

MONMOUTH ILLINOIS

Date: January 2, 2020

To: Mayor Davies and Members of the Monmouth City Council

From: Lew Steinbrecher, City Administrator

RE: Building Rehabilitation



Attached please find a completed application form from Becky Shearer, owner of the J.B.'s Woodshed located at 110 East 1st Avenue. Ms. Shearer is planning to invest an additional \$31,315 in her commercial building after having already invested \$44,410 installing a new roof, tuck-pointing the east and west walls, shoring up those foundations, replacing missing bricks, and installing a new furnace and air conditioning unit. All of these repairs and improvements are eligible costs under the Tax Increment Financing (TIF) Act and under the City's Downtown TIF Commercial Building Rehabilitation Program.

The additional funds to be invested this year (2020), would secure the front foundation with new brick at the bottom of the cornice, tuck-point the brick front wall, replace the lintels above the lower windows, install a new back door and lintel, and install a new 200 amp 3 phase electrical service and panel board with main disconnect.

A breakdown of total building rehabilitation costs are as follows:

Rehabilitate East Wall	\$17,200
Rehabilitate West Wall	\$ 3,500
Replace Roof	\$13,840
Replace Furnace & Air conditioning	\$ 9,870
Rehabilitate Front Wall	\$27,150
New Electrical Service	<u>\$ 4,165</u>
Total	\$75,725

The Administration is recommending approval of a \$15,000 Downtown TIF Commercial Building Program Grant to leverage this investment in preserving the structural integrity of this building and ensuring the continued functionality of its most basic mechanical, and electrical, systems. The City Council's favorable consideration of this application is very much appreciated.

Thank you.

CITY OF MONMOUTH – APPLICATION FOR
DOWNTOWN TIF COMMERCIAL BUILDING REHABILITATION PROGRAM

Name of Applicant (Building Owner): BECKY SHEARER

Mailing Address: 110 E. 1ST AVE City/State/Zip: Monmouth, IL 61462

e-Mail Address of Owner/Applicant: Woodshedthe@yahoo.com Phone: 309-224-9290

Detailed Description of Eligible Interior Rehabilitation Work: 200 AMP, 3 PHASE ELECTRICAL SERVICE, MORE detail on TINKHAM'S ELEC. 12/21/19 Bid.

Replace central AIR UNIT AND QFA FURNACE, HAWK HEATING & COOLING, TINKHAM ELECTRIC, 6-21-18 needed FOR IMMEDIATE installation OF AIR & QFA

Detailed Description of Eligible Exterior Rehabilitation Work: DETAILED MASONRY BID FROM AT-CD MASONRY FOR FRONT OF Building, 27,150.-

COOPERS MASONRY - EAST WALL

COOPERS MASONRY - WEST WALL - \$3500

Cost of Interior Work (Attach Contractor Cost Estimate(s): \$ 14,034.75

Cost of Exterior Work (Attach Contractor Cost Estimate(s): _____

Total Cost of All Rehabilitation Work (Eligible and Ineligible Costs): _____

Attach photographs of work areas of building YES NO

I, (print name of building owner) BECKY SHEARER, do hereby request financial assistance from the City of Monmouth under its Downtown TIF Commercial Building Rehabilitation Program. My signature below certifies that I have read and understand the guidelines published for this program and assert that, to my knowledge, the proposed improvements for the rehabilitation of my commercial building located at 110 E. 1st Avenue, Monmouth, Illinois, are eligible under the Program guidelines. I further agree to comply with all municipal zoning, building, electrical, plumbing, mechanical, and sign regulations and will obtain all permits as may be appropriate. I understand that any financial assistance that may be provided by the City under this program will be in the arrangement of a reimbursement upon completion of the rehabilitation work and the issuance of a Certificate of Occupancy by the City of Monmouth. I understand that I will be responsible for repaying the City a portion or the entirety of the amount of financial assistance should I fail to operate a viable business enterprise within the rehabilitated space for a period of less than 5 years.

Applicant/Owner's Signature Becky Shearer Date: 12-26-19

Received by the City: December 26, 2019
Date

At-Co Masonry

Tuck pointing – Waterproofing – Brick, Block, & Stone Replacement
Caulking – Masonry Cleaning
(309) 331-5795

Contract for Work

Customer Information	Project Information
NAME _____	Location: Same as address
ADDRESS: _____	
PHONE: _____	

Bottom half of building

- New brick to bottom of cornice work (brick will be as closely as possible matched to brick above) \$7500.00
- Install Lintels above lower door and windows \$3000

Total: \$10500

Top Half of building

- Grind and point 100% of brickwork \$3900.00
- Remove caps and Install flashing \$2000.00
- Pour new caps Old ones are delaminating \$3500
- Replace lintels above 3 lower windows \$2250.00
- Teardown top of building to upper window and replace steel relay area \$1500.00

Total: \$13,150.00

Back door area

- Remove back door and thru wall lintel above
- Widen area to accommodate new door
- Lay brick back including on inside to dress up doorway

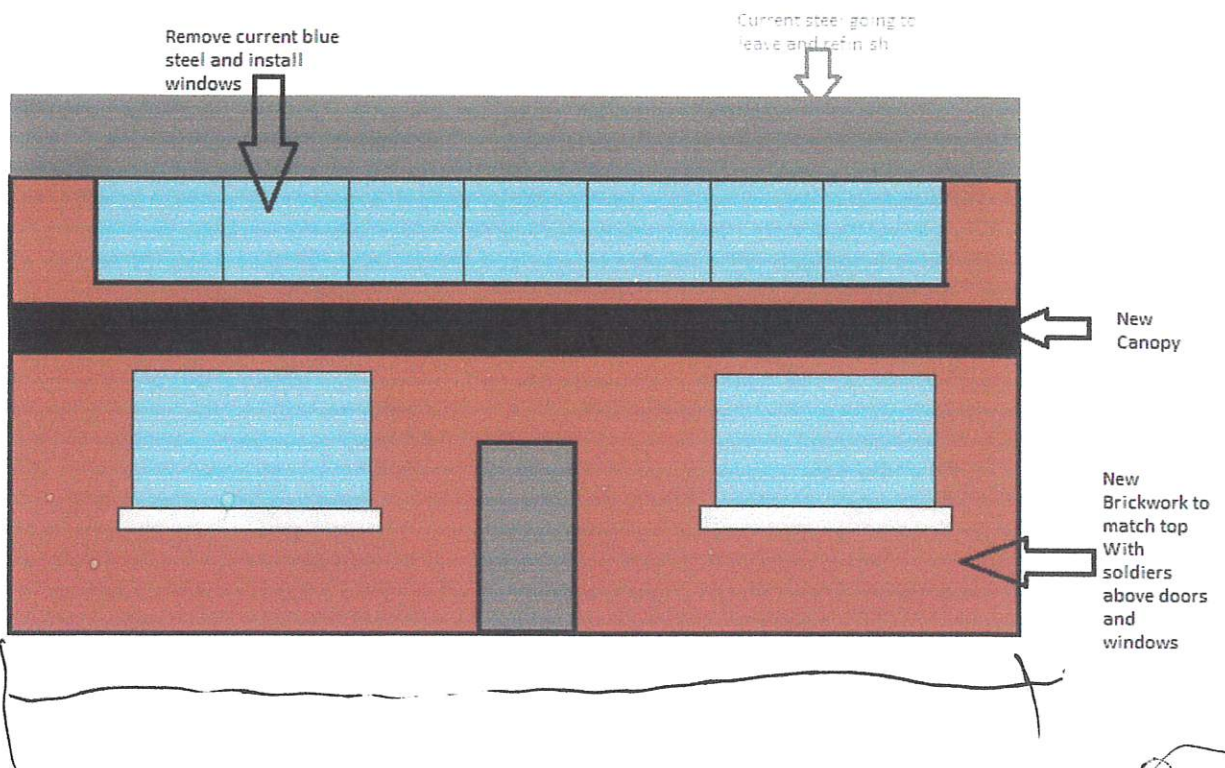
Total: \$3500.00

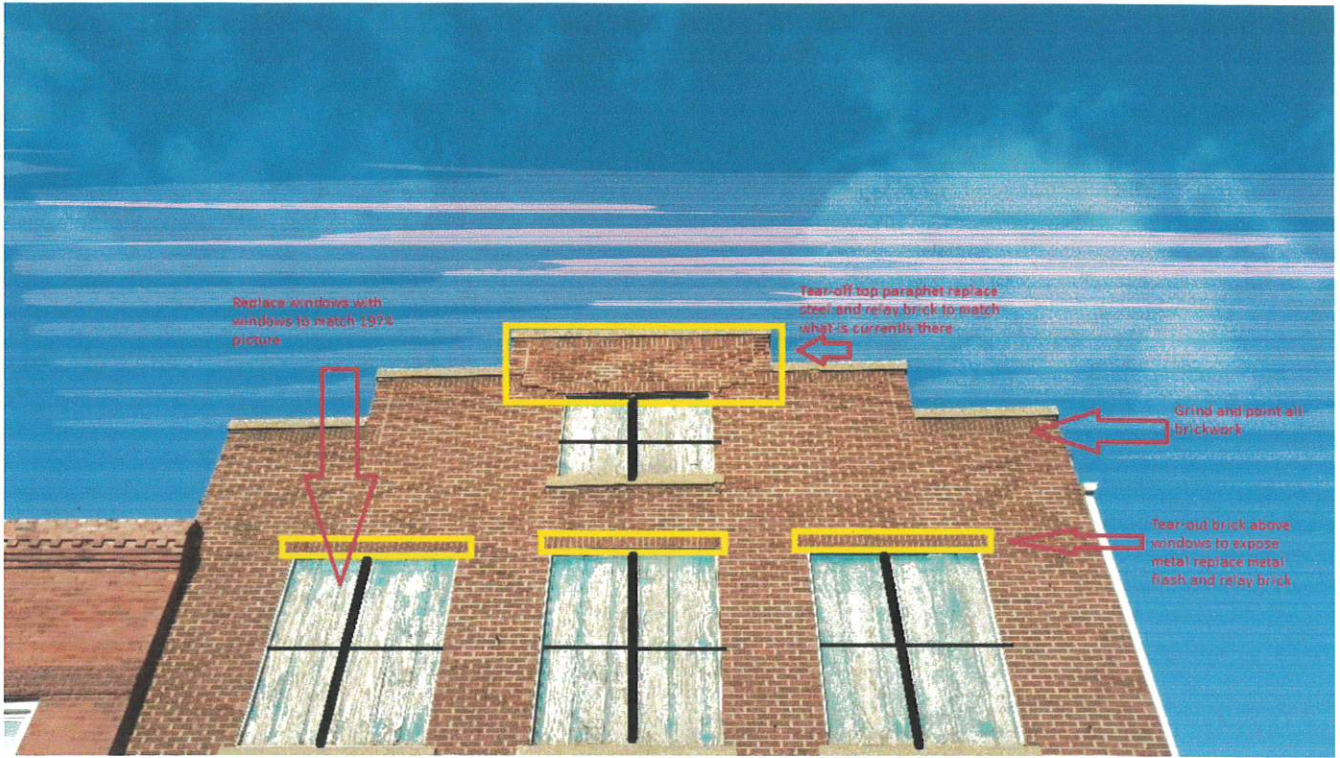
Total project Cost \$27,150

A deposit of 10,000 would be required 1 day before the project began with the other 17,150 due on completion.

Customer Signature: _____ .Date: _____ .

Owner Signature: _____ .Date: _____ .





Cooper's Masonry

Tuck pointing - Waterproofing - Brick, Block, & Stone Replacement
Caulking - Masonry Cleaning
(309) 255-4805 (309) 536-1257
Sciota, IL 61475

Proposal for Work

Customer Information	Project Information
NAME: <u>Becky Shearer</u>	Location: Same as address
ADDRESS: <u>110 E. first ave</u>	<i>EAST WALK</i>
<u>Monmouth, IL</u>	
PHONE: <u>309-224-9290</u>	
ALT:	

Description of work:

- Relay block at bottom 3.5 feet of building
- Fill in existing window holes with a block backer and brick them up
- Replace missing brick throughout the the wall not to exceed 250
- Tuck-point areas of wall 125sq ft total to get ready for paint \
- Relay the brick ledge under the windows at 2nd story

Process:

We will start out by tearing out old door holes on the ground floor to secure so we can relay block and brick back in there place then we will work our way across the rest of the wall pointing and relaying brick as needed to get ready for paint

Cleanup:

We will barricade off our work area and try to leave as much of the parking lot as usable as possible. We will keep all equipment and material inside barricaded areas. At the end of the job we will clean up all areas in which we worked.

Notes

After work has started we will take precautions to ensure water does not infiltrate the building. Coopers Masonry guarantees customer satisfaction on all work. We ask all of our customers for there understanding although we try to keep a clean workplace during the different stages of our work it is construction and does make messes.

The above work will be completed for a sum of \$8600

We ask for \$4300 to get started and \$4300 on completion of job.

Public Liability and Property Damage Insurance will be carried in the amount of \$300,000-1,000,000

Prices are good for thirty (30) days.

Terms: Payments to be made monthly for 90% of work completed, less previous payments. Balance to be

paid upon completion of job. A finance charge will be added to the unpaid balance on accounts over 30 days at the rate of 20%. If payment is not made within 30 days of the due date, recovery of any attorney's fees and court costs shall be permitted in addition to other remedies.

This proposal is subject to the following conditions: This proposal includes only such items as specifically mentioned above. The price named is for immediate acceptance and is subject to change without notice.

We will not be responsible for any damage done by employees other than our own. All agreements are contingent on fires, accidents, or other delays beyond our control. This proposal contains the entire agreement and shall become effective when accepted by you and approved by us.

Respectively Submitted
Cooper's Masonry

Signature:

Bud Cooper Owner/Operator

Accepted by customer

Date

HAWK HEATING & COOLING LLC
PO BOX 315
MONMOUTH, IL 61462

Invoice

DATE	INVOICE #
5/28/2018	20397

BILL TO
Woodshed 110 East 1st ave. Monmouth, IL 61462

		P.O. NO.	TERMS	PROJECT
QUANTITY	DESCRIPTION		RATE	AMOUNT
	Replaced furnace and air conditioner. Labor and material price as quoted.		9,585.00	9,585.00
Paying in person. Office at 228 So. D St. Now accepting credit cards.			Total	\$9,585.00

Cooper's Masonry
 Tuck pointing - Waterproofing - Brick, Block, & Stone Replacement
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 (309) 255-4805 (309) 536-1257
 Sciota, IL 61475

Proposal for Work

Customer Information	Project Information
NAME: <u>Becky Shearer</u>	Location: <u>Same as address</u>
ADDRESS: <u>110 E. first ave</u>	
<u>Monmouth, IL</u>	
PHONE: <u>309-224-9290</u>	
ALT:	

Description of work:

- Relay hole in wall
- Fill in window with cmu
- Knock off and replace any loose/ missing grout
- Coat area with a masonry coating

Process:

We will start by building scaffold in the the area between the buildings. We will then fill in the area of missing brick and lay in the window hole. Then we will grout any spots of the wall where grout is missing and coat with a masonry coating.

Notes

After work has started we will take precautions to ensure water does not infiltrate the building. Coopers Masonry guarantees customer satisfaction on all work. We ask all of our customers for there understanding although we try to keep a clean workplace during the different stages of our work it is construction and does make messes.

The above work will be completed for a sum of \$3500

We ask for \$1500 to get started and \$2000 on completion of job.

Respectively Submitted
 Cooper's Masonry

Signature:

Derek Cooper Owner/Operator

Accepted by customer

Date