

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott Niehaus, Village Manager

DATE : July 11, 2017 (BOT) Date: July 20, 2017

SUBJECT: Downtown Restaurant Forgivable Loan, 101 W. St. Charles Rd. (Babcock's
 Grove House)

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

The applicant is seeking to install interior improvements for a restaurant expansion. The property is located in the Downtown TIF. The ECDC recommended the approval of this grant request by a vote of 4-0.

Fiscal Impact/Funding Source:

Review (as necessary):


Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village
 Manager's Office by 12:00 noon, Wednesday, prior to the
 agenda distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

DATE: July 20, 2017

SUBJECT: Downtown Restaurant Forgivable Loan; 101 W. St. Charles Road (Babcock's Grove House)

Please find the following items for Village Board consideration as part of the July 20, 2017 Board meeting:

1. Economic and Community Development Committee (ECDC) memo; and
2. A Resolution Approving a Downtown Restaurant Forgivable Loan for the Property Commonly Known As 101 W. St. Charles Road

The Community Development Department received an application for the Downtown Restaurant Forgivable Loan for 101 W. St. Charles Road. The applicant is seeking to install interior improvements for a restaurant expansion. Restaurant expansions are eligible for the grant. The property is located in the Downtown TIF. The lowest contractor's bid is \$69,915.44. Architect fees can be granted up to \$1,250.00. Therefore the total cost is \$71,165.44 and is grant eligible up to \$24,555.15. A lien will be placed on the building in the amount of the forgivable loan. One tenth of the forgivable loan is forgiven for each full year that a restaurant is open. The recommendation is subject to the following conditions:

1. Permits must be applied for and received for all of the work.
2. Work must be complete one year from the date of approval by the Village Board of Trustees.
3. Before the grant can be paid out, the petitioner will submit a final receipt (showing the project is paid in full) and waivers of lien from the contractors.

The ECDC recommended approval of this grant request by a vote of 4-0. Please place this resolution on the July 20, 2017 Board of Trustees agenda.

RESOLUTION
R _____

**A RESOLUTION APPROVING A DOWNTOWN RESTAURANT FORGIVABLE
LOAN FOR THE PROPERTY COMMONLY KNOWN AS
101 W. ST. CHARLES ROAD**

WHEREAS, the Village of Lombard (the "Village") disburses funds for the Downtown Restaurant Forgivable Loan Program (the "Program") under the authority of the Village Board of Trustees, and will provide monetary grants to qualified property owners in the Lombard Downtown Tax Increment Financing (TIF) District to enhance and improve buildings and parking areas; and,

WHEREAS, Topaz RG, LLC owned by Stephen J. and Dana Moreau (the "Applicant"), desires to participate in this Program for interior renovations to the building (the "Project") located at 101 W. St. Charles Road, Lombard, Illinois (the "Subject Property") and,

WHEREAS, the legal owner of record of 101 W. St. Charles Road, Lombard, Illinois is Thomas J. Smith (the "Owner"); and,

WHEREAS, the Applicant is a tenant of 101 W. St. Charles Road, Lombard, Illinois; and,

WHEREAS, the Project shall consist of those renovations to the interior of the building on the Subject Property as set forth on Exhibit "A" attached hereto and made part hereof; and,

WHEREAS, the Project will complement and support the Village's plans to maintain a quality Central Business District;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the Village shall provide the Applicant with a grant of up to twenty-four thousand five hundred fifty-five and 15/100 dollars (\$24,555.15), pursuant to the Program (the "Grant"). Such monies shall be available to the Applicant upon the authorization of the Village's Director of Community Development, after receipt of satisfactory evidence that the Project components have been completed, and that the Applicant has paid all invoices for labor and materials in connection therewith.

SECTION 2: The Applicant, as well as any subsequent business or property owner, will perform the following obligations in connection with the Project:

- a. Permits must be applied for and received for all of the work.

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101 W. St. Charles Road

- b. Work must be complete within one (1) year from the date of approval of this Resolution by the Village Board of Trustees.
- c. Before the Grant can be paid out, the Applicant shall submit a final receipt to the Village (showing the Project has been paid in full), along with waivers of lien from the contractors working on the Project.

SECTION 3: The Applicant, and any subsequent business or property owner, shall be required to maintain the subject Property in accordance with all Village codes and ordinances, and obtain any and all necessary licenses and permits required relative thereto.

SECTION 4: That the Program Agreement, relative to the Project, attached hereto as Exhibit "B" and made part hereof is hereby approved (the "Agreement")

SECTION 5: That the Owner agrees that the Agreement may be duly recorded against the subject Property, to serve as notice upon future purchasers, assigns, estate representatives, mortgages, and all other interested persons of the conditions outlined in the Agreement.

SECTION 6: The Village may terminate the Agreement if the Applicant or Owner, or any subsequent business or property owner, fails to comply with any of the terms of the Agreement. In the event of termination, the Owner shall be required to repay any amount of the Grant disbursed.

SECTION 7: That the Village President and Village Clerk are hereby authorized and directed to sign, on behalf of the Village of Lombard, the Agreement attached hereto as Exhibit "B".

Adopted this ____ day of _____, 2017, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this ____ day of _____, 2017.

Keith T. Giagnorio
Village President

Resolution No. _____
101 W. St. Charles Road

ATTEST:

Sharon Kuderna
Village Clerk

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101 W. St. Charles Road

EXHIBIT A
Legal Description

LOT 2 IN ZITT'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 1 IN BLOCK 19 IN THE TOWN OF LOMBARD, BEING SUBDIVISION IN SECTIONS 5, 6, 7 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 18, 1991 AS DOCUMENT R91-153504, IN DUPAGE COUNTY, ILLINOIS.

PIN 06-07-209-017

EXHIBIT B

DOWNTOWN RESTAURANT FORGIVABLE LOAN PROGRAM AGREEMENT

This Downtown Restaurant Forgivable Loan Program (hereinafter referred to as the “Agreement”) Agreement is entered into this 20th day of July, 2017, by and between the Village of Lombard, Illinois, (hereinafter referred to as the “Village”), Topaz RG, LLC owned by Stephen J. and Dana Moreau (hereinafter referred to as “Applicant”), and Thomas J. Smith (hereinafter referred to as “Owner”), doing business at 101 W. St. Charles Road, Lombard, Illinois (said location being legally described on Exhibit “1” attached hereto and made part hereof – hereinafter referred to as the “Subject Property”), with personal property being secured at 101 W. St. Charles Road, Lombard, Illinois. The Village, the Owner and the Applicant are sometimes referred to herein collectively as the “Parties.”

WITNESSETH

WHEREAS, the Village, pursuant to Sections 36.50 through 36.55 of the Lombard Village Code, has established a Downtown Restaurant Forgivable Loan Program (hereinafter referred to as the “Program”) and, as such, will provide grants to qualified business owners and property owners in the Eligible TIF Districts (as said term is defined in Section 36.51 of the Lombard Village Code) for interior renovations; and

WHEREAS, the Program compliments and supports the Village's plans to maintain a quality Central Business District; and

WHEREAS, interior renovations are desirable within the Central Business District and contribute to an economically strong Central Business District; a commercial area where the image, appearance, and environment encourage the attraction of shoppers; and

WHEREAS, the Applicant desires to participate in the Program, for proposed interior renovations at the Subject Property; (Program Application No.: **17-01**); with said interior renovations being more specifically described in Exhibit “2” attached hereto and made part hereof (hereinafter referred to as the “Project”);

NOW, THEREFORE, in consideration of the foregoing, and other good and valuable consideration, the receipt of which is hereby acknowledged by the Parties hereto, the Parties agree as follows:

SECTION 1: The Village shall provide the Applicant with a grant under the Program in an amount not to exceed twenty-four thousand five hundred fifty-five and 15/100 dollars (\$24,555.15) (hereinafter referred to as the “Grant”). Such Grant shall be available to the Applicant, upon the authorization of the Village's Director of Community Development, after the Applicant has constructed the Project, complied with the

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provisions of this Agreement and Sections 36.50 through 36.55 of the Lombard Village Code, and has paid for the Project. The maximum amount of the Grant, as set forth above, is based upon the Applicant expending no less than seventy-one thousand one hundred sixty-five and 44/100 dollars (\$71,165.44) in relation to the Project. In the event that the Applicant's expenditures for the Project are less, the Grant shall be reduced such that the maximum amount of the Grant shall not exceed one-third (1/3) of the amount expended by the Applicant in relation to the Project.

SECTION 2: The Applicant shall undertake the following in connection with the Project:

- a. Permits must be applied for and received for all of the work.
- b. Work must be complete within one (1) year from the date of approval of the Resolution authorizing this Agreement, by the Village Board of Trustees.
- c. Before the Grant can be paid out, the Applicant shall submit a final receipt to the Village (showing the Project has been paid in full), along with waivers of lien from the contractors working on the Project.

SECTION 3: Upon completion of the Project, the Applicant shall maintain the Subject Property and the business located thereon, in accordance with all applicable federal, state and local laws, rules and regulations.

SECTION 4: The Owner hereby consents to the recording of this Agreement to serve as notice to future purchasers, assigns, estate representatives, mortgagees, and all other interested persons of the conditions outlined in this Agreement.

SECTION 5: The Owner hereby agrees to be bound by the lien conditions set forth in Section 36.55 of the Lombard Village Code, which are incorporated herein by reference as if set forth in full herein, including, but not limited to, the condition that, upon disbursement of the Grant funds by the Village, no business, other than a restaurant, may operate at the subject Property for a period of ten (10) years from the recording of the lien referenced in said Section 36.55 of the Lombard Village Code, without the consent of the Village.

SECTION 6: In the event the Village terminates this Agreement as a result of the Applicant or Owner failing to comply with any of the terms of this Agreement, the Applicant and/or Owner shall be required to repay any amount of the Grant that has been disbursed by the Village. In the event said amount is not repaid within thirty (30) days of the Village's written demand for repayment, interest shall accrue at a rate of two percent (2%) per month on the unpaid amount due until the amount due is paid in full, and the Village shall have the right to record a lien against the Subject Property for said amount, and foreclose upon said lien in the same manner as in regard to a mortgage.

SECTION 7: The Applicant and Owner agree not to substantially change the use of the business or interior space for which the Grant was received for a period of not less than ten (10) years from the date the Agreement was executed.

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SECTION 8: This Agreement shall be binding upon the successors and assigns of the Parties hereto.

VILLAGE OF LOMBARD

By: Keith T. Giagnorio, Village President

Attest: Sharon Kuderna, Village Clerk

APPLICANT

Topaz RG, LLC (Member of the LLC Stephen J. Moreau)

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101 W. St. Charles Road

APPLICANT

Topaz RG, LLC (Member of the LLC Dana Moreau)

OWNER

Thomas J. Smith

Resolution No. _____
101 W. St. Charles Road

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Keith T. Giagnorio, personally known to me to be the President of the Village of Lombard, and Sharon Kuderna, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2017.

Commission expires _____, 20____.

Notary Public

Resolution No. _____
101 W. St. Charles Road

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Stephen and Dana Moreau, personally known to me to be the managers of Topaz RG, LLC and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she signed and delivered the said instrument, as the free and voluntary act of said limited liability company and his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2017.

Commission expires _____, 20____.

Notary Public

Resolution No. _____

101 W. St. Charles Road

STATE OF ILLINOIS)

)SS

COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Thomas J. Smith, personally known to me to be the owners of the subject Property, as referenced in the foregoing Agreement, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2017.

Commission expires _____, 20____.

Notary Public

Resolution No. _____
101 W. St. Charles Road

EXHIBIT 1
Legal Description

LOT 2 IN ZITT'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 1 IN BLOCK 19 IN THE TOWN OF LOMBARD, BEING SUBDIVISION IN SECTIONS 5, 6, 7 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 18, 1991 AS DOCUMENT R91-153504, IN DUPAGE COUNTY, ILLINOIS.

PIN 06-07-209-017

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EXHIBIT 2

The Village of Lombard Community Development Department retains a copy of the complete submittal to the Village. This submittal includes contractor's quotes and a description of the work to be completed as part of the Project. The Applicant proposes to install interior improvements for a restaurant expansion. Such improvements include, but are not limited to, plumbing, framing, electric, HVAC, windows, doors, and a fire alarm.



MEMORANDUM

TO: Bill Johnston, Chairperson
Economic and Community Development Committee

FROM: Jennifer Ganser, AICP, Assistant Director of Community Development 

DATE: July 10, 2017

SUBJECT: Downtown Restaurant Forgivable Loan; 101 W. St. Charles Road
(Babcock's Grove House)

The Community Development Department has received an application for the Downtown Restaurant Forgivable Loan Program for Babcock's Grove House located at 101 W. St. Charles Road. The applicant is seeking to install interior improvements for a restaurant expansion. Restaurant expansions are eligible for the grant.

In 2015 the building owner received a Downtown Improvement and Renovation Grant in the amount of \$12,000.00 for new roof shingles and to paint the exterior trim and soffits. In 2016 Babcock's received a Downtown Restaurant Forgivable Loan for \$81,549.30.

The applicant met with the College of DuPage Small Business Development Center, as required for the grant, in 2015. As this is an expansion, staff does not request another meeting with COD. Though 101 W. St. Charles Road is a local landmark, the Historical Commission does not review interior improvements. The Village Board approved Code amendments that removed remodeling reviews from their purview.

The property is located in the Downtown TIF. The lowest contractor's bid is \$69,915.44. Architect fees can be granted up to \$1,250.00. Therefore the total cost is **\$71,165.44** and is grant eligible up to **\$24,555.15**. The Downtown Restaurant Forgivable Loan Program allows for the Village to grant the petitioner back up to 1/3 of the total project cost, not to exceed \$100,000.00. A lien will be placed on the building (similar to the Downtown Retail Business Grant) in the amount of the forgivable loan. One tenth of the forgivable loan is forgiven for each full year that the restaurant is open.

The Lombard Downtown Revitalization Project Guidebook focuses on aesthetic standards in Section 4. The design recommendations can be applied to numerous buildings in downtown Lombard. Though this building is not called in the Guidebook; a restaurant use is consistent with the Guidebook and will help in downtown revitalization efforts.

LTC has reviewed the request and has no concerns on the project. The Building Division also reviewed the quotes and feels the lowest bid is reasonable in cost for the project. A permit was

submitted in 2016 and is approved, waiting for pickup, pending contractor registration. Work cannot begin until the Village Board hears the request and makes the final vote.

GRANT REQUEST ELEMENTS

Anthony Montalto is the project architect and has submitted an invoice of \$5,000.00. The grant will fund up to 25% or \$1,500.00, whichever is less, prior to approval of the architectural renderings. The eligible amount is \$1,250.

Babcock's has submitted three quotes for the interior remodel.

<u>Contractor</u>	<u>Price Quote</u>
Tite Construction	\$69,915.44
All-Pro Construction Services	\$134,665.00
Pro One Builders	\$92,145.65

Based on the lowest bid, architectural fees, and estimated permit fees, the applicant is eligible to receive up to **\$23,305.15** plus \$1,250 for architectural fees.

Staff is supportive of the request for the following reasons:

1. Consistent with the recommendations of the Lombard Downtown Revitalization Project Guidebook.
2. Consistent with past approval for other façade grant requests.
3. Support from Lombard Town Centre.

Conditions of Approval

Staff proposes the following conditions be placed on the grant, if approved by the Village Board of Trustees. The conditions would be incorporated into a Resolution, subject to approval from the Village Board of Trustees.

1. Permits must be applied for and received for all of the work. Permits should be applied for with the Building Division and will be ready after the appropriate departments/divisions are able to sign off stating that the project meets code.
2. Work must be complete one year from the date of approval by the Village Board of Trustees.
3. Before the grant can be paid out, the petitioner will submit a final receipt (showing it is paid in full) and waivers of lien from the contractors. This ensures that the project is paid in full before the Village remits the grant funds.

COMMITTEE ACTION REQUESTED

This item is being placed on the July 10, 2017 ECDC agenda for consideration. Staff recommends that the ECDC recommend approval to the Village Board for the requested

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101 W. St. Charles Road
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Downtown Restaurant Forgivable Loan being sought for the property at 101 W. St. Charles Road. The project total is \$71,165.44 and is grant eligible up to **\$24,555.15**. As this request is over \$10,000, it requires final approval from the Village Board of Trustees. Said recommendation is subject to the following conditions, by the Village Board of Trustees:

1. Permits must be applied for and received for all of the work.
2. Work must be complete one year from the date of approval by the Village Board of Trustees.
3. Before the grant can be paid out, the petitioner will submit a final receipt (showing the project is paid in full) and waivers of lien from the contractors.

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102 W. St. Charles Rd.
Suite 2A
Lombard, IL. 60148-2292
(630) 519-3741

Project: Babcock's Expansion
4 S. Park Ave,
Lombard, IL.

Customer:
Klusmeyer's
Steve & Dana Moreau

June 22, 2017

Estimate

<u>Trade</u>	<u>Scope of Work</u>	<u>Amount</u>
Demolition	Furnish all labor and equipment for the following demolition work: Remove drywall partitions, framing, trim, etc. Remove wooden ship's ladder to basement. Remove soffit and stage floor in front of space. Remove, haul off, and dispose of all debris.	\$2,580.00
Carpentry	Furnish all labor and materials for the following carpentry work: Build wood stairs and railing to basement. Modify 1st floor for basement stair height clearance. Modify existing in corridor to kitchen as needed for new wall construction. Light gauge framing for new bathroom walls. Install solid wall backing as necessary. Frame faux ceiling beams as shown. Frame drywall ceilings @ bathroom and service bar. Install (1) hollow metal door frame, and (1) wood door frame. Install (3) solid core wood doors and hardware. Install crown moulding in dining room. Install grab bars, toilet accessories, mirrors and ADA sign @ bathroom. Install F.R.P. on south wall of service bar.	\$11,640.00
Doors & Hardware	Furnish and deliver the following doors and frames: (2) solid core plain sliced red oak doors, door openings #2 & #3 (1) rated wood door, door opening #1 (1) hollow metal door frame (1) wood door frame Door hardware to match existing	\$2,550.00
Drywall/insulation	Furnish all labor and materials for the following drywall work: Drywall underside of basement stairs Drywall service bar ceiling and bathroom ceiling Drywall bathroom walls and service bar walls Drywall north stair wall of dining room Repair existing ceilings as necessary, and patch all areas disrupted by construction. Drywall faux ceiling beams in dining room. Sound insulation in bathroom walls. Includes tape, mud, sanding, and ready for paint.	\$4,300.00
Ceramic Tile	Furnish all labor and materials to install the following ceramic tile work: 8" x 8" quarry tile installed with epoxy grout on floor and baseboard in service bar area. 6" x 40" ceramic tile installed with epoxy grout on floor and baseboard in unisex bathroom. All necessary tile board, thinset, grout, and sealer. We include a tile material allowance of \$1,600.00.	\$4,600.00



Hardwood Floors	<p>Furnish all labor and materials to install the following hardwood floor work: Patch existing dining room floor, sand, and refinish. Customer to select finish sheen, color, etc.</p>	\$1,575.00
Painting	<p>Furnish all labor and materials for the following painting work: Prime/paint all new drywall areas, including walls and ceilings. Paint all existing drywall. Paint/stain new doors Epoxy paint in unisex toilet. Paint all areas disturbed by construction.</p>	\$3,200.00
HVAC	<p>Furnish all labor and materials for the following HVAC work:</p> <p>(1) 3-ton mini-split with (2) 1.5 ton heads, refrigerant lines, and controls to outdoor unit. Install grill and ducting for unisex bathroom exhaust fan. To be connected to an existing exhaust duct and fan system. Install a 770 CFM in-line fan with 12", 20-gauge galvanized duct, intake and discharge grills, less electrical hook up and control. This price is based on installing fan on front side of building. If fan is installed in rear of building, see below for the add/alternate.</p>	\$14,220.00
Plumbing	<p>Furnish all labor and materials for the following plumbing work: Install new waste, water, and vent to (1) toilet, (1) floor sink, (1) bar/service sink, and (1) hand sink. Install ProFlo cast iron floor sink. Install angles stops, escutcheons, and supply lines for toilet and lavatory faucet. Furnish and install Kohler Cimarron 1.28 GPF, ADA height, elongated bowl toilet w/ open front seat. Furnish and install Watts "under sink" mixing valve. Furnish and install American Standard single hole, wall mount sink, white in color. Furnish and install Kohler Fairfax single hole lavatory faucet, chrome in finish. Furnish and install Kohler commercial grade grid strainer, chrome in finish. Furnish and install ProFlo trap protector. Install only customer supplied hand wash faucet/sink and drainage. Install only customer supplied bar/service faucet/sink and drainage. Furnish and install schedule 40 drain piping for ice storage and drink wells.</p>	\$9,105.00
Electrical	<p>Furnish all labor and materials for the following electrical work: Demo, rerouting conduit/wire, and troubleshooting. (7) new circuits (7) 15-20 amp tamper resistant receptacles. (7) tamper resistant GFCI receptacles. (3) emergency/exit lights (7) 3" recessed LED can light fixtures</p> <p>(17) general ceiling or wall mounted light fixtures. Light fixtures to be supplied by customer. (1) bathroom exhaust fan. (2) single pole light switches. (5) single pole dimmer switches.</p>	\$6,050.00



Fire Alarm Furnish all labor and materials for the following fire alarm work: \$1,105.00
 (1) XP95 thermal sensor
 (1) 6" mounting base with X-pert programming card.
 (1) strobe, 12/24 volt, multi-candela, red in color.
 All plenum rated fire cable.
 Engineered submittal drawing for Lombard Fire Dept. review and approval.
 Pull & trim installation.
 Programming, testing, and certification.

Project Sub-total	\$60,925.00
General Conditions	\$5,000.00
Liability Insurance .5%	\$32.96
General Contractor's Fee 6%	<u>\$3,957.48</u>
Total Base Bid Estimate	\$69,915.44

Add/Deduct Alternates to Base Bid

1 If fan is installed in the rear of the building, please add the following to the base bid above. \$2,300.00

The following material allowances are included in the base bid above:

1 Ceramic Tile \$1,600.00

Exclusions:

Permits, permit fees, or inspection fees
 Utility/meter relocation and/or fees
 Architectural, engineering, or structural drawings or fees
 Structural repairs or replacement of any rotted structure.
 Exterior, façade, or storefront work.
 Glass/glazing
 Light fixtures
 Kitchen equipment
 Dining furniture or install
 Built-in millwork on north wall

All-Pro Construction Services, Inc.
 16W347 83rd St, Suite B
 Burr Ridge, IL 60527
 630-323-5300

KLUSMEYERS
 4 S. Park Ave.
 Lombard, IL 60148

Schedule of Values: Exhibit A

Contractor:		All-Pro Construction Services, Inc.		
Item	(A)	Cost	Remarks	
General Requirements				
* General Conditions	-	\$ 5,000.00	<i>Including dumpsters, portable toilets, and weekly clean-up as required, daily supervision and Builder's Risk Insurance.</i>	
* Detailing & Final Cleaning	-	\$ 500.00		
Concrete/ Site Work				
* Site Fencing	-			
* Demolition	-	\$ 4,500.00	<i>Demol Per Plan</i>	
* Sanitary Sewer, Storm Sewer & Water	-		<i>NIA</i>	
* Utilities	-		<i>NIA</i>	
* Structural Steel	-	\$ 900.00	<i>(Not on Plan but assumed)</i>	
* Concrete	-		<i>NIA</i>	
*	-			
Masonry				
* Masonry	-	\$ 500.00	<i>Exterior tuckpointing for openings</i>	
*		<i>NIA</i>		
	-			
Carpentry				
* Rough Carpentry	Material	\$ 4,500.00	<i>Stairs, Framing, Railing, Walls</i>	
	Installation	\$ 9,500.00		
* Interior Millwork	Material		<i>Trim Package</i>	
	Installation	\$ 9,200.00		
*				
*				
	-			
	-			
Exteriors				
*	-			
*	-			
*	-			
*	-			
*				
	-			
	-			
	-			
	-			
Finishes				
* Drywall & Finish Taping	-	\$ 4,500.00		
* Tile	Installation	\$ 3,300.00	<i>Basic install per plan</i>	
	Material			
*				
	-			
	-			

* Hardwood Flooring		-	\$ 5,200.00	Tie into existing/ Refinish
Specialties				
* Doors and hardware		-	\$ 10,600.00	
* Fire Alarm		-	\$ 1,600.00	
*	Material	-		
	Installation	-		
*	Material	-		
	Installation	-		
* Painting	Material	-		Painting and Decroating: Wallpaper supplied by owner
	Installation	-	\$ 6,500.00	
*		-		
Equipment				
* Kitchen/Bar equipment	Installation	-		by owner
Mechanical - Plumbing				
* Rough Plumbing		-	\$ 9,200.00	Per Plan
* Plumbing fixtures			\$ 3,600.00	Fixtures and faucets
Mechanical - HVAC				
* HVAC		-	\$26,500.00	Per Plan
Mechanical - Electrical				
* Electrical Rough and trim		-	\$ 11,500.00	
*		-		
Additional Items (Not Mentioned Above)				
		A	\$ -	
		-	\$ -	
		-	\$ -	
		-	\$ -	
Subtotal 1			\$ 117,100.00	-
Profit & Overhead		15%	\$ 17,565.00	-
Contractor Totals Including Profit & Overhead			\$ 134,665.00	-

Allowances					
* Cabinetry	Material	-	\$	12,500.00	Bar Allowance
	Installation	-			
* Cabinetry Hardware		-			Selected by Owner and installed by General Contractor
	Material	A			
* Tile (Material only)	Material	A	\$	3,500.00	Allowance
		-			By owner
* Countertops/ Slabs/ Hearths	Material	A	\$	5,000.00	Selected by Owner and installed by General Contractor
* Lighting Fixtures	Material	A			By owner
* Glass Work	Material	A	\$	3,500.00	Allowance
	Material	A			
* 10% GC fees			\$	2,450.00	
Subtotal 2 (Allowances)			\$	26,950.00	

Additional Items (Not in Contract)					
		A			
		A			
* Landscaping (including finish at hard capes)		A			Per Owner
* Audio/Visual (A/V pre-wire and equipment only)	Material	A			A/V Contractor selected by Owner
	Installation	A			
* Security System	Material	A			Security Contractor selected by Owner
	Installation	A			
* Permit Fees		-	\$	-	Permit fees shall be the responsibility of the Owner prior to start of construction
* Site Engineering		-	\$	-	Site Engineering fees shall be the responsibility of the Owner
* Architectural		-			Architectural fees shall be the responsibility of the Owner
Subtotal 3 (Additional Items not in Contract)			\$	-	

Grand Total (Not including Alternates)	\$ 161,615.00
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Projected Start Date	
Projected Project Duration	12 Weeks

Alternates				
No.	Description	(A)	Cost/ Savings	Remarks (Indicate additional cost or savings)
1		-		
2		-		
3		-		
4		-		
5		-		
6		-		

Proposal for Klusmeyers Revised

**Strongback
Construction Inc.**

OWNER INFORMATION

Name Steve & Dana Moreau
Address 4 S Park St
City, State ZIP Lombard, IL. 60148
Phone 331-625-2705
Email dana@topazrestaurants.com

Project name Klusmeyers

CONTRACTOR INFORMATION

Company Strongback Construction Inc.
Name Jason Johnson
Address 402 North Lombard Ave
City, State ZIP Lombard, IL. 60148
Phone 630-450-2013
Email strongbackconstructioninc@gmail.com
Date 6/12/2017

SCOPE OF WORK

All Project management and supervision for approved plans dated 11.7.2016 - All Demolition per plan page A/2.0 - All Rough and Finish Carpentry per plans page A/3.0 - All Flooring repairs, finishes, installation and materials per plan pages A/3.0,4.0 - All Plumbing work per plan pages A/5.0,6.0 - All Electrical work per plan page A/7.0 - All HVAC materials and labor per plan page A/8.0 - All required fire alarm detection per fire inspector recommendation and plan page A/9.0 - All painting per plan page A/3.0. New Storefront to match existing restaurant. All work will remain behind dust containment system.

NOT INCLUDED

.Service Bar Equipment, Permit Costs

COMPANY PROPOSAL

We, Strongback Construction Inc., propose the above scope of work for the amount of \$92,145.65

Submitted by (Company Representative)

Date

OWNER ACCEPTANCE

I, Steve Moreau, do accept the above scope of work for the amount of \$92,145.65

Submitted by (home owner or authorized representative)

Date

SOLICITATION #

PROJECT NO:

PROJECT NAME: Klusmeyers

BASE BID ITEM #1: BASE BID

A	B	C
DIVISION of WORK	DESCRIPTION OF WORK	SCHEDULED VALUE (D+E+F+G)
19278.33	GENERAL REQUIREMENTS	\$ 19,278.33
06 00 00	Carpentry	\$ 11,900.00
22 00 00	Plumbing	\$ 7,900.00
26 00 00	Electrical	\$ 7,500.00
23 00 00	HVAC	\$ 12,000.00
02 41 13	Demolition	\$ 1,200.00
09 30 00	Flooring	\$ 4,371.78
09 20 00	Drywall	\$ 3,800.00
09 91 23	Painting	\$ 3,200.00
08 43 00	Storefront	\$ 7,200.00
28 46 00	Fire Protection	\$ 2,963.01
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
	Insurance	\$ 912.33
	General Contractor Overhead	\$ 1,626.26
	General Contractor Fee	\$ 8,293.94
		\$ -
	TOTALS:	\$ 92,145.65



2 South Park, 2C, Lombard, IL, 60148 630-620-8063

June 28, 2017

Mr. William Heniff, Director
Community Development
Village of Lombard
255 E. Wilson
Lombard, IL 60148

Bill:

Lombard Town Centre is aware that Babcock's Grove House, 101 W. St. Charles Road, Lombard, is applying for a Downtown Restaurant Forgivable Loan. We have no objections to their application.

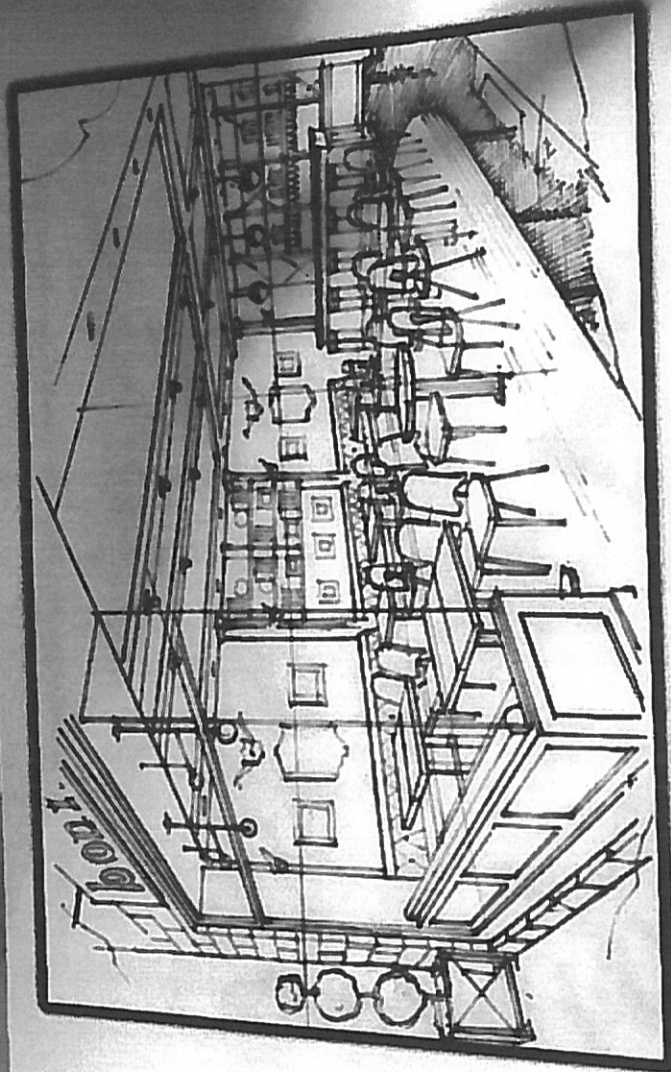
Please contact me if you have any questions.

Thank you!

Sincerely,

Stephanie R. Schiszik,
Executive Director,
Lombard Town Centre

LIVE*WORK*PLAY
Purple

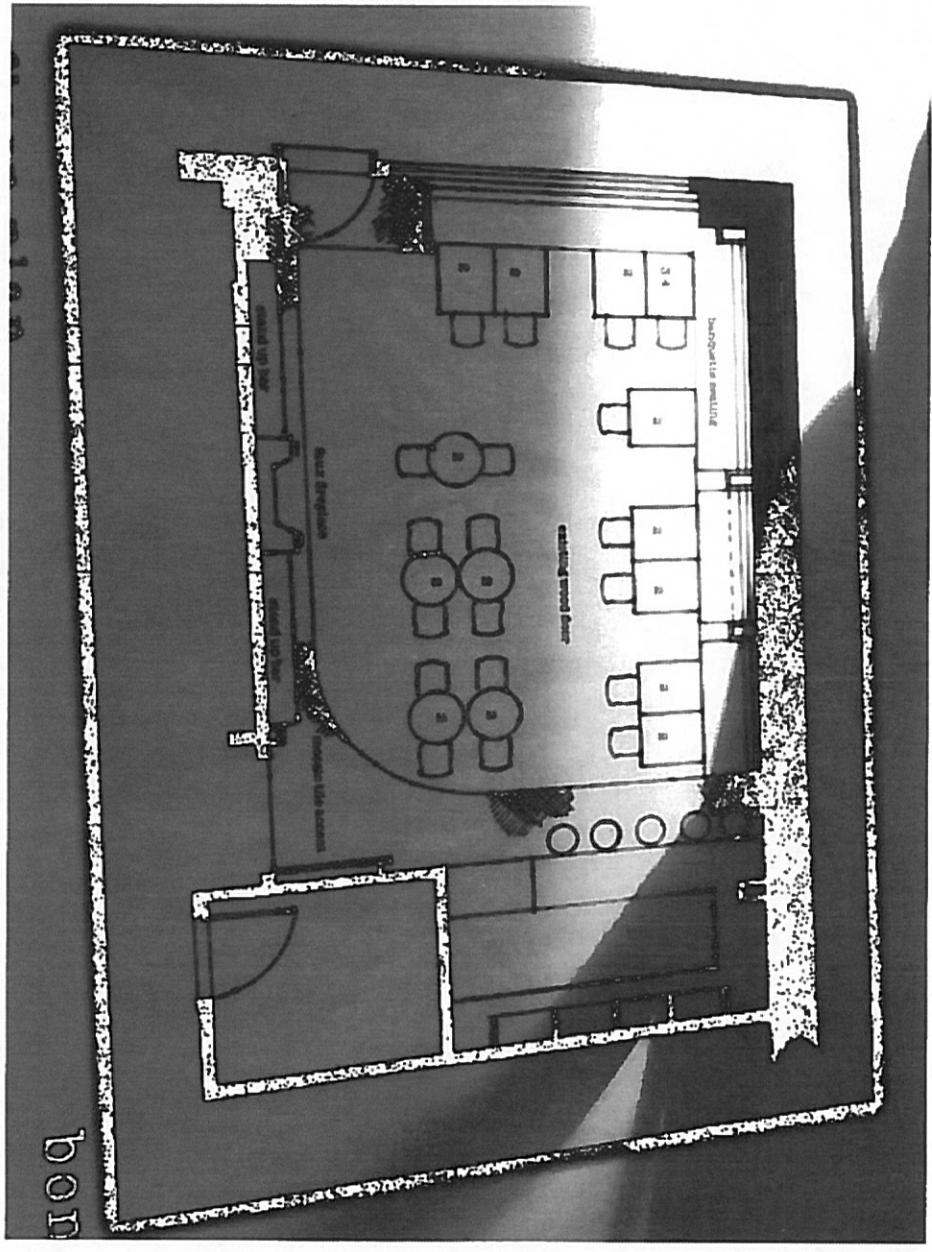


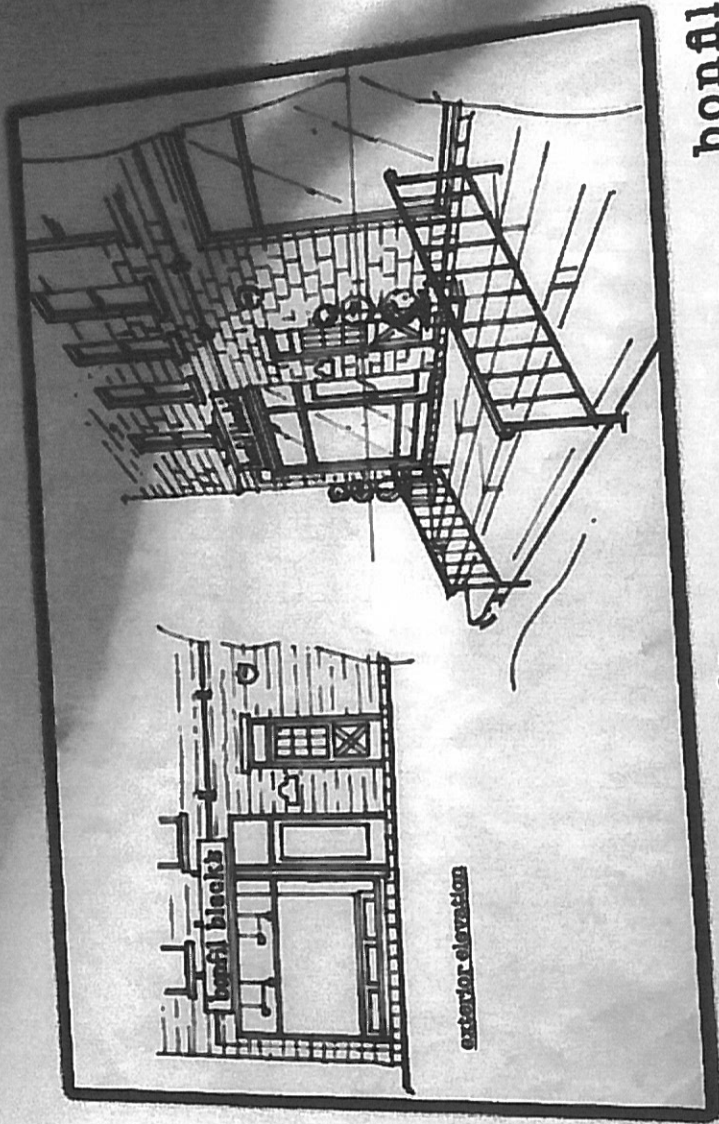
bonfl black



social drinks

interior sketch





bonfil y
social drinks

exterior drawings