



City of Seward
537 Main Street
Seward NE 68434
Phone: 402-643-2928

City of Seward 2022 Downtown Revitalization Façade Improvement Commercial Rehabilitation Grant Program

Items Included:

1. Program Guidelines
2. Program/Application Instructions
3. Application
4. Davis Bacon Labor Standard – Contractor’s Guide
5. Seward County Wage Determination – 2/25/22
6. Downtown Revitalization Area Map
7. Historic Preservation Information

**Application Deadline: Friday April 15, 2022
10:00 a.m., at Seward City Hall, 537 Main St.,
Seward, NE 68434.**

**Applications must be hand delivered on the
date above (not before), this is a first come
first serve grant.**

Questions:

Greg Butcher, Seward City Administrator – 402-643-2928

Derek Bargmann, Seward City Clerk – 402-643-2928

Jonathan Jank, SCCDP Executive Director – 402-643-0513

Kelly Gentrup, SENDD/Grant Administrator – 402-475-2560



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2022 DOWNTOWN REVITALIZATION FAÇADE IMPROVEMENT/COMMERCIAL REHABILITATION PROGRAM GUIDELINES

I. Program Overview

Statement of Purpose:

To improve downtown buildings by restoring, renovating, replacing, or reconstructing facades, structural repairs, exterior building repairs, and internal code compliance. These improvements will be in accordance with historic preservation to achieve five (5) significant goals and are part of an overall strategy to attract consumers and new businesses, as well as to support existing businesses. These five (5) goals are:

1. Enhance the environmental and historical quality of the Downtown area.
2. Improve the economic potential of individual buildings and the Downtown area.
3. Strengthen property values.
4. Improve the blighted appearance of buildings.
5. Encourage pride in the downtown area.

Funding Mechanism:

A DTR façade improvement program administered by the City of Seward and funded by the Community Development Block Grant Downtown Revitalization funds.

Program Details:

- Available to property owners, business owners, and tenants within the designated DTR Revitalization Area as identified in the 2017 Phase 1 DTR Study prepared by RDG Planning and Design.
- Eligible improvements include the rehabilitation of buildings.
- Single family residences shall not be eligible for this program.
- The Seward City Council shall appoint a Downtown Revitalization Committee (“DTR Committee”), whom shall also be the currently serving members of the City of Seward LB 840 Application Review Board.
- Application deadline will be determined by the DTR Committee. If funds are still available after the first application cycle, additional cycles will be determined by the DTR Committee.
- Requires a minimum 25% match.
- Request amounts and design will be reviewed by the DTR Committee.
- The DTR Committee will make project funding recommendations to the Seward City Council, with the City Council making the awards.

- Work must begin within one (1) year from project approval by the Seward City Council, should project not begin by such date, the project and application, by action of the DTR Committee and City Council, shall return to the bottom of the priority list and all contracts related thereto shall be null and void.
- Work must be completed, and invoices submitted before April 24, 2024.

II. Program Guidelines

The purpose of this program is to assist in the creation of a cohesive, cost-effective, and vibrant downtown district and if applicable to restore, improve, or create historic architectural features to facades of buildings anywhere within Downtown Seward as identified within the 2017 Downtown Revitalization Plan.

1. Eligible improvements include the rehabilitation of building facades, and building structural components. Eligible improvements include but are not limited to:
 - Brick/masonry repair or restoration.
 - New or replacement of awnings and signs.
 - Exterior wall repairs, including the repair, restorative installation of decorative details and other design features.
 - Building mounted façade lighting.
 - Entries, door and window repairs and replacements.
 - Miscellaneous façade improvements.
 - Façade code violation eradication.
 - Repairs of building code compliance issues identified in an inspection conducted by the City of Seward.
 - Painting is eligible for exterior façade improvements in combination with above activities or permanent signage for restoration and historic preservation that are fixed to structure.
2. Requires a minimum 25% match by the applicant. Matching funds by the applicant may not be from City of Seward LB 840 Funds or City of Seward CDBG Reuse Loan Funds (RLF).
3. Projects shall be located in the designated downtown revitalization area as stated in the City of Seward 2017 Downtown Revitalization Plan. Copy of the designated map is attached hereto as Exhibit “A”.
4. Request amounts and design will be reviewed by the DTR Committee. The DTR Committee will make project funding recommendations for approval by the Seward City Council. **Priorities shall be given on a first-come, first-serve basis.**
5. Each application will be considered solely on its merits, without regard to age (provided the applicant is of age as prescribed by law), color, creed, marital status, national origin, political party affiliation, race or gender of the applicant(s).

6. Applicants will be notified via first class mail of the recommendation of the DTR Committee and the final approval/non-approval by the City Council in an authorizing document signed and dated by the Mayor.
7. \$25,000 shall be set aside for administrative costs, and \$10,000 for construction management.
8. \$400,000 shall be set aside for forgivable loans in amount greater than \$1,000 but no greater than \$50,000, for eligible applicants and eligible improvements.
9. The DTR project funds will be reimbursed to the applicant for eligible project costs and will become a five (5) year forgivable loan. The loan will be prorated at 20% forgiven each year. This is done to insure that the improvements will remain in place.
10. The five (5) year forgivable loan can be transferred by the property owner at the time of a sale to the purchaser if approved by the Seward City Council.
11. For each forgivable loan, the applicant will be required to sign a Promissory Note and the property owner will be required to sign a Deed of Trust.
12. Improvements must remain intact for a minimum period of five (5) years from the date of completion. Changes to funded improvements prior to five (5) years may trigger repayment.
13. Where practical, building facades shall be resorted to historic standards. If it is deemed not practical by the DTR Committee then a similar architectural design shall be used.
14. If a building does not have a historic significant architectural design or feature, another proposed design may be submitted to qualify for the program.
15. No work for which funding is sought shall begin until authorized by the CDBG Grant Administrator.
16. To qualify for funds, an application with appropriate conceptual plans and other documents must be submitted to the Seward City Clerk, 537 Main Street, Seward, NE 68434.
17. The work proposed by the applicant requires at least two (2) bids from outside sources to verify that costs are within reasonable parameters. The DTR Committee may waive this requirement in special circumstances.
18. All projects must comply with City of Seward Building Codes as currently adopted by the City as well as all relevant Nebraska Statutes, Rules and Regulations.
19. Contractors are required to comply with Davis-Bacon Wage Determinations, System for Award Management (SAM) registration, and E-Verify requirements.

20. Applicants are responsible for any architectural fees, preparing design specifications, any engineering, and any other costs.
21. Attestation of U.S. Citizenship form will be required if applicant is an individual or a sole proprietor.
22. Projects are subject to a Tier II environmental review and approval from the State Historical Preservation Office (SHPO).
23. All amendments to the program guidelines shall be approved by the Seward City Council with prior approval or recommendation of the Nebraska Department of Economic Development.

III. Implementation Guidelines

For the benefit of the entire City of Seward, this Program encourages the improvement of facades and buildings in the downtown district, so as to accentuate the historic elements of the district through the restoration, renovation, replacement, or reconstruction of facades and buildings, as defined:

Façade shall mean the exterior wall of a building exposed to public view from the building's exterior. This will typically include a visual impact with items such as awnings, windows, and signage.

Restoration is the preferred treatment for building facades and improvements. Restoration is most applicable to buildings where there has been very little change to the building over time. This results in the return of the building to its original appearance through the use of authentic materials and the replication of missing or deteriorated components.

Renovation results in improvements which do not attempt to return the building to its original appearance. Improvements made should be sensitive to historic details and materials and should respect whatever original character remains.

Replacement of facades or improvements is appropriate when the majority of the original façade or building is missing or has been significantly altered so as to make restoration or renovation impractical. Designs should select materials, dimensions, and architectural details that are similar or compatible to surrounding buildings such as height, size and spacing, materials, and colors. **It should be noted that in some cases the current façade alterations may be considered historic in their own right, even if the current look is not original. Projects that intend to replace any aspects of the façade or structure are encouraged to consult with SHPO before application to identify potential project challenges.**

Reconstruction takes place when the building and its features no longer exist. With reconstruction, designs are created through new construction to replicate, mimic, resemble, or accentuate historic period details.

SHPO encourages applicants to contact their office before final project plans are made. Early contact with their office can help identify potential project delays and clarify what may be considered appropriate or inappropriate work for grant projects. SHPO may be reached at 402-471-4787.

IV. Design and Document Approval Flow Chart

1. The City undertook a thorough Phase I DTR planning process to gauge community interest and completed a Phase II DTR implementation. Based on the strong support for the City's proposed DTR Phase III project, stakeholders, City leaders, and CBD business/building owners vetted the proposed plan. The City of Seward and Seward County Chamber & Development Partnership (SCCDP) will promote the program with ongoing advertisement through the Partnership's Facebook page, Seward (Nebraska) Community Chat's group (4,889 members), monthly Blue River Buzz e-newsletter (over 800 subscribers), and through hand-delivering applications.
2. Application is filled out and submitted to City Clerk, 537 Main Street, Seward, NE 68434, along with sketches and a description of the intended use of the funds, which may be amended.
 - a. Note: Sketches and description of the planned improvements need only be conceptual but must show enough detail so the DTR Committee can make comments and recommendations.
3. The DTR Committee conducts a preliminary review of the applications.
4. Applications receiving preliminary approval by the DTR Committee are forwarded to the CDBG Grant Administrator for a Tier II environmental review.
5. If the applicant wishes to participate in the program, then the applicant arranges for preparation of construction drawings and price quotations and provides a copy for review. If no changes are suggested by the DTR Committee, the applicant completes the application material outlined under "Supporting Data Checklist" and submits two (2) copies to the City of Seward.
6. The DTR Committee reviews the formal application and makes a recommendation to the City Council.
7. The City Council awards funding.
8. CDBG Administrator meets with the applicant and contractors to review and complete paperwork and legal documents at a preconstruction meeting.

9. After formal approval and completion of all necessary documents the CDBG Administrator issues a Notice to Proceed to the applicant.
10. After receiving the Notice to Proceed the project is started according to approved design. Any changes must be reviewed by the DTR Committee, SHPO, undergo further Tier II environmental review, and be approved by the City Council in an authorizing document signed and dated by the Mayor.
11. The applicant must ensure that the selected contractor is aware of Davis Bacon Wage Requirements prior to final selection of the contractor. SENDD will serve as the Labor Standards Compliance Officer.
12. The Contractor must be registered on the System for Award Management (SAM) prior to signing of the contract between the applicant and contractor.
13. The Contractor must work with the CDBG Grant Administrator.
14. The applicant must submit invoices and corresponding cancelled checks to the City.
15. At the project completion, the CDBG Grant Administrator will conduct a final review to ensure that the project has been completed as proposed in an authorizing document signed and dated by the Mayor.
16. The CDBG Grant Administrator prepares the grant drawdown documents.
17. The City of Seward will distribute grant funds as a forgivable loan to the applicant upon receipt from Nebraska Department of Economic Development.
18. The DTR Committee reviews façade and building improvements annually for a period of five (5) years to ensure that approved designs remain intact.

V. Supporting Data Checklist

The following information shall be submitted with the application.

Façade:

- Provide a drawing of changes
- Submit two (2) detailed written estimates from contractors of your choice
- Submit color photo of existing façade on all exposed sides
- Timeline for the proposed improvements

Paint:

- Provide samples of the colors chosen
- Mark which color will be the body color and which will be accent colors
- Note where each color will be used

- Submit two (2) detailed written estimates from contractors of your choice
- Submit color photo of existing façade on all exposed sides
- Timeline for the proposed improvements.

Windows:

- Provide details on windows being replaced
- Provide details on replacement windows
- Submit two (2) detailed written estimates from contractors of your choice
- Submit color photo of existing façade on all exposed sides
- Timeline for the proposed improvements.

Structural/Building Code Compliance:

- Provide details of the structural components or code issues to be replaced or repaired
- Note where these items are located
- Provide details on the condition of the existing items
- Submit two (2) detailed written estimates from contractors of your choice
- Submit color photos of existing conditions
- Submit a copy of a code inspection conducted by the City of Seward
- Timeline for the proposed improvements.

All:

- Submit signed Hold Harmless Agreement
- If applying as an individual or sole proprietor, submit signed Attestation of U.S. Citizenship
- If applying as a business owner or tenant, provide written authorization from the property owner for the improvements
- Submit a copy of City building permit, if applicable.

Conflict of Interest

No member of the governing body of the City of Seward and no other official, employee or agent of those organizations who exercises policy, decision-making functions or responsibilities in connection with the planning and implementation of this program shall:

- be directly or indirectly eligible for this Program;
- accept gratuities, favors or anything of monetary value from contractors, potential contractors or parties to sub agreement;
- obtain a financial interest or benefit from a Program activity;
- have an interest in any contract, subcontract or agreement for themselves or for persons with business or family ties.

Grievance Procedure

Complaints concerning the Downtown Revitalization Program shall be in writing and addressed to the DTR Committee. A written response will be made within 15 working days. If the project owner is not satisfied, complaints may be filed with the City Council. The City Council shall meet, as soon as practicable, to review all factors in the complaint for a determination and solution.



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2022 DTR Grant Instructions

Because the grants for the Seward Downtown Revitalization projects are funded by a federal Community Development Block Grant (CDBG) which is administered by the Nebraska Department of Economic Development (DED) the following instructions must be fulfilled in their entirety (as applicable):

1. Façade Improvement/Commercial Rehab Program

- Review the program guidelines.

2. Application

- Complete the application and return it to Derek Bargmann, Seward City Clerk, 537 Main Street, Seward, NE 68434, **at 10:00am Friday, April 15, 2022. DO NOT MAIL APPLICATIONS OR EMAIL. THEY ARE FIRST COME FIRST SERVE FOR 2022!!!!**

AGAIN, THEY MUST BE HAND DELIVERED ON THE STATED TIME AND DATE ABOVE!!!!

3. Citizenship Attestation

- The United States Citizenship Attestation form must be signed and returned to Bonnie Otte.

4. Release and Hold Harmless Agreement

- The Release and Hold Harmless Agreement must be signed and returned to the City Clerk.

5. Work Plan

- Attach all quotes from vendors and contractors for labor and materials for work to be completed.

6. Section 106

- The purpose of Section 106 Review is to ensure that any changes to historic buildings using CDBG or other federal funds do not have an adverse effect on the structure's historic integrity.
- The State Historic Preservation Office (SHPO) must approve all projects before they can be funded.

7. Davis-Bacon Act

- The purpose of the Davis-Bacon Act is to ensure that the local prevailing wage is paid to contractors and their employees
- All grant recipients, contractors and subcontractors must comply with the Davis-Bacon Act. The following applicable documents are attached:
 - i. Davis-Bacon Labor Standards Contractor's Guide: Provides overview of payroll and wage requirements for contractors and subcontractors.
 - ii. Prevailing wage determinations

8. SAM.gov Registration

- Any entity receiving CDBG funds is required to register with the website SAM.gov. This includes all Seward Downtown Revitalization grant recipients, SAM stands for System Administration Management and allows the state and federal government to be assured the vendors and grant recipients are legitimate businesses, even if they are a sole proprietorship.
- You will need to create a user account, and register your business. If you have any problems or questions, please call Kelly Gentrup, Southeast Nebraska Development District (SENDD) CDBG Administrator at (402) 475-2560.
- DED provides guidance on this matter. The guidance notes that “registrants are required to complete a one-time registration. This registration must be re-certified annually.” See below and also additional guidance at: www.sam.gov

9. Project Construction

- Grant recipients shall not proceed with the project until they have received a written Notice to Proceed from the City of Seward.
- Contact Kelly Gentrup (SENDD) when a contractor or subcontractor begins work on a project. To comply with Davis-Bacon Act, they must conduct an interview with the contractors and workers to be sure they are being paid the prevailing wage. This is a requirement of the DED and federal law.
- If any deviation from the plan approved by SHPO is required, please consult with Trey and he will provide guidance and resubmit the revision to SHPO if necessary.

10. Request for Reimbursement

- A grant recipient is eligible to submit a Request for Reimbursement once they have completed and paid for work in excess of their minimum match requirement. The grants require at least a 25% match by the applicant.
- Complete the Request for Reimbursement form (to be provided after project

approval) and submit to Kelly Gentrup with the following documentation to prove compliance with the Davis-Bacon Act.

- i. Invoice from each contractor/vendor for work completed.
 - ii. Cancelled check or bank statement proving the the work from the invoice has been paid to the contractor/vendor.
 - iii. Weekly certified payrolls (timesheets per the Contractor's Guide for the Davis-Bacon Act).
- The Request for Reimbursement must be approved by Kelly Gentrup to ensure compliance with Section 106 and the Davis-Bacon Act. If applicable, the Building Official must inspect work to ensure it complies with applicable building codes.
 - Once approved, Kelly Gentrup (SENDD) will request a draw-down from the Department of Economic Development. The minimum draw-down request for a CDBG grant per DED regulations is \$5,000. Therefore, if a grant recipient's Request for Reimbursement is less than \$5,000 it will not be submitted to the DED until additional Requests for Reimbursement are received so the aggregate total is \$5,000 or greater. The City will work to ensure reimbursements are requested in a timely manner.
 - The City will reimburse the grant recipient for any Request for Reimbursement once the funds are received from the DED.

11. Contact Information

- Kelly Gentrup, DTR Grant Administrator
Southeast Nebraska Development District (SENDD)
(402) 475-2560
kgentrup@sendd.org
- Greg Butcher, City Administrator
City of Seward
(402) 643-2928
greg.butcher@cityofsewardne.gov
- Derek Bargmann, City Clerk
City of Seward
(402) 643-2928
derek.bargmann@cityofsewardne.gov



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Downtown Revitalization 2022 Application

Seward Facade Improvement/Commercial Rehabilitation Program

(Attach additional pages to provide additional information.)

*****Completed applications shall be hand delivered to Derek Bargmann, Seward City Clerk, 537 Main Street, Seward, NE 68434, at 10:00am Friday, April 15, 2022. DO NOT MAIL APPLICATIONS OR EMAIL. THEY ARE FIRST COME FIRST SERVE FOR 2022!!!!*****

Applicant Name: _____

Applicant's Phone Number: _____

Applicant's Email Address: _____

Business Name: _____

Property Owner: _____

Property Address: _____

Property Legal Description: _____

Type of façade improvement planned (see Design Guidelines)

Restoration Renovation Replacement Reconstruction

Structural alterations: _____

Cosmetic alterations (i.e. moldings): _____

Painting (approximate sq. ft. area): _____

Interior Improvements: _____

Specify other work (i.e. awnings): _____

Total cost of project: _____

DTR Project Funds Amount requested: \$ _____

I hereby submit the attached plans, specifications and color samples for the proposed project, and understand that these must be approved by the City of Seward. No work may begin until I have received written notice to proceed from the City of Seward. I further understand that the project must be completed by April 24, 2024. Grant funds will not be paid until the project is commenced. If the City has not received correspondence in that time frame, the funds will be reallocated. I agree to leave the completed project in its approved design and colors for a period of five (5) years from the date of completion. If changed before the end of five (5) years, I agree to pay back the funded amount.

Signature of Property Owner

Signature of Business Owner (if applicable)

Printed Name & Title of Property Owner

Printed Name & Title of Business Owner

Date

Date

Release and Hold Harmless Agreement

Release executed on this _____ day of _____, _____,
by (Property Owner) _____ and
(Business owner if applicable) _____, of
(Street Address) _____, City of Seward, State
of Nebraska, referred to as Releaser(s).

In consideration of being granted monies for restoration, modifications, or other physical changes to the property located at the above address, the Releaser(s), understands that they are solely responsible for providing their own contractors, paying their contractors, to assure that those contractors are fully insured and licensed, and have obtained all necessary permits in accordance with all pertinent regulations. The Releaser(s) waives, releases, discharges, and agrees to indemnify the City of Seward (or entities under the City's umbrella), for loss or damage, and claims or damages therefore, on account of any work that has been performed in accordance with City or State guidelines.

Releaser(s) agrees that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Nebraska and that if any portion of the agreement is held invalid, it is agreed that the balance shall; notwithstanding, continue in full legal force and effect.

Releaser's obligation and duties hereunder shall in no manner be limited or restricted by the maintaining of any insurance coverage related to the above referenced event.

This release contains the entire agreement between the parties to this agreement and the terms of this release are contractual and are not a mere recital.

Signature of Property Owner

Signature of Business owner (if applicable)

Printed Name & Title of Property Owner

Printed Name & Title of Business Owner

Date

Date

Attestation of U.S. Citizenship

For the purpose of complying with Neb.Rev.Stat. §§4-108 through 4-114, I attest as follows:

____ I am a citizen of the United States

-OR-

____ I am a qualified alien under the Federal Immigration and Nationality Act, my immigration status and alien number are as follows:

_____, and I agree to provide a copy of my USCIS documentation upon request.

I hereby attest that my response and the information provided on this form and any related application for public benefits are true, complete and accurate and I understand that this information may be used to verify my lawful presence in the United States.

Printed Name:

First

Middle

Last

Signature:

Date:



City of Seward
537 Main Street
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Phone: 402-643-2928

2022 DAVIS-BACON LABOR STANDARD

Contractor's Guide

Section I – The Basics

1-1 **The Wage Decision.**

All Community Development Block grant (CDBG) Contractors must comply with the Prevailing Wage Requirements. Davis-Bacon labor standards stipulate the wage payment requirements for Carpenters, Electricians, Plumbers, Roofers, Laborers, and other construction work classifications. The Davis-Bacon wage decision that applies to the project contains a schedule of work classifications and wage rates that must be followed.

- a. **The work classification and wage rates.** A Davis-Bacon wage decision is simply a listing of different work classifications and the minimum wage rates that must be paid to anyone performing work in those classifications. A Project Wage Rate Sheet will be provided with prevailing wages and fringe benefits.
- b. **Posting the wage decision.** If you are the prime contractor, you will be responsible for posting a copy of the Project Wage Rate Sheet and a copy of the DOL Davis-Bacon poster titled Employee Rights under the Davis-Bacon Act (Form WH-1321) at the job site in a place that is easily accessible to all of the construction workers employed at the project and where the wage decision and poster won't be destroyed by wind or rain, etc.

1-2 **Additional "Trade" Classifications and Wage Rates.**

What if the work classification you need isn't on the wage decision? Please contact Kelly Gentrup, Grant Administrator at the SENDD, phone (402) 475-2560 or email kgentrup@sendd.org.

1-3 **Certified Payroll Reports.**

You will need to submit a weekly certified payroll report (CPR) beginning with the first week that your company works on the project and for every week afterward until your firm has completed its work. It is recommended to number the payroll reports beginning with #1 and to clearly mark your last payroll for the project "Final."

- a. **Payroll formats.** Please use DOL's WH-347, Payroll. You may access a fillable version of the WH-347 online at HUD Clips (HUD Forms and Publications): <https://www.dol.gov/whd/forms/wh347.pdf>
- b. **Payroll certifications.** The weekly payrolls are called certified because each payroll is signed and contains language certifying that the information is true and correct. Please make sure to include the signed second sheet.

- c. **“No Work” payrolls.** “No work” payrolls may be submitted whenever there is a temporary break in your work on the project, for example, if your firm is not working on the project but will be returning to the job in a couple of weeks. However, if you know that your firm will not be working on the project for an extended period of time, please send a short note to the Grant Administrator, Kelly Gentrup, to let her know about the break in work and to give an approximate date when you will return to the project. If you number payrolls consecutively or if you send a note, you do not need to send “no work” payrolls.
- d. **Payroll retention.** Every contractor must keep a complete set of their own payrolls and other basic records such as employee addresses and full SSNs, time cards, tax records, evidence of fringe benefit payments, for a Davis-Bacon project for at least three (3) years.
- e. **Payroll inspections.** In addition to submitting payrolls to the Grant Administrator, every contractor must make their copy of the payrolls and other basic records available for review of copying to any authorized representative.
- f. **Please feel free to contact the Grant Administrator with any questions while preparing the Form WH-347.**

Section II – Payroll Reviews

1-4 **Compliance Reviews.**

- a. **On-site interviews.** Every employer must make their employees available for interview at the job site with the Grant Administrator or other agency representative. The interviews are confidential and the employee will be asked about the kind of work they perform and their rate of pay. Every effort will be made to ensure that these interviews cause as little disruption as possible to the on-going work. The interviewer will record the interview information, on a form HUD-11, record of Employee Interview, and forward the interviews to the Grant Administrator.
- b. **Project payroll reviews.** The Grant Administrator will compare the information on the interview forms to the corresponding payrolls to ensure that the workers are properly listed on the payrolls for the days and hours worked on the job site, work classification and rate of pay. The Grant Administrator will also review the payroll submissions to make certain that the payrolls are complete and signed; that employees are paid no less than the wage rate for the work classification shown; and all other documentation as may be required.

Superseded General Decision Number: NE20210061

State: Nebraska

Construction Type: Building
BUILDING CONSTRUCTION INCLUDING WORK ON INDUSTRIAL SITES

County: Seward County in Nebraska.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	. Executive Order 14026 generally applies to the contract. . The contractor must pay all covered workers at least \$15.00 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2022.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	. Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least \$11.25 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2022.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <https://www.dol.gov/agencies/whd/government-contracts>.

1 02/18/2022
2 02/25/2022

CARP0427-002 06/01/2021

	Rates	Fringes
CARPENTER (Including Acoustical Ceiling Installation).....	\$ 28.64	15.33

ELEC0265-003 08/30/2021

	Rates	Fringes
ELECTRICIAN		
Zone 1.....	\$ 30.00	15.38
Zone 2.....	\$ 30.30	15.41
Zone 3.....	\$ 30.60	15.45
Zone 4.....	\$ 31.00	15.50

ZONE DEFINITIONS:

Zone 1: 0 to 35 miles from the main Post Office in Lincoln
Zone 2: 36 to 50 miles from the main Post Office in Lincoln
Zone 3: 51 to 75 miles from the main Post Office in Lincoln
Zone 4: 76 miles and over from the main Post Office in Lincoln

ELEV0028-001 01/01/2022

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 49.11	36.885+a+b

FOOTNOTE:

a. Vacation Pay: 8% for persons with 5 or more years of service, 6% for persons with less than 5 years of service.
b. Paid Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, Friday after Thanksgiving, and Christmas Day.

ENGI0571-004 10/01/2020

	Rates	Fringes
OPERATOR: Crane.....	\$ 32.64	13.29
OPERATOR: Forklift.....	\$ 27.26	13.29

IRON0021-002 06/01/2021

	Rates	Fringes
IRONWORKER, STRUCTURAL.....	\$ 32.35	19.23

LABO1140-003 06/01/2017

	Rates	Fringes
LABORER (Mason Tender, Brick & Hod).....	\$ 21.69	9.40

PLUM0464-007 05/30/2021

	Rates	Fringes
PIPEFITTER (Including HVAC Pipe Installation).....	\$ 39.89	18.71

SHEE0003-002 07/01/2015

	Rates	Fringes
SHEET METAL WORKER (Excludes Installation of HVAC Duct).....	\$ 32.89	14.93

* SUNE2011-035 10/27/2011

	Rates	Fringes
BRICKLAYER.....	\$ 24.44	0.00
CARPENTER.....	\$ 18.48	1.78
CEMENT MASON/CONCRETE FINISHER...	\$ 15.77	2.06
ELECTRICIAN (Alarm Installation).....	\$ 19.68	4.12
ELECTRICIAN (Low Voltage Wiring).....	\$ 20.15	4.84
FORM WORKER.....	\$ 14.97 **	2.06
LABORER: Common or General.....	\$ 12.11 **	0.00
OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 20.68	4.93
OPERATOR: Bobcat/Skid Steer/Skid Loader.....	\$ 21.72	2.10
OPERATOR: Loader.....	\$ 19.27	4.00
PAINTER: Brush, Roller and Spray.....	\$ 14.26 **	0.00
PLUMBER, Excludes HVAC Pipe Installation.....	\$ 22.92	6.00
ROOFER.....	\$ 13.57 **	0.77
SHEET METAL WORKER (HVAC Duct Installation Only).....	\$ 21.89	6.30
TRUCK DRIVER, Includes Dump and Tandem Truck.....	\$ 14.09 **	2.49

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$15.00) or 13658 (\$11.25). Please see the Note at the top of the wage determination for more information.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and

non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISIO"

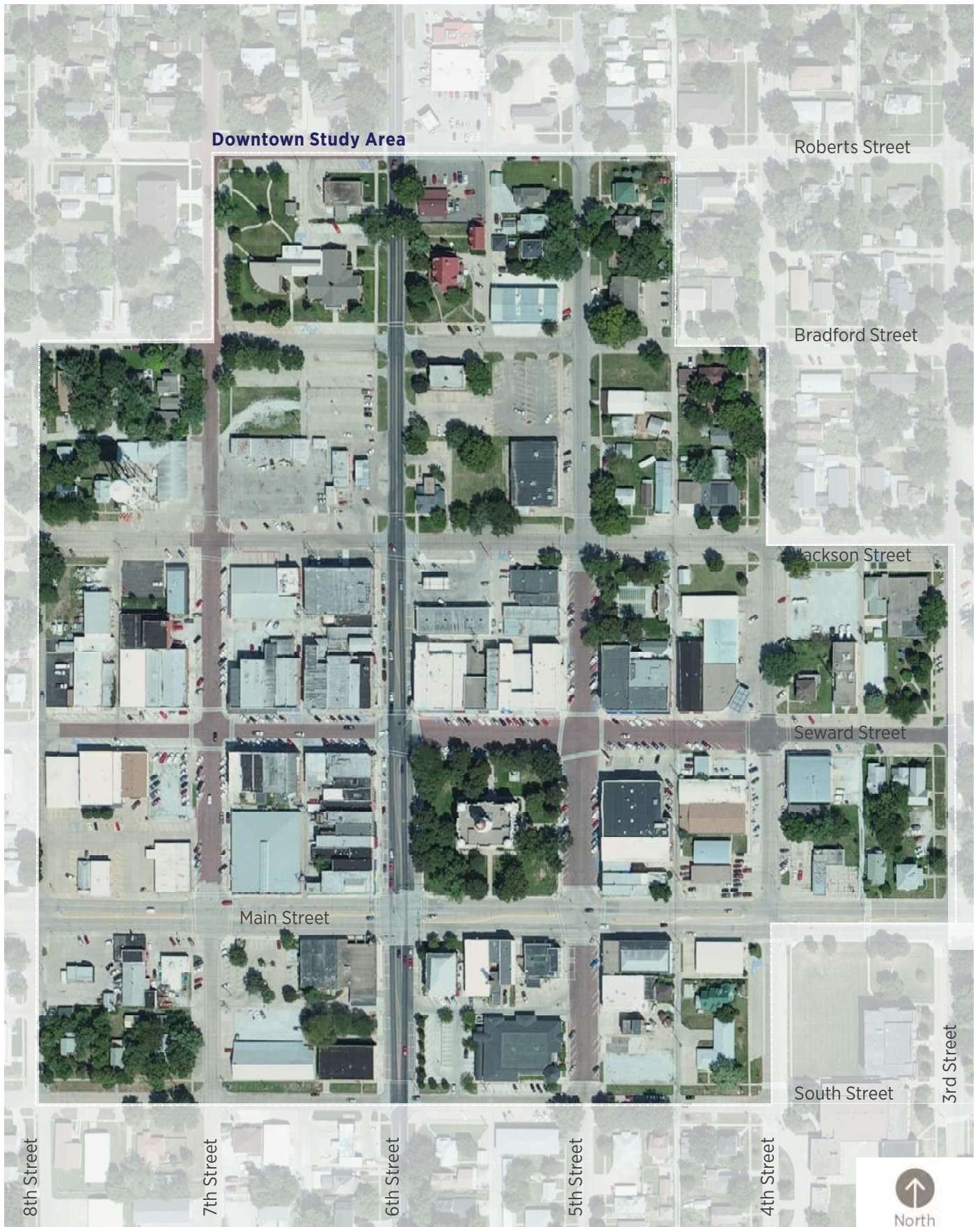


Figure 1.1: Downtown Study Area

Historic Building Preservation Recommendations / Process

The role of the City/DTR Committee that follows the program guidelines is to preserve and re-develop a sense of place and community pride. Their role is to preserve the historic character of buildings within the Downtown District and provide guidelines for visual continuity in the appearance of the downtown. The goal of the program is to assist in the creation of a cohesive, cost effective, and vibrant downtown district and if applicable to restore, improve, or create historic architectural features to facades of buildings.

This document outlines acceptable practices and standards for rehabilitation and renovation of projects. The guidelines lessen the subjective nature of the granting process and give the City/DTR Committee and applicants criteria by which to make informed decisions.

These recommendations concentrate on the historical architecture and appearance of the building. They do not supersede applicable state and local building codes and regulations. The City/Design Committee reserves the right to deviate from these recommendations and the program guidelines to protect the community investment and approve the best qualified applicant possible.

Below is a list of five (5) guiding principles that summarizes the best practices for historic building preservation.

1. Do no harm.
2. Repair rather than replace.
3. Preserve character-defining features.
4. Use same or appropriate materials.
5. Use gentlest and least invasive methods possible.

These principles and guidelines summarize widely-accepted preservation practices described in further detail in the Secretary of Interior's Standards for Rehabilitation (Appendix A).

An outline of the façade grant application process.

1. Review Program Guidelines
2. Historical research / Building analysis
3. Exploratory Investigation
4. Contact Grantor/DTR Committee, if necessary
5. Prepare Application
6. Grantor/DTR Committee perform an initial review of application
7. Upon preliminary approval by the DTR committee, applications are forwarded to SENDD for a Tier II Environmental Review
8. After clearance from both the Tier II Environmental Review and the State Historic Preservation Office the DTR Committee will make a recommendation to the City Council for Final Approval
9. The City and Applicant will enter into a loan agreement.
10. SENDD will meet with the applicant and contractors to review Davis-Bacon (Labor Standards) and ensure the contractor(s) understand their responsibilities. SENDD will preform Davis-Bacon interviews, and will meet with applicant and contractor upon completion of the project for a final inspection.

Historical Research

Before beginning any rehabilitation project, thorough historical research must be conducted to provide sufficient documentation for the changes. Knowing the building's architectural background will give the necessary information to determine which features to preserve through repair, which to recreate, and which to remove altogether. It is this documentation the City/DTR Committee will refer to when helping an owner develop the design of the alterations. The City/DTR Committee recommends beginning this step early to allow sufficient time for the design and application process.

Photographs are a very important piece of documentation that can clearly show a building's historic features. Information on a building's construction history may be found in the County Recorder's office (<https://seward.gisworkshop.com/>). The National Register of Historic Places Inventory may also have information such as the name of structure, address, wall material, over-all shape, dimensions (if known), number of stories, roof type, interesting exterior features, date of construction, alterations, style (if applicable), and known architect/builder:

<https://npgallery.nps.gov/NRHP/GetAsset/cb559a0a-54d0-4f91-ac75-09eb90552b06?branding=NRHP>

For further information, SHPO encourages applicants to contact their office at (402) 471-4787.

Building Analysis

With information about the building's historical appearance, examine the building's current façade. Commercial buildings such as those in the downtown district can be subdivided into three (3) parts: the storefront, the upper stories, and the cornice (Figure 1). Most downtown buildings consist of a storefront and only one upper story, although a few three-story buildings may remain.

The storefront elements consist of an entrance (often recessed), display windows, a bulkhead under the display windows, transom windows over the storefront, and sometimes a sign board, fascia sign or additional cornice. The majority of commercial buildings have either an awning or canopy providing protection for pedestrians. The first floor also may contain an entrance to the upper floors. Later buildings may lack several elements of traditional storefronts such as transom windows, or decorative details.

Upper floors are characterized by smaller window openings that repeat on each floor. These windows may vary in size, type, and decoration but usually are the same for each floor. Other facade details may be present on the upper level facades such as brick banding, corbelling, metal grilles or decorative panels.

The cornice decorates the top of the building and may be made of metal, masonry, or wood. Some decorative cornices project from the building while an ornamental band delineates others. The top of the wall may have a patterned brick band or may have a coping of brick, concrete, or metal.

Evaluate which of the building's character defining features still remain, which have been destroyed, and which are merely covered by modern additions or renovations.

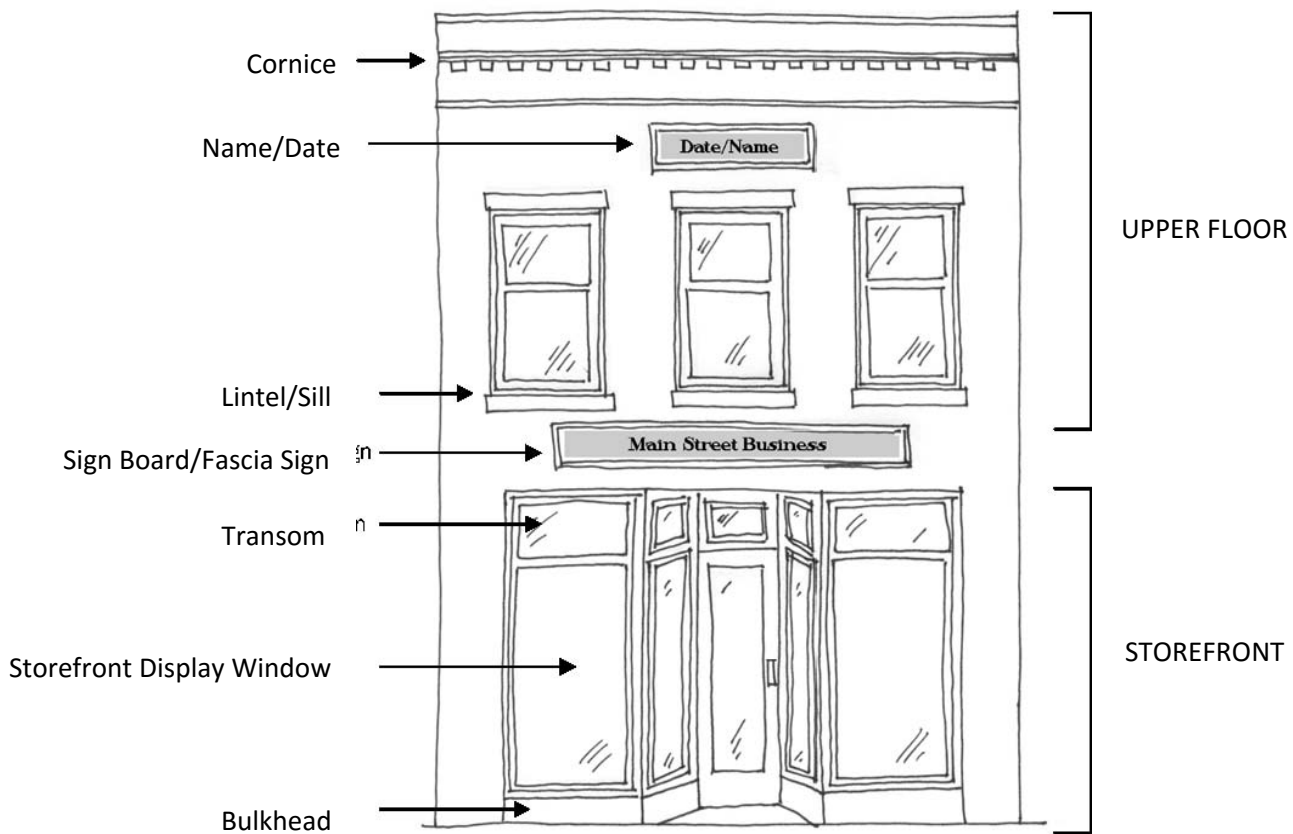


Figure 1. Typical Commercial Building Features

Exploratory Investigation

On commercial buildings, modern materials may have been applied over the original facades. To determine the integrity of the historic materials, a small, inconspicuous area should be uncovered. In many instances, the materials and features are preserved and intact. Other times, the modern materials have trapped moisture and accelerated the rot or decomposition. This exploratory investigation provides the owner with important information on the amount of repair or replacement the project will require. This cost of this exploratory work is not covered in the façade grant monies.

Review Program Guidelines

Façade grant applicants should make themselves familiar with the program guidelines described in this document. They outline the eligible improvements and processes that need to be followed. Although these recommendations describe some of the best practices, the City/DTR Committee will work with each owner to develop a plan that preserves and highlights the historic character of that building. Together the guidelines are a standard for which the Downtown Community strives.

Prepare Application

Once the applicant has finalized the scope of their project or façade design, the applicant should begin to gather necessary application materials. Complete application materials are included in the program guidelines under **V. Supporting Data Checklist**. From the design plan, the applicant should create a detailed scope of work describing nature of the work to be done. This scope should be presented to contractors to solicit at least two detailed bid estimates for all major project components. Other elements included in the application are a project budget and timeline to keep the project running smoothly and on task.

City/DTR Committee Review of Application and Award

The applicant will submit the application to the DTR Committee. Satisfactory applications that meet all the grant criteria and applicable design guidelines will be considered for final decision on grant awards. A satisfactory review of the project and application by the DTR Committee staff does not guarantee an applicant will receive a grant.