

# CITY OF WASHINGTON

## PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

Ph. 309-444-1135 · Fax 309-444-9779

<http://www.washington-illinois.org>

[joiliphant@ci.washington.il.us](mailto:joiliphant@ci.washington.il.us)

### MEMORANDUM

TO: Finance & Personnel Committee  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: TIF funding request – Aberdeen Enterprises, LLC, 114 and 118 Peoria Street  
DATE: July 12, 2018

We have received an application from Dr. Joel Lovell of Aberdeen Enterprises, LLC, for TIF assistance to undertake a substantial exterior and interior renovation at 114 and 118 Peoria Street. The application form and supporting materials are attached for your review and consideration.

The work would remodel the existing 1953 building to allow for Dr. Lovell to move his operations from his current location at the Washington Medical Center at Hillcrest and Business 24. He would use 3,200 square feet for the dentist office (two-thirds of the building) with the other 1,600 square feet to be renovated for potential office and/or retail uses as a vanilla shell (no other tenants are currently in place). The project is intended to bring the building to current building code standards and to improve it aesthetically. Four possible renderings were submitted. Please note that Dr. Lovell has indicated these are conceptual drawings at this point. While the finished product would likely look like one of those, there could be slight variations.

The improvements would include replacing the existing parallel parking next to the building with new 60- or 90-degree parking on the adjacent grass lot (114 Peoria); new landscaping along the Peoria Street façade; new wall and ground signs; new walls/framing; new seamless roofing/insulation/gutters/down spouts; new windows and doors throughout the building; new finishes including trim, drywall, paint, cabinetry, reception desk, countertops, bathrooms, flooring, and ceiling; two new gas furnaces and air conditioning units; new rough-in plumbing, gas water heater, and fixtures; upgraded electrical for the dental office and soffit/rear building lighting; and asbestos removal.

This property has had two recent TIF projects through the prior owner, Scott Fitzgerald of S&S Properties. The total actual project cost for both was \$52,287, with the City contributing a 20% subsidy. That work for those two phases included the removal/replacement of the sidewalks, sealcoating/stripping the parking lot, refinishing the fascia, replacing the handrail, refinishing windows, adding soffit lights, increasing power to the building, updating the breaker boxes, and converting the original boiler to a mini pit system with baseboard heating.

Dr. Lovell has submitted quotes for this project that total \$725,605.38. This includes \$4,375 in permits/fees, which ordinarily would not be eligible for assistance. The price is lowered to \$721,230.38 if that is excluded. Staff would recommend a base 20-percent subsidy for this project with an additional 10-percent subsidy due to the scope of this project and the stability and employment of the business. Based on this level, staff would recommend a not-to-exceed subsidy amount of **\$216,369.11** to be paid in three annual installments. This project would also be eligible to receive a sales tax waiver on any materials permanently incorporated into the real estate because of its location in the Enterprise Zone.

This item is scheduled for review and action by the Finance Committee at their meeting on July 16, 2018.

**CITY OF WASHINGTON, ILLINOIS**  
**APPLICATION FOR TAX INCREMENT FINANCING (TIF) ASSISTANCE**  
**PRIVATE REDEVELOPMENT INCENTIVE**

Complete this form in its entirety and attach all necessary documents. Submit the completed application to the Planning & Development Department at 301 Walnut Street, Washington, IL 61571. If you have any questions, contact Jon Oliphant, Planning & Development Director at 444-1135 or by email at [joliphant@ci.washington.il.us](mailto:joliphant@ci.washington.il.us).

Applicant name: JOEL W LOVELL (please print or type)  
Mailing address: 100 Hillcrest Dr. Fax: 309-444-9393  
Daytime Phone: 309-657-6911 Email Address: joelwlovell@gmail.com  
I would like to receive correspondence by: ☐ Mail ☒ Email

1. Applicant interest in property (check one): ☒ Owner/Mortgagor ☐ Purchaser ☐ Tenant
2. Property owner name: Joel Lovell
3. Business name(s): Aberdeen Enterprises LLC
4. Project address or location: 118 Peoria St.
5. Property tax ID number(s): \_\_\_\_\_
6. Current use of property: mixed commercial space
7. Proposed use of property: mixed commercial space
8. Choose the applicable project (check all that apply): ☐ New construction ☒ Interior renovation  
☒ Exterior renovation/restoration ☒ Relocation ☒ Site improvement ☐ Other
9. Describe the nature of work proposed for the property: Remodel an outdated 65 year old professional building by restoring the building to code and enhancing the esthetic. The property will become a Kingpin property to revitalize the 100 block of Peoria St. while maintaining the original design of being the leading mixed use commercial space as it once was in 1953.
10. Estimated total project cost: \$ 725,601.21
11. Attach the following documentation to support the project and to complete the application for TIF assistance:
  - ✓ Preliminary, itemized cost estimates or quotes from a contractor or design professional;
  - ✓ Scaled plans, renderings, and/or photos, as applicable, clearly illustrating the proposed improvements; and
  - ✓ A copy of the Warranty Deed, including a legal description and owner name for the property.
12. Sign and date below to complete the application.

Joel W Lovell  
Applicant signature

7/5/2018  
Date

**IMPORTANT:** If the Finance Committee votes on a level of assistance it will be included in a contract agreement between the City and redeveloper. NO WORK SHALL BEGIN UNTIL THE CONTRACT DOCUMENTS ARE APPROVED BY THE CITY COUNCIL. Any work that begins prior to contract approval shall be ineligible for TIF assistance.

**FOR OFFICE USE ONLY**

Committee action & form of assistance: \_\_\_\_\_ Date of Finance Committee review: \_\_\_\_\_  
Comments: \_\_\_\_\_  
City Council review and action by ordinance: \_\_\_\_\_ Date of First reading: \_\_\_\_\_ Date of Second reading: \_\_\_\_\_

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ELIGIBLE EXPENSES FOR REIMBURS.		ESTIMATE	BASE SUBSIDY %	BASE SUBSIDY AMT.	ADDITIONAL BONUS %	HISTORIC REHAB. BONUS AMT.	TOTAL SUBSIDY %	TOTAL SUBSIDY AMT.
<u>Exterior Work</u>								
General Conditions (minus permits/fees	\$	32,276.75	20%	\$ 6,455.35	10%	\$ 3,227.68	30%	\$ 9,683.03
Site Work	\$	86,950.62	20%	\$ 17,390.12	10%	\$ 8,695.06	30%	\$ 26,085.19
<b>SUBTOTAL</b>		\$ 119,227.37	20%	\$ 23,845.47	10%	\$ 11,922.74	30%	\$ 35,768.21
<u>Interior Work</u>								
Metals	\$	21,250.00	20%	\$ 4,250.00	10%	\$ 2,125.00	30%	\$ 6,375.00
Woods and Plastics	\$	76,696.77	20%	\$ 15,339.35	10%	\$ 7,669.68	30%	\$ 23,009.03
Thermal and Moisture	\$	45,000.00	20%	\$ 9,000.00	10%	\$ 4,500.00	30%	\$ 13,500.00
Windows and Doors	\$	67,091.39	20%	\$ 13,418.28	10%	\$ 6,709.14	30%	\$ 20,127.42
Finishes	\$	174,331.44	20%	\$ 34,866.29	10%	\$ 17,433.14	30%	\$ 52,299.43
Mechanical	\$	116,202.50	20%	\$ 23,240.50	10%	\$ 11,620.25	30%	\$ 34,860.75
Electrical	\$	69,430.91	20%	\$ 13,886.18	10%	\$ 6,943.09	30%	\$ 20,829.27
Asbestos Removal	\$	32,000.00	20%	\$ 6,400.00	10%	\$ 3,200.00	30%	\$ 9,600.00
<b>SUBTOTAL</b>		\$ 602,003.01	20%	\$ 120,400.60	30%	\$ 60,200.30	30%	\$ 180,600.90
Permits/Fees		\$4,375.00						
<b>TOTALS wo/permits &amp; fees</b>		<b>\$ 721,230.38</b>		<b>\$ 144,246.08</b>		<b>\$ 72,123.04</b>		<b>\$ 216,369.11</b>
<b>TOTALS w/permits &amp; fees</b>		<b>\$ 725,605.38</b>						<b>(NOT TO EXCEED)</b>

**PROPOSED REIMBURSEMENT SCHEDULE**

<b>Duration:</b>	<b>3 years</b>
Payment 1	\$72,123.04
Payment 2	\$72,123.04
Payment 3	\$72,123.04
	due within 60 days upon submittal of all paid invoices
	due 1 year following initial payment
	due 2 years following initial payment

**Baldovin Construction Co.**  
 1003 SW. Washington  
 Peoria IL 61602  
 Work: (309) 437-0201  
 casey@baldovinconstruction.com  
 management@baldovinconstruction.com  
 baldovinconstruction.com



## Estimate

Job Name	118 Peoria Street Building Develo...
Job Number	305
Issue Date	July 2, 2018
Valid Until	August 1, 2018

Estimate for to fit out the exterior and interior of a building approximately 4800 SF. Featuring a full fit out for the exterior and dental office with two tenant spaces brought to a vanilla shell space.

Item	Amount
<b>01 General Conditions</b>	<b>\$36,651.75</b>
Permit/Fees	\$4,375.00
Supervision	\$14,376.75
Equipment Rental	\$3,750.00
Portable Latrine	\$2,500.00
Site cleanup	\$3,125.00
Dumpsters	\$8,525.00
<b>02 Site Work</b>	<b>\$86,950.62</b>
Ashpalt Lot Extension	\$20,000.00
Landscape	\$14,750.00
<i>Material and labor to add the following landscaping features to the street side facade. Create two beds, add bushes, shrubs, flowers and other plants at their proper depth and in a strategic pattern that will be field determined and designed by the Owner and Project Manager.</i>	
Sealcoating the parking lot	\$3,360.00
<i>Sealcoating allowance of \$3000.00. Includes area preparation and protection, related materials and supplies, setup, and cleanup.</i>	
Painting the parking lot	\$3,360.00
<i>Painting allowance of \$3000.00. Includes area preparation and protection, related materials and supplies, setup, and cleanup.</i>	
Street Sign	\$2,500.00
<i>Material and Labor to construct landscape street signage to complement the new building. Power to sign for accent lighting.</i>	
<i>Design/Build Description:</i>	
<i>Sign will be 5' Wide X 6' Tall</i>	
<i>Structure will be 4"X4" Metal Tube, Painted Black</i>	
<i>Sign Panel made from 1/2" White PVC Sheeting.</i>	
<i>Logos to be provided by others. -Can be attached using the following methods: Vinyl Decal, Wood/Metal Plaque (attached via bolts)</i>	

Item	Amount
<i>Lighting: Added to both sides of Sign illuminate entire signage.</i>	
<b>Building Sign</b>	<b>\$4,480.00</b>
<i>Allowance for Two Exterior Building Signs, \$2000 per sign.</i>	
<b>Demolition</b>	<b>\$19,000.62</b>
<b>Utility Trench</b>	<b>\$15,750.00</b>
<i>Remove Concrete, back fill and pour back concrete LF.</i>	
<b>Saw Cut Trench</b>	<b>\$3,750.00</b>
<b>05 Metals</b>	<b>\$21,250.00</b>
<b>Steel Beams</b>	<b>\$11,250.00</b>
<b>Angled Roof Coping</b>	<b>\$10,000.00</b>
<b>06 Woods And Plastics</b>	<b>\$76,696.77</b>
<b>Steel Framing, 3-1/2" steel interior wall framing, 16" OC, 1-5/8" flange</b>	<b>\$10,500.00</b>
<i>Costs include studs, top and bottom track, screws and splices. Layout, fabricate and install conventional steel framed wall using 3 5/8" studs spaced 16" on center. Assumes minimal waste.</i>	
<b>Wall Sheathing</b>	<b>\$2,187.50</b>
<i>Material and labor to sheath exterior wall with zip wall panels</i>	
<b>Cement Panels</b>	<b>\$4,375.00</b>
<i>Material and labor to install cement panels</i>	
<b>Exterior composite screen Pillar</b>	<b>\$31,250.00</b>
<b>Soffit &amp; Fascia</b>	<b>\$9,375.00</b>
<b>Accent Details</b>	<b>\$10,781.25</b>
<i>Material and labor to install fiberon at accent wall panels and support beams</i>	
<b>Exterior Decorative Items</b>	<b>\$8,228.02</b>
<i>White Vinyl Fence between back of parking lot and neighboring homeowner's driveway.</i>	
<b>07 Thermal And Moisture</b>	<b>\$45,000.00</b>
<b>Seamless Roofing</b>	<b>\$26,250.00</b>
<i>Labor and Materials to install seamless roof. Includes: 1. Roof will then be pressure washed. 2. Polyurethane foam will be sprayed over entire roof and parapet wall area at a thickness of 1 inch. 3. Conklin Base Coat will be applied over foam at a rate of 1.9 gallons per square. 4. Conklin Top Coat will be applied over base coat at a rate of 1.9 gallons per square Ten Year Rapid Roof 3 Coatings. This would come with a TEN YEAR LABOR AND MATERIALS WARRANTY. Finished roof will be white in color and completely seamless. Spray foam systems have the option of being pressure washed and recoated with Top Coat at the end of the respective warranties, and given a new warranty, for a lot less than the original cost of the roof system. These roofs can last for many decades if a new layer of top coat is applied at the end of each warranty.</i>	
<b>Insulation</b>	<b>\$17,500.00</b>
<i>Furnish and install the following features to code:</i>	
<i>-R30 Average (6 1/4") thermal performance open cell half pound density foam seal installed in building ceiling.</i>	
<i>-R19(6") Fiberglass unfaced batts covered with .003 plastic vapor barrier in exterior building studwalls.</i>	
<i>-R11(3 1/2") Quiet Zone batts installed in (4) 8'x8' interior bathroom studwalls for sound control.</i>	

Item	Amount
<b>Gutters/Down Spouts</b>	<b>\$1,250.00</b>
<i>Furnish and install 119 ft of 6" gutters with a total of 4 oversized 3X4 downspouts. Gutter coil is .032 gauge</i>	

## 08 Windows And Doors \$67,091.39

### Engineered Glass and Frames \$45,275.00

*Includes material and labor to remove existing frames and glass and to furnish and install new frames and glass in the following areas:*

*FACING PEORIA STREET WINDOWS : Dark Bronze aluminum commercial frame for 1" insulated glass. IGU made with Low E clear 1/4 annealed glass 4 openings at 52" x 43" 1 opening at 70" w 80-1/2"  
Installation and materials included.*

*FACING PARKING LOT STORE FRONT WINDOWS : Dark Bronze Non-Thermal 2x4-1/2 aluminum metal window, approximated size of 58" x 82".  
With Low E annealed double pane glass.*

*BUILDING FACADE WINDOWS AND DOORS : Dark Bronze aluminum commercial frame for 1" insulated glass. IGU made with Low E clear 1/4 annealed glass \*3 door entrances with transom frames, door closers, Low E Tempered glass. \*frames and glass for and opening approximated of 80' long. Installation and materials included.*

#### COMMERCIAL DOOR

*Commercial aluminum dark bronze door, door closer, door sweep, clear tempered glass. 40 x 86 Installed - Main entrance vestibule*

### Doors \$21,816.39

*Furnish and install new door, hardware and knobs included.*

## 09 Finishes \$174,331.44

### Trim \$10,237.50

*Furnish and install Vinyl Cove Baseboard throughout.*

### Drywall \$14,056.44

*Furnish and Install Walls using 5/8" Drywall on all interior walls, use 5/8" Fire Rated Sheetrock on Demising walls-run to the bottom of the roof line, wrapping the windows and doors. Includes hanging and taping with smooth sanded joints and include 6% waste, smooth finish.*

*Include costs include premixed joint compound, (5 gallons per 1,000 SF), 2" perforated joint tape (380 LF per 1,000 SF) and drywall screws (4-1/2 pounds per 1,000 SF).*

### Paint \$30,037.50

*Prime and paint 2 coats of finish paint on all building walls. Includes area preparation and protection, related materials and supplies, setup, and cleanup.*

*\*Excluding the interior walls of the two vanilla shell tenant spaces.*

### Cabinetry \$27,875.00

### Logo Featured Wall \$2,500.00

*Style Pending*

*Pending designed - Reclaimed Wood, Back Lighting, etc.*

*\*Dental Tenant Fitout Side*

*No Empty Tenant space estimate at this time.*

### Reception Desk \$14,375.00

*Furnish and install Reception Desk, \$10,000.00 Budgeted Allowance for Materials*

*\*Dental Tenant Fitout Side*

*No Empty Tenant space estimate at this time.*

Item	Amount
<b>Countertops</b>	<b>\$12,500.00</b>
<b>Bathrooms</b>	<b>\$8,750.00</b>
<i>Fit-out for Two Individual Bathrooms. Includes furnish and installing the following features in each bathroom: Toilet, Vanity, Mirror, (2) Grab Bars, Toilet Paper Holder, Paper Towel Holder</i> <i>*Dental Tenant Fitout Side</i> <i>No Empty Tenant space estimate at this time.</i>	
<b>Flooring</b>	<b>\$36,000.00</b>
<i>Furnish and install the floor covering throughout the building. Floor covering materials to be determined. \$3.50/SF budgeted for Flooring Materials</i> <i>*Dental Tenant Fitout Side</i> <i>No Empty Tenant space estimate at this time.</i>	
<b>Ceiling</b>	<b>\$18,000.00</b>
<i>Acoustical Ceiling throughout. Furnish and Install Suspended Ceiling Grid and Drop in Tile. - Includes planning, equipment acquisition, area preparation and protection, related materials and supplies, setup and cleanup. Ceiling grid &amp; tile material to be determined. Fire Taped above Drop Ceiling - Includes area preparation and protection, related materials and supplies including premixed joint compound, (5 gallons per 1,000 SF), 2" perforated joint tape (380 LF per 1,000 SF), setup and cleanup.</i> <i>*Dental Tenant Fitout Side</i> <i>No Empty Tenant space estimate at this time.</i>	

**15 Mechanical****\$116,202.50****HVAC****\$85,952.50**

*Furnish and Install the following features in the Dental Office & Vanilla Shell Tenant Spaces to code, includes all materials listed scope of work below:*

*Dental Office -*

- We will drain and disconnect the existing boiler system.
- Install two Lennox ML195UH070XP36 70,000 BTU capacity 95% efficient gas furnaces. Two Lennox cased indoor evaporator coils matched with two Lennox 13ACXN036-230 three ton capacity single phase condensing units. These two systems will condition the two middle sections of the office. The gas furnaces will be vented in 2" PVC pipe out the back wall of the mechanical room to the outdoors.
- Install two Lennox ZGB036S4 three ton capacity cooling, 65,000 BTU heating, standard efficiency 14 SEER, single phase package units. These two systems will condition the front to sections of the office. Concrete pads will need to be poured on the back side of the building for the units to set on and they will be side discharge/ducted into the building. All exposed ductwork will need to be insulated and sealed.
- Install four Lennox Comfortsense commercial style programmable thermostats to control each system individually.
- Fabricate and install a sheet metal supply and return air ductwork system as tight to the ceiling as possible for each system in the office. Each supply air duct will have its own individual damper for optimal duct balancing and comfort.
- We will provide and install all supply and return diffusers in the ceiling grid at trim out.
- All joints on the duct work system will be sealed per local building codes.
- Install a Lennox MLA009 9,000 BTU cooling capacity, low ambient capable mini split for the server room.
- We will vent all restroom exhaust fans to the outdoors.

*Vanilla Shell Tenant Spaces -*

*Furnish and Install the following features in the Two Empty Tenant Spaces to code, includes all materials listed scope of work below:*

- One 5 ton Lennox Unit set in the mechanical room branched over to each of the tenant spaces.
- We will vent all restroom exhaust fans to the outdoors.

*Sub Contractor, Accurate Heating & Cooling provides a one-year labor warranty to replace any defective parts.*

**Plumbing****\$30,250.00**

*Material and Labor to Rough & Trim the following features in the addition to code:*

*Underground and demo:*

- Run waste lines according to print, to dental office and vanilla shell unit.
- Concrete cutting by others.

Item	Amount
<p>-Pricing assumes building has adequate size waste and water service lines. Need to field verify.</p> <p>Rough-in:</p> <ul style="list-style-type: none"> <li>- Run vents through roof. Flashing by others.</li> <li>- Furnish and install 50 gallon gas water heater.</li> <li>- Install water lines to fixture locations according to print. Insulate where required by local code.</li> <li>- Install gas piping to furnace and water heater</li> </ul> <p>Fixtures:</p> <ul style="list-style-type: none"> <li>-In dental office, furnish and install: (2) wall hung lavs with faucet, (2) ADA toilets with seat, (2) stainless steel drop in kitchen sinks with pullout style kitchen faucet, and drop in hand sink with faucet.</li> <li>-In vanilla shell side, furnish and install: (2) wall hung lavs with faucet, (2) ADA toilets with seat</li> </ul>	

## 16 Electrical

\$69,430.91

### Electrical Labor

\$54,025.00

Material and Labor to Rough & Trim the following features to code in the Dental Office:

Vestibule:

- LED exit sign with emergency backup lights
- (1) 110V receptacle
- (2) 6" recessed can lights controlled by photo eye

Waiting Room:

- Switch to control (9) 6" recessed cans
- (4) 110V receptacles
- (1) location for CATV
- Dedicated 20A circuit at beverage area

Reception:

- LED exit sign with emergency backup lights above mech room door
- Switch to control (12) recessed cans
- (4) dedicated 20A circuits (one for each station) with quad receptacle
- (4) conduit stub up for low volt wiring / data wiring

Patient Restrooms (X2):

- Occupancy switch to control (2) 2x2 LED lay in fixtures
- Provide and install vent fan (to come on with lights)
- (1) GFCI receptacle near sink

Mech Room:

- Switch to control (3) ceiling lights
- Wiring for (2) gas furnaces
- Wiring for (2) 240V AC units•W iring for (2) gas water heaters

Treatment Rooms (X8):

- Occupancy switch to control (4) 2x2 LED lay in fixtures
- (2) dedicated 20A circuits
- (4) 110V receptacles
- (1) Conduit stub up for low voltage wiring
- Chair wiring. Based on concrete floor being cut out and patched by others

Consult Room:

- Occupancy switch to control (4) 2x2 LED lay in fixtures
- (5) 110V receptacles
- (1) conduit stub up for low volt wiring

Back Biz:

- Occupancy switch to control (6) 2x2 LED lay in fixtures
- (1) conduit stub up for low volt wiring

Staff Lounge:

- Occupancy switch to control (6) 2x2 LED lay in fixtures
- (5) receptacles
- Allowance for (2) dedicated 20A circuits and (4) additional receptacles in



Item	Amount
<i>kitchenette</i> <i>Server Room:</i> •Occupancy switch to control (1) 2x2 LED lay in fixture •Allowance for (4) dedicated 20A circuits <i>X-Ray Room:</i> •Switch to control (1) ceiling light •Circuit up to 240V / 60A for X-Ray machine •(1) 20A circuit and receptacle <i>Sterilization &amp; Resupply Room:</i> •Occupancy switch to control (6) 2x2 LED lay in fixtures •(6) 110V receptacles <i>Lab &amp; Model Storage:</i> •Occupancy switch to control (2) 2x2 LED lay in fixtures •(4) 110V receptacles <i>Doctors Office:</i> •Occupancy switch to control (4) 2x2 LED lay in fixtures •(2) dedicated 20A circuits •(4) 110V receptacles •(1) Conduit stub up for low voltage wiring <i>Common Hallways:</i> •(4) LED exit signs with emergency backup lights •(8) 110V receptacles <i>Exterior:</i> •Soffit lighting •Rear building lighting •Power for signage 2 locations on pillar <i>Two vanilla shell tenant spaces:</i> Install Temp Lighting to code throughout	
<b>Electrical Fixtures</b>	<b>\$15,405.91</b>
Material for soffit light fixtures and rear building lighting	
<b>Asbestos removal</b>	<b>\$32,000.00</b>
<b>Price</b>	<b>\$725,605.38</b>

The following proposal is to perform and conduct the following work:

Total estimation = \$

~ 10- 50% Deposit required on total estimate prior to scheduling, this will be determined based on size of project. In certain applications (i.e bank construction loans) pay disbursements will be on a scheduled timeline with 10% or \$10,000 due at start.

~ Payment: Balance due upon completion within 15 days. If payment is not made when due, interest will be charged at a rate of 1.5% per month (30 days).

~ Property Owner is solely responsible for locating property lines and PRIVATE utilities (wiring, downspouts, irrigation lines etc.)

~ Baldovin Construction Co. is responsible for contacting J.U.L.I.E. to locate public utilities.

~ Changes in Job Description: Any changes in the job description shall be subject to a written "change order" form. Changes in job description are only effective upon signing of a written change order, the credit or additional pricing shall be reflected on final billing.

~ Limited Warranty: Every precaution is taken when handling all material. In the event that any material be damaged, it will be resupplied at no additional charge. Labor for installation will be at no additional charge. Materials not maintained or cared for or damaged outside of normal wear conditions carry no further warranty.

## Estimate

July 2, 2018

~ Maintenance: Owner shall begin maintenance of finished product immediately after the installation is completed and payment is made. It is the owner's responsibility to care and maintain all products to manufacturer or contractor specifications. Failure to provide adequate maintenance by owner shall void guarantee and warranty replacements.

~ Permits: All zoning, building, and construction permits are to be paid for by owner. If you have any questions please do not hesitate to ask.

\_\_\_\_\_ Date \_\_\_\_\_

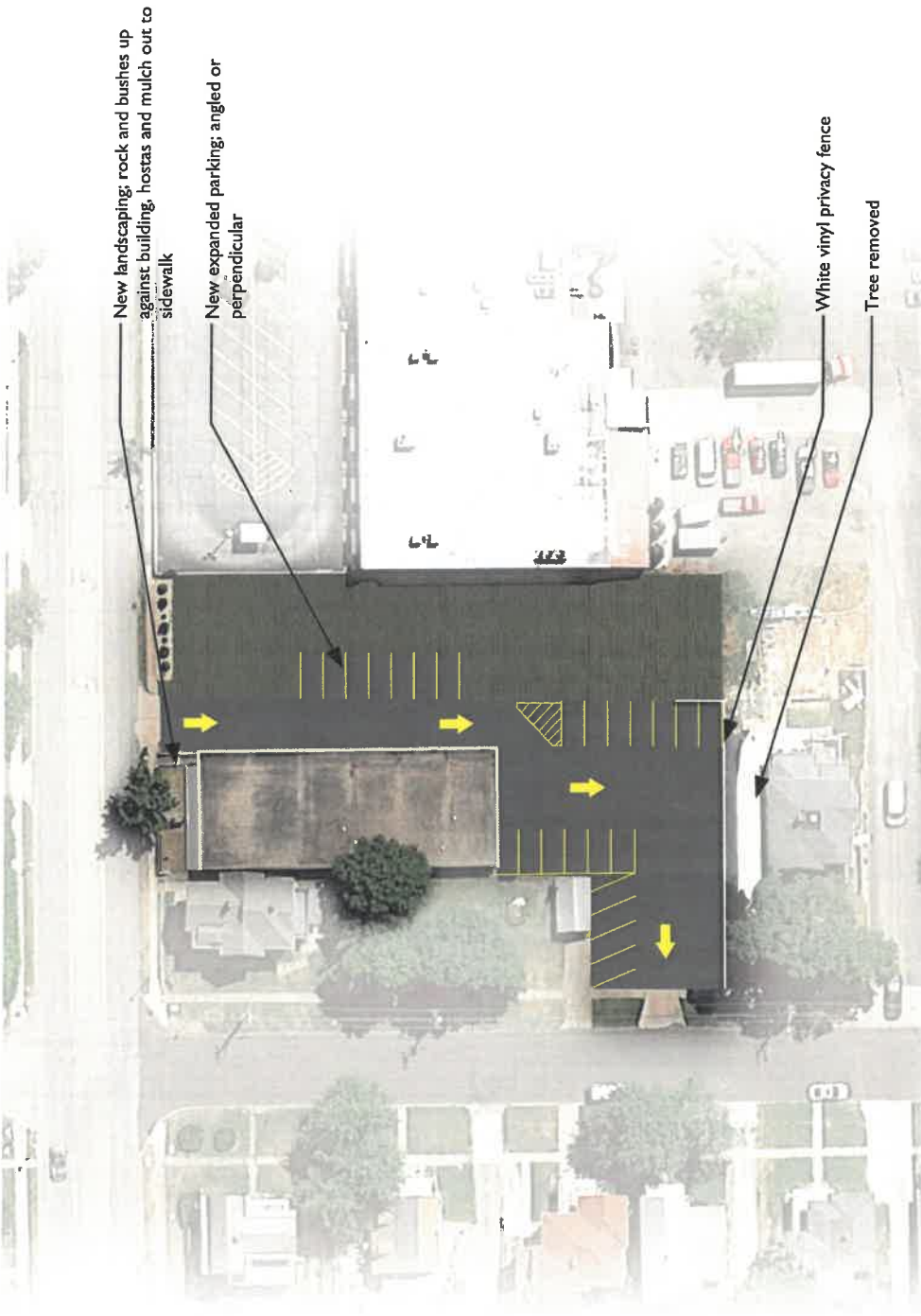
Casey Baldovin  
Baldovin Construction Co.



Existing Site Plan

118 Peoria Street, Washington IL

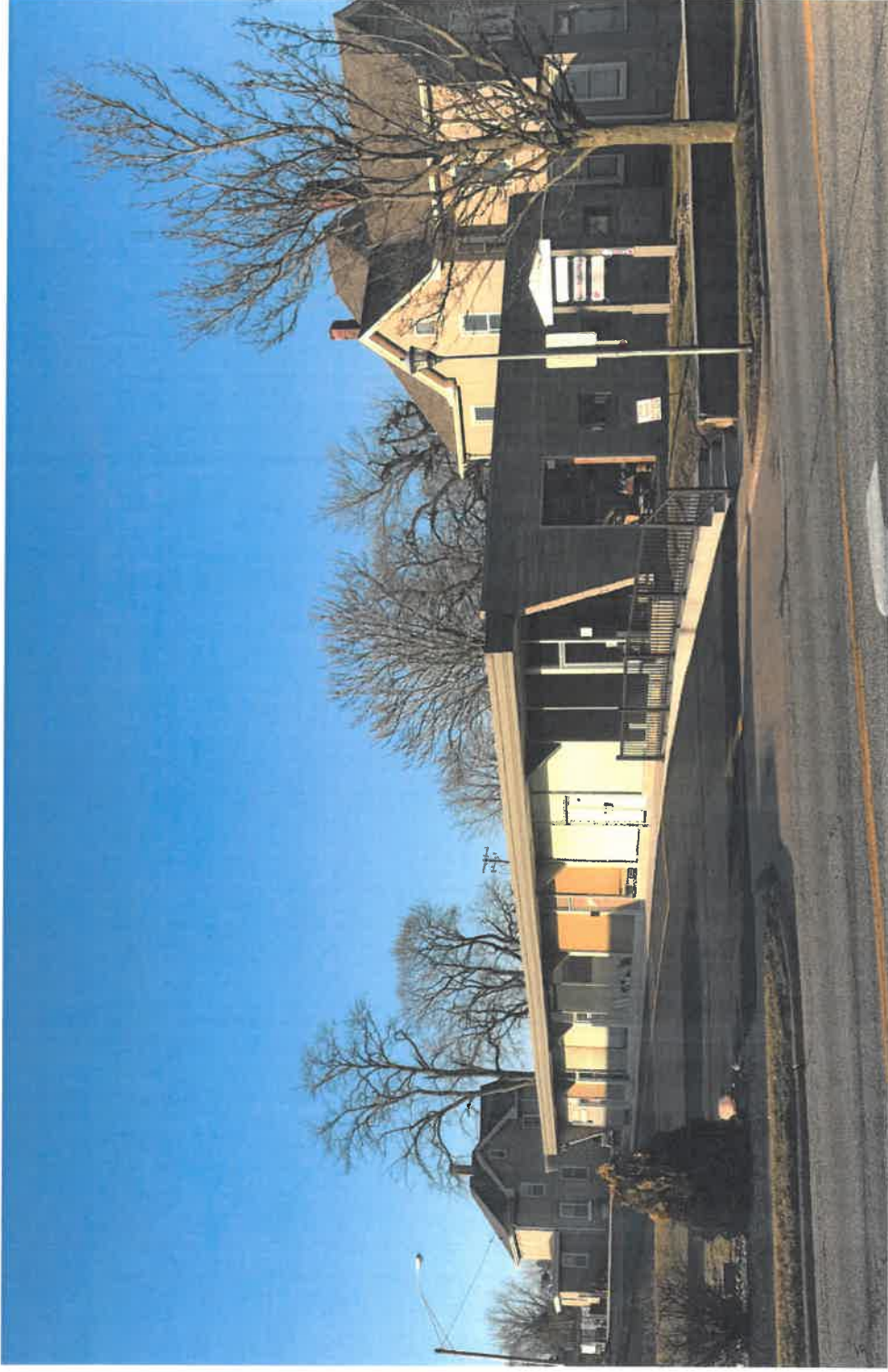




Proposed Site Plan

118 Peoria Street, Washington IL





Existing Street View

118 Peoria Street, Washington IL







Proposed Street View

118 Peoria Street, Washington IL





Proposed Street View

118 Peoria Street, Washington IL





Proposed Street View

118 Peoria Street, Washington IL







Proposed Street View

118 Peoria Street, Washington IL

