



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: October 5, 2020

Prepared By: Jon Oliphant, AICP, Planning & Development Director

Agenda Item: TIF Funding Request – Brunk’s Sports Center, 122 N. Main Street

Explanation: Curt Reynolds of Reynolds & Lucas, LLC, has submitted an application for TIF assistance to complete interior and exterior building improvements at 122 N. Main Street (Brunk’s Sports Center). A TIF building improvement project was recently completed to replace the brick on the upper portion of the façade from the windows to the parapet. A block backup was installed with a new stone coping cap. The prior black awning will be placed back on the building soon. The application form and project estimates are attached for your review and consideration.

The building was constructed in 1939 and is part of the local Square Historic District. The exterior improvements would consist of the installation of new front doors and windows and to coat and repair the roof to eliminate leaks. The doorway would provide for full ADA accessibility. Please note that these have been installed, as the contractor indicated that the colder temperatures would make the installation difficult later in October. The interior work would consist of the demo and replacement of the flooring and ceiling, framing of the walls, adding spray insulation, upgrading interior and exterior electrical (including four LED gooseneck light fixtures on the upper façade), replacing the HVAC system, completing plumbing improvements, and installing a power vent water heater. The interior modifications would create a small kitchen area on both the main floor and basement to allow for the production of lip balms, soaps, and honey-based candies to be sold in the store under the name “Brandi’s Bees.” This would allow for a greater diversification of the business.

A Certificate of Appropriateness would need to be approved by the Historic Preservation Commission for the exterior construction and is tentatively scheduled for consideration on October 6. The submitted quotes for the project totals \$77,855.

Fiscal Impact: Staff recommends a 40% subsidy for this project, which would provide for an extensive renovation to the building. Based on this level, a not-to-exceed amount of \$31,142 is recommended to be paid in a single installment. This would be reimbursed from the TIF Fund upon completion of the project and the submittal of the paid invoices.

Recommendation/

Committee Discussion Summary: Staff recommends approval of the above subsidy level for this project. The Finance and Personnel Committee unanimously recommended approval of this project at its meeting on September 21.

Action Requested: Approval of the attached ordinance and redevelopment agreement with Reynolds & Lucas, LLC. A first reading ordinance is scheduled for the October 5 City Council meeting and a second reading will be scheduled for the October 19 meeting.

Ordinance No. _____

(Adoption of this ordinance would approve a TIF redevelopment agreement with Reynolds & Lucas, LLC, for the interior and exterior redevelopment of 122 N. Main Street).

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT FOR PRIVATE DEVELOPMENT WITH REYNOLDS & LUCAS, 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 Reynolds & Lucas, 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 _____, 2020.

AYES: _____

NAYS: _____

Mayor

ATTEST:

City Clerk

**AGREEMENT FOR PRIVATE REDEVELOPMENT
BETWEEN THE CITY OF WASHINGTON,
TAZEWELL COUNTY, ILLINOIS, AND
REYNOLDS & LUCAS, LLC**

THIS AGREEMENT for Private Redevelopment made and entered into this _____ day of _____, 2020, by and between 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 **REYNOLDS & LUCAS, LLC**, an Illinois not-for-profit corporation (hereinafter 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 122 N. Main 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 interior and exterior of the Real Estate; and

WHEREAS, the Real Estate is legally described as follows:

SEC 23 T26N R3W DORSEYS ADDN SUBLOTS B & C OF LOT 2 BLK 3 NE ¼; all situated in the City of Washington, Tazewell County, Illinois.

PIN: 02-02-23-207-016

Commonly known as: 122 N. Main 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 122 N. Main Street, Washington, Illinois. Developer will make renovations to the interior and exterior of the structure to allow for continued use as a retail business, 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 and exterior of the structure located on the Real Estate so as to allow for continued use as a retail business in accordance with the Remodel Specifications. In that connection the Developer shall:

- (1) Interior
 - (a) Demolish existing floor and ceiling;
 - (b) Sand and finish flooring;
 - (c) Frame walls;
 - (d) Construct new storeroom ceiling;
 - (e) Construct new kitchen ceiling;
 - (f) Add insulation;
 - (g) Upgrade interior and exterior lighting/electrical;
 - (h) Replace HVAC system;
 - (i) Upgrade plumbing; and
 - (j) Install new water heater.
- (2) Exterior
 - (a) Install new front windows and doors; and
 - (b) Repair and coat roof.

The estimated total cost of the above-listed item for the interior and exterior renovation is Seventy-Seven Thousand Eight Hundred Fifty-Five Dollars (\$77,855.00). 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 October 20, 2020.

D. Completion of Redevelopment. Developer shall complete the redevelopment of the Real Estate on or before February 28, 2021.

E. Payment of Taxes. In order to assure the proper 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.
- (3) Developer, its successors and assigns, shall provide the City with copies of all sales tax reporting and remitting forms that Developer, its successors and assigns, shall submit or forward to the Illinois Department of Revenue.

F. Commencement of Operations. Developer agrees for itself, its successors and assigns, that the building's operations will continue to support the use as a retail business. 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 Illinois Department of Labor's current prevailing wage rates for Tazewell County, Illinois, upon the effective date of this agreement.

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 Thirty-One Thousand One Hundred Forty Two Dollars (\$31,142.00).

(2) The City shall pay the above-stated cost in one (1) lump sum payment within sixty (60) days after final completion of the renovation and remodeling of the structure on the Real Estate.

(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. 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.

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.

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**

LUCAS & REYNOLDS, LLC

By _____
Mayor

By: _____
Curt Reynolds

ATTEST:

City Clerk

CITY

DEVELOPER

ELIGIBLE EXPENSES	ESTIMATE	BASE SUBSIDY %	BASE SUBSIDY AMT.	HISTORIC REHAB./SCOPE BONUS %	HISTORIC REHAB./SCOPE BONUS AMT.	TOTAL SUBSIDY %	TOTAL SUBSIDY AMT.
Exterior Work							
Install new windows/doors	\$ 6,180.00	20%	\$ 1,236.00	20%	\$ 1,236.00	40%	\$ 2,472.00
Roof coating/repair	\$ 3,500.00	20%	\$ 700.00	20%	\$ 700.00	40%	\$ 1,400.00
SUBTOTAL	\$ 9,680.00	20%	\$ 1,936.00	20%	\$ 1,936.00	40%	\$ 3,872.00
Interior Work							
Demo floor and ceiling	\$ 6,400.00	20%	\$ 1,280.00	20%	\$ 1,280.00	40%	\$ 2,560.00
Sand/finish flooring	\$ 4,300.00	20%	\$ 860.00	20%	\$ 860.00	40%	\$ 1,720.00
Framing walls	\$ 1,700.00	20%	\$ 340.00	20%	\$ 340.00	40%	\$ 680.00
New storeroom ceiling	\$ 4,000.00	20%	\$ 800.00	20%	\$ 800.00	40%	\$ 1,600.00
New kitchen ceiling	\$ 2,500.00	20%	\$ 500.00	20%	\$ 500.00	40%	\$ 1,000.00
New flooring in kitchen	\$ 1,800.00	20%	\$ 360.00	20%	\$ 360.00	40%	\$ 720.00
Insulation	\$ 12,000.00	20%	\$ 2,400.00	20%	\$ 2,400.00	40%	\$ 4,800.00
Interior/exterior lighting upgrades	\$ 19,975.00	20%	\$ 3,995.00	20%	\$ 3,995.00	40%	\$ 7,990.00
Replace HVAC	\$ 7,550.00	20%	\$ 1,510.00	20%	\$ 1,510.00	40%	\$ 3,020.00
Plumbing improvements	\$ 5,600.00	20%	\$ 1,120.00	20%	\$ 1,120.00	40%	\$ 2,240.00
Install water heater	\$ 2,350.00	20%	\$ 470.00	20%	\$ 470.00	40%	\$ 940.00
SUBTOTAL	\$ 68,175.00	20%	\$ 13,635.00	20%	\$ 13,635.00	40%	\$ 27,270.00
TOTALS	\$ 77,855.00	20%	\$ 15,571.00	20%	\$ 15,571.00	40%	\$ 31,142.00

(NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 payment

Year 1 \$31,142.00

EXHIBIT B

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.

Applicant name: Curtis A. Reynolds (please print or type)
Mailing address: 122 N. Main ST. Fax: _____
Daytime Phone: 309 303-2457 Email Address: Drunk122@Frontier.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: Curtis A Reynolds
3. Business name(s): C&D Printing and Graphics inc
4. Project address or location: 122 N. Main ST.
5. Property tax ID number(s): 02-02-14-414-003
6. Current use of property: Resale
7. Proposed use of property: Resale
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 The Front area of Stone 34'x34' Building walls Insulation Replace ceiling seal Roof leaks lay Floor, Install cabinets Replace Electrical work paint inside brick
10. Estimated total project cost: \$ 61,180.00
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.

Curtis A. Reynolds
Applicant signature

8/17/20
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: _____

ESTIMATE

Curt Reynolds

JPGlass of Peoria
COMMERCIAL - RESIDENTIAL**JPGlass of Peoria**

PO Box 10616 Peoria IL 61612

Phone: (309) 642-1357

Email: jpglasspeoria@gmail.com

Estimate #

000431

Date

08/02/2020

Description	Quantity	Rate	Total
COMMERCIAL DOOR	2.0	\$1,780.00	\$3,560.00
Commercial aluminium dark bronze/black finish door Door includes a door closer, a door sweep, Low E clear tempered glass. 40 x 86 finished size Installation is included			
COMMERCIAL GRADE WINDOW	2.0	\$1,310.00	\$2,620.00
Installation and fabrication of all new aluminium commercial grade frame thermally broken in dark bronze/black finish. 68" x 88" installation of all new glass and frame.			

Subtotal	\$6,180.00
Total	\$6,180.00

\$25.00 Fee charge after 30 days.

Please send payment to PO box 10616 Peoria IL 61612

By signing this document, the customer agrees to the services and conditions outlined in this document.

A handwritten signature in black ink, appearing to read "Curt Reynolds", is written over a horizontal line.

Curt Reynolds

INVOICE



DEEZ CONSTRUCTION & RESTORATION

DATE

08/1/2020

INVOICE NO

Quote

Dennis Burtsfield

202 Florida Ave

Washington, IL 61571

309-253-3019

Brunks Sports Center

122 North Main St

Washington, IL 61571

309-444-2556

Brunks122@frontier.com

SALESPERSON

Dennis Burtsfield

JOB

Demo

PAYMENT TERMS

Due on Receipt

DUE DATE**QUANTITY****DESCRIPTION****UNIT PRICE****LINE TOTAL**

Demo

Floor and Ceiling

\$6400.00

Roof

Coating and Repair

\$3500.00

Floor finish

Sanding and finishing

\$4300.00

Framing

Walls in Kitchen area

\$1700.00

Finishing Ceiling

\$4000.00

Kitchen Area to be

Ceiling in Kitchen

\$2500.00

Health Dept code

Flooring in Kitchen

\$1800.00

Spray foam insulation

\$12000.00

Total \$36200.00

Proposal

Page ___ of ___

CONTRACTOR
PLUMBING • HEATING

Kimpling
Inc.

LICENSE #
058-140385

1880 WASHINGTON ROAD • WASHINGTON, IL 61571

PHONE 309-444-8511

SERVING CENTRAL ILLINOIS "SINCE 1925"

TIF (No Tax)

TO: Brunk's Sports Center	PHONE 444-2556	DATE
122 N. Main	JOB NAME	
Washington, IL	JOB LOCATION	
61571		JOB PHONE

We hereby submit specifications and estimates for:

Replacing furnace and AC as follows

- 1) Coleman 60,000 BTU 95% efficient furnace
- 2) Coleman 3 Ton 13 SEER condenser with pad
- 3) 3 Ton Cased coil
- 4) New line set for refrigerant
- 5) Sheet metal as needed
- 6) Condensate pump and drainage as needed
- 7) Electrical as needed
- 8) Flue piping as needed
- 9) Gas piping as needed

Installed Complete,
includes all material & labor for...
\$7550.00

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of \$ 7550.00 dollars.

Payments to be made as follows: 2000.00 to start;
balance due upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

Note: This proposal may be withdrawn by us if not accepted within 45 days.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

SIGNATURE

SIGNATURE

DATE OF ACCEPTANCE

Proposal

Page ___ of ___

CONTRACTOR
PLUMBING • HEATING

Kimpling
Inc.

LICENSE #
058-140385

1880 WASHINGTON ROAD • WASHINGTON, IL 61571

PHONE 309-444-8511

SERVING CENTRAL ILLINOIS "SINCE 1925"

TIF (No Tax)

TO: Brunk's Sports Center	PHONE 444-2556	DATE 9-16-2020
122 N Main	JOB NAME	
Washington, IL	JOB LOCATION	
61571		JOB PHONE

We hereby submit specifications and estimates for:

Plumbing as follows:

- 1) Cut & Remove Cast Iron
- 2) Run PVC drain lines for hand sink and 3-compartment sink
- 3) Cut and Cap water lines
- 4) Run new supply lines to fixtures
- 5) Move gas line inside the wall
- 6) Customer to supply sinks and faucets

Installed Complete
includes all material & labor for ...
\$5200.00 - \$5600.00

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of \$ NTE 5600.00 dollars.

Payments to be made as follows: 1600.00 to start,

Balance due upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

Note: This proposal may be withdrawn by us if not accepted within 45 days.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

SIGNATURE

SIGNATURE

DATE OF ACCEPTANCE

Proposal

Page ___ of ___

CONTRACTOR
PLUMBING • HEATING

Kimpling
Inc.

LICENSE #
058-140385

1880 WASHINGTON ROAD • WASHINGTON, IL 61571

PHONE 309-444-8511

SERVING CENTRAL ILLINOIS "SINCE 1925"

TIF (No Tax)

TO: <u>Brunck's Sports Center</u>	PHONE <u>444-2550</u>	DATE
<u>122 N. Main</u>	JOB NAME	
<u>Washington, IL</u>	JOB LOCATION	
<u>61571</u>		JOB PHONE

We hereby submit specifications and estimates for:

Install 50 gal Power Vent Water Heater as follows -

- 1) Reliance 606 50 gal Nat Gas Power Vent Water heater
- 2) Water lines as needed
- 3) PVC Venting as needed
- 4) Electrical as need

Installed Complete
Includes all material and labor
for... \$2350.00

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of \$ 2350.00 dollars.

Payments to be made as follows:

Balance due upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

Mark E. Hodges

Note: This proposal may be withdrawn by us if not accepted within 45 days.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

SIGNATURE

SIGNATURE

DATE OF ACCEPTANCE

RNS Electric, Inc.

PO Box 367 Washington, IL. 61571
309-444-5200 / Fax 309-444-5201

Proposal

September 10, 2020

Brunk's Sports Center
122 N Main St.
Washington, IL. 61571

Re: Interior and exterior remodel

We propose to supply and install the following material as per plan and specifications.

- Metal conduit with copper wire and MC-type, SER and NM-type cable as needed.
- Track lighting for sales area with PAR30 10-watt LED lamps.
- LED surface lighting for sales area.
- 3 LED gooseneck light fixtures for front exterior.
- 2 led lights for the front awning.
- Exit and emergency lighting
- Wiring devices with wall plates as per plan.
- New switching as per plan.
- Power for one electric range.
- Power for one hot water heater.
- Show window outlets per code.
- Relocation of existing 100-amp single phase panel to area near the front door.
- Circuit breakers as needed.
- 5 tele/data/POS conduit stub-ups.
- 6 category 6 Tele/data, POS and security camera cabling.
- Temp power and lighting.
- Sales tax on material.

Base Quote: \$19,975.00

This Proposal does not include:

- Any overtime or double time
- Any Fire Alarm.
- Any work in the raised floor (bowling alley floor) area.
- Any camera installation or aiming.
- Any HVAC controls including thermostat.

Sincerely,
RNS Electric Inc.

Accepted by:

Ty Slonneger
General Manager

By: _____

Date: _____