

# THE LACY LEDGER

Construction news and trends, plus a little light-heartedness

Fall 2002

## Design/Build/Lease

### Lacy Construction Company Gives You Options

**A**re you a successful, growing company looking for a way to build a new facility or add on to your existing building? You have several options when you work with Lacy Construction.

There is a point when leasing is the preferred option for an office or manufacturing business. Capital is better employed in the operation of the business day-to-day, rather than tying it up in the cost of a new facility. Plus, there are certain tax advantages from which a business can benefit with leasing that aren't available with owning the facility.

Lacy Construction provides the following solutions for businesses in this situation:

#### **Design/Build-To-Suit to Own**

Lacy Construction will acquire the desired site, provide interim construction financing, and convey the completed facility to the client at a predetermined price for a fee.

#### **Design/Build-To-Suit to Lease**

Lacy Construction will acquire the desired site, provide interim construction financing, and lease the facility to the client at a predetermined lease rate or rental constant, under a long-term lease.

#### **Sale/Leaseback**

Lacy Construction will purchase the facility upon completion (or the existing facility and make improvements) and lease it back to the client under a long-term lease.

Each of these scenarios give the client an opportunity to grow their business in a facility custom designed to their needs. So, if you need to expand or relocate your business and want options, give Lacy Construction Company a call, toll free, at 800-321-5229. Let us show you how you can start paying rent to yourself with one of our Design/Build/Lease options.



*Above: Arby's substantially complete.*

*Right: Arby's before.*

## Building On Great Taste

**W**hen Scott Zana decided it was time to renovate and update the oldest Arby's restaurant in Grand Island, he called Lacy Construction to help put his plan into action. Lacy added on to the facility in 1997 to accommodate additional kitchen needs and customer seating space, but the exterior of the building has remained the same since it was originally built in 1977.

The scope of the latest project included updating the kitchen area and renovating the building's exterior to the new Arby's "Pinnacle" look. The owner's main concern for the project was to minimize the restaurant's downtime during construction.

The kitchen remodel included replacing the grease trap, removal and replacing prep tables and wash sinks, installing new electrical and plumbing, painting, and renovating the existing duct work. And we're proud to report that all this work was accomplished with

*continued on page 4*



**LACY**  
CONSTRUCTION  
COMPANY

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# Great Taste...

*continued from page 1*

minimal interruption to the restaurant's normal operations.

Chris Wissing, project manager for Lacy Construction, was pleased with the results. "By putting together a detailed schedule and working closely with our subs and suppliers, we were able to condense what would normally take seven to ten days down to three days for the kitchen renovation."

The exterior work entailed removing the mansard on three sides of the building and replacing it with an EIFS finished design that was provided by Arby's. Also, we removed the existing vestibule entry to make room for the new "Pinnacle," which is a welded steel structure three stories high that was manufactured off-site and placed fully assembled.

"What we accomplished in a time span of 72 hours was incredible," says Scott Zana, owner of Grand Island's Arby's restaurants. "Communication was critical for this project. Chris Wissing and Martin Evans (project superintendent) made sure that we were well informed and did a great job of coordinating all the work that needed to be accomplished in a short amount of time."

Congratulations to Scott and the Arby's staff. We look forward to working with you on your next project.

## What's Happening At Lacy Construction?

### *Projects in Progress*

#### **VA Home**

Grand Island, Neb.

*Dietary facility and Pershing Building elevator addition*

#### **Chase County Hospital**

Imperial, Neb.

*Medical office building*

#### **Mid-Nebraska Individual Services**

Grand Island, Neb.

*Addition*

#### **McCain Foods**

Grand Island, Neb.

*Addition/renovation*

#### **Ampride Convenience Store**

Lexington, Neb.

*Renovation*

#### **Beltzer Building**

Grand Island, Neb.

*Three-story office renovation*



*Boy Scouts-Overland Trails Council  
Grand Island, Nebraska*



*Pizza Hut  
Grand Island, Nebraska*

### *Projects Completed*

#### **Arby's**

Grand Island, Neb.

*Renovation*

#### **Pizza Hut**

Grand Island, Neb.

*New restaurant facility*

#### **State Bank of Scotia**

Scotia, Neb.

*Bank renovation*

#### **Saint Francis Hospital**

Grand Island, Neb.

*Addition of MRI unit*

#### **Wood River High School**

Grand Island, Neb.

*High school renovation*

#### **Boy Scouts-Overland Trails Council**

Grand Island, Neb.

*Office renovation*

*Visit our website at [www.lacygc.com](http://www.lacygc.com)*



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