	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		Façade Improvement Grant: 11 S. 2 nd Ave.	
	Proposal:		Façade improvement project	
	Petitioner:		Hossein Jamali	
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 9/6/17	X
AGENDA ITEM CATEGORY:				
	Certificate of Appropriateness (COA)	X	Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Façade Grant Application				
Quote for proposed work				
Window specifications				
EXECUTIVE SUMMARY:				
<p>A Façade Improvement Grant has been requested by Hossein Jamali for the building located at 11 S. 2nd Ave.</p> <p>Proposed is replacement of 23 windows on the building with steel replacements. The Historic Commission approved a COA for the project on 8/16/17.</p> <p>A quote totaling \$45,178 has been provided, along with specifications for the proposed windows.</p> <p>The project will qualify for 50% reimbursement. The total grant amount during any five-year period is capped at \$20,000. The building received a grant totaling \$1,427.40 in 2016 for new awnings. Therefore, the maximum grant amount for the window project will be \$18,572.60.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations.				

FAÇADE IMPROVEMENT GRANT APPLICATION



ST. CHARLES
SINCE 1834

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES

Grant Type (select one):



Commercial

☐ Residential

Property Information:

Building or establishment for which the reimbursement grant is requested:

Address:

115 2nd Ave

Property Identification Number:

09-27-389-008

Applicant Name:

Hossein Jamali



Project Description:

window replacement for building

Total Cost Estimate:

\$ 45,178

Submittal Checklist:



\$50 Application Fee



Detailed Scope of Work: Must identify all improvements, construction methods, building materials to be used. Costs must be broken down and itemized by task. In general, this scope of work should be prepared by the contractor(s) who will be completing the project.



Documentation on Existing Conditions: Reports or photographs to demonstrate need for improvements.



W-9 Form: Filled out and signed by the grant applicant, with a Federal Tax ID Number (or a Social Security Number for an individual)

Applicant Contact Information:

Phone Number: 630-921-8222

Email Address: h.jamali@mesonsabita.com

Statement of Understanding:

- ☒ I agree to comply with the guidelines and procedures of the Façade Improvement Grant Program. I have read and understand the "Terms and Conditions".
- ☒ I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- ☒ I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- ☒ I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

Signature:


Applicant

Date:

8-22-17

Owner Authorization (if applicable):

If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at 115 2nd Ave, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Facade Improvement Program and undertake the approved improvements.

Signature:

Owner

Date: _____



561 MURFREESBORO PIKE • NASHVILLE, TN • 37210 • TELEPHONE: 615-751-8116 • 800-826-8719 • WINDOWCITYINC.COM

August 15, 2017

Paul Saha
P.S. Construction
St. Charles Historic
St. Charles, IL

Subject: Proposal for the Replacement of Windows at St. Charles Historic

Paul,

Thank you for the opportunity to present this proposal.

If I can provide additional information not included in this proposal, please do not hesitate to contact me or my appointed contact person, Alex Lagos.

You can be sure that if selected, we will use all the resources available to ensure the successful completion of the project.

Sincerely,

Michael P. Mastroberti
President
Office: (973) 473-4343 Ext. 111
Email: mikem@windowcityinc.com

Alex Lagos
Architectural Sales | Project Manager
Office: (800) 826-8719 ext. 128
Cell: (615) 913-2346
Email: AlexL@windowcityinc.com



**St. Charles Historic
P.S. Construction
St. Charles, IL**

Window Replacement Proposal

WINDOW CITY
THE TOTAL WINDOW SOLUTION™

561 MURFREESBORO PIKE • NASHVILLE, TN • 37210 • TELEPHONE: 615-751-8116 • 800-826-8719



561 MURFREESBORO PIKE • NASHVILLE, TN • 37210 • TELEPHONE: 615-751-8116 • 800-826-8719 • WINDOWCITYINC.COM

August 15, 2017

Paul Saha
P.S. Construction
St. Charles Historic
St. Charles, IL

Re: St. Charles Historic – Window Replacement

Paul,

Please find Window City, Inc.'s (Window City) proposal for the above referenced project.
Our proposal is based on the following information: pictures / phone, email correspondence.

Window City proposes to furnish and install only the material covered within this proposal.

Base Bid Amount:	\$45,178
Option Add #1: (Bottom Awnings)	\$ 9,872

General Scope of Work:

Furnish labor, material, equipment and services necessary for the completion of the project.

- Coordination of installation and schedule with Owner
- All field measuring, ordering and fabrication by Window City
- Schedule, accept and off-load all deliveries
- Removal of existing windows, glass and sash by Window City
- All windows and doors shall be installed square and level
- All debris shall be discarded from the job site
- All exterior and interior perimeter caulking
- Removal and reinstallation of all window treatments shall be by Others
- Professional, uniformed in-house installation crew (No Subcontractors)

Base Bid Materials

Windows:

- Universal 700 Series, Aluminum Steel-Replica Windows, Fixed
- Clear Double Insulated Glass w/Low-E, Argon Gas Fill
- Finish: Baked Acrylic, Dark Bronze (AAMA 2603)
 - Standard colors include Black, Dark Bronze, Hartford Green, White, Ivory
- Grids: Exterior, GBG
- Factory Mulled

Option Add/Deduct Materials

Option Add #1:

- Universal 700 Series, Aluminum Steel-Replica Windows, Fixed w/Bottom Awning (Project Out)
- Clear Double Insulated Glass w/Low-E, Argon Gas Fill
- Finish: Baked Acrylic, Dark Bronze (AAMA 2603)
 - Standard colors include Black, Dark Bronze, Hartford Green, White, Ivory
- Grids: Exterior, Grids Between Glass
- Factory Muller

Base Bid Quantities

Windows: (23) – Type A: (44 x 62)

Exclusions & Qualifications

- This proposal is valid for the materials contained within it only. All changes must be conveyed to Window City.
- All labor shall be Non Union open shop
- **Note:** Our proposal is NOT based on providing a lead safe window installation, using lead safe installation practices as per EPA regulation 40 CFR 745 that went into effect on 4/22/10.
- Window City to have free and easy access to both the interior and exterior of all window openings to install the windows.
- **Window City excludes the following:** Air and water tests by independent testing company, independent mock ups, concrete repair, lintel repair, preparation of openings, final cleaning, bonds, PE stamp, interior sills, trim, stools, moldings, master keying, the removal and replacement of window treatments and AC units, the protection of installed materials and interior finish work (trims, finish painting and spackling).
- Window City reserves the right to void this proposal after (30) days.
- Owner/GC to provide adequate electrical supply (110v) and elevator service to complete the scope of work.
- If necessary, Owner/GC to provide all required sidewalk protection, bridging and/or building netting. Owner/GC to provide all required building permits, licenses, and state and local code requirements. Window City accepts no responsibility for the aforementioned or any other additional local or municipal requirements.
- Window City accepts no responsibility for the aforementioned or any other additional local or municipal requirements.
- Final pricing to reflect actual quantities installed.
- Window City implements a 3% service fee to all credit card payments.

General Terms

The prices quoted are with the understanding that Window City is to furnish all labor, materials, and equipment necessary to perform all work in a workman-like manner according to standard practices. Unless otherwise specified, prices quoted in this proposal are based on the award of the entire contract and doing the work Monday through Friday 7:00 A.M. to 5:00 P.M. Absent specific contract provisions for work being conducted during night time, weekends, or holidays, an additional \$60.00 per man-hour charge will be added to the quoted price for such work, inclusive of mobilization and driving time. The property owner or their representative is responsible for identifying and disposal of any and all hazardous materials at their location (i.e. asbestos, mold, PCB's etc.) that could cause harm to our employees, the building's occupants or the general public.

DISCLAIMER

The proposal set forth herein was prepared by Window City utilizing architectural drawings and/or a preliminary field assessment, and Window City's experience in the industry performing work on similar projects.

Although Window City may employ engineers and architects, the Proposal is not and should not be considered an "engineer's report" or an "architect's report." The Owner is encouraged to obtain the services of a licensed engineer or a licensed architect to verify the condition of the Owner's Property and the recommendations contained in this Proposal. Window City expressly disclaims any liability whatsoever arising from or related to the Company's analysis of existing conditions of the Owner's Property and/or the Company's recommendations for repair/remediation based upon such analysis. Further, while the Company may have performed limited tests on materials that are a part of the Owner's Property, Owner is hereby advised that additional detailed testing that may not have been used by the Company could indicate or may warrant different recommendations.

All contracts are subject to approval of final terms and conditions.

Respectfully yours,

Alex Lagos
Architectural Sales | Project Manager
Office: (615) 826-8719 ext. 128
Cell: (615) 913-2346
Email: AlexL@windowcityinc.com

Window City is a Proud Member of





561 MURFREESBORO PIKE • NASHVILLE, TN • 37210 • TELEPHONE: 615-751-8116 • 800-826-8719 • WINDOWCITYINC.COM

Experience & Qualifications

- ❖ Which elements of the window replacement will be managed by a third-party other than Window City?
Each phase of project development will be handled directly by Window City. Window City uses our own in-house, uniformed installation crews with on-site project foreman and on-site field superintendent. No subcontractors will be used. All stages of the project, including coordination with the window manufacturer, will be governed by Window City's Operations Protocol as detailed in our company's Operations Manual.
- ❖ Describe Window City's experience with the design of exterior window systems:
Window City principals have consulted with leading manufacturers on window system product development. The majority of our projects call for us to work hand-in-hand with an owner's architect or engineer. While our project managers routinely advise our customers on potential design options, our company's strength lies in executing the specific plan as put forth in cooperation with the architect or project engineer.
- ❖ Detail the number of distinct projects that Window City has completed:
Window City has provided turnkey window replacement expertise to more than 400 medium (\$100,000--\$499,000) and large-scale (\$500,000+) projects since 1986. With more than 1 million windows and doors installed, Window City is committed to being "The Total Window Solution™" for our customers. *(for pictures, please see Window City's website)*
- ❖ Detail the general types of projects that Window City installs:
 - High-Rise and Mid-Rise Window Replacement (condo/co-op/office)
 - Garden Apartment and Multi-Family Window Replacement
 - Mill Conversion and Building Conversion Window Replacement
 - Office and Industrial Window Replacement
 - School and Church Window Replacement
 - Hospitality and Hotel Window Replacement
 - Healthcare and Hospital Window Replacement
 - Senior and Assisted Living Window Replacement
 - Historic Restoration and Landmark Window Replacement
- ❖ Detail the types of customers you have worked with in the past:
Building Owners, Property Managers, General Contractors, Architects, Engineers, Developers, Condo and Co-Op Boards.
- ❖ Describe implementation of window replacement construction standards and other safety measures:
All superintendents and foremen are credentialed OSHA 30 and Lead-Safe Protocol certified. All field personnel are OSHA 10 certified and undergo quarterly training programs on the latest safety and construction methods and procedures. Our unmatched craftsmanship adheres to the most up-to-date building code guidelines and industry standards of excellence.
Safety is a fundamental priority at Window City. To ensure safe execution of each window and door replacement project, operation managers prepare and implement a proper work plan specific to the project. The goal on every project is zero incidents and zero injuries. Window City is committed to realizing this goal wherever the company has presence. Window City's safety objective reaches every part of the company's operations and extends to customers, the public and the products supplied.
Training is key to preventing incidents and injuries. Window City's health, safety and security training program contains processes, procedures and instruction that form the basis of the company's proactive "total safety culture." Window City employees receive extensive training on how to perform all jobs safely, properly and in compliance with industry regulations and standards.

- ❖ Provide customer references from customers who worked with you during the installation phase of a major project:

Dennis Siclari
Lehigh Valley Ventures, LLC
President
Project: P&P Mills Loft Conversion
Phone: (908) 507-6512

Bill Rafferty
Schindler Elevator Corporation
Manager, Building Services
Project: Schindler Elevator Headquarters Window Replacement
Phone: (973) 397-6177

Lionel Kier
BTC Management Corp
Executive Director
Project: Trent Center West
Phone: (609) 392-5222, x-103

Tony Hodum
The Solomon Organization, LLC
Vice-President of Construction
Project: Candlewyck Park Apts, Fox Run Apts, Wilbur Apts, Gas Light Village
Phone: (908) 988-1000 Ext.1040

Tim Ross
Goldfarb Properties
Vice-President of Construction & Special Project
Project: 1160 5th Ave, Park Towers South, Maple Gardens
Phone: (914) 235-3200

Nancy Morris
Regional Manager ARM
Freeman Webb Companies
Project: Terrace Hills Apts.
Phone: (615) 271-2700

Steve Kenagy
Medical Pavilion Investors
Manager, Building Services
Project: Doctor's Pavillion
Phone: (615) 417-4797

Ryan Tobin
Rehab Builders, LLC
VP of Construction
Project: Mebane Mill Lofts
Phone: (336) 722-6132

Michael McAlister
Select Specialty Hospital
Chief Operating Officer
Project: Specialty Select Hospital Facility
Phone: (615) 284-6707

❖ Describe your team organization:

Window City takes our core values and team approach very seriously. Our core values flow from the company's overarching commitment to professionalism and customer focus. Within the company, this commitment to professionalism and customer focus is referred to as "The Window City Way."

Below are the core values that made Window City one of the most respected full-service window replacement companies east of the Mississippi. To read more about what these core values mean to our team members, visit our website under the COMPANY tab, CORE VALUES page. **Professionalism, Customer Focus, Consideration, Preparation Proactive, Passion and Community Minded.**

❖ Detail the number of exterior window systems that Window City has managed for more than one year:

Window City's service program monitors all projects post installation. A 24 hour/7 day a week stocked service van maintains and services all window and door related issues. After the completion of each project, all Window City customers receive close-out documents and window parts lists for future service-related issues. Our customers have come to expect the highest standard of service before, during and after the installation is complete.

❖ Provide location of your headquarters/main office:



Main Office:

162 Highland Ave
Clifton, NJ 07011

Nashville Office:

561 Murfreesboro Pike
Nashville, TN 37210

Safety
Stability
Service
Value



WINDOW CITY

THE TOTAL WINDOW SOLUTION™

Fast Facts:

- Family Owned & Operated Since 1986
- Single Source Total-Package Expertise
- National Execution Platform
- Over 1 Million Windows & Doors Installed
- In-House, Uniformed, OSHA Cert'd Crews
- 15 to 15,000 Windows

Mission Statement:

To be the most admired and highly sought after full-service company in the fenestration industry.

Core Values:

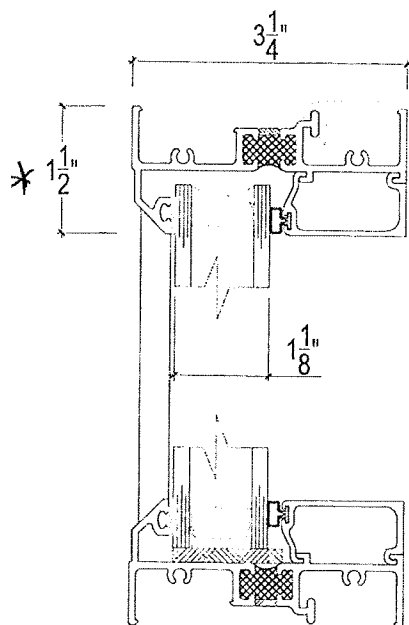
- PROFESSIONALISM
- CUSTOMER FOCUS
- CONSIDERATE
- PREPARATION
- PROACTIVE
- PASSION
- COMMUNITY MINDED

*** Visit windowcityinc.com to learn more about what these core values mean to our employees.

Environmental Commitment:

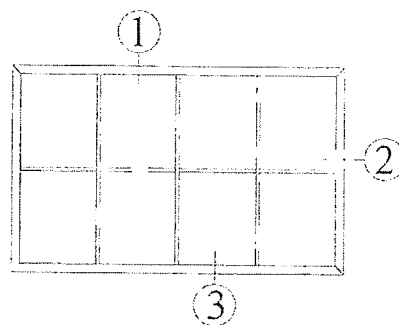
Window City is a proud member of the United States Green Building Council. Window City is committed to sustainable design practices and recognizes the overall benefits not only to the environment, but also the owners and occupants of these buildings.



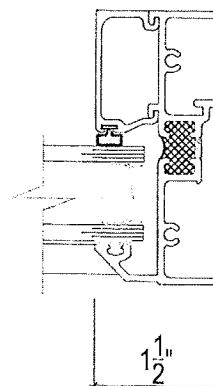


1-STEEL REPLICA HEAD
NARROW FIXED FRAME

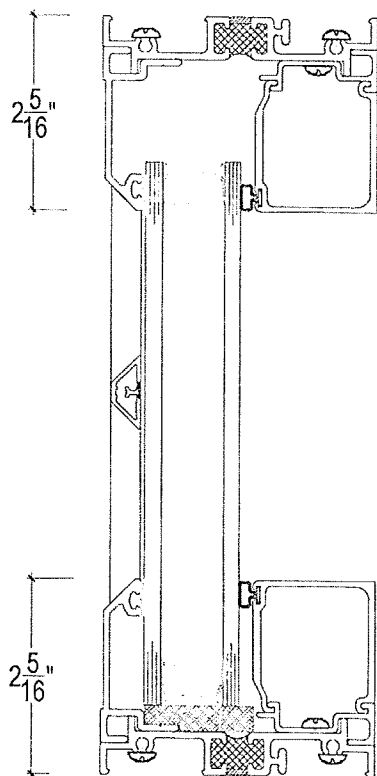
SHOWN w/ OPTIONAL STRAP ANCHOR



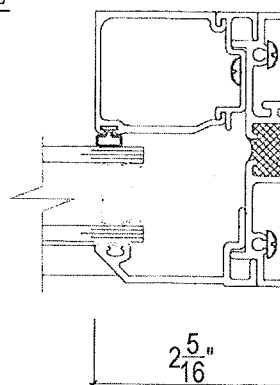
2-STEEL REPLICA HEAD
NARROW FIXED FRAME



3-STEEL REPLICA HEAD
NARROW FIXED FRAME

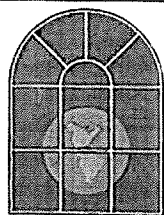


1-STEEL REPLICA HEAD
EXTENDED FIXED FRAME



3-STEEL REPLICA HEAD
EXTENDED FIXED FRAME

2-STEEL REPLICA HEAD
EXTENDED FIXED FRAME



**UNIVERSAL WINDOW
AND DOOR, LLC.**

303 Mechanic Street
Marlborough, MA 01752
800-633-0108 508-481-2850
www.universalwindow.com

UNIVERSAL 700 STEEL REPLICA FIXED WINDOW

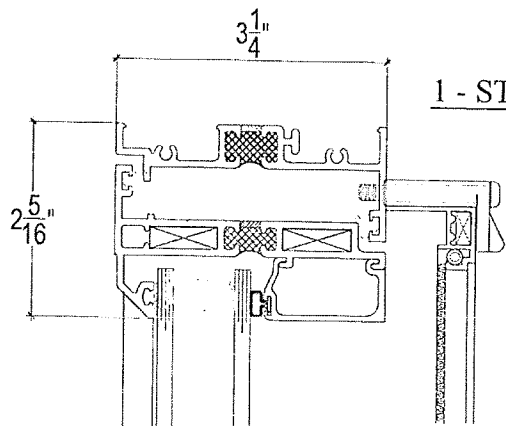
DATE:
2-10-2011

DWG #:
UNI-700-0001

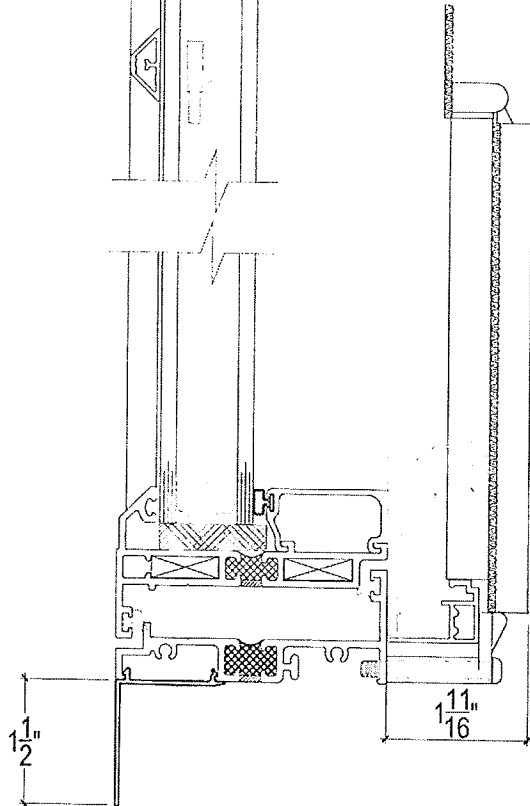
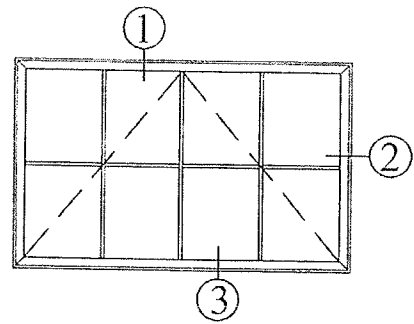
REV:
A

SCALE: NTS

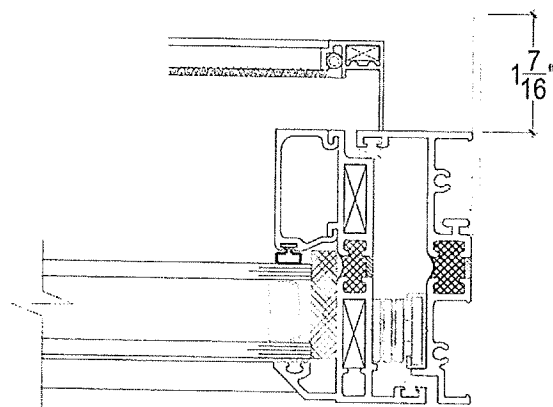
DRAWING FOR FAMILIARIZATION
ONLY, ACTUAL DETAIL MAY VARY



1 - STEEL REP. VENT
@ HEAD

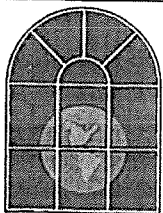


2 - STEEL REP. VENT
@ SILL



3 - STEEL REP. VENT
@ JAMB
JAMB SHOWN WITH
OPTIONAL STRAP ANCHOR

DRAWING FOR FAMILIARIZATION
ONLY, ACTUAL DETAIL MAY VARY



**UNIVERSAL WINDOW
AND DOOR, LLC.**

303 Mechanic Street
Marlborough, MA 01752
800-633-0108 508-481-2850
www.universalwindow.com

UNIVERSAL 700 STEEL REPLICA SINGLE VENT WINDOW

DATE:
11-03-2015

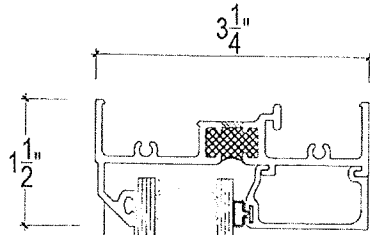
DWG #:
UNI-700-0002

REV:
A

SCALE: NTS

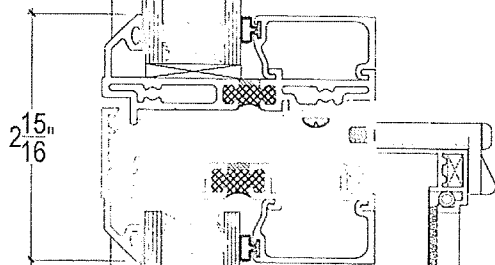
1 - STEEL REP. FIXED

@ HEAD



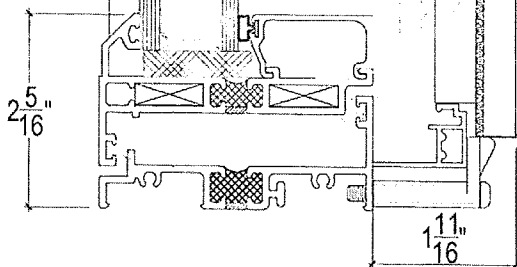
6 - STEEL REP. VENT/FXD

@ MULLION



2 - STEEL REP. VENT

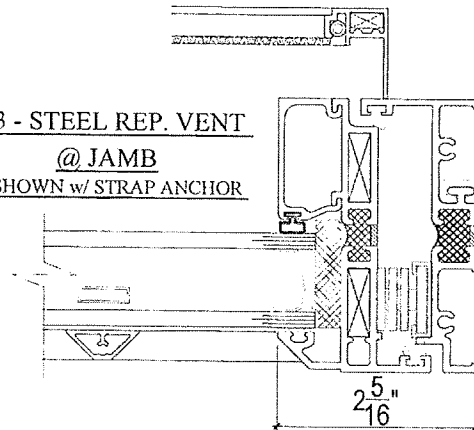
@ SILL



3 - STEEL REP. VENT

@ JAMB

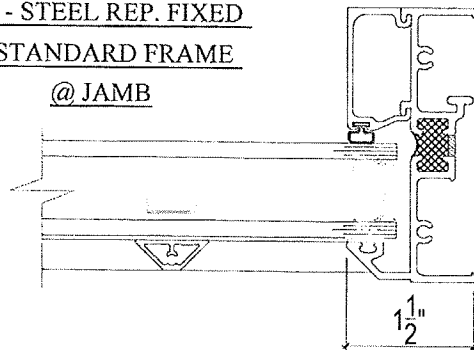
SHOWN w/ STRAP ANCHOR



4 - STEEL REP. FIXED

STANDARD FRAME

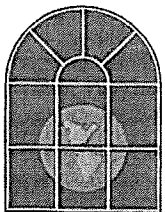
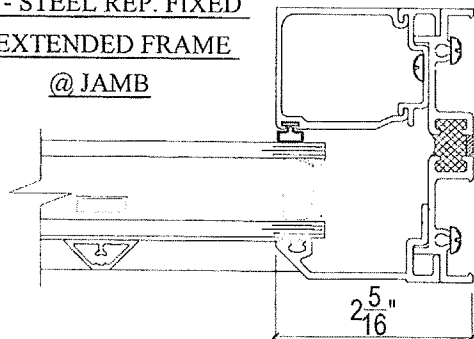
@ JAMB



5 - STEEL REP. FIXED

EXTENDED FRAME

@ JAMB



**UNIVERSAL WINDOW
AND DOOR, LLC.**

303 Mechanic Street
Marlborough, MA 01752
800-633-0108 508-481-2850
www.universalwindow.com

**UNIVERSAL 700 STEEL REPLICA
FULL VENT OVER FIXED**

DATE:
11-03-2015

DWG #:
UNI-700-0003

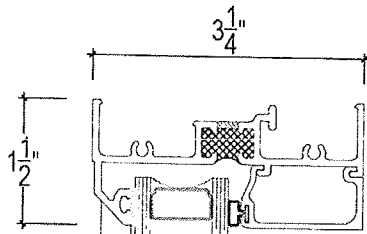
REV:
A

SCALE: NTS

DRAWING FOR FAMILIARIZATION ONLY.
ACTUAL DETAIL MAY VARY

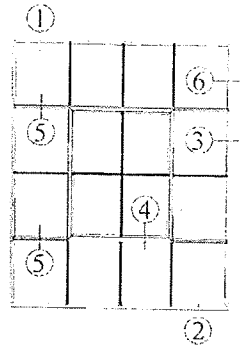
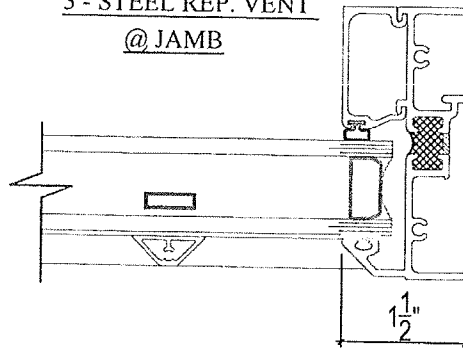
1 - STEEL REP. FIXED

@ HEAD



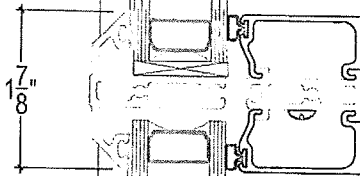
3 - STEEL REP. VENT

@ JAMB



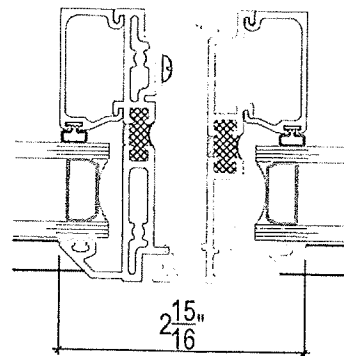
5 - STEEL REP. FXD/FXD

@ MULLION



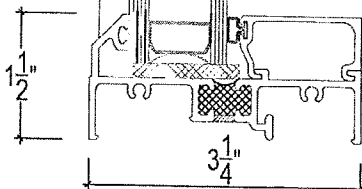
4 - STEEL REP. VENT

@ VERTICAL MULLION



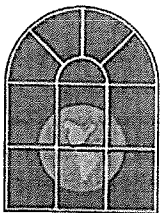
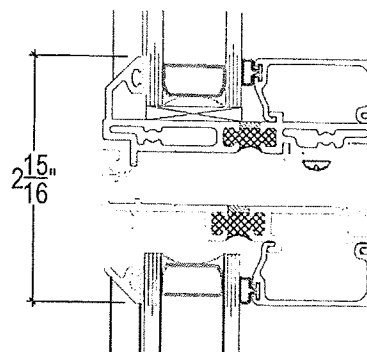
2 - STEEL REP. FIXED

@ SILL



4 - STEEL REP. VENT

@ HORIZONTAL MULLION



**UNIVERSAL WINDOW
AND DOOR, LLC.**

303 Mechanic Street
Marlborough, MA 01752
800-633-0108 508-481-2850
www.universalwindow.com

UNIVERSAL 700 STEEL REPLICA FIXED W/ CENTER VENT

DATE:
11-03-2015

DWG #:
UNI-700-0004

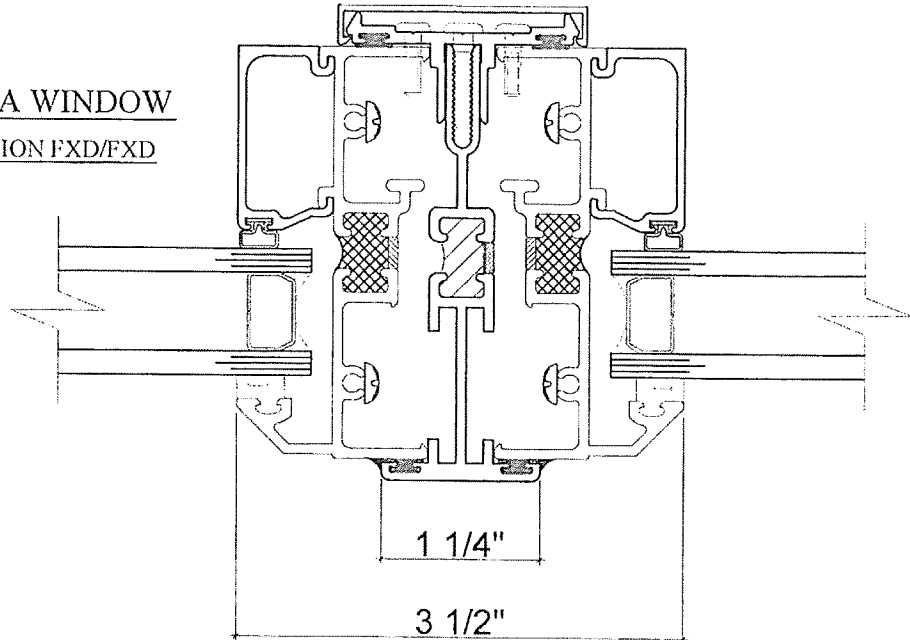
REV:
A

SCALE: NTS

DRAWING FOR FAMILIARIZATION ONLY.
ACTUAL DETAIL MAY VARY

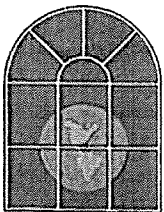
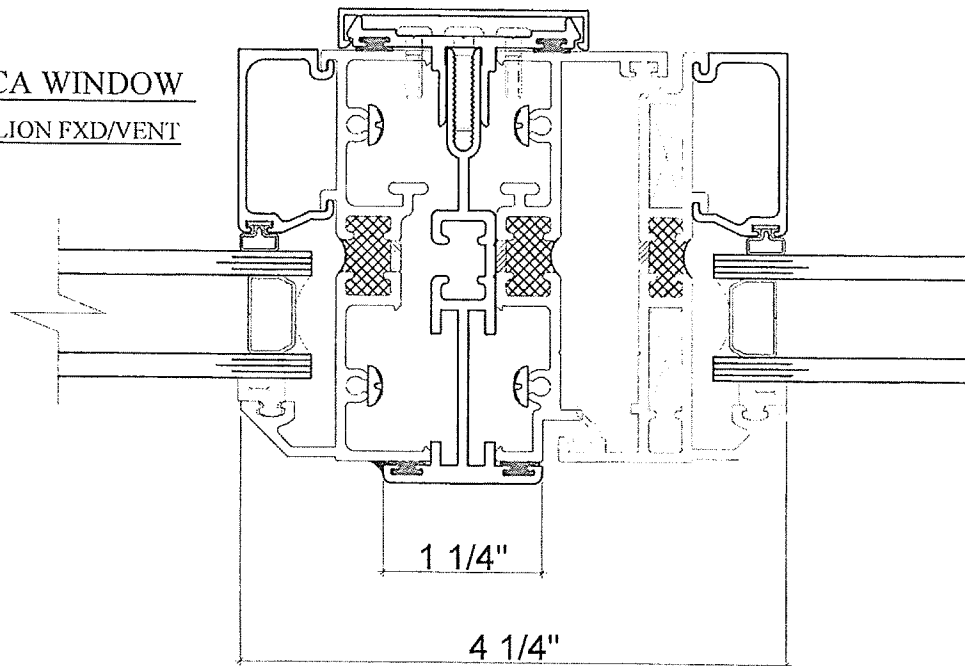
700 STEEL REPLICA WINDOW

SHOWN w/ 3PC MULLION FXD/FXD



700 STEEL REPLICA WINDOW

SHOWN w/ 3PC MULLION FXD/VENT



**UNIVERSAL WINDOW
AND DOOR, LLC.**

303 Mechanic Street
Marlborough, MA 01752

800-633-0108

508-481-2850

www.universalwindow.com

**UNIVERSAL 700 STEEL REPLICA
3PC MULLIONS**

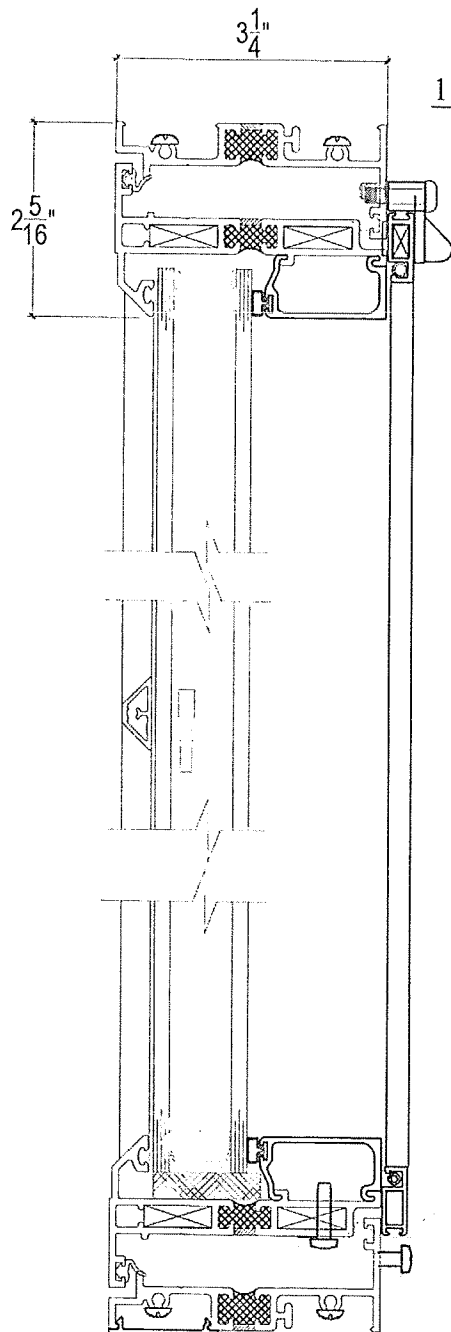
DATE:
11-03-2015

DWG #:
UNI-700-0005

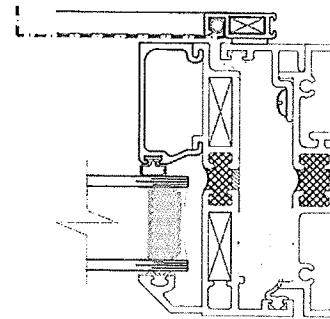
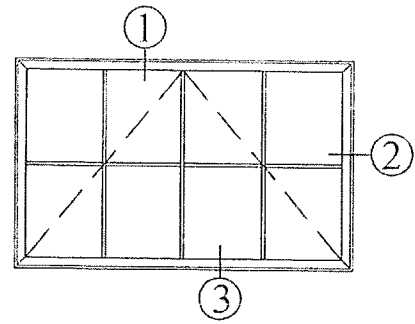
REV:

SCALE: NTS

DRAWING FOR FAMILIARIZATION
ONLY, ACTUAL DETAIL MAY VARY



1 - STEEL REP. VENT
@ HEAD



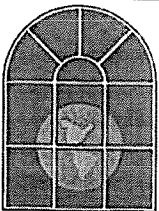
3 - STEEL REP. VENT
@ JAMB

JAMB SHOWN WITH
OPTIONAL STRAP ANCHOR

OPTIONAL CAULK STOP

2 - STEEL REP. VENT
@ SILL

DRAWING FOR FAMILIARIZATION
ONLY, ACTUAL DETAIL MAY VARY



**UNIVERSAL WINDOW
AND DOOR, LLC.**

303 Mechanic Street
Marlborough, MA 01752
800-633-0108 508-481-2850
www.universalwindow.com

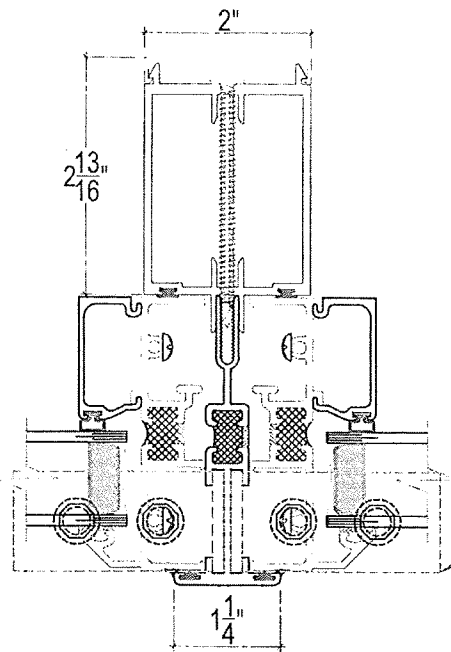
UNIVERSAL 700 STEEL REPLICA SINGLE VENT W/ ROTO OPEN

DATE:
11-03-2015

DWG #:
UNI-700-0006

REV:
A

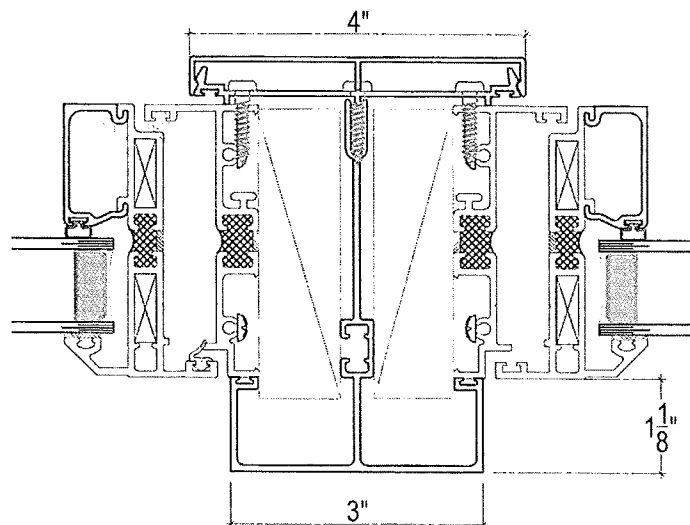
SCALE: NTS



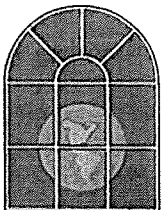
INSTALLATION
CLIP USE 3"
HEAD AND CILL

TYP FOR 2PC
MULLION

STRUCTURAL 2 INCHES
TUBE MULLION



3 INCHES MULLION



**UNIVERSAL WINDOW
AND DOOR, LLC.**

303 Mechanic Street
Marlborough, MA 01752
800-633-0108 508-481-2850
www.universalwindow.com

UNIVERSAL 700
HEAVY 3 INCHES MULLION

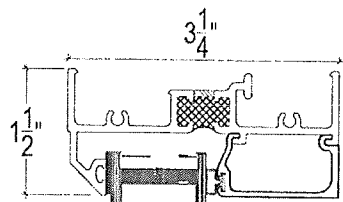
DATE:
11-03-2015

DWG #:
UNI-700-0007

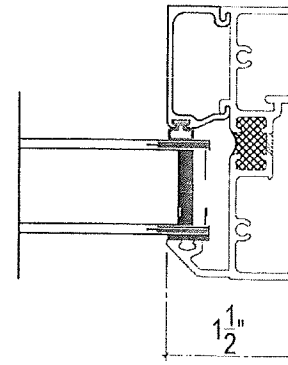
REV:
A

SCALE: NTS

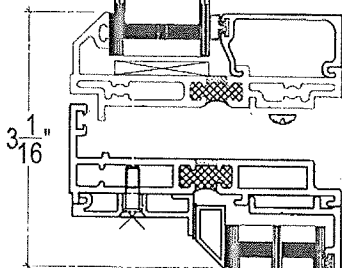
DRAWING FOR FAMILIARIZATION
ONLY, ACTUAL DETAIL MAY VARY



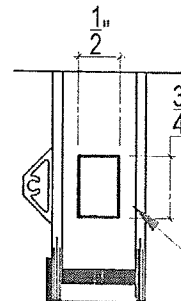
HEAD



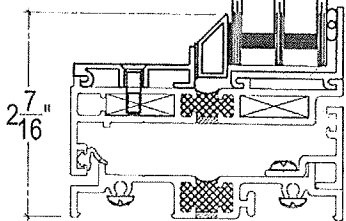
JAMB DETAIL



MEETING RAIL

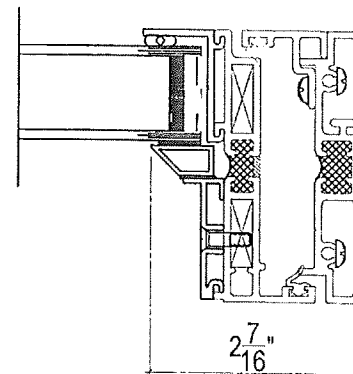


OPTIONAL
SDI DETAIL

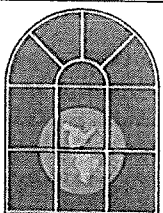


SILL

CAY HANDLE SHOWN
OPTIONAL ROTO
OPERATOR AVAILABLE



JAMB DETAIL



**UNIVERSAL WINDOW
AND DOOR, LLC.**

303 Mechanic Street
Marlborough, MA 01752
800-633-0108 508-481-2850
www.universalwindow.com

UNIVERSAL 700 SIMULATED DH

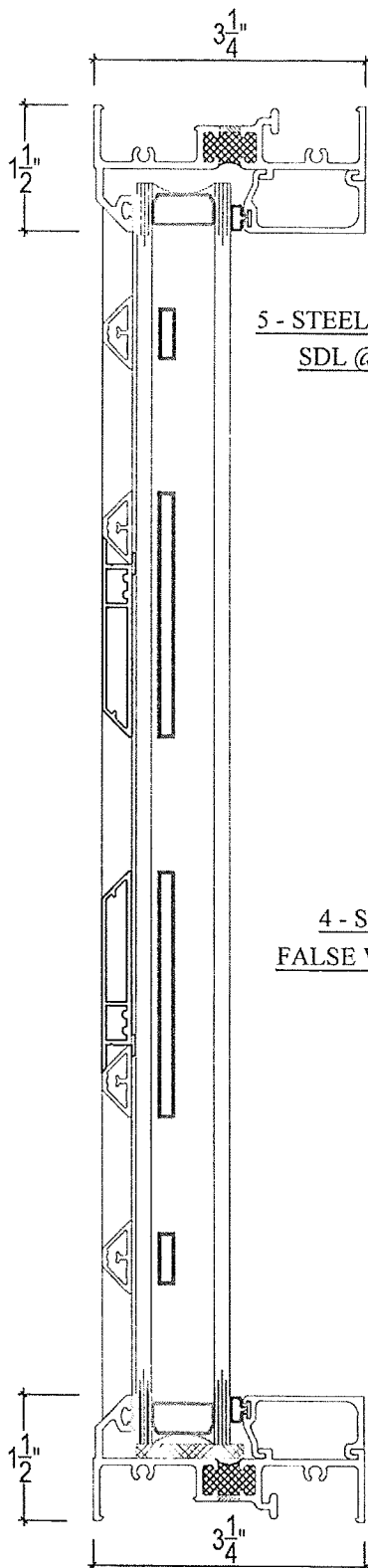
DATE:
11-03-2015

DWG #:
UNI-700-0008

REV:
A

SCALE: NTS

DRAWING FOR FAMILIARIZATION
ONLY, ACTUAL DETAIL MAY VARY

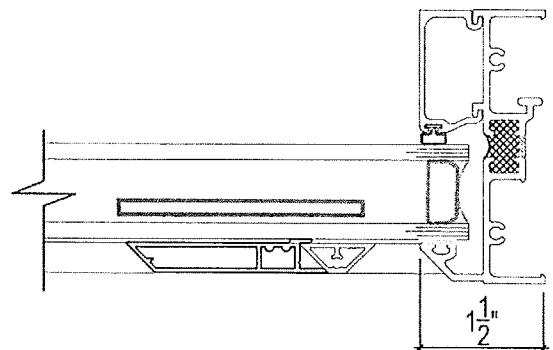
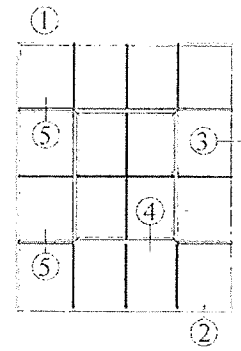


1 - STEEL REP. FIXED
@ HEAD

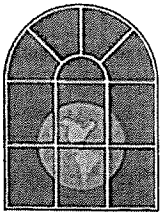
5 - STEEL REP. STANDARD
SDL @ MULLION

4 - STEEL REP.
FALSE VENT PROFILE

2 - STEEL REP. FIXED
@ SILL



3 - STEEL REP. FALSE VENT
PROFILE @ JAMB



**UNIVERSAL WINDOW
AND DOOR, LLC.**

303 Mechanic Street
Marlborough, MA 01752
800-633-0108 508-481-2850
www.universalwindow.com

UNIVERSAL 700 STEEL REPLICA FIXED SIMULATED VENT

DATE:
11-03-2015

DWG #:
UNI-700-0009

REV:
A

SCALE: NTS

DRAWING FOR FAMILIARIZATION ONLY,
ACTUAL DETAIL MAY VARY

11 S. 2nd Ave.
West Side (alley side)





Portion of south side (Walnut Ave.)



Portion of south side



