



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3a

Title:

Reccomendation to Approve a Commercial Corridor and Downtown Business Economic Incentive Award for 201 & 203 S. Third Street and request to Commence Improvements in Fiscal Year 2016/17 with Reimbursement of Funds Contingent upon approval of the City’s Fiscal Year 2017/18 Budget

Presenter:

Matthew O’Rourke

Meeting: Planning & Development Committee

Date: February 21, 2017

Proposed Cost: \$25,000

Budgeted Amount: \$0.00 (Applicant is asking to utilize funds to be appropriated from the 2017/2018 Fiscal Year)

Not Budgeted:

CCD Award Proposal

Tom Staroske, owner of the building located at 201 & 203 S. Third Street, has applied for a Tier 2 Commercial Corridor and Downtown Business Economic Incentive Program Award that exceeds the \$10,000 Tier 1 limit. Mr. Staroske will be installing necessary upgrades to the former NAPA Auto Parts store to facilitate the relocation of West Valley Graphics & Print, Inc. into this building. The proposed award will assist with the following modifications:

- The buildings electrical systems (electric panels, wiring, and services coming into the building) require replacement and upgrading – Cost: \$33,465
- Replacement of the existing furnace and air conditioning units – Cost: \$10,304.00
- Install two new meters to split the natural gas supply – Cost \$617.87
- Plumbing upgrades to install a new laundry tub, floor ejector pump, and roof drain to assist with pooling/roof drainage issues – Cost: \$5,642
- Install new exterior door to the tenant space in the location of a previously covered up door for fire egress – Cost \$2,871.00

Staff reviewed the improvements and found that they are within the eligible scope of the program. The total cost of the improvements is \$58,798.87 and the City’s share will be the program maximum of \$25,000.

Additional Information Regarding The Timing of this CCD Award Request

Mr. Staroske is working with West Valley Graphics & Print, Inc. to help them relocate from their current location in the Valley Shopping Center to this building by the end of March 2017. Upon receiving this application, staff informed Mr. Staroske that all program funding for FY 2016/17 is already committed to other projects and that the City cannot approve this award until the next current fiscal year. This has created a timing issue for this project since any the program requires that construction of eligible improvements cannot commence until the City Council has approved the CCD award agreement.

Mr. Staroske, in order to accommodate the tenant’s timeline, is requesting that the P & D Committee consider approving the eligible improvements and CCD grant agreement in FY 2016/17 and reserve funds from the future FY 2017/18 budget for this project. This would permit him to proceed with the modifications to the property before May of 2017 and commit the City to reimbursing the applicant with funds from FY 2017/18. As part of this request, Mr. Staroske understands that payment is contingent upon approval of the FY 2017/18 budget.

Staff has also informed Mr. Staroske that the City Council has not approved the FY 2017/18 budget; therefore, funding of the program is not a guarantee and he is proceeding with these improvements at his own risk. Should there be a reduction or elimination of the amount of funds budgeted for this program in FY 2017/18, he shall not receive any reimbursement from the City despite the City Council’s approval to commence with these eligible improvements.

Attachments (please list):

DRAFT Commercial Corridor and Downtown Business Economic Incentive Award for 201 & 203 S. Third Street (Tom Staroske – West Valley Graphics & Print, Inc.)

Recommendation/Suggested Action (briefly explain):

Motion to Approve a Commercial Corridor and Downtown Business Economic Incentive Award for 201 & 203 S. Third Street and request to commence improvements in fiscal year 2016/17 with reimbursement of funds contingent upon approval of the City’s fiscal year 2017/18 budget

City of St. Charles

Commercial Corridor and Downtown Business Economic Incentive Award Agreement

201 & 203 S. Third Street

Tom Staroske

THIS AGREEMENT, entered into this 6th day of March 2017, as authorized by Resolution No. _____ and approved by the City Council on March 6th, 2017, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated APPLICANT, to wit:

APPLICANT Name: **Tom Staroske**

Address of Property to be Improved: **201 & 203 S. Third Street**

PIN Number(s): **09-34-113-003**

Property Owner's Name: **Tom Staroske**

WITNESSETH:

WHEREAS, the CITY has established a **Commercial Corridor and Downtown Business Economic Incentive Award Program** to provide matching grants for permanent Building Improvements within the Commercial Corridor and Downtown Business Economic Incentive Program Boundary Area of the CITY as described in Exhibit I; and

WHEREAS, Tom Staroske APPLICANT(S), desires to install related Building Improvements to the above-described property that are eligible for reimbursement under the Commercial Corridor and Downtown Business Economic Incentive Award; and

WHEREAS, said Commercial Corridor and Downtown Business Economic Incentive Program is administered by the CITY and is funded from the general fund for the purposes of improving the commercial building stock along the major commercial corridor and downtown area of the CITY and preventing blight and deterioration; and

WHEREAS, the above-described property for which the APPLICANT seeks a grant is located within the area eligible for participation in the Commercial Corridor and Downtown Business Economic Incentive Award Program.

NOW, THEREFORE, in consideration of the mutual covenants and agreements obtained herein, the CITY and the APPLICANT do hereby agree as follows:

SECTION 1: The APPLICANT understands and agrees that only the cost of eligible Building Improvements located on the parcels with the following PIN(s) 09-34-113-003, shall be considered reimbursable as described in Exhibit II. The CITY will reimburse the APPLICANT up to 50% of the cost of labor, materials and equipment necessary to install Building Improvements in accordance with the approved plans, specifications and cost estimates attached hereto as Exhibit “II” (the “Eligible Building Improvements Cost Estimate”) for improvements undertaken in FY 2016/2017 to be reimbursed in FY 2017/2018. The APPLICANT further understands that proceeding with these improvements in FY 2016/2017 does not guarantee they will be reimbursed for improvements identified in Exhibit “II” in the event that the amount of funding for this program is significantly reduced or eliminated for FY 2017/2018 and is therefore proceeding at the APPLICANT’S own risk of not being reimbursed for the full agreed upon amount of all eligible improvements and in no event more than the maximum amounts as defined below:

Building Improvements cost: \$58,798.87 City’s Share @ 50% up to a maximum of \$25,000.00

Total Grant Amount (City’s Share): \$25,000.00

Labor by the APPLICANT (“sweat equity”) is not a reimbursable expense. All Building Improvements shall be installed in accordance with approved building permit plans, subject to minor revisions as may be approved by a representative of the CITY due to field conditions not known at the time of design, and similar circumstances beyond the APPLICANT’S control.

SECTION 2: The Director of Community & Economic Development, or designee, shall inspect the Building Improvements installed pursuant to this Agreement and shall include any required permit inspections by the CITY. All work that is not in conformance with the approved plans and specifications shall be remedied by the APPLICANT and deficient or improper work shall be replaced and made to comply with the approved plans and specifications and the terms of this Agreement.

SECTION 3: Upon completion of the Building Improvements and upon their final inspection and approval by the Director of Community & Economic Development, or designee, the APPLICANT shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the Building Improvements as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials or equipment in the work. In addition, the APPLICANT shall submit to the CITY proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The CITY shall, within thirty (30) days of receipt of the contractor's statement, proof of payment and lien waivers, and “before” and “after” pictures of the property, reimburse the APPLICANT for the 50% of the actual construction and materials cost or the maximum amount specified in this Agreement, whichever is less.

At its sole discretion, CITY may reimburse APPLICANT in two payments. The first reimbursement may be made only

1) Upon completion of Building Improvements representing 40% or more of the maximum reimbursement specified in Section 1 hereof and,

2) Upon receipt by CITY of the all invoices, contractor's statements, proof of payment and notarized final lien waivers for the completed Building Improvements and,

3) Upon a determination by the Director of Community & Economic Development, or designee, that the remainder of the Building Improvements are expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the APPLICANT. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 4: All Building Improvements must be completed within 270 days after the approval of this Agreement. Extensions may be approved by the Director of Community & Economic Development, prior to the expiration of the said 270 days. Projects which have not received an extension and have not been completed within 270 days will not receive funding.

SECTION 5: If the APPLICANT or his contractor fails to complete the Building Improvements provided for herein in conformity with the approved plans and specifications and the

terms of this Agreement, then upon written notice being given by the Director of Community & Economic Development to the APPLICANT, by certified mail to the address listed above, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void.

SECTION 6: Upon completion of the Building Improvements pursuant to this Agreement and for a period of five (5) years thereafter, the APPLICANT shall be responsible for properly maintaining such Building Improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of five (5) years following completion of the construction thereof, the APPLICANT shall not enter into any Agreement or contract or take any other steps to alter, change or remove such Building Improvements, or the approved design thereof, nor shall APPLICANT undertake any other changes, by contract or otherwise, to the Building Improvements provided for in this Agreement unless such changes are first approved by the Director of Community & Economic Development, Designee, or City Council, whichever the case may be. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the Building Improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement.

In the event that any of the Building Improvements are removed during the term of this agreement the APPLICANT and/or the Owner shall repay the CITY all grant funds received pursuant to this Agreement and shall pay any costs and fees including reasonable attorney's fees incurred by the CITY to collect said grant funds. The amount of repayment required to be paid by the APPLICANT and the OWNER shall be reduced by 20% for every full year that this Agreement has been in effect at the time of the required repayment.

If within the 5-year maintenance period improvement is damaged by automobiles, wildlife, acts of nature, or stolen or any other cause, the APPLICANT shall install and pay for replacements.

In the event of inadequate maintenance, the CITY shall give the owner reasonable notice of conditions to be corrected. In the event that substandard maintenance still exists after thirty (30) days, OWNER shall repay the CITY all grant funds received pursuant to this Agreement and pay all costs and fees, including attorney fees, of any legal action taken to enforce the maintenance of the

Building Improvements.

SECTION 7: The APPLICANT covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the Commercial Corridor and Downtown Business Economic Incentive Award(s) which are the subject of this Agreement. The APPLICANT further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said building improvement(s).

SECTION 8: Nothing herein is intended to limit, restrict or prohibit the APPLICANT from undertaking any other work in or about the subject premises, which is unrelated to the Building Improvements provided for in this Agreement.

SECTION 9: This Agreement shall be binding upon the CITY and upon the APPLICANT and its successors and assigns with respect to the property on which the Building Improvements are installed, for a period of five (5) years from and after the date of completion and approval of the building improvement provided for herein. It shall be the responsibility of the APPLICANT to inform subsequent owners and lessees of the provisions of this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

APPLICANT

PROPERTY OWNER
(if different from APPLICANT)

CITY OF ST. CHARLES: _____

Mayor or Director of Community & Economic Development

ATTEST: _____

City Clerk

Applicant contact information:

Phone: _____

Fax: _____

Email: _____

Property Owner's information, if different than applicant:

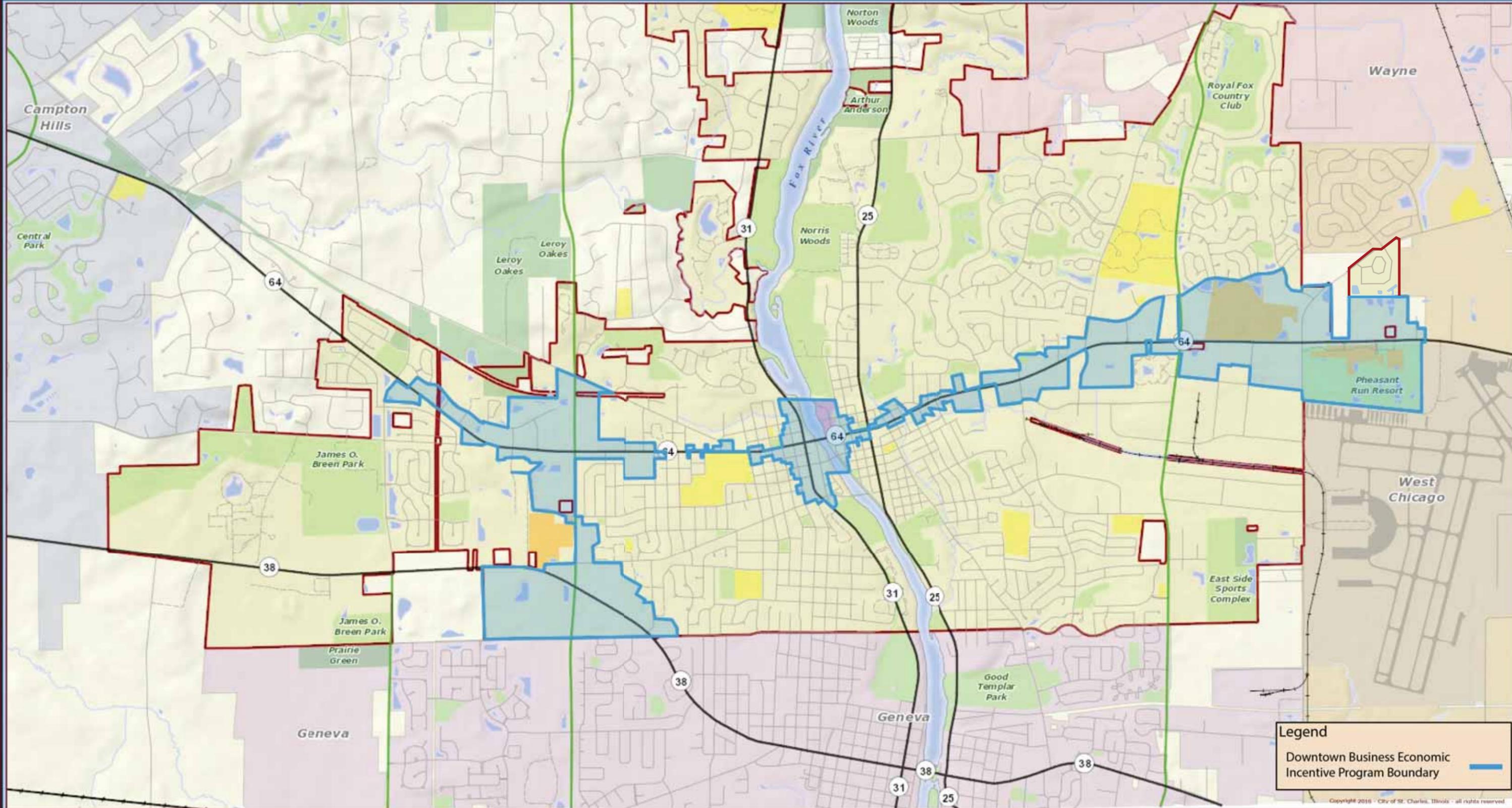
Phone: _____

Fax: _____

Email: _____

Exhibit I

Map of the Downtown Economic Incentive Program Eligible Properties Boundary



Legend

Downtown Business Economic Incentive Program Boundary —

Copyright 2016 - City of St. Charles, Illinois - all rights reserved



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois

Coordinate System: Illinois State Plane East
Projection: Transverse Mercator
North American Datum 1983

Printed On: May 2, 2016 02:17

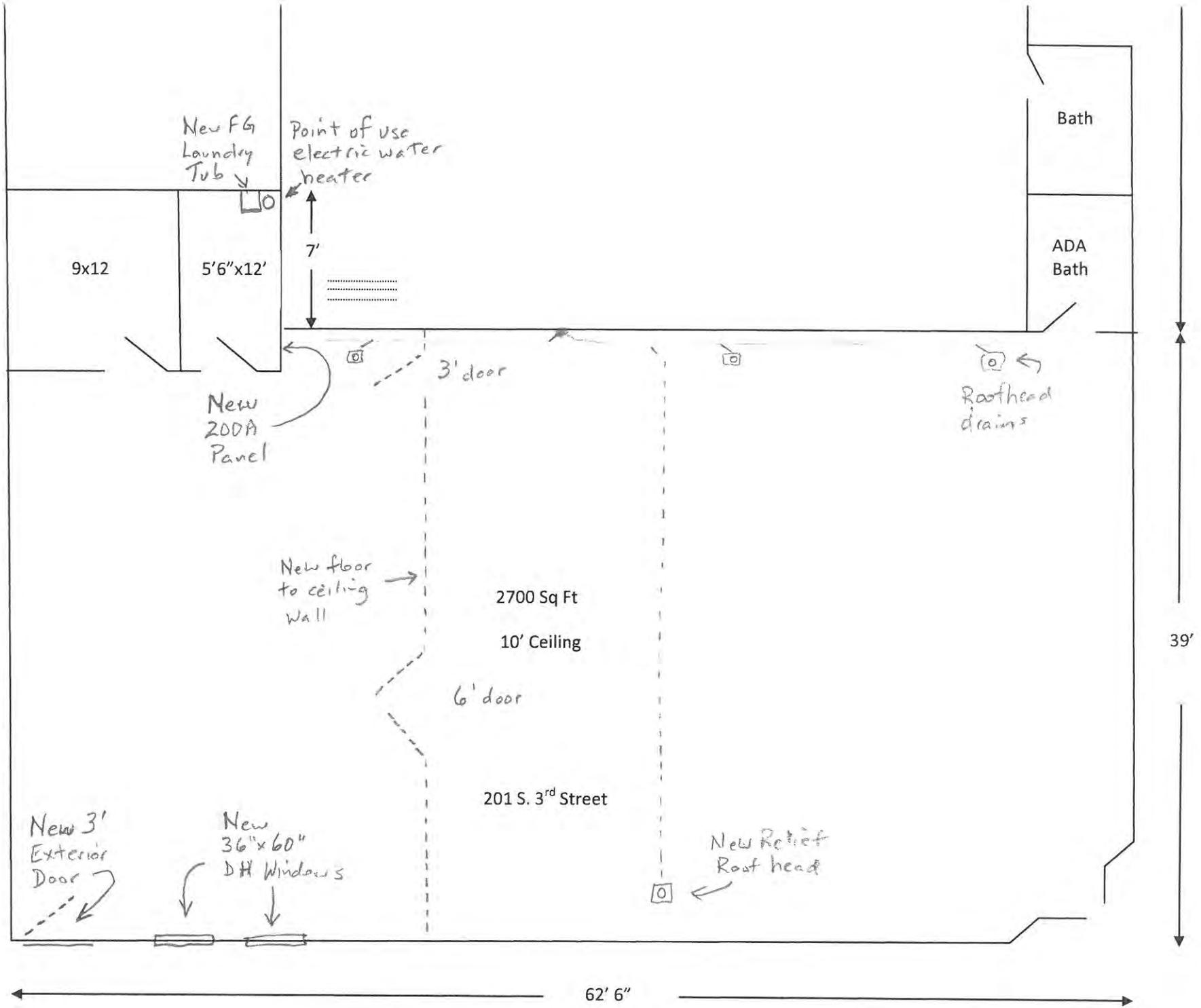


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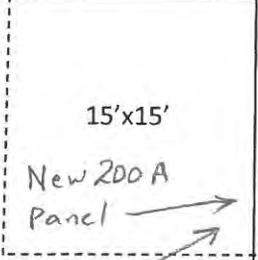
Powered by Precision GIS

Exhibit II

Eligible Interior Building Improvements Cost Estimate



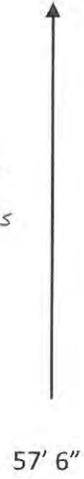
Near to
add 2nd
Gas Meter



15'x15'
New 200 A
Panel

Remove all
fuse boxes

New
Electric
Services



3000 Sq Ft
13' Ceiling

203 S. 3rd Street

Hopkins, Paul <phopkins@stcharlesil.gov>

Today at 3:35 PM

To Tom Staroske

CC O'Rourke, Matthew

Hi Tom- I have yet to finish comments, but the costs are calculated to furnish 400 amps of 120/208 volt power to the building. We looked at bringing 120/208 volt power from another transformer a block away and that cost was very high; somewhat less was the cost to install a new pad mount transformer for your building, exact location undetermined due to space restrictions; and the considerably lowest cost is to install a new pole East of the drive on Illinois beneath the existing 12,470 volt highline with three overhead transformers, all the required arrestors, cutouts and fuses, then bring secondary aerial to the existing pole to the West and back to your building. The cost for all of that work plus the two new 200 amp 120/208 commercial meters (at \$ 425.00 each) is \$ 18,965.00. From your end you will need to supply a single 400 amp three phase four wire building main, with attached group metering for two 200 amp meter/main sections. All of our review comments will address all of those requirements, but I wanted to get the cost from the City in front of you. I am copying Matt O'Rourke on this email- thank you-

Paul



Paul Hopkins Electric Engineer
P: 630.377.4403 | E: phopkins@stcharlesil.gov
2 E. Main Street, St. Charles, IL 60174-1984
stcharlesil.gov

Heritage. Community. Service. Opportunity.

Daufenbach Electric, Inc.
9N523 Kendall Road
Elgin, IL 60124
(847) 464-1060
daufenbachelectric@gmail.com

ESTIMATE

ESTIMATE # 1058
DATE 11/14/2016

ADDRESS
West Valley Graphics
West Valley Graphics

Please detach top portion and return with your payment.

ACTIVITY	QTY	RATE	AMOUNT
*****NOT INCLUDED***** 1. Permits and inspection fees 2. Machine not listed 3. Breakers by owner when service is upgraded. 4. Drywall repair 5. Phone and data	1	0.00	0.00
*****INCLUDED***** All piping will be surface mounted, except in new walls Demo existing cords and disconnects Install feeds to the following machines: 1- 30 amp 1 phase wall receptacles for big copier 1-20 amp 1 phase wall receptacles for Devotec 1-20 amp 1 phase for shrink wrap machine 10- outlets on new walls for office 1-20 amp single phase feed for 3985 machine 2-20 amp single phase drops for above machines 2- 20 amp wall receptacles for 7095 machine 10- outlets in ship area split between 5 circuits All license and insurance requirements	1	4,900.00	4,900.00
materials	1	0.00	0.00

TOTAL **\$4,900.00**

Accepted By

Accepted Date

Daufenbach Electric, Inc.
9N523 Kendall Road
Elgin, IL 60124
(847) 464-1060
daufenbachelectric@gmail.com

ESTIMATE

ESTIMATE # 1060
DATE 11/16/2016

ADDRESS

Tom Staroske
506 Bradley Cir
St Charles, IL

Please detach top portion and return with your payment.

JOB LOCATION

201/230 3Rd st

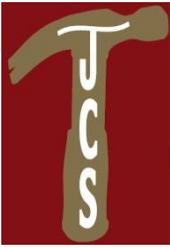
ACTIVITY	QTY	RATE	AMOUNT
	1	14,500.00	14,500.00

Not Included
Engineer or architectural drawings
Permit, inspection, metering, service fees
Dry wall repair
roof pitch pod
Recircuiting existing building and repairing existing code violations
Included
Demo existing riser and old services
1-400 amp 3 phase service riser
1- 400 amp main breaker disconnect box per city fire code.
1- stacked meter socket with 2-200 amp breakers and two meter locations
1- feed to new panel mounted in shop area
1- feed from meter socket to new panel located in old show room area. Pipe on exterior of building. Drill penetration through roof.
Remove and replace old panel with a new 42 circuit 200 amp panel.
All grounding per code
Refeed existing circuits the way they were.

TOTAL **\$14,500.00**

Accepted By

Accepted Date



Estimate

JOHNSON CARPENTRY & SERVICE

Date: 1/14/2017

TO

Tom Staroske
506 Bradley Circle
St. Charles, IL 60174
847-863-7476

Salesperson	Job	Payment Terms	Due Date
	201 S Third Street, St Charles - New tenant move-in		

Date	Description	Unit Price	Line Total
	Install floor to ceiling west to east wall on back ¼ of space <ul style="list-style-type: none">• Frame with wood 2"x4" studs• Install 5/8" drywall on both sides of wall• Tape, Mud, Sanding excluded• Install primed 60" foam-filled 6-panel double door w/lockset• Install primed 36" foam-filled 6-panel pre-hung door w/lockset• Install vinyl base		\$3,844.00
	Install a new 6-panel pre-hung steel entry door and lockset at old door location in SE corner of space. Install 2 new vinyl double hung windows at old window locations in SE corner of space.		\$2,871.00
		Total	\$6,715.00

Make all checks payable to JOHNSON CARPENTRY & SERVICE

Thank you for your business!

JOHNSON CARPENTRY & SERVICE P O BOX 332, LAFOX, IL 60147 Phone 630-460-9793 Fax 630-208-7223
Email mikej516@sbcglobal.net



PO Box 1630
Aurora, IL 60507-1630

Account 4095244613 2

To:
Tom Staroske
506 Bradley Circle
St Charles, IL 60174

For work or services performed at the following location:
SR17-016 201 S 3rd St, St Charles

Project

Project Charges Per Proposal Contract	617.25
State Tax	0.62
Total	\$617.87

Mail payments to Bill Payment Center PO Box 1630, Aurora, IL 60507-1630. To pay by credit card or check by phone, please call 1 888 642-6748. If you have any questions concerning this quote, please call 1 630 388-3919.

Return the signed contract along with payment in the exact amount of this quote. Please note that your work will not be completed until payment is received. Thank you for your patience.

Total Quote Amount **\$617.87**
Date of issue January 20, 2017

NMG

Please detach and return with your payment



PO Box 1630
Aurora, IL 60507-1630

Total Quote Amount
\$617.87

Account Number: 4095244613 2

Tom Staroske
506 Bradley Circle
St Charles IL 60174

PO BOX 1630
AURORA, IL 60507-1630

40 95 24 4613 2 0000617878 0000617878 922

Nicor Gas Proposal Contract / Projects Version 10-21-16, 3:10

Nicor Gas proposes to furnish the necessary labor and material to do the work described below.

Work for Customer or Contractor Tom Staroske		Submitted by: Sarah Ramos		Date: 01/20/17	Job No: SR17-016
Fax Number:	Attn:	Email Address t.star@sbcglobal.net	Attn: Tom Staroske		Account No. 40-95-24-4613 2
Service Address: 201 S 3rd St		Service City ST CHARLES	Service State IL	Service Zip 60174	
Mailing Address 506 Bradley Circle		Mailing City ST CHARLES	Mailing State IL	Mailing Zip 60174	

Charges

	Base Charge:	\$	617.25
	State Utility Tax:	\$	0.62
ST CHARLES	Municipal Tax:	\$	-
Payment in full to be made on acceptance		Total Charge:	\$ 617.87

Job Scope:

Nicor will supply labor, material and transportation to exchange 800tc meter# 2226999 to a 250tc add additional 250tc for new unit A per customer information provided on equipment list.

Customer is responsible for stub out of own fuel lines and tie into new location of meter.

Customer/contractor must be on site on the date work is scheduled to be completed. Scheduling will not begin until payment in full and a signed contract has been received.

Work to be done on:

Meter

Nicor Gas is not responsible for restoration of landscaping/paving on private property.

The sketch, if any, appearing on the reverse side hereof, or attached hereto, is hereby made a part of this Proposal/Contract. Work will be done during regular working hours except upon the Customer's/Contrator's specific request and agreement to pay for overtime work. All material and equipment from the main to and including the meter is the property of the Company. All material and equipment beyond the meter is the property of the Utility Customer and is to be maintained and repaired at the Utility Customer's expense.

Except in case of emergency, no repairs chargeable to the Utility Customer shall be made other than upon the Utility Customer's written order. The Utility Customer agrees that the Company shall have the right to enter the Utility Customer's premises at all reasonable hours to make the necessary repairs to piping, regulators, meters and other equipment connected to the Company's system.

The Company shall not be responsible for any damages resulting from delay in completing the above work, where such delay is due to casualties, labor disputes, or other causes beyond the reasonable control of the Company. The Customer/Contractor agrees to indemnify and hold harmless the Company against all costs, damages, liabilities and expenses (including those incurred in connection with any claim, suit or proceeding) arising out of the Work, except when such costs, damages, liabilities and expenses arise solely from the negligence of the Company.

This proposal shall be void unless accepted within 30 days of its presentment. This Proposal contains the entire understanding between the parties with respect to the subject matter hereof, and may be modified, amended or mutually rescinded only by a written instrument executed by the parties hereto. This proposal, as submitted, becomes a Contract when accepted by the Customer/Contractor and approved by the Company.

To Pay by Phone Using a Credit Card or Check (convenience fee applies):

Please call 1-888-642-6748, and be sure to get a confirmation number. After making your payment, please scan and email your signed contract, including your confirmation number, to Sramos@southernco.com, or fax to 630-553-1695.

To Pay by Mail:

If you prefer, please send your payment and signed contract to Nicor Gas Bill Payment Center, P.O. Box 1630, Aurora, IL 60507-1630.

Nicor Gas

Accepted:

Submitted by: _____

Customer/Contractor: _____

Supervisor Signature: _____

Credit Payment Conf. #: _____

Date: _____

Official Capacity: _____

January 27, 2017

Proposal/Acceptance

PROPOSAL SUBMITTED TO:

Name: Tom Staroske
Address: 506 Bradley Circle
City: St Charles
State: IL
Zip: 60174
Phone: 847-863-7476
E-mail: t.star@sbcglobal.net

WORK TO BE PERFORMED AT:

Name: West Valley Graphics
Address: 201 S Third Street
City: St Charles
State: IL

New tenant build-out - PLUMBING

We hereby propose to furnish the materials and perform the labor necessary for the completion of the following to be done in a neat and orderly manner according to the specifications below.

Add a Laundry Tub

- 1) Utilize the existing nearby water and sewer. Run a new vent through the roof.
- 2) Install a standard Mustee or Fiat FG laundry tub with chrome faucet in center storage room along the west wall
- 3) Install a "Pump in a can" on-floor ejector pump system. Drain is to discharge into nearby sanitary sewer immediately behind the wall, approximately 4' up
- 4) Install a wall-hung point-of-use water heater w/relief valve

Job Cost.....\$ 2,864.00

Add a Relief Roof Head

- 1) Install a relief roof head drain at the front (3rd Street side) of 201. Rain water collects at this point and runs over the roof and down the showroom windows. Tie onto existing roof head drain lines already in the ceiling of 201.

Job Cost..... \$ 2,140.00

Separation of Gas Piping

- 1) NICOR will remove one large gas meter and will install 2 smaller meters
- 2) Re-pipe interior & exterior gas piping to accommodate separate meters.

Job Cost..... \$ 638.00

ACCEPTANCE OF PROPOSAL

Respectfully submitted,


John Skirmont

Date: _____

Signature
PLEASE SIGN AND RETURN ONE COPY



707 Colomba Ct. #102
St. Charles, IL 60174

January 25, 2017

Tom Staroske
201 S. 3rd Street
St. Charles, IL 60174
1-847-863-7476
t.star@sbcglobal.net

RE: furnace and a/c replacement

McNally's Heating and Cooling proposes the following at the above mentioned address:

Option 1:

- 1) Remove existing 150,000 btu furnace and replace with one new 95% Lennox Model ML195UH110
- 2) Install new pvc venting through existing b-vent penetration
- 3) Provide and install one new 4" filter cabinet underneath furnace
- 4) Install two new vents for office and fitting room
- 5) Seal and insulate existing ductwork with duct sealant to prevent air leakage

Total cost of investment is _____ \$ 5,429.00

Option 2:

- 1) Remove and replace existing condenser on roof with a Lennox Model 13ACXN048 condenser
- 2) Remove and replace existing evaporator coil with a matching Lennox cased coil
- 3) Provide lift for removing and setting of new condenser on roof
- 4) Set new condenser on pad and level
- 5) Flush out existing line set and reattach to evaporator coil and condenser

McNally's Heating & Cooling
707 Colomba Ct. #102
St. Charles, IL 60174
(630) 363-9067
mcnallyhvac@gmail.com

Total cost of investment is _____ \$4,875.00

Warranties are as follows:

1-year labor

10-year parts

10-year compressor

5 -year on evaporator coil

If crane is needed to for removal and placement of condensers add \$500.00

Accepted by: _____ Date: _____

Customer Acceptance

McNally's Heating & Cooling
707 Colomba Ct. #102
St. Charles, IL 60174
(630) 363-9067
mcnallyhvac@gmail.com

Exhibit III
Checklist for Eligible Improvements & Reimbursements

201 & 203 S. Third Street Tom Staroske – (West Valley Graphics & Print, Inc.)

Improvement Item	Estimated Cost	Work Completed (Yes/No)	Money Spent per Final submittal	Amount Reimbursed
Upgrade electric service into the building from Power Pole	\$ 19,964.00			
Install exterior piping and electric to unit located at 201 S Thirds Street	\$ 4,900.00			
Demo existing riser and old services and install new meter socket and panels	\$ 14,500.00			
Nicor Gas install two new meters	\$ 617.87			
Install new 6 panel steel door and 2 new vinyl windows double hung windows at SE exterior of the building	\$ 2,871.00			
Install new laundry tub, ejector pump, and wall-hung point of use water heater	\$ 2,864.0			
Add relief roof head drain	\$ 2,140.00			
Separation of Gas Piping	\$ 638.00			
Install new furnace	\$ 5,429.00			
Install new AC unit	\$ 4,875.00			
Total Interior Improvements Cost	\$ 58,798.87			