



## Staff Report

### October 9, 2018

---

**TO:** Honorable Mayor and Members of the Town Council  
**FROM:** Sean Rabé, Town Manager  
**DATE:** October 9, 2018  
**RE:** Loomis Basin Brewery Gastropub Façade Improvement Matching Grant Application

---

#### **Recommendation**

Staff recommends the Council approve the attached funding application for façade improvements from Loomis Basin Brewery Gastropub.

#### **Issue Statement and Discussion**

The Town Council approved \$50,000 in funding for fiscal year 2018-19's façade improvement grant program. The program's intent is to encourage investment and upgrades to commercial properties in the Downtown Master Plan area. There are two components to the program – a no-match grant of up to \$4,000 for small-scale improvements and a 50/50 matching grant program for larger projects (maximum grant amount is \$8,000, or as determined by the Town Council for high-priority projects).

This year's funding has been broken into two different funding cycles, with applications due August 30, 2018 and January 30, 2019.

The Town Manager has authority to award grants up to \$4,000; matching grants must be approved by the Town Council. Grants are awarded upon completion of the project. Eligible work under the grant program includes rehabilitation of building facades visible to the street (including storefronts, cornices, gutters and downspouts); signs and graphics; exterior lighting; canopies and awnings; painting and masonry cleaning; interior window display lighting; permit and design fees.

Applications for the first round of funding were due August 30. The Town received a total of eight applications, for a total amount of \$32,000 in funding requests.

The overwhelming majority of applications were for under \$4,000, which I, as Town Manager, have approved. There is one funding request from the Loomis Basin Brewery Gastropub for \$8,000, which is now presented for Council approval:

The Gastropub has requested \$8,000 to offset some of the cost of the restaurant's expansion of its building at 3640 Taylor Road. The restaurant is currently expanding into the old Subway sandwich location. Staff fully supports the grant application and recommends approval of the \$8,000 grant request.

**CEQA Requirements**

None.

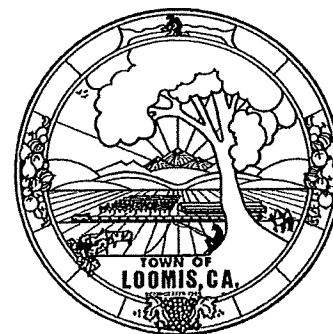
**Financial and/or Policy Implications**

If Council approves the grant application, a total of \$8,000 would be reimbursed to the Gastropub.

**Attachments**

- A. Loomis Basin Brewery Gastropub Grant Application

# TOWN OF LOOMIS



## **FAÇADE IMPROVEMENT PROGRAM**

The Town of Loomis has set aside \$50,000 into a Façade Improvement Grant Program to encourage investment and upgrades to commercial properties in the Downtown Master Plan area. There are two components to the program – a no-match grant of up to \$4,000 for small-scale improvements and a 50/50 matching grant program for larger projects (maximum grant amount is \$8,000, or as determined by the Town Council for high-priority projects).

The Town Manager has authority to award grants up to \$4,000; matching grants must be approved by the Town Council. Grants are awarded upon completion of the project. Arrangements can be made for partial awards upon completion of specific project phases, if applicable. Applicants approved for funding through either program will contract their own labor for construction and installation.

Matching grant projects may also be eligible for Façade Improvement Design Assistance, upon Town Manager recommendation and Council approval. This assistance is completely free to eligible applicants and is available on a "first come, first served" basis. Design assistance will include 5–10 hours of architectural design services. The architect will meet with property and business owners to discuss objectives for the building's façade. Final results will include design drawings and an estimate of project cost.

Applications for all projects will be reviewed by the Town Manager. Projects requiring matching funds will receive final approval from the Town Council. The following factors will be considered in selecting projects for matching funding:

- The degree of visible and substantial improvement on the property
- The potential for positive impact on the commercial corridor
- Maximizing private investment (ratio of public funds to private funds)

### **ELIGIBLE PARTICIPANTS**

Businesses and commercial property owners within the Downtown Master Plan area. Business lessees must have written authorization of the property owner.

## INELIGIBLE PARTICIPANTS

National franchises, government offices and agencies, residential properties.

## ELIGIBLE WORK

Rehabilitation of building facades visible to the street, including storefronts; cornices, gutters and downspouts; signs and graphics; exterior lighting; canopies and awnings; painting and masonry cleaning; interior window display lighting; permit and design fees.

## INELIGIBLE WORK

Maintenance improvements; roofs; structural foundations; billboards; security systems; non-permanent fixtures; interior window coverings; vinyl awnings; personal property and equipment; security bars; razor/barbed wire fencing; landscaping, sidewalks, and paving.

## GRANT PERIOD

Proposals will be reviewed two times during the fiscal year. The first application deadline is July 31; the second deadline is January 31. Expect a minimum of a 30-day review period for grants requiring Council approval. Therefore, applications received in July will be placed on the September Town Council agenda, and applications received in January will be placed on the March Town Council agenda. Projects must be completed one year from the project approval date. Applicants receiving funding through this program within the last 12 months are not eligible to apply the following fiscal year. Grant awards are not transferrable. The Town retains the right to approve or deny any application for grant funds for any reason.

### APPLICANT/OWNER INFORMATION

APPLICANT NAME: <i>Kenny Gowan</i>	E-MAIL: <i>Kenny@loomisbasinbrewing.com</i>
BUSINESS NAME: <i>LBB Gastro Pub &amp; Smokehouse</i>	
APPLICANT MAILING ADDRESS: <i>3277 Swatzer Rd.</i>	PHONE: <i>619-316-0570</i>
CITY, STATE, ZIP: <i>Loomis Ca 95650</i>	FAX:
PROPERTY OWNER NAME (if applicable): <i>A/A</i>	E-MAIL:
MAILING ADDRESS:	PHONE:
CITY, STATE, ZIP:	FAX:



## SITE INFORMATION

SITE ADDRESS: 3640 Taylor Rd.	
CITY, STATE, ZIP: Loomis CA 95650	OWNER OCCUPIED OR LEASED? Leased.
CURRENT USE OF BUILDING: Pub / Restaurant.	

## GRANT REQUEST INFORMATION

TOTAL PROJECT COST: \$ <del>125,000</del> 43,000	
GRANT REQUEST AMOUNT: \$ 8,000	
AMOUNT AND SOURCE OF PRIVATE MATCHING FUNDS (i.e., savings account, line of credit, etc.): Checking Acct.	
AMOUNT & SOURCE OF ADDITIONAL GRANTS OR FUNDING (should not include private match): N/A	
ANTICIPATED START DATE OF CONSTRUCTION: 8-1-18	ANTICIPATED FINISH DATE OF CONSTRUCTION: 11-1-18

## ARCHITECT INFORMATION (IF REQUIRED)

APPLICANT'S ARCHITECT:	E-MAIL:
MAILING ADDRESS:	PHONE:
CITY, STATE, ZIP:	FAX:

## PROJECT SUMMARY

<p>IN THE SPACE BELOW PROVIDE A BRIEF DESCRIPTION OF PROPOSED PROJECT (UP TO 300 words)</p> <p>New Patio - 8-10K</p> <p>Awnings 3-5K</p> <p>Facade of Building - Stone &amp; Paint - 5-8K</p> <p>New Front doors: 5K</p> <p style="text-align: right;">Total Cost - \$25,000 - \$30,000K</p>
--

**A DETAILED PROJECT PROPOSAL MUST ACCOMPANY THIS APPLICATION AND INCLUDE THE FOLLOWING. THESE DETAILS WILL HELP THE TOWN BETTER UNDERSTAND THE PROPOSED PROJECT. PLEASE USE THIS LIST AS A CHECKLIST OF ALL ITEMS THAT MUST BE PART OF YOUR APPLICATION PACKAGE.**

For All Funding Requests:

- ☐ A completed application
- ☐ A detailed written description of proposed improvements for the project.
- ☐ Project costs/budget.
- ☐ Photos of proposed project area.
- ☐ Construction schedule for project.
- ☐ Competitive bids from a licensed and bonded trades/professional for projects up to \$4,000.
- ☐ Three formal written bids on all grant work over \$4,000, unless work includes architectural services to be provided by the Town.
- ☐ Evidence of ownership of property (including but not limited to a deed of trust) or copy of lease. Lessees must have written authorization from the property owner.
- ☐ Copy of current Town of Loomis Business License (if conducting business at time of application).
- ☐ Applicant must provide a statement on source of project funding that includes the required 50% private match for projects exceeding \$4,000, and other funds that may be applicable to undertake the balance of the work not funded by the Façade Improvement Grant. This could include a letter from bank or lender, account balance statement, or other as approved.

The applicant understands that the proposed improvements must be evaluated by the Loomis Town Manager and that changes or modifications to the project may be required prior to funding approval. The Town Manager has authority to award grants up to \$4,000; matching grants must be approved by the Town Council.

#### **CERTIFICATION OF APPLICANT**

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant and is true and complete to the best of the applicant's knowledge and belief.

If the applicant is not the owner of the property to be rehabilitated, or if the applicant is an organization rather than an individual, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the rehabilitation work on the property. Evidence of this authority is attached.

**APPLICANT'S SIGNATURE:**

**DATE:**



8-25-18.

## Description of Projects

### LBB GASTRO PUB AND SMOKEHOUSE

3640 Taylor Rd Suite A/C/D

Loomis Ca. 95650

- Loomis Basin Brewing Inc will be improving multiple aspects of 3640 Taylor Rd. They will include an extension of the current patio that will be fully enclosed and will be identical to the existing Patio. We will include soft landscaping, that will include flowers and planter boxes to help soften and beautify the Corner of Horseshoe Bar and Taylor Rd.
- Adding new Front Door and side door that will match the Current front door of the Existing Pub.
- Adding 3 new 6'-2" garage doors to match the existing 2 garage doors.
- A new engineered stone façade front on the side and front of building
- New Awnings to bring continuity from Il Pizzallio and around the building
- More metal work which will include gates, Plant hangers , and Metal aesthetics that will tie in to fruit shed and LBB theme

All construction materials and doors are coming from Homewood Lumber as well as using license local Trades from Loomis. All metal work and welding will be done by Paris Ranch Designs located in Loomis. Any signage that is produce is coming from Sign of Light Located on Swetzer Rd.

A handwritten signature in black ink, appearing to be 'K. P.' or similar, located at the bottom left of the page.

# Façade and Street Improvements Grant

LBB Gastropub and Smokehouse  
3640 Suite A, C, D Loomis Ca. 95650

## Project

Est. Date of Comp

### Patio Extension

10/1/2018

#### Materials

Simpson Brackets  
Wood Package  
Roof Package  
Concrete

#### COST

\$ 1,000.00  
\$ 3,500.00  
\$ 1,500.00  
\$ 1,000.00  
\$ 3,000.00  
\$ 10,000.00

#### Labor

TOTAL

### Front Stone Façade

11/1/2018

#### Materials

Engineered Stone  
Motor

\$ 3,500.00  
\$ 200.00  
\$ 3,500.00  
\$ 7,200.00

#### Labor

TOTAL

### Paint

Materials

\$ 1,000.00  
\$ 1,500.00  
\$ 2,500.00

#### Labor

TOTAL

### Awning

\$ 4,500.00

Materials/Labor

TOTAL

\$ 4,500.00

### Trees and Flowers

Materials

\$ 2,000.00  
\$ 250.00  
\$ 2,250.00

#### Labor

TOTAL

### Metal Work

\$ 3,000.00

Materials/Labor

TOTAL

\$ 3,000.00

### Signage

\$ 4,000.00  
\$ 4,000.00

Materials/Labor

TOTAL

### Garage Doors /Windows/Front Doors

11/15/2018



Front Door/Side Door W/ Transoms	\$	4,000.00
Garage Door w/ Labor	\$	8,000.00

Total	\$	12,000.00
-------	----	-----------

TOTAL	\$	42,950.00
-------	----	-----------

Sierra Garage Door Service, Inc.  
4120 Douglas Blvd #306-356  
Granite Bay, CA 95746 US  
916-786-3034  
Info@sierragaragedoor.com

## ESTIMATE

### ADDRESS

Kenny Gowan  
Loomis Basin Brewing  
Company  
Loomis, Ca. 619-316-0570

ESTIMATE # 8091  
DATE 09/07/2018

ACTIVITY	QTY	RATE	AMOUNT
Door Installation/Replacement:Speciality Doors:Clopay SPECIALITY DOOR - SEE SUB:Avante Door Install Clopay Avante Doors, 6' x 6' Black Anodized Frames with Clear Tempered Glass. Highlifted approximately 36".	3	2,875.00	8,625.00

By signing below, you agree to the following:

The above prices, specifications and conditions are satisfactory and are hereby accepted. Sierra Garage Door Service, Inc. is authorized to do the work as outlined above. Light bulbs not included with the installation of automatic openers and the homeowner, prior to installation, must complete all electrical requirements. The garage must be cleared a minimum of 12' back to secure scheduling positions. No warranty unless specified otherwise. Deposits are nonrefundable.

TOTAL

**\$8,625.00**

Accepted By

Accepted Date

# American Die & Rollforming, Inc.

P.O. Box 1693  
3495 Swetzer Road, Suite 300  
Loomis, CA 95650  
USA

Voice: 916-652-7667  
Fax: 916-517-1437



## QUOTATION

Quote Number: 1435  
Quote Date: Sep 6, 2018  
Page: 1

### Quoted To:

LOOMIS BASIN BREWERY  
3277 SWETZER ROAD  
LOOMIS, CA 95650

916-259-2739

FAX:

Customer ID	Good Thru	Payment Terms	Sales Rep
LOOBAS	10/6/18	PREPAY	

Quantity	Description	Unit Price	Amount
12.00	PBR PANEL 36" NET 24GA. CLASSIC GREEN @ 17'2-1/4" LONG	144.38	1,732.56
2.00	ENDWALL FLASHING 24GA. CLASSIC GREEN @ 10' LONG (NEED PITCH)	55.00	110.00
2.00	RAKE FLASHING 4x2" 24GA. CLASSIC GREEN @ 10'	30.00	60.00
	TIME: 7-10 DAYS ARO & DEPOSIT		
	TERMS: 50% DEPOSIT W/ORDER, BALANCE DUE UPON PICK UP		

Subtotal	1,902.56
Sales Tax	137.94
Freight	
TOTAL	2,040.50

Important: Special orders are custom made. No returns or refunds. Customer's signature below acknowledges that Customer has reviewed and accepts the quote as above.

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

# GPS SPECIALTY CONSTRUCTION, INC.

License #731185 DO3

4240 Roseville Road,  
North Highlands, CA 95660

## QUARTER BARREL FABRIC AWNING BID\*

PHONE: 916-485-3333--FAX: 916-485-3311--WEB: www.gpsawnings.com

**\*ENTIRE OFFERING:** The following is based on our diligent viewing of the plans and specifications availed to GPS Specialty Construction, Inc. The items quoted below including the listed specifications and preliminary shop drawings constitute our entire offering for this project in terms of quantities, specifications (including finishes) and design.

**Awning Bid:** Loomis Basin Brewing Co., 3640 Taylor Road, Suite A, Loomis, CA 95650

**Date:** September 5, 2018

**Attention:** Kenny Gowan

**Item:** **Option 1** - one (1) 23'11-3/4" long, 2'6" drop & 2'6" projection Quarter Barrel Fabric Awning over storefront facing Taylor Road only. **Option 2** - one (1) 24'8-3/4" x 16'3-1/2" long (wraps around corner of Building), 2'6" drop & 2'6" projection Quarter Barrel Fabric Awning over storefront facing Taylor & Horseshoe Bar Roads.

**Price:** Option 1 - one (1) Quarter Barrel Fabric Awning - \$5,300.00 plus permits  
Option 2 - one (1) Quarter Barrel Fabric Awning - \$8,000.00 plus permits

### Scope of work:

- Wet Stamp Engineered Shop Drawings with Calculations
- #82008 Black Firesist & 60% Black Powder Coat Color Sample Submittals
- Manufacture & Install

### Specifications:

All welded .065 x 1" square TS Framework finished with 60% Black TGIC Polyester Powder Coat and covered using railroaded 60" wide #82008 Black Firesist Fire Resistant (FR) Awning Fabric sewn using Black Tenara (Goretex) Thread.

**Prices include:** (To be included in the language of the Subcontract Agreement)

- Option 1 or Option 2 - one (1) Quarter Barrel Fabric Awning, Installation, & Sales Tax

**Exclusions:** (To be included in the language of the Subcontract Agreement)

- **Deferred Submittals, Permits & Fees:** Planning department fees, encroachment permits fees, building permit fees, planning and permit processing. City fees including licenses, special inspections or Bonds
- Blocking, Lighting, Electrical, Fire Sprinklers, Graphics or Signs
- Prevailing or special wage conditions and Liquidated Damages.
- Inadvertent damage to landscaping, asphalt and flatwork occurring during installation. Awning installation utilizes ladders, mechanical lifts under and around the footprint of the awning. Awning phasing should anticipate lead times and coordination of such work.

**Note:** Most excluded items listed above may be included in the scope of work for additional cost.



## DESIGNS AND ENGINEERING

In the event that an engineering study is required or that a building authority determines that changes in the design or specifications must be made in such a manner that the cost of the job increases, owner will bear the cost the engineering study and the cost of associated increases in the project price.

## SITE CONDITION REQUIREMENTS

GPS is not responsible for the repair of unmarked electrical, plumbing, fire alarm; burglar alarm wiring that may be penetrated in the process of installation. It is the owner's responsibility to notify GPS of special conditions or provide GPS with "as built drawing" indicating the exact location of items subject to damage upon penetration of the mounting surface. If blocking is required, it must be in place prior to the installation of awning framework. If the awnings are mounting directly into studs, GPS requires drawings indicating the layout of the framing members. If blocking and or stud layout is not provided prior to installation, GPS will require a field change order authorizing additional compensation commensurate with the labor required to block or find studs.

## CONDITIONS AND WARRANTIES

Awning as a unique building feature require regular cleaning, and tightening of loose connections and fastenings. GPS Specialty Construction guarantees its workmanship for a period of one- (1) year. GPS Specialty Construction is not responsible for consequential damages resulting from defects in our material or workmanship. GPS Specialty Construction products are not guaranteed against vandalism, neglect, abuse or wind conditions exceeding 50 miles per hour. Price good for 45 days.

## "NOTICE TO OWNER" (SECTION 7019 -- CONTRACTORS LICENSE LAW)

Under the Mechanics' Lien Law, any contractor, subcontractor, laborer, materialman or other person who helps to improve property and is not paid for his labor, services or material, has a right to enforce his claim against your property. Under the law, you may protect yourself against such claims by filing, before commencing such work of improvement, an original contract for the work of improvement or a modification thereof, in the office of the county recorder of the county where the property is situated and requiring that a contractor's payment bond be recorded in such office. Said bond shall be in an amount no less than fifty percent (50%) of the contract price and shall, in addition to any conditions of the performance of the contract, be conditioned for the payment in full of the claims of all persons furnishing labor, services equipment or materials for the work described in said contract.

## TERMS

Interest charge after 30 days @ 1-1/2% per month. Effective annual rate of 18% per annum. In the event the account becomes delinquent under the terms herein stated, the purchaser promises to pay all costs of collection and attorneys fees, including costs and attorney's fees incurred on appeal. All material is guaranteed to be as specified. All work to be completed in a workpersonlike manner according to standard practices. Any alteration or deviation from above specifications 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.

We Propose hereby to furnish material and labor -- complete in accordance with above inclusive specifications, for the sum of : See Above      Terms:  
NET DUE ON COMPLETION UPON CREDIT APPROVAL

Authorized Signature \_\_\_\_\_

Date: \_\_\_\_\_

Michael Gillum

*Acceptance of Proposal* - The above prices, specifications and conditions are satisfactory and are hereby accepted. In signing this document, you are an authorized as a representative of your entity to do enter into a contract for the work as specified in this document and agree to make payment for services rendered in accordance with the terms of this document.

Signature \_\_\_\_\_

Date: \_\_\_\_\_

Note: Contractors are required by law to be licensed and regulated by the Contractors' State License Board which has jurisdiction to investigate complaints against contractors if a complaint is filed within three years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors' Board, and P.O. Box 26000, Sacramento, CA 95826





From: Adam adamp@goodwincole.com  
Subject: Goodwin-Cole  
Date: Sep 6, 2018 at 4:57:41 PM  
To: kenny@loomisbasinbrewing.com

---

Hello Kenny:

Below are the costs for the shade products we discussed.

Two "E" style awnings with Sunbrella fabric Cooper Black 4988. Each has 1" square tubing frames powder coated black.

Front 287" wide x 30" wall x 30" projection	\$1930.00
Side 129" wide x 30" wall x 30" projection	\$1161.00
Sales Tax	
\$231.83	
Labor	
\$760.00	
Total	
\$4082.83	

Two interior manual Mecho Shades with 2-3% 1004 fabric black/brown each with 75" width x 97" drop. Wall mounted with Quaker Bronze fascia.

\$1265.00

Please let me know if you would like to proceed with a formal contract. I look forward to hearing from you soon.

Thank you,

**Adam Pindar**

**Sales**

Goodwin-Cole Company, Inc.

8320 Belvedere Ave

Sacramento, CA 95826

Office: 916-381-8888