



EMBRACE OPPORTUNITY
HONOR TRADITION

Village President
Mike Reid, Jr.

Village Trustees
Heather Fodor
Aaron Kelly
Toby Koth
Lionel Mott
Laura Pollastrini
Erik Robinson

Meeting Agenda

Business Development Commission
April 13, 2022, 6:30 p.m.
234 S. State St. Hampshire, IL 60140

1. Call to Order
2. Public Comments
3. Review of meeting minutes from February 9, 2022
4. Review of meeting minutes from March 9, 2022
5. Developing a long-term strategy for the Business Development Commission
 - A. Evaluation/selection of economic development strategies
6. Update on Streetscape
7. Discussion on Main Street Program
 - A. Susie Announcement
8. Beautification Committee Report
 - A. Review and Recommendation of a Façade Improvement Grant for Hampshire Social at 124 S State Street
9. Hampshire's Very Own
 - A. List of remaining companies
 1. O'Reilly Family Dental
 2. Chick n' Dip
 3. RK Services
 4. Krueger Accounting
10. Update on new or existing businesses in the Village
11. New Business
12. Adjournment

VILLAGE OF HAMPSHIRE

234 S. State Street, P.O. Box 457, Hampshire, IL 60140-0457
847-683-2181 phone / 847-683-4915 fax

hampshireil.org

Attendance: By Public Act 101-0640, all public meetings and public hearings for essential governmental services may be held by video or tele conference during a public health disaster, provided there is an accommodation for the public to participate, and submit questions and comments prior to meeting. If you would like to attend this meeting by Video or Tele Conference, you must e-mail the Village Clerk with your request no later than noon (12 PM) the day of the meeting. A link to participate will be sent to your e-mail address, including all exhibits and other documents (the packet) to be considered at the meeting.

Recording: Please note that all meetings held by videoconference will be recorded, and the recordings will be made public. While State Law does not required consent, by requesting an invitation, joining the meeting by link or streaming, all participants acknowledge and consent to their image and voice being recorded and made available for public viewing.

Accommodations: The Village of Hampshire, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the Village at 847-683-2181 to allow the Village to make reasonable accommodations for these persons.



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Business Development Commission
Meeting Minutes
234 S. State St, Hampshire, IL 60140
(Virtual Meeting Optional)

The regular meeting of the Business Development Commission of Hampshire was called to order by Commissioner Krajecki in person and through a MS Teams video chat on February 9, 2022.

Call to order at 6:35 pm

Virtual: Commissioners Karen Trzaska

In-person: Commissioners Ryan Krajecki, Bill Swalwell, David Pizzolato and

Roll call confirmed - (quorum established)

Absent: Commissioners Susie Kopacz, Ian Lamp and Trustee Aaron Kelly

Public Comments:

- None

Meeting Minutes Approval From 1/13/22:

- Commissioner Pizzolato moved to make a motion to approve with noted changes to the 1/13/22 meeting minutes.
 - Second by Commissioner Trzaska
 - Motion carried by voice vote:
 - Ayes: Swalwell, Trzaska, Pizzolato and Krajecki
 - Nays: None
 - Absent: Kopacz, Lamp, Kelly

Developing a long-term strategy for the Business Development Commission

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Commissioner Krajecki had worked with Trustee Kelly and Assistant to the Village Manager Wray on an approach to establish an Economic Development Strategy (EDS) for the BDC to work on moving forward. This approach is rooted in EDS concepts that Assistant to the Village Manager Wray has experience with.

Assistant to the Village Manager Wray presented the concepts surrounding the EDS principles and the BDC discussed how best to approach the plan. Commissioner Krajecki had the BDC evaluate the current BDC mission to confirm that its scope and definition still applies:

The Village of Hampshire Business Development Commission (BDC) is a business advisory board to help attract and retain businesses within the village. The BDC works with the community to identify and attract key businesses and recommends infrastructure and ordinance improvements. The BDC also works with new businesses that approach the village from inception all the way to opening.

The BDC's mission is committed to attracting and retaining quality businesses for the Village in order to diversify the local economy, enhance the community's image, create new employment opportunities and provide additional services and resources for our residents.

Our work will always look to improve the quality of life for our residents, enhance our sense of community and preserve the integrity of our Village's heritage.

After discussion, the BDC members agreed that no changes needed to be made and the principles the BDC should focus on are:

- Attracting and retaining quality businesses
- Diversify the local economy
- Enhance the community's image
- Create new employment opportunities
- Provide additional services and resources for our residents

The next step will be to identify what EDS concepts the BDC should focus on future meetings that aligns with these principles.

Update of the Downtown Streetscape Grant

- Assistant to the Village Manager Wray presented that project bids went out to the construction firms and are expected back by next week. If bids are approved, work can commence and executed at some point within the timeframe of April-October.

Discussion on the Main Street Program

- Commissioner Kopacz was not in attendance and is tabled until March's meeting.

Beautification Committee Report

- Commissioner Swalwell provided the following updates:
 - FORMER DOCTOR'S OFFICE on East side of State Street: Façade replacement currently underway and making significant process. Work to be completed by the end of February.
 - FORMER DOLLAR STORE on East side of State Street: New siding and trim related material has been painted and installed. Work to be completed by the end of February.

- WASHINGTON STREET PROPERTY next to Basset Rescue: Work has been started and will be completed by the end of February.
- Commissioner Krajecki presented that Brandon Roberts will be closing on the Witaske law office on main street. His plans are to open a coffee place in the morning and a wine bar at night. He is aiming to update the façade and look to mimic the Copper Barrel. The BDC is very excited for this business to come to the Village.

Hampshire's Very Own

- The current schedule of Hampshire's Very Own articles will be as follows:
 1. O'Reilly Family Dental
 2. Chick n' Dip
 3. Krueger Accounting
 4. Iron Wok
- RK Services removed as it was already mentioned in a previous profile

New or Existing Business Update

- Assistant to the Village Manager Wray presented the following updates:
 - The prospective buyer for the dollar store property had an illness in the family and backed out of the sale.
 - There are currently several looking to build on different properties on the north end of the Village (near the truck stop), including transportation and logistics companies. Two approaching the Village are Vista Trans & K2 Exp.
 - The project on the former Shireland property may be developed and is a finalist for a new company which could bring many jobs to Hampshire and the surrounding communities. The BDC is excited and hopeful of the opportunity.
 - Building interest remains high throughout Hampshire at this time.

Adjourn

- Commissioner Swalwell moved to make a motion to adjourn at 8:22 pm.
 - Second by Commissioner Pizzolato
 - Motion carried by voice vote:
 - Ayes: Swalwell, Trzaska, Pizzolato and Krajecki
 - Nays: None
 - Absent: Kopacz, Lamp, Kelly



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Business Development Commission
Meeting Minutes
234 S. State St, Hampshire, IL 60140
(Virtual Meeting Optional)

The regular meeting of the Business Development Commission of Hampshire was called to order by Commissioner Krajecki in person and through a MS Teams video chat on March 9th 2022.

Call to order at 6:35 pm

Virtual: Commissioners Karen Trzaska and Aaron Kelly

In-person: Commissioners Ryan Krajecki, Susie Kopacz, and Assistant Village Manager Josh Wray

Roll call confirmed - (quorum established)

Absent: Commissioners Bill Swalwell, Ian Lamp, David Pizzalato

Public Comments:

- None

Meeting Minutes Approval From 11/10/21:

- Commissioner Aaron Kelly made a motion to table the minutes until next meeting.
 - Second by Commissioner Trzaska
 - Motion carried by voice vote:
 - Ayes: Kopacz, Trzaska, Kelly and Krajecki
 - Nays: None
 - Absent: Swalwell, Lamp, Pizzalato

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Developing a long-term strategy for the Business Development Commission

- The Commissioners agreed that the goals were good and we should keep Attract and Retain Businesses in the same category.
- The Commissioners agreed to utilize add a list of lenses to view our goals. We then agreed to build a table where we match lenses and goals for producing strategies.
- The Commissioners selected these 6 lenses: Beautification, Sustainability, Land Use, Communication, Village Approval, and Infrastructure.
- The Commissioners started to populate the table with strategies.
- The Commissioners agreed that it would make sense for each to take home the table and populate it as homework. Everyone agreed to e-mail their populated lists the Friday before the next meeting.

Update of the Downtown Streetscape Grant

- Assistant Village Administrator Wray shared that the Village Board had awarded the streetscape project to a company called Alliance. He also shared that the catenary light system had been removed, and they switched to colored concrete instead of pavers. The reason for this is that the project came in over budget again. However, the rest of the project will be included as was originally planned.
- Commissioner Krajecki emphasized that the catenary light system was a major piece of the streetscape vision, and if there is any way that the Village can find a way to put them up that would be great.

Beautification Committee Report

- Commissioner Krajecki discussed through the report provided by Commissioner Swalwell:
 - A new application for 124 S State Street for the façade program. The Beautification Committee will be having a meeting to review this application for approval.
 - Assistant Village Manager Josh Wray shared that in the budget \$100,000 for façade program for next year. It will be voted on next week
 - Commissioner Krajecki shared that the owner of Christina Michelle has joined the Beautification Committee. He also shared that she extends a heartfelt thank you to the BDC for assisting her with project for her building.

Hampshire's Very Own

- The current schedule of Hampshire's Very Own articles will be as follows:
 1. O'Reilly Family Dental
 2. Chick n' Dip
 3. RK Services
 4. Krueger Accounting
 5. Iron Wok

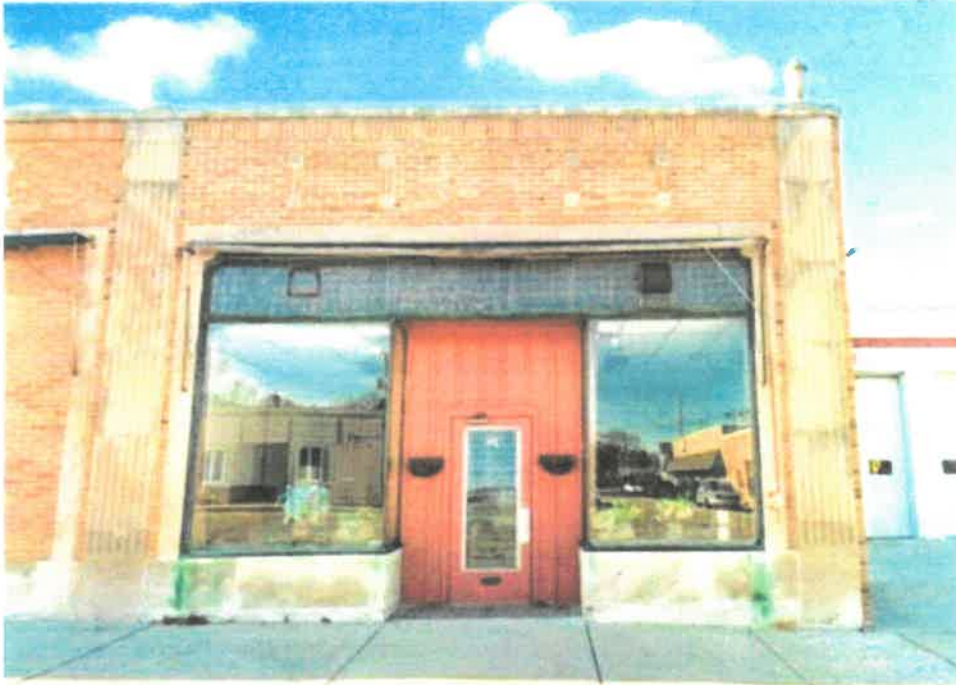
New or Existing Business Update

- Assistatn Village Administrator Josh Wray
 - Shared the presentation by Vista Trans Logisitic Park. They are looking to buy some land to create a corporate headquarters for their company.
 - Fulcrum Bio Energy still looking to come to town. Going through the process of preparing for planning and zoning.

- We are still one of the two finalist for Project Yukon

Adjourn

- Trustee Kopacz moved to make a motion to adjourn at .
 - Second by Commissioner Kelly
 - Motion carried by voice vote:
 - Ayes: Kopacz, Krajecki, Kelly, and Trzaska
 - Nays: None
 - Absent: Swalwell, Lamp, Pizzolato



Façade Improvement Project 124 S. State St., Hampshire

Prepared by: Brandon Roberts and Chris Jones
March 2, 2022

March 2, 2022

Dear Members of The Downtown Beautification Subcommittee:

We are pleased to provide you with the enclosed application for the Façade Improvement Program. We recently purchased the beautiful and historic storefront located at 124 S. State St. We are hoping to conduct significant interior and exterior renovations to this property. We quickly learned that these extensive upgrades and repairs are very costly. We were relieved to learn of the Façade Improvement Program. With the help and support of the Village of Hampshire, we promise to restore this building to its original glory while preserving its historic features and charm. In doing so, this project will positively impact the community by creating an inviting, lively exterior which will in turn help attract residents and visitors to the planned business which will make their home there.

Subcommittee members Bill Swalwell and Michelle Bunkowske have kindly taken the time to have informal discussions with us about our plans for this property. We are impressed with their willingness to help, along with the support of the other local property and business owners we have been acquainted with since purchasing this property.

Please feel free to contact us at any time with any questions. We look forward to moving forward with the application process.

Sincerely,



Brandon Roberts
847-489-0321



Chris Jones
224-629-0231



Village of Hampshire
234 S. State Street, Hampshire, IL 60140
Phone: 847-683-2181 • www.hampshireil.org

FAÇADE IMPROVEMENT PROGRAM APPLICATION

Applicant Information:

Name: Brandon Roberts & Chris Jones Phone: 847-489-0321 & 224-629-0231
Address: 3106 Erika Lane, Carpentersville IL 60110 Email: BrandonRoberts02@yahoo.com & Cjones190@yahoo.com

Property Owner Information (if different from applicant):

Name: SAME AS ABOVE Phone: —
Address: — Email: —

Property Information

Business Name: 124 South State, LLC Total Eligible Expenses: \$74,084
Address: 124 S. State St., Hampshire IL 60140 Parcel Identification Number: 01-21-479-020

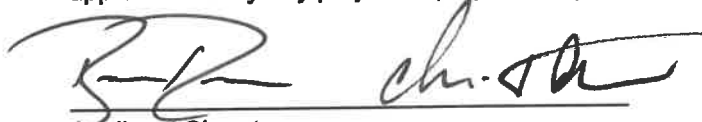
Proposed Improvements (Check all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Brick Cleaning | <input type="checkbox"/> Original architectural features repair and replacement |
| <input checked="" type="checkbox"/> Awnings | <input checked="" type="checkbox"/> Exterior doors |
| <input checked="" type="checkbox"/> Tuck Pointing | <input checked="" type="checkbox"/> Windows and window frames |
| <input checked="" type="checkbox"/> Exterior Lighting | <input type="checkbox"/> Shutters |
| <input type="checkbox"/> Painting | <input type="checkbox"/> Stairs, porches, railings |
| <input checked="" type="checkbox"/> Streetscape elements | <input checked="" type="checkbox"/> Roof |
| <input checked="" type="checkbox"/> Wall facade repair or improvement | <input checked="" type="checkbox"/> Exterior improvements for ADA |
| <input checked="" type="checkbox"/> Landscaping | |
| <input type="checkbox"/> Other | |

Description of proposed work:

Installation of retractable awning, installation of exterior lighting, installation of new windows,
Installation of exterior doors (front and rear, ADA Compliant). *SEE ENCLOSED SCOPE OF
WORK *

I agree to comply with the guidelines and standards of the Village of Hampshire facade Improvement Assistance Program and I understand that this is a voluntary program under which the village has the right to approve or deny any project or proposal or portions thereof.


Applicant Signature _____ Date 03-03-22

Brandon Roberts / Chris Jones
Print Name

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

I certify that I am the owner of the property located at _____,
Hampshire, IL, and that I authorize the applicant to apply for assistance under the Village of Hampshire
Facade Improvement Program and undertake the approved improvements.

Signatures

Date

Print Names

SCOPE OF WORK – PROJECT SUMMARY

Project Statement:

Built in 1930, 124 S. State St. is situated in the heart of Hampshire’s Downtown Business District. Currently, the exterior of this type III ordinary construction building is in a state of disrepair. The primary objectives of the façade renovation are to improve the structural integrity of the building, mitigate any hazardous conditions, incorporate modern features, and improve the overall aesthetic appearance of the building. Additionally, it will be necessary to make this building compliant with current building codes as well as the standards set forth in the Americans with Disabilities Act (ADA). 124 S. State St. is a historic building in Downtown Hampshire. While the renovations will provide a fresh, updated look the goal is to maintain and accentuate the historic features of this building.



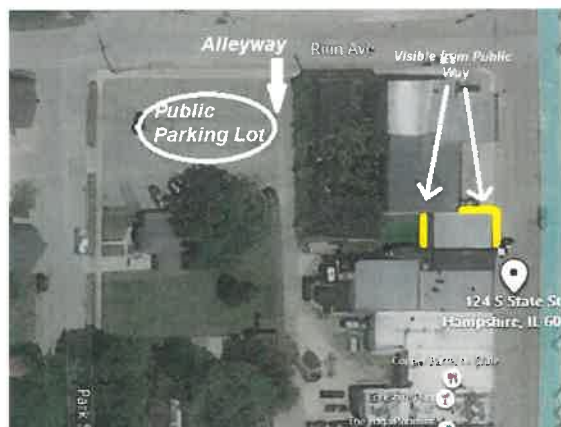
Figure 1 Front Window – Broken Glass

An initial assessment of this property revealed unsafe windows and non-ADA compliant entry and exit doors. Safety and code compliance will be at highest priority during the renovation project. Lack of exterior lighting as well as outdated electrical components were noted during the building inspection and will be mitigated for safety. Several deficiencies were noted on the rear of the building during inspection. These issues will need to be alleviated prior to the opening of a proposed business at this location.

The east and north exposures are visible to the vehicular and pedestrian traffic on State St. The west exposure (rear of the building) is visible from both the public parking lot, public alleyway, and Park St. The rear of the building provides many viable options for a future business (additional seating area, entrance/exit, etc.) This area is also in need of significant repair. Improvements to the rear of the building are important due to the anticipated increase in pedestrian traffic from the public parking lot. The rear patio upgrades to the building will help create a pedestrian-friendly atmosphere and improve business accessibility.



Figure 2 Rear of 124 S. State St.



Three sides of the building are visible from the public way.

SCOPE OF WORK

Brick Cleaning and Staining

- Professional cleaning services provided to full exterior brick
- Staining of exterior brick to match north side red brick color
- Staining of concrete on building to clean faded look of current condition
- Cleaning of exterior brick and masonry work

Tuck Pointing

- Minor rear elevation tuckpointing to chimney to add stability and updating
- Existing door will be filled in with appropriate Chicago brick

Awning

- Commercial grade electronic awning installed by company with warranty.
- Wind sensor on awning added to make awning safer during inclement weather
- Awning will be large enough to cover front sidewalk for future usage of business
- Color: Black

Exterior lighting

- Four commercial grade black led barn style exterior lights added to the upper part of façade
- Lighting will illuminate the entire front entry and walkways for safety of patrons
- Exterior Outlets added for electronic awning and future necessities
- Due to age of building, electrical installation will need to be on exterior “rooftop”
- Additional commercial grade black led barn light added over exterior door for safety and rear elevation lighting.

Exterior doors

- Demolition of front elevation current entry door
- Commercial grade glass double doors installed in front elevation.
- Door will be of high quality and include all appropriate hardware for ADA Compliance.
- Frame color: Black
- Exterior elevation of building currently has door opening covered by plywood.
- Opening will need to be cut wider to ADA door capabilities
- Rear door will consist of an ADA compliant commercial single door.

Windows

- Front elevation demolition of entire current glass windows
- Professional installation of high-quality commercial window system
- State St front window replacement will reveal picture frame style in top portion and accordion style windows on the north and south sides of the updated entry door. This style of window operation will allow the business to develop an open concept to the exterior walkway.

SCOPE OF WORK – *CONTINUED*

Gutters

- Removal of current gutter system on rear elevation
- Installation of black gutter system that matches new door and window framing
- New downspout that will direct water away from building onto proper location so water is no longer issue with buildings foundations.

Streetscape elements and landscaping

- Concrete patio w/ ADA access capabilities from building as well as rear access to road behind business
- Concrete pad will be 450sqft in size
- Patio will be used for patrons to enjoy business amenities
- Wooden fence x3 sides of completed Patio to develop privacy for business patrons and institute friendly atmosphere. Fence will also hide the imperfections from the surrounding buildings and be coordinated with building inspector for appropriate gate safety compliance features.

Demolition

- Removal of current glazing in building
- Removal of entry structure
- 30 cubic yard dumpster. Will seek approval from HPD Chief Thompson for temporary placement during construction

Finish Work

- Trim application to window framing system prior to installation
- Patchwork and interior plaster corrections where previous façade was removed from
- Finish trim work to windows after installation

CURRENT PHOTOS

ELEVATIONS VISIBLE FROM PUBLIC RIGHT OF WAY



Front of Building – Facing State St. (West Side)



Side of Building – Facing State St. (North Side)

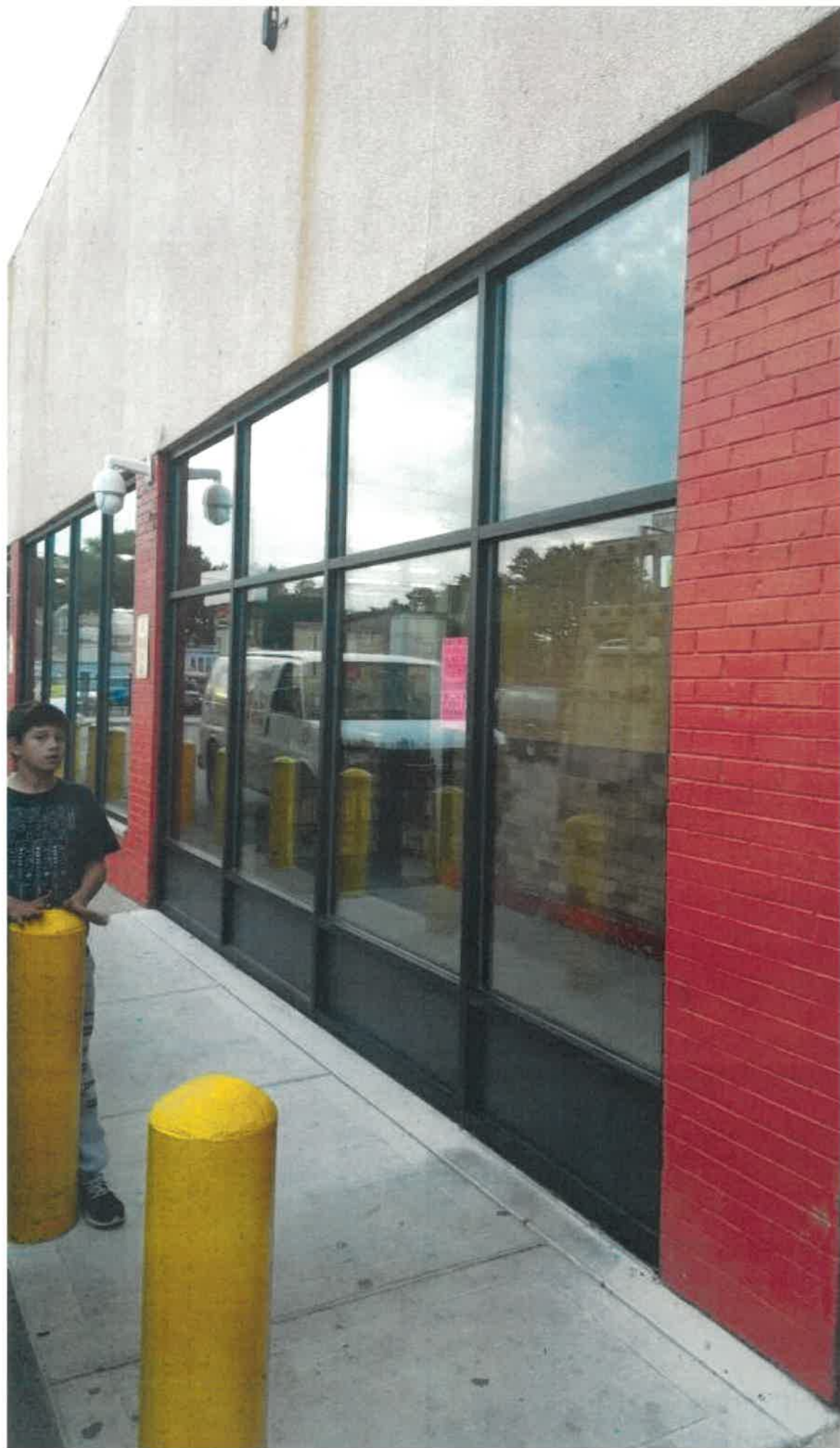


Rear of Building – Visible from Public Alleyway and Park St.

EXTERIOR IMPROVEMENT – ENTRANCE AND EXTERIOR SAMPLES





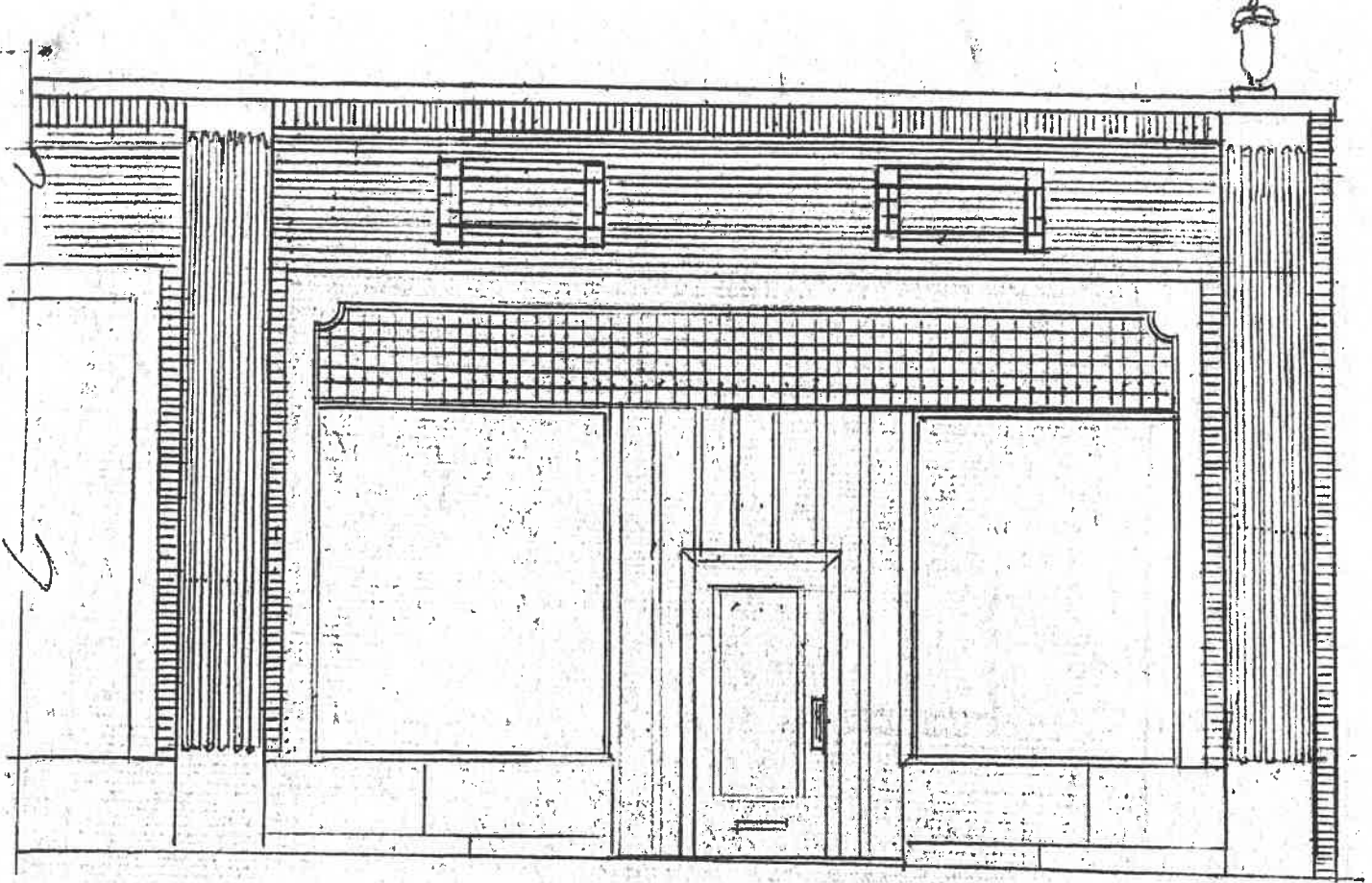








CURRENT ARCHITECTURAL RENDERING



FRONT ELEVATION

SCALE 1/4" = 1'-0"

E. TONY BYON ALA

— ARCHITECT —

11673 SUNDERLIN DR

PROJ. NUMBER

DATE: 1/1

REVISION:

REVISION:

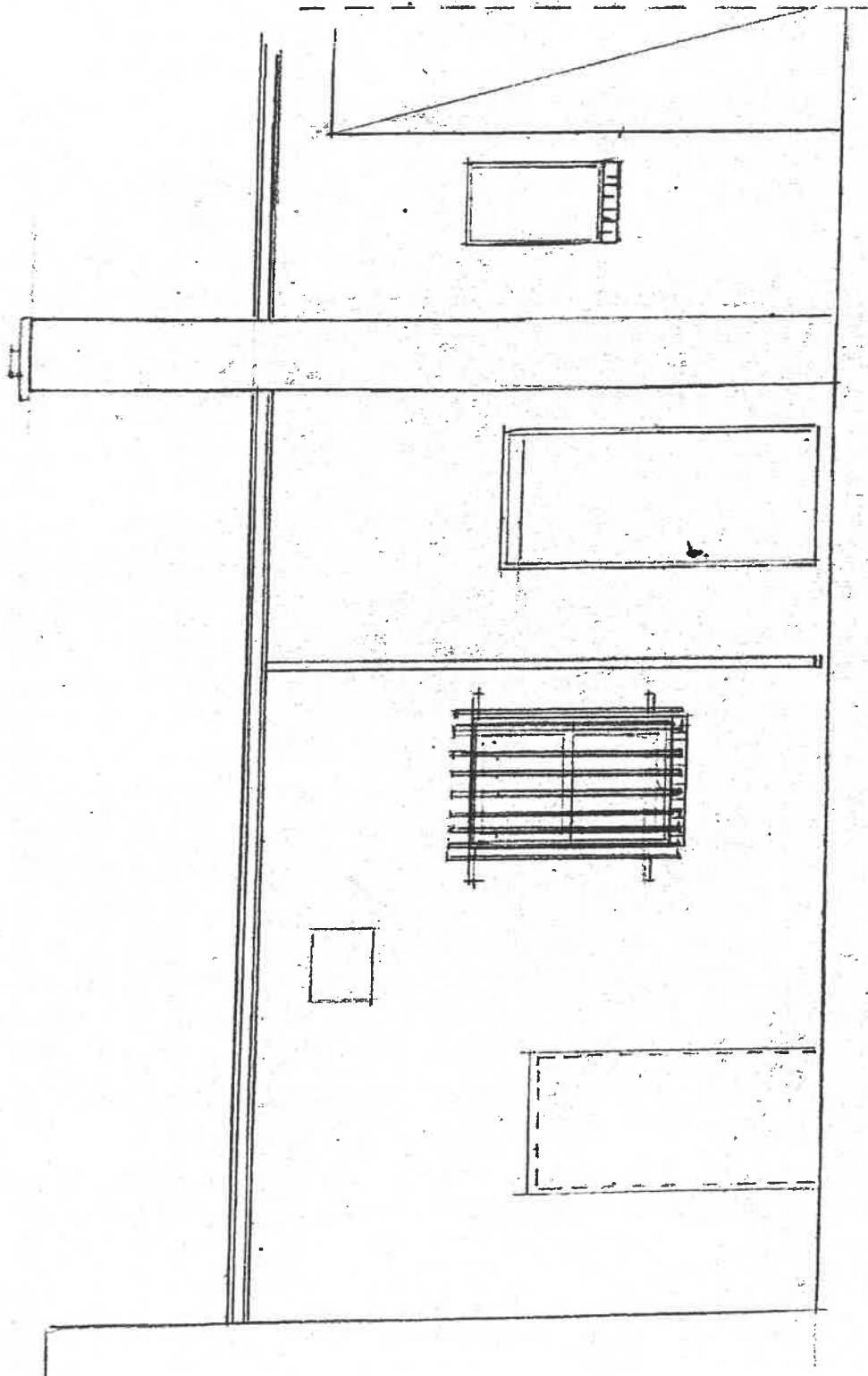
SHEET

A



RIGHT SIDE ELEVATION

SCALE 4" = 1'-0"

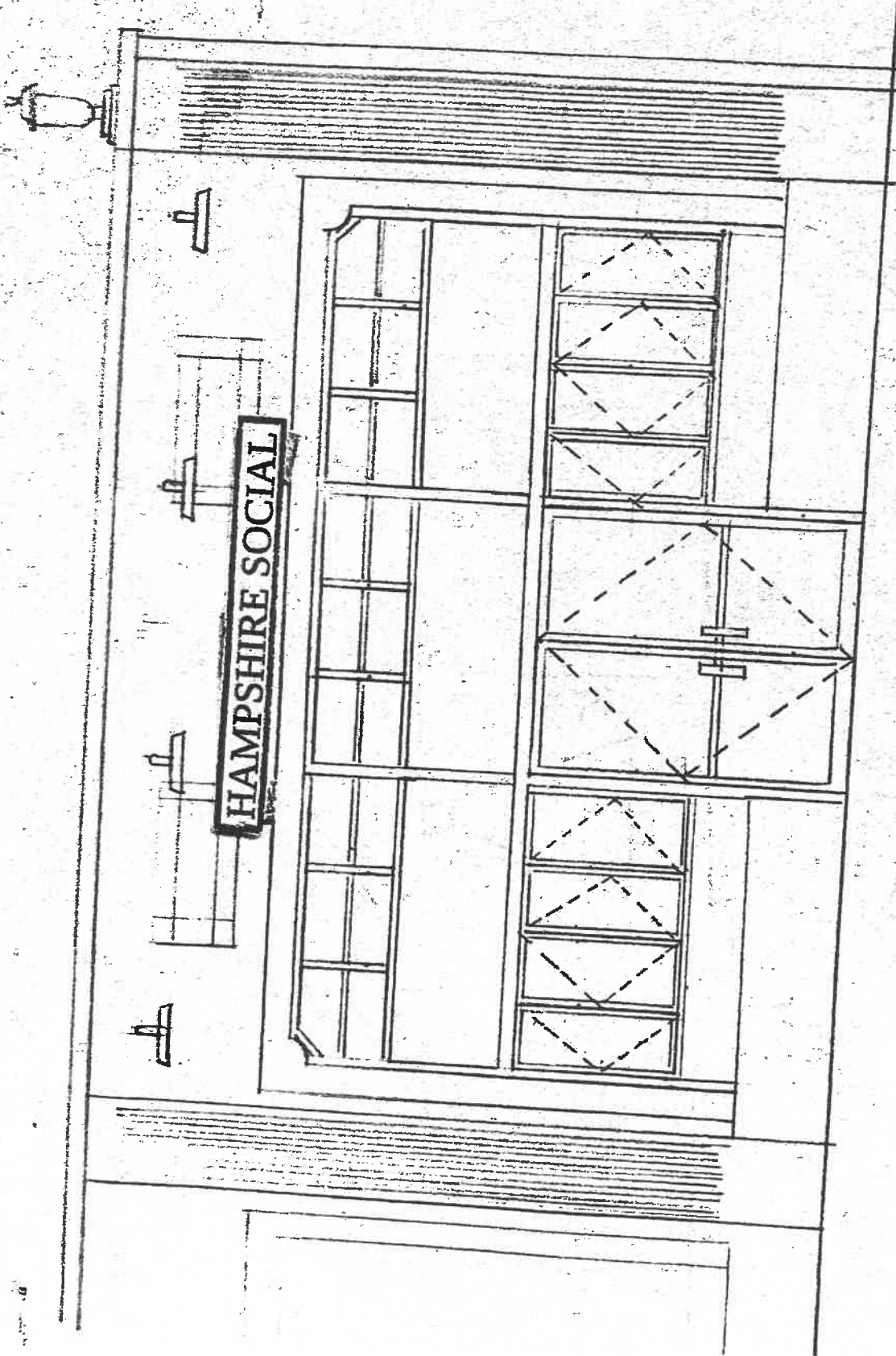


REAR ELEVATION

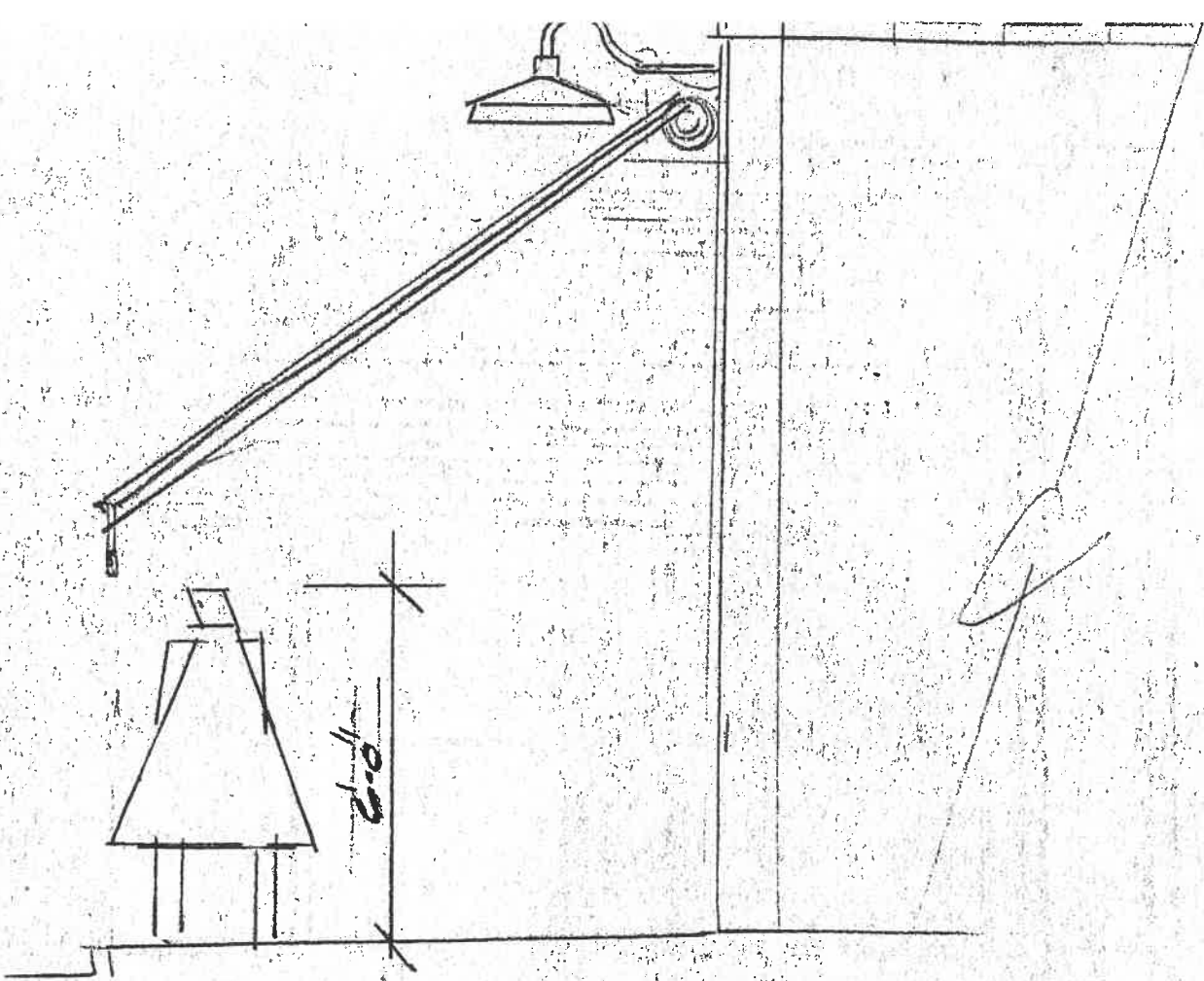
SCALE 1/8" = 1'-0"

10/11

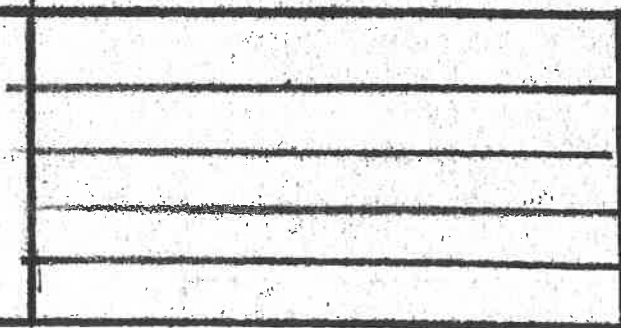
PROPOSED IMPROVEMENTS – ARCHITECTURAL RENDERINGS

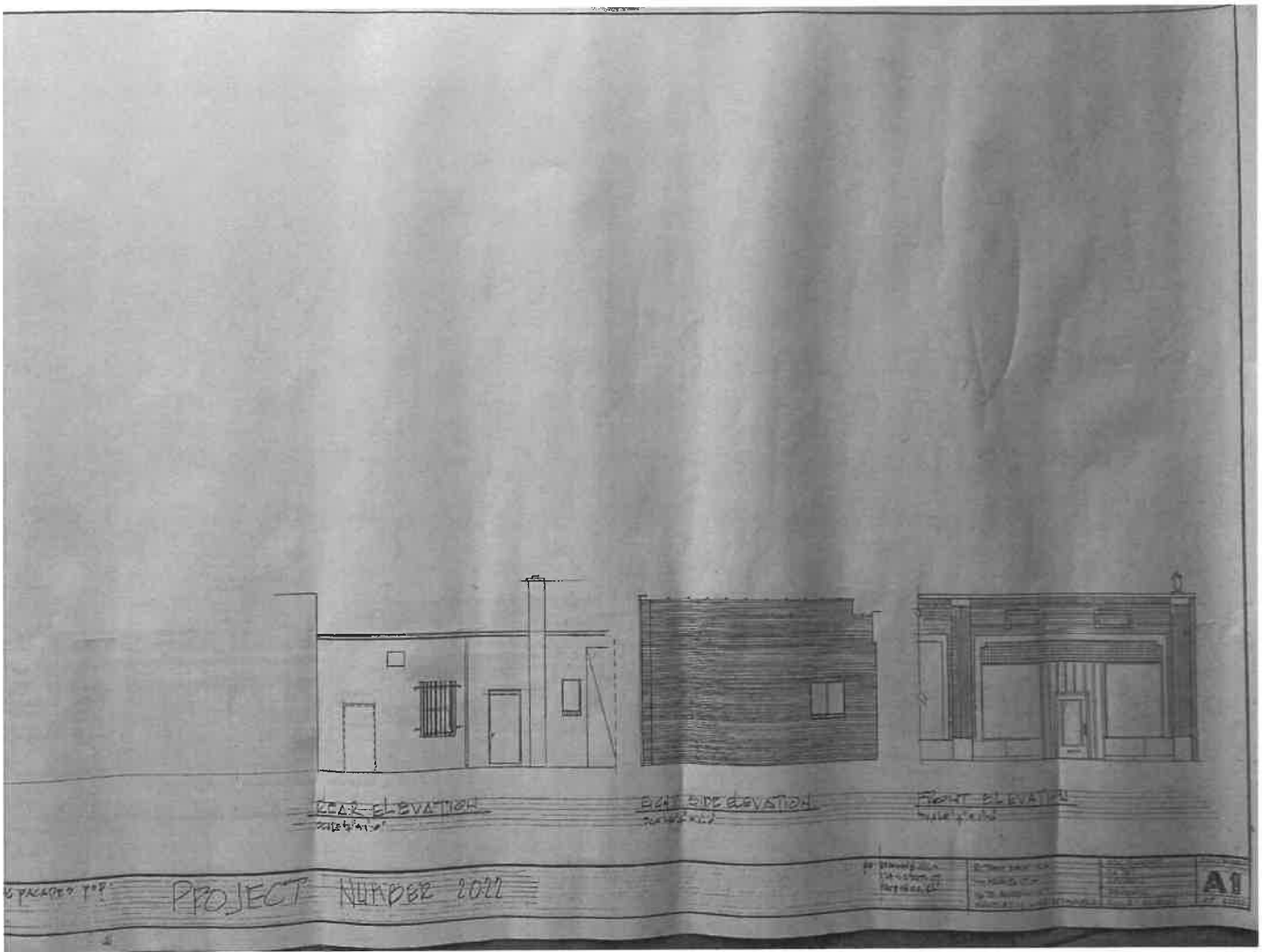


FRONT ELEVATION
SCALE 1/4" = 1'-0"

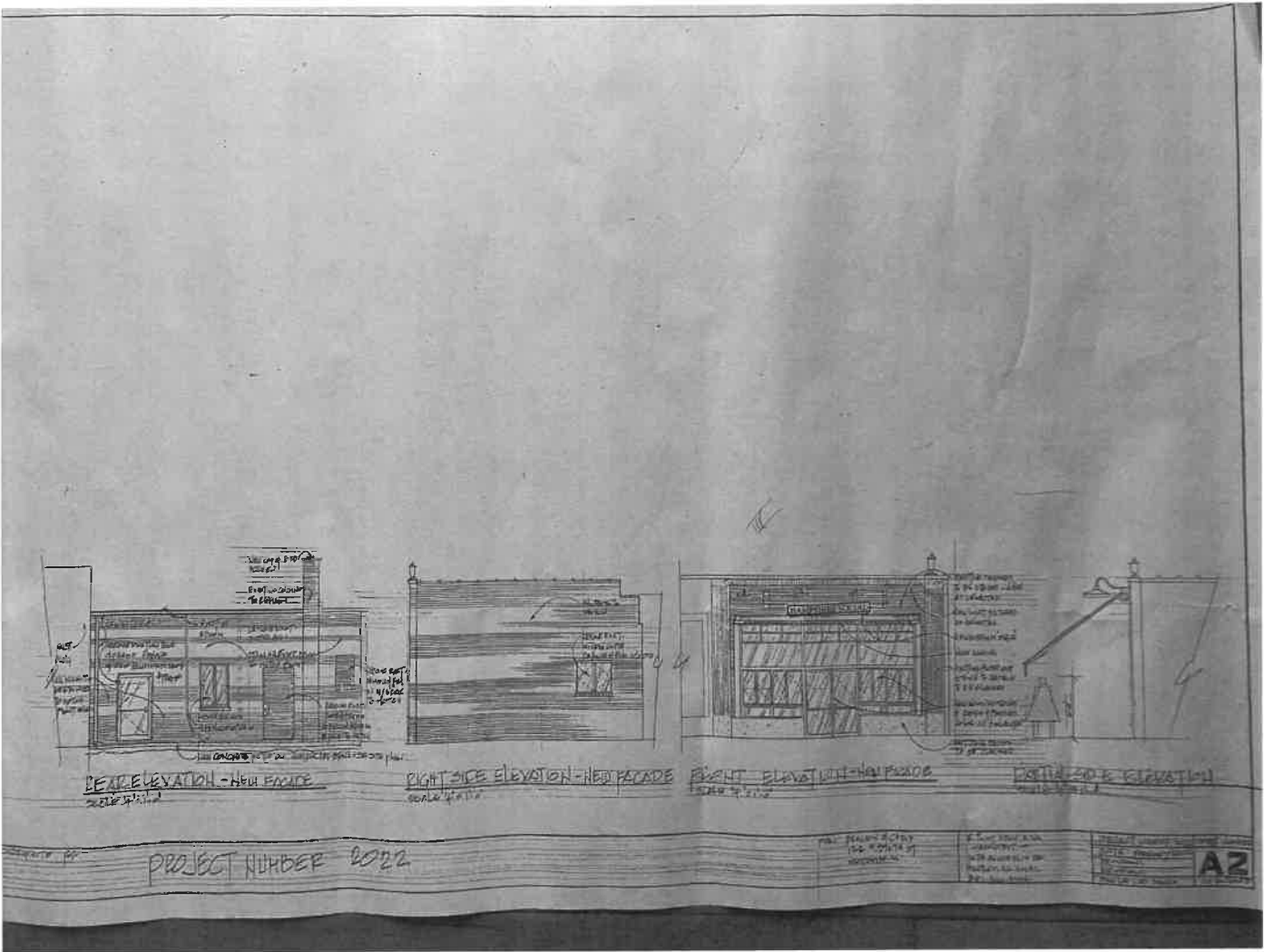


PARTIAL SIDE ELEVATION
SCALE 1/4" = 1'-0"





CURRENT



PROPOSED

Breakdown of Expenses – 124 S. State St. Façade Project

| Vendor | Work Description | Total Cost (Labor / Material) |
|-------------------------------|----------------------------------|--------------------------------------|
| E. Tony Ryan, Architect | Architectural plans/consulting | \$2,300 |
| Nawkow Architectural Finishes | Masonry Repair/treatment | \$5,875 |
| Hunzinger Williams Awnings | Awning installation | \$7,254 |
| David Ross | Tuckpointing | \$4,000 |
| Brandon Roberts (SELF) | Rear patio privacy wall | \$2,800 <i>materials only</i> |
| Scheffler Electric | Electrical work | \$9,080 |
| Skynova | Rear patio concrete/installation | \$9,817.50 |
| Galaxy Glass and Mirror | Window Removal and Install | \$24,455 |
| Eickhorst Construction, Inc. | Gutter System and Fascia | \$1,460 |
| Life is Good Construction | Finish Carpentry | \$9,500 |

TOTAL COST (LABOR/MATERIALS)

\$ 76,541.50

E. TONY RYAN A.L.A.
ARCHITECT

February 24, 2022

Mr Brandon Roberts
124 S. State St.
Hampshire, Il.

Re: Project 2022
New Bar and Coffee Shop

Dear Brandon

Thank you for the opportunity to submit this proposal for the new front, rear and the side facades for submission to the Village of Hampshire's facade program.

Our drawings are to include

We propose to prepare preliminary sketches and working drawings for the new front elevation, side elevation and rear elevation.

- Front elevation removal of all glass windows both sides of entrance and up to the horizontal cut stone.
- Front elevation removal of front door and framing.
- Front elevation removal of existing awning. Front elevation lower stone under windows to be all cleaned.

Front elevation existing fluted cut stone piers to be cleaned.

- Front elevation to include new windows and front entrance.
- Front elevation to include existing brick to be colored as selected.
- Front elevation all masonry to be tuck pointed before brick coloring.
- New front windows to be Bi-fold for opening during good weather.

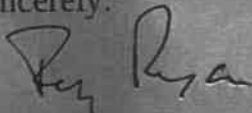
Colored aluminum as selected.
aluminum as selected.

- New front double door entry colored aluminum as selected.
- New front awning to be installed full width of front elevation.
- New exterior light fixtures above new canopy.

- Existing side elevation to have existing window removed and replaced with new aluminum window colored as selected to match new front window.
- Existing rear elevation to be updated with new aluminum door color as selected to match doors of front elevation .Existing door and frame to be removed and opening filled with new masonry to match existing . All masonry on rear elevation to be painted to match new front. Existing gutter to be replaced with new and downspout location to be moved to another location.
- New patio to be installed to fit existing vacant property. Proper drainage to be designed -
- Many sections and details to be drawn for permit.
- Project architectural and engineering drawings to be provided for the fee proposal of \$2300.00.

Looking forward to continue working with you and your partners. If you have any questions contact me at 847-560-3334 or email [ryanarchitects @icloud.com](mailto:ryanarchitects@icloud.com)

Sincerely:



E Tony Ryan A.L.A.

STAIN & APPLICATION SERVICE

PROPOSAL

124 S. State Steet

Hampshire, IL 60140

Brandon Roberts

C: 847.489.0321

Brandonroberts02@yahoo.com

Issued on: 03/1/2022

Valid to: 04/1/2022

Nawkaw is pleased to provide you with this proposal to color treat up to **350** square feet of masonry located at **124 S. State St. Hampshire, IL 60140**, per the details outlined below. We look forward to working with you on this project.

PROJECT CONTACT:

Jerry Capps

Jerry.Capps@Nawkaw.com

Cell: 1.630.743.9171

Nawkaw[®]
ARCHITECTURAL FINISHES INSPIRED BY ART & SCIENCE



“

Nawkaw is an ambassador for the environment. As such, we strive to improve our products, backed by scientific research, and optimize our services to make them as efficient and effective as possible, while minimizing environmental impact.

”

Nawkaw is pricing this project based on site visit 2-26-2022 and information provided by Brandon Roberts.

The pricing offered in this proposal is budgetary and final price may vary should Nawkaw be provided additional information or due to a change in the scope of work, including but not limited to a color selection change or additional work.

The proposed scope of the work includes specifically:

The color treatment up to 110sf. of brick only leaving the mortar untreated on exterior East elevation/front facade of building, color treating and blending to the existing red brick on North elevation.

The color treatment up to 240sf. of brick and mortar on exterior West elevation/rear facade of building, color treating to the approved white selected.

Option: The color treatment to the limestone locations on front of building. Using a single-color concept of our high performance Nawtone color treatment. Color treating to a fresh limestone color.

Onsite mock-up samples will be completed and will require approval from the client or client's authorized representative prior to project commencement. With signed approval upon completion.

Cleaning: all tuckpointing and cleaning to be completed by customer prior to arrival.

Color Treatment: \$4,625.00

Color treatment option: \$1,250.00

PROJECT INVESTMENT FOR CUSTOM FINISH: \$5,875.00

Payment Terms: 50% Mobilization Fee, Balance due upon completion.

Pricing above includes all labor, equipment, materials and is based on 1 mobilization. Additional mobilizations will be charged \$2,500.00 per occurrence.

Nawkaw requires a mobilization fee of 50% of the total value of the final contract 30-days prior to commencement of any Nawkaw work. Should client fail to remit the mobilization fee by the specified time then mobilization will be delayed.

Please see below for a detailed description of the scope of work and limitations along with Nawkaw's terms and conditions for service. To proceed, Nawkaw requires each page of this document be initialed or signed by the client or client's authorized representative and return via email to Jerry Capps at Jerry.capps@nawkaw.com

Customer Signature: _____

Date: _____

NAWKAW INC.
4N352 84th Ct,
Hanover Park, IL 60133

C. (630) 743-9171
P. (630) 681-1400
Jerry.Capps@Nawkaw.com

WWW.NAWKAW.COM

DETAILED SCOPE OF WORK

Cleaning: Cleaning to be completed by customer prior to arrival and color treatment. Before Nawkaw arrives onsite, customer will ensure that the substrate has been tuckpointed and properly cleaned with a water pressure wash to ensure that the surface is free of debris and is brought to a pH between 7 and 12.

Color Treatment: up to 350 sf. of exterior brick and mortar locations.

Nawkaw Certified Technicians will apply a single coat, two-color concept, of approved red brick color on up to 110sf of brick only, leaving the mortar untreated, using our high performance Nawtone color treatment. Scope of work located on Tan Brick sections on front façade of building. Approach to consist of a hand-applied application color treating and blending to the red existing brick on exterior north elevation.

Nawkaw Certified Technicians will apply a single coat, single-color, brush and roll concept, of approved white using our high performance Nawtone color treatment to up to 240sf of the red brick and mortar on exterior rear of building, between chimney and CMU wall to the north, color treating to the approved white selected. Mortar to be color treated with the same color formulation and brick but may exhibit natural color variation from masonry.

Nawkaw will utilize ladders to complete preparation and color treatment. If any additional access equipment is needed additional costs may apply.

If finish different than proposed above is desired, price changes might occur.

The scope of work includes Nawkaw installing and removing all protective materials as required.

Proposal is based on Nawkaw’s application being conducted from 7am to 5pm, Monday thru Friday, weather permitting. If limitations of these hours exist, the client shall notify Nawkaw immediately so Nawkaw can properly schedule the performance of proposed work. Changes to these hours will result in additional fees.

Client to provide all required permits and pedestrian protections, including but not limited to city, street, traffic control, and sidewalk-bridges, at no cost to Nawkaw.

Customer at their expense to provide an onsite washroom facility for the duration of time needed to complete our scope of work.

Customer Signature: _____

Date: _____

NAWKAW INC.
4N352 84th Ct,
Hanover Park, IL 60133

C. (630) 743-9171
P. (630) 681-1400
Jerry.Capps@Nawkaw.com

WWW.NAWKAW.COM

ADDITIONAL REQUIREMENTS AND LIMITATIONS

1. Due to the subjective nature of Nawkaw's work, we require the client or client's authorized representative to be present during sample creation in order to achieve the desired, final appearance with no additional cost of multiple site visits and samples. To facilitate the sample process, Nawkaw will send a technician to the jobsite to create the appropriate mock-up. If client or representative is not available at the time of the sample, Nawkaw's technician will create a sample based on our understanding of the desired appearance as outlined in this proposal. Each additional mobilization related to the creation of samples for this project will require an additional fee of \$2,500. Fifty percent (50%) of the first Sample Mobilization Fee shall be credited toward the final invoice.
2. All structural and/or aesthetic repairs of the substrate are to be completed using mineral based absorbent materials. These materials must be approved by Nawkaw. All repairs must be finished to the same texture as the surrounding substrate and must have cured for at least thirty (30) days. All repairs are to be done by others ensuring that all surfaces are dry, clean, and sound. This must be completed and approved by Nawkaw prior to Color Treatment application.
3. Nawkaw will assess substrate prior to staining, may test pH levels, as well as surface conditions to ensure all substrate is properly prepared. Delays to Nawkaw resulting from structural and/or aesthetic repairs not being completed prior to Nawkaw initiating staining process will incur additional charges at a rate of \$187.50 per person-hour.
4. Nawkaw requires unrestricted access to all exterior elevations while performing preparation and Color Treatment services. Any unreasonable delays, anything lasting more than 4 hours, caused by the client, other trades or obstructions to Nawkaw work will result in charges at a rate of \$187.50 per person-hour.
5. A combination of equipment may be utilized to access work locations. Nawkaw will maintain a safe environment and meet or exceed all OSHA safety requirements. Nawkaw crew foremen are trained and certified to operate all lifts. Safety is our primary objective. Consideration and care for the building property will also be a priority.
6. Any damage to our finished work caused by other trades, for example, but not limited to, window installation, concrete abrasion, or roofing tar, will incur additional charges. Said charges will be calculated as follows:
 - a. \$2,500 mobilization fee for each time Nawkaw must go to the site to perform such work
 - b. Any additional equipment charges, as required, plus 20% administrative fee
 - c. Time-and-materials at \$187.50 per person-hour
7. Nawkaw's stain products are not suitable for application on synthetic surfaces such as silicone, urethane, epoxy or plastic.
8. Nawkaw must be notified of any water repellent/hydrophobic coatings or admixtures that have been used on or in the substrate and, water repellent/hydrophobic coatings must be removed prior to Color Treatment application.
9. If a bond requirement exists, this will result in an additional charge. Said charge will be the cost of the bond plus a 20% administrative fee.

Customer Signature: _____

Date: _____

NAWKAW INC.
4N352 84th Ct,
Hanover Park, IL 60133

C. (630) 743-9171
P. (630) 681-1400
Jerry.Capps@Nawkaw.com

WWW.NAWKAW.COM

TERMS AND CONDITIONS FOR SERVICES:

1. **APPLICABILITY.** These terms and conditions for services (these „Terms“) are the only terms that govern the provision of services by Nawkaw Corporation („Service Provider“) to

(„Customer“). The accompanying proposal (the „Proposal“) and these Terms (collectively, this „Agreement“) comprise the entire agreement between the parties, and supersede all prior or contemporaneous understandings, agreements, negotiations, representations and warranties, and communications, both written and oral. In the event of any conflict between these Terms and the Proposal, these Terms shall govern unless the Proposal expressly states that the terms and conditions of the Proposal shall control. These Terms prevail over any of Customer's general terms and conditions regardless whether or when Customer has submitted its request for proposal, order, or such terms. Provision of services to Customer does not constitute acceptance of any of Customer's terms and conditions and does not serve to modify or amend these Terms.

2. **SERVICES.** Service Provider shall provide the services to Customer as described in the Proposal (the „Services“) in accordance with these Terms.

3. **PERFORMANCE DATES.** Service Provider shall use reasonable efforts to meet any performance dates specified in the Proposal, and any such dates shall be estimates only.

4. **CUSTOMER'S OBLIGATIONS.** Customer shall: (a) cooperate with Service Provider in all matters relating to the Services and provide such access to Customer's premises, and such office accommodation and other facilities as may reasonably be requested by Service Provider, for the purposes of performing the Services; (b) respond promptly to any Service Provider request to provide direction, information, approvals, authorizations or decisions that are reasonably necessary for Service Provider to perform Services in accordance with the requirements of this Agreement; (c) provide such customer materials or information as Service Provider may request to carry out the Services in a timely manner and ensure that such customer materials or information are complete and accurate in all material respects; and (d) obtain and maintain all necessary licenses and consents and comply with all applicable laws in relation to the Services before the date on which the Services are to start.

5. **CUSTOMER'S ACTS OR OMISSIONS.** If Service Provider's performance of its obligations under this Agreement is prevented or delayed by any act or omission of Customer or its agents, subcontractors, consultants or employees, Service Provider shall not be deemed in breach of its obligations under this Agreement or otherwise liable for any costs, charges or losses sustained or incurred by Customer, in each case, to the extent arising directly or indirectly from such prevention or delay.

6. **CHANGE ORDERS.** If either party wishes to change the scope or performance of the Services, it shall submit details of the requested change to the other party in writing. Service Provider shall, within a reasonable time after such request, provide a written estimate to Customer of: (a) the likely time required to implement the change; (b) any necessary variations to the fees and other charges for the Services arising from the change; (c) the likely effect of the change on

the Services; and (d) any other impact the change might have on the performance of this Agreement.

Promptly after receipt of the written estimate, the parties shall negotiate and agree in writing on the terms of such change (a „Change Order“). Neither party shall be bound by any Change Order unless mutually agreed upon in writing in accordance with Section 23. Notwithstanding Section 6(a) and Section 6(b), Service Provider may, from time to time change the Services without the consent of Customer provided that such changes do not materially affect the nature or scope of the Services, or the fees or any performance dates set forth in the Proposal. Service Provider may charge for the time it spends assessing and documenting a change request from Customer on a time and materials basis in accordance with the Proposal.

7. **FEES AND EXPENSES; PAYMENT TERMS; INTEREST ON LATE PAYMENTS.** In consideration of the provision of the Services by the Service Provider and the rights granted to Customer under this Agreement, Customer shall pay the fees set forth in the Proposal. Customer agrees to reimburse Service Provider for all reasonable travel and out-of-pocket expenses incurred by Service Provider in connection with the performance of the Services. Customer shall pay all invoiced amounts due to Service Provider within 30 days from the date of Service Provider's invoice. Customer shall make all payments hereunder in US dollars by payment method in Invoice. In the event payments are not received by Service Provider within 30 days after becoming due, Service Provider may: (a) charge interest on any such unpaid amounts at a rate of 2% per month or, if lower, the maximum amount permitted under applicable law, from the date such payment was due until the date paid; and (b) suspend performance for all Services until payment has been made in full.

8. **ATTORNEY'S FEES.** In the event that any suit or action is instituted to enforce any provision in this Agreement the primarily prevailing party in any such disputes shall be entitled to recover from the losing party all fees, costs, and expenses of enforcing any right with respect to this Agreement, including without limitation, such reasonable fees and expenses of attorneys and accountants.

9. **SIGNATURE APPROVAL PROCESS AND FEES.** Due to the nature of the Services being provided the Service Provider cannot begin performance until after the sample approval. The sample will be applied immediately prior to the commencement of Services or at a time agreed upon elsewhere in writing between Customer and Service Provider. Service Provider requires Customer, or an agent, be present during the selection and application of the sample for the purpose of approving the color and appearance. Once approved the Service Provider can begin performing the Services. Should the Customer fail to be present at the agreed upon time an additional fee of \$275 per hour may be charged at the Service Provider's discretion for time spent waiting. Should Customer, without reasonable notice, cause the sample to be rescheduled for a different day then a fee of \$1450 plus reasonable expenses may be charged at the Service Provider's discretion. Service Provider also requires Customer's signature on the Proposal as acknowledgement of the Services being completed, hereinafter referred to as Final Approval. Service Provider will provide notice to Customer as the Services near completion to schedule Final Approval. Should Customer fail to be present at the Job Location for

Final Approval the Services will be deemed completed and approved.

10. **TAXES.** Customer shall be responsible for all sales, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed by any federal, state or local governmental entity on any amounts payable by Customer hereunder.

11. **LIMITED WARRANTY.** Service Provider represents and warrants to Customer that it shall perform the Services using personnel of required skill, experience and qualifications and in a professional and workmanlike manner in accordance with generally recognized industry standards for similar services and shall devote adequate resources to meet its obligations under this Agreement. EXCEPT FOR THE FOREGOING AND THE LIMITED WARRANTY ATTACHED HERETO (THE „LIMITED WARRANTY“), SERVICE PROVIDER MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE SERVICES.

12. **LIMITATION OF LIABILITY.** IN NO EVENT SHALL SERVICE PROVIDER BE LIABLE TO CUSTOMER OR TO ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE, PROFIT OR DIMINUTION IN VALUE, OR FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF AGREEMENT. The limitation of liability set forth in the preceding sentence shall not apply to (a) liability resulting from Service Provider's gross negligence or willful misconduct and (b) death or bodily injury resulting from Service Provider's negligent acts or omissions.

13. **TERMINATION.** In addition to any remedies that may be provided under this Agreement, Service Provider may terminate this Agreement with immediate effect upon written notice to Customer, if Customer: (a) fails to pay any amount when due under this Agreement and such failure continues for ten (10) days after Customer's receipt of written notice of nonpayment; (b) has not otherwise performed or complied with any of the terms of this Agreement, in whole or in part; or (c) becomes insolvent, files a petition for bankruptcy or commences or has commenced against it proceedings relating to bankruptcy, receivership, reorganization or assignment for the benefit of creditors.

14. **WAIVER.** No waiver by Service Provider of any of the provisions of this Agreement is effective unless explicitly set forth in writing and signed by Service Provider. No failure to exercise, or delay in exercising, any rights, remedy, power or privilege arising from this Agreement operates or may be construed as a waiver thereof. No single or partial exercise of any right, remedy, power or privilege hereunder precludes any other or further exercise thereof or the exercise of any other right, remedy, power or privilege.

15. **INDEMNIFICATION.** EACH PARTY TO THIS AGREEMENT SHALL INDEMNIFY AND HOLD HARMLESS THE OTHER PARTY FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES ARISING OUT OF OR RELATED TO THE SERVICES BUT ONLY TO THE EXTENT THAT SUCH CLAIMS, DAMAGES, LOSS OR EXPENSE IS DETERMINED TO HAVE BEEN CAUSED BY THE NEGLIGENT ACT OR OMISSION OF THE INDEMNIFYING PARTY OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY OR UNDER THE CONTROL OF THE INDEMNIFYING PARTY OR ANYONE FOR WHOSE ACTS THE INDEMNIFYING MAY OTHERWISE BE LIABLE.

16. **PROPERTY RELEASE.** Customer irrevocably grants to Service Provider and Service Provider's assigns, licensees, and successors the right to enter onto the property listed on the Proposal and to photograph, copy, display, publish, and use images of the property in all forms and media, including composite or modified representations, throughout the world in perpetuity for promotional, commercial, or

other trade uses. Customer hereby warrants that they have the authority to grant the rights under this Section and agree to indemnify and release Service Provider, assigns, licensees, and successors from any claims regarding the use of such image.

17. **FORCE MAJEURE.** The Service Provider shall not be liable or responsible to Customer, nor be deemed to have defaulted or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement when and to the extent such failure or delay is caused by or results from acts or circumstances beyond the reasonable control of Service Provider including, without limitation, acts of God, flood, fire, earthquake, explosion, governmental actions, war, invasion or hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest, national emergency, revolution, insurrection, epidemic, lock-outs, strikes or other labor disputes (whether or not relating to either party's workforce), or restraints or delays affecting carriers or inability or delay in obtaining supplies of adequate or suitable materials, materials or telecommunication breakdown or power outage.

18. **ASSIGNMENT.** Customer shall not assign any of its rights or delegate any of its obligations under this Agreement without the prior written consent of Service Provider. Any purported assignment or delegation in violation of this Section is null and void. No assignment or delegation relieves Customer of any of its obligations under this Agreement.

19. **RELATIONSHIP OF THE PARTIES.** The relationship between the parties is that of independent contractors. Nothing contained in this Agreement shall be construed as creating any agency, partnership, joint venture or other form of joint enterprise, employment or fiduciary relationship between the parties, and neither party shall have authority to contract for or bind the other party in any manner whatsoever.

20. **NO THIRD-PARTY BENEFICIARIES.** This Agreement is for the sole benefit of the parties hereto and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of these Terms.

21. **GOVERNING LAW.** All matters arising out of or relating to this Agreement are governed by and construed in accordance with the internal laws of the State of Georgia without giving effect to any choice or conflict of law provision or rule (whether of the State of Georgia or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than those of the State of Georgia.

22. **SUBMISSION TO JURISDICTION.** Any legal suit, action or proceeding arising out of or relating to this Agreement shall be instituted in the federal courts of the United States of America or the courts of the State of Georgia in each case located in Athens-Clarke County, and each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action or proceeding.

23. **NOTICES.** All notices, requests, consents, claims, demands, waivers and other communications hereunder (each, a „Notice“) shall be in writing and addressed to the parties at the addresses set forth in the Proposal or to such other address that may be designated by the receiving party in writing. All Notices shall be delivered by personal delivery, nationally recognized overnight courier (with all fees pre-paid), facsimile (with confirmation of transmission) or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a Notice is effective only (a)

upon receipt of the receiving party, and
(b) if the party giving the Notice has complied with the requirements of this Section.

24. SEVERABILITY. If any term or provision of this Agreement is invalid, illegal or unenforceable in any jurisdiction, such invalidity, illegality or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.

25. SURVIVAL. Provisions of these Terms, which by their nature should apply beyond their terms, will remain in force after any termination or expiration of this Agreement.

26. AMENDMENT AND MODIFICATION. This Agreement may only be amended or modified in a writing which specifically states that it amends this Agreement and is signed by an authorized representative of each party.

CUSTOMER:

Project Address: _____

Printed Name: _____

Signature: _____

Date: _____

Hunzinger Williams

AWNINGS & CANOPIES

847-381-1878

QUOTE Q679

"Hampshire Commercial Bldg"

February 23, 2022

Prepared by Valentin Marian

hwacanopy@gmail.com

1 (847) 381- 1878

Hunzinger Williams , INC

27982 W Commercial Ave

Suite 1

Lake Barrington, IL 60010

phone +1 847-381-1878

fax +1 847-381-2063

www.hwawnings.com

Bill To

Brandon Roberts
Hampshire Commercial Bldg
124 South State Street
Hampshire, IL 60140

Billing Contact

Brandon Roberts
Hampshire Commercial Bldg
brandonroberts02@yahoo.com
cell 847-489-0321

Installation Address

124 South State Street
Hampshire, IL 60140

| Qty | Description | Price |
|-----|---|------------|
| 1 | Retractable (Motorized) Dimensions Projection: 5' 7", Width: 20' Valance Type: Loose, Notes: 8" with graphics Misc Motorized: Yes, Electrician Required: No, Notes: 1 retractable awning 20'x5' 7" 1 protective hood 1 motor 1 remote control 1 wind sensor | \$7,254.00 |

| Notes | Total | \$7,254.00 |
|---|--------------------|--|
| We propose to furnish and install 1 motorized retractable awning using Sunbrella fabric in your choice of available colors. | 50% Deposit | due at time of order \$3,627.00 |
| | 50% Balance | due upon completion \$3,627.00 |

Purchaser shall be solely responsible for obtaining all necessary permits and the approval of any government entities at the purchaser's cost.

Delivery in approximately 4-6 weeks from the time the signed quote is received, the 50% deposit is received, all necessary permits are received and color choice is made.

Terms and Conditions

Make checks payable to Hunzinger Williams inc

Deposits are not refundable.

TERMS: 50% deposit with the signed proposal. The balance will be due on installation/delivery.

This proposal may be withdrawn if not accepted within 30 days from the day was sent.

1. Purchaser shall have no right of the recession on special order or custom made goods and shall forfeit all down payments and be fully responsible to

pay the entire balance due under all circumstances.

2. When goods are not installed by Seller, Purchaser acknowledges that he has inspected said goods and accepts them as conforming to the specifications herein and they are free of any/all defects.

3. If the customer requests total installation or any part of the installation to be delayed for whatever reason, full payment will be due for an entire contract at the time of originally scheduled installation.

4. Awnings purchased hereunder shall be manufactured and installed according to the specifications stated herein and following industry standards.

5. Purchaser shall be solely responsible for obtaining all necessary permits and the approval of any government entities at the purchaser's cost.

6. Any plans, drawings (whether to scale or freehand) requested by Purchaser after the contract has been accepted due to changes in the design or specifications hereof, or for any reason shall be an

additional charge to Purchaser based on the detail and time expended by Seller.

7. All fabrics used in the construction of awnings are water repellent but not waterproof. Wrinkles or small flaws are generally anticipated for normal fabrication and will not affect the warranty.

Distortions in the metal framework or minor variations in dimensions shall not affect the validity of this contract.

8. The product sold is designed to attach to a building based on visible representations or information as to the construction of the said building at the time of sale. In the event, the product sold cannot be

supported by said building due to incorrect or incomplete information, modifications to support structure will be made as necessary with the consent of Purchaser at additional cost to Purchaser.

9. ELECTRIC WORK - All electric work, parts, labor, and components are by the owner or a registered electrician. Costs are not included unless specifically noted on the contract.

10. All agreements contingent upon strikes, fire, accidents, natural disasters, acts of God, or delays beyond our control to obtain necessary materials. Owner to carry fire, tomado, and other necessary

insurance. Our workers are fully covered by Workers' Compensation Insurance.

Delays or failure of performance caused by "any act, event, or condition that has a material adverse effect on the ability of a party to this Agreement to perform its obligations hereunder if such act, event, or condition is beyond the reasonable control of such party and is not the result of such party's willful or negligent action or inaction and shall include, without limitation, (i) acts of God, war, public disorders, insurrection, rebellion, floods, hurricanes, earthquakes, lightning, or other natural calamities; (ii) acts or inaction of governmental or regulatory agencies or judicial bodies or changes in laws; (iii) explosions or fires; (iv) strikes or labor disturbances; (v) delays in obtaining goods or services from any subcontractor, materialman, or supplier by reason of any occurrence of any of the foregoing causes; or (v) any unforeseeable act or omission of any third party."

NOTE:

Cost Protection: Due to cost volatility for materials prices subject to change.

Past due balances are subject to a late charge of 1.5% monthly, 18% annually, or the maximum per states law. If balances/invoices must be placed with a third party for collection, the customer is responsible for these additional collections and legal fees.

Do not email/mail credit card information.

We are not accepting PAYPAL.

Company Rep:

Name Signature Date

Customer:

Name Signature Date

124 South State St

Rear patio privacy wall proposal:

- Secure 4x4 posts to perimeter of rear concrete patio
- Wooden slats attached to post to develop privacy from current unattractive surroundings
- Appropriate ADA compliant gate added to far southwest corner of wall for patron entering and exiting of business
- Fence will be stained to create an inviting and attractive atmosphere

Cost: \$2800

Picture below for future reference only





PO Box - 698
Burlington, IL 60109
847-683-4283

Electrical Service You Can Trust!
Visit us at schefflerelectric.com

Proposal

Attn: **Brandon Roberts**
Company:
Address: 124 S State Street
City: Hampshire
Phone:
Fax:
Email:

Project: Renovation

Total Price: \$ **9,080.00** Price good for 30 days!
Progressive Monthly Invoicing

Payment Terms: 30 Days

Includes:

- Furnish and install (4) sconces on the face of the building
- Furnish and install 120v circuit for electric awning
- Furnish and install time clock for exterior lights
- Furnish and install exterior conduit from back to front for lighting feed
- Includes lift rental
- Furnish and install barn light in rear of building over door

Exclusions:

Permits, Inspection Fees, Excess Facility Charges, Dumpsters, Landscaping, Removal of Spoils, Temp/Power Lighting Data, Fire Alarm, Security

Retainage:

Bili SB1636
Provides that a retainage of 10% of the payment may be withheld from a payment under a construction contract prior to completion of 50% of the contract. Provides that after 50% of the contract is completed, the amount of retainage for any subsequent payment may not exceed 5%.

Changes Orders:

"Owner and Contractor" will agree in writing to all changes in the work and prior to the changes being performed. An adjustment in the Contract Price and In the Contract Completion Date shall be made to reflect the changes. Contractor shall submit to owner a "Change Order" describing the change in the Scope of Work, Price, and any applicable schedule impact.

Schedule:

Job Completion Schedule Days Weeks/Months

All work to be completed in a professional manner according to standard practices, during regular working hours. (Monday-Friday 7:00 am - 3:30 pm). In the event that delays the Contractors Completion Schedule are caused by Owner or by other contractors, sub-contractors, or suppliers hired by the Owner and working on the site, Strikes, Accidents or anything beyond our control, Contractor shall be allowed adjustments in Contractual Completion Schedule without penalties of any kind.

Thank you for your time and consideration.

Respectfully,
Brandon Scheffler

QUOTE

From

Todd Olson

1417 parkridge drive
Crystal Lake IL 60014

To

Brandon Roberts

124 s state st
Hampshire IL

Quote # 0000002

Quote Date 04/07/2022

| Item | Description | Unit Price | Quantity | Amount |
|------|---|------------|----------|---------|
| ⊗ | ↳ Excavation and aggregate placement for new concrete patio (6" ca6 compacted) | 3047.50 | 1.00 | 3047.50 |
| ⊗ | ↳ Stamped and colored Concrete patio pour-5" idot mix 4.3 w fiber reinforcement(approx 450 s/f) | 5979.38 | 1.00 | 5979.38 |
| ⊗ | ↳ Sawcutting and sealing new concrete | 790.62 | 1.00 | 790.62 |

+ New Line

Notes

Restoration of grass areas to be completed by owner
Permit to be pulled by owner
Inspections to be scheduled by owner
Haul off of materials included in price

| | |
|--------------------|---------|
| Subtotal | 9817.50 |
| Total | 9817.50 |
| Amount Paid | 0.00 |
| Quote | 9817.50 |

PDF

Print

ESTIMATE

TOTAL

EST0186

USD \$24,455.00

DATE

02/24/2022



Galaxy Glass And Mirror

862 Cookane av

Elgin I'll 60120

1-847-452-0339

galaxglassandmirror@gmail.com

TO

124 s state st LLC

Brandonroberts02@yahoo.com

DESCRIPTION

AMOUNT

Storfront demolition

Remove and taken the old storefron system

\$3,875.00

× 1

\$3 875.00

Proposal

Eickhorst Construction, Inc.
 160 Oak Street
 Hampshire, IL 60140
 Office: 847-683-4916 Cell: 847-871-3419

| | | | |
|---|---------------|--------------------------------------|-------------------------|
| PROPOSAL SUBMITTED TO Brandon Roberts | | PHONE 847-489-0321 | DATE Feb 2022 |
| STREET 124 South State st | | JOB NAME Gutter + flashing | |
| CITY, STATE and ZIP CODE Hampshire IL 60140 | | JOB LOCATION SAME | |
| ARCHITECT | DATE OF PLANS | JOB PHONE | |

We hereby submit specifications and estimates for:

Remove old gutter + down spouts
 Cut back single ply roofing
 Remove old 1x8
 Install new 2x8 fascia board wrap with aluminum.
 Seam in roofing into 6 inch gutter
 Install 3x4 downspout plus kick out
 Fix roofing where chimney is removed
 Haul away all debris

We propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of

One Thousand four hundred sixty⁰⁰/₁₀₀ dollars (\$ **1460⁰⁰**)

Payment to be made as follows:

Upon completion of job

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration 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 insurances. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Vana Eickhorst

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

Date of Acceptance: _____

Signature _____

Signature _____

PROPOSAL

Life is Good Construction
40 W 86th St
Pingree Cr. IL 60140

| | |
|--------------|----------|
| PROPOSAL NO. | HSC-001 |
| SHEET NO. | |
| DATE | 3-1-2022 |

PROPOSAL SUBMITTED TO:

| | |
|-----------|----------------------|
| NAME | 124 S. State St. LLC |
| ADDRESS | 124 S. State |
| | Hampshire, IL |
| PHONE NO. | |

WORK TO BE PERFORMED AT:

| | |
|---------------|--------------|
| ADDRESS | SAME ADDRESS |
| DATE OF PLANS | |
| ARCHITECT | TONY RYAN |

We hereby propose to furnish the materials and perform the labor necessary for the completion of _____

Demo front entrance and cabinetry that's attached to concrete areas below windows
Tile concrete areas left side and right side below windows and boxed out areas to ceiling - build folding counters below windows on both sides and rework flooring for double door entrance

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of Nine thousand five hundred Dollars (\$ 9500.00)

with payments to be made as follows:

Respectfully submitted 

Per _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note - This proposal may be withdrawn by us if not accepted within _____ 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. Payments will be made as outlined above.

Signature _____

Signature _____

Date _____

PROPOSAL

Beautification Meeting

April 11, 2022

Present: Bill Swalwell, Michelle Bunkowske, Christina Tuminero, Jeanie Mayer

Remote Attendance: Lynn O'Shea

Call to Order at 7:06pm.

Review of Minutes from July 12, 2021.

Motion to accept: Jeanie, Seconded by Lynn, Motion carried

Façade application from Brandon Roberts and Chris Jones for 124 S State Street, AKA Hampshire Social

Please see submitted app for complete reference. Bill met with applicants 4 times to talk about scope. The morning coffee shop/afternoon & evening wine and beer establishment proposes to sell locally sourced craft beers and wines, and coffee.

Improvements include an outdoor seating area, brick recoloring to complement existing buildings nearby, Chimney removal in back, reconfigured west elevation, new double glass doors on front, collapsible side windows, new transom, 450 sqft patio with stamped concrete, privacy fencing with gate, among other improvements.

The work can be seen from the right of way both in front and in back making the proposal eligible for the grant.

Color treatment necessary to match brick on rear elevation due to repairs to existing masonry and the new door and window.

The committee discussed the awning that is proposed. Beneficial to block the sun for outdoor diners, but concern was raised about the high winds and how it will hold up in the long run.

Bill noted there was a change in flatwork from \$7360 to \$9817.50, bringing the total cost to \$76,541.50.

Josh Wray shared that the board approved \$100,000 for 2122-23 FY for the façade program.

Bill mentioned two additional grant applicants he spoke with who may also have requests coming in this year: Rose Garden and Blocks Fresh Market.

The Rose Garden project is awaiting quotes for masonry work to replace the lower third along the length of the restaurant on Jefferson Ave. with limestone-type product and also repair/replace broken parapet wall along the top of the building.

Block's may be proposing replacement of their awnings with ne metal ones along two sides of their building at Maple and Jefferson to help cover sidewalks along the building.

The beautification committee discussed the importance of the current proposal and Lynn noted that funding it at the maximum of 75% would still allow over \$40,000 for other projects should they come in.

Michelle made a motion to recommend to the BDC approval for the grant and proposed funding the project at 75% due to the scope of the improvements, and the impact they will have for the downtown.

Motion seconded by Christina.

Roll call vote: 5 ayes, no nays. Motion carried.

The Committee discussed the wayfinding sign project. Bill recalled the guideline offered by Dave Pizzolatto that the signs needed to be much bigger than the current ones with less writing on them – a minimum of 6" capital letters and 4" lower case lettering needed in order to be read by people in cars traveling at 25mph or less.

Bill appointed Michelle and Christina to resume discussions with Mike Armato from Signarama, who made our sample signs, and see about new quotes.

No additional business or discussion.

Motion to adjourn at 8:05pm made by Michelle, Seconded by Christina, Approved by all.

Submitted by Jeanie Mayer