



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3c-2

Title:

Recommendation to Approve a Commercial Corridor and Downtown Business Economic Incentive Award for 122 W. Main Street (Dean Courser – Stanbridge Master Saddler)

Presenter:

Matthew O'Rourke

Meeting: Planning & Development Committee

Date: January 9, 2017

Proposed Cost: \$25,000 (Interior)
\$12,482 (Façade)

Budgeted Amount: \$37,482 (Total
Funds left in FY 16/17)

Not Budgeted: ☐

Interior Build-Out Improvements

Dean Courser, owner of the building located at 122 W. Main Street, has applied for a Tier 2 Commercial Corridor and Downtown Business Economic Incentive Program Award that exceeds the \$10,000 Tier 1 limit. Dean Courser will be installing necessary upgrades to the western portion of the former Vertical Drop space to facilitate the occupancy of the new Stanbridge Master Saddler tenant. While there are a number of modifications required for this tenant, the proposed award will assist with the following modifications:

- To accommodate this tenant, the HVAC system is in need of modernization to service the western portion of the former Vertical Drop space. – Cost: \$28,250
- This Stanbridge portion of the building will need to have new electricity and new permanent ceiling lighting fixtures, lighting required by the fire code. – Cost: \$38,270
- Drywall and suspended ceiling to finish the conversion of the former Vertical Drop space, into two separate tenant units – Cost \$24,970

Staff reviewed the grant eligible improvements and recommends approval of the award. The total cost of the improvements is \$88,490 and the City's share will be the program maximum of \$25,000.

Eligible Façade Improvements (Pending Committee Comments)

The applicant is also considering façade enhancements that are typically part of the Façade Improvement Program. However, that program has already allocated all available funding to other projects for Fiscal Year 2016/17. Therefore, they have included them under the following eligible improvements criteria of the Commercial Corridor and Downtown Business Economic Incentive Program as follows:

- Façade improvements (only if the Façade Improvement Program has committed all budgeted funding for the current fiscal year).

The total estimated cost of these eligible façade improvements is \$27,900 (half of this amount is \$13,950). The interior build-out improvements will reach the current \$25,000 maximum amount. However, pending the proposed amendments to the Commercial Corridor and Downtown Business Economic Incentive Program (separate agenda item), these items would be eligible for an increase in the total funding amount for facade improvements only. There is \$12,482 of additional funding available to allocate to these modifications in the FY 2016/2017 budget, if the Committee recommends in favor of the proposed changes.

Attachments (please list):

DRAFT Commercial Corridor and Downtown Business Economic Incentive Program Agreement for 122 W. Main Street (Dean Courser and Stanbridge Master Saddlers).

Recommendation/Suggested Action (briefly explain):

Recommendation to Approve a Commercial Corridor and Downtown Business Economic Incentive Program Agreement for 122 W. Main Street (Dean Courser and Stanbridge Master Saddlers).

City of St. Charles
Commercial Corridor and Downtown Business Economic Incentive Award Agreement

122 W. Main Street

DPC Properties, LLC. (Dean Courser) & Sarah Schmidgall (Stanbridge Master Saddlers)

THIS AGREEMENT, entered into this 16th day of January 2017, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated APPLICANT, to wit:

APPLICANT Name: **Dean Courser & Sarah Schmidgall**

Address of Property to be Improved: **122 W. Main Street**

PIN Number(s): **09-27-376-002**

Property Owner's Name: **DPC Properties, LLC.**

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, DPC Properties, LLC., & Sarah Schmidgall 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) 09-27-376-002, 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”), but in no event more than the maximum amounts as defined below:

Building Improvements cost: \$88,490.00 City’s Share @ 50% up to a maximum of \$25,000.00

Exterior Façade Improvements cost: \$40,250 City’s Share @ 50% up to a maximum of \$12,482.00

Total Grant Amount (City’s Share): \$37,482

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

40W480 Main St.
Batavia IL 60510
630-469-4848 Voice
630-761-9868 Fax

	Quote #
11/11/2016	5570

Quoted To	Job Address
AAA Remodeling Service 4500 River Drive Lisle IL 60532	112 W Main St St.Charles

Terms	Good Through
Net 30	12/11/2016

[illegible]

IF ACCEPTED, PLEASE SIGN AND RETURN
SIGNED COPY TO OUR OFFICE

Signature _____

Proposal

Klinkey Heating & Sheet Metal, Inc.

P.O. Box 1013

608 S. First Street

St. Charles IL 60174

(630)584-2591 Phone (630)584-2592 Fax

Proposal Submitted To

Date: 9/15/2016

DPC Properties

Phone: 630/444-1447

P.O. Box #183

St. Charles IL 60174

Cust. Alt. Phone:

Job Location: 1st Floor, West Side

We hereby submit specifications and estimates for:

Qty Total

First Floor West Side

We will furnish and install (2) new split system heating & cooling units consisting of (3) 100,000 BTU furnace and (3) 5-ton cooling systems. The new system will be relocated to floor location in the old UPS and Child playrooms and connect to existing ductwork in the ceiling. The condensers will be mounted on the North side of the building. Includes gas piping to new furnaces from boiler room
Installed

1 \$ 28,250.00

NOT INCLUDED:

Removal of old boilers and piping

Line voltage electric

Framing of structural penetrations

Temporary removal of ceiling under existing unit

CENTER:

** Heil Furnace Model #: N9MSE1002120A2

Serial #: A163060627

** ICP 5-ton Coil Model #GE36660C210B2505AP

Serial #7116C45123

** Condenser Model #N4A360GHC300

Serial #E163606328

WEST - RIGHT

** Heil Furnace Model #G9MXE0802120A

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

As Above

Payment to be made as follows: Net 30

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

Authorized
Signature

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

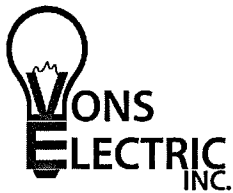
Acceptance of Proposal -

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

Signature

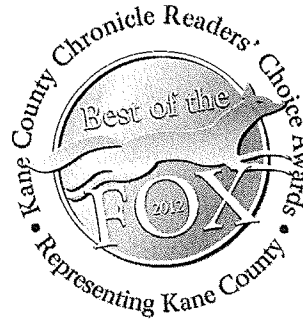
Date of Acceptance

Signature



Vons Electric, Inc.
2701 Dukane Drive
St Charles, Illinois 60174
Ph.630.377.VONS(8667)

Proposal



Date	Estimate #
11/15/2016	3950
Pricing valid for 30 days from the date of this proposal	

Client Name / Address
Stanbridge Master Saddlers 122 W Main Street St.Charles IL 60174

Project Number
16-1252E

Description of Work	Qty	Cost	Total
Install 10-new 6" LED cans in drop ceiling		2,000.00	2,000.00
86- 2x4 LED Layin fixtures on existing switches (add separate support to ceiling)		21,500.00	21,500.00
Change 20 recessed light trims to LED		1,000.00	1,000.00
Emergency lights per code for the area consisting of		2,300.00	2,300.00
6-emergency lights			
4-combo / exit lights			
2-remote head			
3-fire strobe drops (wire by others)			
Install customer supplied track lights (per drawing dated 11/08/16)		400.00	400.00
Redo existing doorbell to code		420.00	420.00
Add 8-fixture openings for customer supplied barn lights (exterior)		2,700.00	2,700.00
surface mounting conduit			
replace photo eye sensor			
Add 4-ocupancy sensors to the bathrooms and storage rooms per St.Charles code		300.00	300.00
2-exterior soffit outlets on with the track light power		300.00	300.00
Install 11-new duplex receptacles, 1-GFI and 6-quad receptacles		3,150.00	3,150.00
Demo old can light, track and old wiring		1,200.00	1,200.00
Note: A 50% deposit and signed proposal required to schedule, balance due upon completion of work			
Excludes: Patching or painting, permit fees, any code upgrades that are not E1.0 & E2.0 11/08/16			
Lights are by owner (except LED can trims)			

Thank you for the opportunity to do business!	Total	\$35,270.00
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I, the undersigned, hereby authorize the Work described on this Proposal. I have read and agree to this Proposal, including the attached terms and conditions. I recognize that there may be other service providers who may be able to perform this work and understand that I have the option of seeking other bids before authorizing this work. I represent that I am either the owner or owner's agent, and have authority to authorize the Work, and agree to pay for all services, including goods and services, received. I further, agree to pay Vons Electric, Inc. all costs and expenses, including but not limited to collection expenses, court costs and reasonable attorney's fees incurred by Vons Electric, Inc. in seeking to enforce any of the liabilities or obligations of the undersigned under this Agreement. Estimated Start/End Date: TBD upon acceptance of this proposal

Client Signature: _____

Date of Acceptance: _____

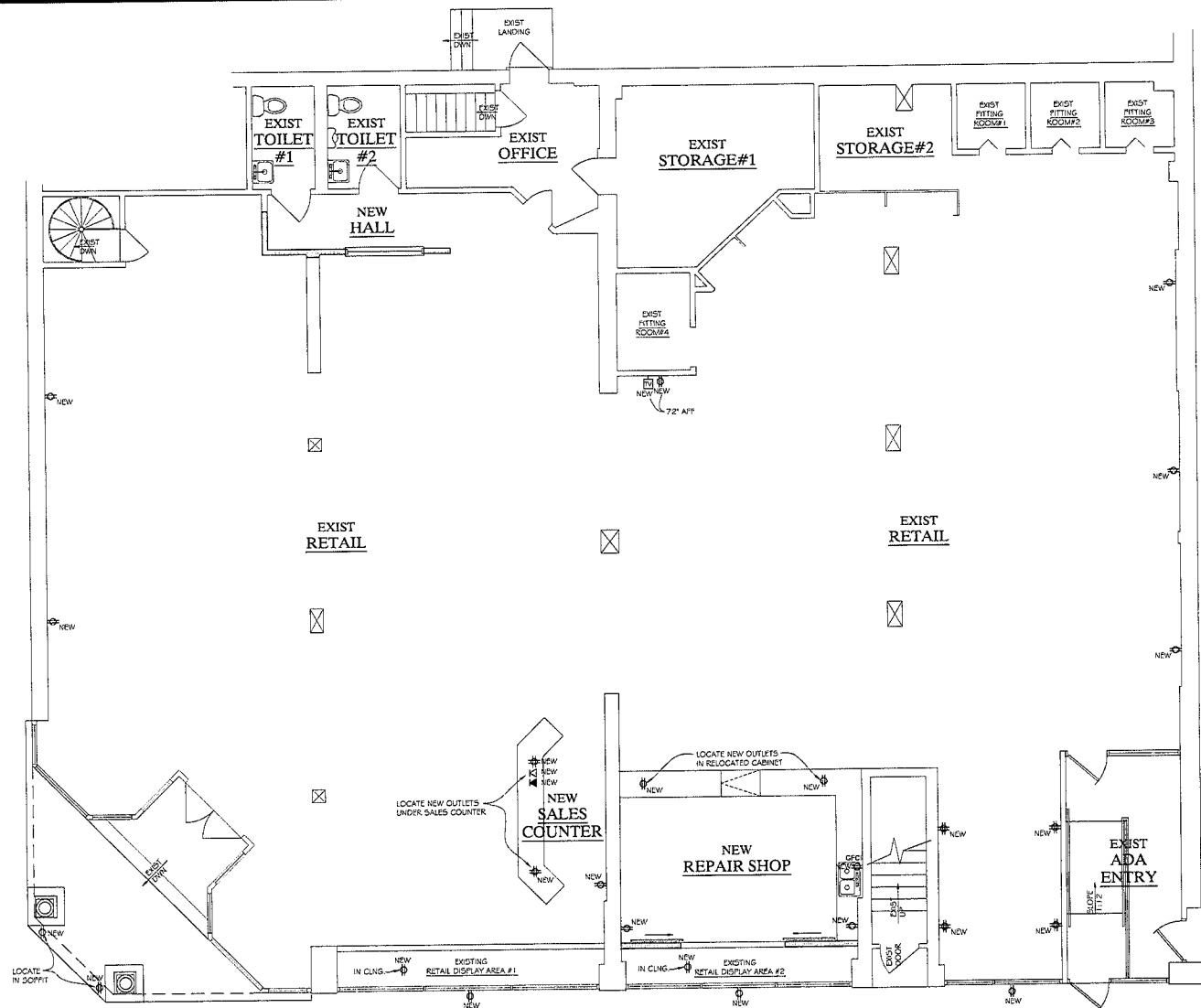


WWW.VONSELECTRIC.COM
LICENSED, INSURED & BONDED

KOHLER.
Generators

**Certified
Installer**

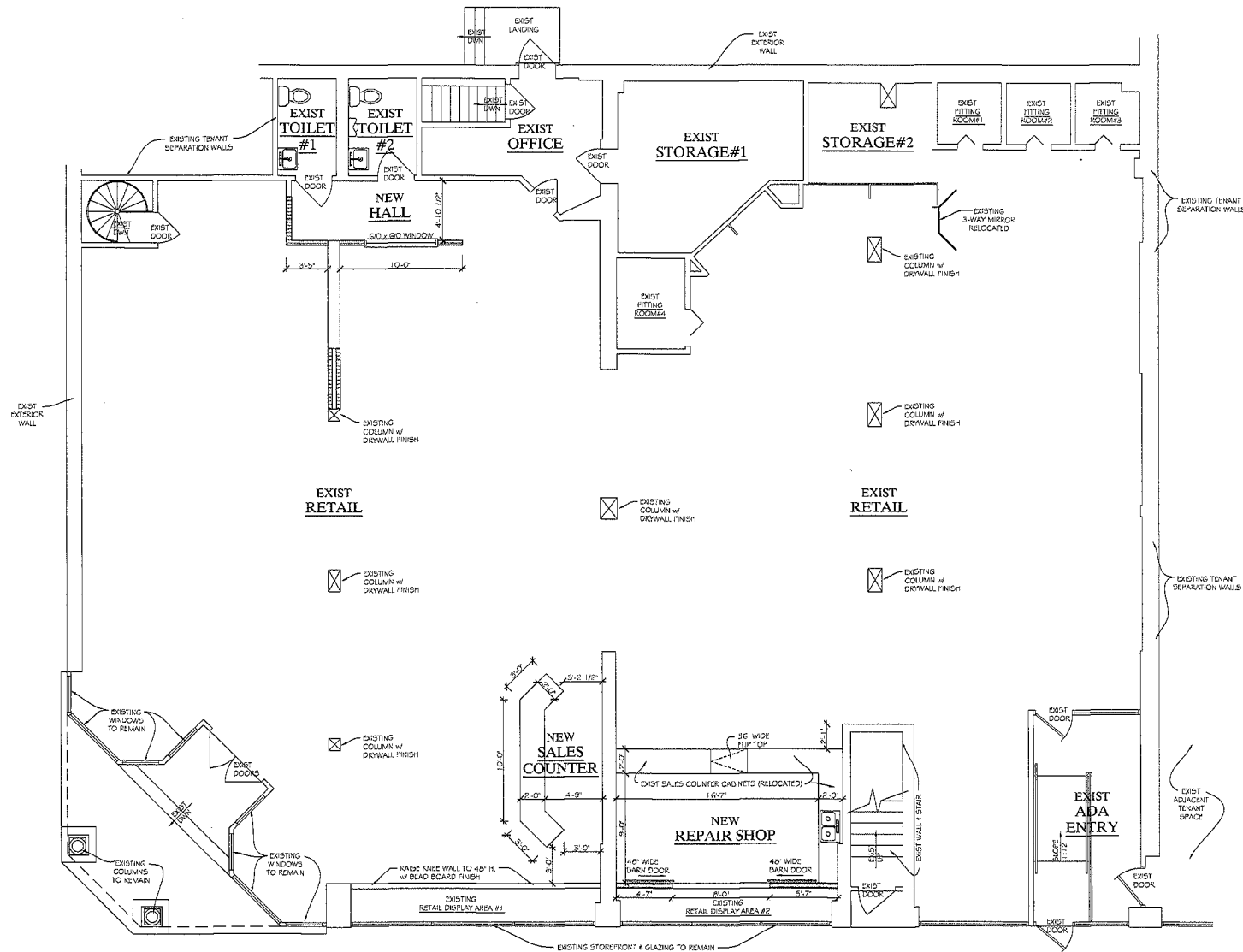
ELECTRICAL SYMBOLS	
	SINGLE POLE SWITCH
	THERMAL SWITCH
	OCCUPANCY SENSOR SWITCH
	PILOT LIGHT SWITCH
	DUPLEX RECEPTACLE
	GROUND PURPOSE
	SPECIAL OUTLET - 208V 1Ø OR 3Ø
	CONDUIT WITH WIRING AND GROUND WIRE
	SAFETY DISCONNECT SWITCH
	E.C. ELECTRICAL CONTRACTOR
	WEATHER PROOF
	DATA / PRINTER OUTLET 34°C STUB INTO CEIL
	PHONE
	MOTOR OUTLET
	DUPLEX RECEPTACLE w/ GROUND FAULT
	JUNCTION BOX
	NL LIGHTING FIXTURE (NIGHT LIGHT)
	2x4 RECESSED FLUORES. FIXTURE
	LED CANS
	PORCELAIN CEILING SOCKETS
	SMALL DECORATIVE PENDANTS
	LARGE DECORATIVE PENDANTS
	LED SPOT LIGHT
	LED BOX LIGHT
	FIRE ALARM HORN / VISUAL
	FIRE ALARM PULL STATION
	EMERGENCY LIGHT
	EMERGENCY LIGHT w/ REMOTE HEAD
	EXIT LIGHT
	DIRECTIONAL EXIT LIGHT (FACE ARROWS AS READ)
	EX-R EXISTING DEVICE - RELOCATED
	EX EXISTING DEVICE - TO REMAIN ACTIVE
	NF NON FUSED
	ETR EXISTING TO REMAIN



ELECTRICAL POWER PLAN
SCALE: 1/4" = 1'-0"

- ELECTRICAL NOTES**
1. Electric Service: Existing 400 amp, 3 phase, (2) Recessed 42 circuit panels.
 2. Electrical outlets shall be mounted 15" above finished floor.
 3. Electrical switches shall be mounted 48" finished floor.
 4. Pipe size for homerun shall be 3/4" minimum.
 5. All wire shall be copper w/ THW/THHN insulation. Minimum wire size: Home runs #12; All runs over 75 #10.
 6. All 120V circuits shall be 20A.

REVISIONS	BY
ARCHITECTURAL RESOURCES W. Alex Teipel - Architect Robert M. Akers - Architect 427 West State St. Geneva, Illinois 60134 (630) 232-1774 watepel@sigmail.com / robert.akers@sigmail.net	
I have made this plan. I am not licensed under any applicable laws and regulations and I am not responsible for the building code compliance of this plan. I am not responsible for the building code compliance of this plan. I am not responsible for the building code compliance of this plan.	
ELECTRICAL POWER PLAN Build out for: STANBRIDGE MASTER SADDLERS 122 W. Main Street St. Charles, Illinois 60174	
Date: 11/09/16	Scale: AS NOTED
Drawn: R.M.A.	Job: 16-2577
Sheet E1.0 Of 2 Sheets	



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



KEY	
	EXISTING WALL (TO REMAIN)
	EXISTING MASONRY WALL
	NEW WALL CONSTRUCTION
	EXISTING WALL (TO BE DEMOLISHED)
	SOUND INSULATION

ARCHITECTURAL RESOURCES W. Alex Teipel - Architect Robert M. Akers - Architect 427 West State St. Geneva, Illinois 60134 (800) 232-1774 wteipel3@gm.com akersr@architect.net	
I hereby certify that these plans were prepared under my supervision and to the best of my knowledge they conform to the provisions of the Illinois Building Code and all other applicable codes and standards including the Illinois Accessibility Code and ANSI A117.1.1996. Expires: 11/30/18	
PROPOSED FLOOR PLAN Build-out for: STANBRIDGE MASTER SADDLERS 122 W. Main Street St. Charles, Illinois 60174	
Date: 11/01/16	Scale: AS NOTED
Drawn: R.M.A.	Job: 16-2577
Sheet	
ASK1	
Of 2 Sheets	

Exhibit II

Eligible Interior Building Improvements Cost Estimate



STANBRIDGE MASTER SADDLERS

December 19, 2016

Mr. Matthew O'Rourke
2 East Main Street
Saint Charles, Illinois 60174

Mr. O'Rourke,

Thank you for taking the time to meet with Randy Jostes and me regarding our proposed renovations at 116 West Main Street. As we discussed, we are hoping the City will help us in improving the building façade and would like to begin work as soon as possible. We are planning to open mid-January, and it would be ideal to have the exterior complete by then.

As requested, please see our exterior construction renovation budget below:

Existing Sign Removal	\$1,500	* Not Eligible for award funding
Exterior Demolition	\$2,400	
New Carpentry & Trim Work	\$9,400	
New Storefront Glass	\$8,750	
Board up of Storefront (after demo)	\$1,200	* Not Eligible for award funding
Exterior Painting	\$3,450	
Exterior Electrical & Lighting	\$3,900	
New Signage	\$2,300	* Not included for award funding
Architect Design and CM Fees	\$7,350	* Not Eligible for award funding
Total Cost of Exterior Renovation	\$40,250	
Total cost of eligible renovations	\$27,900	

Please feel free to contact me with any questions. My partners at Stanbridge and I look forward to being a part of downtown Saint Charles for many years to come.

Sincerely,

Sarah Schmidgall
Stanbridge Master Saddlers
815-557-7760
sarah@stanbridgesaddlers.com

ESTIMATE

Aaa Remodeling Service

Lisle IL

Phone: (630) 392-3626

Email: aaaremodelingservice@yahoo.com

Randy Jostes

(630) 453-9085

Estimate #

000005

Date

11/23/2016

Description

Total

Demolition and clean up	\$2,400.00
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Removal of all plywood as discussed
And rotten trim
Removal and disposal of granite to supplied dumpster

Exterior wrap	\$6,400.00
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New hardie panels installed
And trim details as discussed cedar or hardie trim, no prep or paint work
Supply and build scaffolding

Materials budget	\$4,500.00
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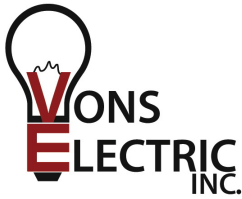
We could save as much as 1500 if we use cedar as opposed to hardie trim I have to get and
accurate count and still want to confirm final details w owners

Subtotal	\$13,300.00
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Total	\$13,300.00
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Shane Zimmer

Randy Jostes



Vons Electric, Inc.
2701 Dukane Drive
St Charles, Illinois 60174
Ph.630.377.VONS(8667)

Proposal



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Emergency lights per code for the area consisting of		2,300.00	2,300.00
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3-fire strobe drops (wire by others)			
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replace photo eye sensor			
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Excludes: Patching or painting, permit fees, any code upgrades that are not E1.0 & E2.0 11/08/16			
Lights are by owner (except LED can trims)			

Thank you for the opportunity to do business!	Total	\$35,270.00
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I, the undersigned, hereby authorize the Work described on this Proposal. I have read and agree to this Proposal, including the attached terms and conditions. I recognize that there may be other service providers who may be able to perform this work and understand that I have the option of seeking other bids before authorizing this work. I represent that I am either the owner or owner's agent, and have authority to authorize the Work, and agree to pay for all services, including goods and services, received. I further, agree to pay Vons Electric, Inc. all costs and expenses, including but not limited to collection expenses, court costs and reasonable attorney's fees incurred by Vons Electric, Inc. in seeking to enforce any of the liabilities or obligations of the undersigned under this Agreement. Estimated Start/End Date: TBD upon acceptance of this proposal

Client Signature: _____

Date of Acceptance: _____



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KOHLER
Generators

**Certified
Installer**

11/22/2016
5:08:27 AM

Job Estimate

Bid Date: 11/22/2016
Estimator: George Johnson
Job Name: Stanbridge Mater Saddlers
Contractor:
Job Contact: Randy Jostes
Phone: 630-453-9085
Fax:
Address1:
Address2:
Address3:

Vendor: Pittco Architectural Metals, Inc.

Fox Valley Glass and Mirror, Inc.
9919 Clow Creek Drive
Suite A
Plainfield, Illinois 60585
Phone: 630-904-4700
Fax: 630-904-4710
georgefvg@Comcast.net
www.foxvalleyglass.Com
License #

Architect:	Addr1:
Contact:	Addr2:
Phone:	Addr3:
Fax:	

Price per Square Foot	Total Material:	\$6,339.70
Total Perimeter Ft: 102	Total Labor:	\$1,871.43
Total Square Ft: 294	Total Outside Costs:	\$0.00
Price / Square Ft: \$29.76	Sales Tax % 8.5	\$538.87

Job Grand Total: \$8,750.00

Sections Bid:

Furnish and install Pittcos 2 x 4.5 thermally broken aluminum storefront in dark bronze anodized finish glazed with Low E tempered insulated glass.
Head Receptor and sub-sill included. Price includes aluminum framing, glass and installation. No other work is included in this bid. Add \$ 1200.00 for removal and board up of existing glass. Add \$ 1450.00 to install panel and aluminum trim below windows.

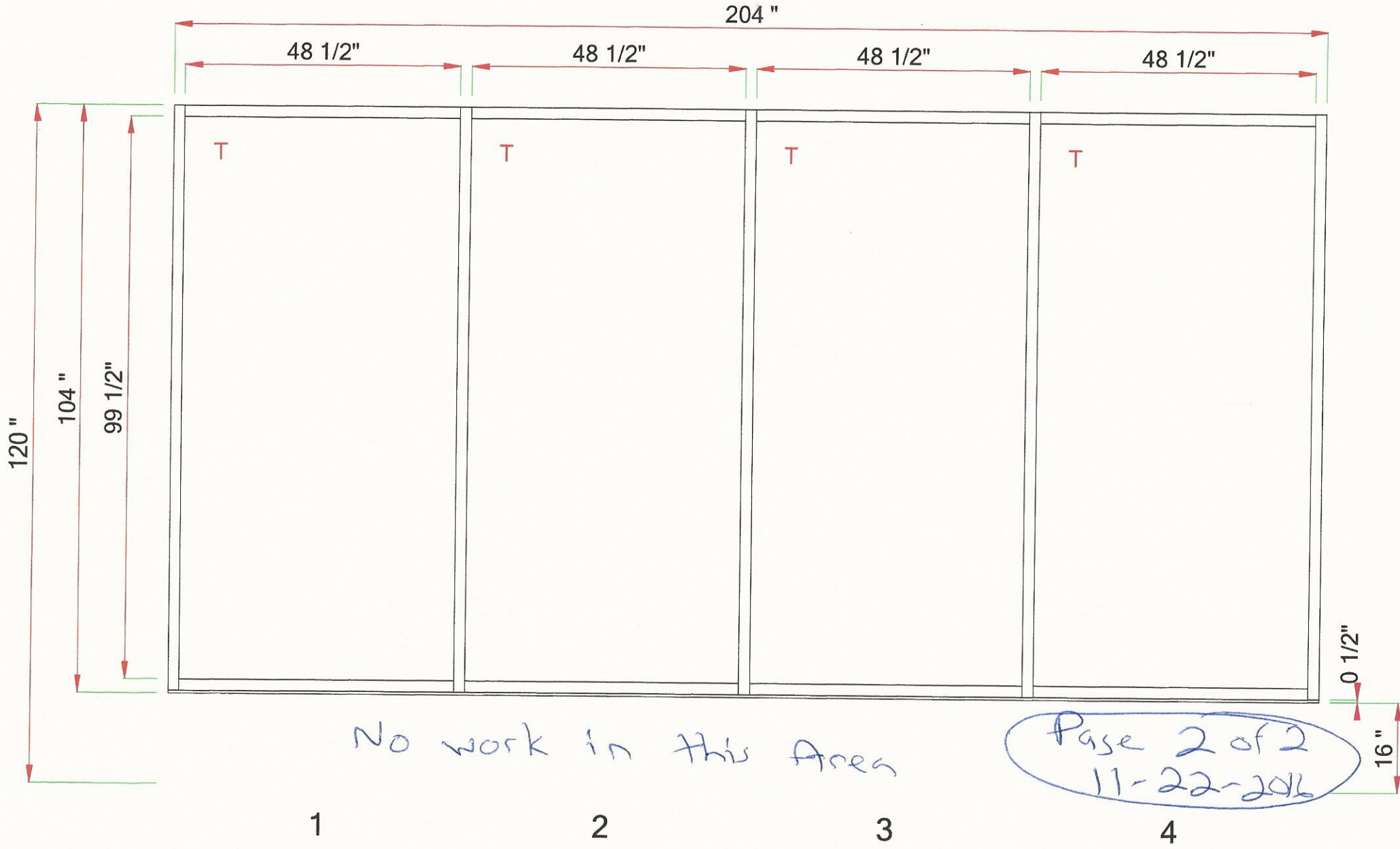
Exclusions:

Any permits or fees that may apply, Any addition cost for special insurance, Final cleaning of glass and aluminum. Any break metal that may be needed. Any item not shown on following sheets.

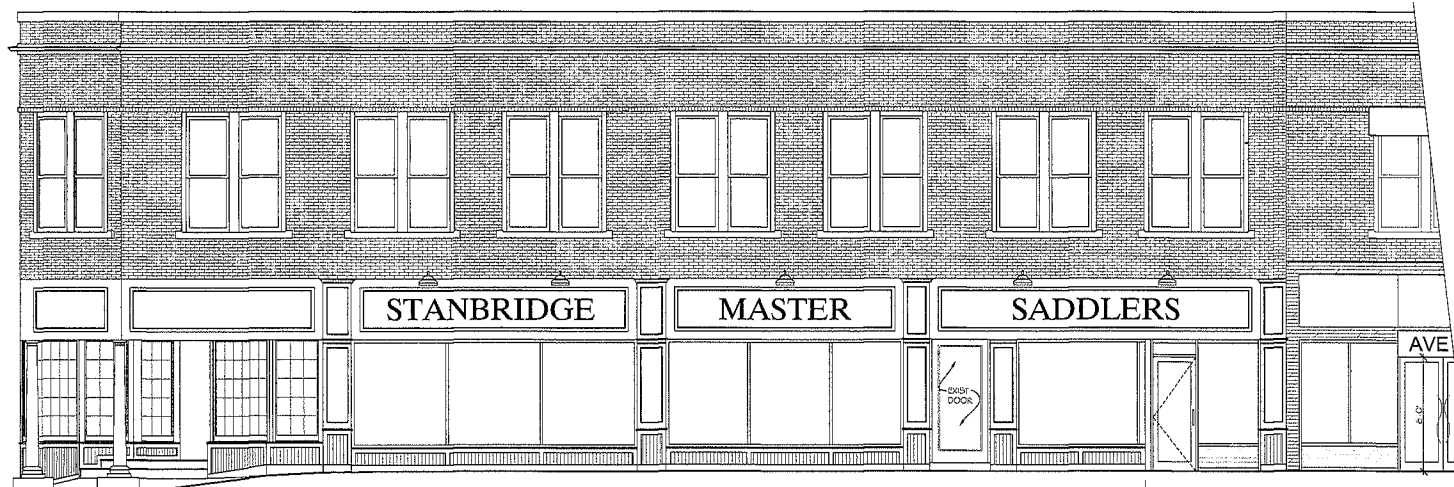
Any permits or fees that may apply, Any addition cost for special insurance, Final cleaning of glass and aluminum. Any break metal that may be needed. Any item not shown on following sheets.

Notes:

Please allow approx 3-4 weeks for material. Pricing good for 60 days after the date of this quote. 50% deposit to bring material in and balance due net 15 days from our completion. Any questions feel free to contact me. Thanks and have a great day. George J. Johnson 630-774-8694.



Stanbridge Mater Saddlers - 001 - Sout Elevation.dwg (2 Thus)
Frame: (DkBrz Cl2) TMS 114T - 2 x 4 1/2 Thermal Flush Glaze - Screw Spline - w/Subsill



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	BY



ARCHITECTURAL RESOURCES
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I hereby certify that these plans were prepared under my supervision and to the best of my knowledge they conform to the Illinois Building Code and all other applicable codes and regulations including the Illinois Accessibility Code and ANSI A117.1-1986.
Engineer: 115914

PROPOSED ELEVATIONS
Build-out for:
STANBRIDGE MASTER SADDLERS
122 W. Main Street
St. Charles, Illinois 60174

Date: 11/01/16
Scale: AS NOTED
Drawn: R.M.A.
Job: 16-2577

Sheet
ASK2
Of 2 Sheets