



Façade Improvement Grant Program Application

I. Applicant Information

- A. Applicant Name Janae Samuel
- B. Business Name Golden Haus
- C. Street Address 170 Players Cir Suite 17
Southlake, TX 76092
- D. Mailing Address _____

- E. Work Phone _____ Cell Phone 817-697-7250
- F. Email hello@thegoldenhaus.com

II. Property Owner Information (if different from Applicant)

- A. Owner Name _____
- B. Business Name _____
- C. Street Address _____

- D. Mailing Address _____

- E. Work Phone _____ Cell Phone _____
- F. Email _____

III. Property and Project Description

- Address/Location of property to be considered for the City of Keller Façade Improvement Matching Grant Program
- A. 126 Taylor St
- B. Is the building currently occupied by a business?
- Yes No If yes, please list the business name(s) and Certificate of Occupancy numbers below.
- _____

C. Is this a residential building that is being converted for commercial use?

Yes No *Please note: if a residential property is being converted to commercial use, a site plan is required. If a site plan has been submitted, please list the permit number below.*

D. Have building plans been submitted to the city for the project?

Yes No *Please note: building plans are required for some improvements, but may not be necessary for all projects. If building plans have been submitted, please list the permit number below.*

E. Has the applicant and/or property owner been a recipient of this Façade Improvement Matching Grant before?

Yes No *If yes, please list the property address(es) and year(s) the grant was awarded below.*

F. Are there any current code enforcement actions, tax liens, or judgement liens against the property?

Yes No

G. Grant Request

1. Total Project Cost (for Façade Improvements Only)	<u>\$ 70,800.00</u>
2. Eligible Grant Request (Up to \$10,000)	<u>\$ 10,000.00</u>

H. Project Description

(Please Describe what improvements will be made to the existing property and how the award of this grant impacts the project. 1,000 words max. May submit on a separate sheet of paper.)

[See attached](#)

I. What is the anticipated start and end date for the project? (Month/Year)

Start Date August 2023 End Date September 2023

J. Application Checklist

I, the applicant, verify that I have completed the following items in order to be considered for the City of Keller Façade Improvement Grant. I understand that the grant will not be processed if all items below are not met.

Complete Façade Improvement Grant application.

Written cost proposal with itemized improvements.

Exterior photos of the building before any improvements have been made.

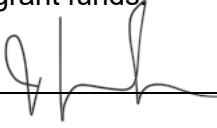
Drawings or renderings of proposed improvements (proposed color palette requested, if drawings or renderings are not colored).

N/A Artist Portfolio and Art Renderings, if applicable.

The proposed façade improvements have not been completed prior to receipt and verification of a complete application by city staff.

DISCLAIMER

I acknowledge that I understand the terms of the City of Keller Façade Improvement Grant Program, and it is my intent to meet the specified terms of this application if approved. I understand further that this project is approved for grant reimbursement only in strict accordance with the approved plans that are attached to this application and hereby made part of this agreement. I further understand that change orders on the work in progress require approval by the City of Keller City Council and that failure to comply with this agreement may jeopardize receipt of grant funds.

Applicant Signature  Date 08/09/23

Property Owner Signature _____ Date _____
(if different from applicant)

Information Below to be Filled Out by City Staff Only

Date Received 9/5/2023

Staff Initials SL

Application

Complete

Incomplete Missing Items _____



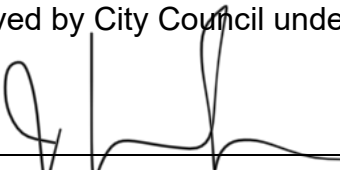
**Façade Improvement Grant Program
Landscape Maintenance Contract**

The undersigned grant recipient hereby agrees to the following terms and conditions of the Façade Improvement Grant award for use in landscaping materials.

Golden Haus (Name of Business) agrees to properly maintain all landscaping to the specifications of the City of Keller, which are summarized below.

- Provide proper hydration as needed to all trees, shrubs, flowers, vines, grasses and any plant material
- Provide proper fertilization to all of the above, regularly, as prescribed by individual plant requirements
- Provide proper general care of all landscaping on a regular schedule, including, if applicable, weekly mowing at recommended heights, edging, trimming, pruning, sucker removal, raking/leaf removal, transplanting, grooming, maintaining of espaliered shrubs and vines, deadheading as needed
- In case of plant failure, provide immediate removal, appropriate disposal and replacement in a timely manner
- Agree to purchase plant materials with warranty by retailer/supplier, if possible
- Agree to inspections from the City on a regular basis to assure quality of landscaping improvement

The City of Keller shall not be liable for any loss or damage sustained on landscaping items. The grant recipient shall hold the City of Keller whole and harmless from any and all claims for liability or damage of whatsoever nature and kind, including cost of court or attorney's fees. This contract automatically expires 24 months after fund disbursement from the City of Keller for the Façade Improvement Grant approved by City Council under Resolution No. _____.

Applicant Signature  Date 08/09/23
 Name of Business Golden Haus
 Address 170 Players Cir Suite 17 Southlake, TX 76092 Phone 817-697-7250
 Email _____

H. Project Description CONT.

For the exterior of this property we will be changing the front facade to a smooth stucco, painting the 2 sides and rear walls to match the stucco color, relocating the front door to the far left side of the front facing wall, closing in the existing porch to add more interior room, rerouting the ramp to the new entrance, potentially building a privacy screen wall out of CMU with the same stucco finish as the building, and adding new signage for the business. To change the front wall to stucco, we will first have to remove the existing vinyl siding, then have an asbestos abatement company come and remove the original Transite siding containing asbestos, then come back with the stucco finish. Landscaping will be updated with xeriscape plants so there will be no additional burden on the tenant or city with watering requirements.

Currently we do not have the budget to complete the exterior as desired, rather than partially completing the exterior upgrades, this grant will allow for us to execute the complete exterior renovation as desired.

PRELIMINARY EXTERIOR COSTS		
	Renderings	\$ 1,500.00
	Insruance	\$ 450.00
	Trash	\$ 550.00
	Asbestos Abatement	\$ 6,100.00
	Demolition	\$ 2,100.00
	Front porch enclosure	\$ 5,400.00
	Ramp alterations	\$ 3,100.00
	Stucco/Plaster	\$ 8,250.00
	Exterior Paint	\$ 4,300.00
	Exterior Signage	\$ 6,500.00
	Fee	\$ 5,737.50
	TOTAL	\$ 43,987.50

PRELIMINARY INTERIOR COSTS		
	Insurance	\$ 1,500.00
	Construciton toilet	\$ 700.00
	Dumpster/trash	\$ 1,500.00
	Permits	\$ 2,975.00
	Architectural Plans	\$ 6,500.00
	Total Soft costs	\$ 13,175.00
	Equipment Rental	\$ 1,500.00
	Plumbing	\$ 7,000.00
	HVAC	\$ 5,500.00
	Electrical	\$ 11,000.00
	New walls	\$ 3,000.00
	Sheetrock	\$ 4,000.00
	Paint	\$ 22,250.00
	Flooring	\$ 17,240.00
	Tile	\$ 1,200.00
	Doors & Trim	\$ 7,500.00
	Exterior Signage	\$ 6,000.00
	Interior Signage	\$ 3,000.00
	Clean	\$ 5,000.00
	Fee	\$ 14,128.50
	TOTAL	\$120,540.00

Quote 1 -
SK Homes

ESTIMATE

ESTIMATE

001
08/10/23

BILL TO:
ESTIMATE ONLY _____

PROJECT:
Golden Haus Renovations _____
126 Taylor St _____
Keller Tx, 76248 _____

ITEM NO	INTERIOR/EXTERIOR	DESCRIPTION OF WORK	UNIT PRICE
1	Exterior	Renderings	\$ 1,500.00
2	Exterior	Insruance	\$ 450.00
3	Exterior	Trash	\$ 550.00
4	Exterior	Asbestos Abatement	\$ 6,100.00
5	Exterior	Demolition	\$ 2,100.00
6	Exterior	Front porch enclosure	\$ 5,400.00
7	Exterior	Ramp alterations	\$ 3,100.00
8	Exterior	Stucco/Plaster	\$ 8,250.00
9	Exterior	Exterior Paint	\$ 4,300.00
10	Exterior	Exterior Signage	\$ 6,500.00
11	Exterior	Fee	\$ 5,737.50
12	Interior	Insurance	\$ 1,500.00
13	Interior	Construciton toilet	\$ 700.00
14	Interior	Dumpster/trash	\$ 1,500.00
15	Interior	Permits	\$ 2,975.00
16	Interior	Architectural Plans	\$ 6,500.00
17	Interior	Equipment Rental	\$ 1,500.00
18	Interior	Plumbing	\$ 7,000.00
19	Interior	HVAC	\$ 5,500.00
20	Interior	Electrical	\$ 11,000.00
21	Interior	New walls	\$ 3,000.00
22	Interior	Sheetrock	\$ 4,000.00
23	Interior	Paint	\$ 22,250.00
24	Interior	Flooring	\$ 17,240.00
25	Interior	Tile	\$ 1,200.00
26	Interior	Doors & Trim	\$ 7,500.00
28	Interior	Interior Signage	\$ 3,000.00
29	Interior	Clean	\$ 5,000.00
30	Interior	Fee	\$ 14,128.50
			\$ -
			\$ -
			\$ -

TOTAL \$ 159,481.00



EMINENCE TILING

Golden Haus Estimate

Estimate 001

Address: 126 Taylor St, Keller 76248

SF

	Original Pricing	Adjusted Pricing	Units	\$/Unit
SOFT COSTS				
General	\$ -			
Liability Insurance	\$ 2,500.00	\$ 2,500.00		
Construction toilet	\$ 700.00	\$ 700.00		
Dumpster/trash	\$ 3,000.00	\$ 3,000.00		
Permits	\$ 2,975.00	\$ 2,975.00		
Architectural Plans	\$ 10,000.00	\$ 10,000.00		
Structural Plans	\$ 1,500.00	\$ 1,500.00		
Equipment Rental	\$ 1,500.00	\$ 1,500.00		
Total Soft Costs	\$ 22,175.00	\$ 22,175.00		
HARD COSTS				
Foundation Leveling	\$ 12,000.00	\$ 12,000.00		
Asbestos Abatement	\$ -	\$ -		
Removal of Siding	\$ 10,000.00	\$ 18,000.00	4	\$ 4,500.00
Testing & Monitoring	\$ 2,000.00	\$ 1,800.00	3	\$ 600.00
Demolition	\$ 8,000.00	\$ 8,000.00		
Remove Tile	\$ -			
Remove exterior siding	\$ -			
Remove front wall	\$ -			
Remove ramp and deck	\$ -			
Remove existing trim	\$ -			
Concrete	\$ -			
Concrete ramp	\$ 8,000.00	\$ 8,000.00		
Siding	\$ -			
Install new siding on extension	\$ 3,000.00	\$ 3,000.00		
Stucco	\$ -			
Siding material & Install	\$ 18,200.00	\$ 18,200.00	1400	\$ 13.00
Rainscreen behind siding	\$ 2,100.00	\$ 2,100.00	1400	\$ 1.50
Install missing sheathing	\$ 5,000.00	\$ 5,000.00		
Plumbing	\$ -			
Plumbing material & labor	\$ 2,500.00	\$ 2,500.00		
Plumbing tiny sink in each room	\$ 2,500.00	\$ 2,500.00		
Plumbing Fixtures	\$ 2,000.00	\$ 2,000.00		
HVAC	\$ -			
Relocate supply & returns material	\$ 1,000.00	\$ 1,000.00		
Relocate supply & returns labor	\$ 4,500.00	\$ 4,500.00		
Fire Sprinkler Extensions	\$ -	\$ -		
Fire Alarm	\$ -	\$ -		
Electrical	\$ -			
Relocate/add outlets & lights	\$ 5,000.00	\$ 5,000.00		
Decorative light fixtures	\$ 6,000.00	\$ 6,000.00		
Audio Visual	\$ -			
Security system	\$ 1,000.00	\$ 1,000.00		
New walls				
Material	\$ 1,000.00	\$ 1,000.00		
Labor	\$ 2,000.00	\$ 2,000.00		
Sheetrock				
Material	\$ 1,000.00	\$ 1,000.00		
Labor	\$ 3,000.00	\$ 3,000.00		

3107

KELLER PERMITTING FEES	
GC	\$ 1,500.00
Plan review	\$ 975.00
Mech Fee	\$ 50.00
Plumbing Fee	\$ 50.00
Electrical Fee	\$ 50.00
GC Registration	\$ 50.00
Mech Registration	\$ 50.00
Plumbing Registration	\$ 50.00
Electrical Registration	\$ 50.00
Certificate of Occupancy	\$ 50.00
Sign Permit	\$ 50.00
Temporary Sign	\$ 50.00
TOTAL	\$ 2,975.00

110 SF minimum for aesthetic room - want 4 to

maybe just in 2 rooms

Quote 2 - Eminence Tiling

Paint	\$	-				
Exterior Paint	\$	8,000.00	\$ 8,000.00	1600	\$	2.00
Smooth existing texture material	\$	1,500.00	\$ 1,500.00			
Smooth existing texture labor	\$	7,000.00	\$ 7,000.00			
Plaster finish material	\$	2,500.00	\$ 2,500.00			
Plaster finish labor	\$	8,800.00	\$ 8,800.00			
Paint Ceilings material	\$	450.00	\$ 450.00			
Paint Ceilings labor	\$	2,000.00	\$ 2,000.00			
Flooring	\$	-				
Refinish existing wood floors	\$	8,000.00	\$ 8,000.00			LVT Flooring since equipment moving around
Installing wood at tile areas	\$	4,000.00	\$ 4,000.00			
Install flooring over existing	\$	5,240.00	\$ 5,240.00	1048	\$	5.00
Tile bathroom floor	\$	-				
Material	\$	500.00	\$ 500.00	50	\$	10.00
Labor	\$	450.00	\$ 450.00	50	\$	9.00
Cabinets and tops	\$	-				one for each sink
Soundproof insulation	\$	-				
Material	\$	560.00	\$ 560.00	500	\$	1.12
Labor	\$	500.00	\$ 500.00	500	\$	1.00
Doors & Trim	\$	-				
Interior doors	\$	2,450.00	\$ 2,450.00	7	\$	350.00
Door hardware	\$	1,750.00	\$ 1,750.00	7	\$	250.00
Door install	\$	1,050.00	\$ 1,050.00	7	\$	150.00
Trim material	\$	900.00	\$ 900.00	600	\$	1.50
Trim install	\$	1,350.00	\$ 1,350.00	600	\$	2.25
Exterior Signage	\$	6,000.00	\$ 6,000.00	???		
Interior Signage	\$	3,000.00	\$ 3,000.00			
Exteriro Fence						
Material	\$	7,800.00	\$ 7,800.00			
Labor	\$	3,500.00	\$ 3,500.00			
Clean	\$	5,000.00	\$ 5,000.00			
Total Hard Costs	\$	182,100.00	\$ 189,900.00			
Hard costs & Soft costs	\$	204,275.00	\$ 212,075.00			
Fee (15% of hard costs only)	\$	27,315.00	\$ 28,485.00			
Total Construction Costs	\$	231,590.00	\$ 240,560.00			
Price/SF	\$	74.54	\$ 77.43			

Contractor Qualification Form

This is a sample form that may be used for the City of Keller Façade Improvement Grant Program for the City of Keller, Texas. Contractors may use their own qualifications form in lieu of this sample form.

1. Date 09/06/2023
2. Fed ID# 632-24-7177
3. Business Name Eminence Tiling
4. Complete Mailing Address (for bidding forms and purchase orders) 14328 Snaffle Bit Trail
5. Mailing Address for Payments (if different from above) _____
6. Name of Bonding Company: Coterie
 Name of Agent: Robert Lenore Number of Years Bonded: under a year
 What are your bonding limits? \$1,000,000, Per Job \$2,000,000 Aggregate
7. Provide contact information for all company financial officers/CEO's/etc. or owners:
 Name Cristian Bautista Phone 817657955
 Position Owner Email cristianramos1511@yahoo.com
 Name _____ Phone _____
 Position _____ Email _____
8. How long has your company been in business as a contractor? 7 years
 Months/Years
9. How long has your company been doing business under the current name? 4 years
 Months/Years
10. Under what other names has your business operated?
n/a
11. Person authorized in your company to sign bids, offers, and/or contacts:
 Name Cristian Bautista Phone 8176579557
 Position owner Email cristianramos1511@yahoo.com
12. Person to contact for bids and quotes:
 Name same as above Phone _____
 Position _____ Email _____
13. Type of Business General Contractor
14. Has your company ever failed to complete an awarded contact? no
 If yes, please explain the circumstances and how the situation was resolved:

Signature Cristian Bautista Date 09/06/2023





Conceptual Rendering







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SPA & RESTAURANT

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SPA & AESTHETICS

