



## CITY OF WASHINGTON, ILLINOIS

### Finance & Personnel Committee Agenda Communication

**Meeting Date:** October 18, 2021

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

**Agenda Item:** TIF Funding Request – Sentimental Journey, 123 Washington Square

**Explanation:** Kris Hasten of SKL Partnership has submitted an application for TIF assistance to complete interior and exterior building improvements to Sentimental Journey at 123 Washington Square. Sentimental Journey is one of the longest continuously-operating businesses on the Square and in the city. The building was constructed in 1920 and is part of the Square Historic District. Any exterior improvements other than maintenance would require a Certificate of Appropriateness.

This project is to expand upon work that was completed earlier this year. The exterior improvements would consist of constructing a new fire escape and replacing the existing awning. The interior work would consist of remodeling the front showroom and the downstairs bathroom, replacing railing balusters, installing a new fuse box, LED fixtures, and ceiling fans, installing new flooring, and painting of the ceilings, crown, walls, doors, and exterior window frames and I-beam. Please note that this includes the allocation of funds for Ms. Hasten to serve as the general contractor (\$6,000), business staff to assist with the tear down and set up (\$2,880), and for a company to move merchandise during the project (\$750). While these first two components are not typically done by the business, they are expenses that are common with any project that disrupts operations. She plans on closing the store for about a month this winter to complete the interior work with the exterior improvements to be completed as the weather allows in the spring.

The only prior approved TIF redevelopment agreements with SKL Partnership were in 2006 and 2020. The 2006 project consisted of exterior tuckpointing, brick paint removal, window replacement, a new awning, roof repairs, and limited interior improvements. TIF provided for about 36% of the funds for the completed project. The 2020 project consisted of the replacement of the lower roof and the back door, refinishing of the hardwood floors in the front display window, installing a new heating and cooling system, and updating the main floor bathroom. TIF provided for 40% of the funds for the project. The application form and supporting materials for the current project are attached for your review and consideration. Ms. Hasten obtained multiple quotes for some of the individual project components and those are all shown on the attached spreadsheet. It has been difficult recently to obtain quotes and the price volatility on building materials has added to the hardship in providing accurate estimates for work that may be done months in the future. The submitted quotes using the lowest estimates for the project totals \$90,497.58.

**Fiscal Impact:** Most recent projects have had TIF subsidies of either 30% or 40%. The total not-to-exceed subsidy would depend on the percentage share of the project. A 30% subsidy would be capped at \$27,149.27 whereas a 40% subsidy would not exceed \$36,199.03. Any subsidy would be paid from the TIF Fund upon completion of the project and the submittal of the paid invoices.

**Action Requested:** A recommendation on a subsidy level at the October 21 Finance and Personnel Committee meeting prior to the drafting of a redevelopment agreement to be placed on the City Council's agenda for a first reading ordinance on November 1.

ELIGIBLE EXPENSES	ESTIMATE #1	ESTIMATE #2	BASE SUBSIDY %	BASE SUBSIDY AMT.	HISTORIC REHAB./SCOPE BONUS (10%)	HISTORIC REHAB./SCOPE BONUS AMT.	TOTAL SUBSIDY (30%)	TOTAL SUBSIDY AMT. (30%)	HISTORIC REHAB./SCOPE BONUS (20%)	HISTORIC REHAB./SCOPE BONUS AMT.	TOTAL SUBSIDY (40%)	TOTAL SUBSIDY AMT. (40%)
<u>Exterior Work</u>												
General contracting	\$ 6,000.00		20%	\$ 1,200.00	10%	\$ 600.00	30%	\$ 1,800.00	20%	\$ 1,200.00	40%	\$ 2,400.00
New fire escape	\$ 10,000.00	\$ 17,500.00	20%	\$ 2,000.00	10%	\$ 1,000.00	30%	\$ 3,000.00	20%	\$ 2,000.00	40%	\$ 4,000.00
New awnings	\$ 2,988.00	\$ 3,600.00	20%	\$ 597.60	10%	\$ 298.80	30%	\$ 896.40	20%	\$ 597.60	40%	\$ 1,195.20
<b>SUBTOTAL</b>	<b>\$ 18,988.00</b>		<b>20%</b>	<b>\$ 3,797.60</b>	<b>10%</b>	<b>\$ 1,898.80</b>	<b>30%</b>	<b>\$ 5,696.40</b>	<b>20%</b>	<b>\$ 3,797.60</b>	<b>40%</b>	<b>\$ 7,595.20</b>
<u>Interior Work</u>												
Demo/repair wall, replace toilet/sink	\$ 5,100.00		20%	\$ 1,020.00	10%	\$ 510.00	30%	\$ 1,530.00	20%	\$ 1,020.00	40%	\$ 2,040.00
Replace railing balusters	\$ 4,148.00		20%	\$ 829.60	10%	\$ 414.80	30%	\$ 1,244.40	20%	\$ 829.60	40%	\$ 1,659.20
Employee tear down/set up	\$ 2,880.00		20%	\$ 576.00	10%	\$ 288.00	30%	\$ 864.00	20%	\$ 576.00	40%	\$ 1,152.00
Electrical	\$ 14,220.00	\$8,973.00*	20%	\$ 2,844.00	10%	\$ 1,422.00	30%	\$ 4,266.00	20%	\$ 2,844.00	40%	\$ 5,688.00
Flooring	\$ 28,036.40		20%	\$ 5,607.28	10%	\$ 2,803.64	30%	\$ 8,410.92	20%	\$ 5,607.28	40%	\$ 11,214.56
Painting	\$ 14,800.00	\$ 15,800.00	20%	\$ 2,960.00	10%	\$ 1,480.00	30%	\$ 4,440.00	20%	\$ 2,960.00	40%	\$ 5,920.00
Interior moving	\$ 750.00		20%	\$ 150.00	10%	\$ 75.00	30%	\$ 225.00	20%	\$ 150.00	40%	\$ 300.00
Dumpster rental	\$ 1,575.18		20%	\$ 315.04	10%	\$ 157.52	30%	\$ 472.55	20%	\$ 315.04	40%	\$ 630.07
<b>SUBTOTAL</b>	<b>\$ 71,509.58</b>		<b>20%</b>	<b>\$ 14,301.92</b>	<b>10%</b>	<b>\$ 7,150.96</b>	<b>30%</b>	<b>\$ 21,452.87</b>	<b>20%</b>	<b>\$ 14,301.92</b>	<b>40%</b>	<b>\$ 28,603.83</b>
<b>TOTAL</b>	<b>\$ 90,497.58</b>		<b>20%</b>	<b>\$ 18,099.52</b>	<b>10%</b>	<b>\$ 9,049.76</b>	<b>30%</b>	<b>\$ 27,149.27</b>	<b>20%</b>	<b>\$ 18,099.52</b>	<b>40%</b>	<b>\$ 36,199.03</b>

(NOT TO EXCEED)

(NOT TO EXCEED)

**PROPOSED REIMBURSEMENT SCHEDULE**

Duration: 1 payment

Year 1 (30%) \$27,149.27

Year 1 (40%) \$36,199.03

\* Bid does not include bathroom lighting and was obtained in October 2020 prior to seeking revised bids, which would be expected to be higher than Oberlander Electric

**EXHIBIT B**

Kris Hasten  
Sentimental Journey  
123 Washington Square  
Washington, IL 61571

October 11, 2021

Jon Oliphant  
City of Washington  
Washington, IL

Jon,

Enclosed is my TIF application and bids for work I would like to have done to our building for Sentimental Journey at 123 Washington Square. We have been an anchor on the Square as we celebrate 40 years in April. Through the years, we have done minor projects with the help of TIF, but it has come time to have some major work done on the building. We need to make repairs to the original tin ceiling and plaster walls, bring up to code the electrical, fire escape and loft stairs, and update the store for the next 40 years of successful retail on the Washington Square.

We only did a fraction of the project we submitted for last year, as we found it was going to be way to involved and we would have to close during a prime time to have the work done. This time, we are planning to close the store for 3-4 weeks during our slow time to have the work completed. We are looking at a mid -January to mid -February time frame with the outside work being done as weather permits in the spring.

Since we started down this path months ago- gathering bids, planning the buying of product for our store to be at a minimum after the holidays and figuring the logistics of emptying our store for this project- circumstances have continued to change. One of the main changes has been cost and availability of building materials. My contractors have had to rebid the projects because of an increase in prices or unavailability of product from a couple months ago when I began gathering bids. Which brings me to my TIF request.

With increased prices due to COVID and availability, and no clear end in sight- we have decided to move forward with this project. I would like to request 40% for my project. Unlike most of the other businesses that have put in a TIF request, I have been paying into the TIF for the Square the entire time it has been in existence and plan on continuing to pay into it. As I said before, I have been on the Square for 40 years and my daughters have been working with me the last several years. They plan to take it over sometime down the road and continue to be a mainstay on our great Historic Square.

Please consider my request as I move forward with this project.

Sincerely,  
Kris Hasten

Sentimental Journey  
SKL Partnership

**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: Kris Hasten (please print or type)  
Mailing address: 3 Somerset Washington, IL Fax: \_\_\_\_\_  
Daytime Phone: 309-253-3554 Email Address: Sentimentaljourney82@gmail  
I would like to receive correspondence by: ☐ Mail ☒ Email

1. Applicant interest in property (check one): ☒ Owner/Mortgagor ☐ Purchaser ☐ Tenant
2. Property owner name: SKL Partnership
3. Business name(s): Sentimental Journey
4. Project address or location: 123 Washington Square
5. Property tax ID number(s): 02-02-24-100-017
6. Current use of property: Retail Sales
7. Proposed use of property: Retail Sales
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: Interior repairs and update of main floor and loft. Bring Stairwells up to code. Bring electrical to code / update fuse panel. Replace awning.
10. Estimated total project cost: \$ 87,126
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.

Kris Hasten  
Applicant signature

10/13/21  
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

Date of Finance Committee review: \_\_\_\_\_

Committee action & form of assistance: \_\_\_\_\_

Comments: \_\_\_\_\_

City Council review and action by ordinance. Date of First reading: \_\_\_\_\_ Date of Second reading: \_\_\_\_\_

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

Project	Task	Company	Contact	Phone	Bids
General Contracting	oversee project	Kris Hasten			\$6,000
Contractor	<i>Demo/repair wall, replace toilet/sink</i>	Dave Thornburg		309-339-0625	\$5,100
	Arlo Security/ store signage				\$1,000
Millworks	replace railing balusters and labor				\$4,148
PJ Hoerr	construct new fire escape to code				\$10,000
Tear down and set up	Clear and clean space, walls, steps for project 5 employees @ \$12 for 48hr				\$2,880
Electrical	Install Fuse Box	Oberlander Electric	Ray	694-1468	\$9,625
	Install Led Back lights	Oberlander Electric	Ray		\$2,395
	Front Fixture upgrade, fan, floods				\$2,200
	Ameren Grant possibilities				
Awning	new awning	Cental Illinois Awnin	Ron	309-580-2727	\$2,988
Flooring	Mainfloor/ hallway	Sutton Carpet	Ryan Sutt	309-243-7766	\$28,036
Painting/ Staining/ fix p	Main floor/ plaster/ceiling/crown/loft	Vogue Painting			\$8,900
includes primer and pai	Slat wall				\$1,800
Paint exterior beam/ frame					\$650
	Stairway/Hallway/ Plaster repair				\$3,450
Moving company	moving of display pcs during project				\$750
Dumpster	Waste Management				\$1,576

- Not eligible

- Estimated cost; no quotes submitted

- Estimated cost for Two Men and a Truck

Punch list items					\$500
				Total	\$91,998.00

- Not eligible

SENTIMENTAL JOURNEY  
123 WASHINGTON SQ.  
WASHINGTON IL 61571  
309-444-7355

Kris Hasten  
309. 253. 3554











Our Sentimental Journey  
123 Washington Square  
Washington, Il 61571

**Estimate for remodel project**

**Main Level Showroom/ Downstairs Bath**

Demo front wall/ Replace slat wall  
Repair cracks in plaster  
Fix broken slats in existing slat wall  
Remove rails and patch loft railing holes  
Repair concrete Step

Replace Ledge above slat wall/ Slat wall  
Replace toilet, sink, mirror lights in employee bathroom

Materials	\$1900
Labor	\$3200
<b>Total</b>	<b>\$5100</b>

David Thornburg  
4608 Weaver Ridge Blvd  
Peoria, Il 61615

309-339-0625

# MILLWORKS

*Exquisitely Crafted, Expertly Installed.*

7022 N. University St. Peoria, IL 61614

309 691-2595

www.mymillworks.com

## ESTIMATE

ESTIMATE NO.	ESTIMATE DATE
39288	10/13/21

BR 06

Pg 1

C U S T O M E R	KRIS HASTEN

S H I P T O	309-253-3554

### ESTIMATE

ACCOUNT NUMBER	JOB NUMBER	ROUTING	CUSTOMER P.O. NO.	SHIP DATE
6000		CUSTOMER PICKUP		10/13/21

TYPE	PROCESSED BY	SALESMAN
	635 - JENNIFER P - MW HOUSE	635 - JENNIFER P - MW HOUSE

QTY ORDER	QTY SHIP	UNIT	SKU NUMBER	DESCRIPTION	UNIT PRICE	EXT PRICE
001	60	EA	75	HOLLOW IRON BALUSTER MEGA SERIES 3/4" ANTIQUE BRONZE PLAIN	8.62	517.20
002	60	EA	75	2855 SERIES PLAIN HOLLOW IRON BALUSTER MEGA SERIES 2856 SINGLE KNUCKLE ANTIQUE BRONZE 3/4"	15.10	906.00
003	120	EA	75	FLAT SHOES WITH SET SCREW FOR HOLLOW IRON BALUSTER MEGA 2392 3/4" BALUSTER SERIES ANTIQUE BRONZE	3.00	360.00
004	1	EA	VF	FREIGHT CHARGE FROM VENDOR	120.00	120.00
005	1	EA	I41	MISC FLOORING INSTALLATION	1920.00	1920.00
006	1.00	EA	9999	ADHESIVES	50.00	50.00
007	1	EA	DELIVER	DELIVERY-OUR TRUCK	110.00	110.00

CUSTOMER SIGNATURE

PRINT NAME HERE

TAXABLE	NON-TAXABLE	REGION	TAX AMOUNT	INVOICE TOTAL
1833.20	2150.00	600	164.99	4148.19

Non-Stock and Special Order Items are non-returnable.

Please notify us of discrepancies within 14 days of receipt of merchandise.

# ESTIMATE

ESTIMATE NO.	ESTIMATE DATE
39288	10/13/21

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KRIS HASTEN

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309-253-3554

E S T I M A T E

ACCOUNT NUMBER	JOB NUMBER	ROUTING	CUSTOMER P.O. NO.	SHIP DATE
6000		CUSTOMER PICKUP		10/13/21
TYPE	PROCESSED BY	SALESMAN		
	635 - JENNIFER P - MW HOUSE	635 - JENNIFER P - MW HOUSE		

\* \* \* \* \*

**THESE PRICES WILL BE HONORED FOR 10 DAYS FROM THE ESTIMATE DATE.**

**After this time, please reconfirm the prices with your salesman.**

**All products that are quoted, are available at the time the estimate is produced. Any products or services that are discontinued subsequent to this estimate date, may be substituted for, by a product or service of equivalent specification and value.**

**Delivery of goods is the responsibility of the buyer. All prices are quoted FOB our warehouse. No delivery is included unless there is a separate entry with a separate charge.**

**Payment in full for all special order products is required at the time of ordering. Payment in full is due at or before the time of delivery. For stock products. Payment in full is due for services when complete.**

**IT IS AGREED THAT ALL PRODUCT WILL BE CONSIDERED ACCEPTED BY CONSUMER ONCE IT IS STAINED,PAINTED,CUT,NAILED,INSTALLED,OR ALTERED IN ANY WAY.**

**Natural variations in wood grain and color or texture are not considered as defects.**

**I HAVE READ AND VERIFIED QUANTITIES,SIZES,SWINGS AND COLORS OF ALL ITEMS ON THIS QUOTE. I AM PLACING THE REQUIRED DOWN PAYMENT AND WISH TO ORDER ALL ITEMS ON THIS QUOTE AS LISTED. I AGREE TO PAY THE BALANCE DUE IN FULL AT THE TIME OF DELIVERY.**

**AUTHORIZED SIGNATURE**

9/1/2021

Gmail - fire escape stairs

*Kirk Anderson*

President

**P. J. Hoerr, Inc.**

General Contractors / Construction Managers / Design-Builders

P: 309-688-9567

M: 309-303-2992

E: kirk@pjhoerr.com



[Quoted text hidden]

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**Kris Hasten** <krishasten@gmail.com>  
To: Kirk Anderson <KIRK@pjhoerr.com>

Thu, Aug 19, 2021 at 7:40 PM

Kirk,

Call my cell phone. 309-253-3554. Friday is grandma day so I am usually at home. I can run up and meet you if you have a time that is good for you.

Let me know or give a call.

Thank you,

Kris

[Quoted text hidden]

—  
Kris Hasten

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**Kirk Anderson** <KIRK@pjhoerr.com>  
To: Kris Hasten <krishasten@gmail.com>

Mon, Aug 30, 2021 at 4:52 PM

Hi Kris —

We looked this over and thought about it. For liability reasons, we would definitely want a structural engineer to design this even though it would go back similarly to the way it is now. We figure it will take two guys, two days to tear down and put back. We think the columns should be steel posts on foundations below frost and everything else could be treated wood. At \$40/hour to get some carpenters to do on the side x 80 hours is \$3200 + \$1500 for the engineering and guessing the steel columns and lumber to be around \$4000 it will be pretty close to \$10000. I know it seems crazy to look at that and get to \$10000 but we think it will be there.

Let me know your thoughts as long as there are no cuss words in your response? Thanks and it was good to see your mom last week.

[Quoted text hidden]

---

**Kris Hasten** <krishasten@gmail.com>  
To: Kirk Anderson <KIRK@pjhoerr.com>

Wed, Sep 1, 2021 at 10:12 PM

Kirk,

## Miller Custom Welding

160 N Wilmor Rd.

Washington, IL 61571

309.444.9811

309.696.8843

millercustomwelding1@gmail.com

To: Kris Hastings

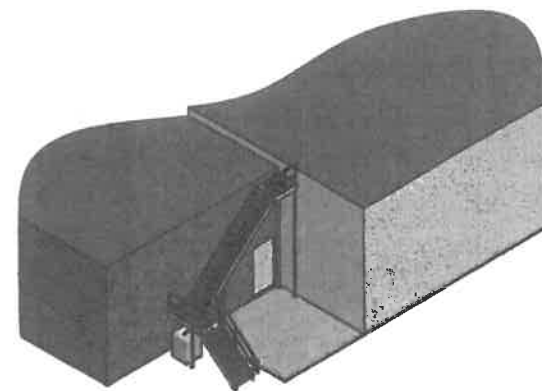
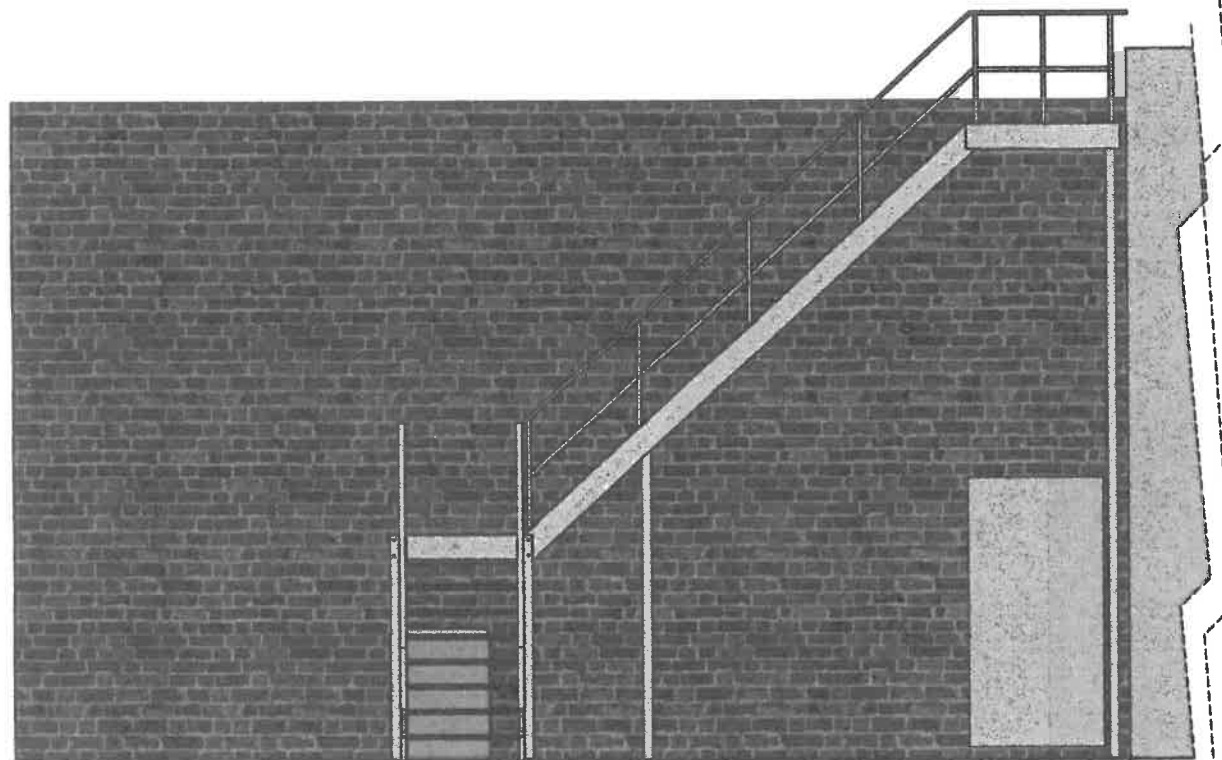
Job	Sentimental Journey
Date	September 17 2021
Terms	6-8 weeks
Delivery	

## QUOTATION

Quantity	Description	Price	Amount
1	Fabricate New Fire Escape Platforms and Stairs Similar to Concept Drawing Submitted for Approval Final dimensions will be measured at a later date.		\$17,500.00



CONCEPT  
09/09/21



CONCEPT  
09/09/21

Sentimental Journey MD053-901 ( Roof Fire Escape - behind Caramel Corn )

Miller Custom Welding and all affiliates neither assumes nor warrants any responsibility or liability for damages or losses resulting in the use of these plans, drawings and specification documents. It is expressly acknowledged that these drawings ect. were not in any form constructed by an engineer or other licensed individual, and therefore cannot be relied upon for structural integrity. It is the sole responsibility of the purchaser/ contractor to verify all plan documents for their accuracy and suitability for design, construction and code enforcement. It is recommended by all parties that a licensed professional review all documents before construction.

UNLESS OTHERWISE SPECIFIED:  
DIMENSIONS ARE IN INCHES  
TOLERANCES UNLESS OTHERWISE NOTED:  
FRACTIONAL ±  
ANGULAR: BEND ±1°  
TWO PLACE DECIMAL ±0.050  
THREE PLACE DECIMAL ±0.030

PROJECTION  
3rd ANGLE  
MATERIAL

DO NOT SCALE DRAWING

COMMENTS:

**MILLER CUSTOM WELDING**

160 N. Wilmor Rd, Washington, IL 61571

TITLE:

Fire Escape

DWN BY , DWG. NO.

T.S.

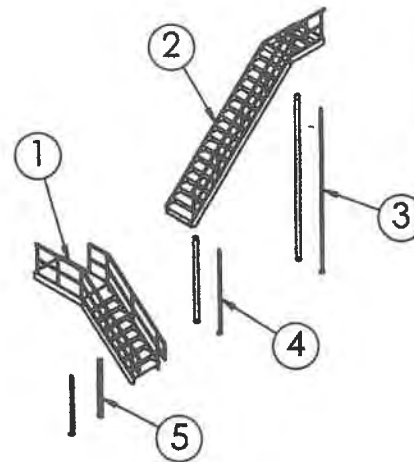
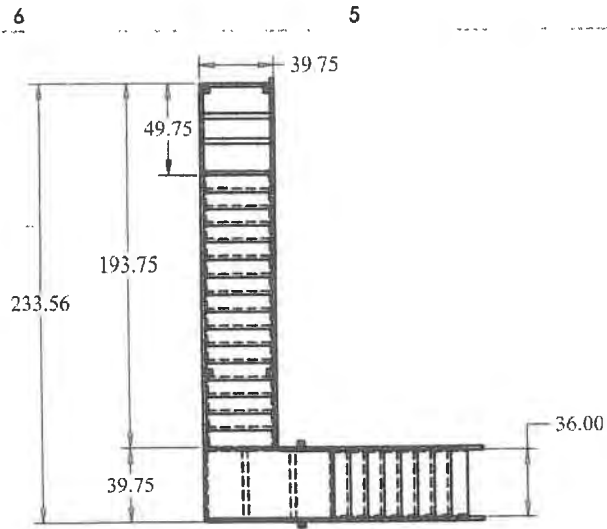
MD053-901

DATE:

Weight

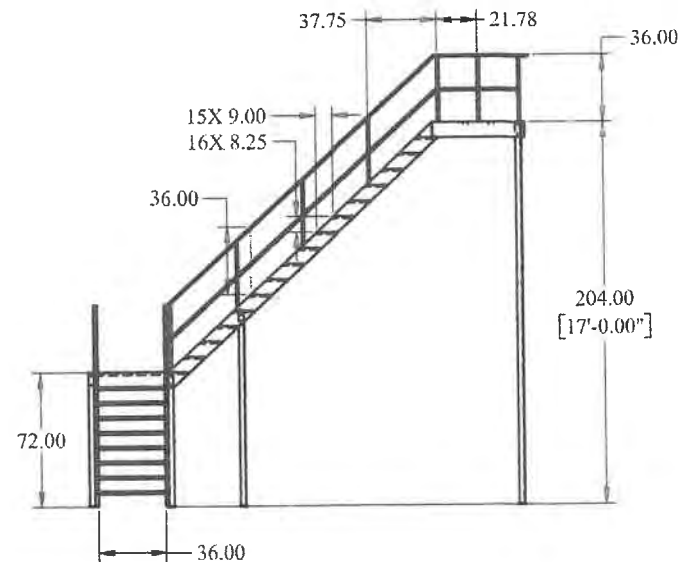
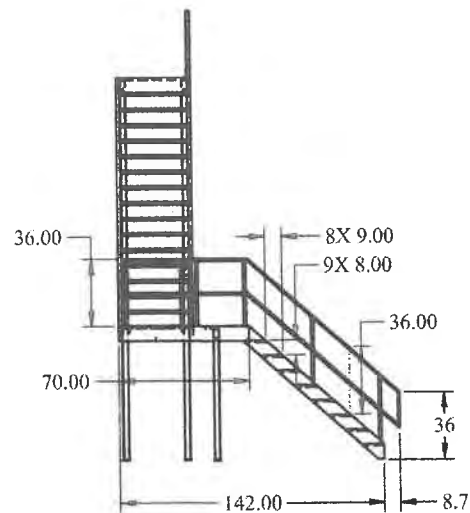
REV

SHEET 1 OF 2



#	P/N	DESC	QTY	WGT
1	MD053-100	Lower Section WLDM	1	676.5
2	MD053-200	Upprt Section WLDM	1	846.8
3	MD053-300	Leg WLDM	2	84.2
4	MD053-310	Leg WLDM	2	43.6
5	MD053-320	Leg WLDM	2	30.6

CONCEPT  
09/09/21



UNLESS OTHERWISE SPECIFIED:  
DIMENSIONS ARE IN INCHES  
TOLERANCES UNLESS OTHERWISE NOTED:  
FRACTIONAL ±  
ANGULAR: BEND ±1°  
TWO PLACE DECIMAL ±0.050  
THREE PLACE DECIMAL ±0.030

COMMENTS:

PROJECTION  
3rd ANGLE  
MATERIAL

DO NOT SCALE DRAWING

**MILLER CUSTOM WELDING**

160 N. Wilmar Rd, Washington, IL 61571

TITLE:

Fire Escape

DWN BY:

T.S.

DATE:

2

DWG. NO.

MD053-901

Weight

1840.2

REV

-

SHEET 2 OF 2

Sentimental Journey MD053-901 (Roof Fire Escape - behind Caramel Corn)

Miller Custom Welding and all affiliates neither assumes nor warrants any responsibility or liability for damages or losses resulting in the use of these plans, drawings and specification documents. It is expressly acknowledged that these drawings etc. were not in any form constructed by an engineer or other licensed individual, and therefore cannot be relied upon for structural integrity. It is the sole responsibility of the purchaser/contractor to verify all plan documents for their accuracy and suitability for design, construction and code enforcement. It is recommended by all parties that a licensed professional review all documents before construction.

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# PROPOSAL

**OBERLANDER**

**Electric**

2101 N. Main Street East Peoria, IL 61611

**Electrical Contractors**

Phone: (309) 694-1468

FAX: (309) 699-9108

Proposal Submitted To: Kris Hasten  
ATTEN:Kris

Phone: 444-7355

Cell: 253-3554

Date:9-27-21

Fax:

Email:sentimentaljourney82@gmail.com

Street:123 Washington Square

City, State, Zip Code

Washington IL 61571

Job Name: New Electrical Service

Job Location: Same

Architect: N/A Date of Plans:N/A

**OBERLANDER ELECTRIC proposes to furnish and install all labor, tools, materials and equipment necessary to do the following electrical work per our interpretation of plans and specifications to include:**

- 1) Installation of 1 new 200amp single phase outdoor meter socket/disconnect to the Northeast corner of the garage.
- 2) We shall Core drill 2 holes in walls so we can install new 2" EMT conduit and 3/0 wire from the meter socket to the lower level of store.
- 3) We shall update grounding to the new meter base and new house panel.
- 4) We shall demo out existing old service and replace with new 42 space 225amp/240volt main lug panel.
- 5) We shall have all work inspected by local city electrical inspectors.

**All labor and materials: \$9,625.00**

**\*\*ALL WORK TO BE PERFORMED DURING REGULAR BUSINESS HOURS BETWEEN 7:00 A.M. AND 4:30 P.M. MONDAY THROUGH FRIDAY\*\***

**We Propose** hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: Nine Thousand Six Hundred twenty five dollars (\$) \$9,625.00

Payment to be made as follows

Net - 30 days

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.

OBERLANDER ELECTRIC CO.

By

Raymond A Skulte

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

-30- days.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted.

Signature

You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance:

Signature

**PROPOSAL**

**OBERLANDER**

**Electric**

2101 N. Main Street East Peoria, IL 61611

**Electrical Contractors**

Phone: (309) 694-1468

FAX: (309) 699-9108

Proposal Submitted To: Kris Hasten  
ATTEN:Kris

Phone: 444-7355

Cell: 253-3554

Date:3-16-21

Fax:

Email:sentimentaljourney82@gmail.com

Street:123 Washington Square

City, State, Zip Code

Washington IL 61571

Architect: N/A Date of Plans:N/A

Job Name: Back room lighting

Job Location: Same

OBERLANDER ELECTRIC proposes to furnish and install all labor, tools, materials and equipment necessary to do the following electrical work per our interpretation of plans and specifications to include:

1) Partial demo of existing fixture and installation of retrofit 7-LED fixtures (MRSL L96 10000lm 840 40K) and 1- MRSL L48 5000LM 840 fixture. 2-month delivery wait *to light*

All labor and materials: \$1995.00 (Retro MRSL LED Fixtures) °

2) Partial demo of existing Fixture and installation of retrofit 7-LED fixtures (UFITRS L96 12000lmsfmvoltgz1040k 80criwh) and 1 (UFITRS L48 6000lm sefmvoltgz1040k80criwh) 2-Week delivery wait

All labor and materials: \$2395.00 ( Retro UFITRS LED Fixtures)

\*\*ALL WORK TO BE PERFORMED DURING REGULAR BUSINESS HOURS BETWEEN 7:00 A.M. AND 4:30 P.M. MONDAY THROUGH FRIDAY\*\*

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

Payment to be made as follows

Net - 30 days

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.

OBERLANDER ELECTRIC CO.

By

Raymond A. Gulte

Note: This proposal may be withdrawn by us if not accepted within -30- days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted.

Signature

You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance:

Signature



1309 Knollcrest Drive  
Washington, IL. 61571  
Phone (309)444-2742

## Quote

*Before rebid  
Doesn't include backhoe  
lighting*

Sentimental Journey  
123 Washington Square  
Washington, IL. 61571

October 27, 2020

We are pleased to quote the following for electrical work to replace electric service. Work to include all materials and labor for the following.

Install new 200 amp electric service riser on north east corner of building.

Install new 200 amp electric meter socket.

Install new 200 amp circuit breaker disconnect in back storage area.

Install new 200 amp feeder from disconnect to new electric panel in basement.

Install new 42 space 200 amp main lug electric panel in basement in same area as current panels.

Ground electric service to water service and ground rod.

Connect all existing circuits to new panel.

Quote for above \$8973.00

Respectfully submitted;

Thomas E. Reeder



**Central Illinois Awning**  
**2706 SW. Washington ST**  
**Peoria, Illinois 61602**  
**Phone: 309-580-2727**

**Proposal**

**Name:** Sentimental Journey

**Phone:** 3092533554

**Address:** 123 Washington Square  
Washington, IL 61571

**Contact Person:** Kris Hasten  
sentimentaljourney82@gmail.com

**Date:** 05/04/21

**Project:** Manufacture (1) Traditional Style Awning

**Scope of Work:** We will Manufacture (1) Traditional Style Awning according to the specs on CIPS Sheet (please see attached) We will uninstall awning, bring to the shop to fabricate the awning. We will use 1" aluminum square tubing to fabricate the frame. We will fabricate awning using TempoTest Fabric, Color TBD by client, We will then install newly fabricated awning at the project location site.

**Price:** \$2,492.75 Material and Shop Labor  
\$ 150.00 Uninstall Cost  
\$ 324.00 Installation Cost  
\$ 21.20 Sales Tax  
\$2,987.95 Total Cost  
\$ 448.19 Discount Price if 100% is paid in full at time of proposal signing  
\$2,539.76 Total Discounted Price

**Terms & Conditions**

- \* 60% down payment and signed proposal due at time of order placement or 100% down for the discounted price list above in pricing. In order to receive the discount a 100% down payment must be made otherwise price will revert back to the original 60% down payment requirement.
- \* Delivery date will vary based on quantity of order and production time needed.
- \* Balance due upon completion of installation.
- \* Price quotes good for (14) Days as of the date of this proposal
- \* Customer will be responsible for obtaining any required permits.
- \* Custom Made products are non-refundable and non-returnable.

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

Presented By: \_\_\_\_\_ Date: \_\_\_\_\_

**Please Sign & Return Original To Central Illinois Awning, Please make a copy for you records.**





# CIPS

**Client Name:** Sentimental Journey

**Contact Person:** Kris Hasten

**Phone #:** 3092533554

**Billing Address:** 123 Washington Square  
Washington, IL 61571

**Project Location:**

**Email:** sentimentaljourney82@gma 2<sup>nd</sup> Phone  
il.com

Awning(s)	Wall Type	Truss	Drop	Projection	Width	Price
1			38"	36"	252"	\$2,492.75
Uninstall Cost						\$150.00
Installation Cost						\$324.00
Sales Tax						\$21.20
<b>Total Cost</b>						<b>\$2,987.95</b>

<b>Fabric</b>	<b>TBD</b>	<b>Total Yards</b>	<b>13</b>	<b>Additional</b>
<b>Color:</b>		<b>Needed</b>	<b>L-Yards</b>	<b>Needs For</b>
				<b>Fabric Use.</b>

**Special Instructions** Manufacture (1) Awning

**Misc Notes:**

**Salesmen' Name** Ren Valle

Windows ☐ Entry Doors ☐ OHD ☐ Awning ☐ Operators ☐



**CRAWFORD  
& BRINKMAN**  
DOOR & WINDOW COMPANY

7715 N. CRESTLINE DR.  
PEORIA, IL 61615  
Phone: (309) 691-8121  
FAX: (309) 691-8061  
www.crawfordandbrinkman.com

☐ PROPOSAL  
☐ WORK ORDER

NO

**BILL TO** *Sentimental Journey*  
*123 Washington Square*  
*Washington, IL*

DATE: *6/9/2021*

CBB OE #:

PHONE:

CELL NO.: *253-3554*

FAX NO.:

WORK ORDERED BY:

SALES REP.: *FRED*

JOB NAME

LOCATION

WE ARE PLEASED TO PROPOSE AS FOLLOWS:

CUSTOMER PO#	TERMS	EMAIL ADDRESS	CUSTOMER SOURCE
QUANTITY	DESCRIPTION	PRICE	AMOUNT
	<i>Traditional shed style awning</i> <i>21' wide x 3'0" projection x 2'8" drop</i> <i>mill finished aluminum frame</i> <i>coastline Plus fabric CP2745</i> <i>Black</i> <i>6" loose valance same material</i> <i>Installed includes tax Labor freight</i>		<i>3600<sup>00</sup></i>
ABOVE GOOD FOR <i>30</i> DAYS HOME BUILT AFTER 1978		3 DAY RIGHT OF REFUSAL EPA LEAD INFO	

**WE ACCEPT THE ABOVE PROPOSAL**

(EXECUTE ORIGINAL & RETURN FOR ACCEPTANCE)

Acceptance of this order shall constitute a conditional sales contract. We are to retain title to and possession of all material and equipment furnished by us under terms of this contract, until final payment shall have been made. The right is specifically reserved by the seller and granted by the purchaser to remove from premises materials not completely paid for in 45 days after installation without recourse for damage to the building or any of its parts in progress. Sign and return white copy promptly.

Signature \_\_\_\_\_ Date *6/9/21*

- Openings are to be prepared by others in accordance with our specifications.
- The price does not include glass, glazing, painting or wiring for electric operator, unless included in proposal.
- Proposal is made for prompt acceptance. Prices subject to review after 30 days.
- Agreements are contingent upon strikes, accidents or other conditions beyond our control.
- We carry manufacturers contracts, and employers liability and workman's compensation insurance.
- Price does not include retail sales tax when applicable.
- We reserve the right to add finance charges; collection agency fees (not to exceed 33.3%), attorney fees and court costs in an effort to collect.
- **BALANCE DUE UPON COMPLETION**

MATERIALS		
LABOR		
TAX		
TOTAL DUE	<i>3600</i>	<i>✓</i>
DOWN PAYMENT	<i>1800</i>	<i>✓</i>
BALANCE DUE	<i>1800</i>	<i>✓</i>



# Proposal

2017 W. Cedar Hills Dr.  
Dunlap, IL 61525  
Phone: 309.243.7766  
Fax: 309.243.7619

DATE: 10/7/21

<b>TO:</b> Sentimental Journey 123 Washington Square Washington, IL 61571	<b>JOB NAME &amp; LOCATION:</b>
<b>PHONE:</b>	

We hereby submit specifications and estimates for:			AMOUNT
	Qty	Unit Cost	
<b>Option #2 - Commercial LVP</b>			
LVP secoya kew gardens	1656	4.65	\$ 7,700.40
take up existing carpet and scarate adhesive			\$ 1,376.00
re-screw subfloor, sand high spots and float low spots			\$ 2,250.00
move furniture as needed			\$ 1,200.00
install floating LVP			\$ 3,250.00
freight			\$ 155.00
stairnose			\$ 95.00
if underlayment is no longer able to be re-used after carpet is removed please add \$8900			\$ 8,900.00
<b>alternate</b>			
upper hallway- supply LVP, underlay and install			\$ 1,910.00
<b>exclusions</b>			
all work figured for normal business hours - no night or weekend work estimated			\$ -
Suttons to move large furniture all merchandise to be moved by owner			\$ -
no baseboard/shoemold carpentry figured in this proposal - most all walls are			\$ -
covered by displays - if newbase or shoemold is requested please use			\$ -
estimated cost of \$800-\$1200			\$ -
<b>Total Invoice</b>			\$ 26,836.40
<b>Deposit</b>			1,200.00
<b>Balance Due</b>			28,036.40

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to order and supply materials as specified.	<b>APPROVED BY</b>  <b>DATE OF ACCEPTANCE</b>
--	---

# Vogue Painting, Inc.

401 SW Water Street - Suite 403  
Peoria, IL 61602  
309-243-2333 (p) 309-243-2334 (f)

E-Mail: [vogue@vogueptg.com](mailto:vogue@vogueptg.com)  
Website: [www.voguepainting.com](http://www.voguepainting.com)

## Proposal # 2968

Date 8/23/2021

**Name / Address**  
**Sentimental Journey**

**PROJECT**  
**Sentimental Journey**

*Jose Cortez - responded in text  
309-303-6348*

### **SCOPE of WORK**

### **TOTAL**

#### CEILINGS / CROWN / WALLS / LOFT

- PAINT CEILINGS
- PAINT CROWN
- PREP AND PAINT WALLS
- STAIN LOFT AND WOOD POST, EXCLUDING UNDERSIDE
- PROTECT ADJACENT SURFACES FROM PAINT SPATTER
- PROVIDE ALL MATERIALS AND EQUIPMENT
- LABOR AND MATERIALS

*Jose - 7400*  
8,900.00

#### SLAT WALLS / DOORS

- PRIME AND PAINT SLAT WALLS
- PREP AND PAINT WOOD DOORS
- PROTECT ADJACENT SURFACES FROM PAINT SPATTER
- PROVIDE ALL MATERIALS AND EQUIPMENT
- LABOR AND MATERIALS

*Jose 4950*  
1,800.00

#### EXTERIOR WINDOW FRAMES / EXPOSED STEEL I BEAM

- PREP AND PAINT WINDOW FRAMES
- PREP AND PAINT I BEAM
- PROTECT ADJACENT SURFACES FROM PAINT SPATTER
- PROVIDE ALL MATERIALS AND EQUIPMENT
- LABOR AND MATERIALS

*Jose 12,350-  
Vogue 10,700*

*Jose did not bid - 650.00*

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 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 Workman's Compensation insurance.

Note: This proposal may be withdrawn by us if not accepted within {30} THIRTY DAYS!

ACCEPTANCE of  
PROPOSAL

Date: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

# Vogue Painting, Inc.

401 SW Water Street - Suite 403  
Peoria, IL 61602  
809-243-2333 (p) 809-243-2334 (f)

E-Mail: [vogue@vogueptg.com](mailto:vogue@vogueptg.com)  
Website: [www.voguepainting.com](http://www.voguepainting.com)

Proposal # 2968

Date 8/23/2021

Name / Address  
**Sentimental Journey**

PROJECT  
**Sentimental Journey**

## SCOPE of WORK

## TOTAL

STAIRWELL / STAIRS / HALLWAY  
-PREP, PATCH, AND PAINT WALLS AND CEILINGS  
-PREP AND PAINT DOORS / FRAMES  
-PREP AND PAINT STEPS, WAINSCOT, HANDRAIL  
LABOR AND MATERIALS

Vogue brought his  
number down to  
match Jose. 3,450.00

REVISED 9.27.21

Jose

3450.00

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 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 Workman's Compensation insurance.

Note: This proposal may be withdrawn by us if not accepted within (30) THIRTY DAYS!

ACCEPTANCE of  
PROPOSAL

Date: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_



Kris Hasten &lt;sentimentaljourney82@gmail.com&gt;

**Waste Management Quote**

1 message

Gaitan, Amanda &lt;agaitan@wm.com&gt;

Tue, Oct 5, 2021 at 12:03 PM

To: "sentimentaljourney82@gmail.com" &lt;sentimentaljourney82@gmail.com&gt;

888-796-9696

Below is the size and price on the dumpster we discussed.

- 30 yard container
- 10 day rental
- Holds about 4 tons of material
- Price: \$787.59 (includes delivery, disposal, removal, environmental and regulatory charges)

*Add additional pick up**x 2*

Please email me back to set up your account or let me know if you have any questions.

**Items not Allowed in Container.**

- Household Appliances
- Paint
- Tires/Car Parts
- Batteries
- Toxic Items/Liquids
- Electronics of any kind
- No Heavy Items such as concrete, Block, Gravel, Brick, Sand, or Railroad Ties

Amanda Gaitan

Inside Commercial Representative-Illinois/MoVal Market Area

Agaitan@wm.com

Waste Management

700 East Butterfield Road

Lombard, Illinois 60148