



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number:

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

Presenter: Rita Tungare

Meeting: City Council Date: February 6, 2017

Proposed Cost: \$25,000 (Interior) Budgeted Amount: \$37,482 (Total Funds Not Budgeted:
\$12,482 (Façade) left in FY 16/17)

Improvements Recommended for Approval by the Planning & Development Committee

On 1/9/2017, the Planning & Development Committee recommended approval of a Tier 2 CCD Incentive Award for Dean Courser (building owner) and Stanbridge Master Saddlers (business owner) to assist with necessary improvements to locate this business at 122 W. Main Street. The proposed grant agreement included the following eligible improvements:

Interior Improvements

- Install and modernize HVAC system to service the western portion of the former Vertical Drop space. – Cost: \$28,250
- New electricity and new permanent ceiling lighting fixtures, lighting required by the fire code. – Cost: \$38,270
- Drywall and suspended ceiling to finish the conversation of the former Vertical Drop space, into two separate tenant units – Cost \$24,970
- The total cost of the improvements is \$88,490 and the P & D Committee recommended that the building owner would receive the maximum award amount of \$25,000 for interior improvements.

Façade Improvements

- The Planning & Development Committee also recommended an additional \$12,482 for façade improvements as part of the award.

Additional Information Regarding Construction of Improvements

Since the Planning & Development Committee’s recommendation, staff has learned that improvements to the electric, HVAC, drop ceiling, and drywall for the Stanbridge unit had already commenced prior to the City Council’s approval of the grant agreement. Per the program description, work cannot proceed before Council approval. Therefore, upon learning about the construction start of these improvements, staff has had several discussions with the property owner regarding the timing of these improvements. Through these conversations, staff has determined that these improvements began as part of the ongoing process to demise the former Vertical Drop space into multiple tenant units. In order to create the space for Mixology, improvements such as splitting up the HVAC, constructing and dry walling demising walls, reworking the ceiling, etc. could not be physically bi-furcated into separate processes. However, Dean Courser was not able to apply for the second grant immediately since the program requires that a second leased be signed. Dean Courser applied for the grant after receiving the business owner’s commitment to lease the space while work continued on the entirety of the original unit. Staff is presenting this as an informational update, to ensure the City Council is aware of these considerations before taking final action on the award agreement. This project is unique, as it needs to be viewed as a comprehensive renovation of the entire first floor of the Vertical Drop space. The timeline of improvements is as follows:

- Building permit for demolition of total Vertical Drop space issued 3/25/2016
- Mixology CCD Award approved by City Council on 6/20/2015, Building permit for Mixology build out issued on 6/24/2016
- Certificate of Occupancy for Mixology Space issued on 8/25/2016
- Work continued on a new handicapped accessible ramp between the two spaces and demising the space during the entire fall season.
- The grant and building permit applications for Stanbridge were submitted on 12/9/2016. Staff issued the buildout permit on 1/4/2017 and the Planning and Development Committee reviewed the grant on 1/9/2017.

Attachments (please list):

Resolution Authorizing the Mayor and City Clerk of the City of St. Charles to Execute a Commercial Corridor and Downtown Business Economic Incentive Award Between the City of St. Charles and DPC Properties, LLC. (Dean Courser) & Sarah Schmidgall (122 W Main Street - Stanbridge Master Saddlers)

Recommendation/Suggested Action (briefly explain):

Staff Recommends approval of a Commercial Corridor and Downtown Business Economic Incentive Program Agreement for 122 W. Main Street (Dean Courser and Stanbridge Master Saddlers) as presented.

City of St. Charles, Illinois
Resolution No. _____

**A Resolution Authorizing the Mayor and City Clerk of the City of St. Charles to
Execute a Commercial Corridor and Downtown Business Economic Incentive
Award Between the City of St. Charles and DPC Properties, LLC. (Dean
Courser) & Sarah Schmidgall (122 W Main Street - Stanbridge Master
Saddlers)**

**Presented & Passed by the
City Council on _____**

BE IT RESOLVED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, that the Mayor and City Clerk be and the same are hereby authorized to execute that certain Agreement, in substantially the form attached hereto and incorporated herein as Exhibit "A", by and on behalf of the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 6th day of February, 2017.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 6th day of February, 2017.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this 6th day of February, 2017.

Raymond P. Rogina

Attest:

City Clerk/Recording Secretary

Voice Vote:

Ayes:

Nays:

Absent:

Abstain:

Exhibit A

Commercial Corridor and Downtown Business Economic Incentive Award Agreement Between the City of St. Charles and DPC Properties, LLC. (Dean Courser) & Sarah Schmidgall (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 6th day of February 2017, as authorized by Resolution No. _____ and approved by the City Council on February 6th, 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 for the eligible Building Improvements already installed before the date of this agreement due to the complete and ongoing renovation associated with the entirety of the 1st floor of the former Vertical Drop space and 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.

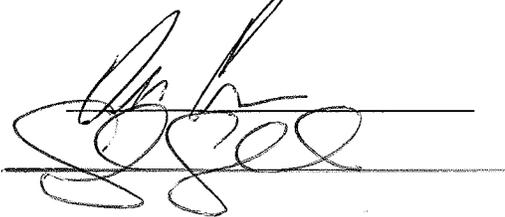
SECTION 7: The APPLICANT covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting 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

ATTEST: _____

City Clerk

*Applicant contact information:

Phone: 815-557-7760

Fax: _____

Email: sarah@stanbridgesaddlers.com

Property Owner's information, if different than applicant:

Phone: _____

Fax: _____

Email: _____

Exhibit I

Map of the Downtown Economic Incentive Program Eligible Properties Boundary

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

DPC Properties
P.O. Box #183
St. Charles IL 60174

Date: 9/15/2016

Phone: 630/444-1447

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:
Payment to be made as follows: Net 30

As Above

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

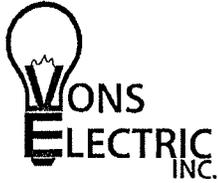
Acceptance of Proposal -

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-occupancy 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: _____

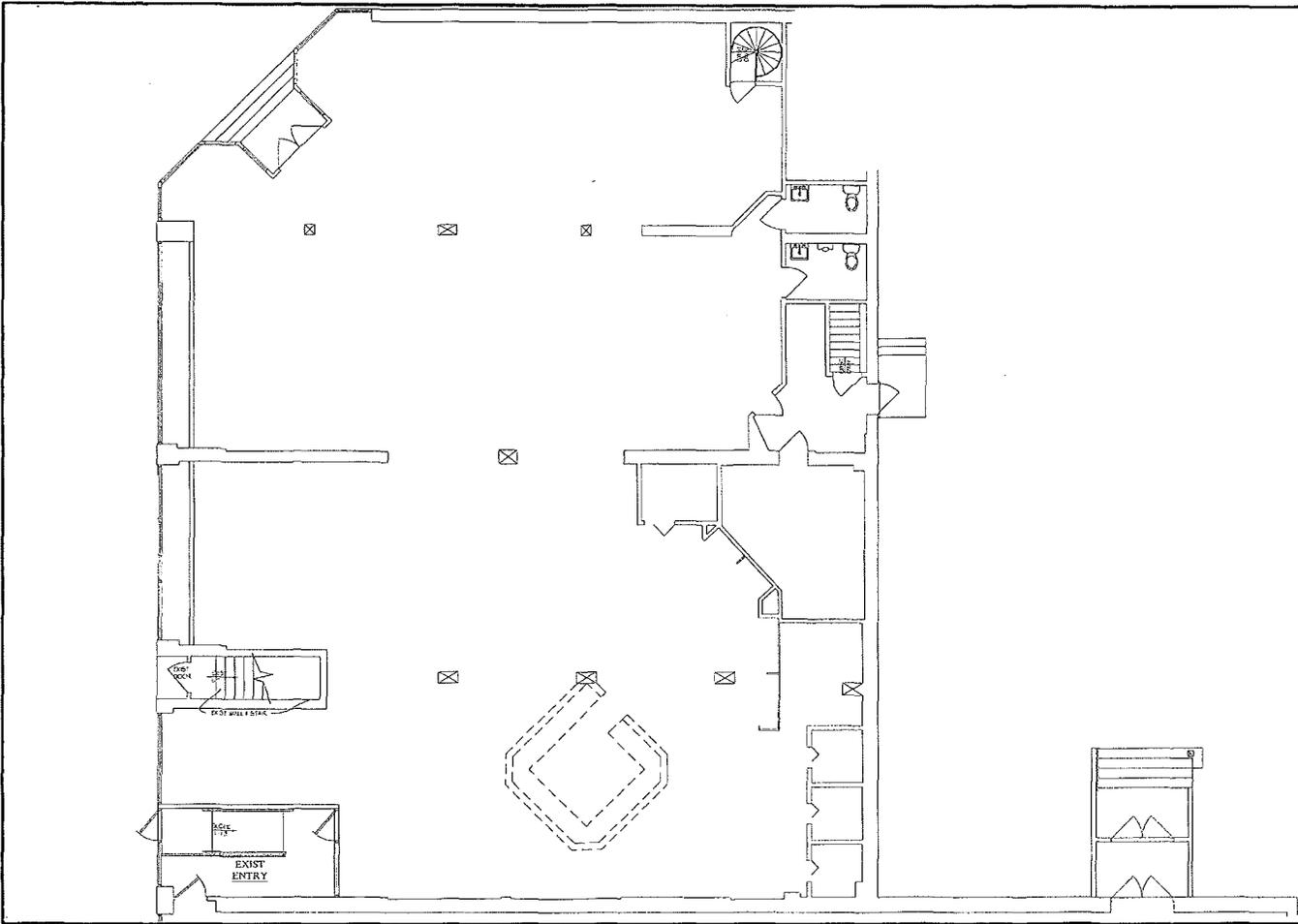
Date of Acceptance: _____



WWW.VONSELECTRIC.COM
LICENSED, INSURED & BONDED

KOHLER
Generators

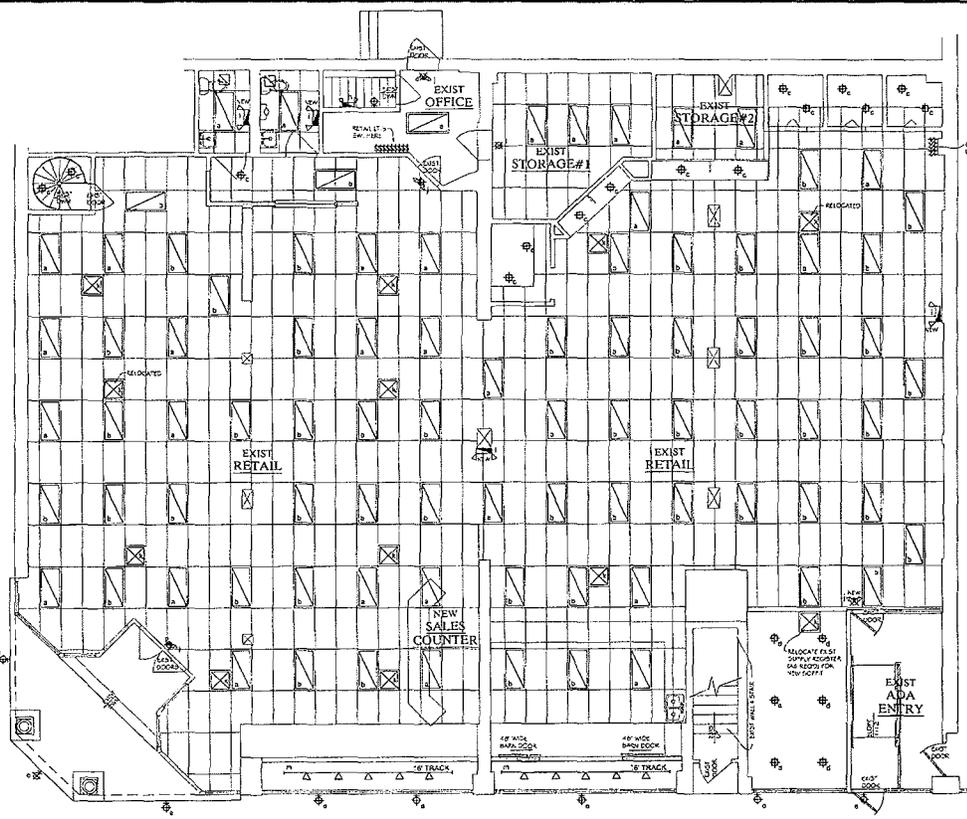
**Certified
 Installer**



REVISED BY	
ARCHITECTURAL RESOURCES	
Robert M. Akers - Architect	
437 West State St. Greensboro, North Carolina 27401	
tel: 336-333-8888	
fax: 336-333-8889	
www.architecturalresources.com	
EXISTING FLOOR PLAN	
PROJECT NO. 00174	
DATE 10/12/04	
SCALE AS NOTED	
DRAWN R.M.A.	
JOB 16-24	
SHEET	
EX1	
OF 3 SHEETS	

KEY	
(Symbol)	EXISTING 2X4 RECESSED TRACK LIGHT FIXTURE - TO REMAIN
(Symbol)	RELOCATED EXISTING 2X4 RECESSED TRACK LIGHT FIXTURE
(Symbol)	NEW LED RECESSED TRACK LIGHT BY E.C.
(Symbol)	EXISTING RECESSED CAN LIGHT TO REMAIN - NEW 13 LED BALL BALLAST BY E.C.
(Symbol)	RELOCATED EXISTING RECESSED CAN LIGHT - NEW 13 LED BALL BALLAST BY E.C.
(Symbol)	NEW EXTERIOR WALL SOURCE THE EXISTING DOOR REOF FRAME LIGHT TO BE LED BY E.C.
(Symbol)	LOCATION OF JUNCTION BOX
(Symbol)	EXISTING EMERGENCY LIGHT TO REMAIN
(Symbol)	EMERGENCY LIGHT BY ELECTRICAL CONTRACTOR
(Symbol)	EXIT LIGHT EMERGENCY LIGHT BY E.C.
(Symbol)	EXISTING RECESSED LED RECESSED AIR DIFFUSER
(Symbol)	EXIT LIGHT BY ELECTRICAL CONTRACTOR
(Symbol)	NEW BLACK TRACK W/ BLACK HEADS 20W LED BY E.C.

ELECTRICAL SYMBOLS	
(Symbol)	SINGLE POLE SWITCH
(Symbol)	THERMAL SWITCH
(Symbol)	OCCUPANT SENSOR SWITCH
(Symbol)	PILOT LIGHT SWITCH
(Symbol)	DUPLEX RECEPTACLE
(Symbol)	GROUND FAULT
(Symbol)	SPECIAL OUTLET - 200V 1Ø ON 2Ø
(Symbol)	OUTLET WITH WIRING AND GROUND WIRE
(Symbol)	SAFETY DISCONNECT SWITCH
(Symbol)	ELECTRICAL CONTRACTOR
(Symbol)	WETTER PROOF
(Symbol)	TRAY POWER OUTLET 50% BURIED GEL
(Symbol)	WATER TIGHT
(Symbol)	DUPLEX RECEPTACLE w/ GROUND FAULT
(Symbol)	JUNCTION BOX
(Symbol)	LED LIGHT FIXTURE (SIGHT LIGHT)
(Symbol)	2X4 RECESSED FLUORESCENT FIXTURE
(Symbol)	LED CANS
(Symbol)	POWER JAR CEILING SOURCE
(Symbol)	SMALL DECORATIVE PENDANTS
(Symbol)	LARGE DECORATIVE PENDANTS
(Symbol)	LED SPOT LIGHT
(Symbol)	LED RIG LIGHT
(Symbol)	FIRE ALARM HORN/VISUAL
(Symbol)	THE ALARM FALL STATION
(Symbol)	EMERGENCY LIGHT
(Symbol)	EMERGENCY LIGHT w/ REMOTE HEAD
(Symbol)	EXIT LIGHT
(Symbol)	DIRECTIONAL EXIT LIGHT (FACE AND/OR AS ROOM)
(Symbol)	EXISTING DEVICE - RELOCATED
(Symbol)	EXISTING DEVICE - TO REMAIN ACTIVE
(Symbol)	NOT PLUGED
(Symbol)	TO BE STUDIED AGAIN



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

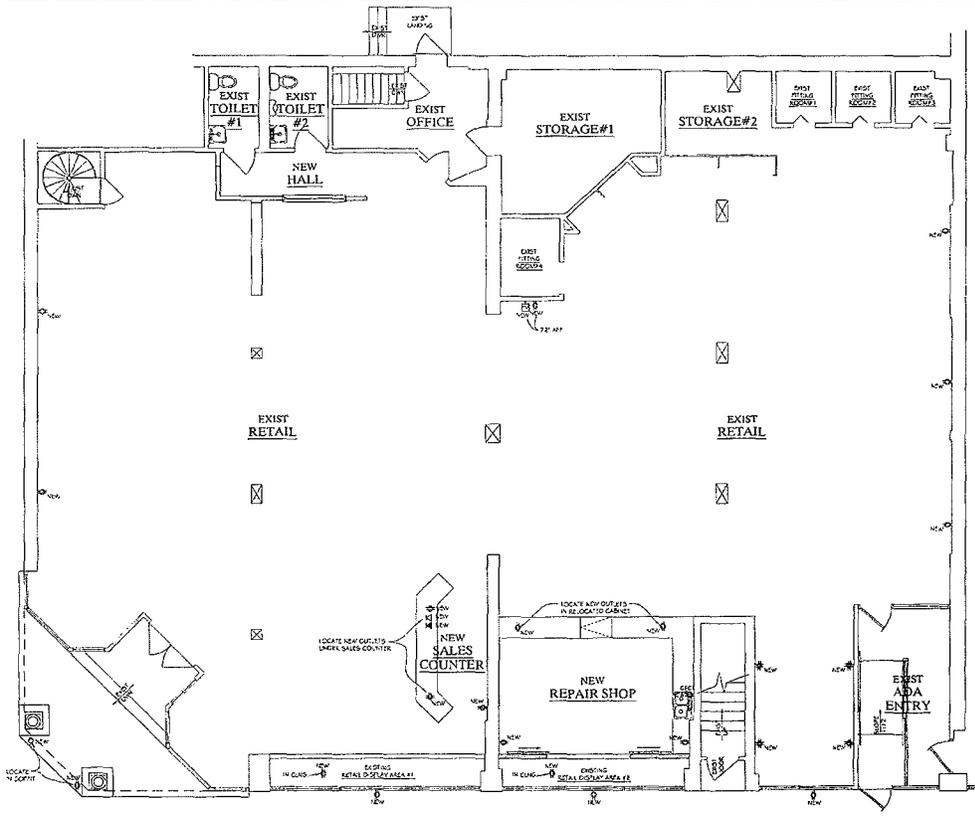
LIGHT FIXTURE COUNT	
EXISTING 2X4 FLOOR LIGHTS TO REMAIN	30
EXISTING 2X4 FLOOR LIGHTS TO BE REMOVED	36
RELOCATED 2X4 FLOOR LIGHTS	36
EXISTING CAN LIGHTS TO REMAIN	15
EXISTING CAN LIGHTS TO BE REMOVED	54
RELOCATED CAN LIGHTS	6
NEW TRACK LIGHTING	12 TRACK
NEW EXTERIOR WALL SOURCE	1

NOTE: ALL EXISTING & RELOCATED 2X4 FLOOR TRACK LIGHTS ARE TO BE RELOCATED AT NEW 10' P.A.D.

ARCHITECTURAL RESOURCES
W. Alan Tappal - Architect
472 West 24th St. Columbus, Illinois 60024
www.archresources.com (630) 320-7744

ELECTRICAL LIGHTING PLAN
DATE: 1/15/2016
Scale: AS NOTED
Drawn: R.M.A.
JOB: 16-2577
Sheet
E2.0
Of 3 Sheets

ELECTRICAL SYMBOLS	
⬆	INDICATOR SWITCH
⬆	THROWAL SWITCH
⬆	OCCUPANCY SENSOR SWITCH
⬆	Pilot Light Switch
⬆	Outlet Receptacle
⬆	Ground Passage
⬆	Special Outlet - 120V/1Ø/0/3Ø
⬆	Conduit with Wiring and Ground Wire
⬆	Safety Ground Switch
⬆	Electrical Construction
⬆	Breaker Panel
⬆	Data/Printer Outlet 30°C into Cell
⬆	Phone
⬆	Motor Outlet
⬆	Outlet Receptacle - Ground Fault
⬆	Junction Box
⬆	Lighting Fixture (Night Light)
⬆	Surface Mounted Fluorescent Fixture
⬆	LED Strip
⬆	Potential Ground Symbols
⬆	Small Decorative Remnants
⬆	Large Decorative Remnants
⬆	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 Arrow as Ref)
⬆	Existing Device - Relocated
⬆	Existing Device - To Remain Active
⬆	Not Filled
⬆	Existing to Remain



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

- ELECTRICAL NOTES**
1. UNLESS OTHERWISE SPECIFIED, CONDUIT: 400 AMP, 3 INCH; 120 AMP, 1 1/2 INCH; 60 AMP, 1 INCH.
 2. EXISTING DEVICES SHALL BE RELOCATED TO THE NEW LOCATIONS SHOWN.
 3. EXISTING DEVICES SHALL BE RELOCATED TO THE NEW LOCATIONS SHOWN.
 4. ALL NEW DEVICES SHALL BE INSTALLED TO THE NEW LOCATIONS SHOWN.
 5. ALL NEW DEVICES SHALL BE INSTALLED TO THE NEW LOCATIONS SHOWN.
 6. ALL 120V DEVICES SHALL BE 20A.

REVISIONS	BY
ARCHITECTURAL RESOURCES, INC. W. Alan Taylor - Architect 427 West State St., Chicago, Illinois 60614 (312) 467-1000 FAX (312) 467-1001 www.archresources.com	
ELECTRICAL POWER PLAN BUILDING NO. 111 STANBRIDGE MASTER SADDLERS 341 N. Franklin, Illinois, 60641	
DATE	11/20/01
SCALE	AS NOTED
DRAWN BY	R.M.A.
NO.	16-2577
SHEET	E1.0
OF 3 SHEETS	

REVISIONS	BY



ARCHITECTURAL RESOURCES
 W. Alex Tempel - Architect
 Robert M. Akers - Architect
 427 West 31st Street, Suite 101
 Chicago, Illinois 60614
 (630) 231-7774
 wtempel@gmail.com / robert.akers@abqglobal.net

I hereby certify that these plans were prepared under my direct supervision and that I am a duly licensed professional engineer in the State of Illinois.
 Robert M. Akers
 License No. 001134
 Expires: 1/7/2018

MECHANICAL PLAN
 Build-out for
STANBRIDGE MASTER SADDLERS
 122 W. Main Street
 St. Charles, Illinois 60174

Date: 01/25/17
 Scale: AS NOTED
 Drawn: R.M.A.
 Job: 16-2577
 Sheet
M1.0
 Of 1 Sheet

MECHANICAL NOTES, EQUIPMENT SCHEDULES AND AUTOMATIC TEMPERATURE CONTROLS.

MECHANICAL CODE NOTES:

1. THE INSTALLATION OF ALL MECHANICAL SYSTEMS SHALL CONFORM TO THE LOCAL CODE, 2009 INTERNATIONAL BUILDING CODE, 2009 INTERNATIONAL MECHANICAL CODE, 2003 LIFE SAFETY CODE, NFPA AND APPLICABLE AMENDMENTS.
2. ALL PENETRATIONS THROUGH AND ALL JOINT SYSTEMS WITHIN A FIRE RESISTANCE RATED ASSEMBLY SHALL BE FIRE STOPPED WITH AN APPROVED, LISTED FIRE-STOP SYSTEM. PROVIDE THE SYSTEM NUMBER AND A COPY OF THE DESIGN DETAIL FROM U.L. OR OTHER APPROVED TESTING AGENCY ON THE JOB SITE AT ALL TIMES TO FACILITATE PROPER INSTALLATION AND INSPECTION.
3. ALL MATERIALS AND EQUIPMENT LOCATED WITHIN THE PLENUM AREAS SHALL MEET THE REQUIREMENTS OF 602 IBC-2009.
4. THE MECHANICAL CONTRACTOR SHALL PROVIDE COPIES OF THE FINAL TESTING AND BALANCING OF ALL HVAC SYSTEMS TO THE VILLAGE PRIOR TO FINAL INSPECTION.
5. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED SMOKE DETECTORS PER CODE AND THE SMOKE DETECTORS SHALL BE SUPERVISED BY THE FIRE ALARM SYSTEM AS WELL AS CONNECTED TO AN AUDIBLE ALARM AND VISIBLE DEVICE.

MECHANICAL EQUIPMENT SPECIFICATIONS:

- HEATING / COOLING UNITS -**
 SHALL BE COMPLETE WITH THE FOLLOWING:
- SINGLE POINT POWER SUPPLY, 240 SINGLE AND THREE PHASE.
 - CONVEYANCE OUTLET (FIELD WIRED TO SEPARATE CIRCUIT BY EC)
 - R-410A REFRIGERANT
 - BAROMETRIC RELIEF
 - 2" PLEATED 30% FINE FILTER MERV 7
 - RETURN AIR SMOKE DETECTORS ON ALL UNITS.
 - PROGRAMMABLE THERMOSTAT WITH LOCKING COVER.

FURN-1 & 2
 HEIL, 95 SF, AFUE, SINGLE STAGE, PSC GAS FURNACE
 100,000 BTUHR
 115/180, 20AMP (MIN)

CONDENSER-1 & 2
 HEIL, 13.0 SEER, STON
 80,000 BTUHR
 230/180, 29 AMP(S) (MIN)

MECHANICAL EQUIPMENT SPECIFICATIONS:

EXHAUST SYSTEMS
 ALL EXHAUSTERS SHALL BE AS MANUFACTURED BY LOREN COOK OR APPROVED EQUAL.

EF-1, SERVES TOILETS
 75 CFM, PENN DX13R AT 0.375" SP, 1/8 HP, .115-1-60.

AIR DEVICES
 SEE DRAWINGS FOR NECK SIZES AND AIR QUANTITIES.
 PROVIDE ALUMINUM CONSTRUCTION AT LOCATIONS FOR INSTALLATIONS AT TOILET

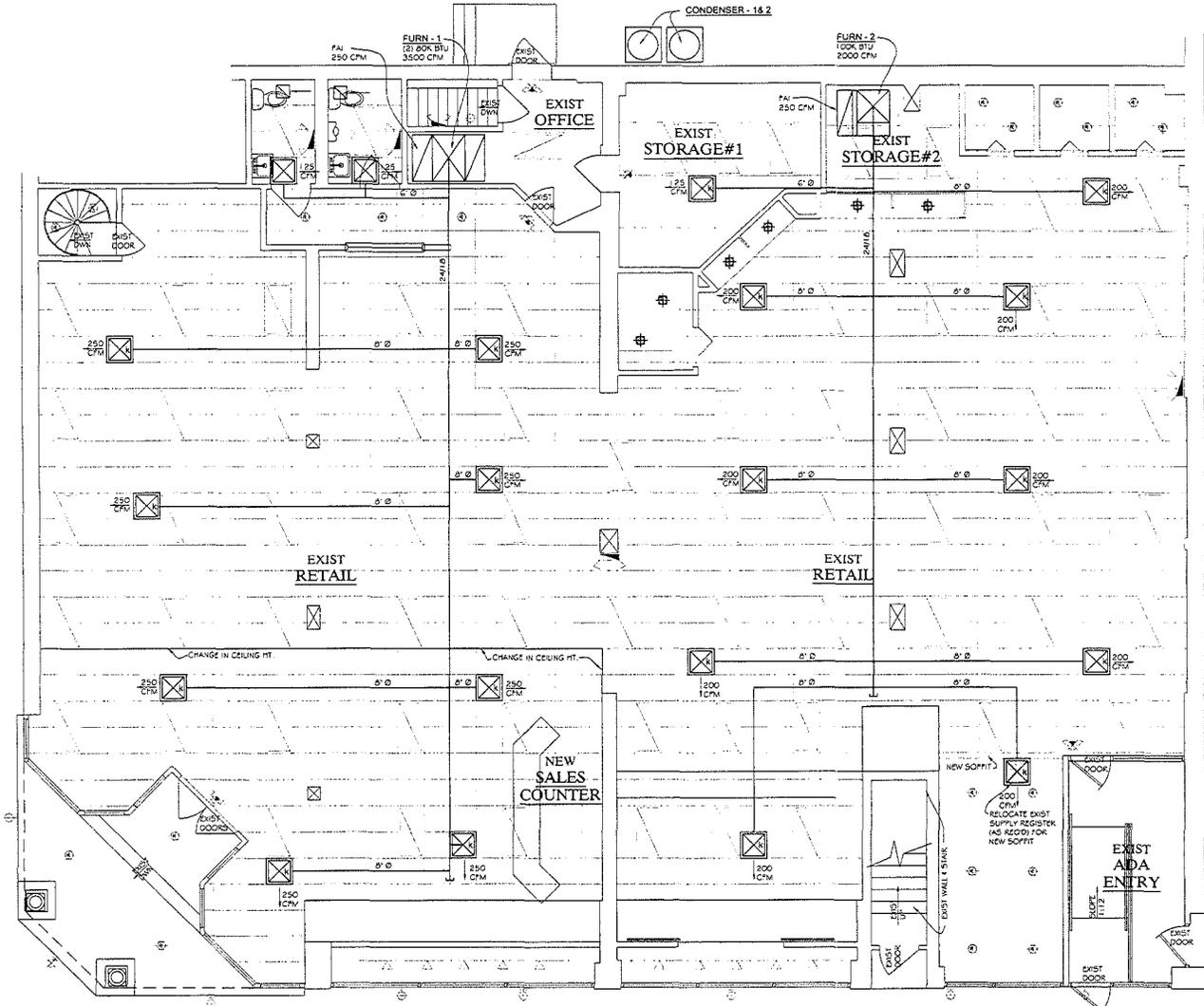
TYPE "A", TITUS PLENUM LINEAR (2) 1" SLOTS, OPPOSED BLADE DAMPER AND STANDARD WHITE FINISH

TYPE "B", TITUS 300-RS, DOUBLE DEFLECTION SUPPLY AIR REGISTER WITH 1" BLADE SPACING, OPPOSED BLADE DAMPER AND STANDARD WHITE FINISH.

TYPE "C", TITUS, 350-RL, SINGLE DEFLECTION RETURN AIR REGISTER WITH 1" BLADE SPACING, OPPOSED BLADE DAMPER AND STANDARD WHITE FINISH.

MECHANICAL INSULATION:

- ALL DUCTWORK SHALL BE INSULATED TO MEET THE LOCAL ENERGY CODE.
- ALL SUPPLY AND RETURN DUCTS SHALL BE INSULATED WITH A MINIMUM OF R-6 FLEXIBLE DUCT WRAP.
- ALL DUCTS AND DUCT JOINTS SHALL BE SEALED PER ASHRAE 90.1 OR THE IMC SECTION 603.9.
- DUCTS INDICATED AS ROUTED ALONG THE EXTERIOR OF THE BUILDING SHALL BE INSULATED TO AN R-12 PER IECC SECTION C403.2.9



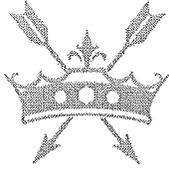
MECHANICAL PLAN

SCALE: 1/4" = 1'-0"



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

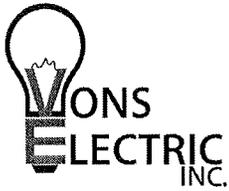
Date

11/23/2016

Description	Total
Demolition and clean up	\$2,400.00
Removal of all plywood as discussed And rotten trim Removal and disposal of granite to supplied dumpster	
Exterior wrap	\$6,400.00
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
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	
	<hr/>
	Subtotal \$13,300.00
	Total \$13,300.00

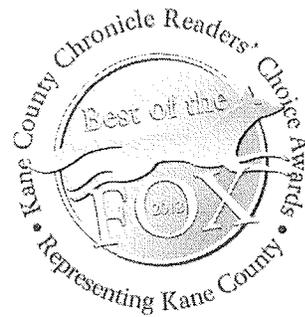
Shane Zimmer

Randy Jostes



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) surface mounting conduit replace photo eye sensor		2,700.00	2,700.00
Add 4-occupancy 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

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	Vendor: Pittco Architectural Metals, Inc.	Fox Valley Glass and Mirror, Inc.
Estimator: George Johnson		9919 Clow Creek Drive
Job Name: Stanbridge Mater Saddlers		Suite A
Contractor:		Plainfield, Illinois 60585
Job Contact: Randy Jostes		Phone: 630-904-4700
Phone: 630-453-9085		Fax: 630-904-4710
Fax:		georgefvg@Comcast.net
Address1:		www.foxvalleyglass.Com
Address2:		License #
Address3:		

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:	\$.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.

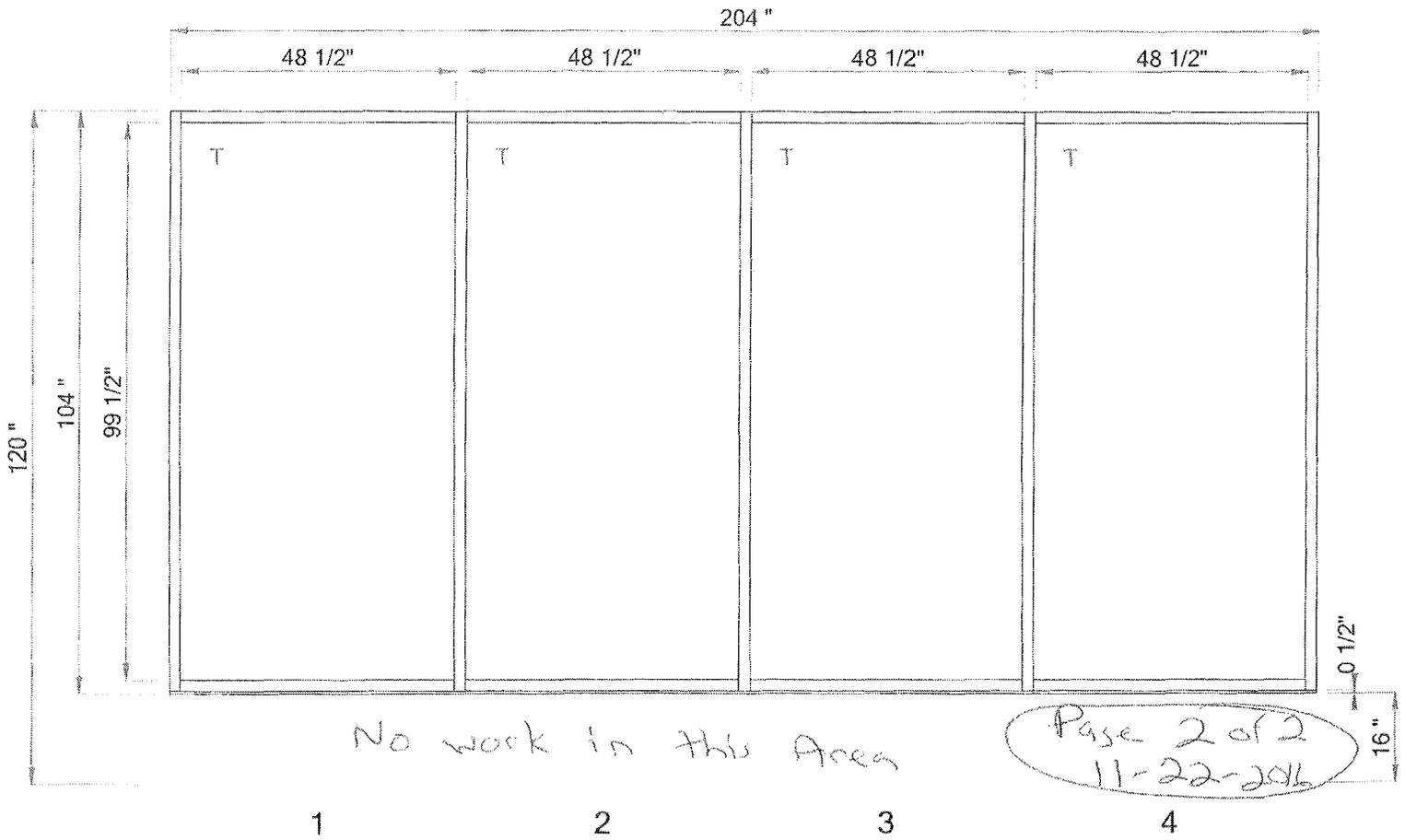
Exclusions:

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.

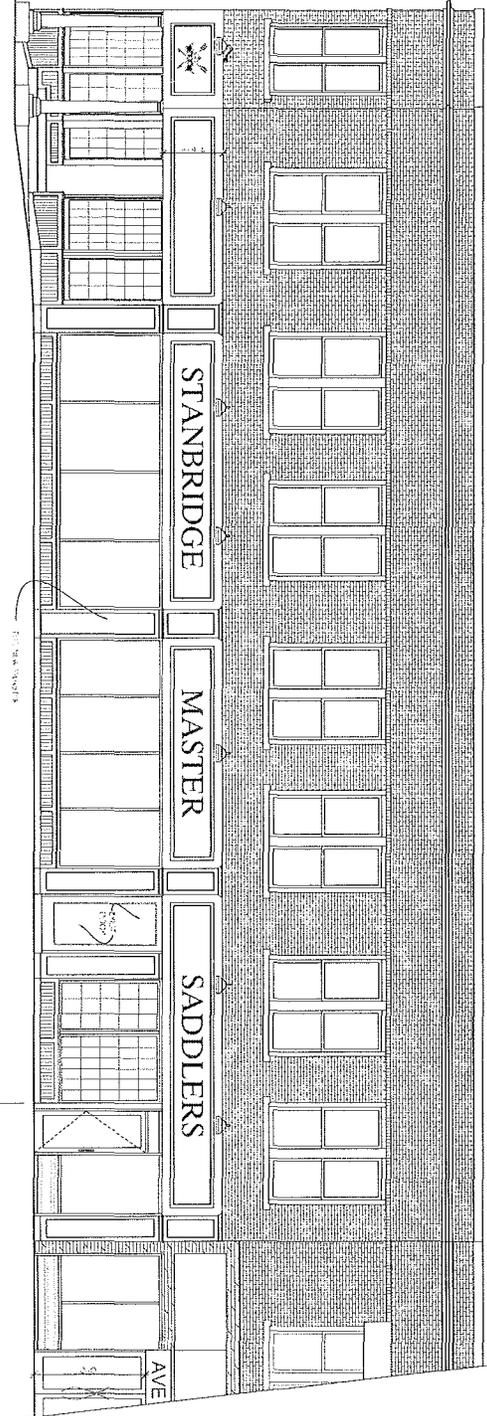
Notes:

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.

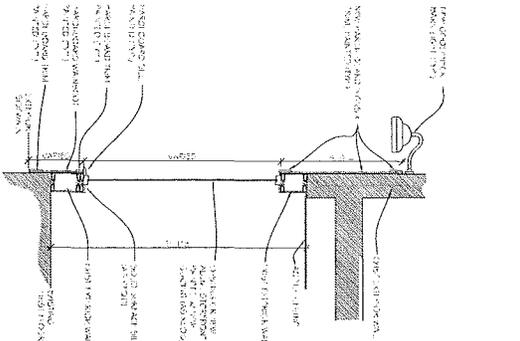


Stanbridge Mater Saddlers - 001 - Sout Elevation.dwg (2 Thus)
 Frame: (DkBrz Cl2) TMS 114T - 2 x 4 1/2 Thermal Flush Glaze - Screw Spline - w/Subsill

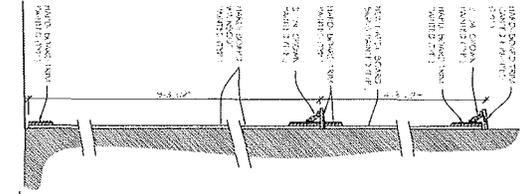
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



TYP. FACADE WALL SECT.
SCALE: 1/2" = 1'-0"



TYP. PILASTER
SCALE: 1" = 1'-0"



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



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

Sheet
A3.0
Drawn: R.M.A.
Job: 16-25777

I hereby certify that these drawings were prepared under my supervision and to the best of my knowledge they comply with the building code, zoning ordinances and all other applicable laws and regulations, including the Illinois Architecture Code and ASB 1417-14196.
Date: 11-30-18

ARCHITECTURAL RESOURCES
W. Alex Teipel - Architect
Robert M. Akers - Architect
422 West State St. Geneva, Illinois 60134
(630) 232-1774
w.teipel@arresources.com / robert.akers@arresources.com

NO.	DATE	DESCRIPTION

Exhibit III
Checklist for Eligible Improvements & Reimbursements

122 W. Main Street Stanbridge Master Saddlers – Dean Courser and Sarah Schmidgall

Interior Improvements				
Improvement Item	Estimated Cost	Work Completed (Yes/No)	Money Spent per Final submittal	Amount Reimbursed
Drywall on Main Floor	\$ 8,600.00			
Finished door and Window Casing	\$ 595.00			
Install new suspended ceiling	\$ 14,900.00			
Furnish and install new split system heating & Cooling consisting of 3 100,000 BTU furnace and (3) 5-ton cooling systems	\$ 28,250.00			
Install 10 new 6" LED cans	\$ 2,000.00			
Add new LED 2x4 laying fixtures and new separate support to ceiling	\$ 21,500.00			
Emergency installed lights per code	\$ 2,300.00			
Add occupancy sensors to bathroom	\$ 300.00			
2 exterior soffits	\$ 300.00			
Install 11 supply receptacles, 1 GFI and 6 quad receptacles	\$ 3,150.00			
Demo old can light can and old wiring	\$ 1,200.00			
Total Interior Improvements Cost	\$ 83,095.00			

Exterior Improvements				
Improvement Item	Estimated Cost	Work Completed (Yes/No)	Money Spent per Final submittal	Amount Reimbursed
Exterior Demolition	\$ 2,400.00			
New Carpentry & Trim Work	\$ 9,400.00			
New Storefront Glass	\$ 8,750.00			
Exterior Painting	\$ 3,450.00			
Exterior Electrical & Lighting	\$ 3,900.00			
Total Exterior Improvements Cost	\$ 27,900.00			