



CITY OF WASHINGTON, ILLINOIS

Committee of the Whole Agenda Communication

Meeting Date: November 8, 2021

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

Agenda Item: TIF Funding Request Upfront Payment Discussion – Jake Webber, Country Financial, 105 Washington Square

Explanation: Jake Webber of Country Financial has submitted an application for TIF assistance to complete interior and exterior building improvements to the space at 105 Washington Square. The 105 unit was most recently occupied by Merle Norman Cosmetic Studio. Mr. Webber currently has a lease with Heider Properties, Inc. and will soon be moving his Country Financial office there. He also plans on buying the space near the end of the year. The building was constructed in 1920 and is part of the Square Historic District.

The majority of the improvements would be to the interior and would be intended to restore it close to its original 1920's appearance as with the adjacent 109 Washington Square space currently occupied by Lucky Charlie. This would consist of the removal of the drop ceiling to expose the original ceiling, restoring the original flooring, installing and painting new drywall, replacing and upgrading the electrical, plumbing (upgrading the existing small bathroom), and HVAC. An alternate to the bids would be to tuckpoint the interior brick walls. The exterior improvements would consist of the replacement of the cloth awnings with similar period substitutes and repairing and painting of the wood trim near the windows and door. Any exterior work besides maintenance would require a Certificate of Appropriateness to be approved by the Historic Preservation Commission before work could commence.

The only prior approved TIF redevelopment agreement that included this unit was in 2005 (note: an agreement was approved in 2003 but the original project did not occur prior to the sale of the property and a new agreement with an increased scope was approved two years later). That project consisted of a substantial historic exterior rehabilitation and the interior restoration of the 109 Washington Square space. The agreement provided for up to 40% of the funds for the exterior work and up to 20% for the interior improvements.

The application form and supporting materials for the current project are attached for your review and consideration. Mr. Webber has submitted two quotes for this project as was recently approved as a requirement. The submitted quotes for the TIF-eligible portion of the project from River City Construction totals \$203,301 without the alternate estimate and \$215,801 with the alternate. The TIF-eligible total from Baldovin Construction totals \$165,763.49 without the alternate and \$172,473.49 with it. Please note that these totals include everything that was submitted with the exception of the work associated with the countertops and cabinetry.

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. Based on the River City estimates, a 30% subsidy would be up to \$68,490.30 and a 40% subsidy would be capped at \$86,320.40. Using the Baldovin estimates would bring a 30% subsidy to not more than \$53,755.05 and a 40% subsidy would have a maximum of \$68,989.40. Please note that Mr. Webber has asked if consideration could be given to offering 50% of any subsidy shortly after approval of a redevelopment agreement to help with the cash flow associated with a loan he would need to obtain. Staff has no objection to a partial upfront payment as long as language is written into the agreement that allows for the City

to be made whole should the project not be completed within a particular timeframe. Additional protections such as a delay in a future payment(s) could be written into an agreement should there be a desire to include an initial upfront payment. Any remaining subsidy up to the not-to-exceed level would be paid from the TIF Fund upon completion of the project and the submittal of the paid invoices.

Staff is aware of two prior examples of upfront TIF payments as follows:

- 101-103 Washington Square: An agreement approved in 2017 provided for one-third of the not-to-exceed amount of \$350,000 to be paid within ten days of its approval.
- 110 N. Main Street: An agreement approved in 2002 paid for two-thirds (\$2,000) of the expenses for a new awning upon the delivery of the awning materials to the premises.

Action Requested: The Finance and Personnel Committee discussed this project at its meeting on October 18. While generally supportive of the proposed work, the Committee expressed some hesitation about providing a portion of a TIF subsidy in advance of the project. The Committee did not provide a recommendation on a subsidy percentage. The direction was to place this on the Committee of the Whole agenda for further discussion about whether to allow a portion of a TIF subsidy to be paid shortly after approval of a redevelopment agreement. Depending on the direction at the COW meeting, a first reading ordinance may tentatively be scheduled for the November 15 City Council meeting.

ESTIMATE #1 - River City Construction

10/25/2021

ELIGIBLE EXPENSES	ESTIMATE	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 requirements	\$ 9,181.00	20%	\$ 1,836.20	10%	\$ 918.10	30%	\$ 2,754.30	20%	\$ 1,836.20	40%	\$ 3,672.40
Demo	\$ 656.00	20%	\$ 131.20	10%	\$ 65.60	30%	\$ 196.80	20%	\$ 131.20	40%	\$ 262.40
Remove/repair wood	\$ 3,624.00	20%	\$ 724.80	10%	\$ 362.40	30%	\$ 1,087.20	20%	\$ 724.80	40%	\$ 1,449.60
Strip/repaint wood/steel columns	\$ 3,250.00	20%	\$ 650.00	10%	\$ 325.00	30%	\$ 975.00	20%	\$ 650.00	40%	\$ 1,300.00
New awnings	\$ 5,400.00	20%	\$ 1,080.00	10%	\$ 540.00	30%	\$ 1,620.00	20%	\$ 1,080.00	40%	\$ 2,160.00
SUBTOTAL	\$ 22,111.00	20%	\$ 4,422.20	10%	\$ 2,211.10	30%	\$ 6,633.30	20%	\$ 4,422.20	40%	\$ 8,844.40
<u>Interior Work</u>											
General requirements	\$ 47,617.00	20%	\$ 9,523.40	10%	\$ 4,761.70	30%	\$ 14,285.10	20%	\$ 9,523.40	40%	\$ 19,046.80
Demo	\$ 10,660.00	20%	\$ 2,132.00	10%	\$ 1,066.00	30%	\$ 3,198.00	20%	\$ 2,132.00	40%	\$ 4,264.00
Framing/drywall/paint	\$ 36,187.00	20%	\$ 7,237.40	10%	\$ 3,618.70	30%	\$ 10,856.10	20%	\$ 7,237.40	40%	\$ 14,474.80
Restroom plumbing	\$ 16,500.00	20%	\$ 3,300.00	10%	\$ 1,650.00	30%	\$ 4,950.00	20%	\$ 3,300.00	40%	\$ 6,600.00
New ceilings/flooring	\$ 38,168.00	20%	\$ 7,633.60	10%	\$ 3,816.80	30%	\$ 11,450.40	20%	\$ 7,633.60	40%	\$ 15,267.20
HVAC	\$ 14,796.00	20%	\$ 2,959.20	10%	\$ 1,479.60	30%	\$ 4,438.80	20%	\$ 2,959.20	40%	\$ 5,918.40
Electrical	\$ 17,262.00	20%	\$ 3,452.40	10%	\$ 1,726.20	30%	\$ 5,178.60	20%	\$ 3,452.40	40%	\$ 6,904.80
Alternate: Tuckpoint interior walls	\$ 12,500.00	20%	\$ 2,500.00	10%	\$ 1,250.00	30%	\$ 3,750.00	20%	\$ 2,500.00	40%	\$ 5,000.00
SUBTOTAL w/o alternate	\$ 181,190.00	20%	\$ 36,238.00	10%	\$ 18,119.00	30%	\$ 58,107.00	20%	\$ 36,238.00	40%	\$ 72,476.00
SUBTOTAL with alternate	\$ 193,690.00	20%	\$ 38,738.00	10%	\$ 19,369.00	30%	\$ 61,857.00	20%	\$ 38,738.00	40%	\$ 77,476.00
TOTALS w/o alternate	\$ 203,301.00	20%	\$ 40,660.20	10%	\$ 20,330.10	30%	\$ 64,740.30	20%	\$ 40,660.20	40%	\$ 81,320.40
TOTALS with alternate	\$ 215,801.00	20%	\$ 43,160.20	10%	\$ 21,580.10	30%	\$ 68,490.30	20%	\$ 43,160.20	40%	\$ 86,320.40

(NOT TO EXCEED)

(NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 payment

Year 1 (30%) \$64,740.30 w/o alternate Year 1 (30%) \$68,490.30 with alternate
Year 1 (40%) \$81,320.40 w/o alternate Year 1 (40%) \$86,320.40 with alternate

* Note: The owner has asked for consideration of payment of half of the subsidy upon approval of the project

EXHIBIT B

ESTIMATE #2 - Baldwin Construction

10/14/2021

ELIGIBLE EXPENSES	ESTIMATE	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 requirements	\$ 990.00	20%	\$ 198.00	10%	\$ 99.00	30%	\$ 297.00	20%	\$ 198.00	40%	\$ 396.00
Demo		20%	\$ -	10%	\$ -	30%	\$ -	20%	\$ -	40%	\$ -
Remove/repair wood	\$ 2,700.00	20%	\$ 540.00	10%	\$ 270.00	30%	\$ 810.00	20%	\$ 540.00	40%	\$ 1,080.00
Strip/repaint wood/steel columns	\$ 4,560.00	20%	\$ 912.00	10%	\$ 456.00	30%	\$ 1,368.00	20%	\$ 912.00	40%	\$ 1,824.00
New awnings	\$ 6,600.00	20%	\$ 1,320.00	10%	\$ 660.00	30%	\$ 1,980.00	20%	\$ 1,320.00	40%	\$ 2,640.00
SUBTOTAL	\$ 14,850.00	20%	\$ 2,970.00	10%	\$ 1,485.00	30%	\$ 4,455.00	20%	\$ 2,970.00	40%	\$ 5,940.00
<u>Interior Work</u>											
General requirements	\$ 23,764.38	20%	\$ 4,752.88	10%	\$ 2,376.44	30%	\$ 7,129.31	20%	\$ 4,752.88	40%	\$ 9,505.75
Demo	\$ 10,150.40	20%	\$ 2,030.08	10%	\$ 1,015.04	30%	\$ 3,045.12	20%	\$ 2,030.08	40%	\$ 4,060.16
Framing/drywall/paint	\$ 39,687.30	20%	\$ 7,937.46	10%	\$ 3,968.73	30%	\$ 11,906.19	20%	\$ 7,937.46	40%	\$ 15,874.92
Restroom plumbing	\$ 11,834.00	20%	\$ 2,366.80	10%	\$ 1,183.40	30%	\$ 3,550.20	20%	\$ 2,366.80	40%	\$ 4,733.60
New ceilings/flooring	\$ 22,838.41	20%	\$ 4,567.68	10%	\$ 2,283.84	30%	\$ 6,851.52	20%	\$ 4,567.68	40%	\$ 9,135.36
HVAC	\$ 12,932.00	20%	\$ 2,586.40	10%	\$ 1,293.20	30%	\$ 3,879.60	20%	\$ 2,586.40	40%	\$ 5,172.80
Electrical	\$ 29,707.00	20%	\$ 5,941.40	10%	\$ 2,970.70	30%	\$ 8,912.10	20%	\$ 5,941.40	40%	\$ 11,882.80
Alternate: Tuckpoint interior walls	\$ 6,710.00	20%	\$ 1,342.00	10%	\$ 671.00	30%	\$ 2,013.00	20%	\$ 1,342.00	40%	\$ 2,684.00
SUBTOTAL w/o alternate	\$150,913.49	20%	\$30,182.70	10%	\$ 15,091.35	30%	\$47,287.05	20%	\$ 30,182.70	40%	\$ 60,365.40
SUBTOTAL with alternate	\$157,623.49	20%	\$31,524.70	10%	\$ 15,762.35	30%	\$49,300.05	20%	\$ 31,524.70	40%	\$ 63,049.40
TOTALS w/o alternate	\$165,763.49	20%	\$33,152.70	10%	\$ 16,576.35	30%	\$51,742.05	20%	\$ 33,152.70	40%	\$ 66,305.40
TOTALS with alternate	\$172,473.49	20%	\$34,494.70	10%	\$ 17,247.35	30%	\$53,755.05	20%	\$ 34,494.70	40%	\$ 68,989.40
						(NOT TO EXCEED)				(NOT TO EXCEED)	

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 payment

Year 1 (30%) \$51,742.05 w/o alternate Year 1 (30%) \$53,755.05 with alternate
Year 1 (40%) \$66,305.40 w/o alternate Year 1 (40%) \$68,989.40 with alternate

* Note: The owner has asked for consideration of payment of half of the subsidy upon approval of the project

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: Take Webber (please print or type)

Mailing address: 1604 Kingsbury Rd Washington IL Daytime Phone: 309-642-1266

Email Address: TakeWebber@CountryFinancial.com I would like to receive correspondence by: ☒ Mail ☒ Email

1. Applicant interest in property (check one): ☐ Owner/Mortgagor ☒ Purchaser ☐ Tenant

☐ Third-Party (name) _____

2. Property owner name: Take Webber

3. Business name(s): Country Financial

4. Project address or location: 105 Washington Sq Washington IL 61571

5. Property tax ID number(s): 02-02-24-100-012

6. Current use of property: Vacant

7. Proposed use of property: Small Business

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: Restoring bank to original brick, restore the front facade, restoring back to the 15'10 ceiling, Building and structural improvements, Mechanical Equipment, All water, plumbing, & historic preservation, restoring doors, windows

10. Estimated total project cost: \$ 220,000

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

Property owner signature (if different from applicant)

Date

IMPORTANT: If the Finance Committee votes on a level of assistance, it will be included in a contract agreement between the City and applicant. 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.



September 7, 2021

Mr. Jake Webber, FSCP
Financial Representative
1606 Washington Rd
Washington, IL 61571

Subject: Building Renovations | County Financial Office Remodel

Jake -

Provided herein is our quote to complete the renovations as reviewed onsite and as described below.

Façade Modifications:

- Remove and repair damaged wood
 - Strip and repaint exterior wood and steel columns
 - Furnish and install new awnings
- Lump Sum: \$22,111**

Interior Renovations:

- Demo existing ceilings, walls, flooring, and casework
 - Remove and replace perimeter wall plaster
 - Furnish and install new ceilings
 - Furnish and install new flooring
 - Remove existing plumbing
 - Furnish and install new ductwork
 - Furnish and install new power and lighting
- Lump Sum: \$109,508**

Interior Buildout:

- Furnish and install framing, drywall, paint for new offices, conference room, restrooms
 - Furnish and install new reception casework, conference room casework - *Not Eligible*
 - Restroom buildout ~~restroom buildout~~
- Lump Sum: ~~\$90,507~~ \$85,286**

Alternate - Masonry Tuckpointing:

- Demo existing plaster (approx. 300sf) and tuckpoint brick
- Lump Sum: \$12,500**

Sincerely,

River City Construction

Gabe Rodriguez
Preconstruction Director

Builders...Concept to Completion.



Country Financial Renovation

10/8/2021

DIVISION	DESCRIPTION	Façade Modifications	Interior Renovations	Interior Buildout
1	General Requirements	\$ 9,181	\$ 25,622	\$ 21,193
2	Existing Conditions/Demo	\$ 656	\$ 10,660	\$ -
3	Concrete	\$ -	\$ -	\$ -
3	Precast	\$ -	\$ -	\$ -
4	Masonry	\$ -	\$ -	\$ -
5	Metals	\$ -	\$ -	\$ -
6	Wood & Plastics	\$ 3,624	\$ -	\$ 14,406
7	Thermal & Moisture Protection	\$ -	\$ -	\$ -
8	Openings	\$ -	\$ -	\$ 5,796
9	Finishes	\$ 3,250	\$ 38,168	\$ 28,985
10	Specialties	\$ -	\$ -	\$ 1,406
11	Equipment	\$ -	\$ -	\$ -
12	Furnishings (Awnings)	\$ 5,400	\$ -	\$ -
13	Special Construction	\$ -	\$ -	\$ -
14	Conveying Systems	\$ -	\$ -	\$ -
21	Fire Suppression	\$ -	\$ -	\$ -
22	Plumbing	\$ -	\$ 3,000	\$ 13,500
23	HVAC	\$ -	\$ 14,796	\$ -
26	Electrical	\$ -	\$ 17,262	\$ -
27	Communications	\$ -	\$ -	\$ -
31-33	Foundations & Site Work	\$ -	\$ -	\$ -
	Totals	\$ 22,111	\$ 109,508	\$ 85,286
	Alternate: Tuckpoint Interior Walls (10'x 14', 2 sides)	\$12,500		

- Not Eligible

Baldovin Construction Co.
 Office: 810 SW Adams Street Peoria IL 61602
 Billing: PO Box 5273 Peoria IL 61601
 Work: (309) 437-0201
 Office@baldovinconstruction.com
 baldovinconstruction.com



Estimate

Job Name	Webber Financial - Facade
Job Number	882 (2)
Issue Date	October 6, 2021
Valid Until	November 5, 2021

Item	Amount
------	--------

01 General Conditions

Items in the descriptions above are not applicable to all jobs; They are intended to give a better idea of what the line item entails. Your pricing reflects only the scope of work that is applicable to your project.

007200 - General Requirements

\$990.00

General Requirements includes our general mobilization costs for a job and include a large umbrella of items including but not limited to: jobsite trailers, jobsite utilities, small tool charges and small equipment, superintendent costs and reoccurring clients updates/meetings, project management, safety costs, site & office administrative costs, project accounting, field computer services, utility locates, job site prints, job signs, job site finished photos (which are made available to the client upon job completion), site security cameras on large jobs, temporary toilet/water where applicable, design consultation and floor plan design, material ordering, city inspections and occupancy walk-through's, permitting submissions and coordination where applicable, etc.

003146 - Permit/Fees - Owner Pays Any Permit Fees, Utility Fees, etc. Directly to the Entity That Requires Them

\$0.00

The overhead admin costs necessary for submitting print sets and coordinating engineers, subcontractors, the architect, and city code officials in order to obtain the necessary permits for the job are included in the general conditions. However, the actual permit fee from the city will be the owner's responsibility. The client will pay the city directly for the permit fee. Other applicable city and service fees, in addition to the building permit, are also not included and will be paid directly by the client to the necessary service or city entity. This includes but is not limited to set-up fees from outside utility or municipal entities including but not limited to Ameren, IL American Water, City Sewer/Sanitary, etc. These fees are often unknown to us until the project is "in motion". The client is welcome to contact these entities independently prior to the job starting to initiate conversations concerning what service/utility/civil modifications will be needed for the project and an approximate cost for these items. Again, coordination for these items is included in the scope of work once the project has begun.

06 Woods And Plastics

Carpentry Finishes Trim/ Stairs/ Cabinets

Trim

062000 - Finish Carpentry - Trim Work on Facade

\$2,700.00

09 Finishes

Estimate

October 6, 2021

Item	Amount
Painting	
099113 - Paint Exterior	\$4,560.00
13 Special Construction	
139000 - Awning Allowance	\$6,600.00
Price	\$14,850.00

Terms

Due to COVID-19, there has been an extreme increase in building material pricing. If the pricing for building materials increases over 5% of the current pricing for your project, the client will be responsible for the increase in cost.

Any Change Orders and Extras will be tracked, signed off and paid once work has been completed.

I hereby acknowledge that I have read, understand, and am prepared to comply with the terms and conditions listed in the above Estimate & Scope of Work. I understand that this Estimate and Scope of Work only include the items expressly listed in this document.

Client Name (Printed) _____

Client Signature _____ Date _____

Baldovin Construction Co.
 Office: 810 SW Adams Street Peoria IL 61602
 Billing: PO Box 5273 Peoria IL 61601
 Work: (309) 437-0201
 Office@baldovinconstruction.com
 baldovinconstruction.com



Estimate

Job Name	Webber Financial - Office Renovation
Job Number	884
Issue Date	October 7, 2021
Valid Until	November 6, 2021

Item	Amount
------	--------

01 General Conditions

Items in the descriptions above are not applicable to all jobs; They are intended to give a better idea of what the line item entails. Your pricing reflects only the scope of work that is applicable to your project.

007200 - General Requirements

\$7,045.50

General Requirements includes our general mobilization costs for a job and include a large umbrella of items including but not limited to: jobsite trailers, jobsite utilities, small tool charges and small equipment, superintendent costs and reoccurring clients updates/meetings, project management, safety costs, site & office administrative costs, project accounting, field computer services, utility locates, job site prints, job signs, job site finished photos (which are made available to the client upon job completion), site security cameras on large jobs, temporary toilet/water where applicable, design consultation and floor plan design, material ordering, city inspections and occupancy walk-through's, permitting submissions and coordination where applicable, etc.

003146 - Permit/Fees - Owner Pays Any Permit Fees, Utility Fees, etc. Directly to the Entity That Requires Them

\$0.00

The overhead admin costs necessary for submitting print sets and coordinating engineers, subcontractors, the architect, and city code officials in order to obtain the necessary permits for the job are included in the general conditions. However, the actual permit fee from the city will be the owner's responsibility. The client will pay the city directly for the permit fee. Other applicable city and service fees, in addition to the building permit, are also not included and will be paid directly by the client to the necessary service or city entity. This includes but is not limited to set-up fees from outside utility or municipal entities including but not limited to Ameren, IL American Water, City Sewer/Sanitary, etc. These fees are often unknown to us until the project is "in motion". The client is welcome to contact these entities independently prior to the job starting to initiate conversations concerning what service/utility/civil modifications will be needed for the project and an approximate cost for these items. Again, coordination for these items is included in the scope of work once the project has begun.

007200 - Misc Hardware & Fasteners

\$1,976.40

017419 - Dumpsters

\$2,013.00

Construction dumpsters are for the use of our construction-related items only. Since the cost of the dumpsters is directly related to the amount of items in the dumpsters (pricing goes by weight and frequency of dumpster replacement), Owners are not permitted to use the dumpsters for their personal disposal uses. If you would like to use the dumpsters for items outside of the scope of work BCC is being contracted to perform on this job, please let us know and we will account for this.

015616 - Dust Control

\$1,522.56

Adequate floor protection and plastic enclosures will be implemented on your job to ensure that dirt, dust, and other debris will keep the rest of your job site substantially undamaged and unaffected within reason.

017419 - Construction Cleaning

\$1,034.56

Estimate

October 7, 2021

Item	Amount
Ongoing Cleaning of Construction Site During Job	
017423 - Final Cleaning	\$387.96
Professional Final Cleaning at Job Completion	
02 Site Work	
024100 - Demolition - Restroom	\$634.40
05 Metals	
Carpentry Interior Steel Framing	
054000 - BCC- Complete 10' tall, 5/8" Sheetrock Assembly Steel interior wall studs, 3-5/8" steel interior wall framing, 16" OC	\$20,204.26
Costs include studs, 2 layers 5/8" X Fire Rated sheetrock, R-11 Insulation, finished	
06 Woods And Plastics	
Rough Carpentry	
061100 - Rough Carpentry	\$3,045.12
Carpentry Finishes Trim/ Stairs/ Cabinets	Not Eligible
Trim	
062000 - Finish Carpentry Trim Base & Casing	\$9,679.97
Cabinets	Not Eligible
062200 - Quartz Countertops - Kitchenette, Reception & Coffee	\$5,764.50
062200 - Finish Carpentry, Cabinets Kitchenette, Reception & Coffee	\$14,969.40
09 Finishes	Not Eligible
Suspended Ceiling	
095300 - Ceiling Suspension Assembly 2' x 2' grid with wire suspension, 15/16" flange, Optima/Dune Tegular, 3250/3250 PB 24X24X1" by Armstrong or similar USG	\$4,771.73
Painting	
099123 - Paint Interior - Walls & Trim	\$7,362.70
15 Mechanical	
157000 - HVAC Budget - New offices & Restroom layout	\$4,636.00
154000 - Plumbing Budget - Kitchenette, Coffee bar & New Restroom layout	\$7,930.00

Estimate

October 7, 2021

Item	Amount
------	--------

16 Electrical

162000 - Electrical Budget - New Office layout Receptacles & Lighting, Kitchenette, Coffee bar & New Restroom layout	\$14,640.00
--	-------------

Price	\$107,618.06
-------	--------------

Terms

Due to COVID-19, there has been an extreme increase in building material pricing. If the pricing for building materials increases over 5% of the current pricing for your project, the client will be responsible for the increase in cost.

Any Change Orders and Extras will be tracked, signed off and paid once work has been completed.

I hereby acknowledge that I have read, understand, and am prepared to comply with the terms and conditions listed in the above Estimate & Scope of Work. I understand that this Estimate and Scope of Work only include the items expressly listed in this document.

Client Name (Printed) _____

Client Signature _____ Date _____

Baldovin Construction Co.
 Office: 810 SW Adams Street Peoria IL 61602
 Billing: PO Box 5273 Peoria IL 61601
 Work: (309) 437-0201
 Office@baldovinconstruction.com
 baldovinconstruction.com



Estimate

Job Name	Webber Financial - Interior Renovation
Job Number	883
Issue Date	October 7, 2021
Valid Until	November 6, 2021

Item	Amount
------	--------

01 General Conditions

Items in the descriptions above are not applicable to all jobs; They are intended to give a better idea of what the line item entails. Your pricing reflects only the scope of work that is applicable to your project.

007200 - General Requirements

\$4,026.00

General Requirements includes our general mobilization costs for a job and include a large umbrella of items including but not limited to: jobsite trailers, jobsite utilities, small tool charges and small equipment, superintendent costs and reoccurring clients updates/meetings, project management, safety costs, site & office administrative costs, project accounting, field computer services, utility locates, job site prints, job signs, job site finished photos (which are made available to the client upon job completion), site security cameras on large jobs, temporary toilet/water where applicable, design consultation and floor plan design, material ordering, city inspections and occupancy walk-through's, permitting submissions and coordination where applicable, etc.

003146 - Permit/Fees - Owner Pays Any Permit Fees, Utility Fees, etc. Directly to the Entity That Requires Them

\$0.00

The overhead admin costs necessary for submitting print sets and coordinating engineers, subcontractors, the architect, and city code officials in order to obtain the necessary permits for the job are included in the general conditions. However, the actual permit fee from the city will be the owner's responsibility. The client will pay the city directly for the permit fee. Other applicable city and service fees, in addition to the building permit, are also not included and will be paid directly by the client to the necessary service or city entity. This includes but is not limited to set-up fees from outside utility or municipal entities including but not limited to Ameren, IL American Water, City Sewer/Sanitary, etc. These fees are often unknown to us until the project is "in motion". The client is welcome to contact these entities independently prior to the job starting to initiate conversations concerning what service/utility/civil modifications will be needed for the project and an approximate cost for these items. Again, coordination for these items is included in the scope of work once the project has begun.

017419 - Dumpsters

\$2,684.00

Construction dumpsters are for the use of our construction-related items only. Since the cost of the dumpsters is directly related to the amount of items in the dumpsters (pricing goes by weight and frequency of dumpster replacement), Owners are not permitted to use the dumpsters for their personal disposal uses. If you would like to use the dumpsters for items outside of the scope of work BCC is being contracted to perform on this job, please let us know and we will account for this.

015616 - Dust Control

\$1,522.56

Adequate floor protection and plastic enclosures will be implemented on your job to ensure that dirt, dust, and other debris will keep the rest of your job site substantially undamaged and unaffected within reason.

017419 - Construction Cleaning

\$1,034.56

Ongoing Cleaning of Construction Site During Job

Estimate

October 7, 2021

Item	Amount
017423 - Final Cleaning <i>Professional Final Cleaning at Job Completion</i>	\$517.28
02 Site Work	
024100 - Demolition	\$9,516.00
04 Masonry	
042113 - Sandblast to Brick Veneer Allowance	\$6,710.00 <i>Alternate</i>
09 Finishes	
Drywall	
092116 - Gypsum Drywall - Ceiling and Wall Patching	\$6,409.00
Flooring	
096429 - Flooring Allowance	\$18,066.68
Painting	
099123 - Paint Interior - Ceiling & Walls	\$5,711.34
15 Mechanical	
157000 - HVAC Allowance - Update System & Ductwork	\$8,296.00
154000 - Plumbing Allowance	\$3,904.00
16 Electrical	
162000 - Electrical Allowance - Update Panels, Wiring and Lighting	\$15,067.00
	Price
	\$83,464.42
Terms	

Due to COVID-19, there has been an extreme increase in building material pricing. If the pricing for building materials increases over 5% of the current pricing for your project, the client will be responsible for the increase in cost.

Any Change Orders and Extras will be tracked, signed off and paid once work has been completed.

I hereby acknowledge that I have read, understand, and am prepared to comply with the terms and conditions listed in the above Estimate & Scope of Work. I understand that this Estimate and Scope of Work only include the items expressly listed in this document.

Client Name (Printed) _____