

# 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: Mayor Manier and City Council  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: First Reading Ordinance – TIF funding request – Aberdeen Enterprises, LLC, 114 and 118 Peoria Street  
DATE: August 3, 2018

#### (Request to waive second reading ordinance)

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. Dr. Lovell's desired conceptual exterior appearance is attached.

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% subsidy for this project with an additional 20% 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 **\$288,492.15** 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.

The Finance Committee reviewed this at their meeting on July 16 and unanimously recommended approval of the agreement with a request to waive second reading. Please note that the recommendation was for a 30% subsidy. Since then, Dr. Lovell has asked for consideration of a 40% subsidy due to the scope of the project and additional costs he will likely have in outfitting the units. Staff supports this request. A first reading ordinance is scheduled for the August 6 City Council meeting with a request to waive the second reading.

**Ordinance No. \_\_\_\_\_**

(Adoption of this ordinance would approve a TIF redevelopment agreement with Aberdeen Enterprises, LLC, for the redevelopment of 114 and 118 Peoria Street).

**AN ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT FOR PRIVATE DEVELOPMENT WITH ABERDEEN ENTERPRISES, LLC, FOR THE REDEVELOPMENT OF A PORTION OF THE DOWNTOWN TAX INCREMENT REDEVELOPMENT PROJECT AREA**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, as follows:**

**Section 1.** That the Agreement for Private Redevelopment between the City of Washington, Illinois, and Aberdeen Enterprises, LLC, for the redevelopment of a portion of the Downtown Tax Increment Redevelopment Project Area, a copy of which is attached hereto, marked "Exhibit A," and by reference expressly made a part hereof, be, and the same is hereby approved.

**Section 2.** That the Mayor and City Clerk of the City of Washington be, and hereby are, authorized, empowered, and directed to enter into and execute said Agreement on behalf of the City of Washington in substantially the form of the document attached hereto, marked "Exhibit A," and by reference expressly made a part hereof, and to make, execute, and deliver any and all documents necessary for the effectiveness thereof.

**Section 3.** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

**Section 4.** That all ordinances or parts thereof in conflict herewith are hereby expressly repealed.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**AGREEMENT FOR PRIVATE REDEVELOPMENT  
AMONG THE CITY OF WASHINGTON,  
TAZEWELL COUNTY, ILLINOIS, AND  
ABERDEEN ENTERPRISES, LLC**

**THIS AGREEMENT** for Private Redevelopment made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and among the **CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS**, an Illinois home-rule municipal corporation (hereinafter referred to as the “City”), exercising its governmental powers pursuant to the 1970 Constitution of the State of Illinois, and **ABERDEEN ENTERPRISES, LLC**, a limited liability company (hereinafter collectively referred to as “Developer”):

**R E C I T A L S**

**WHEREAS**, the City is considering a program for the rehabilitation and renovation of a portion of the Downtown Tax Increment Redevelopment Project Area (hereinafter referred to as the “Project Area”) in the City, pursuant to the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) (hereinafter referred to as the “Act”); and

**WHEREAS**, pursuant to the provisions of the Act, the City has adopted a Redevelopment Plan (hereinafter referred to as the “Plan”) pertaining to the redevelopment of the Project Area, a copy of said Plan is on file with the City Clerk; and

**WHEREAS**, the City, to achieve the objectives of the Plan and in accordance with the uses set forth therein, intends to assist the Developer in its redevelopment of the real estate more particularly described below, commonly known as 114 and 118 Peoria Street, Washington, Illinois, (hereinafter referred to as the “Real Estate”) through the City assistance in the payment of certain redevelopment project costs of the Developer, in consideration of which Developer is willing to redevelop the Real Estate, into an accounting business; and

**WHEREAS**, the Real Estate is legally described as follows:

SEC 23 T 26N R3W YAGERS ADDN W 47 OF LOT 7 NEW ¼; AND

SEC 23 T26N R3W YAGERS ADDN LOT 8 (EXC S 9.5) & STRIP 3.5 X 36 OF LOT 2 OF CRANES ADDN NE 1/4; all situated in the City of Washington, Tazewell County, Illinois.

PIN’S: 02-02-23-213-003 and 02-02-23-213-004

Commonly known as: 114 and 118 Peoria Street, Washington, IL 61571

**WHEREAS**, it is necessary to redevelop the Real Estate in order to arrest the economic and physical decline of the Project Area, and to promote a policy of stabilization in the Project Area; and

**WHEREAS**, the City believes the redevelopment of the Real Estate pursuant to the Plan is in the vital and best interests of the City and the health, safety, and welfare of its residents, and in accordance with the public purposes and provisions of the applicable federal, state, and local laws:

**NOW, THEREFORE**, in consideration of the premises and the mutual obligations and covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, the parties hereto covenant, consent, and agree as follows:

## **SECTION I DEVELOPER'S COVENANTS**

**A.     Redevelopment Project.** The Developer, its successors or assigns, agrees on behalf of itself, its successors or assigns, to redevelop the Real Estate described above, located at 114 and 118 Peoria Street, Washington, Illinois. Developer will make renovations to the interior and exterior of the structure for use as office and service space, pursuant to the plans and specifications attached hereto as Exhibit A and by reference expressly made a part hereof ("Remodel Specifications").

**B.     Interior and Exterior Renovation.** The Developer agrees it will renovate the interior of the structure located on the Real Estate so as to allow for the continued use of the structure as office, retail, and service space, in accordance with the Remodel Specifications. In that connection the Developer shall:

- (1)     Interior:
  - (a)     Install new walls and framing;
  - (b)     Install new windows and doors throughout the building;
  - (c)     Install new finishes including trim, drywall, paint, cabinetry, reception desk, countertops, bathrooms, flooring, and ceiling;
  - (d)     Install two new gas furnaces and air conditioning units;
  - (e)     Install new rough-in plumbing, gas water heater, and fixtures;
  - (f)     Upgrade electrical for the dental office and soffit/rear building lighting;and
- (g)     Remove asbestos.
- (2)     Exterior:
  - (a)     Replacing parallel parking next to building with new parking on adjacent lot;
  - (b)     Install new landscaping;
  - (c)     Install new wall and ground signs; and
  - (d)     Install new seamless roofing, insulation, gutters, and downspouts.

The estimated total cost of the above-listed items for exterior renovation is Seven Hundred Twenty-One Thousand Two Hundred Thirty and Thirty-Eight Cents (\$721,230.38). Developer will comply with any and all nationally accepted standards for rehabilitation in the renovation and remodeling of the structure.

**C. Commencement of Redevelopment.** Developer shall commence the redevelopment of the Real Estate on or after August 7, 2018.

**D. Completion of Redevelopment.** Developer shall complete the redevelopment of the Real Estate on or before December 31, 2018.

**E. Payment of Taxes.** In order to assure the property flow of tax revenues anticipated pursuant to the Plan and this Agreement, the Developer, its successors and assigns, covenants as follows:

- (1) It will promptly and timely pay all applicable taxes when due.
- (2) In the event that all applicable taxes are not paid by Developer within thirty (30) days from the date said taxes are due and owing during the period of time the City has an obligation to grant any incentives hereunder, including, but not limited to, payment of a portion of Developer's relocation costs, the City may make payment of the taxes due and owing on the property. The amount so advanced by the City shall be immediately due and owing from the Developer to the City and shall bear interest from the date of payment at the rate of twelve percent (12%) per annum compounded quarterly until paid in full. The City shall have a lien against all of the Redeveloper's property for all amounts paid together with interest and all expenses incurred in the recovery of said amounts, including, but not limited to, attorney's fees incurred in collecting said amounts. The City may bring such actions as may be deemed appropriate to enforce payment and/or enforce the lien hereinabove granted against the property.

**F. Commencement of Operations.** Developer agrees for itself, its successors and assigns, that it will use the space for office, retail, and/or service uses. Developer will use its best efforts to ensure the building is occupied by a going concern during such time or periods of time as the City is obligated hereunder to render any redevelopment assistance or to pay any redevelopment project costs, as same are defined pursuant to the Act.

**G. Exemption from Tax.** Developer covenants for itself, its successors and assigns, and for all successors and lessees to the property, that it shall not apply for, seek or authorize any exemption from the imposition of real estate taxes on said property without first obtaining the prior written approval of the City. Nothing herein contained shall be construed so as to prevent the Developer from contesting the assessment or collection of any taxes under statutory procedure set forth in the Illinois Revised Statutes; provided, however, that Developer shall give the City at least fifteen (15) days prior written notice of its intent to contest the assessment or collection of real estate taxes.

**H. Indemnification of City.** The Developer agrees for itself, its successors and assigns, to indemnify and save the City and its officers and employees, free, harmless, and indemnified from and against any and all claims by or on behalf of any person, firm, corporation, or other entity, whether private, public or governmental, arising (a) from the conduct or management of, or from any work or thing done on, the Real Estate; (b) any breach or default on the part of the Developer or its successors or assigns in the performance of any of its obligations under this Agreement; (c) any act of negligence of Developer or any of its agents, contractors, servants, employees, or licensees; (d) any act of negligence of any assignee, lessee or sub-lessee of the Developer, or any agents, contractors, servants, employees, or licensees of any assignee, lessee, or sub-lessee of the Developer; (e) any violation by the Developer or any other person of state, federal, or local laws, rules, and regulations; (f) any performance by the City of any act

required hereunder or requested by the Developer or its successors and assigns other than willful misconduct by the City. The Developer agrees to indemnify and save the City free, harmless, and indemnified from and against any and all costs and expenses incurred in or in connection with any such claim arising as aforesaid or in connection with any action or proceeding brought thereon.

**I. Equal Opportunity.** The Developer agrees for itself, its successors and assigns, that Developer and such successors and assigns shall not discriminate in violation of any applicable federal, state, or local laws or regulations upon the basis of race, color, religion, sex, age, or national origin or other applicable factors in the sale, lease, rental, operation, or management, or in the use or occupancy of the property or any part thereof.

**J. Payment of Prevailing Wages.** Developer shall pay the prevailing rate of wages in the locality for each craft or type of worker or mechanic needed to remodel and renovate the existing building, also the general prevailing rate for legal holiday and overtime work, as ascertained by the City pursuant to Ordinance No. 3294 all in accordance with and pursuant to 820 ILCS 130/1 *et seq.* A copy of said Prevailing Wage Ordinance is attached hereto, marked Exhibit B, and by reference expressly made a part hereof.

**K. Breach of Agreement.** Should Developer, its successors or assigns, fail to comply with or satisfy any of the terms and conditions of this Agreement, at any time or times during the term of this Agreement, or during any period or periods of time during which the City has an obligation hereunder to render or provide Developer any redevelopment assistance or to pay any redevelopment project costs as same are defined pursuant to the Act, Developer agrees for itself, its successors and assigns, that it will immediately pay to the City any and all sums previously expended by the City in connection with or arising out of the City's obligations hereunder to pay certain redevelopment project costs, together with all costs of collection of same, including but not limited to the City's reasonable attorney's fees, court costs and costs of collection whether incurred for preparation, negotiation, trial, appellate or otherwise.

## **SECTION II CITY'S OBLIGATIONS**

**A. Qualified Redevelopment Project Costs.**

(1) If Developer shall perform the agreements herein contained and certifies an actual cost incurred that equals or exceeds the estimated cost contained herein, the City shall pay directly from the Special Tax Allocation Fund for the Project Area (hereinafter referred to as the "General Account") a sum not to exceed the amount of Two Hundred Eighty-Eight Four Hundred Ninety-Two Dollars and Fifteen Cents (\$288,492.15), more particularly limited and set forth on Exhibit C, a copy of which is attached hereto and by reference expressly made a part hereof.

(2) The City shall pay the above-stated costs in three (3) annual installments as follows:

(a) One-third (1/3) of the total cost, not to exceed the sum of Ninety-Six Thousand One Hundred Sixty-Four Dollars and Five Cents (\$96,164.05) within sixty (60) days after final completion of the equipment upgrade on the Real Estate, and occupancy of the structure by the Developer or a tenant; and

(b) One-third (1/3) of the total cost, not to exceed the sum of Ninety-Six Thousand One Hundred Sixty-Four Dollars and Five Cents (\$96,164.05) on the thirtieth (30<sup>th</sup>) day after the first day of the month falling twelve (12) months after final completion of the equipment upgrade on the Real Estate, and occupancy of the structure by the Developer or a tenant; and

(c) One-third (1/3) of the total cost, not to exceed the sum of Ninety-Six Thousand One Hundred Sixty-Four Dollars and Five Cents (\$96,164.05) on the thirtieth (30<sup>th</sup>) day after the first day of the month falling twenty-four (24) months after final completion of the equipment upgrade on the Real Estate, and occupancy of the structure by the Developer or a tenant; and

(3) The City's obligation to pay any of the above-stated costs shall not arise until and unless the following shall first occur:

(a) Sufficient funds are available and on deposit in the Special Tax Allocation Fund for the Project Area.

(b) If, in any given year, there are not sufficient funds in the Special Tax Allocation Fund for the Project Area to pay all of the above-stated amounts, any shortfall shall be an obligation that is carried over from year to year until sufficient funds generated by the Project Area become available in the Special Tax Allocation Fund.

**B. Miscellaneous.** The City, without expense to the Developer except as set forth herein, shall, in accordance with the TIF Plan, provide or secure or cause to be provided or secured the following: It is contemplated by the parties hereto, that all matters of rezoning, including amending the Comprehensive Plan, if necessary, in order to conform the zoning of the Project Site to the uses intended by this Agreement, be accomplished prior to the construction of the Project by the Developer. Therefore, Developer shall cooperate with the City in providing such information as necessary for and to the appropriate bodies to consider such rezoning, variations and amendments. At the present time, the property is zoned C-2, which the parties contemplate as being adequate for Developer's purposes.

### **SECTION III GENERAL PROVISIONS**

**A. Choice of Law.** This Agreement shall be construed under and pursuant to the laws of the State of Illinois.

**B. Execution of Counterparts.** If this Agreement is executed in two or more counterparts, each shall constitute one and the same instrument and shall be recognized as an original instrument.

**C. Reference to Headings.** Unless otherwise specified, references to sections and other subdivisions of this Agreement are to the designated sections and other subdivisions of this Agreement as originally executed.

**D. Entirety of Agreement.** This Agreement is the entire agreement between the parties hereto, and any other agreements, whether written or oral, entered into by the parties prior

to the date hereof shall be deemed to be null and void and have merged into this Agreement by virtue of the execution hereof.

**E. Force Majeure.** Any delay or failure of any party in the performance of its required obligations hereunder shall be excused if and to the extent caused by acts of God, strikes, lockouts, action of regulatory agencies, fire, flood, windstorm, adverse weather conditions, accidents, explosion, riot, war, sabotage, court injunction or order, loss of permits, failure to obtain permits, and cause or causes beyond the reasonable control of the party affected provided that a prompt notice of such delay is given by such party to the other parties and each of the parties hereto shall be diligent in attempting to remove such cause or causes.

**F. Attorneys' Fees.** In the event any action or legal proceeding is commenced to enforce any provision in connection with this Agreement, the prevailing party shall be entitled to recover as part of such action or proceedings, or in a separate action brought for that purpose, reasonable attorneys' fees and court costs as may be fixed by the court.

**G. Construction of Agreement.** Each party was or had the opportunity to be represented by legal counsel during the negotiation resulting in this Agreement and have their legal counsel review this Agreement. The parties agree that the rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement.

**H. No Other Legal Relationship Created.** Nothing contained in this Agreement shall be deemed or construed as creating a relationship of principal and agent, or of partnership or of joint venture between the parties hereto.

**I. Notices** The notices required by this Agreement shall be deemed to be delivered when hand-delivered or when deposited in the United States mail, by certified mail, return receipt requested, postage prepaid, addressed to the party at the respective addresses set forth below, or at such other addresses as the parties may from time to time designate in writing:

Developer: ABERDEEN ENTERPRISES, LLC  
Attn: Joel Lovell  
118 Peoria Street  
Washington, Illinois 61571

City: City of Washington  
Attn: City Clerk  
301 Walnut Street  
Washington, IL 61571

With a copy to: Derek A. Schryer  
Davis & Campbell L.L.C.  
401 Main Street, Suite 1600  
Peoria, Illinois 61602



**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement and caused their respective seals to be affixed and attested thereto as of the date and year first above written.

**CITY OF WASHINGTON  
TAZEWELL COUNTY, ILLINOIS**

**ABERDEEN ENTERPRISES, LLC**

By \_\_\_\_\_  
Mayor

\_\_\_\_\_  
Joel Lovell

ATTEST:

\_\_\_\_\_  
City Clerk

**CITY**

**DEVELOPER**

**ORDINANCE NO. 3294**

Synopsis: This ordinance sets the general prevailing rate of wages in the City of Washington for laborers, mechanics and other workers engaged in the construction of public works coming under the jurisdiction of this City to be the same as the prevailing rate of wages for construction work in Tazewell County areas as determined by the Department of Labor of the State of Illinois.

**AN ORDINANCE PROVIDING FOR PREVAILING WAGES  
TO BE PAID PERSONS EMPLOYED IN PERFORMING  
CONSTRUCTION OF PUBLIC WORKS CONTRACTED FOR BY  
THE CITY OF WASHINGTON, TAZEVELL COUNTY, ILLINOIS**

**WHEREAS**, the State of Illinois has enacted "An Act regulating wages of laborers, mechanics and other workers employed in any public works by the State, county, city or any public body or any political subdivision or by anyone under contract for public works" approved June 16, 1941, codified as amended, being 820 ILCS 130/1, et seq., and

**WHEREAS**, the aforesaid Act requires the City Council of the City of Washington to investigate and ascertain the prevailing rate of wages as defined in said Act for laborers, mechanics and other workers in the locality of said Tazewell County, employed in performing construction of public works for said City of Washington exclusive of work performed by employees of the City; and

**WHEREAS**, the applicable prevailing wage rates are published each year by the Illinois Department of Labor ("**IDOL**"). IDOL has not yet published the state county by county prevailing wage rates, including those for Tazewell County. However, the City is obligated under the Act to adopt prevailing wage rates and file adoption of prevailing wage rates with IDOL by July 15, 2018. In order to remain compliant with the Act, the City is adopting this Ordinance based upon the prevailing wage rates published by IDOL in September 2017.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEVELL COUNTY, ILLINOIS, as follows:**

**Section 1.** To the extent and as required by "An Act regulating wages of laborers, mechanics and other workers employed in any public works by the State, county, city or any public body or any political subdivision or by anyone under contract for public works," approved June 26, 1941, as amended, the general prevailing rate of wages in this locality for laborers, mechanics and other workers engaged in the construction of public works coming under the jurisdiction of this City is hereby ascertained to be the same as the prevailing rate of wages for construction work in Tazewell County areas as determined by the Department of Labor of the State of Illinois as of September 1, 2017, a copy of that determination being attached hereto and incorporated herein by reference. As required by said Act, any and all revisions of the prevailing rate of wages by the Department of Labor of the State of Illinois shall supersede the Department's September's determination and apply to any and all public works construction undertaken by the City. The definition of any term appearing in this ordinance which is also used in the aforesaid Act shall be the same as in said Act.

**Section 2.** Nothing herein contained shall be construed to apply said general prevailing rate of wages as herein ascertained to any work or employment except public works construction of this City to the extent required by the aforesaid Act.

**Section 3.** The City Clerk shall publicly post and keep available for inspection by any interested party in the main office of this City this determination or any revisions of such prevailing rate of wage. A copy of this determination or of the current revised determination of prevailing rate of wages then in effect shall be attached to all contract specifications.

**Section 4.** The City Clerk shall mail a copy of this determination to any employer, to any association of employers, and to any person or association of employees who have filed, or file their names and addresses, requesting copies of any determination stating the particular rates and the particular class of workers whose wages will be affected by such rates.

**Section 5.** The City Clerk shall promptly file a certified copy of this ordinance with the Department of Labor of the State of Illinois.

**Section 6.** The City Clerk shall cause to be published on its website a notice of the City's determination of the prevailing rate of wages with a hyperlink to the prevailing wage schedule for the locality as published on the official website of the Department of Labor, pursuant to §9 of the Prevailing Wage Act (820 ILCS 130/9).

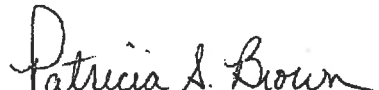
**PASSED AND APPROVED** in due form of law at a regular meeting of the City Council of the City of Washington, Tazewell County, Illinois, on the 2nd day of July, 2018.

AYES: Adams, Brownfield, Butler, Cobb, Dingleline, Gee, Moss

NAYS: Brucks

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

Prevailing Wage rates for  
Tazewell County  
effective Sept. 1, 2017

Trade Title	Region	Type	Class	Base Wage	Fore- man Wage	M-F OT	OSA	OSH	H/W	Pension	Vacation	Training
ASBESTOS ABT-GEN	NW	BLD		26.89	28.39	1.5	1.5	2	7.80	18.85	0.00	0.80
ASBESTOS ABT-GEN	NW	HWY		29.99	31.49	1.5	1.5	2	7.80	20.64	0.00	0.80
ASBESTOS ABT-GEN	SE	BLD		28.00	29.50	1.5	1.5	2	9.00	14.57	0.00	0.80
ASBESTOS ABT-MEC	ALL	BLD		32.78	35.28	1.5	1.5	2	12.12	11.70	0.00	0.72
BOILERMAKER	ALL	BLD		39.50	42.50	2	2	2	7.07	12.47	0.00	0.40
BRICK MASON	ALL	BLD		33.16	34.66	1.5	1.5	2	9.40	10.57	0.00	0.79
CARPENTER	ALL	BLD		32.01	34.26	1.5	1.5	2	8.45	17.10	0.00	0.54
CARPENTER	ALL	HWY		34.04	36.29	1.5	1.5	2	8.45	17.50	0.00	0.52
CEMENT MASON	ALL	BLD		30.52	32.27	1.5	1.5	2	8.26	16.40	0.00	0.50
CEMENT MASON	ALL	HWY		32.11	33.61	1.5	1.5	2	8.25	16.77	0.00	0.50
CERAMIC TILE FNISHER	ALL	BLD		30.86	30.86	1.5	1.5	2	9.40	10.57	0.00	0.77
ELECTRIC PWR EQMT OP	ALL	ALL		43.76	54.80	1.5	1.5	2	6.81	12.25	0.00	0.44
ELECTRIC PWR GRNDMAN	ALL	ALL		29.96	54.80	1.5	1.5	2	6.40	8.39	0.00	0.30
ELECTRIC PWR LINEMAN	ALL	ALL		48.61	54.80	1.5	1.5	2	6.96	13.61	0.00	0.49
ELECTRIC PWR TRK DRV	ALL	ALL		31.42	54.80	1.5	1.5	2	6.44	8.80	0.00	0.31
ELECTRICIAN	ALL	BLD		35.71	38.21	1.5	1.5	2	7.55	12.21	0.00	0.80
ELECTRONIC SYS TECH	ALL	BLD		28.00	30.00	1.5	1.5	2	7.10	11.44	0.00	0.40
ELEVATOR CONSTRUCTOR	ALL	BLD		43.43	48.86	2	2	2	15.28	15.71	3.47	0.60
GLAZIER	ALL	BLD		34.87	34.87	1.5	1.5	1.5	10.50	7.70	0.00	1.25
HT/FROST INSULATOR	ALL	BLD		43.70	46.20	1.5	1.5	2	12.12	12.96	0.00	0.72
IRON WORKER	ALL	BLD		32.41	34.31	1.5	1.5	2	10.66	15.47	0.00	0.54
IRON WORKER	ALL	HWY		36.82	38.82	1.5	1.5	2	10.66	15.47	0.00	0.64
LABORER	NW	BLD		25.89	27.39	1.5	1.5	2	7.80	18.85	0.00	0.80



TILE MASON	ALL	BLD		32.61	33.86	1.5	1.5	2	9.40	10.57	0.00	0.78
TRUCK DRIVER	ALL	ALL	1	36.15	40.04	1.5	1.5	2	12.16	5.89	0.00	0.25
TRUCK DRIVER	ALL	ALL	2	36.67	40.04	1.5	1.5	2	12.16	5.89	0.00	0.25
TRUCK DRIVER	ALL	ALL	3	36.91	40.04	1.5	1.5	2	12.16	5.89	0.00	0.25
TRUCK DRIVER	ALL	ALL	4	37.25	40.04	1.5	1.5	2	12.16	5.89	0.00	0.25
TRUCK DRIVER	ALL	ALL	5	38.23	40.04	1.5	1.5	2	12.16	5.89	0.00	0.25
TRUCK DRIVER	ALL	O&C	1	28.92	32.03	1.5	1.5	2	12.16	5.89	0.00	0.25
TRUCK DRIVER	ALL	O&C	2	29.34	32.03	1.5	1.5	2	12.16	5.89	0.00	0.25
TRUCK DRIVER	ALL	O&C	3	29.53	32.03	1.5	1.5	2	12.16	5.89	0.00	0.25
TRUCK DRIVER	ALL	O&C	4	29.80	32.03	1.5	1.5	2	12.16	5.89	0.00	0.25
TRUCK DRIVER	ALL	O&C	5	30.58	32.03	1.5	1.5	2	12.16	5.89	0.00	0.25
TUCK POINTER	ALL	BLD		33.16	34.66	1.5	1.5	2	9.40	10.57	0.00	0.79

### Legend

**M-F OT** Unless otherwise noted, OT pay is required for any hour greater than 8 worked each day, Mon through Fri. The number listed is the multiple of the base wage.

**OSA** Overtime pay required for every hour worked on Saturdays

**OSH** Overtime pay required for every hour worked on Sundays and Holidays

**H/W** Health/Welfare benefit

Explanations TAZEWELL COUNTY

ASBESTOS - See Laborers

CARPENTERS (NORTH) - That part of the county North including the towns of Marquette Hts., Morton, Creve Coeur and Deer Creek.

LABORERS (NORTHWEST) - The area bounded by the old city limits of East Peoria.

MILLWRIGHTS - See Carpenters PILEDRIVERS - See Carpenters

The following list is considered as those days for which holiday rates of wages for work performed apply: New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day and Veterans Day in some classifications/counties. Generally, any of these holidays which fall on a Sunday is celebrated on the following Monday. This then makes work performed on that Monday payable at the appropriate overtime rate for holiday pay. Common practice in a given local may alter certain days of celebration. If in doubt, please check with IDOL.

Oil and chip resealing (O&C) means the application of road oils and liquid asphalt to coat an existing road surface, followed by application of aggregate chips or gravel to coated surface, and subsequent rolling of material to seal the surface.

#### EXPLANATION OF CLASSES

ASBESTOS - GENERAL - removal of asbestos material/mold and hazardous materials from any place in a building, including mechanical systems where those mechanical systems are to be removed. This includes the removal of asbestos materials/mold and hazardous materials from ductwork or pipes in a building when the building is to be demolished at the time or at some close future date.

ASBESTOS - MECHANICAL - Removal of asbestos material from mechanical systems, such as pipes, ducts, and boilers, where the mechanical systems are to remain.

#### CERAMIC TILE FINISHER, MARBLE FINISHER, TERRAZZO FINISHER

Assisting, helping or supporting the tile, marble and terrazzo mechanic by performing their historic and traditional work assignments required to complete the proper installation of the work covered by said crafts. The term "Ceramic" is used for naming the classification only and is in no way a limitation of the product handled. Ceramic takes into consideration most hard tiles.

#### ELECTRONIC SYSTEMS TECHNICIAN

Installation, service and maintenance of low-voltage systems which utilizes the transmission and/or transference of voice, sound, vision, or digital for commercial, education, security and entertainment purposes for the following: TV monitoring and surveillance, background/foreground music, intercom and telephone interconnect, field programming, inventory control systems, microwave transmission, multi-media, multiplex, radio page, school, intercom and sound burglar alarms and low voltage master clock systems.

Excluded from this classification are energy management systems, life safety systems, supervisory controls and data acquisition systems not intrinsic with the above listed systems, fire alarm systems, nurse call systems and raceways exceeding fifteen feet in length.

**TRUCK DRIVER - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION Class 1.** Drivers on 2 axle trucks hauling less than 9 ton. Air compressor and welding machines and brooms, including those pulled by separate units, truck driver helpers, warehouse employees, mechanic helpers, greasers and tiremen, pickup trucks when hauling materials, tools, or workers to and from and on-the-job site, and fork lifts up to 6,000 lb. capacity.

**Class 2.** Two or three axle trucks hauling more than 9 ton but hauling less than 16 ton. A-frame winch trucks, hydrolift trucks, vactor trucks or similar equipment when used for transportation purposes. Fork lifts over 6,000 lb. capacity, winch trucks, four axle combination units, and ticket writers.

**Class 3.** Two, three or four axle trucks hauling 16 ton or more. Drivers on water pulls, articulated dump trucks, mechanics and working forepersons, and dispatchers. Five axle or more combination units.

**Class 4.** Low Boy and Oil Distributors.

**Class 5.** Drivers who require special protective clothing while employed on hazardous waste work.

**TRUCK DRIVER - OIL AND CHIP RESEALING ONLY.**

This shall encompass laborers, workers and mechanics who drive contractor or subcontractor owned, leased, or hired pickup, dump, service, or oil distributor trucks. The work includes transporting materials and equipment (including but not limited to, oils, aggregate supplies, parts, machinery and tools) to or from the job site; distributing oil or liquid asphalt and aggregate; stock piling material when in connection with the actual oil and chip contract. The Truck Driver (Oil & Chip Resealing) wage classification does not include supplier delivered materials.

**OPERATING ENGINEERS - BUILDING**

**Class 1.** Cranes; Overhead Cranes; Gradall; All Cherry Pickers; Mechanics; Central Concrete Mixing Plant Operator; Road Pavers (27E - Dual Drum - Tri Batchers); Blacktop Plant Operators and Plant Engineers; 3 Drum Hoist; Derricks; Hydro Cranes; Shovels; Skimmer Scoops; Koehring Scooper; Drag Lines; Backhoe; Derrick Boats; Pile Drivers and Skid Rigs; Clamshells; Locomotive Cranes; Dredge (all types) Motor Patrol; Power Blades - Dumore - Elevating and similar types; Tower Cranes (Crawler-Mobile) and Stationary; Crane-type Backfiller; Drott Yumbo and similar types considered as Cranes; Caisson Rigs; Dozer; Tournadozer; Work Boats; Ross Carrier; Helicopter; Tournapulls - all and similar types; Scoops (all sizes); Pushcats; Endloaders (all types); Asphalt Surfacing Machine; Slip Form Paver; Rock Crusher; Heavy Equipment Greaser; CMI, CMI Belt Placer, Auto Grade & 3 Track and similar types; Side Booms; Multiple Unit Earth Movers; Creter Crane; Trench Machine; Pump-crete-Belt Crete-Squeeze Cretes-Screw-type Pumps and Gypsum; Bulker & Pump - Operator will clean; Formless Finishing Machine; Flaherty Spreader or similar



types; Screed Man on Laydown Machine; Wheel Tractors (industrial or Farm-type w/Dozer-Hoe-Endloader or other attachments); F.W.D. & Similar Types; Vermeer Concrete Saw.

Class 2. Dinkeys; Power Launches; PH One-pass Soil Cement Machine (and similar types); Pugmill with Pump; Backfillers; Euclid Loader; Forklifts; Jeeps w/Ditching Machine or other attachments; Tunneluger; Automatic Cement and Gravel Batching Plants; Mobile Drills (Soil Testing) and similar types; Gurries and Similar Types; (1) and (2) Drum Hoists (Buck Hoist and Similar Types); Chicago Boom; Boring Machine & Pipe Jacking Machine; Hydro Boom; Dewatering System; Straw Blower; Hydro Seeder; Assistant Heavy Equipment Greaser on Spread; Tractors (Track type) without Power Unit pulling Rollers; Rollers on Asphalt -- Brick Macadam; Concrete Breakers; Concrete Spreaders; Mule Pulling Rollers; Center Stripper; Cement Finishing Machines & CMI Texture & Reel Curing Machines; Cement Finishing Machine; Barber Green or similar loaders; Vibro Tamper (All similar types) Self-propelled; Winch or Boom Truck; Mechanical Bull Floats; Mixers over 3 Bag to 27E; Tractor pulling Power Blade or Elevating Grader; Porter Rex Rail; Clary Screed; Truck Type Hoptoe Oilers; Fireman; Spray Machine on Paving; Curb Machines; Truck Crane Oilers; Oil Distributor; Truck-Mounted Saws.

Class 3. Air Compressor; Power Subgrader; Straight Tractor; Trac Air without attachments; Herman Nelson Heater, Dravo, Warner, Silent Glo, and similar types; Roller: Five (5) Ton and under on Earth or Gravel; Form Grader; Crawler Crane & Skid Rig Oilers; Freight Elevators - permanently installed; Pump; Light Plant; Generator; Conveyor (1) or (2) - Operator will clean; Welding Machine; Mixer (3) Bag and Under (Standard Capacity with skip); Bulk Cement Plant; Oiler on Central Concrete Mixing Plant.

#### OPERATING ENGINEERS - HEAVY AND HIGHWAY CONSTRUCTION

CLASS 1. Cranes; Hydro Cranes; Shovels; Crane Type Backfiller; Tower, Mobile, Crawler, & Stationary Cranes; Derricks; Hoists (3 Drum); Draglines; Drott Yumbo & Similar Types considered as Cranes; 360 Degree Swing Excavator (Shears, Grapples, Movacs, etc.); Back Hoe; Derrick Boats; Pile Driver and Skid Rigs; Clam Shell; Locomotive - Cranes; Road Pavers - Single Drum - Dual Drum - Tri Batcher; Motor Patrols & Power Blades - Dumore - Elevating & Similar Types; Mechanics; Central Concrete Mixing Plant Operator; Asphalt Batch Plant Operators and Plant Engineers; Gradall; Caisson Rigs; Skimmer Scoop - Koering Scooper; Dredges (all types); Hoptoe; All Cherry Pickers; Work Boat; Ross Carrier; Helicopter; Dozer; Tournadozer; Tournapulls - all and similar types; Operation of Concrete and all Recycle Machines; Multiple Unit Earth Movers; Scoops (all sizes); Pushcats; Endloaders (all types); Asphalt Surfacing Machine; Slip Form Paver; Rock Crusher; Operation of Material Crusher, Screening Plants, and Tunnel Boring Machine; Heavy Equipment Greaser (top greaser on spread); CMI, Auto Grade, CMI Belt Placer & 3 Track and Similar Types; Side Booms; Asphalt Heater & Planer Combination (used to plane streets); Wheel Tractors (with Dozer, Hoe or Endloader Attachments); CAT Earthwork Compactors and Similar Types; Blaw Knox Spreader and Similar Types; Trench Machines; Pump Crete - Belt Crete - Squeeze Crete - Screw Type Pumps and Gypsum (operator will clean); Creter Crane; Operation of Concrete Pump Truck; Formless Finishing

Machines; Flaherty Spreader or Similar Types; Screed Man on Laydown Machine; Vermeer Concrete Saw; Operation of Laser Screed; Span Saw; Dredge Leverman; Dredge Engineer; Lull or Similar Type; Hydro-Boom Truck; Operation of Guard Rail Machine; and Starting Engineer on Pipeline or Construction (11 or more pieces) including: Air Compressor (Trailer Mounted), All Forced Air Heaters (regardless of Size), Water Pumps (Greater than 4-1/2" or Total Discharge Over 4-1/2"), Light Plants, Generators (Trailer Mounted - Excluding Decontamination Trailer), Welding Machines (Any Size or Mode of Power), Conveyor, Mixer (any size), Stud Welder, Power Pac, etc, and Ground Heater (Trailer Mounted).

CLASS 2. Bulker & Pump; Power Launches; Boring Machine & Pipe Jacking Machine; Dinkeys; Operation of Carts, Powered Haul Unit for a Boring Machine; P & H One Pass Soil Cement Machines and Similar Types; Wheel Tractors (Industry or Farm Type - Other); Back Fillers; Euclid Loader; Fork Lifts; Jeep w/Ditching Machine or Other Attachments; Tunneluger; Automatic Cement & Gravel Batching Plants; Mobile Drills - Soil Testing and Similar Types; Pugmill with Pump; All (1) and (2) Drum Hoists; Dewatering System; Straw Blower; Hydro-Seeder; Bump Grinders (self-propelled); Assistant Heavy Equipment Greaser; Apsco Spreader; Tractors (Track-Type) without Power Units Pulling Rollers; Rollers on Asphalt - Brick or Macadam; Concrete Breakers; Concrete Spreaders; Cement Strippers; Cement Finishing Machines & CMI Texture & Reel Curing Machines; Vibro-Tampers (All Similar Types Self-Propelled); Mechanical Bull Floats; Self-Propelled Concrete Saws; Truck Mounted Power Saws; Operation of Curb Cutters; Mixers - Over Three (3) Bags; Winch and Boom Trucks; Tractor Pulling Power Blade or Elevating Grader; Porter Rex Rail; Clary Screed; Mule Pulling Rollers; Pugmill without Pump; Barber Greene or Similar Loaders; Track Type Tractor w/Power Unit attached (minimum); Fireman; Spray Machine on Paving; Curb Machines; Paved Ditch Machine; Power Broom; Self-Propelled Sweepers; Self-Propelled Conveyors; Power Subgrader; Oil Distributor; Straight Tractor; Truck Crane Oiler; Truck Type Oilers; Directional Boring Machine; Horizontal Directional Drill; Articulating End Dump Vehicles; Starting Engineer on Pipeline or Construction (6 -10 pieces) including: Air Compressor (Trailer Mounted), All Forced Air Heaters (regardless of Size), Water Pumps (Greater than 4-1/2" or Total Discharge Over 4-1/2"), Light Plants, Generators (Trailer Mounted - Excluding Decontamination Trailer), Welding Machines (Any Size or Mode of Power), Conveyor, Mixer (any size), Stud Welder, Power Pac, etc., and Ground Heater (Trailer Mounted).

CLASS 3. Straight Framed Truck Mounted Vac Unit (separately powered); Trac Air Machine (without attachments); Rollers - Five Ton and Under on Earth and Gravel; Form Graders; Bulk Cement Plant; Oilers; and Starting Engineer on Pipeline or Construction (3 - 5 pieces) including: Air Compressor (Trailer Mounted), All Forced Air Heaters (regardless of Size), Water Pumps (Greater than 4-1/2" or Total Discharge Over 4-1/2"), Light Plants, Generators (Trailer Mounted - Excluding Decontamination Trailer), Welding Machines (Any Size or Mode of Power), Conveyor, Mixer (any size), Stud Welder, Power Pac, etc., and Ground Heater (Trailer Mounted).

Other Classifications of Work:

For definitions of classifications not otherwise set out, the Department generally has on file such definitions which are available. If a task to be performed is not subject to one of the classifications of pay set out, the Department will upon being contacted state which neighboring county has such a classification and provide such rate, such rate being deemed to exist by reference in this document. If no neighboring county rate applies to the task, the Department shall undertake a special determination, such special determination being then deemed to have existed under this determination. If a project requires these, or any classification not listed, please contact IDOL at 217-782-1710 for wage rates or clarifications.

#### LANDSCAPING

Landscape work falls under the existing classifications for laborer, operating engineer and truck driver. The work performed by landscape plantsman and landscape laborer is covered by the existing classification of laborer. The work performed by landscape operators (regardless of equipment used or its size) is covered by the classifications of operating engineer. The work performed by landscape truck drivers (regardless of size of truck driven) is covered by the classifications of truck driver.

ELIGIBLE EXPENSES FOR REIMBURS.				ESTIMATE		BASE SUBSIDY		ADDITIONAL		HISTORIC		TOTAL		TOTAL	
						SUBSIDY %		BONUS %		REHAB.		SUBSIDY %		SUBSIDY AMT.	
										BONUS AMT.					
										</					

**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.

Applicant signature

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: \_\_\_\_\_

S:\P&D dept\applications\TIF app.doc

**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>	
<b>08 Windows And Doors</b>	<b>\$67,091.39</b>
<b>Engineered Glass and Frames</b>	<b>\$45,275.00</b>
<i>Includes material and labor to remove existing frames and glass and to furnish and install new frames and glass in the following areas:</i>	
<i>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"</i>	
<i>Installation and materials included.</i>	
<i>FACING PARKING LOT STORE FRONT WINDOWS : Dark Bronze Non-Thermal 2x4-1/2 aluminum metal window, approximated size of 58" x 82".</i>	
<i>With Low E annealed double pane glass.</i>	
<i>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.</i>	
<i>COMMERCIAL DOOR</i>	
<i>Commercial aluminum dark bronze door, door closer, door sweep, clear tempered glass. 40 x 86 Installed - Main entrance vestibule</i>	
<b>Doors</b>	<b>\$21,816.39</b>
<i>Furnish and install new door, hardware and knobs included.</i>	
<b>09 Finishes</b>	<b>\$174,331.44</b>
<b>Trim</b>	<b>\$10,237.50</b>
<i>Furnish and install Vinyl Cove Baseboard throughout.</i>	
<b>Drywall</b>	<b>\$14,056.44</b>
<i>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.</i>	
<i>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).</i>	
<b>Paint</b>	<b>\$30,037.50</b>
<i>Prime and paint 2 coats of finish paint on all building walls. Includes area preparation and protection, related materials and supplies, setup, and cleanup.</i>	
<i>*Excluding the interior walls of the two vanilla shell tenant spaces.</i>	
<b>Cabinetry</b>	<b>\$27,875.00</b>
<b>Logo Featured Wall</b>	<b>\$2,500.00</b>
<i>Style Pending</i>	
<i>Pending designed - Reclaimed Wood, Back Lighting, etc.</i>	
<i>*Dental Tenant Fitout Side</i>	
<i>No Empty Tenant space estimate at this time.</i>	
<b>Reception Desk</b>	<b>\$14,375.00</b>
<i>Furnish and install Reception Desk, \$10,000.00 Budgeted Allowance for Materials</i>	
<i>*Dental Tenant Fitout Side</i>	
<i>No Empty Tenant space estimate at this time.</i>	



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>	
<b>15 Mechanical</b>	<b>\$116,202.50</b>
<b>HVAC</b>	<b>\$85,952.50</b>
<i>Furnish and Install the following features in the Dental Office &amp; Vanilla Shell Tenant Spaces to code, includes all materials listed scope of work below:</i> <i>Dental Office -</i> <ul style="list-style-type: none"> <li><i>• We will drain and disconnect the existing boiler system.</i></li> <li><i>• 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.</i></li> <li><i>• 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.</i></li> <li><i>• Install four Lennox Comfortsense commercial style programmable thermostats to control each system individually.</i></li> <li><i>• 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.</i></li> <li><i>• We will provide and install all supply and return diffusers in the ceiling grid at trim out.</i></li> <li><i>• All joints on the duct work system will be sealed per local building codes.</i></li> <li><i>• Install a Lennox MLA009 9,000 BTU cooling capacity, low ambient capable mini split for the server room.</i></li> <li><i>• We will vent all restroom exhaust fans to the outdoors.</i></li> </ul> <i>Vanilla Shell Tenant Spaces -</i> <i>Furnish and Install the following features in the Two Empty Tenant Spaces to code, includes all materials listed scope of work below:</i> <ul style="list-style-type: none"> <li><i>• One 5 ton Lennox Unit set in the mechanical room branched over to each of the tenant spaces.</i></li> <li><i>• We will vent all restroom exhaust fans to the outdoors.</i></li> </ul> <i>Sub Contractor, Accurate Heating &amp; Cooling provides a one-year labor warranty to replace any defective parts.</i>	
<b>Plumbing</b>	<b>\$30,250.00</b>
<i>Material and Labor to Rough &amp; Trim the following features in the addition to code:</i>  <i>Underground and demo:</i> <ul style="list-style-type: none"> <li><i>-Run waste lines according to print, to dental office and vanilla shell unit.</i></li> <li><i>-Concrete cutting by others.</i></li> </ul>	

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>	
<b>16 Electrical</b>	<b>\$69,430.91</b>
<b>Electrical Labor</b>	<b>\$54,025.00</b>
<p>Material and Labor to Rough &amp; Trim the following features to code in the Dental Office:</p> <p>Vestibule:</p> <ul style="list-style-type: none"> <li>•LED exit sign with emergency backup lights</li> <li>•(1) 110V receptacle</li> <li>•(2) 6" recessed can lights controlled by photo eye</li> </ul> <p>Waiting Room:</p> <ul style="list-style-type: none"> <li>•Switch to control (9) 6" recessed cans</li> <li>•(4) 110V receptacles</li> <li>•(1) location for CATV</li> <li>•Dedicated 20A circuit at beverage area</li> </ul> <p>Reception:</p> <ul style="list-style-type: none"> <li>•LED exit sign with emergency backup lights above mech room door</li> <li>•Switch to control (12) recessed cans</li> <li>•(4) dedicated 20A circuits (one for each station) with quad receptacle</li> <li>•(4) conduit stub up for low volt wiring / data wiring</li> </ul> <p>Patient Restrooms (X2):</p> <ul style="list-style-type: none"> <li>•Occupancy switch to control (2) 2x2 LED lay in fixtures</li> <li>•Provide and install vent fan (to come on with lights)</li> <li>•(1) GFCI receptacle near sink</li> </ul> <p>Mech Room:</p> <ul style="list-style-type: none"> <li>•Switch to control (3) ceiling lights</li> <li>•Wiring for (2) gas furnaces</li> <li>•Wiring for (2) 240V AC units•W iring for (2) gas water heaters</li> </ul> <p>Treatment Rooms (X8):</p> <ul style="list-style-type: none"> <li>•Occupancy switch to control (4) 2x2 LED lay in fixtures</li> <li>•(2) dedicated 20A circuits</li> <li>•(4) 110V receptacles</li> <li>•(1) Conduit stub up for low voltage wiring</li> <li>•Chair wiring. Based on concrete floor being cut out and patched by others</li> </ul> <p>Consult Room:</p> <ul style="list-style-type: none"> <li>•Occupancy switch to control (4) 2x2 LED lay in fixtures</li> <li>•(5) 110V receptacles</li> <li>•(1) conduit stub up for low volt wiring</li> </ul> <p>Back Biz:</p> <ul style="list-style-type: none"> <li>•Occupancy switch to control (6) 2x2 LED lay in fixtures</li> <li>•(1) conduit stub up for low volt wiring</li> </ul> <p>Staff Lounge:</p> <ul style="list-style-type: none"> <li>•Occupancy switch to control (6) 2x2 LED lay in fixtures</li> <li>•(5) receptacles</li> <li>•Allowance for (2) dedicated 20A circuits and (4) additional receptacles in</li> </ul>	

Item	Amount
kitchenette Server Room: •Occupancy switch to control (1) 2x2 LED lay in fixture •Allowance for (4) dedicated 20A circuits X-Ray Room: •Switch to control (1) ceiling light •Circuit up to 240V / 60A for X-Ray machine •(1) 20A circuit and receptacle Sterilization & Resupply Room: •Occupancy switch to control (6) 2x2 LED lay in fixtures •(6) 110V receptacles Lab & Model Storage: •Occupancy switch to control (2) 2x2 LED lay in fixtures •(4) 110V receptacles Doctors Office: •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 Common Hallways: •(4) LED exit signs with emergency backup lights •(8) 110V receptacles Exterior: •Soffit lighting •Rear building lighting •Power for signage 2 locations on pillar Two vanilla shell tenant spaces: 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.)

~ Baldwin 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 \_\_\_\_\_

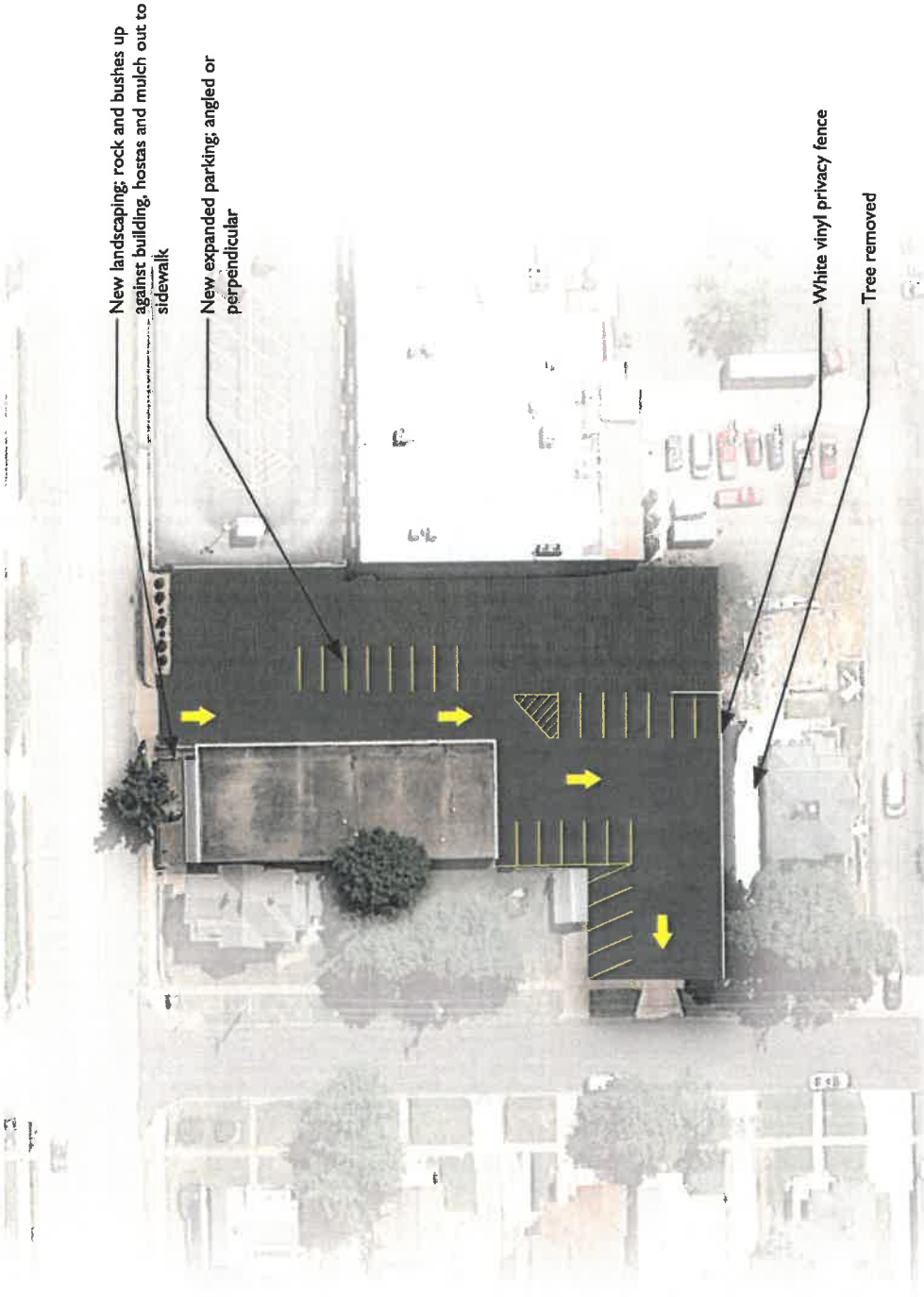
Casey Baldovin  
Baldovin Construction Co.



Existing Site Plan

118 Peoria Street, Washington IL



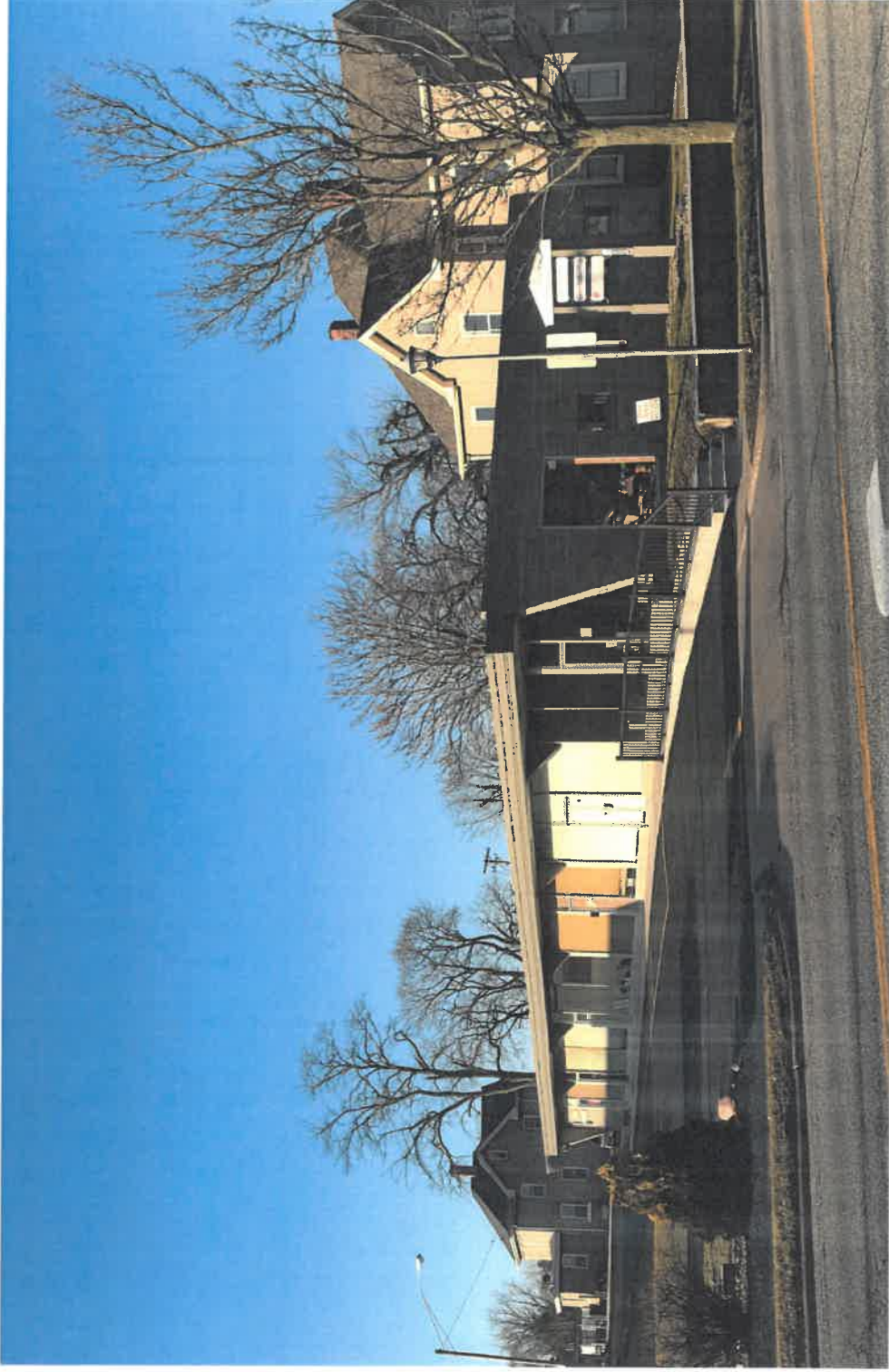


Proposed Site Plan

118 Peoria Street, Washington IL







Existing Street View

118 Peoria Street, Washington IL

