
827 Warner Proposition



JULY 2, 2019

Olympus Construction/Pardew Real Estate



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Executive Summary

The following is a proposal for the purchase and rehabilitation of 827 Warner Street. Our goal is to assist in the redevelopment and transformation of the currently discarded home into attractive housing for Jonesboro Residents and guests.

Olympus Construction has built over 200 residential dwellings in 2019 alone and we consider it a privilege to provide cost effective, quality housing in underserved areas. After visiting the project site, preparing a preliminary cost estimate, and reviewing past budgets; we feel this proposal demonstrates a realistic approach to redevelop this property. Our hope is that with the existing structure restored, we can encourage investment in surrounding properties and enhance existing homes in the area.

The preliminary home visit showed extensive damage to the structural framing of the home as well as all aesthetic finishes, electrical, plumbing and mechanical systems, floor joists, roofing, and openings. The house will need to be stabilized and built around a hollow shell. Our preliminary construction estimate for the 1146 sf home is \$69,706. Our budget for the project is \$73,706. This leaves our cost to purchase the home at \$4,000. These numbers are discussed in detail later in the proposal.

Developer Description

For nearly 40 years, Olympus Construction has provided the best value in general contracting while continuing to deliver quality workmanship at competitive prices. Our staff is fully equipped to handle all requirements from individual housing to multimillion-dollar developments. We are also able to provide additional services in the form of our sister company Pardew Real Estate, which provides residential construction labor and enables us to fill stay on schedule and provide quick and easy maintenance assistance for smaller jobs. Olympus can also provide access to a 30,000-sf warehouse located behind our office which enables us to store material in bulk.

We are a full service, family owned company, with a successful record as contractors since 1981. Our experience covers a wide range of projects including student housing, educational buildings, recreational developments, commercial retail centers, restaurants, lounges, pre-engineered designed build metal buildings, industrial plants, historical renovations & preservation, and medical facilities. We complete our projects on time, budget, and strive to create as little disturbance and delay with daily activity as possible.

We are licensed and bonded in Arkansas, Tennessee, Missouri, Louisiana, Mississippi, and Oklahoma. Our professional memberships included Level 1 OSHA Partnership, State of Arkansas AGC Board Member, Arkansas Academic Facilities Review Board, Arkansas State Engineering Endowment, and Jonesboro Chamber of Commerce.

Project Team Members

A. Developer Partners

- a. Olympus Construction Inc. and Pardew Real Estate are proposing to purchase the named property and together rehabilitate the premises to its original intended purpose. Olympus Construction is a commercial general construction company that specializes in commercial multifamily residential developments. Pardew Real Estate, which provides residential construction labor and enables us to fill stay on schedule and provide quick and easy maintenance assistance for smaller jobs.

B. Project Team

- a. Olympus Construction utilizes local professional services in the Jonesboro Area. This includes but is not limited to architects, engineers, environmental protection, and surveyors.

C. Proposed Ownership Structure

- a. Pardew Real Estate will be the entity that purchases the property. Olympus Construction will financially support the rehabilitation and budget for the project.

D. Property Management Team

- a. Guy Pardew will manage the construction rehabilitation of the project. Guy is a graduate of the University of Little Rock in Construction Management. Whitney Pardew will be responsible for the property management. Whitney is a graduate of university of Mississippi in Civil engineering. As members of the West End Association and residents of downtown Jonesboro, both Guy and Whitney have extensive construction experience and personal experience is historical home preservation.

Cost Proposal and Budget

		Proposal			
Date	6/26/2019			TO:	Land Bank
Project	827 Warner Street			Architect:	
				BY:	Olympus Construction
DIV.	Description	Scheduled Value	SF 1,146		
2100	Earthwork	(\$2,680)	\$ (2.34)		
2720	Landscape,Irrigation	\$1,500	\$ 1.31		
2850	Site Concrete	\$3,024	\$ 2.64		
3000	Concrete Rebar	\$0	\$ -		
5000	Soffit Fascia	\$1,389	\$ 1.21		
6000	Rough Carpentry	\$8,953	\$ 7.81		
6100	Finish Carpentry	\$943	\$ 0.82		
6400	Millwork Cabinets	\$2,641	\$ 2.30		
7210	Insulation	\$1,870	\$ 1.63		
7312	Roofing Gutters	\$2,582	\$ 2.25		
8110	Doors	\$688	\$ 0.60		
8850	Windows	\$2,250	\$ 1.96		
9250	Drywall, Finishing	\$4,674	\$ 4.08		
9600	Floor Covering	\$4,584	\$ 4.00		
10000	Toilet Accessories	\$568	\$ 0.50		
10100	Specialties	\$1,108	\$ 0.97		
11405	Appliances	\$651	\$ 0.57		
13152	Plumbing	\$7,012	\$ 6.12		
15900	H.V.A.C.	\$4,415	\$ 3.85		
16000	Electrical	\$6,586	\$ 5.75		
	Subtotal	\$52,757	\$ 46.04		
1000	Bond,Insurance, Permits	\$8,000	\$ 6.98		
1000	General Conditions	\$8,949	\$ 7.81	16.96%	
1000	Purchase Price	\$4,000	\$ 3.49	7.58%	
		\$73,706	\$ 64.32		

Financial Capacity

Our average yearly volume is over \$20 million dollars and our aggregate bond capacity is \$25 million dollars. Olympus and Pardew Real estate have self-owned equipment to perform all aspects without outside funding as well as a private secure warehouse. For more detailed information please let us know.

Similar Project Experience

Housing

Project	Units	Location
Aspen Gardens	50 Units	Jonesboro, AR
ASU Collegiate Park	100 Units	Jonesboro, AR
ASU Family Student Housing	250 Units	Jonesboro, AR
Bald Knob Housing	24 Units	Bald Knob, AR
Bridgeway Apartments	60 Units	Malvern, AR
Christopher Homes	40 Units	Augusta, AR
Christopher Homes	40 Units	Jonesboro, AR
Duplex-Saudi Government		Jonesboro, AR
Ginny's Vineyards Apartments	164 units	Little Rock, AR
Hackett Manor	240 units	Clinton, AR
Innisfree Retirement	60 units	Rogers, AR
Jonesboro Housing	64 units	Jonesboro, AR
Kensett Housing	40 Units	Kensett, AR
Lloyd Golf Courts	60 units	Jonesboro, AR
Oakhurst Apartments	64 units	El Dorado, AR
Oak Place Apartments	12 units	Jonesboro, AR
Olivewood Apartments	64 units	Rogers, AR
Paragould Housing	80 units	Paragould, AR
Public Housing	60 units	Jonesboro, AR
Ridgeway Apartments	64 units	Huntsville, AR
Ronald McDonald House		Memphis, TN
South Oaks Apartments	212 units	Little Rock, AR
SRVS Home III	28 units	Memphis, TN
Sundance Villa Apartments	60 units	Rogers, AR
Swiss Villa Apartments	48 units	Eureka Springs, AR
White River Public Housing	72 units	Augusta, AR
Pocahontas Housing	60 units	Pocahontas, AR
White River Apartments	70 units	Diaz, AR
Briarwood Estates	40 units	Jonesboro, AR
Emerald Villages	44 units	Jonesboro, AR

Work Plan and Timeline

We propose the following schedule as the work plan/timeline. Assuming the home is purchased and closed by September 1, 2019. We expect a construction completion date of December 30, 2019.

	Start	End
Contracts/Property Purchase/Closing	1-Aug	1-Sep
Structural Rehabilitation	5-Sep	5-Oct
Exterior Siding/Roofing	5-Oct	25-Oct
Interior Mechanical & Electrical Rough In	15-Sep	15-Oct
Interior Insulation	20-Oct	25-Oct
Interior Drywall and Painting	1-Nov	15-Nov
Interior Carpentry	15-Nov	1-Dec
Interior Flooring	1-Dec	15-Dec
Interior Finishes and Top Out	15-Dec	30-Dec

Purchase Price

The preliminary home visit showed extensive damage to the structural framing of the home as well as all aesthetic finishes, electrical, plumbing and mechanical systems, floor joists, roofing, and openings. The house will need to be stabilized and built around a hollow shell. Our preliminary construction estimate for the 1146 sf home is \$69,706. Our budget for the project is \$73,706. This leaves our cost to purchase the home at \$4,000. Since the home is located on a lot which has setbacks that require the home to remain, we will need to put extensive effort into maintaining and constructing the structural and architectural intent of the property. Although the asking price for the property is \$11,000.00, we feel that given the condition of the property and the cost of rehabilitation, \$4,000.00 is the maximum purchase price.

