

CITY OF SEGUIN MAIN STREET PROGRAM "FIX IT" GRANT APPLICATION

Applicant Name: Carlos Moreno

Business/Company Name: M5 Solutions Inc. DbA LoneStar Home Solutions

Project Address: 112 W. Court Seguin, TX 78155

Date building was constructed: 1917

Legal Description: LOT: 7 W 22' OF; E 10' OF 8 BLK: 185 ADDN: INNER

Property Owner's Name: MORENO GILBERT D & GLENDA R & M5 SOLUTIONS INC

Owner's Address: 103 Lookout Hill Seguin TX, 78155 & 233 Meadowlark In. McQueeney, TX 78123

Owner's Telephone: (830) 534-3444 Carlos Moreno

Is applicant a tenant? Yes  No  (If yes, attach a Lease Agreement or written permission from owner for the work in this application)

Structure's Current Use:  vacant  commercial  residential  
 mixed use  other: \_\_\_\_\_

Project will result in:  façade historic restoration  façade renovation  
 new commercial space  new residential units  new  
mixed use commercial/residential  other: \_\_\_\_\_

Completed project will provide for 21 new jobs.

Total estimated cost of project: \$ 26,054.60 (Please include a written bid from a contractor)

Amount of FIX-IT Façade Grant Request: \$ 13,027.30 a matching ratio of 2 : 1

## DESIGN INFORMATION

Please provide site plans for any work to be completed on the interior or exterior of the property. Free design service for exterior improvements is available by contacting the Seguin Main Street Program. In the categories below submit a detailed description, including materials to be used, of proposed work. If not applicable, simply write "NA".

Describe existing exterior façade materials proposed to be removed:

Existing tan metal roof: by removing this we will be able to expose the original rod system that supports the awning. The original transom windows will also be visible

Existing glass display entries: By removing these we will take the building back to its original size and store front. These glass entries were built to divide our property into 2 Buildings (110 W Court & 112 W Court)

Describe proposed window frame treatment (repair, replacement, etc.) for storefront, upper floors, and transom windows:

All Windows will be repaired to original utilizing traditional yellow pine material that is to be prime & painted

Describe proposed window glass treatment for storefront, upper floors, and transom windows:

All Storefront Glass to be clear and insulated. All Transom windows to be Clear and Low E. All Uppers to be low e units set in traditional frame

Describe preparation of surface to be painted (pressure washed, primed, etc.):

All surfaces to be pressure washed. All bare surfaces to be primed. All surfaces to be painted 2 coats exterior grade super paint by Sherwin Williams. All trim, awning fascia, and doors to be painted 2 coats oil based paint

Show proposed paint colors and location of each paint color on the building:

See Attached

Show proposed door treatment (repair, replacement, additions, etc.):

There is an existing double door that we would like to restore and use See Attached

Please describe any repair that will be completed on the roof, gutters, down spouts, etc.:

There are minor leaks to the building that involve the roof and will be repaired

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Describe work to be completed on each elevation (exterior wall) of the building:

Lower: Remove metal roof, rebuild awning to be structurally sound and install roof on the original awning structure (currently bare). Paint original rod and turn buckle system. Install tongue and groove pine on underside of awning (visible to the public) along with adequate lighting. All existing store front to be removed and brought back out approximately 10' to its original location. One continuous store front to be reconstructed (much like court street coffee). Repair of original transom windows as well as front door. New glass panels to be installed to complete the entire store front see attached design. All new paint.

Upper: All windows to be repaired to be functional. All new paint. Minor roof repairs

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Describe parking plans, number of vehicles accommodated:

NA

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Describe handicap accessibility accommodations:

36" front door

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Describe brick and mortar (including tuck pointing) or stucco repair:

Original brick at the very top of the building is to stay and is in good condition

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Describe brick and mortar or stucco cleaning:

Stucco: to be pressure washed and painted

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Describe proposed cornice treatment:

Existing Cornice at top of building is in great condition.

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Describe proposed awnings and canopy treatment:

Install tongue and groove pine on underside of awning (visible to the public) along with adequate lighting. Awning will be supported by original rod and turn buckle system. The complete awning system will be the highlight of this renovation. The construction of this awning will be constructed by professionals (wink, wink) that value quality craftsmanship

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Describe proposed storefront repair and/or replacement:

To bring back to its original layout (one continuous store front). We want the same look and quality as "court street coffee" but with different colors.

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Description of interior work to be completed (include plans to retain or remove architectural features like original ceiling material, wood trim, wood floors, light fixtures, etc.):

All original floors to be sanded, stained and sealed. All original tin ceilings to stay. There are no original lights. All walls to be painted. New ada restrooms to be constructed. The purpose of this building is to be our "Flooring and Design Center". Clients will be able to come in and utilize our resources/samples to create their own space by assembling their choices of paint, tile, granite, cabinet door styles, etc.

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Estimated time of construction (month) FEB until (month) MAY, 2017 year.

# Scope of Work



Brick to stay exposed

Metal roof to be removed to expose transom windows and rod system

Double door to be restored and reused

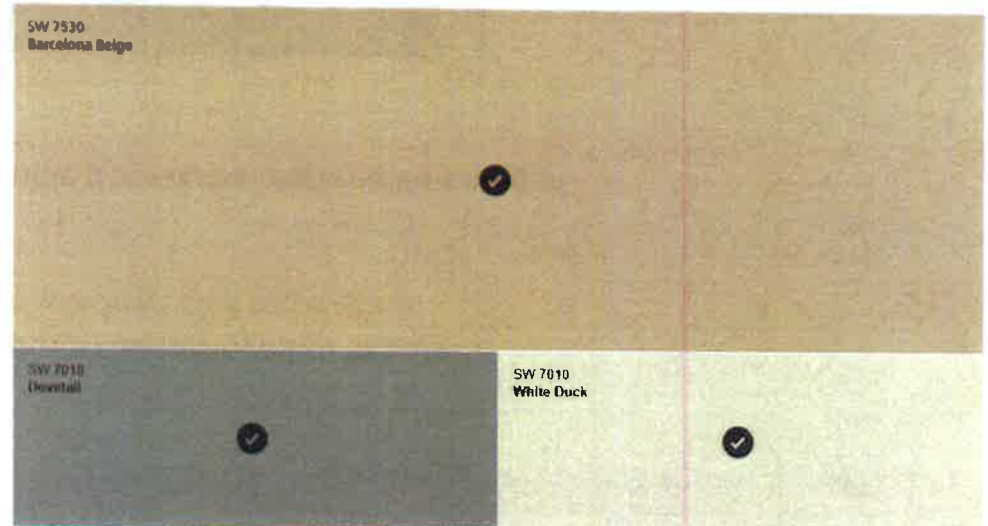
Storefront to be similar to Court street coffee



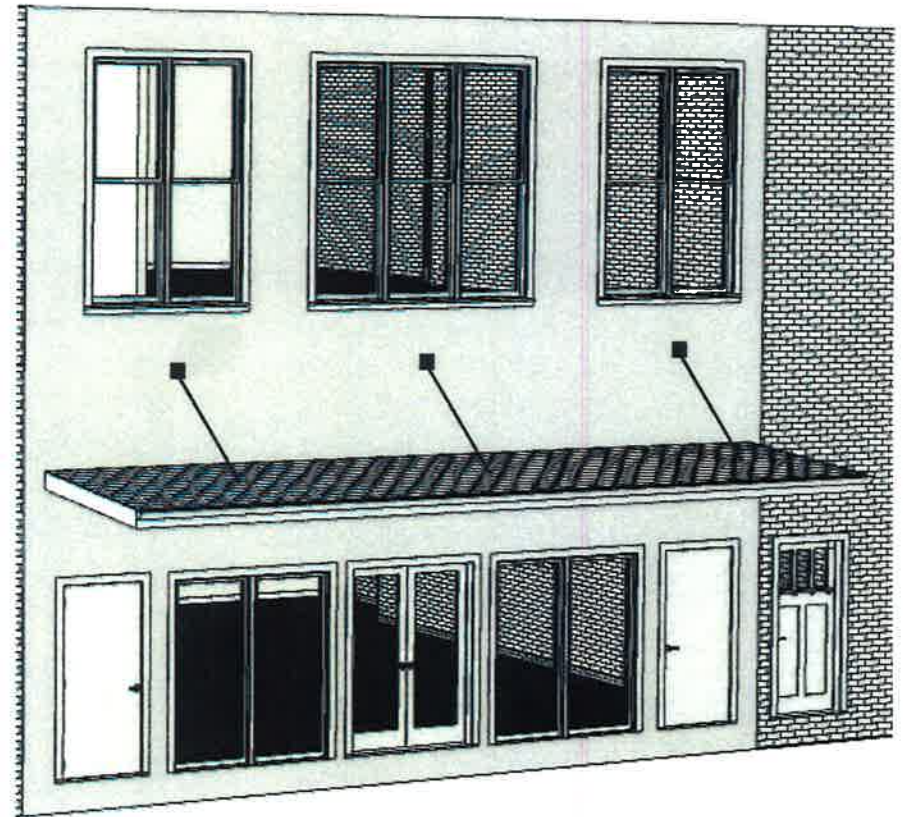
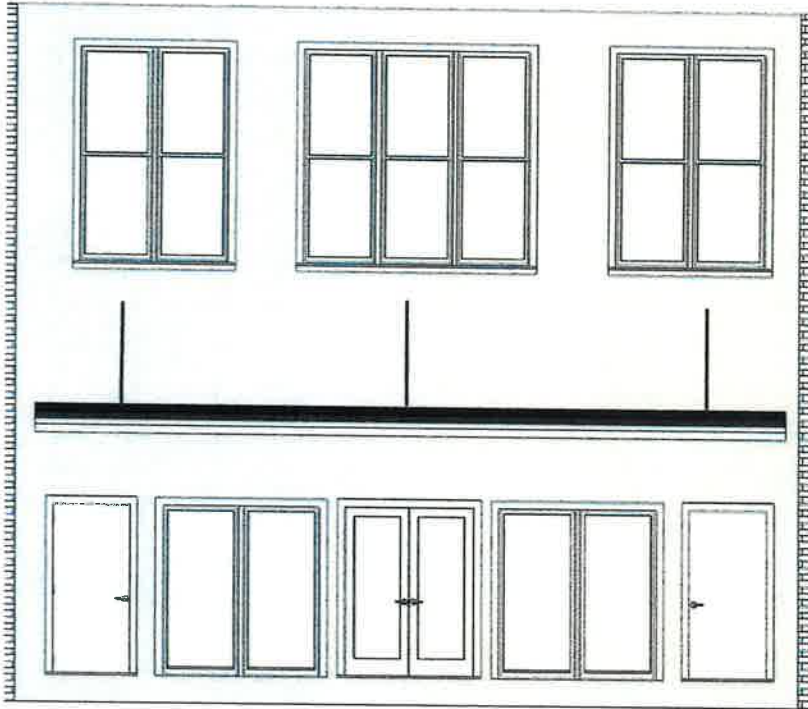


# Proposed Colors

Trim & Doors- SW7010 White Duck  
Main Body- SW7530 Barcelona Beige  
Accent (canopy)- SW7018 Dovetail



# Concept Views





233 Meadowlark Ln. McQueeney, Tx 78123  
 830-865-1344 office 830-534-3444 cell  
 CarlosM@LoneStar-HomeSolutions.com - Owner  
 DanicaV@LoneStar-HomeSolutions.com - Office Mgr.



Estimate

Visit us online. <http://www.LoneStar-HomeSolutions.com>

Prepared For:  
 Carlos Moreno  
 233 Meadowlark McQueeney, TX 78123

Prepared BY:  
 Ben Davis  
 Contact 830-643-9334

Phase/Item	DESCRIPTION - Price includes labor and materials to complete the following (unless noted otherwise i.e. labor only)	Line Total
Awning	1. Demo- Remove existing metal roof to expose rod / turnbuckle system 2. Frame- Rebuild awning back to original (includes fascia installation). Includes repair of rod / turnbuckle system 3. Soffit- install tongue and groove yellow pine (to be stained) 4. Electrical- install recessed lighting in awning 5. Roof- install TPO roofing system (roll roofing)	\$ 7,496.33
Storefront	1. Demo- existing store front and window display cases 2. Frame- Reframe storefront 3. Windows and doors- Repair transom window frames and glass. Install clear insulated glass panels for main viewing. Repair existing double doors and hardware. 4. Stucco- stucco installed to match existing theme	\$ 14,420.79
Painting	1. Paint- All exterior walls, trim, fascia to be painted 2 coats exterior latex. Doors to be painted oil based 2 coats.	\$ 4,136.97
OverHead and Profit	<b>NO CHARGE FOR THIS DUE TO OWNER OF THIS COMPANY BEING THE APPLICANT</b>	
	<b>* All pricing subject to revision pending design/selections confirmation, draw schedule agreement, plumbing/electrical inspection, and final LHS/Client review.</b>	
	**LoneStar Home Solutions is Licensed and insured (\$1,000,000). LoneStar Home-Solutions is a member of the BBB with an A rating. The owner sits on the contractors advisory board for the City of Seguin. It is our mission to be first in our field in providing professional, punctual service and superior communication through every phase of <u>every project</u> .	

QUOTE TOTAL \$ 26,054.09

Down Payment	0%	\$ -	Payment Schedule
Payment		\$ -	At the Start of
Payment		\$ -	At the Start of