

**HIGHLAND REDEVELOPMENT COMMISSION
DISCUSSION TOPICS for STUDY SESSION - DRAFT
TUESDAY, AUGUST 10, 2021
6:30 P.M**

1. Disposition of 2811 Jewett and 2815 Jewett – Discussion
2. Disposition of 2821 Jewett – Report and Discussion
3. 2907 Jewett Street – Grant Extension
4. 2540 45th Street Commercial Property Improvement Grant Application - Discussion
5. Bult Oil Property – Update and Discussion
6. Wayfinding Sign – Town Code Information and Discussion
7. Redevelopment Commissioners Comments

HIGHLAND REDEVELOPMENT COMMISSION
COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM APPLICATION

Applicant Name: 45th Street Partners LLC
Applicant Address: 20 West Road, Dunn Acres, IN 46304
Business Name: Above
Business Owner: Jim Lyons, managing member
Business Owner Address: same
Property Address: 2540-2562 45th Street, Highland IN
Property Key Number: 45-07-33-102-001-000-026
(This is the 18-digit number that identifies property in Indiana)
Phone Number: 219-406-0203 Fax Number: _____
Email Address: JRL144@icloud.com
Estimated Start Date: AUGUST 20, 2021 Completion Date: September 20, 2021
Total Cost of Project: \$ 325,800
Owner Commitment: \$ 285,800
Commercial Property Improvement Grant Program Commitment (30% maximum): \$ 40,000 (12%)

Please attach the following supporting documents:

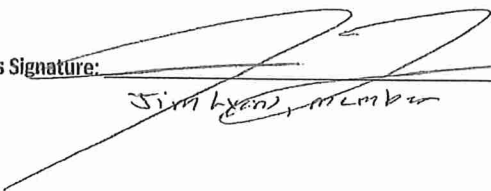
Attachment #1: Project scope of work, including architectural renderings, color samples, product specifications/cut sheets and/or other manufacturer product information.

Attachment #2: Photos of existing building and close-up photos of areas to be improved.

Attachment #3: Professional cost estimates from contractors, architects and tradesmen. Include cost estimates for both the materials and labor. One alternate estimate must be provided for comparison.

Attachment #4: A copy of your lease agreement/letter of intent and written permission of the building owner, if the applicant is not the owner.

follow the Commercial Property Improvement Grant process. I am submitting documentation as requested.

Applicant's Signature:  Date: 7/12/21

COMPLETE AND RETURN THIS APPLICATION WITH ATTACHMENTS TO:

Highland Redevelopment Commission
Attn: Kathy DeGuilio-Fox, Redevelopment Director
3333 Ridge Road, Highland, Indiana 46322
Phone: 219-972-7598
Email to: kdeguilio-fox@highland.in.com

CONTINUATION SHEET

AIA Document G702 (Instructions on reverse side)

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER:

APPLICATION DATE:

General Contractor: **VENDRAMINI CONSTRUCTION INC.** PERIOD TO:

Subcontractor: **ARCHITECT'S PROJECT NO:**

Scope of Work: **Brumms Remodel Façade** JOB NO: **0**

A	B	C1	C2	C3	D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	ORIGINAL CONTRACT SUM SCHEDULED VALUE	Letter Homes Budget	CONTRACT SUM TO DATE SCHEDULED VALUE (C1 + C2)	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS STORED PRESENTLY (NOT IN D O R E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)	BALANCE TO FINISH (C - G)	RETAINAGE
1	PERMITS/ARCHITECT	\$ 4,000.00						\$ -	0%		\$ -
2	RESERVE	\$ 5,000.00						\$ -	0%		\$ -
4	ROUGH CARPENTRY (framing Façade in front)	\$ 55,000.00						\$ -	0%		\$ -
5	ROOFING/INTERIOR GUTTERS. 80 SQ	\$ 30,000.00						\$ -	0%		\$ -
6	PAINTING BRICK. 1200 SQ FT	\$ 10,000.00						\$ -	0%		\$ -
7	COPING RIGHT SIDE	\$ 6,000.00						\$ -	0%		\$ -
9	BLACK METAL SIDING, FASCIA, AND TRIM 1250 SQ FT	\$ 28,000.00						\$ -	0%		\$ -
10	TRESPA SIDING 1600 SQ FT	\$ 52,000.00						\$ -	0%		\$ -
11	CONCRETE REPAIRS	\$ 18,000.00						\$ -	0%		\$ -
12	DISPOSAL	\$ 3,200.00						\$ -	0%		\$ -
13	LUMBER FOR FRAMING	\$ 18,000.00						\$ -	0%		\$ -
14	ELECTRICAN	\$ 10,000.00						\$ -	0%		\$ -
15	LIGHTING	\$ 6,000.00						\$ -	0%		\$ -
16	SHINGLES	\$ 3,000.00						\$ -	0%		\$ -
18	NEW STORE FRONTS	\$ 63,000.00						\$ -	0%		\$ -
17	MASONRY COLUMNS	\$ 20,000.00						\$ -	0%		\$ -
18	SOFFITS	\$ 18,000.00						\$ -	0%		\$ -
19	GUTTERS WEST SIDE	\$ 3,500.00						\$ -	0%		\$ -
20								\$ -	0%		\$ -
21								\$ -	0%		\$ -
22								\$ -	0%		\$ -
23								\$ -	0%		\$ -
TOTALS		\$ 352,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -

G703-1983

NA
NA

NA



1097 North 400 East
Chesterton, IN 46304
219-405-5267
CONTRACT

CONTRACTOR:

Vendramini Construction
1097 N. 400 E.
Chesterton, IN 46304

PROJECT: Brumm's Plaza

2540 45th Street
Highland, IN

OWNER:

45th Street Partners LLC
PO Box 246
Beverly Shores, In 46301

PRIME CONTRACT WITH OWNER"

Tony Vendramin
219-405-5267
Vcbuilds1@gmail.com

SCOPE OF WORK:

Remodel Façade of Brumm Plaza

See attached exhibit A for detailed scope of work

SUBCONTRACT PRICE

\$325,800.00 The Price includes all present and future federal, state, local or other taxes, duties, fees, and other charges or surcharges levied against the Owner and applicable to this Contract or the material, equipment or labor covered hereunder.

CLAIMS AND DISPUTES RESOLVED BY ARBITRATION. ARBITRATION CLAUSE TO BE FOUND IN SECTION 30.3.

IN WITNESS WHERE OF, the parties hereto have executed this contract as of the day and year first above written.

45th Street Partners LLC

(Owners)
Signature/Date: _____
Name: _____
Title: _____
Witness: _____

Vendramini Construction

(Contractor)
Signature/Date: _____
Name: _____
Title: _____
Witness: _____

THIS IS A SEALED DOCUMENT

Exhibit A

Scope of Work

All work listed below will be performed by the Contractor (Vendramini Construction) at Brumm Plaza in Highland, IN and approved by 45th Street Partners LLC.

- a. Permits**
- b. Rough Carpentry**
- c. Roofing- 80 sqft**
- d. Painting Brick- 1200 sqft**
- e. Coping Right Side**
- f. Siding/Metal/Facia/Trim**
- g. Nicchi Ha. 1600 sqft**
- h. Concrete Repairs**
- i. disposal**
- j. Lumber for Framing**
- k. Electric**
- l. Lighting**
- m. Shingles**
- n. Removing Copula**
- o. Glazing**
- p. Masonry**
- q. Soffits**
- r. Extra Gutters**

BRUMMS PLAZA HIGHLAND INDIANA FAÇADE IMPROVEMENT

SCOPE OF WORK

Brumms Plaza is a 20,000 square feet retail center located at 2540 45th Street in Highland, Indiana. The property is occupied by 8 tenants with majority being in business there for over 20 years. The current owner is 45th Street partners LLC, managed by Jim Lyons, managing member. The original owner has let the property in horrible repair and is in immediate need of a cosmetic facelift. Existing façade and soffits are falling off and in complete disrepair. The curb appeal of the center is visibly horrible. The plan of the new owner is to bring Brumms Plaza into the 21st century and make Brumms Plaza an attractive community asset for the existing and new businesses as well as for the customers. The plan is to replace the entire North and West facing façade with modern long lasting materials that are aesthetically appealing and low maintenance. All work to be done by contractors who are licensed and registered in the town of Highland The scope of work is as follows:

- *Remove existing façade material and replace with Pura siding by Trespa and Attractive Batten Steel panels by Bridger Steel.
- *Power wash and reseal existing brick with a high quality white wash paint.
- *Remove existing soffits and soffit lights and replace with black aluminum soffit
- * Replace any and all exterior façade and soffit lighting with modern LED fixtures.
- * Remove and replace gutter system with new black gutters.
- *Remove and replace Cupola on center of building above Butterfingers Bakery.
- *Re side and repair the cupola above Brumms Florist.
- * Straighten and or replace existing crooked masonry columns
- *Create new tenant sign rules that comply with city ordinances and meet landlords spec (No more box signs)
- * New Black coping where required
- * if budget allows, replace all glass store fronts and doors with modern black aluminum frames.
- *Obtain proper and required permits from Highland.

Siding material samples are hereby provided as well as a picture of a similar project we did in Valparaiso IN.

SCHEDULE A
DESCRIPTION OF THE WORK

Pursuant to Article 1 of this Contract, Contractor shall prosecute and complete the following Work:

___Vendramini Construction___ (herein referred to as "Contractor") will furnish all Labor, Tools, Equipment, Management, Supervision, State and Local Licensing, Permits, Sales and Use Taxes, Insurance, and all else necessary to complete the remodeling scope of work per the Contract Documents noted specifically including, but not limited to:

Coordination & General Requirements

- a. Competent, on-site supervision at all times during this contractor's scope of work and as deemed necessary by 45th Street Partners LLC.
- b. General coordination with the Owner, 45th Street Partners LLC, other subcontractors, and vendors.
- c. Coordinate installation of this contractor's scope of work with other subcontractor's and the Owner's vendors shop drawings.
- d. All deliveries must be scheduled and approved by Vendramini Construction a minimum of forty-eight (48) hours in advance of anticipated delivery.
- e. Coordinate receiving, unloading and storage of all materials.
- f. All required engineering and layout from benchmarks control points provided.
- g. Contractor to update and review as-built drawings with 45th Street Partners LLC weekly.
- h. Attendance and participation in the Overall Project Schedule (OPS) data gathering and logic meetings, bi-weekly Near Term Schedule (NTS) meetings, weekly foreman's meetings and daily standup meetings. Attendance at the OPS and NTS meetings by an individual(s) authorized to make manpower, material and potentially cost related decisions is required.
- i. During any inspections (by AHJ, State Agency, Architect, Engineer or Owner), contractors shall have competent, supervisory personnel present. This includes all tier subcontractors working for this contractor.
- j. All tool, equipment, and material to be stored based on Vendramini Construction's direction and in compliance with the site utilization plan. Storage inside of the building may not be allowed.
- k. Coordinate with the owner's testing lab and be responsible for all cost incurred due to re-inspections that are necessary due to deficiencies in this Subcontractor's work.
- l. Protection of other trades finished work, including roofing, as required for the performance of this contractor's work.
- m. Weather protection as necessary for this contractor's scope of work.
- n. All contractors are responsible for ensuring their work complies with ADA requirements
- o. Contractor and all Subcontractors will be registered and licensed in the city of Highland before work is started.

Safety

- a. All of Subcontractor's personnel will be required to receive orientation prior to beginning work.
- b. A clean job is a safe job. Continuous, daily cleanup is a requirement of all trades. This specifically means daily cleanup of all areas affected by performance of the work of the subcontractor so as to leave them free of all debris, refuse, and material that is not part of the permanent installation. It is the subcontractor's responsibility to supply all labor, brooms, shovels, mobile trash containers, carts, buggies, dumpsters, and other cleaning

- equipment to support the quantity of trash and waste generated by the subcontractor's work.
- c. Provide all safety provisions required by OSHA and Vendramini Construction Safety Program in regards to all work of this Bid Package. Provide on onsite safety representative that will oversee and be responsible for safety training and monitoring. Additionally, provide monthly safety inspections by a corporate safety manager.
 - d. Provide documentation for trained personnel on all work including but not limited to fall subcontractor toolbox talks, weekly job-wide safety meetings, safety incentive program and daily pre-task analysis will be included in this scope of work, at a minimum. Documentation of these daily and weekly reports will be provided to Vendramini Construction.
 - e. Participate in all Vendramini Construction safety inspections and respond in writing to reports within 48 hours of receipt.
 - f. All subcontractor employees (1st, 2nd, and 3rd tier) are required to attend Vendramini Construction's weekly safety meeting.
 - g. If this Subcontractor's scope of work affects safety rails, barricades, toe boards, tie off systems or any other safety system installed by others, this Subcontractor shall replace, repair and put back its original condition, these safety systems as soon as reasonably possible, but no later than the end of each work day or as directed by Vendramini Construction.
 - h. Hard hats and safety glasses to be worn at all times by employees.
 - i. Each Subcontractor will supply drinking water, ice and cups for their employees.
 - j. Vendramini Construction will require one copy of the SDS books stored in their jobsite office.
 - k. In an effort to continuously improve, any and all safety incidents and near misses should be reported to the Vendramini Construction jobsite superintendent immediately.

Warranty & Closeout

- a. Subcontractor shall warrant scope of work for a period of one year after the date of substantial completion as defined by the AIA 201 General Conditions and any other special or extended warranties required by Contract Documents.



Estimate

Date	Estimate #
6/22/2021	1115

Name / Address
Brumms Plaza 2540 45th St Highland, IN

Description	Qty	P.O. No.	Poject
		Jim Lyons	New Facade
		Rate	Total
NA Plans and Permits	1	4,000.00	4,000.00
Framing of new Facade in front	1	55,000.00	55,000.00
Rebuild existing interior gutter system	1	30,000.00	30,000.00
White wash paint front and sides of brick	1	10,000.00	10,000.00
Copy right side of plaza	1	6,000.00	6,000.00
Site Work - Install new soffit, fascia, and trim (Black Metal) 1250 SQ FT	1	46,000.00	46,000.00
All new Trespa siding by Pura 1600 SQ FT	1	52,000.00	52,000.00
ALL Concrete repairs	1	18,000.00	18,000.00
Lumber	1	18,000.00	18,000.00
Electrical Services	1	10,000.00	10,000.00
Lighting	1	6,000.00	6,000.00
Repair any roofing shingles and roof sheeting	1	3,000.00	3,000.00
All new store fronts	1	63,000.00	63,000.00
Masonry columns	1	20,000.00	20,000.00
Gutters on west side of building	1	3,500.00	3,500.00
NA Dumpsters and Disposal	1	3,200.00	3,200.00
NA RESERVE	1	5,000.00	5,000.00
Any sub-contractors will be registered with town of highland		0.00	0.00
A & C Construction LLC 11944 Windmill Lane Westville, IN 46391 ac1116@comcast.net	Thanks for the opportunity to earn your buisness	Sales Tax (7.0%) \$0.00	
		Total	\$352,700.00



PURA[®] NFC

BY TRESPA

ROMABIO

MASONRY FLAT/TEXTURED

Create the home you want with Romabio, Italian made masonry paints.

Different than other paints.

Romabio Masonry Paints are BIO (bio-logical), made from nature. They are not acrylic or latex paints. They are mineral based paints that are derived from sustainable materials to create a natural, breathable coating. Masonry Flat and Masonry Textured are both high-performing paints that are inherently the same. The only difference is Masonry Flat is an extremely flat finish giving you a traditional painted masonry look, and Masonry Textured has slight aggregate in it to create a textured look on smooth brick or a smooth finish on a rough surface.

A 20 year warranty you can trust.

Masonry Flat and Masonry Textured are Italian designed mineral paint technologies that have been proven over time. These paints have high perm ratings of 70+ allowing trapped water vapor to diffuse or escape from the masonry surfaces, unlike acrylic paints. We guarantee they will last 20 years with no peeling or chipping when applied properly.

It's breathable and naturally mold-resistant.

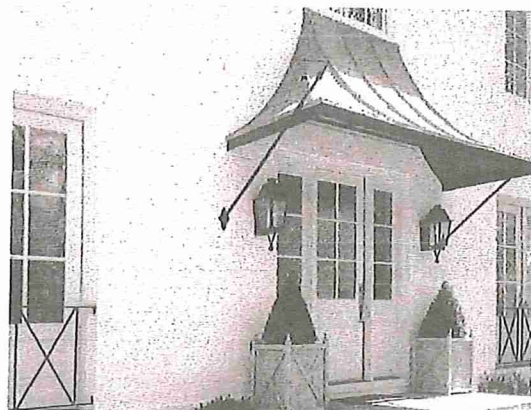
Romabio Masonry Paints are made from natural ingredients that when dry, form a honeycomb structure that contributes to a breathable wall system. A breathable wall means these paints will NOT seal the surface, but moisture and air can move through it reducing the buildup of stagnant moisture that contributes to mold growth, toxic air, and other issues. Acrylic coatings are not breathable and trap moisture.

Natural beauty and luminous colors.

Masonry Flat and Masonry Textured are naturally beautiful because of the high mineral content. Different than a shiny acrylic finish, the flat finish on brick or stone becomes like a rock like the masonry surface. Color possibilities are almost unlimited as you can match other color palettes or choose from over 200 colors in the Romabio color deck. And, with an extremely high-UV resistance, it extends the performance of the product.

Good for you and the environment.

Toxin-free, made with natural ingredients, and backed by 3rd party scientific testing, you can trust our paint is safe for you, your family, and the environment.



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REV 4-23-19

ROMABIO

MASONRY FLAT/TEXTURED

No More Worrying About Painting Your Brick or Stone

Romabio paints are different. They are mineral based, breathable paints that will not seal the masonry surface. Made for for high-performance and designed to last.

MASONRY FLAT

Interior & Exterior Mineral Paint ideal for absorbent, unpainted masonry for extreme durability.

1L/1 QT covers 65 - 85 Sq/Ft
2.5L/.67 GAL covers 165 - 215 Sq/Ft
15L/4 GAL covers 1000 - 1300 Sq/Ft

MASONRY TEXTURED

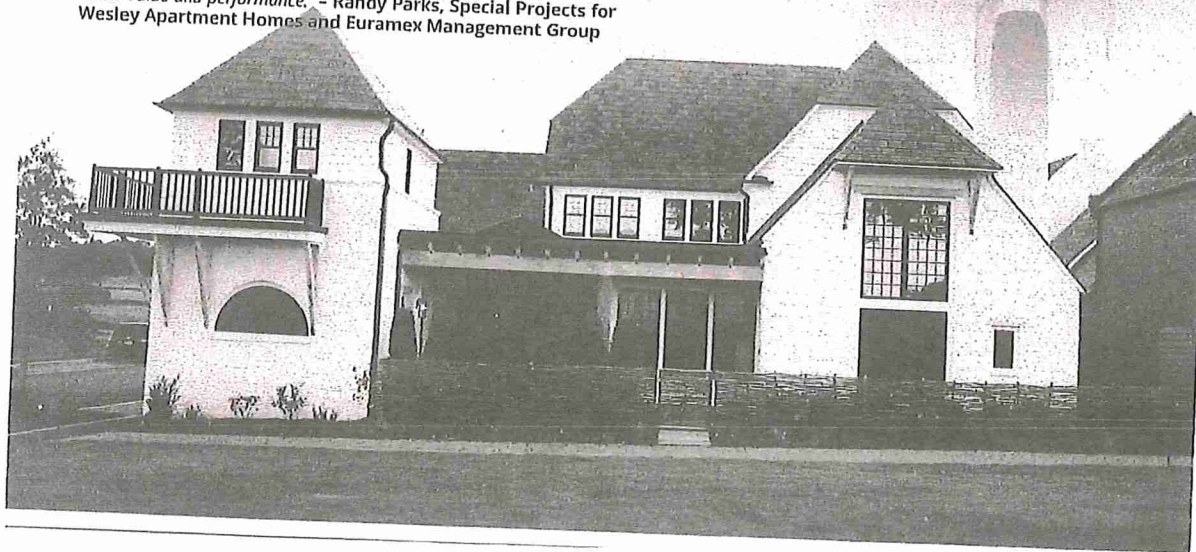
Interior & Exterior Mineral Paint with additional aggregate ideal for absorbent, unpainted masonry to create a textured, stucco-like finish.

1L/1QT covers 50 - 70 Sq/Ft
2.5L/.67 GAL covers 130 - 180 Sq/Ft
15L/4 GAL covers 800 - 1100 Sq/Ft

Mineral Paints Made For Masonry Without Damaging The Surface Or Integrity Of The Structure

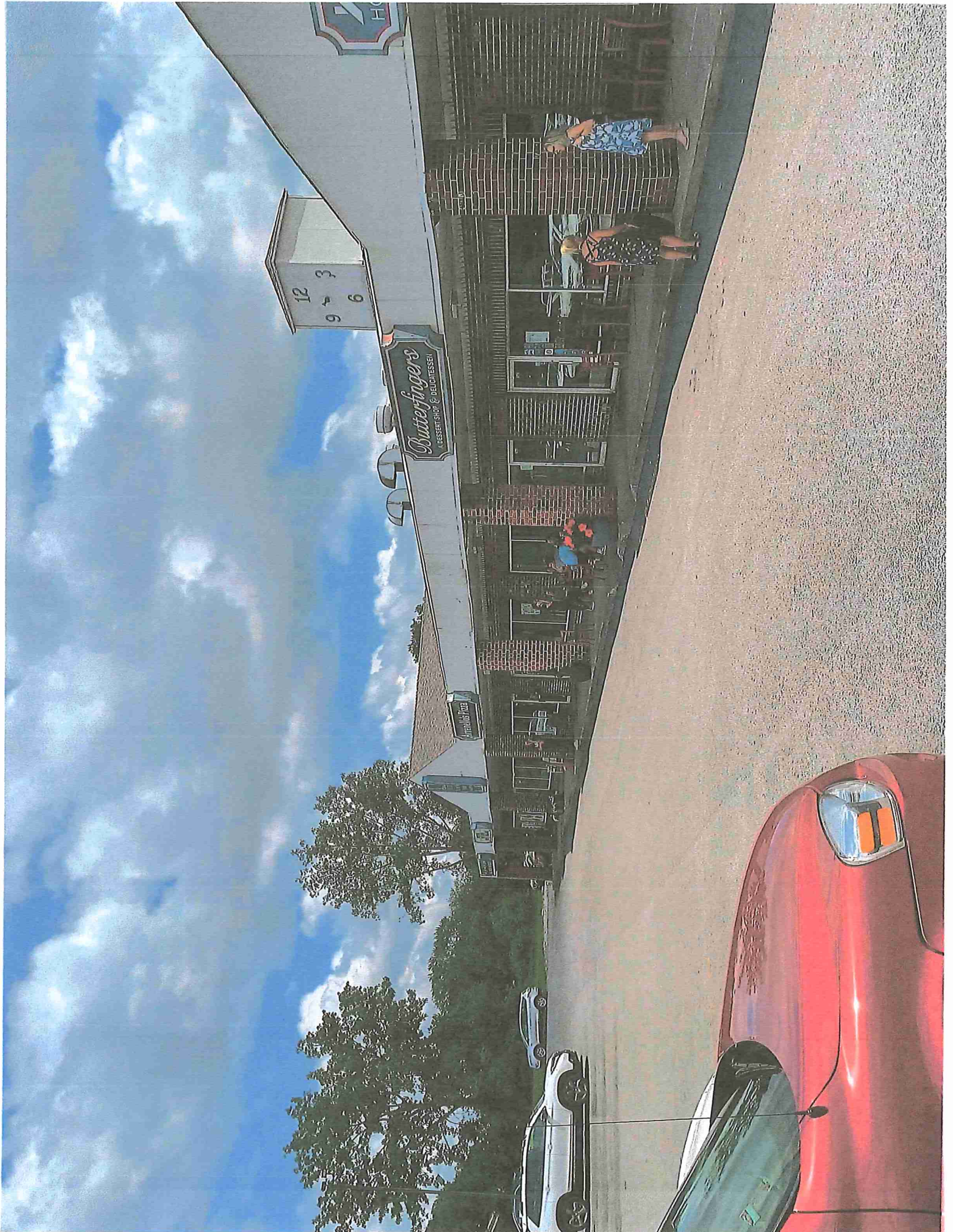
"We don't get the complaints when we use Romabio paint products as our customers are very happy with the transformation of their house, and we've never, not made a customer happy with these products." - Daniel Murrey, Service Painting in Dallas, TX

"When we painted a 27 unit multi-family brick building, I did a side-by-side comparison of the Masonry Flat product and one of your competitors and found that it had much better coverage. The BioDomus 1 product adhered to the surface better too, and wouldn't scratch or chip off. We are really pleased with it and with only two coats needed, it has better value and performance." - Randy Parks, Special Projects for Wesley Apartment Homes and Euramex Management Group





Brumm's Bloomin'
Florist & Gift Shop
Barn









Arrive

HOURS

2558



JOSEPH BANKASIAK
ATTORNEY AT LAW

Joseph Bankasiak
934-3020
Joseph Bankasiak

