



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: November 15, 2021

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

Agenda Item: TIF Funding Request – 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. A Certificate of Appropriateness was approved by the Historic Preservation Commission on November 11 for the replacement awnings.

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: The consensus at the November 8 Committee of the Whole meeting was to fund this project at a 40% level. This would establish a not-to-exceed amount of \$68,989.40 using the lower of the two estimates. Mr. Webber had asked for consideration of payment of half of any subsidy shortly after approval of a redevelopment agreement. After discussing this with him following that meeting and having an understanding of the funding level to be included in the agreement, that is no longer part of the consideration. Mr. Webber asked if any portions of a TIF subsidy could occur following the issuance of paid invoices upon the completion of various phases. Staff has no objection to that, as any of those payments would be for work already completed. Mr. Webber also asked for permission to begin the exterior work prior to approval due to the relatively limited remaining construction season and to potentially not interfere as much with the holiday shopping season. This is a reasonable request and staff has no objection to the work beginning as soon as possible.

Action Requested: Approval of the attached redevelopment agreement. A first reading ordinance is scheduled for the November 15 City Council meeting and a second reading will be scheduled for the meeting on December 6.

Ordinance No. _____

(Adoption of this ordinance would approve a TIF redevelopment agreement with Jake Webber for the redevelopment of 105 Washington Square).

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT FOR PRIVATE DEVELOPMENT WITH JAKE WEBBER 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 Jake Webber 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 _____, 2021.

AYES: _____

NAYS: _____

Mayor

ATTEST:

City Clerk

**AGREEMENT FOR PRIVATE REDEVELOPMENT
BETWEEN THE CITY OF WASHINGTON,
TAZEWELL COUNTY, ILLINOIS, AND
JAKE WEBBER**

THIS AGREEMENT for Private Redevelopment made and entered into this _____ day of _____, 2021, 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 **JAKE WEBBER** (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 105 Washington Square, Washington, Illinois, (hereinafter referred to as the “Real Estate”) through the City assistance in the payment of certain redevelopment project costs of the Developer, in consideration of which Developer is willing to redevelop the Real Estate to establish an insurance business; and

WHEREAS, the Real Estate is legally described as follows:

SEC 24 T26N R3W ORIGINAL TOWN S 62’ OF E ½ OF LOT 6 NW ¼; all situated in the City of Washington, Tazewell County, Illinois.

PIN: 02-02-24-100-012

Commonly known as: 105 Washington Square Washington, IL 61571.

WHEREAS, the Real Estate is owned by Heider Properties, LLC, an Illinois limited liability company (“Real Estate Owner”);

WHEREAS, the Real Estate Owner and Developer have entered into a Commercial Lease dated September 1, 2021 (“Lease”) in which Developer has the right to lease the Property until December 31, 2024;

WHEREAS, in addition to the rights conveyed in the Lease, the Developer has entered into an agreement with the Real Estate Owner which provides the Developer the option to purchase the Real Estate during the term of the Lease and Developer has represented that he intends to exercise his right to purchase the Real Estate;

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 105 Washington Square, Washington, Illinois. Developer will make renovations to the interior and exterior of the structure for use as retail space, pursuant to the plans and specifications attached hereto as Exhibit A and by reference expressly made a part hereof ("Remodel Specifications").

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

- (1) Interior:
 - (a) Removal of the drop ceiling to expose the original ceiling;
 - (b) Restoring the original flooring;
 - (c) Install and paint new drywall;
 - (d) Upgrade electrical, plumbing, and HVAC; and
 - (e) Tuckpoint brick walls (alternate bid).
- (2) Exterior:
 - (a) Replace existing awnings; and
 - (b) Repair and paint wood trim near the windows and door.

The estimated total cost of the above-listed items for the interior and exterior renovation is One Hundred Seventy-Two Thousand Four Hundred Seventy-Three Dollars and Forty-Nine Cents (\$172,473.49). 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 work on the redevelopment of the Real Estate no later than December 10, 2021. Developer may elect to commence prior to the date of this Agreement.

D. Completion of Redevelopment. Developer shall complete the redevelopment of the Real Estate on or before April 30, 2022.

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

- (1) It will promptly and timely pay all applicable taxes when due.
- (2) In the event that all applicable taxes are not paid by Developer within thirty (30) days from the date said taxes are due and owing during the period of time the City has an obligation to grant any incentives hereunder, including, but not limited to, payment of a portion of Developer's relocation costs, the City may make payment of the taxes due and owing on the property. The amount so advanced by the City shall be immediately due and owing from the Developer to the City and shall bear interest from the date of payment at the rate of twelve percent (12%) per annum compounded quarterly until paid in full. The City shall have a lien against all of the Redeveloper's property for all amounts paid together with interest and all expenses incurred in the recovery of said amounts, including, but not limited to, attorney's fees incurred in collecting said amounts. The City may bring such actions as may be deemed appropriate to enforce payment and/or enforce the lien hereinabove granted against the property.
- (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 it will use the space as an insurance 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 relocation to the new location; (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 Sixty-Eight Thousand Nine Hundred Eighty-Nine Dollars and Forty Cents (\$68,989.40), more particularly limited and set forth on Exhibit B, a copy of which is attached hereto and by reference expressly made a part hereof.

(2) The City shall pay the above-stated costs within sixty (60) days after the submittal of any paid invoices, provided, however, the City's payment shall not exceed forty percent (40%) of the amount of the invoices submitted.

(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. Consent of Real Estate Owner. The Real Estate Owner is a party to this Agreement only to acknowledge the Lease is in full force and effect, the Developer is the tenant of the Real Estate and that the Developer has the right to purchase the Real Estate during the term of the Lease.

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**

By _____
Mayor

Jake Webber

ATTEST:

City Clerk

CITY

DEVELOPER

HEIDER PROPERTIES, LLC

By: _____
Brock Heider

By: _____
Elizabeth Heider

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
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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
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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
<i>Ongoing Cleaning of Construction Site During Job</i>	
017423 - Final Cleaning	\$387.96
<i>Professional Final Cleaning at Job Completion</i>	
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
<i>Costs include studs, 2 layers 5/8" X Fire Rated sheetrock, R-11 Insulation, finished</i>	
06 Woods And Plastics	
Rough Carpentry	
061100 - Rough Carpentry	\$3,045.12
<i>Not Eligible</i>	
Carpentry Finishes Trim/ Stairs/ Cabinets	
Trim	
062000 - Finish Carpentry Trim Base & Casing	\$9,679.97
<i>Not Eligible</i>	
Cabinets	
062200 - Quartz Countertops - Kitchenette, Reception & Coffee	\$5,764.50
062200 - Finish Carpentry, Cabinets Kitchenette, Reception & Coffee	\$14,969.40
<i>Not Eligible</i>	
09 Finishes	
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
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16 Electrical

162000 - Electrical Budget - New Office layout Receptacles & Lighting, Kitchenette, Coffee bar & New Restroom layout	\$14,640.00
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Price	\$107,618.06
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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) _____