code
2009	National Electrical Code
2009	International Energy Conservation Code

Deferred Submittal

Signage
Storage racking in warehouse

Owner

LeRay & Patsy Reese
524 Commercial Street
Elko, Nevada
775-934-8778
contact: LeRay Reese
ourstore12@gmail.com

Architect

r6studio - Catherine Wines, Architect
401 Railroad Street ste 205
Elko, Nevada
775-738-7829
contact: Catherine Wines
catherine@r6studio.com

General Contractor

T.B.D.

Electrical Contractor

T.B.D.

Mechanical Contractor

T.B.D.

R6STUDIO
CATHERINE WINES, ARCHITECT
421 RAILROAD STREET STE 208
ELKO, NEVADA 89801
p775.738.7829 f775.738.7817
www.R6STUDIO.com



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PROJECT NAME

Reese Building
Exterior Facade Renovation
524 Commercial Street
Elko, Nevada

SHEET NAME

Cover Sheet
Code Analysis

REVISIONS

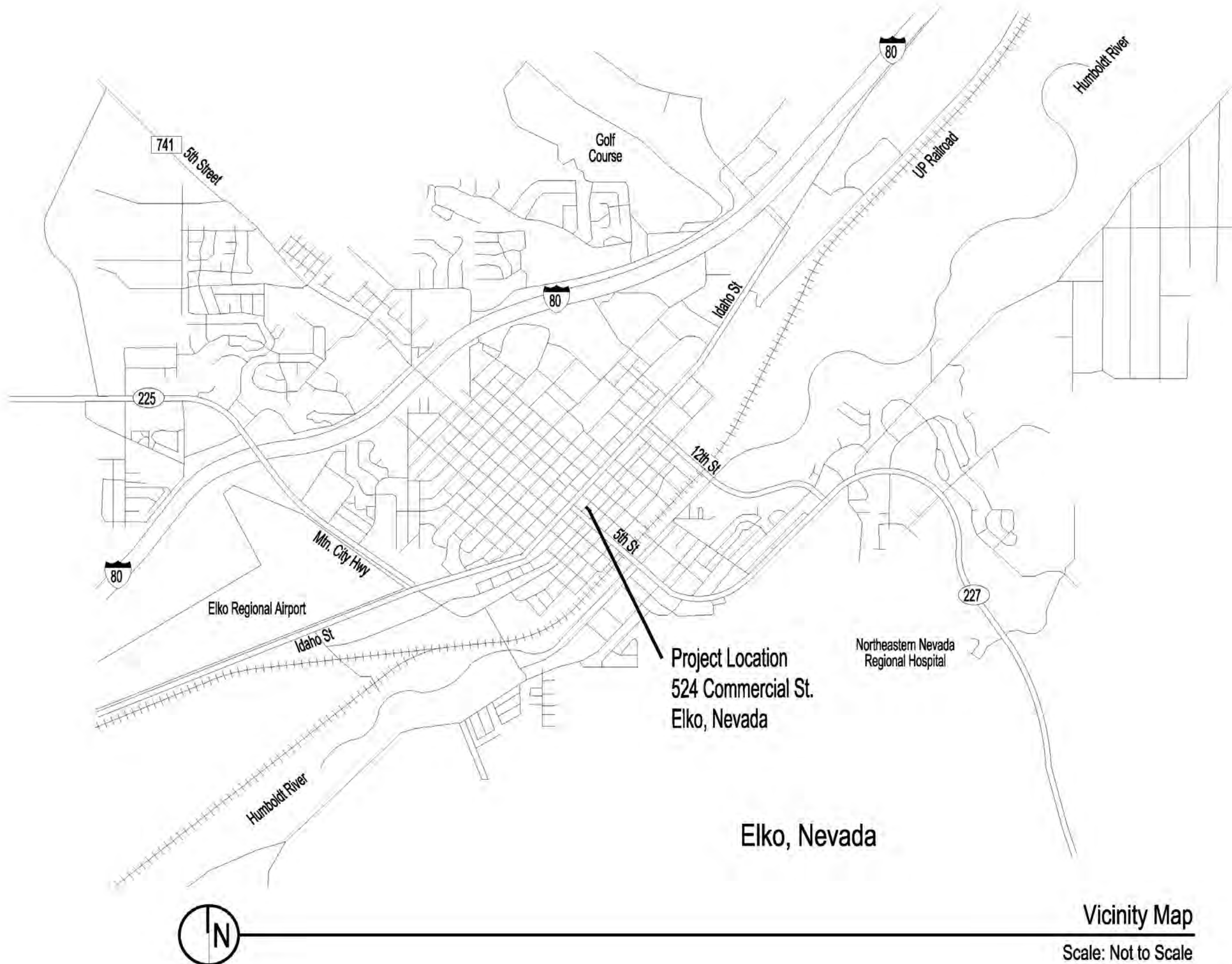
DATE

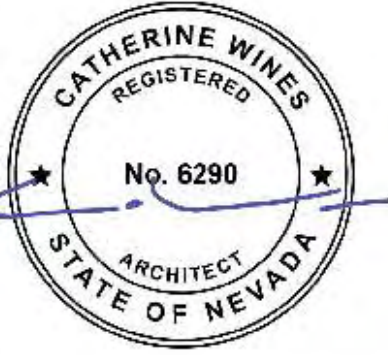
3.28.2018

SHEET NUMBER

a1.1

File number 17-026 - Reese Building, Elko City





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PROJECT NAME

Reese Building
Exterior Facade Renovation
524 Commercial Street
Elko, Nevada

SHEET NAME

Historic Photos

REVISIONS

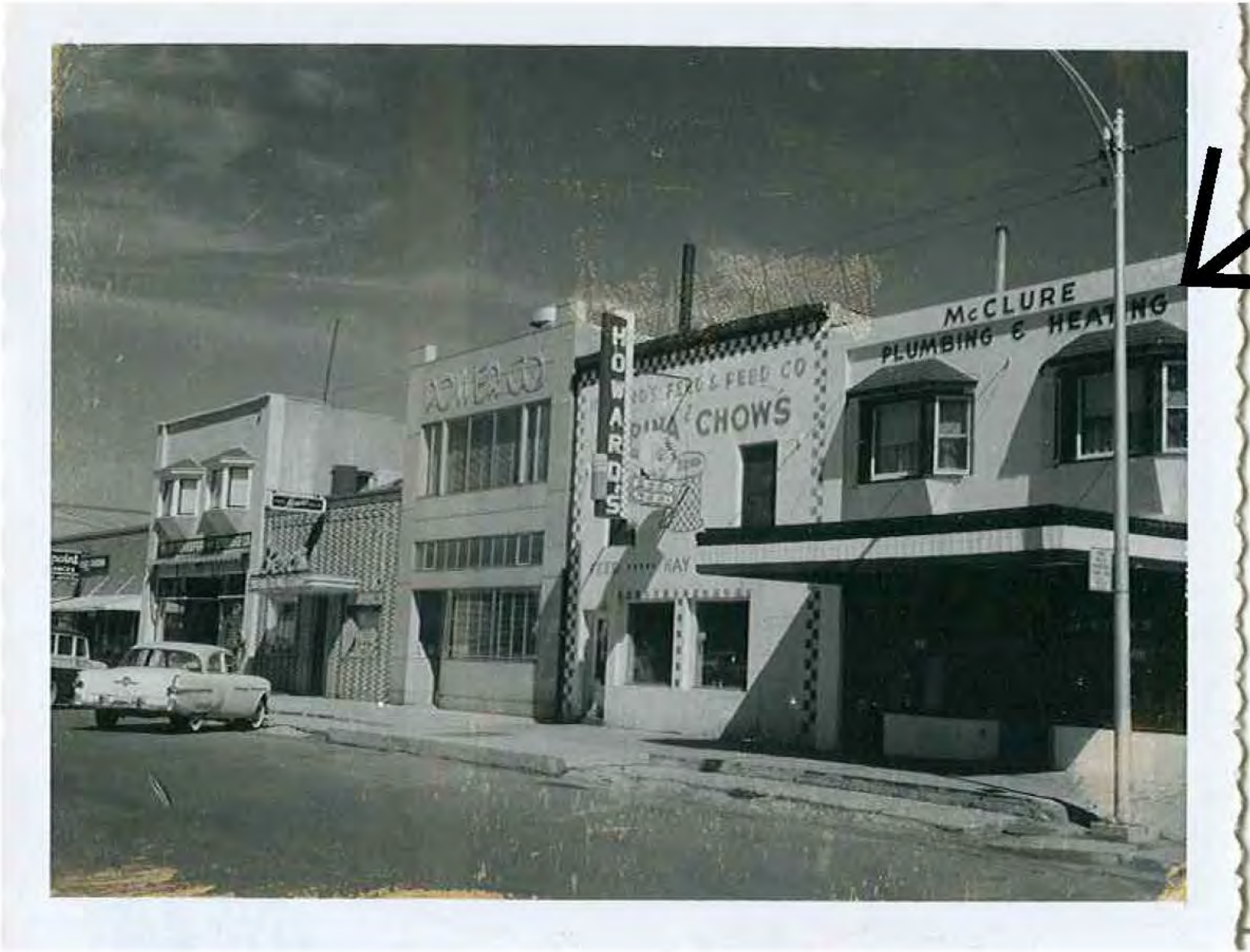
DATE

3.28.2018

SHEET NUMBER

a1.2

File number 17-026 - Reese Building, Elko City



3

Historic Photo circa 1950

Photo Not To Scale



2

Historic Photo Circa 1970

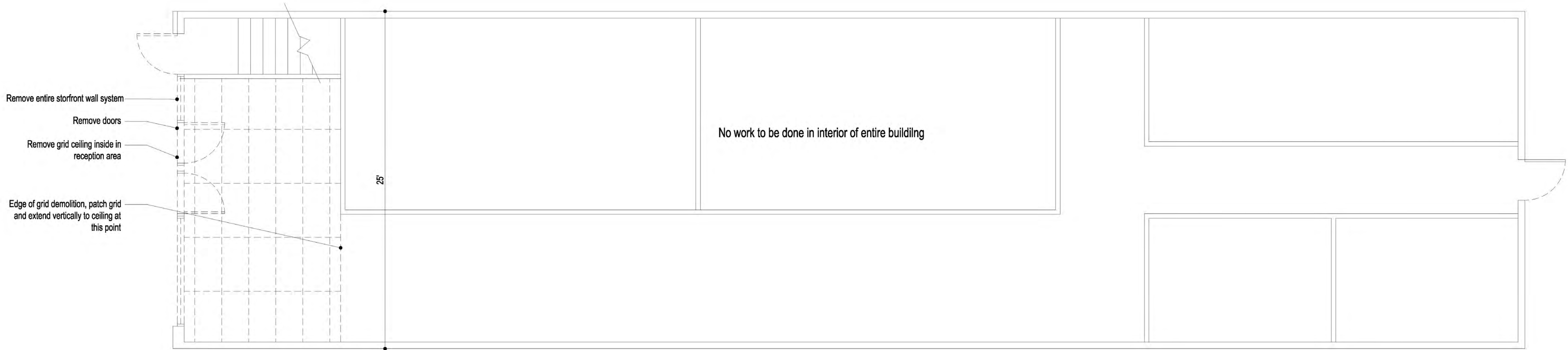
Photo Not To Scale



1

Historic Photo Circa 1990

Photo Not To Scale



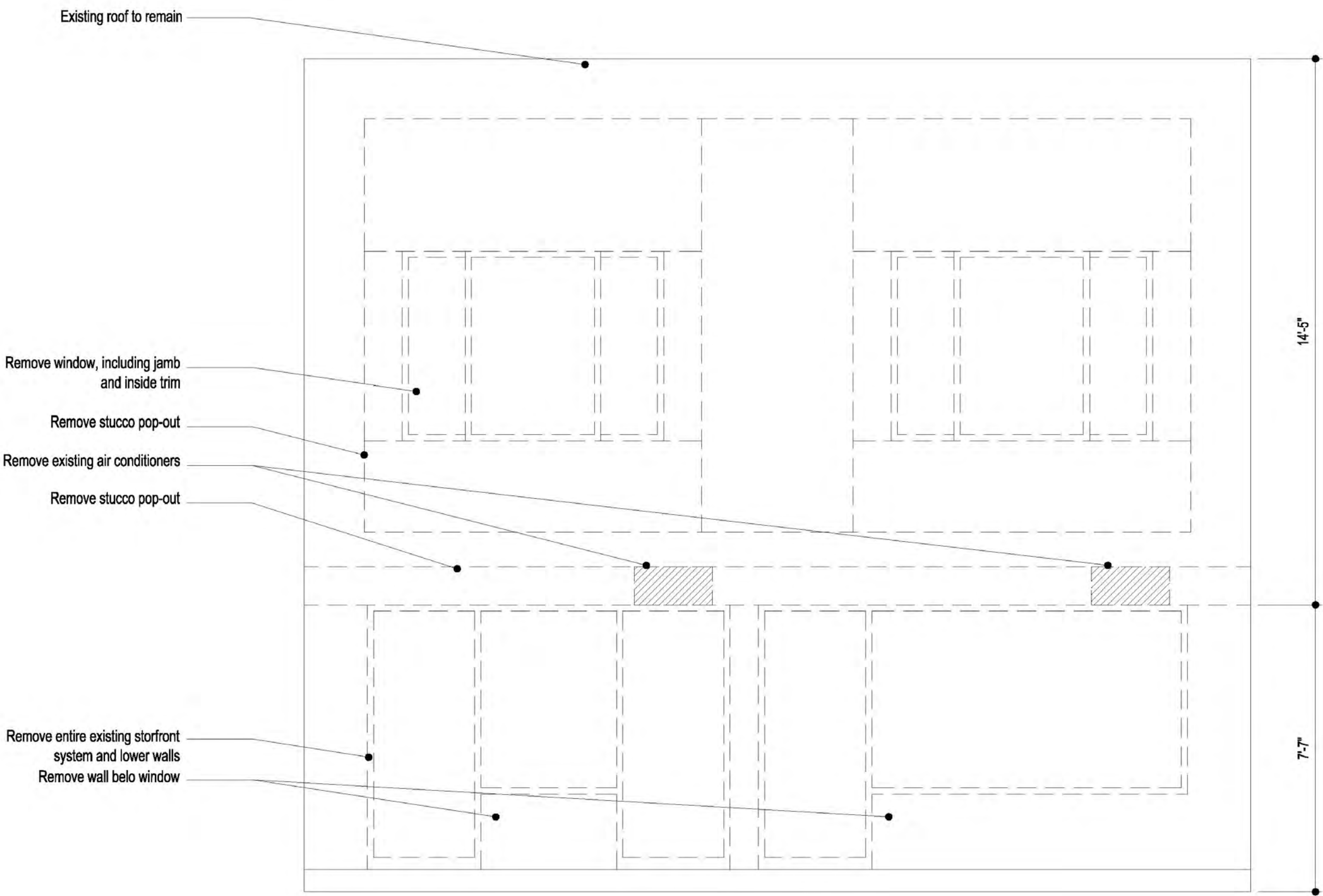
3

Existing Building and Demolition Plan (2nd floor sim)
Scale: 1/4" = 1'-0" - Do Not Scale Drawings



2

2018 Reference Photograph
Photo Not To Scale



1

Front Facade Demolition
Scale: 3/8" = 1'-0"
Do Not Scale Drawings



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PROJECT NAME

Reese Building
Exterior Facade Renovation
524 Commercial Street
Elko, Nevada

SHEET NAME

Demolition Plan

REVISIONS

DATE

3.28.2018

SHEET NUMBER

a1.2

Door Notes

1- Due to multiple use some door details are reversed from direction shown.

3- All locksets on doors shall be ADA lever type.

4- All openings larger than 1/4" in exterior wall to use backer rod and commercial grade caulk for dust control.

6- Exterior metal doors to have, wood, paint grade frame.

8- All stops to be industrial grade stainless steel, either pedestal or wall stops.

9- All door hardware to be mounted at 36" a.f.f. u.n.o.

10- All doors and entrances are to be accessible based on requirements of the Americans with Disabilities Act, with exception of upstairs R occupancy.

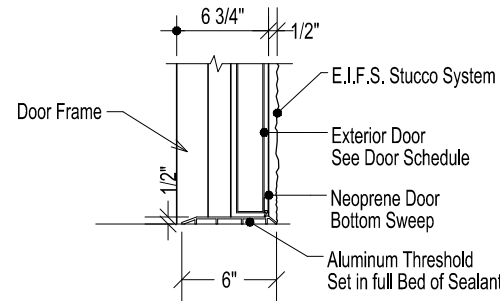
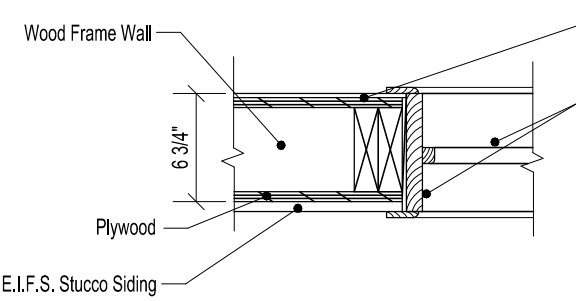
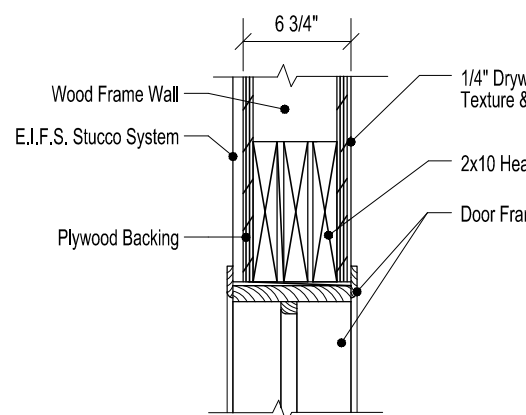
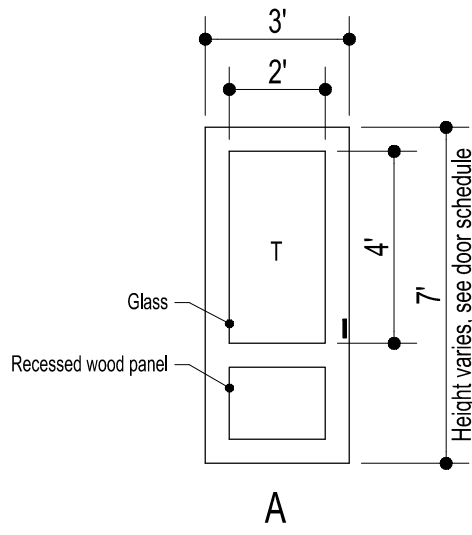
11- All panic hardware shall be listed in accordance with UL 305, fire exit hardware shall be listed with UL 10C and UL 305.

12- The actuating portion of the releasing device shall extend at least one-half of the door leaf width of any fire rated door.

13- The maximum unlatching force shall not exceed 15 lbs on any door with-in the path of travel of a designated exit.

Door Schedule												
Symbol	Door					Frame		Fire Rating	Hardware Group	Automatic Closure	Comments	
	Room Name	Size	Type	Single or Double	Glazing	Material	Details					
							Head					Jamb
101	Upstairs Residence	3'-0" x 7'-0"	A	S	yes	M	a / a2.1	b / a2.1	no	2	no	
102	Office	3'-0" x 7'-0"	A	S	yes	M	a / a2.1	b / a2.1	no	1	yes	

Door Types



Door Head
Scale: 1 1/2" = 1'-0"

Door Jamb
Scale: 1 1/2" = 1'-0"

Threshold
Scale: 1 1/2" = 1'-0"
Typical at all Exterior Doors

Door Hardware Sets

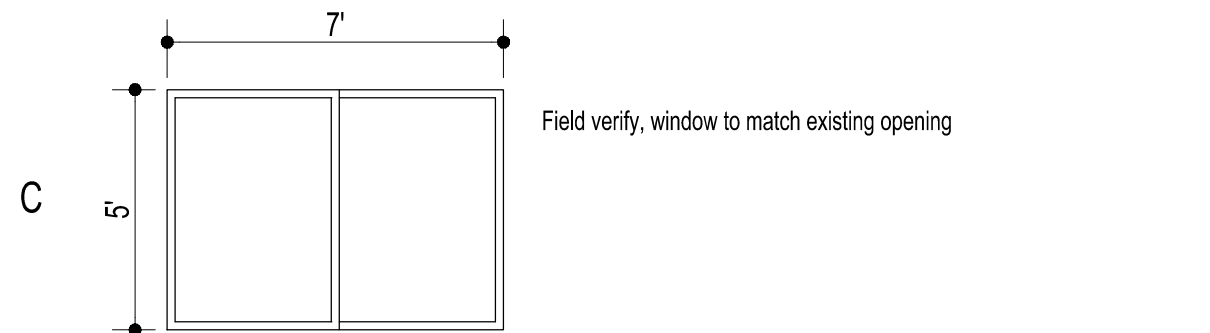
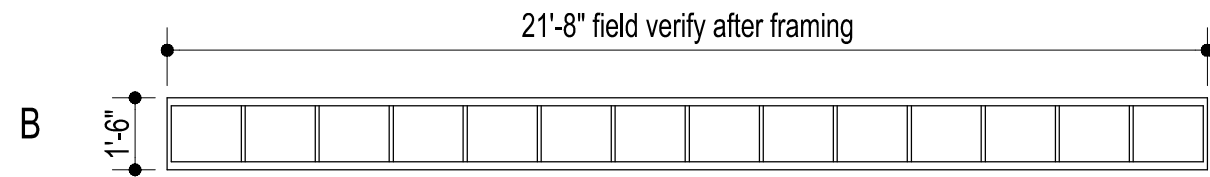
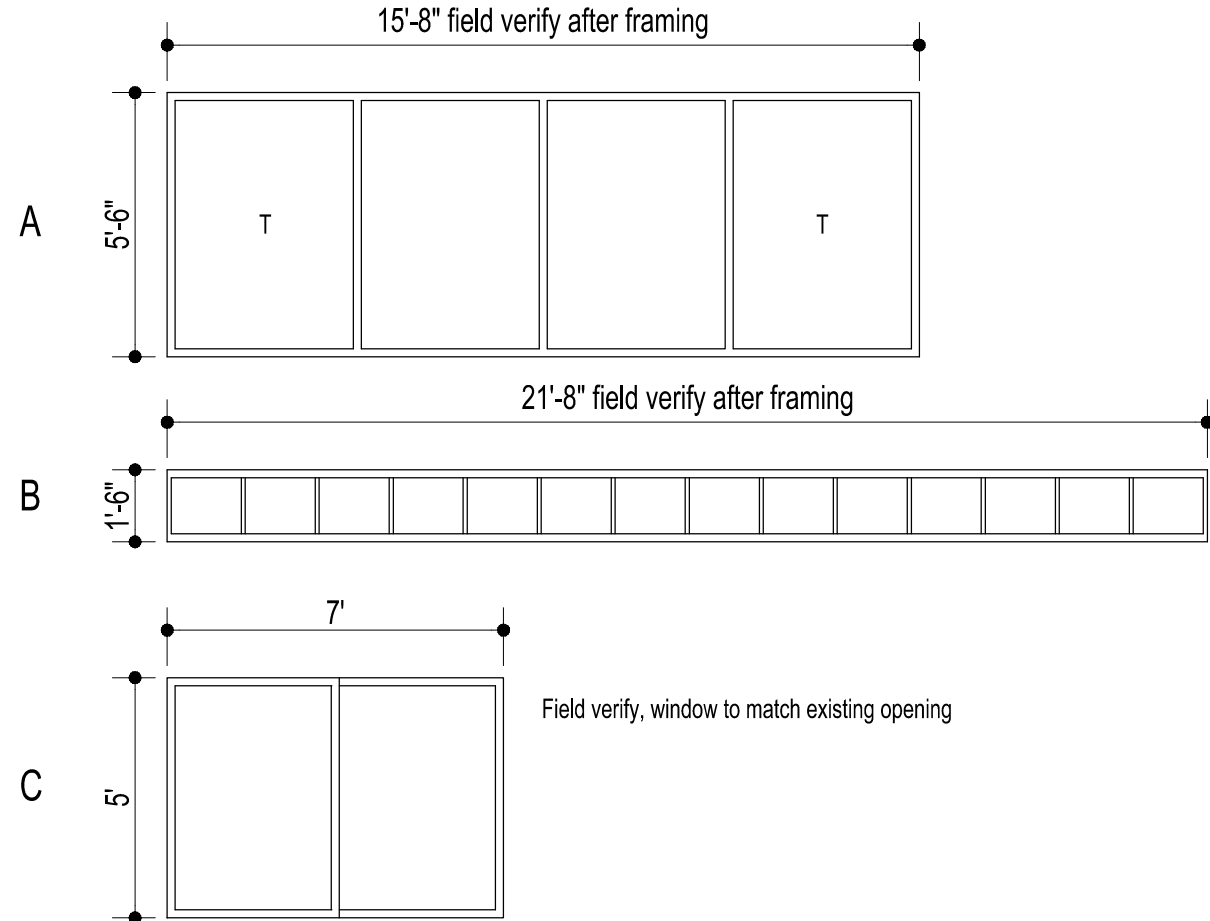
- 1 - Exterior Door
 - 1 Interior push bar w/ panic hardware
 - 1 Exterior pull handle ADA compliant
 - 1 Deadbolt locking device with keyed pull side and thumb lock on push side
 - 1 Threshold
 - 1 Set weather stripping
 - 3 Hinges
 - 1 Pedestal stop

- 2 - Exterior Door (single)
 - 1 Interior lever style latching handle
 - 1 Exterior pull handle
 - 1 Deadbolt locking device with keyed pull side and thumb lock on push side
 - 1 Threshold
 - 1 Set weather stripping
 - 3 Hinges
 - 1 Wall stop

Window Schedule

Symbol	Rooms	Size	Operation	Total # of Windows	Material	Glazing	Mnfr.	Comments
□	First Floor							
A	Office	5'-6" x 15'-8"	fixed	2	combination	clear / low E	American Heritage	
B	Office	1'-6" x 21'-8"	fixed	2	combination	clear / low E	American Heritage	
C	Residence		slider	2	combination	clear / low E	American Heritage	

Window Types



Window Notes

1- Verify all window dimensions in the field.

2- All glass within 18" of finish floor or an operable door must be tempered glass. 'T' indicates tempered glass.

3- All operable windows to have locking hardware device.

4- All windows and doors with glass to have low "E" double pain, clear glass.

5- All doors and windows to be installed to meet manufacturers specifications and recommendations and to meet current codes for energy efficiency and security.

6- Window style to be sensitive to historic design of the building. Windows to be metal clad frames with clear glazing.

PROJECT NAME

Reese Building
Exterior Facade Renovation
524 Commercial Street
Elko, Nevada

SHEET NAME

Building Plans
Schedules

REVISIONS

DATE

3.28.2018

SHEET NUMBER

a2.1

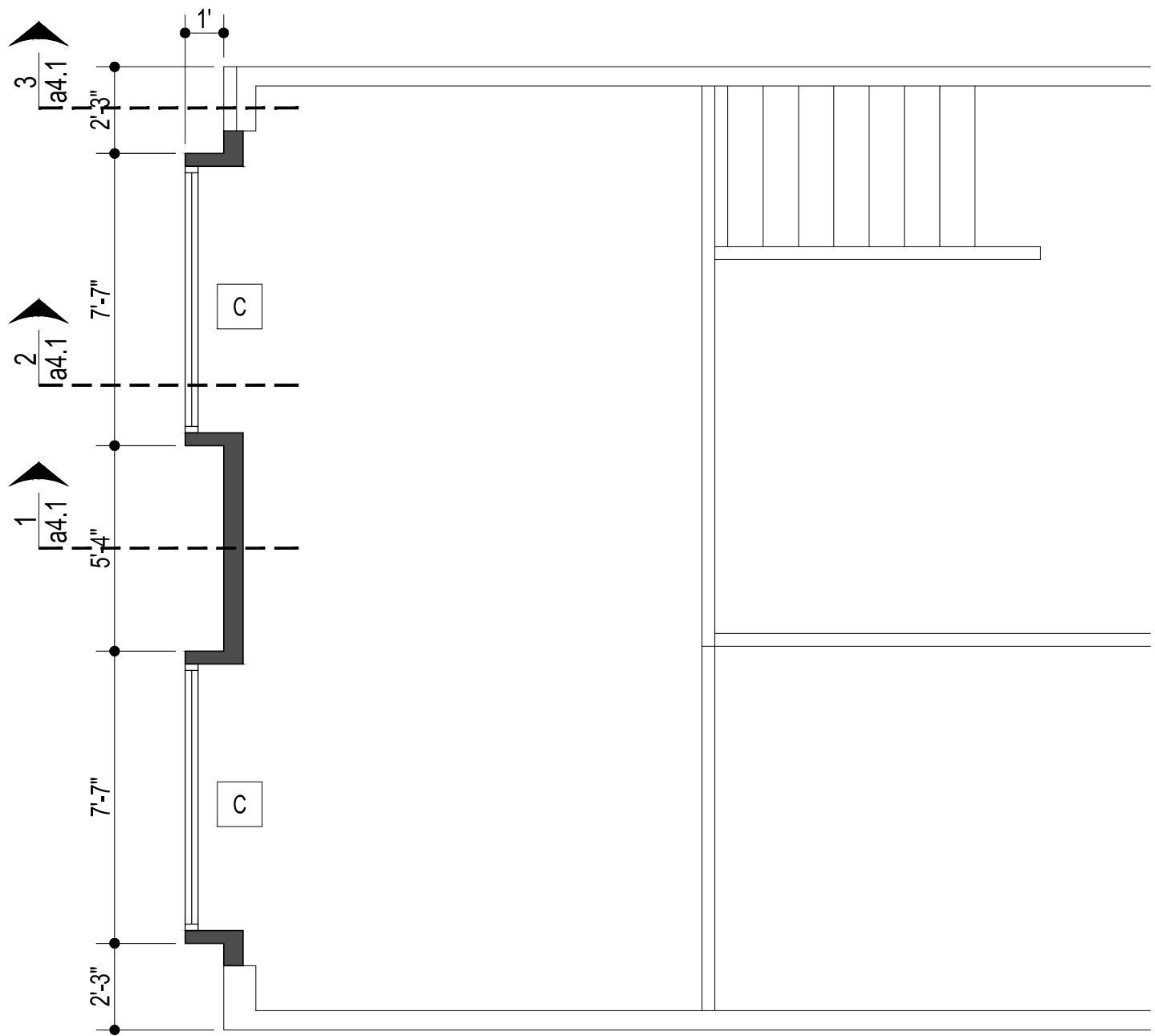
Floor Plan Notes

1- No work to be done on the interior of the building under this permit except what needs to be patched and trimmed as a result of replacing windows and doors on the exterior. The entire interior must be patched and painted to match pre construction conditions.

2- All building signage must be highly visible and easily read and comply with all code and ADA requirements. All exterior signage to be a deferred submittal.

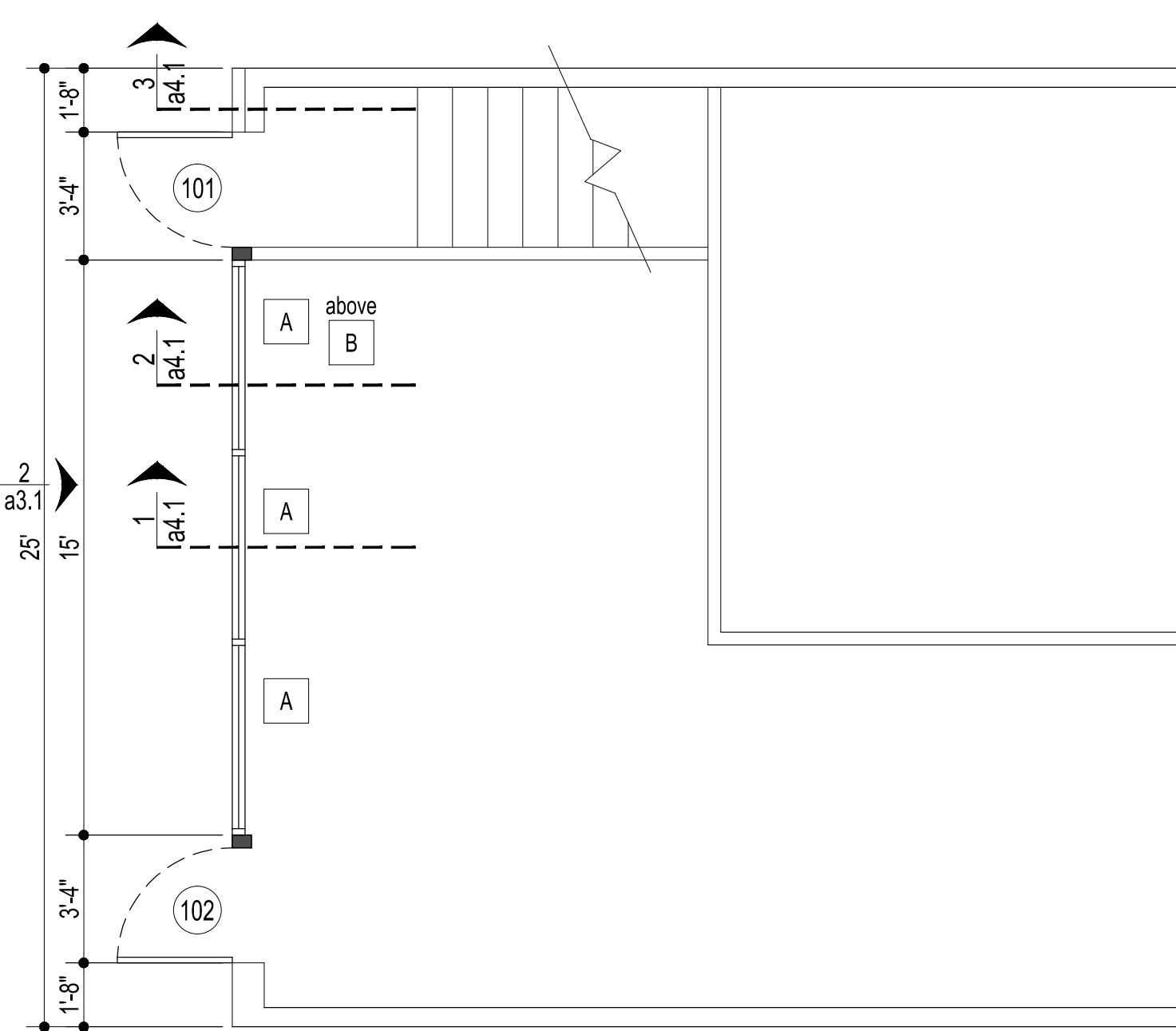
3- 2A-10BC portable fire extinguishers for 'ordinary' or 'moderate' Class A fire hazards shall be located within 75 feet of any location in the building. All fire extinguishers are to be located in a recessed lockable cabinet. All portable fire extinguishers to comply with IFC section 906. Exact location to be approved by local fire authority prior to installation.

4- All current buidling tenants are to remain during construction. Basement to remain vacant under this permit, basement to be used for mechanical and electrical access only. Second floor to remain an occupied residential space. First floor to remain an office. Contractor to take care to not be too disruptive to the tenants during construction.



Partial Second Floor Buidling Plan

Scale: 1/4" = 1'-0"
Do Not Scale Drawings



Partial First Floor Buidling Plan

Scale: 1/4" = 1'-0"
Do Not Scale Drawings

Elevation Notes

- 1- Entire front facade to be re-covered with historic zinc siding from W.F. Norman or an approved equal. All zinc surfaces to be painted with three coats, exterior, premium paint, as recommended by manufacturer. One color on the body of the building and two accent colors as shown in the historic photograph. Colors to be determined. Bid standard colors.
- 2- Exterior signage is not included in this contract.
- 3- The City of Elko has declared the entire sidewalk on this block is in need of repair and should be done all at one time. They have waived the accessibility requirement for the sidealk in this area at this time.
- 4- All exterior paint colors t.b.d. Bid standard color palette. No custom paint or stucco colors.
- 5- All windows to be clear, see through, low 'E' glass.
- 6- Cover entire exterior wall that is exposed with Tyvek plastic vapor barrier and 5/8" plywood or OSB siding where applicable, layer on top a two coat stucco system with integral color. If any stucco remains the patch and paint needs to be a seamless transition.
- 7- Provide metal flashing at all openings, paint to match trim.
- 8- Any insulation that is removed from the existing wall as existing siding is removed is to be relpaced with new insulation that is similar or better quality than the existing.
- 9- All joints and openings in the extior wall larger than 1/4" to be caulked with Owens Corning commercial grade caulking or approved equal.
- 10- All windows and doors to be installed with weather proofing recommended by the manufacturer.

PROJECT NAME

Reese Building
Exterior Facade Renovation
524 Commercial Street
Elko, Nevada

SHEET NAME

Exterior Facade Elevations

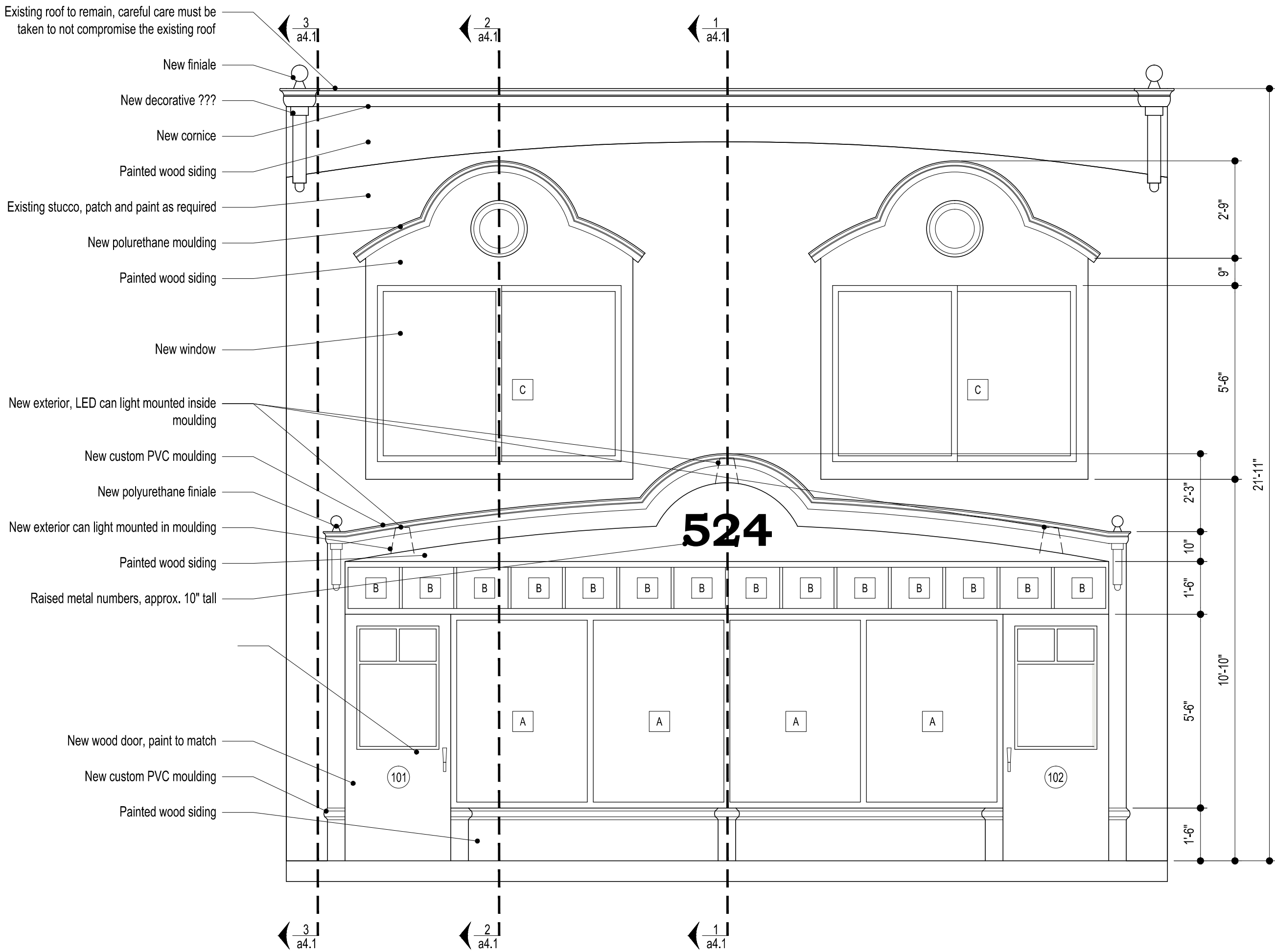
REVISIONS

DATE

3.28.2018

SHEET NUMBER

a3.1



2

Construction Elevation

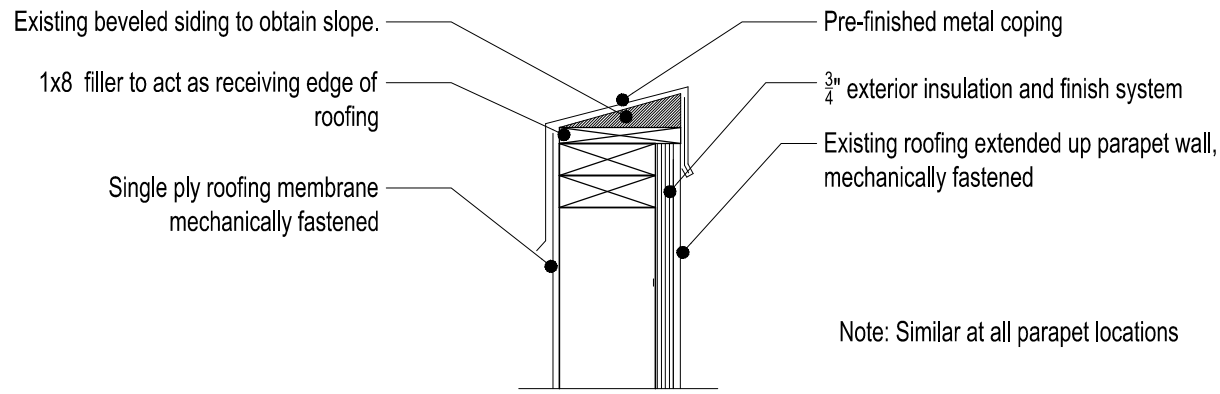
Scale: 1/2" = 1'-0"
Do Not Scale Drawings



1

New Colored Elevation

Scale: 1/2" = 1'-0"
Do Not Scale Drawings



4

Parapet Detail

Scale: 1" = 1'-0"

Do Not Scale Drawings

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PROJECT NAME

Reese Building
Exterior Facade Renovation
524 Commercial Street
Elko, Nevada

SHEET NAME

Sections
Details

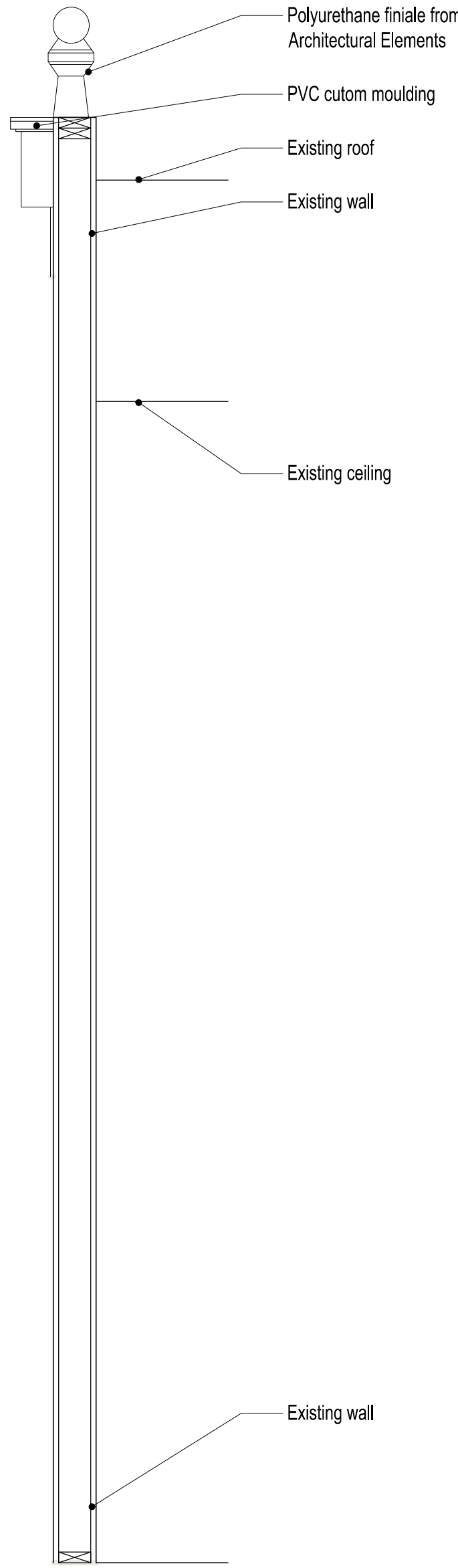
REVISIONS

DATE

3.28.2018

SHEET NUMBER

a4.1

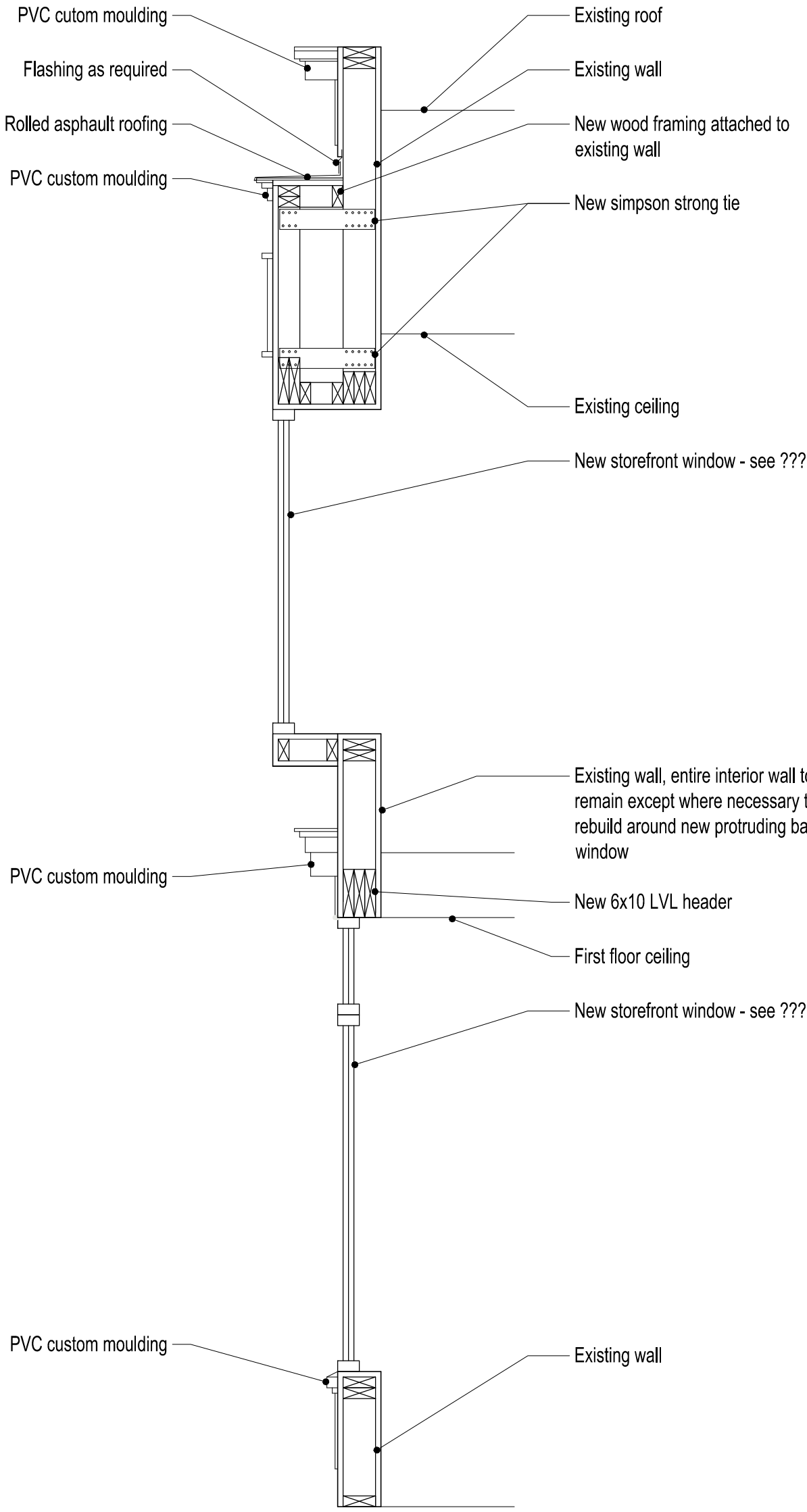


3

Wall Section

Scale: 1/2" = 1'-0"

Do Not Scale Drawings

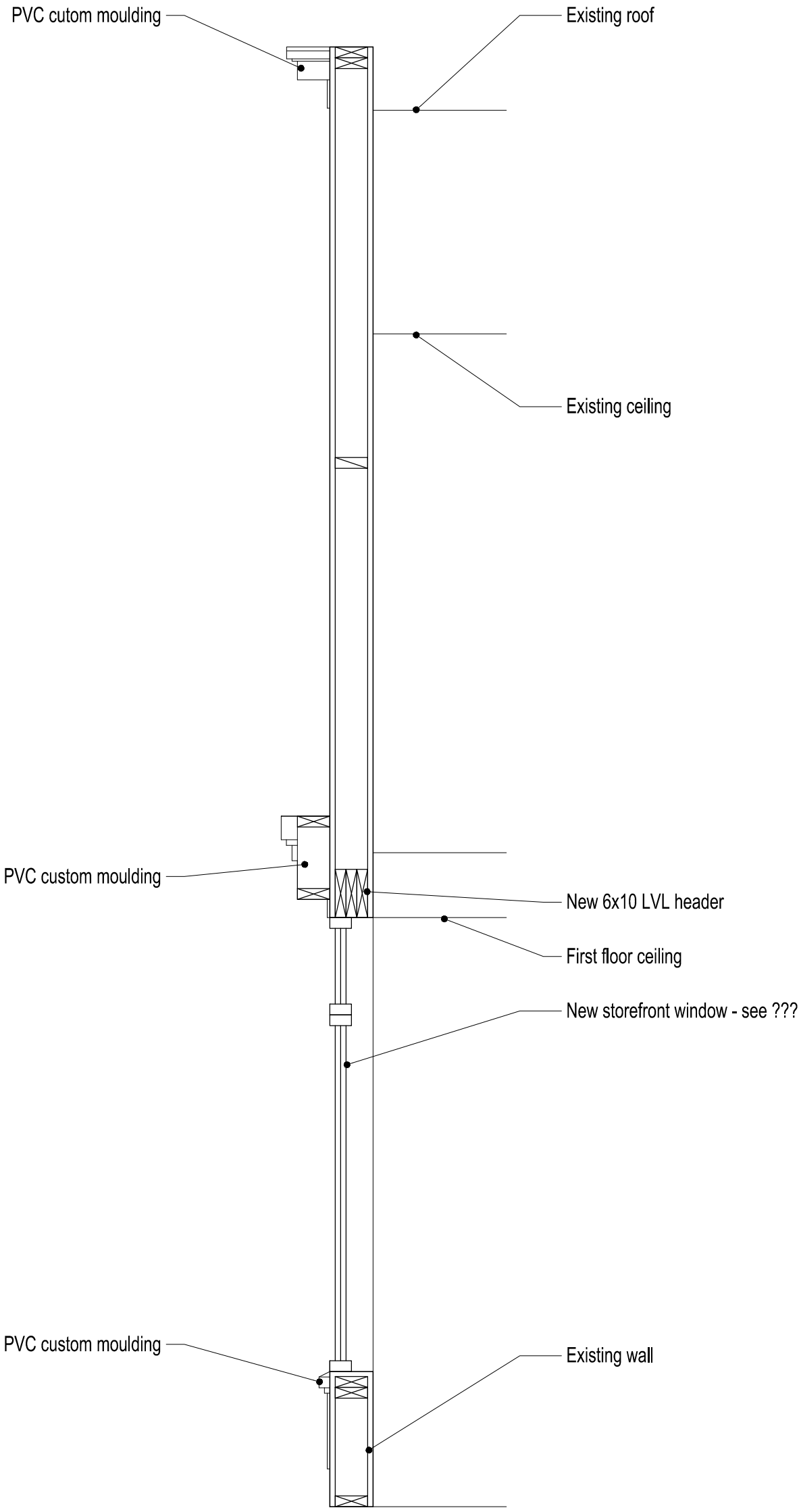


2

Wall Section

Scale: 1/2" = 1'-0"

Do Not Scale Drawings



1

Wall Section

Scale: 1/2" = 1'-0"

Do Not Scale Drawings



MAR 30 2018

Grant Application

The Storefront Improvement Grant Program provides City of Elko Redevelopment Agency (RDA) funds to assist any property owner(s) or tenant(s) with rehabilitation, conservation, visual enhancement or beautification of eligible property within the Redevelopment area.

Please submit a complete application with the listed required documents and appropriate signatures to avoid any delays in processing. Please print legibly in either black or blue ink.

1. Project

Project Name: Old Chicago at Commercial Hotel

Funding Requested (Amount): \$25,000

2. Property Information

Business Name: Commercial Casino, LLC dba Commercial Hotel

Corporation ☒ Limited Liability Company ☐ Partnership ☐ Sole
Proprietorship ☐ Other

Physical Address: 345 4th Street Elko, NV 89801

Mailing Address: P.O. Box 1847

City: Sparks State: NV Zip Code: 89432

Phone: 775-997-7177 Cell: Fax: 775-997-7178

Current Building Use: Assembly/Casino/Restaurant

3. Applicant Information (Participant)

Name: OC Restaurants LLC

Mailing Address: 1515 North Academy Blvd ste 400

City: Colorado Springs State: CO Zip Code: 80909

Phone: 308-440-4911 Cell: Fax:

Email: jgardner@ocrestaurants.com

Do you Own or ☒ Lease the property?

If you are not the property owner, then the property owner must complete section 4 and sign the application.



City of Elko Redevelopment Agency

Improvement Grant Program

4. Property Owner

Owner Name: Northern Nevada Asset Holdings, LLC

Mailing Address: P.O. Box 1847

City: Sparks

State: NV

Zip Code: 89432

Phone: 775-997-7177

Cell:

Fax: 775-997-7178

Email: mpotter@northernstarcasinos.com

Are there multiple owners? ☐ Yes ☒ No If yes, provide additional sheet for each property owner

5. Contact Person or Representative

Name: Catherine Wines, Architect

Mailing Address: 421 Railroad Street ste 208

City: Elko

State: NV

Zip Code: 89801

Phone: 775-738-7829

Cell: 775-934-6175

Email: catherine@r6studio.com

The following must be submitted with a complete application:

- ☐ Photographs of existing façade.
- ☐ 3 bids from contractors licensed to perform the applicable work for all eligible improvements.
- ☐ Construction Documents, including plans and elevations of proposed improvements. Plans must include sufficient detail to show all elements of the project.



Improvement Grant Program

1. Please list and describe each of the proposed exterior improvements.

We plan to rehabilitate the Commercial's exterior façade to restore the look of this historic building with the charm and character that is typical of a mixed-use urban downtown.

2. Please describe the extent to which the existing building or on-site improvements are dilapidated or otherwise in need of improvement.

The existing building is more than 100 years old and has been remodeled extensively, with the last remodel to the exterior done in the 1960s.

3. Please describe how you intend to maintain the improvements throughout their useful life.

The owner of the building has an in-house maintenance and engineering department that will be responsible for any and all maintenance and repairs needed for the lifetime of the building.

4. Provide background information regarding the history of the business currently occupying the building:

The building is currently used as a casino; it has been occupied as a hotel/casino/restaurant for the lifetime of the structure. The new tenant (a national franchise restaurant chain) will occupy the interior space where the planned renovation will take place.

5. Provide background information regarding the history of the building and/or property to be improved as well as any historical photos (if available):

The Commercial Hotel is one of the most historically significant buildings in Elko. The current building location originally had a hotel called the Humboldt Boarding House that was built in the early 1870s. In the 1890s that building was replaced with a masonry structure that still exists today. The building has been modified and remodeled numerous times. Historical photographs have been included in the construction drawings.



Improvement Grant Program

6. Briefly describe the goals you hope to accomplish as the business and/or property owner undertaking this project:

The current building is in a state of disrepair and has suffered low occupancy and productive use for many years. This project will serve to revitalize the building and bring life back to that area of downtown Elko. Significantly, the new tenant's business use of the building will provide economic growth and stability for the company and downtown Elko.

7. Explain how your project will benefit the City of Elko. Choose all that apply and provide a written explanation for each:

X The project will eliminate blighted conditions

Yes, the current building facade is dated, blighted, and unattractive. The new project is intended to take the building's appearance back to its earlier historical look and feel.

X The project will promote economic revitalization

Yes, the project will significantly improve the appearance of both the building and the entire downtown Elko area.

X The project will enhance the City's historic preservation efforts

Yes, the new design is intended to use the building's historic architectural detail and proportions which will complement the historic nature of the downtown Elko area.

X The project will be consistent with the City's master plan

Yes, the building is currently designated for mixed use: assembly occupancy on first floor and office and storage space on the second floor, both of which are desirable for Elko's City Master Plan and development in the downtown business district.



Improvement Grant Program

City of Elko Redevelopment Agency

Acknowledgement of Application Provisions: (please check each that you acknowledge)

- X I/We affirm that this project conforms to all applicable codes, ordinances and regulations.
- X All applicable permits will be obtained for this project, if required, and all accompanying inspections will be successfully completed prior to receiving reimbursement.
- X I/We affirm that I/we am/are in good standing with the City of Elko with respect to taxes, fees, or other financial obligations to the City.
- X I/We hereby affirm that I/we have full legal capacity to execute and submit this application, and that all information and exhibits herewith submitted are true and correct to the best of my/our knowledge.
- X I/We agree to provide the City of Elko Redevelopment Agency (hereinafter the "Agency") with access to the property, as deemed necessary by the Agency, to make all reasonable inspections and investigations, and to take pictures of the property while the application is being processed.
- X I/We have read and understand the Grant Program Guidelines, accept the terms stated in those Guidelines, and understand that in order for my/our request of funds to be approved, I/we must agree to work within and follow the recommendations of the Agency before starting any work on the subject property following approval of the application.
- X I/We understand that I/we must complete and sign a Participation Agreement to initiate a date of project execution.
- X I/We understand that I/we must complete, sign, and have notarized a Notice of Participation Agreement that will be recorded with the Elko County Recorder's Office.
- X I/We understand that applying for grant funds does not obligate the Agency to allocate or award funds for the specified project.
- X I/We understand that only after the review committee has reviewed the application and plans and recommends to the Redevelopment Agency the grant recipients, will the Agency authorize funds.
- X I/We understand that the project shall comply with the Program Guidelines.
- X I/We understand that only upon final inspection and approval by the Agency will the Agency disburse the authorized funds.
- X I/We grant permission to the Agency to use my/our personal and business image(s), name, and/or other related content gathered in relation to your participation in the Storefront Improvement Program for promotional purposes. Such purposes may include, but are not limited to brochures, newsletters, and digital images.

Program Participant Signature

CATHERINE WINES

Date

3-30-18

Owner Signature Mac Potter, Chief Operating Officer

Date

MAC POTTER

3/29/2018

Owner Signature

Date


[Treasurer Home](#)
[Assessor Data Inquiry](#)
[Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel# 001-264-001

Property Location: 345 4TH ST, ELKO CITY
 Billed to: NORTHERN NEVADA ASSET HOLDINGS
 340 COMMERCIAL ST
 ELKO NV 89801-3666

Tax Year: 2017-18
 Roll#: 001936
 District: 11.5
 Tax Service:
 Land Use Code: 420

[Code Table](#)

Includes Personal Property

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
Current Year					
	(Unsecured Taxes exist)			No Taxes Owing	
08/21/17	3,251.48		3,251.48	3,251.48	.00
10/02/17	3,251.47		3,251.47	3,251.47	.00
01/01/18	3,251.47	130.06	3,381.53	3,381.53	.00
03/05/18	3,251.47		3,251.47	3,251.47	.00
Totals:	13,005.89	130.06	13,135.95	13,135.95	

[Payment Cart](#)
[History](#)

Additional Information

	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.4823	3.4823	3.4823	3.4823	3.4823
Tax Cap Percent	5.9	6.4	7.5	7.8	7.9

Shelby Archuleta

From: Cari Carpenter
Sent: Friday, March 30, 2018 4:25 PM
To: Shelby Archuleta
Subject: RE: Water Bills

They are up to date.

Thanks,
Cari

From: Shelby Archuleta
Sent: Friday, March 30, 2018 4:23 PM
To: Cari Carpenter <ccarpenter@elkocitynv.gov>
Subject: Water Bills

Cari,
Can you check to see if 345 4th Street and 524 Commercial Street are up to date on their water bills?
Thank you!

Shelby Archuleta
Planning Technician
City of Elko
Planning Department
M (275) 777-7160
F (275) 777-7219

STAFF COMMENT FLOW SHEET

REDEVELOPMENT ADVISORY COUNCIL AGENDA DATE: 4/26

Do not use pencil or red pen, they do not reproduce

Title: Old Chicago @ Commercial Hotel Storefront Improvement Grant Application

Applicant(s): OC Restaurants, LLC

Site Location: 345 4th Street Current Zoning: C

Date Received: March 30, 2018 Date Public Notice: N/A

COMMENT: Please Review Applications.

If concerns justify or additional space is required please provide a separate memorandum

Building Department: Date: 4.5.18 Please obtain required
permits for scope of work. Note redlines on plans.

BS
Initial



Core International, LLC
PO Box 217
Elko, NV 89803
(775) 753-3911 Phone
(775) 753-4213 Fax

TO: Ms. Catherine Wines
R6 Studios
421 Railroad Street, Suite 208
Elko, Nevada 89801

Date: March 29th, 2018

RE: Old Chicago at the Commercial Hotel & Casino Exterior Renovations Budget

We hereby propose to complete the referenced project as follows:

Inclusions:

The following Budget Proposal is based off a site visit conducted by Troy Tueller on March 20th, 2018. This Budget Proposal is based off plans provided to us from R6 Studios which include sheets a0.1, a0.3, a1.2, a2.1, a3.1, a3.2, a3.3, a4.1, a5.1, and e1.1 which are dated March 12th, 2018 and includes Addendum 1. This Budget Proposal is to provide labor, materials and equipment to complete the three following scopes of work.

Exterior Façade Demolition Budget.....\$58,001.48

This Budget includes the labor, materials and equipment for the removal of the first layer of siding and stone on the south and east sides of the building. This price includes demolition of the existing electrical, as well as the removal and salvage of the existing signage and wood artwork. This signage and artwork is to be stored in the basement of the project. This price is based on removing the exterior down to the marble surface, anything else would be an added cost.

Demolition Labor Allowance Included Above.....\$40,292.23
Equipment Allowance Included Above.....\$14,329.63
Temporary Construction Fencing Allowance Included Above.....\$3,379.62

Façade Restoration Budget.....\$218,827.72

This Budget includes the labor, materials and equipment to install new EFIS over the east and south side of the building as well as over the metal existing overhang. Included is an allowance for new windows and storefront. Included in this price is an allowance for the proposed electrical lighting upgrades to the façade and awnings as referenced on sheet e1.1, as well as the 15 additional lights added in Addendum 1. This price is based on the existing window and door frame openings not having to be structurally modified to account for the new doors and windows layout. This price is also based on the existing marble being firmly attached and structurally sound to have an EFIS system applied.

Electrical Façade & Awnings Allowance Included Above.....\$45,698.56
Reconstruction of Façade Allowance Included Above.....\$12,816.66
EFIS on the South & East Sides of the Building Allowance Included Above.....\$83,125.00
New Windows & Doors Allowance Included Above.....\$77,187.50
*Structural Framing **Add If Required**.....\$26,224.74*

Patio Construction Budget.....\$162,412.33

This Budget includes the labor, materials and equipment for the removal of the existing sidewalk areas for the reinstallation of a new stamped concrete patio area with masonry columns and planters on the south side of the building, then ornamental iron fences and irrigated landscape planters on both the east and south sides of the building.

Demolition & Construction of Patio Allowance Included Above.....\$108,873.26
Electrical Upgrades at Patio Area Allowance Included Above.....\$22,621.87
Ornamental Iron Fencing Allowance Included Above.....\$15,871.58
Masonry Columns & Planters Allowance Included Above.....\$11,251.56
Landscaping & Drip System Allowance Included Above.....\$3,794.06

Exclusions:

Permits, Permit Fees, Engineering, Existing Code Violations, Abatement, and Anything Not Specifically Listed.

Terms: Net 20 Days from Invoice Date

A monthly finance charge will be made at the rate of 1.5% per month on all balances over thirty days.

Upon signing this proposal you agree to the payment terms and are entering into a contract with Core International.

Offered by: Christopher Fince Accepted by: _____ Date: March 29th 2018

VOID IF NOT ACCEPTED WITHIN 30 DAYS

General Contractor
State of Nevada Contractors License No.: 0073421
State of Idaho Contractors License No.: RCE – 28932



Old Chicago

Est. Date:

3/29/18

Exterior

Est. No.

20267

NV License 57554

License limit \$750,000

Summary

Attention: Catherine Wines

Ph.#

Dear Catherine:

Please find our estimate for exterior work on your proposed Old Chicago

Items furnished are as follows:

- 1.0 Strip signage from front of building and stage inside the parking garage of the Stockmen's
Strip metal skin from above canopy up to the parapet & dispose
Strip metal "coffins" from around upper windows and dispose
Strip light strip along canopy and stage in stockmen's parking garage
Strip wood boards on canopy below the light strip
Remove metal soffit from under canopy
Strip stone from face of building in areas shown
Strip wood murals & stage material inside the commercial casino
Includes traffic control plan, temp fencing of affected area & signage as needed
Includes disposal of all debris and dump fees
(It is expected that wall marble will remain and will be structurally sound)

Allowance: \$49,990.00

- 2.0 Demo concrete & asphalt as needed for new patio area
Dispose of all debris as needed
Prep area and base for new concrete, includes base material and compaction
Form pour and finish concrete for patio
Patch asphalt as needed
Brick work as needed along planters and columns
Railing and gate along patio per drawing
Electrical and lights for patio
Planter bed soil, drip system and bushes per plan

Allowance: \$125,080.00

- 3.0 Installation of stucco per plans above and below the canopy on the 4th st side and the parking lot side
Includes stucco of the parapet on both sides
Stucco soffit of canopy
Install metal cap for parapet
Steel straps for canopy support (engineering design will be required for this item)
Can lights in soffit, led light strip along canopy and light fixtures at each 2nd floor awning
Infield bracing for parapet structure (engineering design will be required for this item)

Allowance: \$175,986.00



Old Chicago

Est. Date:

3/29/18

Exterior

Est. No.

20267

NV License 57554

License limit \$750,000

Summary

- 4.0 Storefront window and door allowance
Best guess based on scale of drawings

Allowance: \$56,200.00

QUALIFICATIONS & CLARIFICATIONS:

- 1.0 Pricing includes disposal of all debris generated and dump fees
- 2.0 Allowances include safety of the public precautions as needed

Items not included are:

- 1.0 Items discovered underneath demo areas that are not expected will incur additional costs
- 2.0 Scope items not specifically mentioned are not included
- 3.0 No allowance is included for temp power or sanitation facility
- 4.0 Permit fees and plan submittal to be by others

Extra work rates:

All other work to be completed will be quoted separately

Payment schedule:

To be determined

Payment terms for all invoices will be net 15 days

This proposal is valid for 30 days

Thank you for your inquiry. Please let me know if I can be of any further assistance.


Matt Burwell
(775) 340-8806



March 29, 2018

Catherine Wines
R6studio
Architecture Planning
Elko, NV

Re: Exterior Renovation Commercial Hotel

Dear Catherine,

Ormaza Construction is pleased to offer you the following price for exterior façade renovation of the historic Commercial Hotel at 345 4th Street – Elko, NV.

This proposal is based on the drawings by R6Studio marked “preliminary not for construction” and dated 3-12-2018. Drawing list is inclusive of the following:

A0.1, A0.3, A1.1, A1.2, A1.3, A1.4, A2.1, A3.1, A3.2, A3.3, A4.1, A4.1, E1.1.

Ormaza Construction also acknowledges Addendum 01 dated March 27, 2018.

Proposal Inclusions

1. Demolition, removal and disposal of existing façade. If Ormaza is awarded the proposal, a demolition plan will be provided for city and owner review.
2. Removal of existing signs and moving to basement of facility for storage
3. Demolition of existing electrical
4. EIFS system for new façade to extend the full height of façade within the area of construction permitted.
5. This proposal is based on providing bolted connections for the metal tie straps for the soffit as no detail was provided.
6. Installation of new roof coping within the area of construction permitted for the project
7. New storefront windows and doors
8. LED lighting at window awnings, façade, and landscaping lights
9. Saw cutting at existing concrete and AC paving
10. Excavation and backfill for patio footing and stem walls
11. Patch back of AC pavement
12. Installation of type 2 base material under patio foundation and concrete
13. Pour concrete stem wall, foundation and slab for patio
14. Supply and install wrought iron fence around patio area
15. Brick work for planter boxes and pillars around perimeter of planter area
16. Relocate existing light pole

Exclusions and Clarifications

1. Engineering
2. Provisions for any sidewalk tunneling for pedestrian access. We will install sidewalk closed signs. This proposal is based off the sidewalk around perimeter of the work not being accessed by the public.
3. Permitting of any kind
4. This proposal is based off using an EIFS System on all façade faces per the wall detail on A4.1 detail 1 – we have not included any brick repair or restoration.
5. If Ormaza is awarded the project, we will request copies of the asbestos testing. If Ormaza, or our subs require additional asbestos testing or abatement these costs will be covered by the owner.
6. Removal of Lexus per drawing A1.3
7. Automatic drip system
8. Installing new "Old Chicago" Sign – to be done by others. We do not include backing for the signage.
9. We have not included aluminum soffit per addendum 01 item 5.
10. There was no specification on windows nor a window or door schedule provided – storefront and storefront doors have been budgeted.
11. Item 4 on the project scope of work A0.3 – this proposal does not take into consideration any type of work performed on the interior or modifications to the stairs as there are no details for this scope.
12. This proposal does not include any provisions for the existing roof, repairs, patching, etc.
13. Cold Weather Protection
14. Temporary Utilities – building owner to provide
15. Extended warranties
16. Utilities

Pricing

Overhead and Profit	\$57,727.00
Demolition	\$62,993.00
Façade Renovation	\$253,194.00
Patio	\$125,353.00

Total Lump Sum Price **\$499,267.00** (Four Hundred Ninety-Nine Thousand Two Hundred Sixty Seven Dollars)

This bid is based on working hours from 7:00 A.M. to 3:30 P.M. If night work or weekend work will need to occur, please let me know so I can verify pricing.

Due to unstable material pricing, this bid is good for 30 days.

Thank you for the opportunity to assist you on this project. Please feel free to contact me at (775) 738-5611 if you have any questions or need additional information.

Respectfully Submitted;

Jennifer Back

Jennifer N. Back
Ormaza Construction
Project Manager / Estimator

Schell Creek Construction

222 Silver Street

Elko, Nevada 89801

Mail: PO Box 2258 Fernley, NV 89408

P 775-753-8966

F 775-835-8655

PROPOSAL

DATE: February 9, 2018

Contact: Catherine Wines

Project: Commercial-Old Chicago

Location: 345 4th st. Elko, NV

Phone: 934-6735

E mail: derek@schellcreek.com

Estimated by: Derek Dahlstrom

Bus. phone: 775-753-8966

Cell: 775 722. 1864, 775 934. 9913

NV License B 27297A C-5 0031022A

MHD License NSCB-B #R1011

JOB DESCRIPTION

Proposal consists of: Budget pricing to do exterior demo, concrete work, and stucco work on the Commercial Casino per the information given verbally by Catherine Wines and somewhat shown on the drawings. The verbal information and drawing information/notes are conflicting. Pricing is done assuming best case scenerio's; we exclude any unforeseen issues. We exclude any responsibility for the design of any of the work involved. There is also an allowance for new storefront doors, windows, and labor to install the materials; we exclude any work required to cut new openings or restructure existing openings.

Demo; \$133,142.00

Awning; \$356,665.00

Patio; \$151,760.00

TOTAL ESTIMATED JOB COST	\$000.00 See Above
--------------------------	--------------------

EXCLUSIONS: We exclude permit fees, getting new water to site, getting new power to site, any unforeseen issues, fixing any damage to materials during demo, roofing or roof patch, shoring, curb or gutter work, work required by the city, staking, special inspections, testing, quality control, mechanical, public safety walk tunnels, or anything not described above.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMEN COMPENSATION INSURANCE. ALL CHANGES IN SCOPE OF WORK DUE TO REVISION BY PLAN REVIEW PROCESS OR GOVERNMENT ENTITY, UTILITY COMPANIES, OWNERS OR OWNERS REPRESENTATIVES WILL RESULT IN A CHANGE ORDER TO CONTRACT. MATERIAL MARKET IS VERY VOLITAL THROUGHOUT THE SEASONS; DELAYS IN ACCEPTANCE OF THE PROPOSAL WILL RESULT IN A MATERIAL COST REVIEW THAT MAY RESULT IN A CHANGE ORDER.

TERMS: This proposal may be withdrawn if not accepted within 15 days.

A 15% overhead and administrative charge will be added to any changes made to this proposal.

2% interest will be charged after 30 days.

Payment schedule to be progressive.

Authorized Signature Derek Dahlstrom _____ Date 3.29.18

Acceptance Signature _____ Date _____

OLD CHICAGO

— P I Z Z A & T A P R O O M —

An exterior facade renovation at the historic: **Commercial Hotel**

345 4th Street - Elko, Nevada 89801 - APN 001-???-???

Owner

Northern Star Casinos
340 Commercial Street
Elko, Nevada 89801
775-738-5141
contact: David Zornes
dzornes@northernstarcasinos.com

Tenant

Old Chicago Pizza & Taproom
???
???
308-440-4911
contact: Jim Gardner
j.gardner@oldcrestaurants.com

Architect

R6 Studio
421 Railroad Street ste 208
Elko, Nevada 89801
775-738-7829
contact: Catherine Wines
catherine@r6studio.com

General Contractor

T.B.D.

Mech Contractor

T.B.D.

Elec Contractor

T.B.D.

Sheet Index

General

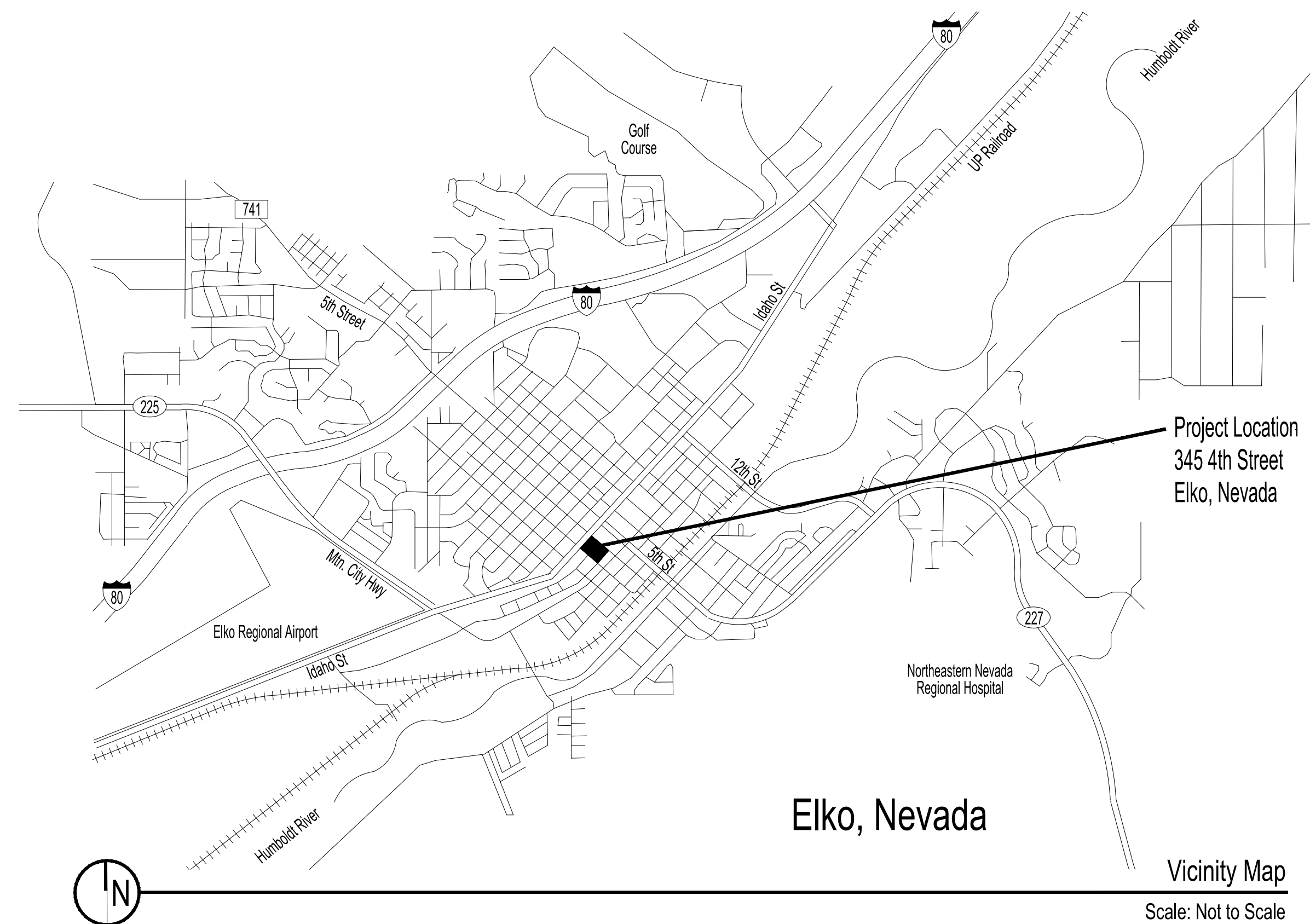
- a0.1 Cover Sheet, Vicinity Map, Sheet Index
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- a1.1 Historic Photos
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- e1.1 Electrical Site Plan
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PROJECT NAME

Old Chicago
at the Commercial Hotel & Casino
345 4th Street
Elko, Nevada

SHEET NAME

Cover Sheet
Vicinity Map
Sheet index

REVISIONS

DATE

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a0.1

General Notes

1- Drawings represent the desired result of construction. The methods of construction and the risks involved during the construction are the responsibility of the contractor. The contractor shall maintain the buildings structural integrity at all stages of construction.

2- Contractor responsible for all demolition required to perform work.

3- All construction shall comply with requirements of the 2009 International Building Code along with other listed codes and all city, county, state and federal agencies having jurisdiction with a modified order of understanding with the Building Department of the City of Elko.

4- The contractor shall verify all dimensions and elevations prior to the commencement of work. Discrepancies in the dimensions which may be found shall be brought to the attention of the the architect for a decision before proceeding with work. Do not scale drawings.

5- All construction and finish materials proposed by the contractor and or dictated by construction documents shall be reviewed for general compliance by the Architect through a formal submittal process prior to commencing work and shall be approved by the Architect prior to commencing work.

6- As a minimum standard all work performed and materials installed shall be in accordance with all applicable codes, regulations and ordinances having jurisdiction.

7- Install all manufacturers items, materials and equipment in strict accordance with manufacturers recommendations unless otherwise specifically noted by the Architect.

8- Dimensions on plans are to the face of the studs or structural columns unless noted otherwise. Dimensions on large scale drawings govern over dimensions on small drawings or details.

9- Contractor to follow provided dimensions on drawings, if a necessary dimension is missing the contractor shall notify the architect for clarification before proceeding. Do not scale drawings.

10- Size, placement and orientation of structural framing members on structural drawings override members shown on architectural drawings.

11- Sprinkler, Plumbing, Mechanical, Electrical, or any other contractors shall not penetrate or cut any structural members without prior written approval of the Architect and the Structural Engineer.

12- The General Contractor shall maintain a complete current set of drawings at the construction site during all phases of construction for use by all trades.

13- The General Contractor shall coordinate with the owner the locations for construction traffic and waste disposal during the construction phase.

14- The General Contractor is responsible for obtaining all permits required to perform all work included in these documents.

15- A seperate permit is required for all exterior sign installation.

16- The General Contractor is responsible for obtaining temporary power and all costs associated with temporary facilities.

17- Contractor to provide all owners manuals and warranties prior to final payment. All equipment and finish materials to be new and of the highest available commercial grade quality. All products are to be approved by the Architect prior to installation.

18- 'UL numbers listed in these documents are based on the most current issue of Underwriters Laboratories Inc. Fire Resistance Directory.

19- The General Contractor is responsible for protecting all existing site features and fixtures that are to remain. Any damage to these areas will be repaired or replaced at the expense of the contractor.

20- All work in these drawings and specifications consists of furnishing all labor, equipment and materials necessary for and reasonably incidental to the complete construction of the building. These including but are not limited to minor details not specifically mentioned or shown that are necessary to complete the construction, subject to the terms and conditions of the contract.

21- All work in this project shall be done in accordance with the best modern construction practice using high grade new equipment and materials. Workmanship and all construction practices must be a neat appearance and will be inspected at the same level of scrutiny as the performance of the entire building.

22- All applicable portions of Division 1 GENERAL REQUIREMENTS shall be included and strictly adhered to, any conflict noted in the drawings shall be immediately brought to the attention of the Architect for written clarification.

23- The contractor is to provide the Architect with complete construction submittals for all finish materials and shop drawings for all construction areas requiring specialty construction, including structural plans and procedures, with a 7 day turn around time for the Architect and the Architect's consultants.

24- Prior to final acceptance the contractor is to clean the entire premises with a professional, deep cleaning service that will leave the building in a new, clean, move-in ready, and useable state.

25- The contractor is to notify the owner, Architect and Engineer of any conflict in the drawings and shall not proceed until they have received written clarification executed by all parties, including the owner.

26- These drawings are the property of the Architect and to be used solely with respect to this project. These documents shall not be reused or reproduced in any form without the written permission of the Architect.

Project Scope of Work

1- The Commercial Hotel at 345 Commercial Street in Elko, Nevada is one of the most historically significant buildings in Elko. The current building location originally had a small wood frame hotel called the Humboldt Boarding House built in 1869. In the 1890s the building was replaced with a masonry structure that still exists today. The building has been modified and remodeled numerous times since then. The purpose of this project and future renovation phases of this project of both of the exterior and interior is not to do an exact historic restoration but rather a rehabilitation of the existing building to be respectful of the historical significance but accommodate the needs of a franchise restaurant and other new and existing uses of the building.

2- Contractor is to verify existing conditions correspond with what is represented in this drawing set to the extent possible without removing the current exterior facade.

3- It is the contractors responsibility to secure the existing building structure that will remain during construction including the floor ceiling assemblies of the basement, first floor, second floor and the roof assembly. The contractor is to provide a detailed description with plan and sequence of events, to the owner, architect and structural engineer, of demolition procedures and how remaining structure will be secured for the duration of the construction process before any work is to be performed. All demolition is to be coordinated and approved by the City of Elko before any work is to be performed.

2- Remove the existing front facade on portions of the east and south sides of the building, including 3 layers depicted in photographs of the building in this drawing set, both old photos and today's existing conditions. Photographs show multiple layers of siding including which include the metal, wood, rock and paneled art work that exists today. We also believe there is a layer of marble, a layer of plaster and the original brick underneath the existing facade. For purposes of this project, bid that all those layers will be removed with minimal issues and the brick will be restored with using standard brick restoration techniques and no extreme measures will need to take place in order to achieve a historically accurate brick facade.

4- The entire interior of the building will not change use or occupancy under this permit. This project calls for minimal upgrade to the existing stairs inside that currently go to the second floor. The stairs will need to be modified to accommodate the new exterior entry point. The second floor will not be occupied at this time but the stairs need to be modified for future occupancy. The only work to be performed on the second floor is that which is necessary to accommodate the new exterior facade. The only work to be performed in the basement is that which is necessary for existing electrical system upgrades.

5- This drawing package calls for an exterior patio installation and upgrades to the exterior sidewalk and ADA accessibility points of entry on the south entrance of the building.

5- The Commercial Hotel has verified levels of asbestos, lead and other hazardous materials exist at a low or non-existent level that is acceptable for all construction to be performed without specific remediation of these materials. A testing report is available upon request.

7- All exterior signage to be provided and installed by others, contractor and their sub contractors to provide power for the signs. Tenant to provide sign cut sheets and requirements prior to the start of construction.

Accessibility Notes

1- All construction shall comply with the accessibility requirements of the federal Americans with Disabilities Act of 1990 and the ADA Amendments act of 2010.

2- Walks and sidewalks subject to these regulations shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding ½ inch and shall be a minimum of 48 inches in width.

3- Surfaces with a slope of less than 6 percent gradient shall be at least as slip resistant as that described as medium salted finish.

4- Surfaces with a slope of 6 percent gradient or greater shall be slip-resistant. Surface cross slopes shall not exceed ¼ inch per foot.

5- Walks, sidewalks and pedestrian ways shall be free of gratings whenever possible. For gratings located in the surface of any of these areas, grid openings in gratings shall be limited to ½ inch in the direction of traffic flow.

6- Abrupt changes in level along any accessible route shall not exceed ½ inch. When changes in level do occur, they shall be beveled with a slope no greater than 1:2 except that level changes not exceeding ½ inch may be vertical.

7- Floors at landings shall not be more than ½ lower than the threshold of the doorway. When changes in levels greater than ½ are necessary, they shall comply with the requirements for curb ramps.

8- All accessible entrances shall be identified with at least one standard sign and with additional directional signs, as required, visible from approaching pedestrian ways.

9- Every required entrance or passage doorway shall be of a size as to permit the installation of a door not less than 3 feet in width and not less than 6 feet, 8 inches in height. Doors shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the doorway is not less than 32 inches.

10- Latching and locking doors that are hand activated and which are in a path of travel shall be operable with a single effort by lever type hardware, panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware.

11- Hand activated door opening hardware shall be centered between 30 inches and 44 inches above the floor.

12- Door hardware shall be operable from the inside without use of a key or special knowledge or effort.

13- Bathroom accessories, such as grab bars, towel bars, soap dishes, etc., on or within walls shall be sealed against moisture.

14- Above floor flush valves shall be mounted on the wide side of toilet area and within 40 inches of the floor. The force required to activate the controls shall not exceed 5 pounds.

15- Hot water and drain pipes under accessible lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories. Faucet controls shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate the controls shall not exceed 5 pounds. Lever-operated, push-type and electronically controlled mechanisms are acceptable.

16- All exit doors are to swing in the direction of travel.

Code Analysis

Governing Design Factors		
Earthquake Zone		D2
Wind Speed		90 m.p.h.
Frost Depth		30"
Loads		
	Roof dead load	15 p.s.f.
	Roof live load or snow load	30 p.s.f.
	Floor dead load	20 p.s.f.
	Floor live load	50 p.s.f.
	Snow load	20 lbs.
	Soil bearing	1,500 psi
	Soil report may over ride typical bearing pressure	

Occupancy Classification		
Area	Size	Occupant Load
A	Exterior outside existing A occupancy	NA
		existing





Building Classification		Type V - B
Type of construction		UL
Allowable area		UL
	with fire sprinkler system throughout	UL
Actual area (useable space)		NA
	for reference only, only a portion of this area is included under this permit	
Allowable height (stories)		UL
	with fire sprinkler system throughout	UL
Actual height (stories)		3

Fire Resistance	
Modifications to the fire protection system design drawings, including the alarm and sprinklers shall be provided to the City of Elko for approval prior to installation.	
Fire sprinklers provided through-out	Yes
Fire alarm system with visual sensors, audio alarm and fire monitoring provided	No
Fire alarm system with audio warning system	No
Fire walls required	Yes
	existing fire wall separating area of construction with unoccupied portion of the building to the southeast to be maintained and repaired on the permit side of the project as needed to keep a legal separation between the two portions of the building
Install fire extinguishers at all required areas as per IFC 906	
All fire extinguishers are to be placed in lockable cabinets and recessed into the wall.	

Exits	
Exits required	NA
Exits provided	(3) 36" doors

Plumbing	
Fixtures required (for entire building)	NA
Fixtures provided	NA
Drinking fountain 1 per 500 - 1 required	NA
Mop sink 1 required -	1 existing in kitchen
Landscaping	
NA	

Drawing Symbols

	North Arrow
	Door Symbol
	Room Name & Number
	Detail
	Elevation (single sided sim.)
	Room signage
	Fire Extinguisher

Deferred Submittals

To be submitted separately to the governing official

- 1- All exterior signage.
- 2- Fire sprinkler and suppression system

Applicable Codes

2009	International Building Code
2009	Uniform Mechanical Code
2009	Uniform Plumbing Code
2009	International Fire Code
2009	National Electrical Code
2009	International Fuel Gas Code
2009	International Energy Conservation Code

Drawing Abbreviations

Not to scale	n.t.s.
Not in contract	n.i.c.
Unless noted otherwise	n.u.o.
Above finish floor	a.f.f.
Pounds per square foot	p.s.f.
Pounds per square inch	p.s.i.
Square Feet	s.f.
Gypsum wall board	gyp. bd.
Diameter	dia.
Typical to all locations	typ.

R6STUDIO

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PROJECT NAME

Old Chicago
at the Commercial Hotel & Casino
345 4th Street
Elko, Nevada

SHEET NAME

Code Analysis
Accessibility Notes
Exit Plan

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DATE

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a0.3



3

circa 1910
Scale: not to scale



2

circa 1930
Scale: not to scale



1

circa 1950
Scale: not to scale

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PROJECT NAME

Old Chicago
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Historical Reference Photos

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PROJECT NAME

Old Chicago
at the Commercial Hotel & Casino
345 4th Street
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SHEET NAME

Demolition Floor Plan

REVISIONS

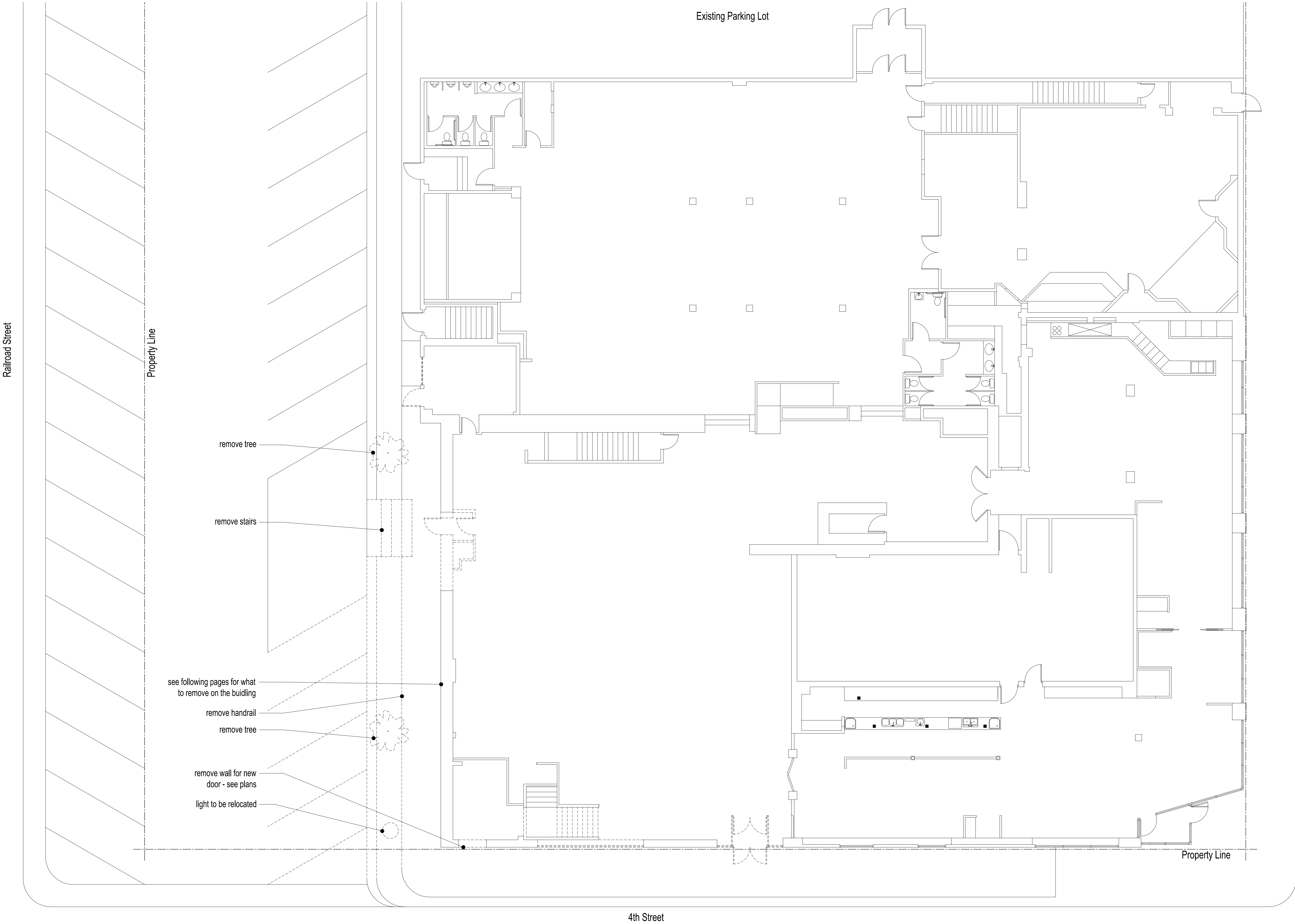
DATE

3.12.2018

SHEET NUMBER

a1.2

File number 17-027 - Old Chicago, Elko City



First Floor Demolition Plan

Scale: 1/8" = 1'-0"



- Remove signage and salvage for owner
- Remove metal window trim
- Remove metal trim
- Remove light strip and metal casing
- Remove wood siding and all framing members to expose metal canopy
- Remove murals and wood trim and salvage for owner
- Remove Lexus

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PROJECT NAME

Old Chicago
at the Commercial Hotel & Casino
345 4th Street
Elko, Nevada

SHEET NAME

Railroad Street
Facade Demolition

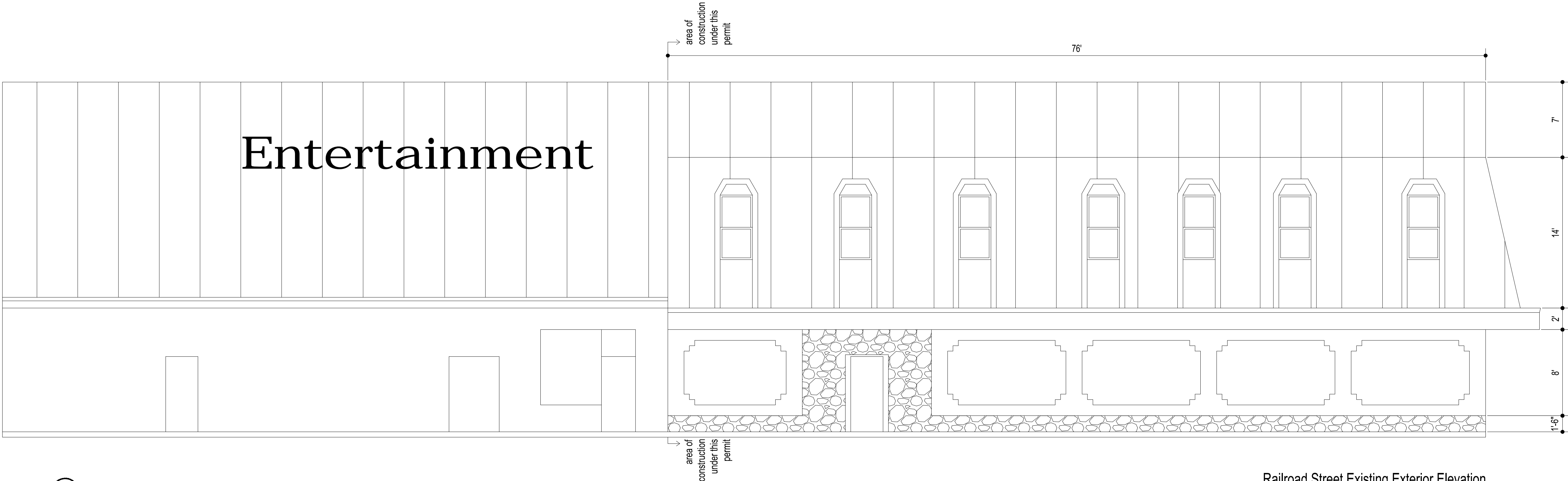
REVISIONS

DATE
3.12.2018

SHEET NUMBER
a1.3

2

Railroad Street Facade Photo - for reference
Scale: not to scale
Do Not Scale Drawings



1

Railroad Street Existing Exterior Elevation
Scale: not to scale
Do Not Scale Drawings

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PROJECT NAME

Old Chicago
at the Commercial Hotel & Casino
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SHEET NAME

4th Street
Facade Demolition

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SHEET NUMBER

a1.4

File number 17-027 - Old Chicago, Elko City

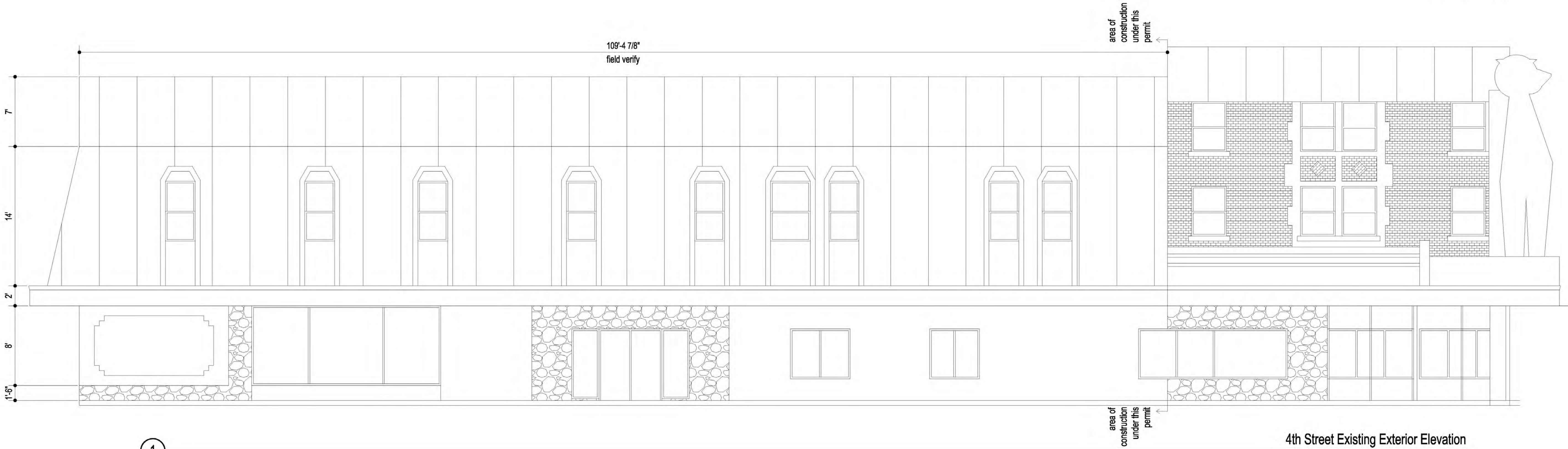


2

4th Street Facade Photo - for reference

Scale: not to scale

Do Not Scale Drawings

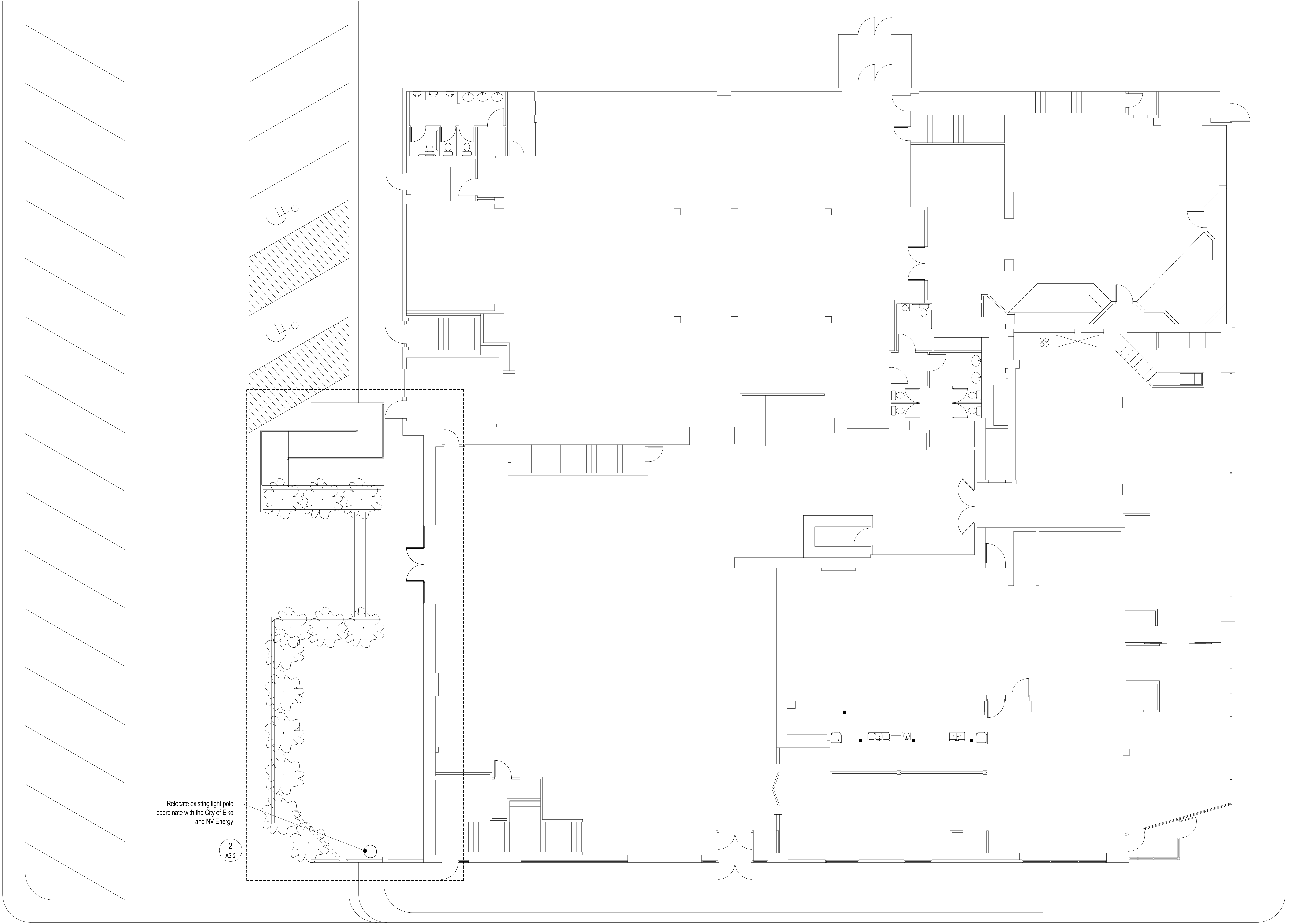


1

4th Street Existing Exterior Elevation

Scale: not to scale

Do Not Scale Drawings



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PROJECT NAME

Old Chicago
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SHEET NAME

First Floor Exterior Plan

REVISIONS

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SHEET NUMBER

a2.1

File number 17-027 - Old Chicago, Elko City



First Floor Exterior Plan
Scale: 1/8" = 1'-0"

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PROJECT NAME

Old Chicago
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SHEET NAME

Building Elevations

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DATE

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a3.1

File number 17-027 - Old Chicago, Elko City



2

4th Street Colored Elevation - for Reference

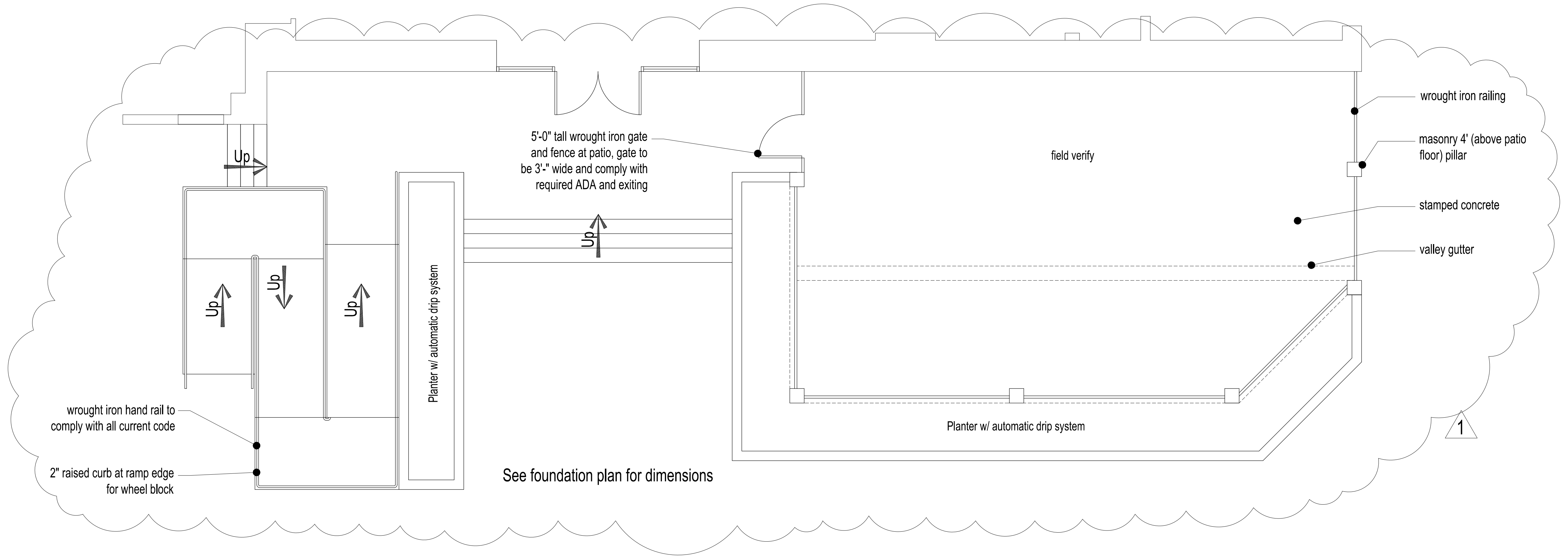
Scale: 1/8" = 1'-0"



1

Railroad Street Colored Elevation - for Reference

Scale: 1/8" = 1'-0"



2

4th Street Elevation

Scale: 3/16" = 1'-0"

New E.I.F.S. system to cover roof parapet

Sign purchased and installed by tenant

Awnings purchased and installed by tenant

Second floor windows to remain

Steel tie straps as required for bracing

New E.I.F.S. (paint metal option) system to cover canopy

New first floor aluminum storefront doors and windows to be bid as an allowance, all window locations are assumed and will be confirmed after current siding is removed

New patio, masonry columns with wrought iron railing between

Masonry planter with automatic water drip line, brick to closely match existing



2

4th Street Elevation

Scale: 3/16" = 1'-0"

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PROJECT NAME

Old Chicago
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SHEET NAME

Building Elevations

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DATE

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a3.2

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Building Elevations

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PROJECT NAME

Old Chicago
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SHEET NAME

Building Details

REVISIONS

1 3.27.2018

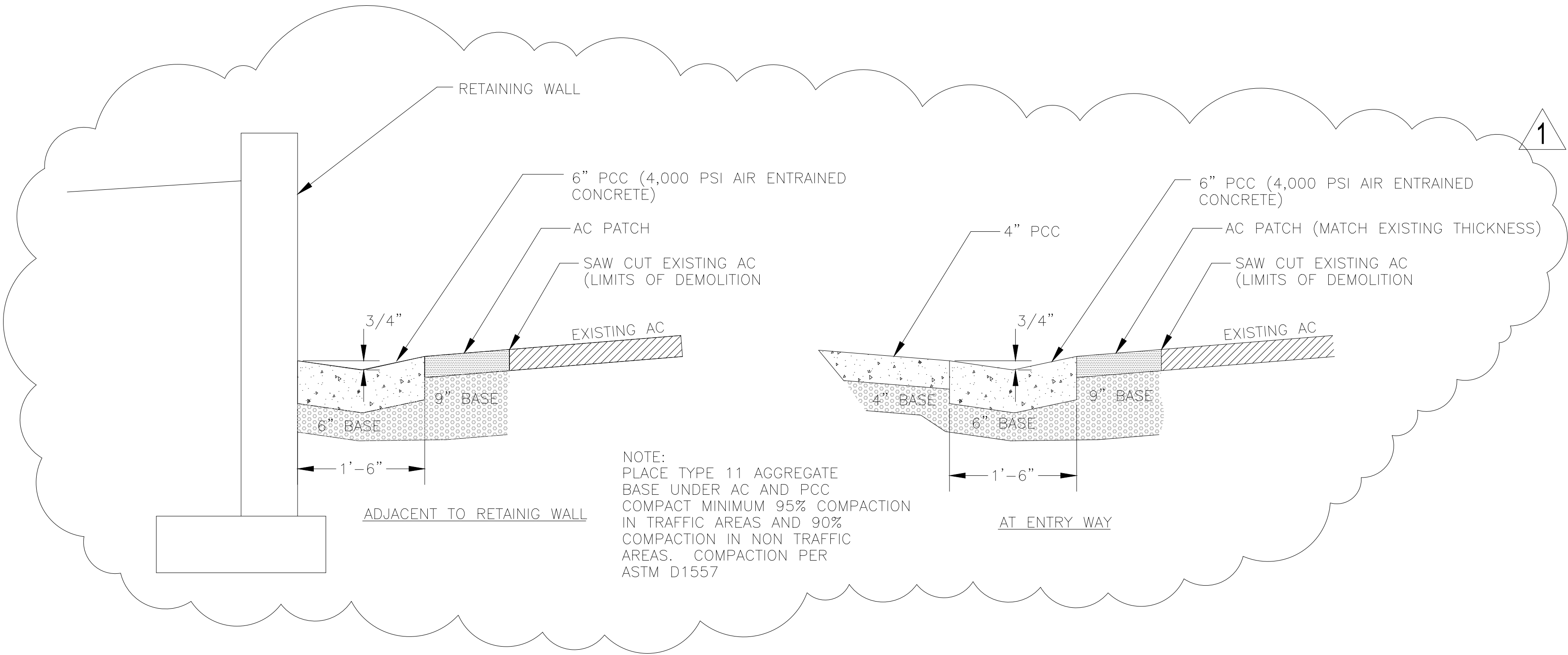
DATE

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SHEET NUMBER

a4.1

File number 17-027 - Old Chicago, Elko City

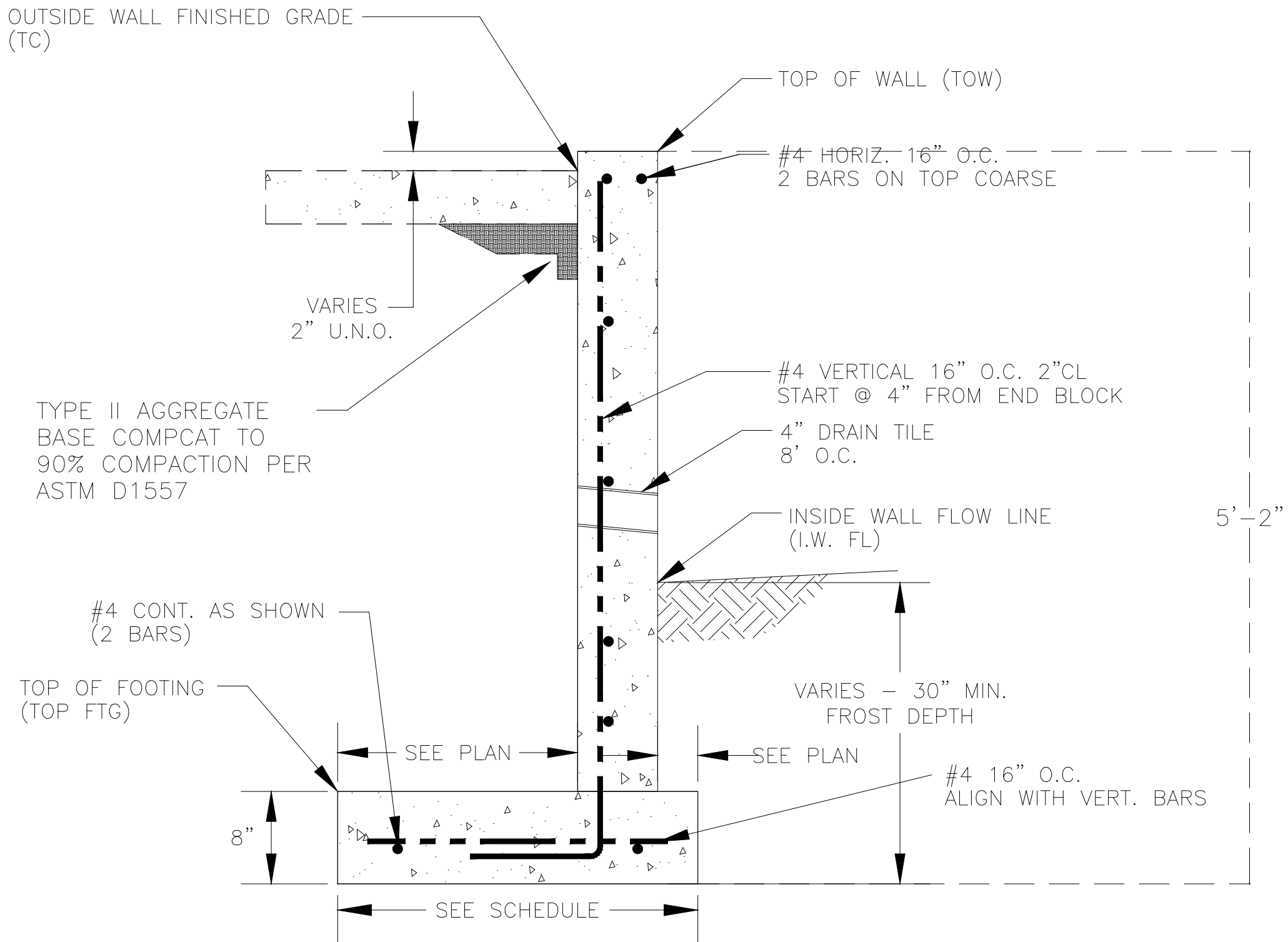


See sheet a4.2 for foundation plan

Valley Gutter Detail

Scale: NTS - Do Not Scale Drawings

3



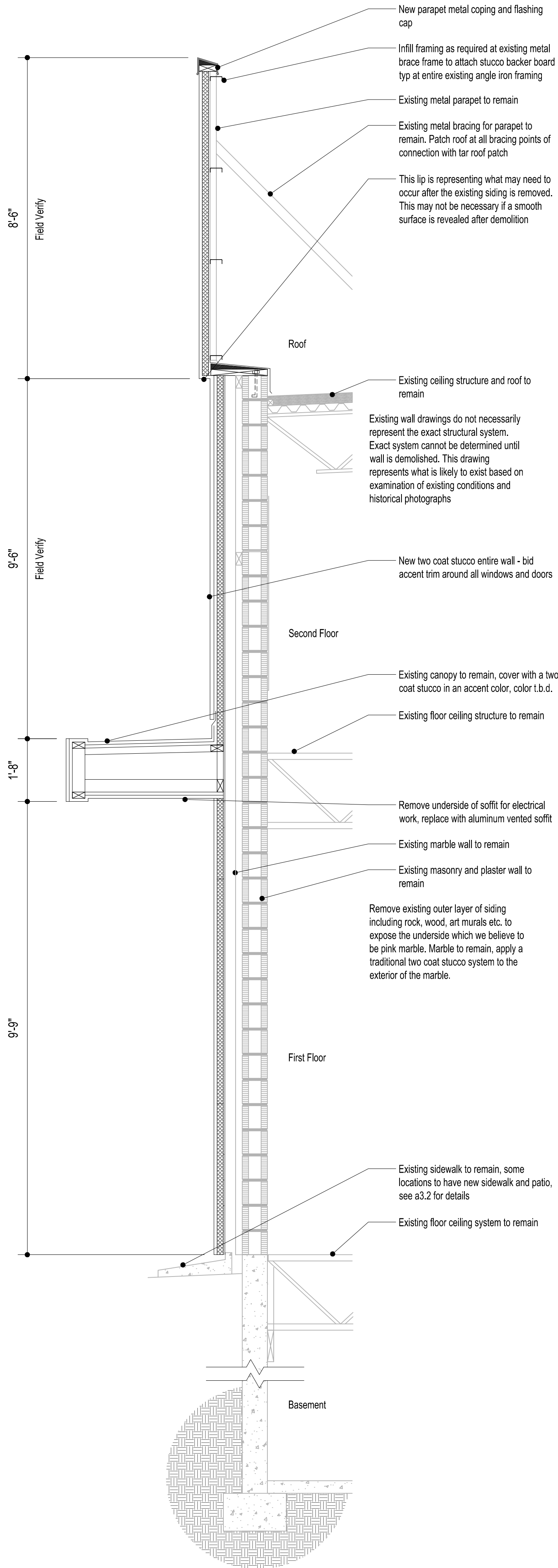
SECTION	FOOTING WIDTH	STEM WALL WIDTH
B	36"	8"
C	30"	8"
D	24"	6"
E	18"	6"

See sheet a4.2 for foundation plan

Retaining Wall Section

Scale: 1" = 1'-0" Do Not Scale Drawings

2



Typ Exterior Wall Section

Scale: 1/2" = 1'-0" Do Not Scale Drawings

1

PROJECT NAME

SHEET NAME

Building Details

1 3.27.2018

3.12.2018

a4.1

File number 17-027 - Old Chicago, Elko City



Scale: 1/4" = 1'-0" Do Not Scale Drawings



Scale: 1/4" = 1'-0" Do Not Scale Drawings

- Where manufacturers have been specifically named, any alternate shall be approved in writing by the architect / owner prior to the comensment of work.

Sub-Soil Type II aggregate base - compact to 90% per ASTM-D 1557

Footings - concrete mix	NA	Strength psi	4,000 psi	Reinforcing	#4 bar grade 60
Foundation wall material	NA	Strength psi	4,000 psi	Reinforcing	#4 bar grade 60
Interior foundation wall material	NA	Party foundation wall	NA		
Columns	NA	Piers	NA		
Girders	NA	Sills	NA		
Basement entrance	NA	Basement windows	NA		
Waterproofing	NA				
Termite protection	NA				
Additional foundation notes See detail for new anchors to existing foundation					

Framing material existing
 Paper or felt Typx plastic vapor barrier Corner bracing as recommended by mfr.
 Sheathing plywood or OSB / thickness 5/8" spacing see structural
 Exterior finish Two coat stucco system
 Exterior veneer Zinc, historic replica molded wall and trim siding, see elevations
 Door sills Included with door package Window sills brick Lintels brick
 Flashing Metal flashing at all openings - paint to match trim Exterior Finish NA
 Gable walls same as walls X other
 Additional exterior wall notes

First floor slab	NA	thickness		reinforcing	
Slab insulation	NA			membrane	
Fill under slab	NA	thickness			
Mezzanine floor framing	NA	spacing	NA		anchors NA
Additional floors framing	NA	spacing	NA		anchors NA
Additional floor notes					

Material	NA	size	NA	type	NA
Material	NA	size	NA	type	NA

Studs NA size & spacing NA other NA
 Plumbing studs NA size & spacing NA other NA
 Additional partition notes NA

Material aluminum soffit at canopy size & spacing NA other NA
Additional ceiling framing notes _____

Rafters	NA	Trusses	NA
Spacing	NA	anchors	NA
Additional roof framing notes			

Sheathing Spacing
Roofing Style Size
Fastening
Underlay Thickness Nailing
Flashing Gage or weight
Gravel stops Snow guards Ice shield
Roof Gutters Gutters to be installed at canopy over all entrances and patio Down spouts At corners or where necessary
Additional roofing notes Use Fine Metal Roof Tech, Salt Lake City, 801-462-5264

Wall finish material	NA	weight or thickness	finish
Ceiling finish material	NA	weight or thickness	finish
Joint treatment	NA	Finish	
Wet wall locations	NA	weight or thickness	
Fire wall locations	NA	weight or thickness	
Additional wall finish notes All wall finish at the interior of windows and doors to be completed in next phase of project			

Flooring 1	Sealed, broom finish concrete	Location	Exterior patio, exterior stairs, ramp	Subfloor	NA
Flooring 2		Location		Subfloor	
Flooring 3		Location		Subfloor	
Additional Flooring Notes					

Tread / Size	Riser / Size	Strings / Size	Handrail / Size	Balusters
Location <u>Exterior</u>	12"	6.6" approx	(2) 1/2" round	as needed for bracing
Location <u>Ramp</u>			(2) 1/2" round	as needed for bracing
Location <u>NA</u>				
Disappearing Garage Stair <u>NA</u>				
Additional stair notes <u>Entire patio, stairs and ramp to have wrought iron, standard 42" railing</u>				

Location	Thickness	Type	R-value	Vapor Barrier
Roof	existing to remain	NA		
Exterior Walls	existing to remain	NA		
Slab	NA	NA		
Bathroom walls	NA	NA		

Fixture	Number	Locations	Make	Size	Color
Install drip line at exterior planters					

Kitchen lower cabinet material	NA		linear feet	exposed shelving linear feet
Kitchen upper cabinet material	NA		linear feet	exposed shelving linear feet
Bathroom cabinet material	NA		linear feet	exposed shelving linear feet
Conference room cabinet material	NA		linear feet	exposed shelving linear feet
Other cabinet locations	NA	material	linear feet	exposed shelving linear feet
Kitchen counter top material	NA		Bathroom counter top material	
Backsplash	NA		Cabinet Finish	
Additional cabinet notes: NA				

All joints and openings larger than 1/4" to be caulked with Owens Corning commercial grade caulk or approved equal.

Weatherproofing requirements for all windows and doors as required by manufacturer

NA

See sheet 04.2

See sheet a4.2

Area to be landscaped indicated on site plan. See sheet 04.2, asphalt removal to include include planters so planter floor is native soil.

Topsoil Yes _____ thickness Fill exterior planters

Shade trees, deciduous 11A _____ Evergreen trees _____ High shrubs 12, evergreen _____

Medium shrubs _____ Low shrubs _____ Ground cover _____

Automatic sprinkler system Yes, drip/line at both planters

Additional landscaping notes Bid allowance, coordinate with owner

All new signage to be purchased and installed by owner
All new awnings to be purchased and installed by owner
Remove all existing signage, coordinate with owner where to place signs when taken down, bid to keep them on-site, owner to remove from site
Remove all existing murals at exterior, murals will have to be removed in pieces coordinate with owner where to place murals pieces when taken down, bid to keep them stored on-site
Remove all existing exterior wood trim, coordinate with owner where to place wood when taken down, bid to keep them on-site
Coordinate with the City of Elko to move the existing street light at the corner of the patio, do not include moving this light in bid

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SHEET NAME

Specifications

REVISIONS

DATE _____

3.12.2018

SHEET NUMBER

a5.1

File number 17-027 - Old Chicago, Elko City

PRELIMINARY
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CONSTRUCTION

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PROJECT NAME

Old Chicago
at the Commercial Hotel & Casino
345 4th Street
Elko, Nevada

SHEET NAME

Exterior Electrical Plan

REVISIONS

1 3.27.2018

DATE

3.12.2018

SHEET NUMBER

e1.1

File number 17-027 - Old Chicago, Elko City

Electrical Notes

- All outlets to be mounted at 18" a.f.f. unless located by casework.
Outlets to be mounted at 42" a.f.f. above casework
- Exterior outlets to have a commercial grade lockable cover
- All light switches to be mounted at 42" a.f.f.
- Outlets mounted in columns or side walls at ramp and stairs to be commercial grade, pavement lights with shatter proof glass and LED bulbs
- All lights to be on automatic timers, coordinate with owner
- The new awnings at the second floor will each have a wall mounted downward, directional LED light inside the awning above the existing window. Surface mounted conduit is acceptable where necessary for installation. There will be a total of 15 lights, one at each awning and two at the long awning on the east side of the building. Conduit to be painted to match exterior color.
- All wiring to be in commercial grade conduit
- Electrical receptacles GFI protection is required on all receptacles located outside, in garages, kitchens, bathrooms, unfinished basements and crawl spaces.
- Arc-fault circuit interrupter listed to provide protection of entire branch circuit shall be installed in dwelling unit bedrooms.
- Relocate existing light pole at corner of patio, coordinate with the City of Elko, do not include this in bid.
- All electrical wiring to be underground.

Electrical Legend & Abbreviations

- 110 Electrical Outlet
- 240 Electrical Outlet
- Ceiling Mounted Light Fixture
- Wall Mounted Exterior Light Fixture
- Flush Mount Can Fixture
- Ceiling Mounted Fan
- Flush Mount 1'x4' Fluoresant Light
- Photo Cell Operated Motion Sensor Light
- WP Water Proof
- GFI Ground Fault Interrupter
- Mounting Height
- Mount Outlets @ 18" a.f.f. u.n.o.
- Mount Switches @ 42" a.f.f. u.n.o.
- Dimmer Switch

New LED exterior pavement
light embedded in the concrete
wall of the ramp

New LED exterior pavement
light embedded in the concrete
wall of the stair

Junction box for new sign at
top of canopy, coordinate with
owner

New LED exterior landscape
type light at base of the
column, typ

New LED light strip at entire
perimeter of existing canopy

Junction box at parapet for new
signage, coordinate with owner

Relocate existing light pole
coordinate with the City of Elko
and NV Energy

Junction box at parapet for new
signage, coordinate with owner

New downward wall pack light
under awning at second floor,
typical at all new awnings. 15
total awning locations.

Exterior Electrical Plan

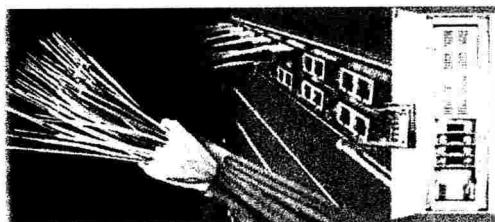
Scale: 1/8" = 1'-0"

**Elko Redevelopment Agency
Agenda Action Sheet**

1. Title: **Review, consideration and possible action on the remainder of funds from the 2018 Storefront Improvement Grant review cycle, and matters related thereto.**
ACTION ITEM
2. Meeting Date: **May 8, 2018**
3. Agenda Category: **NEW BUSINESS**
4. Time Required: **15 Minutes**
5. Background Information: **The Redevelopment Agency increased the budget for the 2018 Storefront Improvement Grants from \$50,000 to \$100,000 at their February 27, 2018 meeting. The 2018 application period ended March 30, 2018 and there were three grant applications received for a total funding request of \$55,105. This leaves a balance of \$44,895.00. The Storefront Improvement Grant Program Guidelines states: *If the available, budgeted funding is not fully expended in any given application review cycle, applications will be accepted on a first-come, first-served basis until all available, budgeted funding is exhausted*". The RDA has the option of extending the application review cycle as stated in the guidelines or allocating the remaining funds to the 2019 Storefront Improvement Grant.**
6. Budget Information:
 Appropriation Required:
 Budget amount available: **\$44,895**
 Fund name: **Redevelopment Agency**
7. Business Impact Statement: **Not Required**
8. Supplemental Agenda Information:
9. Recommended Motion: **Pleasure of the RDA**
10. Prepared By: **Cathy Laughlin, City Planner**
11. Committee/Other Agency Review:
12. Agency Action:
13. Agenda Distribution:

**Elko Redevelopment Agency
Agenda Action Sheet**

1. Title: **Review, consideration and possible action to enter into a Public/Private Partnership with Commercial Casino LLC., for the relocation of a light pole to the corner of 4th Street and Railroad Street, and matters related thereto. ACTION ITEM**
2. Meeting Date: **May 8, 2018**
3. Agenda Category: **NEW BUSINESS**
4. Time Required: **15 Minutes**
5. Background Information: **The developer, Commercial Casino LLC., is requesting financial assistance in the relocation of a light pole to the corner of 4th Street and Railroad Street from the current location which is not the ideal location for an outdoor patio dining that they are proposing for the Old Chicago Pizzeria. The current light pole location does not provide much benefit to the corridor area.**
6. Budget Information:
 Appropriation Required: **Depending on level of participation.**
 Budget amount available: **\$394,171**
 Fund name: **Redevelopment Agency**
7. Business Impact Statement: **Not Required**
8. Supplemental Agenda Information: **Bid for relocation, email communication from NV Energy**
9. Recommended Motion: **Pleasure of the RDA, conditioned upon the proposed project.**
10. Prepared By: **Cathy Laughlin, City Planner**
11. Committee/Other Agency Review:
12. Agency Action:
13. Agenda Distribution:



March 22, 2018

Attn: Joe Curry
Quantum Electric

Ref: Commercial Street Light Relocation

Joe,

We are pleased to tender a Lump Sum Proposal in the amount of \$11,530.00 (Eleven Thousand, Five Hundred Twenty-Nine Dollars).

This sum includes the Mobilization and Demobilization of all Material, Equipment and Labor to complete the following Scope of Work.

Scope of Work:

Relocate Light on 4th Street to the Railroad Street side of the parking area.

- Remove Existing Street Light and store for reinstallation.
- Cut asphalt to allow removal of pole Base.
- Remove existing pole base.
- Determine conduit routing feeding the light.
- Cut asphalt to allow for conduit trench excavation.
- Cut Asphalt for New Pole Base excavation
- Install Base and Conduit
- Pull New Power Wire
- Reinstall existing fixture.
- Energize and test light.

If you should have any questions, please contact me at (775) 385-4124

Sincerely,

C Ralph Allen
Electrical Manager

Elko Nevada
775.738.8745
775-738.2405 Fax
Rich Williams, Director
rwilliams@nneconstruction.com

R. Jeff Williams, President

WWW.NNECONSTRUCTION.COM

Fallon, Nevada
775.423.4854
Fax 775.423.0380
Marc Williams, Director
mwilliams@nneconstruction.com

Cathy Laughlin

From: Catherine Wines <catherine@r6studio.com>
Sent: Thursday, April 12, 2018 7:57 AM
To: Scott A. Wilkinson; Cathy Laughlin
Subject: Commercial corridor light question

Hi Scott and Cathy,

I am forwarding an email from NV Energy about the street light in the parking lot of the Commercial where they are wanting to put a new patio. It looks like the next move would be to ask the RDA to go forward with moving the light. Can I request to get it on the next RAC or RDA agenda?

Thanks,
Catherine

Thank you!
Catherine Wines
R6Studio
775-334-7817
catherine@r6studio.com
www.r6studio.com

----- Original Message -----

Subject: FW: Elko corridor light question
From: "Lambert, Kathy" <KLambert@nvenergy.com>
Date: Mon, March 26, 2018 9:46 am
To: "'catherine@r6studio.com'" <catherine@r6studio.com>

Hi Catherine,

Please see Josh Carson's response to your questions below, and let me know if I can be of further service.

Kathy Lambert (formerly Renfrow), SR/WA
Sr. Property Management Administrator
775-834-4273
klambert@nvenergy.com



From: Carson, Joshua
Sent: Wednesday, March 21, 2018 10:53 AM
To: Lambert, Kathy <KLambert@nvenergy.com>
Cc: Morgan, Christy <CMorgan@nvenergy.com>; Lino, Robert <RLino@nvenergy.com>; Campbell, Dick

<DCampbell@nvenergy.com>

Subject: RE: Elko corridor light question

Good morning Kathy!

I apologize for the delayed response.

Unfortunately, NVE cannot donate the light. We have already gone down this road with the City of Elko. Legal provided them a depreciated cost for the city to take them over but NVE was not in a position to convey them.

The City of Elko will need to make application with us to remove or relocate the light since they are the billed party. This will ensure the removal and or relocation meets the minimum illumination requirements for the City streets and or parking corridor as well.

If your client will be making application to NVE for a more broad scope project in addition to the streetlight, the applicant can include the relocation and or removal with that project and include an light relocation approval letter from the City of Elko with any requirements and or restrictions.

Hope this helps!

Best regards,

Joshua Carson



Joshua Carson | Utility Design Supervisor, Distribution Design – Elko / Winnemucca

T: 775.834-2826 | M: 775.385-0657 | JCarson@nvenergy.com

NV Energy | www.nvenergy.com

4216 Ruby Vista Dr. | Elko, NV 89801

From: Lambert, Kathy

Sent: Wednesday, March 21, 2018 9:53 AM

To: Carson, Joshua <JCarson@nvenergy.com>

Cc: Negron, Ralph <RNegron@nvenergy.com>; Tubbs, Jay <JTubbs@nvenergy.com>; Caruso, Mariana <MCaruso@nvenergy.com>

Subject: RE: Elko question

Hi Josh,

Just wondering if you've found any answers yet?

Kathy Lambert (formerly Renfrow), SR/WA

Sr. Property Management Administrator

775-834-4273

klambert@nvenergy.com



From: Lambert, Kathy
Sent: Tuesday, March 13, 2018 12:32 PM
To: Carson, Joshua <JCarson@nvenergy.com>
Cc: Negron, Ralph <RNegron@nvenergy.com>; Tubbs, Jay <JTubbs@nvenergy.com>; Caruso, Mariana <MCaruso@nvenergy.com>
Subject: RE: Elko question

You're the best. Thanks, Josh.

Kathy Lambert (formerly Renfrow), SR/WA
Sr. Property Management Administrator
775-834-4273
klambert@nvenergy.com



From: Carson, Joshua
Sent: Tuesday, March 13, 2018 12:29 PM
To: Lambert, Kathy <KLambert@nvenergy.com>
Subject: RE: Elko question

Good afternoon Kathy!

I would be happy to answer this for you. Let me gather some information and will get back to you as soon as possible.

Thanks!

Joshua Carson



Joshua Carson | Utility Design Supervisor, Distribution Design – Elko/ Winnemucca
T: 775.834-2826 | M: [775.385-0657](tel:775.385.0657) | JCarson@nvenergy.com
NV Energy | www.nvenergy.com
4216 Ruby Vista Dr. | Elko, NV 89801

From: Lambert, Kathy
Sent: Tuesday, March 13, 2018 10:48 AM
To: Carson, Joshua <JCarson@nvenergy.com>
Cc: Negron, Ralph <RNegron@nvenergy.com>; Tubbs, Jay <JTubbs@nvenergy.com>; Caruso, Mariana <MCaruso@nvenergy.com>
Subject: Elko question

Hi Josh,

Would you be able to advise regarding Catherine's question below about moving a street light?

Kathy Lambert (formerly Renfrow), SR/WA
Sr. Property Management Administrator
775-834-4273
klambert@nvenergy.com



From: Negron, Ralph
Sent: Tuesday, March 13, 2018 7:21 AM
To: Caruso, Mariana <MCaruso@nvenergy.com>; Lambert, Kathy <KLambert@nvenergy.com>
Cc: Tubbs, Jay <JTubbs@nvenergy.com>
Subject: FW: [INTERNET] Elko question

FYI

From: Catherine Wines [<mailto:catherine@r6studio.com>]
Sent: Monday, March 12, 2018 10:12 PM
To: Tubbs, Jay <JTubbs@nvenergy.com>; Negron, Ralph <RNegron@nvenergy.com>
Subject: [INTERNET] Elko question

This message originated outside of Berkshire Hathaway Energy's email system. Use caution if this message contains attachments, links or requests for information. Verify the sender before opening attachments, clicking links or providing information.

Hi Jay and Ralph,

I have a question for you that is unrelated to our current project. Not sure if you are the guys to ask but maybe you can point me in the right direction.

I think I told you I'm working on a façade renovation of the Commercial Hotel. The owners have secured a franchise agreement with Old Chicago to put a new pizza restaurant and brewery in a big portion of the current casino. The Old Chicago business plan always includes an outdoor patio. At the Commercial the plan is to put that patio on the southeast corner which is the corner of Railroad and 4th Street. There is a street light, that matches all the other public street lights in the parking corridor right at that corner of the building, it's squarely in the way of the new patio.

According to the City, NV Energy owns all the lights between 3rd and 6th streets. It would make sense to move that light out to sidewalk on Railroad Street. Wondering if NV Energy would allow us to move it? And what we have to do to get that put into motion?

The land the light is on is owned by the Commercial but the light belongs to NV Energy (I think). The entity that would benefit the most from moving it would be the City of Elko. I think we will probably ask them to put up a majority of the cost, but of course we need NVE's permission to move it. Do you think we could get permission or would NVE donate the light to the Commercial or the City? Or is there something else that should happen that I haven't thought of?

I've attached a Google Earth image showing the light I'm talking about.

5



Downtown Idea Exchange

Improving physical, social, and economic conditions downtown

Vol. 65, No. 5
May 2018

Inside this issue

Housing program draws and retains employees. Home ownership creates stronger ties to the community 3

Microtransit pilot seeks to reduce single-occupancy travel. On-demand shuttles provide broader route coverage and cost savings. 5

Downtown seeks flood mitigation to support merchants. Reducing flood insurance rates is an important first step. 6

Sip and stroll events make shopping more social. Take advantage of in-store tastings and open-container zones to attract more customers . . . 10

Idea Exchange. Minimizing delivery congestion, Making the best use of available parking, Planners ponder underground space, and more . . 11

[@DowntownDevelopment.com](https://downtowndevelopment.com)

**Live it Up Wausau
Guidelines**

**Flower Mound Retail &
Restaurant Survey**

**The Final 50 Feet Urban
Goods Delivery System**

ECONOMIC GROWTH

To remain competitive, communities build their own Internet networks

Internet connectivity is vital for businesses of every size, and for downtowns that want to attract residents, visitors, and employers. When private investment in broadband/fiber Internet infrastructure proves difficult to attract, some municipalities are building their own.

According to the Institute for Local Self-Reliance, there are now at least 750 community-owned Internet systems in the United States.

Chattanooga, TN (est. pop. 167,674), was the first in North

America to build its own citywide gigabit-per-second fiber Internet network, says Jeremy Henderson, creative project manager for the Chattanooga Area Chamber of Commerce.

"It was a pretty huge deal at the time," says Henderson. "One of the effects of that was a boom in our startup community. We started having very innovative small companies and a handful of incubators in town." Now the city is seeing such

(Continued on page 2)

ATTRACTION

Retail and restaurant survey provides data for targeted business recruitment

Since 2011, the town of Flower Mound, TX (est. pop. 64,669), has conducted a Retail & Restaurant Survey every other year. The results are used to ensure that residents have input into the type of downtown they want, recruit new businesses, explore consumer leakage, and educate the public about why certain retail and restaurant desires are not realistic. The most recent survey was conducted in 2017.

"It has evolved over time, but we've tried really hard to keep it consistent so we can benchmark the

data against each report," says Alora Wachholz, the town's economic development manager.

The town has many advantages, including relatively high household incomes, a well-educated populace, and its location just three miles from an international airport. "It's a great opportunity, when it comes to recruitment efforts, but Flower Mound also has a long history of wanting to preserve its land from urban sprawl," explains Wachholz.

(Continued on page 8)

To remain competitive, communities build their own Internet networks —Continued from page 1

an increased demand for new employees that an ambitious video marketing campaign has been launched to attract residents.

The economic benefits for the city have been roughly \$1 billion over the course of the last five years. And the network can be directly tied to the creation of between 2,800 and 5,200 new jobs, according to a report from the University of Tennessee.

“Many communities have realized that if they do not invest in themselves, they will be left behind in the digital economy,” Christopher Mitchell, director of community broadband networks for the Institute for Local Self-Reliance, tells *StateTech* magazine. “Local governments are watching as other communities that have affordable, citywide, high-quality Internet access are thriving.”

Chattanooga’s upgrade came about in 2010 when the city’s Electric Power Board modernized the power grid by laying a fiber network throughout its 600-square-mile service area. The EPB first rolled out a one-

gigabit-per-second municipal network, and more recently, 10Gbps service, says *StateTech* magazine.

High-speed connectivity is key to business retention

Hudson, OH (est. pop. 22,262), has also invested in its own high-speed Internet service. Velocity Broadband “is the fastest and most reliable Internet in Hudson,” says the city. The gigabit speeds are available because of the city’s new all-fiber network.

The city invested more than \$2.3 million into creating the company, according to the *Akron Beacon Journal*. City spokeswoman Jody Roberts told the newspaper that the new service was about 100 times faster than any other broadband available in Northeast Ohio at launch time.

The project came about after the city’s economic development department heard complaints from multiple businesses about low and inconsistent Internet service. “Some were saying they had employees working out of their houses because of computer issues at work,” City Manager Jane Howington told the newspaper. The problems were confirmed via a survey of local businesses and residents.

The city first considered running the high-speed lines and asking a private broadband company to take them over, but could not find a willing service provider. “So that left us with deciding whether to leave things as they were, knowing we might lose businesses, or do it ourselves,” Howington said.

Velocity first became operational for city offices and private businesses in a local business park in September, 2015. By the following summer, First & Main, a new mixed-use retail development in the center of the city, and the downtown were connected. The mayor then declared October to be Gigabit City Month, with local merchants joining the celebration by offering special promotions



DowntownDevelopment.com

To read the report, *The realized value of fiber infrastructure in Hamilton County Tennessee*, visit our website and click on Web Extras.

Surveys reveal Internet service gaps that turn away new businesses

Last fall, Radius Global Market Research and WiredScore released findings of their study, *The Value of Connectivity: What’s the Cost of Poor Digital Connectivity for Commercial Real Estate*. The study reveals that more than 80 percent of participating businesses experience regular Internet connectivity problems. A random sampling of 150 leasing decision makers from 10 of the nation’s largest cities were polled, and the quality of a building’s Internet connection was cited as a factor in evaluating future office space – surpassing both location and price as the important factors when searching for workspace in the coming decade.

The WiredScore report is available for download at info.wiredscore.com/value-connectivity-commercial-real-estate. (Registration is required.)

and local restaurants offering menu items such as Giga-bite sliders, Broadband BBQ, and Giga milkshakes.

About 50 businesses signed up immediately, and the city hoped to add another 50 businesses in the coming months, says the *Beacon Journal*. Companies that do not need a gigabit can opt for a less costly 25 megabit service. And to meet the residential demand demonstrated by survey results, municipal officials applied for a \$50,000 Ohio Development Services Agency grant to study the feasibility of covering the entire city so that residents could opt in, as well.

Howington told the *Beacon Journal* that there wasn't too much risk to the endeavor because the city already had its own power company and could install the lines where customers were already interested, then grow as the cash flow began. Only one city employee was added, with other existing staff being reassigned or taking on new duties. Other operations, such as sales and interior wire installation, were outsourced to local companies.

Even tiny, rural communities can embrace DIY broadband

Many towns and cities in Maine are grappling with the need for dependable, high-speed Internet service. The Maine Fiber Company Conference last year highlighted success stories, including that of the Island of Islesboro, ME (est. pop. 566). A sustained five-year effort there was responsible for a program that will provide 100-percent fiber coverage for homes and businesses.

"With no cable TV incumbent on the Island, there were fewer competitive threats to a municipally built fiber network, and a lower general cost for attaching to the utility poles," says the Maine Fiber Company. "A small group of local residents took the 'long view,' educated themselves and other islanders, and relentlessly pursued the funding and approvals needed to turn this idea into a reality."

A well-informed and persistent local advocacy group is critical for any successful community broadband initiative, as is public funding of some type and magnitude, says the company. **DIX**

ATTRACTION

Housing program draws and retains employees

The Live it Up Wausau program in Wausau, WI (est. pop. 39,106), seeks to attract employees to the area and give them reasons to stay.

"This fits under a broad heading of employee-assisted housing or economic development homesteading," says Christian Schock, the city's director of planning, community, and economic development. "These are programs that help employees become more rooted in the community. The basic premise is that an employee who is connected to the city or neighborhood is much more inclined to stay than one who isn't."

Within the field of economic development, workforce attraction is a high priority,

says Schock. "This type of program is a pragmatic way that a community can tackle that."

Schock notes that employee-attraction programs are structured in many different ways nationwide, including grants, programs that pay back student loans, and employers that offer residential down payment assistance. These programs are also used for stabilization in targeted neighborhoods in some cities, or to target employees of particular industries.

The Live it Up Wausau program offers interest-free loans of up to \$10,000 to employees of partner businesses for use toward down payments on local homes. "This



DowntownDevelopment.com

To view Live it Up Wausau guidelines, visit our website and click on Web Extras.

compliments whatever traditional financing they have, and makes home buying more affordable, while rooting them better into the neighborhood," says Schock.

To offset potentially higher renovation costs for older city center homes, employees can borrow up to \$15,000, interest free, for historic properties 50 years and older. "And we also forgive the final year of payment if they have made, and documented, physical improvements to the property," Schock says.

Businesses must make a donation to the program's loan pool in order for their employees to qualify. The city contributes to the fund, as do several charitable foundations.

"Initially, it was important for the city to have leadership over the program so we started with \$100,000 [in city funds], then went to the businesses and said, 'we want you to partner on this for your employees.' We didn't have a minimum donation amount because we wanted to engage as many businesses as possible, from single proprietors to small, family businesses to big manufacturers and banks. It's good to see a diversity of folks getting involved. We were telling them, 'Hey, you should be cognizant of where your employees are living and how connected they are to the community.'"

"We had heard anecdotally of law firm employees coming to town, living in a couple of apartment complexes, staying three to five years, and then leaving. And from other employees, we heard how hard it was for them to find housing, and choices that really fit different levels, so the city developed on the supply side, as well, by offering construction loans, workforce housing incentives, tax credits, those kinds of things. We are helping property owners renovate the floors over storefronts, almost every possible second floor where you could put residential. That's been very positive."

Model is adaptable for targeted residential development

While Live it Up Wausau is not exclusively focused on downtown, it is a model of homesteading that would be "great for a downtown to think about," says Schock. "One

of the keys to a successful downtown is 24/7 vibrancy, a good balance of workers and people living in and shopping in the downtown."

In Wausau, no particular neighborhoods were targeted. "It was discussed and considered, but I think the extra kicker for historic homes does help target certain neighborhoods," Schock says. "It helps people buy anywhere in the area, but I could see a community creating homesteading just for a certain neighborhood or area. It's something of an emerging field, and I really think it's one of the best ways a community can focus on revitalization. Work on homesteading people into that area."

Schock says the more inclusive nature of Live it Up Wausau works well for his city. "One thing we've been pleased with is that it's been a fairly broad-based approach with a variety of different geographies and types of homes. Like many cities, we've had down payment assistance programs funded primarily through a block grant, which is tied to need-based requests from folks who couldn't buy a home otherwise."

This program instead "looks at it from the demand perspective and makes sure employees buy homes in the city and become more inclined to stay," says Schock. "There's an economic development reason here, not just affordable housing or neighborhood development. We value skilled workers and we want them to buy properties in the city."

The program has been used for all types of housing with mortgages ranging from \$40,000 to \$500,000. "The employees are loving the incentive, rather than needing it, and employers are able to add it to the list of employee benefits," Schock says. "If a potential employee is coming from outside the region, it's a great way to say our community values you and will help you buy a home."

The program also helps attract investment. "Developers might say, 'I don't know who is going to buy this house.' If you work with the employers, you can work that connection and create and show strong demand," says Schock. "It helps prove that market as you move forward."

Promoting the program builds partnerships and participation

The city promotes Live it Up Wausau, but finds that mortgage lenders and realtors are also valuable promotional partners. "We've got those partnerships, and the businesses, and the city all out there working to tell that story," Schock says. "It's helped us continue to gain traction."

The city has done a lot to promote the program with the media, as well, including hosting media events on the lawns of homes to celebrate closings. "The state also focused on our program and highlighted it in one of their marketing pieces," says Schock. "It's just another angle of telling that story, which says that the Wausau community cares about employees and ensuring that people have access and interest in buying homes."

Other Wisconsin communities now look to Wausau as a model, Schock says. "I don't think ours is necessarily the best. We have one version, while another version works for another community. It's just a great emerging field where we would love to see more collaboration among communities focused on homesteading, and creating demand-driven functions for home ownership," he says.

"A lot of communities already have down payment assistance so sometimes they just need to re-imagine it from need-based to an economic development perspective," Schock says. "I would encourage communities to talk with regional entities and other communities to see what are the things they are doing that are focused on housing to attract and retain workers."

Contact: Christian Schock, City of Wausau, (715) 261-6683, Christian.schock@ci.wausau.wi.us. **DIX**

ACCESS AND MOBILITY

Microtransit pilot seeks to reduce single-occupancy travel

A new program in Arlington, TX (est. pop. 365,438), seeks to reduce traffic downtown while providing greater public transit coverage at lower cost to the city.

Until a few years ago, Arlington was the largest city in the nation with no mass transit. More recently, its bus line, Max, has seen lackluster ridership along its fixed route between a local university and a commuter rail station near the Dallas-Fort Worth airport. Now a new six-seater, on-demand shuttle service is taking a test run.

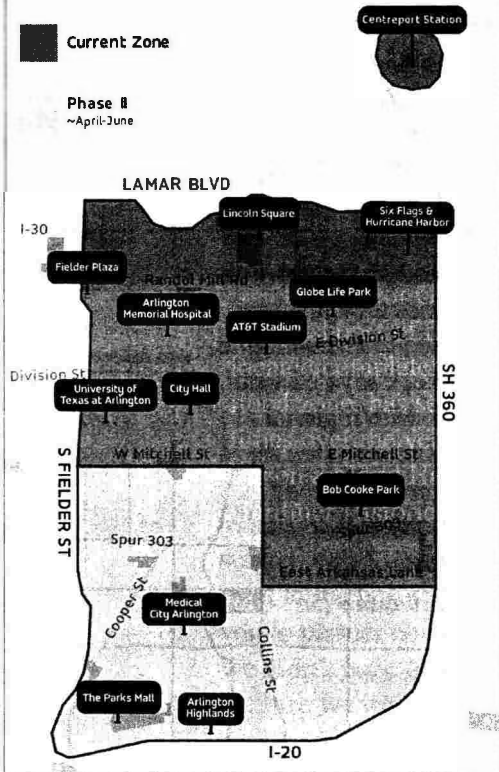
Last fall, the city announced a partnership with New York-based startup, Via, which already offers on-demand minibus service in New York City, Chicago, and Washington, D.C. Rides can be booked on the Via smartphone app. Users receive an estimated pickup time and can also track their vehicle on the app. The average wait time is 10-12 minutes, says Via.

Passengers lacking smartphones or the app can order rides on the Via shuttles, branded locally as Arlington On-Demand, by calling the company, says the city's ride-share web page. Unlike the fixed-route bus, passengers can now be picked up at or near their doorstep and delivered at or near their destinations, all for \$3 per ride. The signature Mercedes vans are marked with both Arlington On-Demand and Via logos for easy identification.

The rideshare service currently offers rides in the areas around downtown, the University of Texas at Arlington, the Texas Health Arlington Memorial Hospital area, and the Entertainment District, as well as providing a connection to the commuter rail station near the airport. Arlington On-Demand operates from 6 a.m. to 9 p.m. on weekdays, and 9 a.m. to 9 p.m. on Saturday, but extended hours will be offered

"Via will get people to places Max was too limited to get close to."

Arlington On-Demand coverage areas



On-demand, six-seat shuttles provide a broader coverage area and increased convenience for users during this pilot program.

during special events in the Entertainment District.

Payments can be made by credit card or prepaid card.

In addition to a fleet of 10 passenger vans, Via will also be operating a limited number of wheelchair accessible vehicles during the pilot program, and these will provide door-to-door service.

Future phases will see service expanded to two major shopping areas and the neighborhoods around them. "Service areas may shift over time as information is gathered about demand for service," says the

city. Up-to-date service area maps and operating hours are available on the app and at the Via and city websites. Residents living outside the current service area have been encouraged to provide feedback to the company which will inform future expansion decisions.

Via's service in Arlington will be subsi-

dized by public tax dollars, including one of the first federal grants to fund microtransit in the country, according to a recent *CityLab* article.

"Not only will [the pilot] cover the area we're already serving, Via will get people to places Max was too limited to get close to," Alicia Winkelblech, assistant director of strategic planning for the city, tells *CityLab*.

The main criteria for judging the success of the one-year pilot program will be whether Via reduces single-occupancy vehicle trips, which the city plans to measure based on data collected and shared by Via. Winkelblech is optimistic that it can carve into the market for private or even pooled Uber and Lyft trips. "A trip that might cost \$12 on a ride-hailing service will now cost \$3. We anticipate quite a lot of interest in this," she tells *CityLab*.

A successful expansion of microtransit may very well build demand for fixed-route services in the future as well, notes the article. Via may also help unlock answers to questions asked by transit agencies nationwide, because one advantage of on-demand mobility apps is that all the data on where passengers want to go is captured.

"There isn't a transit agency in the U.S. that has any valuable data on the demand they don't/can't serve," transportation consultant Jon McBride tells *CityLab*. "They have no real idea what service people are looking for — perhaps this contributes to the declining ridership most of them are seeing." **DIX**

ECONOMIC GROWTH

Downtown seeks flood mitigation to support merchants

The city of Gardiner, ME (est. pop. 5,800), on the shores of the Kennebec River and located completely within the mapped FEMA flood zone, has seen downtown flooding many times over the years. Now officials are working on a Flood Hazard Mitigation Plan for the Gardiner Historic District.

"The purpose is to establish where on the buildings the 100-year flood mark is," says Patrick Wright, executive director of Gardiner Main Street. Knowing that high-water mark allows building owners to make informed decisions about where to locate mechanical systems and other at-risk items. It may also

help property owners qualify for lower flood insurance rates. "If you flood-proof to one foot above that mark, insurance rates can be substantially lower, and the building is a lot happier if it does flood," he says.

The first step is to obtain Flood Elevation Certificates, says Wright. Recently, the city received a \$7,500 grant from the Maine Historic Preservation Commission toward the \$17,520 project, which will survey the elevations of buildings within the district. Survey data will be entered by a college intern into a GIS system in order to catalog information about properties in the floodplain. Participation by property owners is voluntary, with the grant covering half the cost for each survey and certificate for up to 48 buildings.

"This is Phase I of our community's flood resiliency plan. For us, the floods are a concern, but the bigger concern right now is what is happening to flood insurance rates," Wright says, noting that a flood comes along only occasionally, but high rates must be paid every day. With the U.S. Congress contemplating the removal of flood insurance subsidies, and building owners with mortgages required to carry the insurance, concerns are on the rise, he says.

"One interesting thing we are watching — and I met with Senator Susan Collins a month ago to brief her on this issue — is a bill going through the senate right now that would slow the increase of insurance premiums to 10 percent [annually] and buy us some time for mitigation," Wright says. "It also includes some flood hazard mitigation funds for communities. Our hope is to position ourselves to get some support from the federal government to make our buildings more flood resilient."

Once the Flood Elevation Certificates project is complete, "the next part would be to then come up with strategies for mitigating against floods," says Wright. "In the case of Gardiner, we think that it's going to be more effective to go building by building in order to mitigate against damage. We don't think it's a case where a levy or some other structural approach would be cost effective or [flood-prevention] effective. We are also working with the Army Corps of Engineers. Their Silver Jackets program is using buildings that Gardiner Main

Senate considers bill to ease national flood insurance woes

Downtown leaders in flood-prone states are keeping a close eye on the Sustainable, Affordable, Fair, and Efficient (SAFE) National Flood Insurance Program Reauthorization Act of 2017 as it winds its way through the U. S. Senate review process. The bill seeks to fix problems exposed during the response to Hurricane Sandy, say proponents, noting that among other things, the bill will:

- Provide long-term certainty by reauthorizing the National Flood Insurance Program for six years.
- Prevent exorbitant rate hikes by capping annual increases at 10 percent. "Currently, premiums increase by up to 25 percent every year, depressing property values, creating affordability challenges, and discouraging participation in the program," say the bill's sponsors.
- Cut waste by freezing interest payments and establishing new controls for private insurance company compensation in order to reinvest in proactive mitigation efforts and affordability measures, including low-interest loans for homeowners' mitigation projects and affordability vouchers.
- Provide strong investment in mitigation, with robust funding levels for large-scale, communitywide mitigation efforts and mitigation assistance programs, which, proponents say, have a 4:1 return on investment and are the most effective way to reduce flood risk.
- Provide better training and certification of agents and adjusters "to reduce mistakes and improve the customer experience."

Street owns as a test case for designing strategies for our buildings to achieve safety and get lower rates."

There are Silver Jackets teams in states nationwide, though some go by other names. These teams bring together multiple federal, state, tribal, and local agencies to learn from one another in reducing flood risk and other natural disasters. Federal team members typically include FEMA, and possibly the National Weather Service and U.S. Geological Survey, in addition to the Army Corps of Engineers.

Contact: Patrick Wright, Gardiner Main Street, (207) 582-3100, info@gardinermainstreet.org. **DIX**

Retail and restaurant survey provides data for targeted business attraction —Continued from page 1

"We have some interesting zoning and planning in place, and a Smart Growth policy that requires a big section to remain residential to keep that 'city meets country' feel. While that's good for the community in the long run, it also means that we are working with limited commercial space. We tend to be a little picky about who and how we recruit."

Additions to the downtown business mix are viewed as amenities for residents, she says. The best way to ensure that residents are happy with that mix is to, "ask them what they are lacking and what would make their quality of life better," Wachholz says.

Conducting the survey

The two-person economic development department saves money and staff hours by using the online tool, Survey Monkey. "By making the survey available online, we are able to harness a large percentage of our population," says Wachholz. "And I always encourage residents who are uncomfortable with taking the survey online to call and I will

send a written survey and include [return] postage."

"We have started asking what percentage of their annual shopping is done online."

Surveys are offered in the fall when most people are back from summer travels. Participation is encouraged via the city and partner organization social media platforms, at town council meetings, in monthly newsletters, and on the town website. While residents are the target audience, business partners who may live elsewhere but have a stake in the downtown, and other interested nonresidents may participate.

The format includes about 10 questions, the last of which is open-ended and elicits some interesting and informative responses. Participants, who remain anonymous, are asked where they usually shop, and when shopping outside of the community, what things they travel to purchase. They are asked where they like to dine, for which meals, and how often. "And we have started asking

what percentage of their annual shopping is done online," says Wachholz. Finally, respondents are given the opportunity to make comments.

"We get amazing feedback from that," she says. "This year, a [self-identified] high school student wrote probably one of the most convincing essays on why we need a Whataburger. There's one in a neighboring community, but he wrote that after football games, everyone goes to that other town, and sees each other in line, and that he realized all this money was just leaving [our town]," says Wachholz. "That is something we would include in a recruitment packet to Whataburger."

Putting the data to use

Survey results go out in recruitment packets to the top 10 requested retailers and the top 10 requested restaurants in each survey cycle, along with the town's eight-page economic development profile, an aerial map of the commercial corridor, and letters from downtown leaders "that introduce them to the community and let them know we are a community that wants them, that we are open for business and interested in talking, and that we have space available," Wachholz says. The more desired a business, the more materials and follow-up contact will be provided.

While survey data is broken down by the top 10 requests in each category, Wachholz also crunches the numbers by business type. Perhaps there's no way to recruit the cute little family diner a respondent patronized in a far-flung city, but if enough people request some form of family dining, those numbers are used to persuade family friendly restaurants that a market exists for their menu items. Or everyone may not request the same sporting goods store, but if the numbers demonstrate the need for this type of business, that can be a compelling recruitment tool, she says. Final survey results in all categories are displayed as a two-page infographic,

with additional pages containing respondent's open-ended comments.

The survey also lets the city know "what not to do," says Wachholz. "People might say no more nail salons, no more donut shops, or no more banks. And we use the survey to clarify what our role is when it comes to local economic development. There are comments on what areas of town people would like to see developed. This goes to the town council. You get a lot more out of the survey than simply that everyone would like a Trader Joe's."

The surveys also provide opportunities for public education. "We get a lot of pie-in-the-sky responses, and our department feels strongly that part of our job is to educate and communicate to our residents and our businesses," Wachholz says. "In those situations where requests aren't feasible, we still find invaluable information because we can share why we're not going to be able to have an Apple Store here in town because we are not on a major highway and are not going to bring in the numbers."

Her department does reach out to the big brands through meetings at trade shows and expos, "to double check and verify the best possible explanation to bring back as to why they are perhaps not interested in our market, and I think there is a lot of benefit in that," Wachholz says.

"We also use the data for general market indicators," she says. For example, one surprise is that people now spend more going out to eat than in grocery shopping. There can be surprises on the retail front, as well. "People were requesting very high-end retailers, but now they are wanting to save money in that part of their spending. We had a discount grocery store looking at our market. There's very little about the demographic in Flower Mound to tell you a discount grocer would be successful here, but when you look at what our residents are actually saying, it's not that they can't afford things, but shopping is not where they want to invest their money. Because of that, we can say there is a market and help move that dialog forward."

For the first time this year, the town plans to share its survey results with neighboring

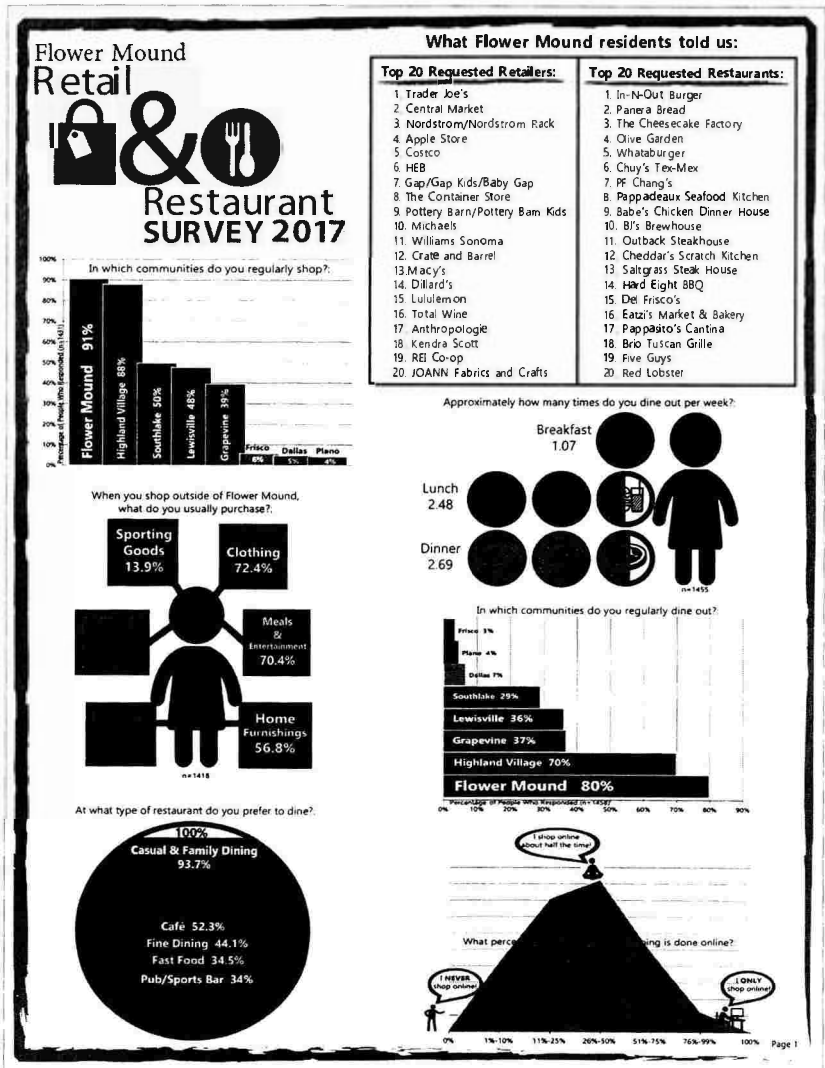
communities in which respondents indicated they like to shop and dine. "It's just to let them know the kinds of leakages we are facing but that they are gaining from," says Wachholz. "We are a bunch of communities all squished up together, competitive, but very supportive. If that [data] does them any good, or helps them with any economic development or lets them know they did a good job, we are happy to do that. We are also happy to speak with any community [thinking about designing a survey]. It can seem a lot more daunting than it really is. I think that if other small communities knew this was achievable and how, it could save them a lot of money and get them started," she says.

Contact: Alora Wachholz, Town of Flower Mound, (972) 874-6044, econdev@flower-mound.com. **DIX**



DowntownDevelopment.com

To read the Flower Mound Retail & Restaurant Survey 2017, and resident comments, visit our website and click on Web Extras.



Survey results are presented in an easy-to-read infographic format.

ATTRACTION

Sip and stroll events make shopping more social

Sip and stroll events are a popular activity for drawing visitors not just downtown, but directly into downtown shops and other businesses. While each event has a unique local flavor, most rely on merchants to serve snacks and beverages while shoppers move from location to location in a fun and low-pressure environment. Add to that in-store specials, live music, buskers, and passport-style promotions, and the stage is set for a successful event.

The 2017 holiday season saw its share of sip & stroll events with at least one taking advantage of open container laws. That was the case in Clermont, FL (est. pop. 28,742), where attendees of the two-day 29th Annual Light Up Clermont event are encouraged to shop, sip, and stroll along the city's Hometown Holiday Parade route. "Spend a few hours or an entire day," urges the city's economic development department. "The downtown area is blossoming on all fronts, with an assortment of new shops and eateries to enjoy!"



Sippin' & Shoppin'
in Historic Downtown Snohomish
SOLD OUT
Saturday
December 2
4pm - 8pm
Participating stores will offer
beverages, treats & entertainment!
Details and wine tasting tickets at:
www.HistoricDowntownSnohomish.org
www.facebook.com/HistoricDowntownSnohomish

Creating open container zones and in-store sipping stations makes shopping more social and boosts foot traffic.



Sip, Shop & Stroll
*Sponsored by the Greater Pickens Chamber of Commerce
NOV. 4, 2017
10:00 AM - 5:00 PM
\$10.00 a Ticket
We have several great RAFFLE PRIZES!
The more places you visit, the greater your chances of winning!
Register between 10AM-12PM
Southern Appalachian Outdoors
506 W. Main St.
Support your downtown business community
JOIN US AS WE (WALK/BIKE/DRIVE)
AROUND DOWNTOWN AND HIGHLIGHT
SOME OF THE GREAT THINGS OUR TOWN
HAS TO OFFER DURING THIS SHOPPING
SEASON & SAMPLE SOME TASTY TREATS!
FOR MORE INFORMATION VISIT:
WWW.PICKENSCHAMBEROFCOMMERCE.COM

The city has an open container ordinance, which allows for an open container of wine or beer, purchased from approved retailers along the parade route, which falls within the Entertainment District downtown, says Shannon Schmidt, the city's economic development director.

Meanwhile, a 45-minute drive away in Winter Park, FL (est. pop. 27,852), Sip, Shop & Stroll events are offered several times a year and are viewed as an opportunity to lure customers into business locations.

"Spend the evening visiting your favorite Park Avenue area shops and restaurants," said the Winter Park Chamber of Commerce of its event in December. "Discover new merchants, check out the latest fashions, gift ideas, and seasonal menu items, and enjoy wine and hors d'oeuvres along the way."

In Snohomish, WA (est. pop. 9,098), the Sippin' & Shoppin' Christmas Shopping Evening and Wine Stroll sold out in a single day last year. Held from 4 to 8 p.m. on the first Saturday of December, this event incorporates a wine tasting into the festivities. The marketing focus was on fun, with holiday sales treated as incidental.

A different winery was featured at each participating shop. Guests received eight samples, plus a \$10 voucher toward the purchase of a bottle of wine from the event's Bottle Shop.

And finally, the Greater Pickens Chamber of Commerce in Pickens, SC (est. pop. 3,190), doesn't wait for the holiday season, instead highlighting all that downtown has to offer a few weeks earlier. Their Sip, Shop & Stroll, on the first Saturday in November, invites participants to, "Join us as we Stroll (walk/bike/drive) around historical downtown Pickens and highlight some of the great things our business community has to offer ... and sample some tasty treats!" Wristbands for the event are \$10 in advance, \$15 on event day. The event also features prize drawings based on the number of participating businesses guests visit during the Stroll. **DIX**

Idea Exchange

Reducing operating expenses downtown

A Wisconsin developer is upgrading an outdated building near downtown Milwaukee with an energy-efficient furnace and water heater, upgraded windows, LED lighting, and more. It's just one example of a property owner using Property Assessed Clean Energy (PACE) financing, which provides funding for energy efficiency, water conservation, and renewable energy projects in commercial and residential properties.

Started in 2008, PACE programs are typically established by local governments, which tie the privately financed loans to the property and allow them to be repaid as line items on property tax bills. PACE-enabling legislation is active in 33 states plus D.C., and PACE programs are now active (launched and operating) in 20 states plus D.C.

To learn more visit www.pacenet.us.

Minimizing delivery congestion

A report from the University of Washington's Urban Freight Lab looks at reducing city center congestion by making truck parking spaces more productive and reducing the growth of truck traffic.

The authors note that Seattle, WA, was a perfect test case for the work. "If online shopping continues to grow at its current rate, there may be twice as many trucks delivering packages in Seattle's city

center within five years," the report says, "and double the number of trucks looking for a parking space."

By mapping privately owned delivery infrastructure, a team of researchers and students found that 87 percent of all the buildings in downtown Seattle, Uptown, and South Lake Union rely on the city's curb and alley space to receive deliveries. Only 13 percent of buildings have loading bays or docks that allow trucks to park on private property.

The research team found that reducing the number of failed delivery attempts as well as the amount of time a delivery truck is parked in a loading space could offer significant benefits.

"These two actions alone could reduce congestion and free up curb space for cars, buses, bicycles, and other people who need to use that shared public space," says Barbara Ivanov, director of the Urban Freight Lab.



To read the full report, *The Final 50 Feet Urban Goods Delivery System*, visit DowntownDevelopment.com and click on Web Extras.

Making the best use of available parking

The city of Fayetteville, NC, is moving forward with the first phase of a comprehensive master plan addressing parking on and near the Dickson Street entertainment area and downtown square.

An initial parking study found that the downtown doesn't suffer

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Idea Exchange

from a lack of parking. Instead, it needs to let people know where the spaces are and make them more publicly available. To do this, the study provides short- and long-term recommendations to increase the publicly accessible parking supply. These include:

Short-Term

- Pursue lease agreements/partnerships with underutilized private parking lots.
- Consider permit system for those that are nervous about full public sharing.
- Provide signage for shared lots.
- Add on-street parking where it could help with high demand.
- Establish a district threshold that triggers a shared garage.

Long-term

- Work toward a goal of making 80 percent of total parking supply within the study area open and available to the public through valet/shared parking agreements (up from roughly 35 percent).

Tax "moratorium" aims to encourage property upgrades

Unlike many programs which provide direct financial support to encourage renovation of commercial properties, the tax moratorium in Paducah, KY, requires no outlay on the part of the city.

The Downtown & Market House District Assessment and Reassessment Tax Moratorium encourages the repair, rehabilita-

tion, or stabilization of properties in the district that are at least 50 years old by providing a program in which the property tax paid to the city is frozen at the pre-renovation assessment for five years.

For a property to be eligible, it must receive more than \$75,000 worth of improvements. An application must be filed with the planning department prior to the renovations. After the application is submitted, the Property Valuation Administration assesses the property. Then, the property owner has two years to complete the renovations. Once the renovations are complete and reviewed by the planning department, a moratorium certificate is issued granting five years of city

property taxes at the pre-renovation assessment.

Train horns disrupt workers and residents

The city of Waco, TX, is considering a quiet zone which would prevent trains from sounding their horns along a stretch of track in the downtown.

The local ABC affiliate notes that new safety features, including gates, would be added along the railroad track to let drivers know the train is passing through.

City Traffic Engineer Eric Gault tells ABC news that the quiet zone will go a long way toward encouraging development in the downtown corridor. **DIX**

Planners ponder underground space

When cities and their downtowns can no longer move up or spread out, one option is to move underground. The February meeting of the World Urban Forum included a side event on underground spaces for cities of the future. The event aimed at showing not only the contribution of underground space to the New Urban Agenda and the sustainable development goals, but also the practical tools that the International Tunneling and Underground Space Association has developed.

At the event, Shipra Narang Suri of UN-Habitat stressed the importance of underground space which can help cities remain compact, be energy efficient, and find the space needed to include new functions in the existing city landscape.



To read the association's report, *Think Deep: Planning, development and use of underground space in cities*, visit DowntownDevelopment.com and click on Web Extras. And to learn more about the association, visit www.ita-aites.org.