

1-10-17
JG

Downtown Reinvestment Grant Program Application

Please return completed with necessary attachments and signature to Economic Development office, 215 E. McKinney no later than 5 pm by the first Monday of each month. If you have any application questions, please contact the Economic Development Program Administrator at 940-349-7732.

Applicant Name	WITHHICK LLC	Date	1/10/17
Business Name			
Mailing Address	1400 DALLAS DR. DENTON, TX 76205		
Contact Phone	(940) 390-6235	Email Address	JG@STEPCOMMERCIAL.COM
Building Owner (if different from applicant)			
Historical/Current Building Name	CAROLS DRAPERIES		
Project Site/Address	112 W. OAK ST. DENTON, TX 76201		

Type of Work: (check all that apply)

Paint Only

☐

Facade & Building Renovation

☒

Signage

☐

Awnings

☒

Utility Upgrades

☒

Impact Fees

☐

Details of Planned Improvements relating to Grant Request (attach additional information if necessary)

REMOVE EXISTING AGGREGATE FACADE AND EXPOSE/RESTORE ORIGINAL BRICK. EXPOSE/RE-OPEN TWO CLOSED OFF WINDOWS IN UPSTAIRS APARTMENT, WHICH ARE CURRENTLY COVERED BY EXISTING FACADE. IF ORIGINAL BRICK FACADE IS UNABLE TO BE RESTORED, WE ARE PLANNING ON INSTALLING A FAUX-BRICK FACADE THAT IS HISTORICALLY APPROPRIATE TO THE ORIGINAL BRICK. REMOVE EXISTING AWNING AND INSTALL HISTORICALLY ACCURATE AWNING. REROUTING OF ELECTRICAL AND PLUMBING THROUGH OUT THE BUILDING. INSTALLATION OF A FIRE SUPPRESSION SYSTEM. INSTALLATION OF NEW ROOF.

How will this project benefit Downtown? RESTORATION AND BEAUTIFICATION
OF ONE OF THE ORIGINAL BUILDINGS BUILT ON
THE SQUARE. WE ARE TARGETING POTENTIAL BUSINESSES
THAT WILL BRING NEW CONCEPTS TO DOWNTOWN
AND BRING ADDITIONAL FOOT TRAFFIC.

Project Expenditures	Estimated Costs	Grant Requested
Façade/Building Rehab	51,345.74	17,000
Awnings	21,000.00	5,000
Signs		
Impact Fees	5,000.00*	
Utility Upgrades	21,100.00	
Totals	98,445.74	

*Low estimate

TOTAL COST OF PROPOSED PROJECT

\$ 125,000

TOTAL GRANT REQUEST

(May not exceed 50% of TOTAL COST up to \$25,000)

\$ 25,000

Attach with all required color samples of paint, awning/canopy, sign design, etc., as well as photographs of building's exterior facade, roof and foundation.


 Applicant's Signature

1/10/17
 Date

DOWNTOWN REINVESTMENT GRANT AGREEMENT FORM

Please complete and return with Downtown Reinvestment Grant Application to Economic Development office, 215 E. McKinney no later than 5 pm by the first Monday of each month. If you have any questions, please contact the Economic Development Program Administrator at 940-349-7732.

I have met with the Economic Development Program Administrator, and I have read and fully understand the Downtown Reinvestment Grant procedures established by the Denton City Council. I intend to use this grant program for the aforementioned renovation projects to advance the efforts of revitalization and historic preservation of Denton's historic downtown. *I have not received, nor will I receive insurance monies for this revitalization project.*

I understand that if I am awarded a Downtown Reinvestment Grant by the City of Denton, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a reinvestment grant for façade, awning or sign work and the façade, sign or awning is altered for any reason within one (1) year from construction, I may be required to reimburse the City of Denton immediately for the full amount of the grant.)

WITHHICKS LLC

Business/Organization Name

Applicant's Signature

JOHN WITHICKS

Printed Name

Date

Building Owner's Signature (if different from applicant) Printed Name

Date

This section is to be completed by Economic Development staff

Date considered by DTTF

Recommendation

Staff Signature

Date considered by City Manager

Recommendation

City Manager Signature

Date considered by EDPB

Recommendation

Staff Signature

TRISTAR
Repair & Construction
2126 James St. • Denton, TX 76205

Estimate Date: 10/10/2016
Prepared For: John Withers
Project: 112 W Oak Fire System
Estimated completion time: 6 work weeks after permit
Project Square Footage: 2400

Asbestos Inspection	\$1,700.00
Supervision	\$1,800.00
Demo	\$0.00
Masonry	\$0.00
Plumbing	\$0.00
Mechanical	\$0.00
Electrical	\$2,100.00
Framing, Drywall & Insulation	\$2,500.00
Tape, Bed, Texture and Paint	\$0.00
Doors, Glass Windows	\$650.00
Flooring	\$0.00
Restroom equipment	\$0.00
Ceiling Grid, Tiles & Insulation	\$1,500.00
Fire Sprinklers	\$33,150.00
Fire Alarm	\$12,000.00
Underground utlitiy and site Estimate	\$19,000.00
Final Clean	\$2,400.00
Equipment	\$0.00
Insurance	\$1,152.00
Subtotal	\$77,952.00
10% Profit	\$7,795.20
Total	\$85,747.20
Sales Tax	\$7,074.14
Project Total	\$92,821.34

Notes:

Asbestos abatement excluded



Tristar Repair & Construction

Client: Carol Collins
Property: 112 W Oak St.
Denton, TX 76201

Home: (940) 565-8337

Operator: TROY

Estimator: Troy Ballenger
Company: TriStar Repair & Construction
Business: 2126 James St
Denton, TX 76205

Cellular: (940) 368-1900
E-mail: troy@tristarrepair.com

Type of Estimate: Hail
Date Entered: 11/15/2016

Date Assigned:

Price List: TXDF8X_OCT16
Labor Efficiency: Restoration/Service/Remodel
Estimate: 112_W_OAK
File Number: 705610610

112_W_OAK

Main Level

Demo

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
26. Dumpster load - Approx. 40 yards, 7-8 tons of debris	2.00 EA	566.89	0.00	112.25	226.76	1,472.79
27. Debris chute mounting hardware - per week	2.00 WK	25.00	0.00	4.96	10.00	64.96
28. Debris chute hopper - per week - 30" x 4' section	2.00 WK	28.80	0.00	5.70	11.52	74.82
29. Debris chute - per week - 30" x 4' section	4.00 WK	15.60	0.00	6.18	12.48	81.06
2 sections for 2 weeks, for upper and lower roof section debris removal						
Totals: Demo				129.09	260.76	1,693.63

General Conditions

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
30. Temporary toilet (per month)	1.00 MO	0.00	179.44	17.76	35.88	233.08
31. Building Permit City Of Denton Required	1.00 EA	0.00	150.00	14.86	30.00	194.86
32. Insurance	1.00 EA	0.00	2,042.52	202.21	408.50	2,653.23
Calculated at 2.7% of gross sale of \$75,649						
33. Final cleaning - construction - Commercial	500.00 SF	0.00	0.16	7.92	16.00	103.92
34. R&R Temporary fencing	45.00 LF	0.70	5.63	28.20	56.98	370.03
37. Barricade and warning device - setup and takedown	4.00 HR	0.00	51.52	20.40	41.22	267.70
38. Traffic cones (per unit, per day)	140.00 DA	0.00	0.70	9.71	19.60	127.31
10 cones/ barricades for 14 days						
39. Telehandler/forklift and operator	30.00 HR	0.00	103.13	306.30	618.78	4,018.98
Totals: General Conditions				607.36	1,226.96	7,969.11

Lower Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
11. Clean with pressure/chemical spray	SF	0.00	0.29	0.00	0.00	0.00

CONTINUED - Lower Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
13. Elastomeric roof primer	SF	0.00	0.45	0.00	0.00	0.00
15. Elastomeric roof coating - Flat roof	SF	0.00	2.32	0.00	0.00	0.00
16. Additional charge for high roof (2 stories or greater)	13.76 SQ	0.00	14.12	19.24	38.86	252.39
62. Remove Modified bitumen roof	13.76 SQ	40.95	0.00	55.79	112.70	731.96
63. Modified bitumen roof	15.82 SQ	0.00	376.51	589.68	1,191.28	7,737.35
Includes 15% waste						
64. Remove Insulation - ISO board, 2"	13.76 SQ	31.16	0.00	42.44	85.76	556.96
65. Insulation - ISO board, 4"	15.82 SQ	0.00	415.55	650.83	1,314.80	8,539.63
Per IECC 2015- R20- required by City of Denton						
66. Remove Insulation - perlite board, 1"	13.76 SQ	31.16	0.00	42.44	85.76	556.96
67. Insulation - perlite board, 1"	15.82 SQ	0.00	187.89	294.26	594.48	3,861.16
Per IECC 2015- R20- required by City of Denton						
68. R&R Roof scupper - aluminum	2.00 EA	9.64	159.05	33.40	67.48	438.26
69. Roofer - per hour	3.00 HR	0.00	98.00	29.11	58.80	381.91
allowance to work around roof ladder, 2unused a/c curbs, gas lines, electrical circuits						
70. Central air - condenser unit - Detach & reset	1.00 EA	0.00	494.68	48.97	98.94	642.59
71. R&R Exhaust cap - through roof - 6" to 8"	3.00 EA	6.91	67.55	22.11	44.68	290.17
72. R&R Flashing - pipe jack - lead	1.00 EA	5.42	55.34	6.02	12.14	78.92
73. R&R Pitch pan / pocket - up to 6" x 6" x 4" - galvanized	2.00 EA	19.25	103.46	24.30	49.08	318.80
Totals: Lower Roof				1,858.59	3,754.76	24,387.06

Upper Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
18. Clean with pressure/chemical spray	SF	0.00	0.29	0.00	0.00	0.00
19. Elastomeric roof primer	SF	0.00	0.45	0.00	0.00	0.00
20. Elastomeric roof coating - Flat roof	SF	0.00	2.32	0.00	0.00	0.00
21. Additional charge for high roof (2 stories or greater)	23.03 SQ	0.00	14.12	32.20	65.04	422.42
22. R&R Rain cap - 8"	1.00 EA	3.85	42.15	4.56	9.22	59.78
23. Central air - condenser unit - Detach & reset	2.00 EA	0.00	494.68	97.94	197.88	1,285.18

CONTINUED - Upper Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
25. Comb/straighten a/c cond. fins - w/trip charge - Large	1.00 EA	0.00	184.73	18.29	36.94	239.96
52. Remove Modified bitumen roof	23.03 SQ	40.95	0.00	93.36	188.62	1,225.06
53. Modified bitumen roof	26.48 SQ	0.00	376.51	987.02	1,994.00	12,951.00
Includes 15% waste						
54. Remove Insulation - ISO board, 2"	23.03 SQ	31.16	0.00	71.04	143.52	932.17
55. Insulation - ISO board, 4"	26.48 SQ	0.00	415.55	1,089.37	2,200.76	14,293.89
Per IECC 2015- R20- required by City of Denton						
56. Remove Insulation - perlite board, 1"	23.03 SQ	31.16	0.00	71.04	143.52	932.17
57. Insulation - perlite board, 1"	26.48 SQ	0.00	187.89	492.55	995.06	6,462.94
Per IECC 2015- R20- required by City of Denton						
58. R&R Roof scupper - aluminum	1.00 EA	9.64	159.05	16.70	33.74	219.13
59. Roofer - per hour	2.00 HR	0.00	98.00	19.40	39.20	254.60

allowance to work around roof ladder, a/c curb, penthouse curb, gas lines, electrical circuits

Totals: Upper Roof	2,993.47	6,047.50	39,278.30
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Total: Main Level	5,588.51	11,289.98	73,328.10
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Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
12. Cleaning labor minimum	1.00 EA	0.00	1.66	0.17	0.34	2.17
Totals: Labor Minimums Applied				0.17	0.34	2.17

Line Item Totals: 112_W_OAK	5,588.68	11,290.32	73,330.27
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Summary

Line Item Total	56,451.27
Overhead	5,645.16
Profit	5,645.16
Comm. Rpr/Remdl Tax	5,588.68
Replacement Cost Value	\$73,330.27
Net Claim	\$73,330.27

Troy Ballenger



204-1

EDWARD SHAW
LAW OFFICE

HARDWARE & SEEDS

Store

TALIAFERRO & SON
HARDWARE





