

Catalyst Proposal For the City of Independence

The Community Catalyst Building Remediation Program assists communities with the redevelopment or rehabilitation of buildings to stimulate economic growth or reinvestment in the community. To apply, the City must:

- Agree on a building for an application
- Agree to a funding match up to \$100,000 in either in-kind, cash match (with the use of TIF or other sources) or use of consolidated abatement
- New this year – All projects must have a rendering of the front of the building. Rural Development is offering a grant to pay for these renderings for communities of under 20,000. They just need confirmation from the city that they are approving the grant.
- Fill out a pre-application
- If selected, the city will then need to submit the full application

The City of Independence has applied for and received 3 Catalyst Grants over the last 5 years. It has proven to be an amazing opportunity for the city to bring in outside state dollars to assist with revitalization projects. That does not cover the dollars invested by building owners in the redevelopment of property and in many cases the development or bringing in of viable businesses.

The funding file and preliminary bids that Ms. DeBuhr has provided is not a final estimate by any means, but the work she put into finding as much information and getting as many preliminary bids as possible just for this stage of the process shows her commitment to moving forward with this project if city approves.

Rough draft Pre-application

Brief description of the project. Include planned property use when remediation is completed:

This is a three-storefront property encompassing 107, 109 and 111 2nd Ave NE. Currently the upper story which was previously apartments will be refurbished into a single bedroom apartment and a three-bedroom apartment. These will be set up as either monthly rentals or as a VRBO/AirBNB opportunity. Both apartments will have full kitchens and included laundry units. In addition, there will be either an alcove deck or outside deck, depending on which option is most appropriate for one or both apartments. The lower levels will be refurbished, where possible the tin ceilings will be exposed and one of the units will be refurbished to be suitable for retail.

Describe what is driving the project locally. Include how remediation specifically fits into a plan for the city and how this remediation will be a catalyst for economic development.

This is an area of the community that has been overlooked and untouched for many years. The previous owner did little to no upkeep of the property. Downtown Independence is beginning to see a resurgence in development of upper story properties, but as the housing study for the area show, housing opportunities within Independence are still in high demand and the housing stock is still much lower than needed for this community. In addition, there are limited areas available for nightly rentals within the city and less than a handful throughout the entire county. This project will provide 2 housing units that can be either monthly or nightly rental opportunities. In addition, some of the property on

the lower level is an underutilized property. It is hoped to potentially remodel all of the storefronts into more retail friendly and historically appropriate design and look and exposing tin ceilings on the interior, etc. to refurbish the interior.

Who owns the property? Laura DeBuhr

Name of Owner: Laura DeBuhr

Length of Ownership (Years): 1

Current use of Property: Union office, Hair Salon, Staffing office

Proposed future use of Property: Under consideration

Financial commitment from owner to ensure project success:

Describe the owner's cooperation and any other information that shows commitment in making the project a success:

The owner has been extremely enthusiastic about the property and the potential of what it could be. Her concern has been to be able to not only create new downtown housing opportunities, but also the refurbishment of the property. She continues to ask questions and shows a concern that what she wants to do for the building is appropriate and what will fit in with the redevelopment that has been happening in Independence.

Describe how and why this building was selected:

This building is in a location that has limited resources that can be tapped into to make a project like this happen. The fact that this building spans three storefronts makes it a large piece of the 2nd Ave. block that makes it a vital part of seeing appropriate revitalization within this block.

Describe the impact the Catalyst grant will have on this project:

The catalyst grant is key to making this project happen in a timely manner and making it financially feasible to create the appropriate revitalization opportunity for this building block. Once completed, it will be an example of appropriate revitalization of a building and show the viability and creativeness that can be seen and downtown housing projects.

Detweiler Construction LLC
 1450 Michel Ave
 Hazleton, IA 50641
 319-283-0689
 detweilerconstruction@outlook.co
 m

Estimate 1501



ADDRESS	SHIP TO	DATE	TOTAL	
STEVE LAURA DeBuhr independence	STEVE LAURA DeBuhr independence	10/14/2023	\$37,957.66	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		UNIT 1			
	Sales	wall /existing material removal with disposal	1	4,200.00	4,200.00T
	entry door reframe		1	425.00	425.00T
	36" entry door exterior		2	725.00	1,450.00T
	2nd entry door frame-in		2	425.00	850.00T
	new 9' wall materials/no finish	per linear ft	9.60	30.00	288.00T
	9'interior wall with sheetrock build per linear ft		9.60	25.00	240.00T
	Sales	interior french door	1	1,327.00	1,327.00T
	Labor	french door install	1	1,400.00	1,400.00T
	Labor		6	324.00	1,944.00T
	31.5"x69"with top transom window		6	483.00	2,898.00T
	FLOATING FLOOR WITH INSTALL PER SF		1,040	10.00	10,400.00T
	CORGATED CEILING STEEL PER SF INSTALLED		1,040	6.00	6,240.00T
	interior door		3	312.00	936.00T
	Labor		3	180.00	540.00T
	Machine rental		10	250.00	2,500.00

Please reach out with any questions you have!
 Thank you!

SUBTOTAL 35,638.00
TAX 2,319.66

TOTAL **\$37,957.66**

THANK YOU.

Mail checks to
 Detweiler construction
 1450 Michel Avenue
 Hazleton IA 50641

Accepted By

Accepted Date

Mail checks to
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Hazleton IA 50641

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 Hazleton, IA 50641
 319-283-0689
 detweilerconstruction@outlook.co
 m

Estimate 1502



ADDRESS	SHIP TO	DATE	TOTAL	
STEVE LAURA DeBuhr independence	STEVE LAURA DeBuhr independence	10/14/2023	\$100,035.41	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		UNIT 2-3			
	Sales	wall /existing material removal with disposal	2	4,200.00	8,400.00
	new 9' wall materials/no finish	per linear ft	74	30.00	2,220.00T
	9'interior wall with sheetrock build per linear ft		74	25.00	1,850.00T
	Labor	per window	12	324.00	3,888.00T
	31.5"x69"with top transom window	total height 100.5"	12	483.00	5,796.00T
	interior door		7	312.00	2,184.00T
	Labor	INTERIOR DOOR INSTALL	7	180.00	1,260.00
	FLOATING FLOOR WITH INSTALL PER SF		1,980	10.00	19,800.00T
	CORGATED CEILING STEEL PER SF INSTALLED		1,980	6.00	11,880.00T
	RECESSED PATIO 13'X10'	OR OVERHEAD	1	30,000.00	30,000.00T
	Machine rental		20	250.00	5,000.00T
	double sliding glass door		1	1,845.00	1,845.00T

Please reach out with any questions you have!
 Thank you!

SUBTOTAL 94,123.00
TAX 5,912.41

TOTAL **\$100,035.41**

THANK YOU.

Mail checks to
 Detweiler construction
 1450 Michel Avenue
 Hazleton IA 50641

Accepted By

Accepted Date

Mail checks to
Detweiler construction
1450 Michel Avenue
Hazleton IA 50641

Laura Debuhr

107 2nd Ave SE

Independence, Iowa 50644

Project:

Service update

Scope:

Replace the existing electrical service with a 600-amp 240v single phase main breaker with (6) 225 amp rated meter sockets. (5) sockets will be used based on the current and/or proposed remodel. Panels in the existing storefronts will remain but be refed as needed. (2) new 100-amp panels will be installed, one in each of the new residential units. Grounding will be updated to current code requirements.

The proposed location will be on the back (west) walkway area, it will require a minimum of 36" in front of the new equipment. Service feeders will remain overhead. Ilpt will decide on the route to the service.

Total: \$17310

Thank You for the opportunity!

Brad Shannon

Shannon Electric Co., LLC

Laura Debuhr

107 2nd Ave SE

Independence, Iowa 50644

Project:

Remodel of upper level into (2) residential units

Scope:

Demo and rewire based on the proposed plan. Some wiring will be surface mount conduit, some wiring will be in-wall using romax. All branch wiring will be new at completion. Pricing includes smoke detectors as needed, common area wiring (tbd which electrical service it will use) I have also included a \$3000 lighting allowance in the total pricing.

This quote does not include any electrical service and/or electrical panel work (separate bid).

Total: \$30450

Thank You for the opportunity!

Brad Shannon

Shannon Electric Co., LLC

Detweiler Construction LLC
 1450 Michel Ave
 Hazleton, IA 50641
 319-283-0689
 detweilerconstruction@outlook.co
 m

Estimate 1505



ADDRESS	SHIP TO	DATE	TOTAL	
STEVE LAURA DeBuhr independence	STEVE LAURA DeBuhr independence	10/30/2023	\$16,447.20	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		LOWER UNITS WINDOWS AND DOORS			
	36'X88" GLASS STORE FRONT STYLE DOOR		3	728.00	2,184.00T
	Labor	DOOR INSTALL	3	290.00	870.00T
	SOLID GLASS WINDOW 56.5X126"		6	651.00	3,906.00T
	Labor	WINDOW INSTALL/REFRAME	6	1,500.00	9,000.00

Please reach out with any questions you have!
 Thank you!

SUBTOTAL 15,960.00
TAX 487.20

TOTAL **\$16,447.20**

THANK YOU.

Accepted By

Accepted Date

Mail checks to
 Detweiler construction
 1450 Michel Avenue
 Hazleton IA 50641

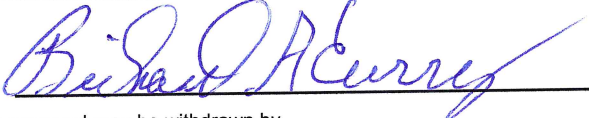
PROPOSAL

INDEPENDENCE PLUMBING, HEATING & COOLING
509 20TH AVENUE SW
INDEPENDENCE, IOWA 50644
Phone (319) 334-7008 (319) 827-6008 Fax (319) 334-7009

PROPOSAL SUBMITTED TO LAURA DeBUHR	CELL PHONE 920-422-1071	DATE 10/20/2023
STREET 704 PARK AVENUE	JOB NAME	
CITY, STATE and ZIP CODE LITTLE CHUTE, WI 54140	JOB ADDRESS 109 & 111 2ND AVE NE	

WE PROPOSE hereby to furnish material and labor -- complete in accordance with specifications below, for the sum of:
THIRTY FOUR THOUSAND EIGHT HUNDRED dollars \$34,800.00

Payment to be made as follows:
DRAWS UPON WORK BEING COMPLETED

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 specifications below 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 Workman's Compensation Insurance.	Authorized Signature 
	Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

HVAC- NORTH APARTMENT: 3 BEDROOM
We will provide and install (1) A96US2V070B12S 70,000 BTU 96% 2 stage variable speed natural gas furnace, (1) 4SCU16LE130P 2-1/2 Ton 410A Armstrong condenser, (1) EAC1P36B coil, TXV valve, line set, and condenser pad (Note: condenser will set up on roof). Price includes all supply air spiral duct work and piping for area with (1) common filter return air grille by furnace area, run gas line from basement up to furnace exposed in 1st floor area, run PVC vent and combustion air to outside, all low voltage wiring with #5000 Honeywell digital thermostat. We will vent owner's dryer and 2 bath fans to outside.

Total: \$19,630.00

HVAC- SOUTH APARTMENT: 1 BEDROOM
Same as above except (1) A96US2V045B12S 45,000 BTU 96% 2 stage variable speed natural gas furnace, (1) 4SCU16LE118P 1-1/2 Ton 410A Armstrong condenser, (1) EAC1P24P coil, TXV valve, and (1) bath fan.

Total: \$15,170.00
Note: No demo of existing system, core drilling, crane, roof repair, domestic plumbing, high voltage wiring, carpentry, or permits figured.

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. Date of Acceptance _____	Signature _____ Signature _____
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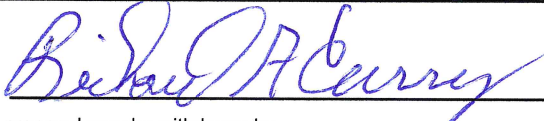
PROPOSAL

INDEPENDENCE PLUMBING, HEATING & COOLING
509 20TH AVENUE SW
INDEPENDENCE, IOWA 50644
Phone (319) 334-7008 (319) 827-6008 Fax (319) 334-7009

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STREET 704 PARK AVENUE	JOB NAME	
CITY, STATE and ZIP CODE LITTLE CHUTE, WI 54140	JOB ADDRESS 109 & 111 2ND AVE NE	

WE PROPOSE hereby to furnish material and labor -- complete in accordance with specifications below, for the sum of:
THIRTY FOUR THOUSAND SIX HUNDREDY FIFTY FIVE dollars \$34,655.00

Payment to be made as follows:
DRAWS UPON WORK BEING COMPLETED

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 specifications below 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 Workman's Compensation Insurance.	Authorized Signature 
	Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

PLUMBING- NORTH APARTMENT: 3 BEDROOM

Kitchen

- (1) D23322 Dayton SS Sink
- (1) B2410LF 2 handle Delta faucet with spray
- (2) WV sink baskets

hook-up dishwasher and trim.

North Bathroom Laundry Room

- (1) TS6032 Oasis white 1 piece tub shower
- (1) BT13410 Delta tub shower, trim with R10000 valve body
- (1) lift and turn tub waste, trim
- (1) 130 | 160 Mansfield standard high round front toilet
- (1) K4775-0 toilet seat, trim
- (1) B2510LF 2 handle Delta faucet, and trim on owner's top.

South Bathroom- Same as above but no Laundry

Mechanical Room

We will provide and install (1) AENT50 50 gallon AO smith electric water heater. We will tie onto plumbing stack in basement, run PVC soil, waste, and vent piping as per fixture location, tie onto water in basement, run PEX piping up to 2nd floor, run hot and cold PEX piping to plumbing fixtures.

Total: \$20,265.00

PLUMBING- SOUTH APARTMENT: 1 BEDROOM

Same as listed above except (1) bath, laundry, and AENT40 40 gallon AO Smith water heater.

Total: \$14,390.00

Note: No demo of existing system, core drilling, crane, roof repair, HVAC, high voltage wiring, carpentry, or permits figured.

Note: Also concerned about recessed patio on running drain and water lines to north bath, laundry, and need to have enough fall to run drain lines in floor joist system.

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. Date of Acceptance _____	Signature _____ Signature _____
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