

BEN Investments LLC

FAÇADE GRANT Application 147 S Elm Street



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PROJECT SCOPE

Summary

BEN Investments LLC has purchased 147 S Elm Street as an investment with the intent to renovate the building and lease the property to ServeVita Holdings.

ServeVita is a software consulting company headquartered in the City of Keller. The property is currently vacant and requires significant renovations to the entire structure. As part of the renovation plan, BEN Investment plans to do a complete facelift to the front of the building.



The total project budget for the complete renovation is \$140,000. The budget allocated to the front of the building is about 19%, \$26,531. The Scope of the Façade portion of the project includes:

- **New Front Porch** – The new 8' x 15' concrete patio will be covered with Cedar Post and Beams, with the vaulted ceiling covered with Cedar T&G. All Cedar will be stained.
- **New Entrance** – The front entrance into the building will be moved from the current side of the front of the building to the new porch.

The entrance will include new double doors and sidelights to increase the light in open concept collaboration space. This will also require reworking of the front face of building including new brick work.

- **Rework Old Entrance** – The old entrance will be filled in and resided with new vertical siding. The new siding will be painted in a shade of Black / Dark Charcoal Gray / Onyx. The existing stained-glass window will be replaced with new window to match other windows being replaced.
- **Brick Work** – The existing brick will be repaired after the foundation work is complete. The brick will then be prepped, primed, and painted. The color of the painted Brick will be Off White color palette.
- **Remove Carport and Reframe, Vertical Siding of old “Garage Door”** – Existing Carport roof and walls will be removed, this will then reveal the existing framed in “Garage Door” the garage was converted to rooms many years previously. Since this will be the new front of the building, we will remove the existing door and windows and replace with new windows, removing the existing horizontal siding and replace with vertical siding.
- **Replace existing Window** – Existing openings not affected by the above changes will be updated with new window. All windows will have Onyx exterior finish.
- **Rework Front Walkway** – The current red paver walkway will be changed to accommodate the new patio. The walkway changes will be made to meet ADA access requirements. This also includes removal of roof, post and downspout covering the current front door and walkway.
- **Landscaping** – With the removal of the carport and reworking walkway we will create new areas that will be mulched and planted with a variety of shrubs and bushes. These areas will also be used to plant seasonal annual plants.

Project Renderings \ Drawings

This section of the application provides pictures of before and rendering of after for comparison of the improvements:



Before and After – Left Front of Property



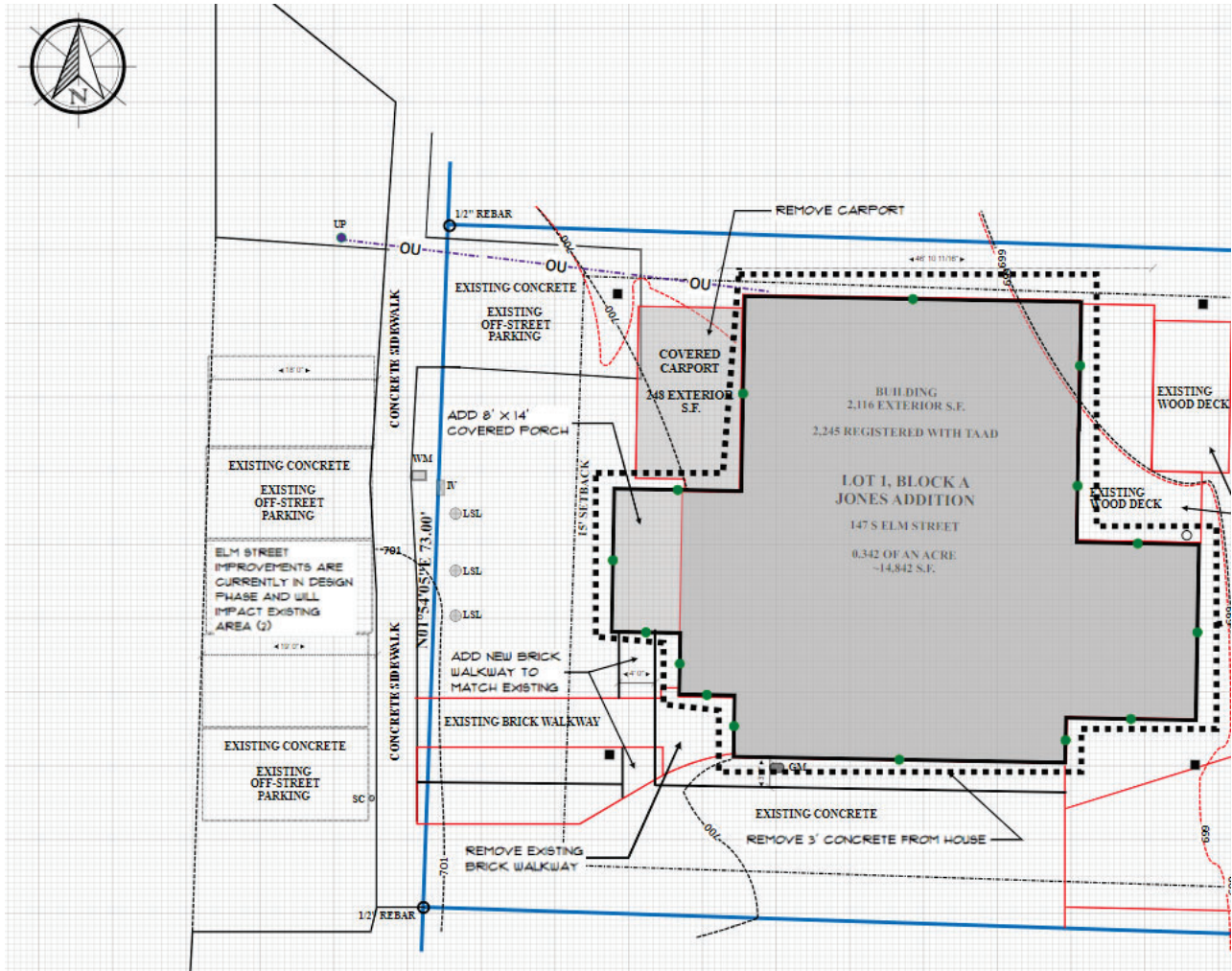
Before and After – Right Front of Property



Before and After – South Side of Property



Conference Room Wall (Behind Carport)



Partial Site Plan – Showing Front Property Changes

PROJECT COSTS

The Project will be contracted by BEN Investments LLC. BEN will be using sub-contractors to perform most of the work under BEN supervision.

The following section outlines the project estimate, no final decision has been made on which contractor will be used but if a contractor performs work, we have identified the amount as (c) meaning estimate provided by contractor.

Façade Estimate

Description	Units	Price	Extended
Demolition and Excavation			
Removal of Carport			
Labor - 16 hours x 2 Laborers	32	\$ 35.00	\$ 1,120.00
Dumpster - Rent, Drop, Pick up and Land Fill Fees (1.5 Ton)	1	\$ 325.00	\$ 325.00
Red Brick Walkway			
Remove Existing Walkway	12	\$ 35.00	\$ 420.00
Labor - 6 Hours x 2 Laborers	12	\$ 35.00	\$ 420.00
Excavate for New Porch and Walkway			
Labor - 8 hours x 2 Laborers	16	\$ 35.00	\$ 560.00
Skid Steer Rental - 1 day	1	\$ 264.00	\$ 264.00
Topsoil will be relocated to fill in back yard			
Total Demolition and Excavation			\$ 3,109.00

Description	Units	Price	Extended
Construction			
Concrete Work (c.)			
Patio	120	\$ 14.50	\$ 1,740.00
Driveway Extension	105	\$ 9.30	\$ 976.50
Brick walkway curbs	32	\$ 16.50	\$ 528.00
Equipment Fees (Power Buggy)	2	\$ 437.00	\$ 439.00
Total Concrete			\$ 3,683.50
Framing			
Framing Materials	1	\$ 1,354.00	\$ 1,354.00
Labor - 40 hours x 3 Laborers	120	\$ 35.00	\$ 4,200.00
Cedar Lumber	1	\$ 1,989.00	\$ 1,989.00
Total Framing			\$ 7,543.00
New Doors and Windows (c.)			
Doors - Double 1 Lite - Thermatru	1	\$ 3,500.00	\$ 3,500.00
Windows - PolyGem 500 Series Black Vinyl	7		\$ 4,127.00
Installation and Materials	8	\$ 400.00	\$ 400.00
Total New Doors and Windows (c.)			\$ 8,027.00
Brick Repair and Painting (c.)			
Brick Repair Existing Brick - Building Front	1	\$ 1,285.00	\$ 1,285.00
Brick Retrofit of Frint Entrance Wall	1	\$ 4,795.00	\$ 4,795.00
Preparation and Painting of Brick	1	\$ 1,869.00	\$ 1,869.00
Total Brick Repair and Painting			\$ 7,949.00
Landscaping			
New Brick Walkway	1	\$ 1,200.00	\$ 1,200.00
Soft Scaping (Sq Ft.) Sod	682	\$ 1.25	\$ 852.50
Mulch (Cubic Feet)	70	\$ 5.00	\$ 350.00
Plants, Shrubs and Bushes (17)	17	\$ 80.00	\$ 1,360.00
Total Landscaping			3,762.50
Total			\$ 26,531.00

APPLICATION

City of Keller Façade Grant Application.



Façade Improvement Grant Program Application

I. Applicant Information

- A. Applicant Name Danny Eldridge
- B. Business Name BEN Investments LLC
- C. Street Address 147 S Elm Street, Keller TX 76248
- D. Mailing Address 504 Pin Oak Trail, Keller TX 76248
- E. Work Phone (817) 993-6788 Cell Phone (817)312-3706
- F. Email danny.eldridge@servevita.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

- A. Address/Location of property to be considered for the City of Keller Façade Improvement Matching Grant Program
147 S Elm Street, Keller TX 76248 (Lot 1, Block A - Jone Addition)

- 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.*

The Current building has been a commercial building for many years , it was a previous a Massage Studio.

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.*

Building Permit will be submitted at later date - Pending Submittal

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>\$ 26,531.00</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 documentation

In regards to work to be completed, if grant is not approved then owner plans to not build new porch and will leave entrance in the current position.

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

Start Date December 2023 End Date May 31, 2024

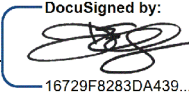
J. Application Checklist

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).
- 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 12/3/2023

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

Information Below to be Filled Out by City Staff Only

Date Received 12/4/2023 Staff Initials SL

Application

Complete

Incomplete Missing Items _____



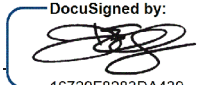
**Façade Improvement Grant Program
Landscape Maintenance Contract**

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

BEN Investments LLC (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 12/3/2023

Name of Business DocuSigned by:
16729F8283DA439...
BEN Investments LLC

Address 504 Pin Oak Trail, Keller TX 76248 Phone (817)993-6788

Email danny.eldridge@servevita.com