

Boulevard Motel Group

“growing together”

Tivoli Village | 400 S Rampart Blvd, Ste 220 | Las Vegas, NV 89145

Dear City of North Las Vegas,

Firstly, thank you for the hard work that goes on behind the scenes to keep our city flowing and functioning ahead as efficiently as you do. For those of us who have the opportunity to steward properties in the North Las Vegas area these efforts do not go unnoticed. City backed programs like the Commercial Façade Improvement Program are pivotal works toward a better, more developed, home for us all.

As owners of 2401 N. Las Vegas Blvd (formally the Casa Blanca Motel), the Boulevard Motel Group is excited to take part in the transformation of this property. This notoriously struggling asset has seen many years of unacceptable crime and neglect. As such a prominent piece of North Las Vegas real estate it is crucial that this critical corner of N. Las Vegas Blvd & Carey Ave evolve into a viable contributor to our community. With so few commercial options for short term stay in the downtown area, our goal is to transition this property to a [Studio 6®](#) motel offering visitors a familiar choice when traveling to North Las Vegas.

We were recently approved by Motel 6 for this location and have since paid a \$30,000 franchise deposit fee to secure rights to the flag. As such, we're excited to begin the transformation of this property and have outlined the exterior improvements necessary for this transition. This rendering illustrates our targeted end result of the renovation proposal.



Over the last few months we have hired engineers, graphic designers, obtained multiple bids and spent countless hours underwriting this project from start to finish. The following list outlines all project tasks and costs in association with the conversion.

List of Improvements

Exterior Façade Improvement (demo, framing, stucco):	\$	42,890.00
Paint:	\$	11,475.00
Additional Railing Posts throughout All Balconies:	\$	10,125.00
Studio 6 (Motel 6) Signage:	\$	27,939.00
Windows Replacement	\$	31,237.00
New Iron Fencing along Front of property:	\$	25,950.00
Total Exterior Job Cost	\$	149,616.00

Currently we have a budget of approximately \$75,000 for the exterior, so completing the entire list will likely not happen unless we have assistance. While we understand there are no guarantees, anything the City can provide aid on would be more than appreciated in an effort to actualize all of the necessary improvements.

The plan will be to immediately begin renovations following approval from the City. Although we have multiple bids, we feel that Del H Contractors will be the best contractor for the major façade improvements (including demo, framing, stucco & paint). Demolition will begin first, followed exterior fencing, framing, railing post additions, windows, stucco, paint, signage and finally lighting. We estimate the total work to take no more than 45-60 days to complete and currently have all vendors standing by ready to begin construction.

Please refer to the "[Studio 6 Motel - Façade Improvement Program Folder](#)" link for access to the Façade Improvement Program Application, Bids, Engineering and Rendering Folders.

We greatly appreciate the opportunity to work with the City of North Las Vegas on this project and are excited to see this come to fruition. Please let us know if there is anything additionally we can provide to support this application, and we look forward to completing this development with you in early 2021. We believe these enhancements will truly transform the property and hopefully create new life for downtown North Las Vegas.

Sincerely,



Robin Willett, Chief Visionary
Boulevard Motel Group
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