

Broadway Investments, Inc.

# Rehabilitation Plan

2910 E. Broadway, North Little Rock

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<b>ISSUE</b>	<b>ACTIONS</b>	<b>COMPLETION DATE</b>
The property is an eyesore.	Clean up all trash, mow the grass, and trim shrubs.	Completed on 9/6/2019. See Exhibit 1 (pg. 3-5), photos of the property taken on 9/9/2019.
The property is not secure.	Lock entrances to shed and C-Store.	Completed on 9/6/2019. See Exhibit 2 (pg. 6-7), a photo of secured entrances taken on 9/9/2019.
The property burned in December but is not repaired or demolished.	Develop Property Plan with completion dates, see Exhibit 3.	See Exhibit 3.

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# Exhibit 1

## Photos of Cleaned Property







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## Exhibit 2 - Photos of Secured Property





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## Exhibit 3

### Rebuild Plan with Dates

**Step 1:** Broadway Investments, Inc. will select a contractor for the rebuild and get a quote to rebuild the property. (*Completed* in August of 2019, see Exhibit 4 (pg 9-11), the quote from H&K Custom Service.)

**Step 2:** Broadway Investments, Inc. will hire an architect to develop prints of the building. The prints will be prepared by October 15, 2019, so H&K Custom Service can apply for rebuild and demolition permits.

**Step 3:** Await approval from the city to issue permits. It is estimated this will take two (2) weeks. The estimated permit issue date is November 1, 2019.

**Step 4:** On November 1, 2019, the demolition and rebuild process will begin. The contractor said the demolition and rebuild will take no more than six (6) months. The completion date is no later than April of 2020.



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# Exhibit 4 - Quote from H&K Custom Service

# QUOTE H&K CUSTOM SERVICE INC

H&K CUSTOM  
 SERVICE INC.  
 392 WATKINS RD.  
 JUDSONIA  
 AR. 72081  
 501-827-2481  
 EARNEST  
 501-729-0906  
 OFFICE  
 501-283-3345  
 REBECCA

GOLAP  
 2910 E.  
 BROADWAY ST.  
 N. LITTLE ROCK  
 AR. 72114  
 501-658-6625

	Job	Project manager	Date
		GOLAP	8/28/19

Quantity	Description	Unit Price	Line Total
LABOR and MATERIALS	DEMO OF ALL BURNED TRUSSES IN FIRE DAMAGED AREA. DEMO OF ALL WALL SHEETING FOR ELECTRICAL PURPOSES. DEMO OF ALL FLOOR COVERING. DEMO OF ALL METAL ROOF EXTERIOR OF BUILDING.		
	FRAMING OF ALL CEILING JOISTS AND REPAIR THE ROOF. BUILDING OF NEW CASH WRAP. INSTALL ALL NEW WALL SHEETING. KITCHEN TO RECEIVE FRP OVER SHEETROCK. INSTALL SHEETROCK ON ALL CEILINGS IN THE BACK OF BUILDING. REPLACE OF ALL 1X6'S ON BACK OF EXISTING LOWER BUILDING. INSTALL ALL NEW R PANEL TIN ON THE ROOF.		
	INSTALL ALL NEW INTERIOR DOORS AND HARDWEAR. INSTALL NEW METAL DOOR AND JAMB AND HARDWEAR IN REAR OF BUILDING. REPLACE STORE FRONT DOOR GLASS AND RUBBER SEALS AROUND WINDOWS.		
	INSTALL ACOUSTICAL TILE AND GRID IN ALL STORE SALES AREAS.		

	INSTALL CERAMIC TILE IN SALES AREA ONLY, INSTALL VCT TILE IN REST OF STORE.		
	CLEAN UP SINK AND TOILETS TO BE REUSED.		
	FINISHING OF ALL SHEETROCK. INCLUDES DUMPSTER AND PERMITS TO DO THE WORK MENTIONED ABOVE.		
ELECTRICAL	COMPLETE REWIRE OF BUILDING, NEW SERVICE FROM EXISTING TRANSFORMER POLE, NEW LIGHTING PKG IN BUILDING. ALL NEW CIRCUITRY FOR EQUIPMENT IN KITCHEN, COOLERS, AIR CONDITIONERS, ETC. DOES NOT INCLUDE FUEL PUMP EQUIPMENT OR LIGHTING AT CANOPY. INCLUDES PERMITS FOR WORK SPECIFIED ABOVE.		
PAINTING	PAINT OF THE INTERIOR OF BUILDING ONE COAT PRIMER AND TWO COATS PAINT, PRESSURE WASH EXTERIOR, PAINT EXTERIOR WITH TWO COATS OF PAINT THIS INCLUDES AWNING AND ALL EXTERIOR.		
HVAC	TO REMOVE ALL HVAC COMPONENTS INCLUDING DUCT, INSTALL NEW 5 TON SPLIT UNIT, DOORS VENTS ALARMS PER CODE OF NORTH LITTLE ROCK. REMOVE CURRENT VENT A HOOD AND DUCT INSTALL NEW VENT A HOOD UP TO DATE W/ FIRE SAFETY VALVES FIRE SAFETY PROBES O WELD STAINLESS STEEL DUCT WORK FRESH AIR INTAKE INSPECTION AND PERMITS.		
		TOTAL	\$188,178.00

THANK YOU FOR THE OPPORTUNITY TO BID  
H&K CUSTOM SERVICE INC.  
REBECCA HOLLAND AND EARNEST HOLLAND