



**CITY OF LOCKPORT
CITY COUNCIL MEETING
AGENDA**

**WEDNESDAY, NOVEMBER 06, 2024
CITY HALL, 3RD FLOOR, BOARD ROOM**

7:00 PM

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. INTRODUCTION

D. LIAISON'S REPORT

E. MAYOR'S REPORT

F. AGENDA PARTICIPATION

Any person who wishes to speak on a topic that is on the Agenda of the Meeting shall fill out a Speaker Card before the start of the Meeting, either at the City Clerk's Office, or may give to the City Clerk before the start of the Meeting itself, stating name, and topic on the Agenda to be discussed. Speaker Cards are required for each of the items the Speaker wishes to address. The purpose of the Cards is to obtain the spelling of name of the Speaker, contact information, and provide for efficient meeting administration. All Speakers shall comply with these rules, which shall be posted at the Speaker Sign-In desk and rulings of the City Clerk. Speakers shall be called by name to approach the podium by the City Clerk. A time limit of five (5) minutes shall be imposed on each Speaker.

Illinois Municipalities may adopt a group of assorted Ordinances, Resolutions, Motions, and orders by a single Roll Call Vote called an Omnibus Vote or approval by Consent Agenda. The Omnibus Vote/Consent Agenda Vote shall be taken following the unanimous consent by the City Council as to the items to be included in the vote. There will be no separate discussion on these items unless a Council Member or Citizen so requests. In that event, the item will be removed from the Omnibus Vote/Consent Agenda and considered in its normal sequence on the Agenda

G. CONSENT AGENDA

CL-1. [Regular City Council Meeting Minutes from October 16, 2024](#)

Suggested Action: Approve the Regular City Council Meeting Minutes from October 16,

2024 as presented.

CL-2. [Committee of the Whole Meeting Minutes from October 16, 2024](#)

Suggested Action: Approve the Committee of the Whole Meeting Minutes from October 16, 2024 as presented.

FN-1. [Payroll Periods Ending October 13 & 27, 2024](#)

Suggested Action: Approve the payroll periods as presented.

FN-2. [Bills Through October 29, 2024](#)

Suggested Action: Approve the various bills as presented.

CD-1. [Facade & Site Improvement Grant Request for 948 N. State Street, Lupine Montessori, in the Amount of \\$50,000 for Rebuild Front Façade with Architectural Features, New Windows, Doors and Awning, Dumpster Enclosure, and Landscaping](#)

Suggested Action: Approve Resolution No. 24-104 the Site Improvement Grant for the property located at 948 N. State St. in the amount of \$50,000.

CD-2. [Fire Alarm & Fire Sprinkler System Installation Assistance Program for 900 - 936 N. State Street, Maryknoll Plaza, in the Amount of \\$20,000](#)

Suggested Action: Approve Resolution No. 24-105 the Fire Alarm & Fire Sprinkler System Installation Program Grant for the property located at 900-936 N. State St. in the amount of \$20,000.00.

CD-3. [Facade & Site Improvement Grant Request for 900 - 936 N. State Street, Maryknoll Plaza, in the Amount of \\$80,000 for Façade Improvements Consisting of New Metal Fascia, Soffit and Columns, Repainting, and New Decorative Storefront Glass Treatment](#)

Suggested Action: Resolution No. 24-106 the Site Improvement Grant for the property located at 900-936 N. State St. in the amount of \$80,000.

H. APPROVAL OF MEETING MINUTES (IF NOT APPROVED AS A CONSENT AGENDA ITEM)

I. APPROVAL OF PAYROLL (IF NOT APPROVED AS A CONSENT AGENDA ITEM)

J. REGULAR BUSINESS ACTION ITEMS

K. PUBLIC HEARING

L. PERMANENT COMMITTEES

M. NEW BUSINESS

N. OPEN FLOOR FOR COMMENTS

Comments will be heard on items that do not appear on the Agenda. The Public Comment portion of the Agenda shall be subject to a twenty (20) minute limitation. A time limit of five (5) minutes shall be imposed on each Speaker.

The purpose of having Public Comments as an Agenda item is to allow any person to make his/her views known to the City Council upon any subject of general or public interest.

Each person wishing to speak during the Public Comment portion of the Agenda must fill out a Public Comment Speaker Card stating name, and the topic about which he/she wishes to speak as well as a sign-in sheet, and give to the City Clerk at the Meeting itself.

The purpose of the Cards is to obtain the spelling of the name of the Speaker, and provide for efficient meeting administration.

The order of speaking shall be based upon the order of sign-in with first person signing-in speaking first and so forth. If the twenty (20) minutes has elapsed before all Speakers who have signed up are allowed to speak, the City Council may elect to continue the time period.

However, if the City Council elects not to extend the time period those Speakers who signed up but did not speak may if they so choose to be placed on the next Agenda under the Public Comments Section and shall be placed at the top of the Sign-In Sheet in the same order they were in from the previous Sign-In Sheet.

All Speakers shall comply with these rules which shall be posted at the Speaker Sign-In desk and rulings of the City Clerk.

O. EXECUTIVE SESSION: OPEN MEETINGS EXEMPTIONS

2(c)(1) Appointments, Employment, Compensation, Discipline, Performance or Dismissal of specific Employees.

2(c)(2): Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.

2(c)(3) Selection of a person to fill a Public Office, including a vacancy in a Public Office.

2(c)(5) Purchase or Lease of real property, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

2(c)(6) The setting of a price for Sale or Lease of property owned by the public body.

2(c)(11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

2(c)(21) Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06

P. ADJOURNMENT



City Council

Agenda Memorandum

Item # CL-1

To: Mayor & City Council

From: Donna Tadey, Deputy City Clerk

Subject: Regular City Council Meeting Minutes from October 16, 2024

Date: Wednesday, November 6, 2024

BACKGROUND/HISTORY

Approve the Regular City Council Meeting Minutes from October 16, 2024.

PROS/CONS/ALTERNATIVES

N/A

RECOMMENDATION

Approve the Regular City Council Meeting Minutes as presented.

ATTACHMENTS

[Regular City Council Meeting Minutes from October 16, 2024](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Approve the Regular City Council Meeting Minutes from October 16, 2024 as presented.

LOCKPORT

Mayor
Steven Streit

City Clerk
Kathleen Gentile

Administrator
Ben Benson



Alderman

Susan King - 1st Ward
Jonathan Pugh - 1st Ward
Patrick McDonald - 2nd Ward
JR Gillogly - 2nd Ward
Darren Deskin - 3rd Ward
Christina Bergbower - 3rd Ward
Renee Saban - 4th Ward
Joanne Bartelsen - 4th Ward

City of Historic Pride

222 E. Ninth Street Lockport, IL 60441-3497

Proceedings of the City Council of the City of Lockport, Illinois October 16, 2024

VIDEO IS HEREIN INCORPORATED
INTO THE OFFICIAL MINUTES

REGULAR MEETING of the City Council of the City of Lockport, Illinois was held on Wednesday, October 16, 2024 in the Board Room, 3rd Floor, of the Central Square Building, 222 E. Ninth Street, Lockport, Illinois. Mayor Steve Streit called the Meeting to order at 7:00 p.m.

INVOCATION: Bill Carroll, Police Chaplain

ROLL CALL

PRESENT: Mayor, Steve Streit
Alderwoman, Renee Saban
Alderwoman, Joann Bartelsen
Alderman, Darren Deskin
Alderwoman, Christine Bergbower
Alderman, JR Gillogly
Alderman, Patrick McDonald
Alderman, Jonathan Pugh
Alderwoman, Susan King

ABSENT: NONE

ALSO PRESENT: City Clerk, Kathleen Gentile
City Administrator, Ben Benson
City Attorney, Sonni Choi Williams
Finance Director, Lisa Heglund
Chief of Police, Richard Harang
Director of Public Works and Engineering, Brian Lovering
Director of Community & Economic Development, Lance Thies

PRESS: Cathy Wilker, LCTV

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LIAISON REPORT

1. McDonald
 - a. Budget Review Meeting – November 6
 - b. Intern at the Treatment Plant
2. Bartelsen
 - a. Fall and Winter Property Beautification Contest – applications available and being accepted 10/8/2024-12/31/2024 – one winner per ward will receive \$50 gift certificate. Submit nominations, application and photos at cityoflockport.net.
3. Pugh – Police Department Liaison Report
 - a. This Halloween, trick-or-treating will be from 4-7 pm. Lockport police will once again partner-up with Hells Gate haunted house to bring out the haunted squads. The police department will decorate squads and pass out candy throughout the City.
 - b. As an update, on October 9th, Lockport Officers participated in “Tip a Cop” at Coom’s Corner. This fundraiser brought in \$3,300 for Special Olympics.
 - c. On October 12th Lockport Officers participated in the Lockport Rotary Club’s 6th Annual Coffin Races. Lockport police department did not finish in first place this year, finishing 3rd, but plan to make a comeback next year.
4. Gillogly - Public Works
 - a. Illinois Route 7 (9th street) channelization project – completed pre-stage utility work and pavement widening. Stage 1 will start Fall, 2024, end Spring2025; this will include watermain installation, storm sewer improvements, eastbound reconstruction, westbound widening, traffic signal. During Stage 1, two lanes will be open.

MAYOR’S REPORT

1. 2024 OAN (Odor Alert Network) Sentry Members Recognition – American Environmental
 - a. Grant Spooner
 - b. Tom Ballard
 - c. Bryant Whittake
 - d. Bill Peters
2. Thanks for Partnerships on I&M Canal Trail to Centennial Trail at 135th Street - Romeoville, Lockport, Will County Forest Preserve, and CITGO
 - a. Update on the next plans for the bike path and connections to the I&M Trail

APPROVAL OF CONSENT AGENDA ITEMS

MOTION BY GILLOGLY, SECONDED BY SABAN, TO REVIEW CONSENT AGENDA. ROLL CALL VOTE ON THE MOTION:

AYES – SABAN, BARTELTSEN, BERGBOWER, DESKIN, GILLOGLY, MCDONALD, PUGH, KING

NAY - NONE

ABSENT – NONE

ABSTAIN – NONE

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8 AYES, 0 NAY, 0 ABSENT, 0 ABSTAIN – MOTION CARRIED

1. CL-1. Regular City Council Meeting Minutes from October 2, 2024 Suggested Action: Approve the Regular City Council Meeting Minutes from October 2, 2024 as presented.
2. CL-2. Committee of the Whole Meeting Minutes from October 2, 2024 Suggested Action: Approve the Committee of the Whole Meeting Minutes from October 2, 2024 as presented.
3. FN-1. Payroll Period Ending September 29, 2024 Suggested Action: Approve the payroll period as presented.
4. FN-2. Bills Through October 8, 2024 Suggested Action: Approve the various bills as presented.
5. CD-1. Final Development Plan for an Addition to a Commercial Building Within the C2 Community Commercial Zoning District for Lots 2 & 3 in Lockport Plaza (Sports Huddle Addition) /PZC Case #2024-010 Suggested Action: Approve Resolution No. 24-102 the Preliminary/Final Development Plans for a Commercial Building Addition on Lots 2 & 3 of Lockport Plaza (Sports Huddle).

MOTION BY BARTELTEN, SECONDED BY SABAN, TO APPROVE CONSENT AGENDA. ROLL CALL VOTE ON THE MOTION:

AYES – SABAN, BARTELTEN, BERGBOWER, DESKIN, GILLOGLY, MCDONALD, PUGH, KING

NAY - NONE

ABSENT – NONE

ABSTAIN – NONE

8 AYES, 0 NAY, 0 ABSENT, 0 ABSTAIN – MOTION CARRIED

REGULAR BUSINESS

CA-1. Approving and Adopting Option 2 Design Presented by the Lockport Flag Committee for the Official City Flag

MOTION TO APPROVE RESOLUTION NO. 24-103 OPTION NO. 2 AS THE DESIGN OF THE CITY FLAG OF THE CITY OF LOCKPORT. MOTION BY SABAN, SECONDED BY KING. ROLL CALL VOTE ON THE MOTION:

AYES – SABAN, BARTELTEN, BERGBOWER, GILLOGLY, DESKIN, MCDONALD, PUGH, KING

NAY - NONE

ABSENT – NONE

ABSTAIN – NONE

8 AYES, 0 NAY, 0 ABSENT, 0 ABSTAIN – MOTION CARRIED

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AT-1. Amendment to Chapter 134 of the City Code to Prohibit the Sale of Psychoactive Drug or its Analog

Discussion among the Council. Question raised about Kava. The ordinance does not currently include verbiage restricting Kava explicitly. The recommendation raised by Council was to include verbiage that prevents non-regulated psychoactive drugs. The studies show that Kava does not have the same effect as opioid or other psychoactive drugs. There have been deaths in the US related to Kratom.

MOTION TO APPROVE ORDINANCE NO. 24-029 AMENDING CHAPTER 134 OF THE LOCKPORT CODE OF ORDINANCES PROHIBITING THE SALE OF PSYCHOACTIVE DRUG OR ITS ANALOG.

MOTION BY DESKIN, SECONDED BY SABAN. ROLL CALL VOTE ON THE MOTION:

AYES – SABAN, BARTELSSEN, GILLOGLY, DESKIN, MCDONALD, KING

NAY – PUGH, BERGBOWER

ABSENT – NONE

ABSTAIN – NONE

6 AYES, 2 NAY, 0 ABSENT, 0 ABSTAIN – MOTION CARRIED

PUBLIC COMMENTS

1. Brinton Wilkey – lobbyist for the Global Kratom Coalition. Presented to Council, informing commission about regulations and proposed legislation. Educated Council about 7OH products, that are not Kratom and should be eliminated from the marketplace.

NEW BUSINESS

ADJOURNMENT

MOTION BY BARTELSSEN, SECONDED BY PUGH, TO ADJOURN THE CITY COUNCIL MEETING, 7:24 PM. MOTION APPROVED BY VOICE VOTE.

KATHLEEN GENTILE, City Clerk



City Council

Agenda Memorandum

Item # CL-2

To: Mayor & City Council

From: Donna Tadey, Deputy City Clerk

Subject: Committee of the Whole Meeting Minutes from October 16, 2024

Date: Wednesday, November 6, 2024

BACKGROUND/HISTORY

Provided are the Committee of the Whole Meeting Minutes from October 16, 2024.

PROS/CONS/ALTERNATIVES

N/A

RECOMMENDATION

Approve the Committee of the Whole Meeting Minutes as presented.

ATTACHMENTS

[Committee of the Whole Meeting Minutes from October 16, 2024](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Approve the Committee of the Whole Meeting Minutes from October 16, 2024 as presented.

LOCKPORT

Mayor

Steven Streit

City Clerk

Kathleen Gentile

Administrator

Ben Benson

**Alderman**

Susan King - 1st Ward
Jonathan Pugh - 1st Ward
Patrick McDonald - 2nd Ward
JR Gillogly - 2nd Ward
Darren Deskin - 3rd Ward
Christina Bergbower - 3rd Ward
Renee Saban - 4th Ward
Joanne Bartelsen - 4th Ward

City of Historic Pride

222 E. Ninth Street Lockport, IL 60441-3497

***Proceedings of the Committee of the Whole
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REGULAR MEETING of the Committee of the Whole of the City of Lockport, Illinois was held on Wednesday, October 16, 2024 in the Board Room, 3rd Floor, of the Central Square Building, 222 E. Ninth Street, Lockport, Illinois. Mayor Steve Streit called the Meeting to order at 7:43 pm.

ROLL CALL**PRESENT:** Mayor, Steve Streit

Alderman, Renee Saban
Alderman, Joann Bartelsen
Alderman, Darren Deskin
Alderman, Christine Bergbower
Alderman, JR Gillogly
Alderman, Patrick McDonald
Alderman, Jonathan Pugh
Alderman, Susan King

ABSENT: NONE**ALSO PRESENT:** City Clerk, Kathleen Gentile

City Administrator, Ben Benson
City Attorney, Sonni Choi Williams
Finance Director, Lisa Heglund
Chief of Police, Richard Harang
Director of Public Works and Engineering, Brian Lovering
Director of Community & Economic Development, Lance Thies

PRESS: Cathy Wilker, LCTV

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**ITEMS RECOMMENDED TO BE PLACED ON THE AGENDA FOR CONSENT OR ACTION AT THE NEXT
REGULARLY SCHEDULED CITY COUNCIL MEETING**

The three agenda items today will exceed the façade grant budget for the year. The total for all three façade grants totals \$366,605.

CD-1. Facade & Site Improvement Grant Request for 948 N. State Street, Lupine Montessori, in the Amount of \$50,000 for Rebuild Front Façade with Architectural Features, New Windows, Doors and Awning, Dumpster Enclosure, and Landscaping

Director of Community & Economic Development, Lance Thies, presented the Staff report. The Applicant is eligible for grants of \$45,000 and \$5,000, each for separate PINs on the property.

DIRECTION: Add to the Consent Agenda for the November 6, 2024 City Council Meeting

CD-2. Fire Alarm & Fire Sprinkler System Installation Assistance Program for 900 - 936 N. State Street, Maryknoll Plaza, in the Amount of \$20,000

Director of Community & Economic Development, Lance Thies, presented the Staff report. The property has 3 PINs; this agenda item is for one PIN. The Applicant is eligible for future grants on the other 2 PINs in the future.

DIRECTION: Add to the Consent Agenda for the November 6, 2024 City Council Meeting

CD-3. Facade & Site Improvement Grant Request for 900 - 936 N. State Street, Maryknoll Plaza, in the Amount of \$80,000 for Façade Improvements Consisting of New Metal Fascia, Soffit and Columns, Repainting, and New Decorative Storefront Glass Treatment

Director of Community & Economic Development, Lance Thies, presented the Staff report.

DIRECTION: Add to the Consent Agenda for the November 6, 2024 City Council Meeting

***Proceedings of the Committee of the Whole
of the City of Lockport, Illinois
October 16, 2024***

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ADJOURNMENT

MOTION BY BARTELTEN, SECONDED BY GILLOGLY TO ADJOURN THE COMMITTEE OF THE WHOLE MEETING AT 7:54 PM. VOICE VOTE ON THE MOTION.

AYES – SABAN, BARTELTEN, BERGBOWER, DESKIN, GILLOGLY, MCDONALD, PUGH, KING

NAY - NONE

ABSENT – NONE

ABSTAIN – NONE

8 AYES, 0 NAY, 0 ABSENT, 0 ABSTAIN – MOTION CARRIED

KATHLEEN GENTILE, City Clerk

PAYROLL SUMMARY

For Pay Period October 14 Through October 27, 2024

Paid on November 1, 2024

Fiscal Year 2024

Department	CURRENT PAY PERIOD ¹				YEAR TO DATE ²					
	Base Salary		Overtime		Base Salary			Overtime		
	Actual	Budget	Actual	Budget	Actual	Budget	%	Actual	Budget	%
Administration & City Council	\$ 30,540.26	28,653.85	\$ 144.54	38.46	\$ 611,994.27	\$ 630,384.62	97.1%	\$ 844.61	\$ 846.15	99.8%
Police	185,643.56	194,038.46	8,622.40	7,692.31	4,059,171.31	4,268,846.15	95.1%	200,665.40	169,230.77	118.6%
Planning ³	15,915.71	12,500.00	-	38.46	300,629.07	275,000.00	109.3%	-	846.15	0.0%
Building	15,880.26	15,576.92	-	192.31	299,643.06	342,692.31	87.4%	401.05	4,230.77	9.5%
Engineering **	15,326.93	19,807.69	410.79	384.62	285,212.18	435,769.23	65.5%	23,965.82	8,461.54	283.2%
Maintenance	6,904.49	7,115.38	-	38.46	146,744.30	156,538.46	93.7%	2,123.24	846.15	250.9%
Street	42,624.71	45,192.31	215.58	4,615.38	924,353.79	994,230.77	93.0%	57,323.55	101,538.46	56.5%
ESDA	461.54	461.54	-	-	9,923.10	10,153.85	97.7%	-	-	n/a
Special Events***	-	-	-	1,346.15	-	-	n/a	39,808.97	29,615.38	134.4%
Water - Administration	6,857.89	6,730.77	-	38.46	148,748.54	148,076.92	100.5%	248.03	846.15	29.3%
Water	43,140.81	44,230.77	7,248.00	4,230.77	923,350.87	973,076.92	94.9%	114,943.21	93,076.92	123.5%
Sewer	42,850.72	46,538.46	4,941.30	2,884.62	943,934.19	1,023,846.15	92.2%	43,596.08	63,461.54	68.7%
TOTALS	\$ 406,146.88	420,846.15	\$ 21,582.61	21,500.00	\$ 8,653,704.68	\$ 9,258,615.38	93.5%	\$ 483,919.96	\$ 473,000.00	102.3%

**** NOTE:** Engineering salaries related to Capital Projects construction site observations will be allocated to the costs of the related projects at the end of the year.

***** NOTE:** Special Events line has been added and includes Canal Days

¹ Budgeted figures for the current pay period are calculated by taking the full budgeted line item and dividing by 26.

² Year to Date numbers are from 1/1/24 through 10/27/24

³ Reclassed position from Engineering to Planning



City Council

Agenda Memorandum

Item # FN-2

To: Mayor & City Council

From: Lisa Heglund, Finance Director

Subject: Bills Through October 29, 2024

Date: Wednesday, November 6, 2024

BACKGROUND/HISTORY

Attached is a list of various bills and invoices through October 29, 2024.

PROS/CONS/ALTERNATIVES

N/A

RECOMMENDATION

Approve the various bills through October 29, 2024.

ATTACHMENTS

[Bill Summary Through October 29, 2024](#)

[Bills List Through October 29, 2024](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Approve the various bills through October 29, 2024 as presented.

To: City Council
From: Lisa Heglund
RE: Various Bills
Date: October 29, 2024

Below is a list of some of the invoices that are in your packet. I have included some additional information to further explain the expense. The amounts listed below are based on the invoice amount.

Vendor Name	Amount Paid	Description
America's Backyard, Inc.	29,330.00	Public Works Fence Repair Due To Storm Damage
Baxter And Woodman, Inc	5,858.55	Non Pot Water System Construction Engineering
BS & A Software	5,250.00	Community Development .Net Program / Remote Training
BS & A Software	37,381.00	Annual Service/Support Fee
Cargill, Incorporated	5,826.69	Road Salt
Cargill, Incorporated	17,235.39	Road Salt
CCMB	7,487.50	V3 Project 701 S State Street
Christopher B. Burke Eng., Ltd.	6,166.48	Engineering Services For 159th And Farrell Study
Christopher B. Burke Eng., Ltd.	52,285.17	Il 7 Channelization Phase III Engineering Services Pay #6
Civiltech Engineering, Inc.	32,964.35	2024 Resurfacing & Patching
Core & Main	5,430.00	3/4" Iperl Meters
Core & Main	8,178.00	3/4" Iperl Meters
Ecoclean	6,965.66	Restoration At City Hall (Insurance Claim# F1P9054)
Elizabeth Putnam	30,000.00	Land Acquisition End Of Ames St & W 10th St
Gallagher Asphalt Corporation	32,237.23	Quiet Zone Improvements At Old 9th St And BNSF Railroad
Hawkins, Inc.	5,866.73	Chlorine & Hydrofluosilicic Acid
Hawkins, Inc.	15,084.40	Aluminum Sulfate Liquid / Aqua Hawk
Homer Tree Care Inc.	75,000.00	Fiddymment Creek Tree Clearing
Independent Mechanical Industries	89,306.26	Non Pot Water System
Keith McCure Remodeling	6,800.00	Add On To Existing Wall To Ceiling - City Hall
Midwest Office Interiors, Inc.	5,332.29	Cubicles & File Cabinets For Finance Front Ofc Staff
Midwest Office Interiors, Inc.	8,276.13	CED Desk Equipment For Move
Miles Construction	12,150.00	Booster Station Roof Replacement
New Era Spreading Inc	46,170.00	2024 Sludge Contract
Pekron Consulting, Inc	5,385.00	Asbestos Inspection For Building Renovations - City Hall
Thomas Engineering Group	38,904.18	Briggs Street Sanitary Pumping Station Engineering
Thorntons	22,710.04	Gas Tax Reimbursement --- September 2024
Todds Techies Inc.	5,400.00	2024 IT Consulting September
Trailblazer Plumbing	16,045.00	Polymer Pump Installation
V3 Companies	6,670.00	9th St Bike Path & 10th St Ped Bridge Over I&M Canal
V3 Companies	9,725.00	8th St Ped Bridge Replacement- Final Eng
VR6 Systems	34,000.00	San Storage Devices

INVOICE REGISTER FOR CITY OF LOCKPORT
EXP CHECK RUN DATES 10/09/2024 - 10/29/2024
JOURNALIZED
PAID

VENDOR NAME		INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT

A-BEEP		126414	10/01/2024	HI-CAP LITHIUM BATTERY	01-04-00-51620	POLICE DEPARTMENT	\$850.00
VENDOR TOTAL:							\$850.00
ACTIVE RADIATOR SUPPLY		942591C	10/28/2024	RADIATOR - STREET #123	01-18-00-52000	STREET DEPARTMENT	\$1,285.00
VENDOR TOTAL:							\$1,285.00
ADOBE		52702	09/01/2024	ADOBE INC - PD AUGUST 2024	01-01-00-53600	CITY ADMINISTRATION	\$21.24
VENDOR TOTAL:							\$21.24
AL WARREN OIL CO., INC.		W1694242	10/21/2024	GAS JOB 1867354 GASOHOL 10% REG UNLEADED	01-00-00-12060	CTY ADMIN OR CPTL OUTLY	\$3,354.55
		W1695167	10/23/2024	GAS JOB#1868052 GASOHOL 10% REG UNLEADED	01-00-00-12060	CTY ADMIN OR CPTL OUTLY	\$4,036.07
		W1695168	10/23/2024	GAS JOB#1868053 ULSD ON HIGHWAY UNDYED FUE	01-18-00-51550	STREET DEPARTMENT	\$4,378.93
VENDOR TOTAL:							\$11,769.55
ALTA CONSTRUCTION EQUIPMENT IL, LLC		SP4/95999	10/10/2024	FRONT WHEELS & TIRES - STREET #155	01-18-00-52000	STREET DEPARTMENT	\$433.70
VENDOR TOTAL:							\$433.70
AMERICA'S BACKYARD, INC.		10953	10/01/2024	PUBLIC WORKS FENCE REPAIR DUE TO STORM DAI	14-00-00-59560	CTY ADMIN OR CPTL OUTLY	\$29,330.00
VENDOR TOTAL:							\$29,330.00
ANYPROMO.COM		CV4091786	10/10/2024	TABLE COVER	01-04-00-56300	POLICE DEPARTMENT	\$173.67
VENDOR TOTAL:							\$173.67
APWA-CHICAGO METRO CHAPTER		132241	09/03/2024	MEMBER - DRONE SURVEY & AERIAL PHOTOGRAPH	01-09-00-56200	ENGINEERING	\$35.00
VENDOR TOTAL:							\$35.00
AUTO ZONE		2597673228	10/18/2024	SHOP TOWELS	01-15-00-68000	PUBLIC WORKS	\$15.00
VENDOR TOTAL:							\$15.00
BATTERY MART OF WINCHESTER INC		1368328	09/01/2024	DEFIBRILATOR BATTERIES	01-04-00-51620	POLICE DEPARTMENT	\$518.14
VENDOR TOTAL:							\$518.14
BAXTER AND WOODMAN, INC		265030	10/21/2024	INDUSTRIAL PRETREATMENT PROGRAM	20-16-00-53200	PUBLIC WORKS	\$4,332.50
		265026	10/21/2024	NON POT WATER SYSTEM CONSTRUCTION ENGINE	20-24-00-67000	WATER/SEWER CAPITAL	\$5,858.55
		265024	10/21/2024	PFAS ASSISTANCE	20-15-00-53200	PUBLIC WORKS	\$1,486.25
VENDOR TOTAL:							\$11,677.16

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BEARY LANDSCAPE MANAGEMENT INC							
298054	10/28/2024		VICTORIA E DRYPOND/VICTORIA XING	01-18-00-52800		STREET DEPARTMENT	\$652.00
298055	10/28/2024		FIELDS RETENTION POND/151ST & OLYMPIC LN	01-18-00-52800		STREET DEPARTMENT	\$410.00
298056	10/28/2024		METRA STATION/16TH&COMMERCE/STATE STREET	01-03-00-52800		COMMUTER LOT	\$711.00
298057	10/28/2024		2024 LANDSCAPE MAINTENANCE CONTRACT FOR F	01-18-00-52800		STREET DEPARTMENT	\$200.00
298058	10/28/2024		POLICE DEPT. 1212 FARRELL	01-04-00-52200		POLICE DEPARTMENT	\$445.00
298059	10/28/2024		LINCOLN LANDING	01-18-00-52801		STREET DEPARTMENT	\$710.00
298060	10/28/2024		STATE STREET BOULEVARDS/ STATE STREET	01-18-00-52800		STREET DEPARTMENT	\$309.00
298061	10/28/2024		RT. 7 & 355 BOULEVARD ISLANDS	01-18-00-52800		STREET DEPARTMENT	\$412.00
298062	10/28/2024		SOUTH LANDING LOT	01-18-00-52800		STREET DEPARTMENT	\$640.00
VENDOR TOTAL:							\$4,489.00
BEE CONSULTING & COMPUTER							
2024-019	10/01/2024		PIPS SOFTWARE SUPPORT	01-01-00-53600		CITY ADMINISTRATION	\$900.00
VENDOR TOTAL:							\$900.00
BI RENTAL, INC.							
140193-1	10/01/2024		14' LADDER	20-16-00-51900		PUBLIC WORKS	\$640.80
VENDOR TOTAL:							\$640.80
BIG TEX TRAILER WORLD, INC							
P1619507	09/11/2024		#178 STREET 2 BEARING CAPS	01-18-00-52200		STREET DEPARTMENT	\$9.00
VENDOR TOTAL:							\$9.00
BLAIN'S FARM AND FLEET							
661853	09/01/2024		2 HARD HATS & 2 PROTECTIVE EYEWEAR FOR CED	01-08-00-51600		BUILDING DEPARTMENT	\$86.76
28346608	09/01/2024		HARD HATS & SAFETY EYEWEAR FOR CED	01-08-00-51600		BUILDING DEPARTMENT	\$73.06
2169	10/06/2024		UNIFORM ALLOWANCE FOR S. CIHLAR	01-18-00-51600		STREET DEPARTMENT	\$368.91
1950	10/01/2024		UNIFORM ALLOWANCE FOR K. PESAVENTO	01-18-00-51600		STREET DEPARTMENT	\$24.49
1827	10/02/2024		UNIFORM ALLOWANCE FOR R. ANDREASEN *BOOT:	01-18-00-51600		STREET DEPARTMENT	\$313.94
2656	10/11/2024		UNIFORM ALLOWANCE FOR K. TEACH	01-18-00-51600		STREET DEPARTMENT	\$479.89
3072	10/17/2024		UNIFORM ALLOWANCE FOR M. LYONS	01-18-00-51600		STREET DEPARTMENT	\$234.92
3574	10/25/2024		UNIFORM ALLOWANCE FOR J. HARRIS	01-18-00-51600		STREET DEPARTMENT	\$279.94
VENDOR TOTAL:							\$1,861.91
BLUE COLLAR SUPPLY							
1-4504	10/21/2024		UNIFORM ALLOWANCE FOR M. LYONS *BOOTS/SAF	01-18-00-51600		STREET DEPARTMENT	\$263.10
VENDOR TOTAL:							\$263.10
BRANIFF COMMUNICATIONS INC.							
35688	10/03/2024		SIREN MAINTENANCE	01-19-00-52800		ESDA	\$265.00
VENDOR TOTAL:							\$265.00
BROWN TECHNOLOGIES, LLC							
64498	10/09/2024		MOVING EQUIPMENT FROM ATTIC TO CLOSET AT L	01-01-00-53400		CITY ADMINISTRATION	\$705.00

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							VENDOR TOTAL:
CHRISTINA BERGBOWER							\$140.12
	IML CONF 2024	09/25/2024	IML CONFERENCE 2024 - HOTEL, TRANSPORTATION	01-01-00-56200		CITY ADMINISTRATION	\$776.40
							VENDOR TOTAL:
CHRISTOPHER B. BURKE ENG., LTD.							\$776.40
	195473	10/03/2024	IL RT 7 & CLOVER RIDGE DESIGN STUDY	14-00-00-53200		CTY ADMIN OR CPTL OUTLY	\$3,612.50
	6	10/09/2024	IL 7 CHANNELIZATION PHASE III ENGINEERING SERVICES	14-00-00-53200		CTY ADMIN OR CPTL OUTLY	\$52,285.17
	195472	10/03/2024	ENGINEERING SERVICES FOR 159TH AND FARRELL	14-00-00-53200		CTY ADMIN OR CPTL OUTLY	\$6,166.48
							VENDOR TOTAL:
CINTAS							\$62,064.15
	5233580501	10/07/2024	SERVICE OF FIRST AID CABINET AT PW	01-16-00-52800		PUBLIC WORKS	\$252.91
	4207667285	10/08/2024	WEEKLY BATHROOM SERVICE AT PW	01-16-00-52800		PUBLIC WORKS	\$142.60
	4208391416	10/15/2024	WEEKLY BATHROOM SERVICE AT PW	01-16-00-52800		PUBLIC WORKS	\$142.60
	4209100132	10/22/2024	WEEKLY BATHROOM SERVICE AT PW	01-16-00-52800		PUBLIC WORKS	\$142.60
							VENDOR TOTAL:
CITY OF LOCKPORT							\$680.71
	09022024	09/01/2024	CREDIT IN TRANSIT REVERSAL	01-01-00-56800		CITY ADMINISTRATION	\$2,311.65
							VENDOR TOTAL:
CIVILTECH ENGINEERING, INC.							\$2,311.65
	54616	10/02/2024	2024 RESURFACING & PATCHING	14-00-00-53200		CTY ADMIN OR CPTL OUTLY	\$32,964.35
							VENDOR TOTAL:
CLEAN INDEED							\$32,964.35
	100124	10/01/2024	WINDOW CLEANING AT PD ACCT #195 OCTOBER 20	01-04-00-52100		POLICE DEPARTMENT	\$100.00
							VENDOR TOTAL:
COM ED							\$100.00
	8814244000 724	10/01/2024	1000 S STATE STREET LIGHT CABINET	07/02/24 - 8/24	01-18-00-53700	STREET DEPARTMENT	\$48.94
	6450841222 824	09/25/2024	300 W SECOND ST BRIDGE - AUGUST 2024		01-18-00-53700	STREET DEPARTMENT	\$7.82
	5604793000 0524	09/01/2024	WELL 15 MARCH 2024 16418 W 151ST WELL HOUSE		20-15-00-53700	PUBLIC WORKS	\$16,666.53
	5430882000 924	10/02/2024	16221 W 159TH ST SIGN LIGHTING 9/3/24 - 10/2/24		01-18-00-53700	STREET DEPARTMENT	\$64.75
	8148632000 924	10/15/2024	EV CHARGER PARKING LOT 911 S HAMILTON ST SE		01-18-00-53700	STREET DEPARTMENT	\$0.29
	2770062222 1024	10/16/2024	MONTHLY ELEC-PARKING LOTS, TRAIN STN, WELL, L		01-03-00-53700	COMMUTER LOT	\$932.07
							VENDOR TOTAL:
COMCAST							\$17,720.40
	212549161	09/01/2024	ETHERNET INTERNET AT PD, PW & CITY HALL AUGUST	01-01-00-53600		CITY ADMINISTRATION	\$6,950.96
	218100664	10/09/2024	ETHERNET INTERNET AT PD, PW & CITY HALL SEPT	01-01-00-53600		CITY ADMINISTRATION	\$1,585.14
	220649672	10/15/2024	ETHERNET INTERNET AT PD, PW & CITY HALL OCTOBER	01-01-00-53600		CITY ADMINISTRATION	\$3,357.96
							VENDOR TOTAL:
COMCAST CABLE							\$11,894.06

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INTERNET PD AUG 209/01/2024		INTERNET PD AUGUST 2024	01-01-00-53600	CITY ADMINISTRATION	\$307.97
VENDOR TOTAL:					\$307.97
COMCAST CABLE COMMUNICATIONS					
INTERNET TRAIN 8/209/11/2024		INTERNET TRAIN STATION AUGUST 2024	01-01-00-53600	CITY ADMINISTRATION	\$180.90
INTERNET CITY 9/2409/06/2024		INTERNET CITY HALL SEPTEMBER 2024	01-01-00-53600	CITY ADMINISTRATION	\$218.90
INTERNET BBFM AU 09/01/2024		INTERNET BBFM AUGUST 2024	01-01-00-53600	CITY ADMINISTRATION	\$119.85
INTERNET STP 8/24 09/01/2024		INTERNET STP AUGUST 2024	01-01-00-53600	CITY ADMINISTRATION	\$210.85
VENDOR TOTAL:					\$730.50
CONCENTRIC INTEGRATION, LLC					
265027	10/21/2024	WELL 12 & 13 PLC UPGRADES	20-24-00-67000	WATER/SEWER CAPITAL	\$1,229.50
265028	10/21/2024	2024 MANAGED SUPPORT SERVICES (SCADA)	20-15-00-53200	PUBLIC WORKS	\$1,065.41
265029	10/21/2024	2024 MANAGED SUPPORT SERVICES (SCADA)	20-15-00-53200	PUBLIC WORKS	\$105.00
VENDOR TOTAL:					\$2,399.91
CONSTELLATION NEW ENERGY, INC.					
69123495401	10/01/2024	ELECTRIC-LIFT STATIONS, PRV 'S SEPTEMBER 2024	20-16-00-53700	PUBLIC WORKS	\$474.96
VENDOR TOTAL:					\$474.96
CORE & MAIN					
V487322	10/01/2024	3"X1/8 FLG GASKETS,NUTS,AND BOLTS	20-15-00-52230	PUBLIC WORKS	\$66.68
V720136	10/01/2024	1 1/2" C2 FLANGED OMNI METERS	20-15-00-52230	PUBLIC WORKS	\$3,696.00
V720645	10/01/2024	3/4" IPERL METERS	20-15-00-52230	PUBLIC WORKS	\$8,178.00
V469942	10/02/2024	METER TEST FOR 532 WEST APT 7 / 16450 W 145TH	20-15-00-52230	PUBLIC WORKS	\$210.00
V368172	10/09/2024	METER TEST	20-15-00-52230	PUBLIC WORKS	\$100.00
V720632	10/11/2024	3/4" IPERL METERS	20-15-00-52230	PUBLIC WORKS	\$5,430.00
V719933	10/11/2024	1 1/2" C2 FLANGED OMNI METERS	20-15-00-52230	PUBLIC WORKS	\$4,320.00
V789603	10/09/2024	RUBBER GASKET	20-15-00-52260	PUBLIC WORKS	\$66.65
VENDOR TOTAL:					\$22,067.33
COSTAR REALTY INFORMATION, INC.					
121315587	10/03/2024	MONTHLY SITE RESEARCH- OCTOBER 2024	01-07-00-53200	PLANNING/ECONOMIC DEV	\$487.56
VENDOR TOTAL:					\$487.56
CRAIN'S CHICAGO BUSINESS					
090124	09/01/2024	SUBSCRIPTION SEPTEMBER 2024	01-01-00-51400	CITY ADMINISTRATION	\$20.00
VENDOR TOTAL:					\$20.00
CRASH CHAMPIONS					
272002702	10/01/2024	2020 FORD POLICE VEHICLE REPAIR	01-04-00-52000	POLICE DEPARTMENT	\$4,390.77
VENDOR TOTAL:					\$4,390.77
CREAMERY					
1498	09/04/2024	DESSERT EMPLOYEE APPRECIATION LUNCH	01-01-00-56801	CITY ADMINISTRATION	\$500.00
VENDOR TOTAL:					\$500.20

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CUMMINS, INC		F2-241084863	10/14/2024	SERVICE OF GENERATOR	01-04-00-52100	POLICE DEPARTMENT	\$350.94
VENDOR TOTAL:							\$350.94
DEVROOMEN BULB CO., INC.		VF254176C	10/28/2024	2024 FALL BULBS	01-18-00-56810	STREET DEPARTMENT	\$4,153.51
VENDOR TOTAL:							\$4,153.51
DOLLAR TREE		35190	09/01/2024	BBQ UTILITY PAN	01-04-00-56800	POLICE DEPARTMENT	\$1.35
VENDOR TOTAL:							\$1.35
EAGLE RIDGE RESORT & SPA		69C9IG	09/01/2024	IPELRA HR CONFERENCE HOTEL - HICKEY	01-01-00-56200	CITY ADMINISTRATION	\$229.79
VENDOR TOTAL:							\$229.79
ECOCLEAN LLC		26522378 FINAL	10/01/2024	RESTORATION AT CITY HALL (INSURANCE CLAIM# F	01-01-00-53000	CITY ADMINISTRATION	\$6,965.66
VENDOR TOTAL:							\$6,965.66
ELB CONSULTING		2878	10/24/2024	NUTRITION WEBINAR BALANCING YOUR SUGARS F	01-01-00-56801	CITY ADMINISTRATION	\$450.00
VENDOR TOTAL:							\$450.00
ELEVATIONS LANDSCAPING		30754	10/25/2024	2024 LANDSCAPE SERVICES FOR CEDAR RIDGE WE	01-18-00-52800	STREET DEPARTMENT	\$184.62
VENDOR TOTAL:							\$184.62
ELIZABETH PUTNAM		LAND ACQUISTION	10/04/2024	LAND ACQUISITION END OF AMES ST & W 10TH ST I	14-00-00-67400	CTY ADMIN OR CPTL OUTLY	\$30,000.00
VENDOR TOTAL:							\$30,000.00
ENGINEERING ENTERPRISES, INC.		81603	10/17/2024	IEPA SPECIAL EXCEPTION PERMIT ASSISTANCE	20-15-00-53200	PUBLIC WORKS	\$282.75
VENDOR TOTAL:							\$282.75
ENVIRONMENTAL DYNAMICS, INC.		306003	10/11/2024	20 SOUTH AERATION MEMBRANES	20-16-00-52200	PUBLIC WORKS	\$1,420.00
VENDOR TOTAL:							\$1,420.00
ERA LABORATORIES, INC.		92709	10/08/2024	SIMPLE NUTRIENTS QR TESTING	20-16-00-51810	PUBLIC WORKS	\$259.49
VENDOR TOTAL:							\$259.49
EVENTBRITE		10345162399	09/04/2024	OCTOBER 8 WORKSHOP - DEICING - PUBLIC ROAD	01-18-00-56200	STREET DEPARTMENT	\$75.00
VENDOR TOTAL:							\$75.00
FACEBOOK							21

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767694	09/01/2024	SWEET & SAVORY AD	01-01-00-56301	CITY ADMINISTRATION	\$50.00
90548	09/03/2024	SWEET & SAVORY AD	01-01-00-56301	CITY ADMINISTRATION	\$9.48
205386	09/03/2024	SWEET & SAVORY AD	01-01-00-56301	CITY ADMINISTRATION	\$3.43
908992	09/01/2024	BRANCH PICK UP AD	01-18-00-56300	STREET DEPARTMENT	\$25.00
VENDOR TOTAL:					\$87.91
FACTORY MOTOR PARTS					
50-5629467	10/04/2024	OIL FILTER - STREET #135	01-18-00-52000	STREET DEPARTMENT	\$57.18
53-484078	10/09/2024	#123 STREET 2 WIPER BLADES	01-18-00-52000	STREET DEPARTMENT	\$11.18
50-5641400	10/09/2024	FUEL FILTER - STREET #135	01-18-00-52000	STREET DEPARTMENT	\$73.50
50-5661812	10/18/2024	#512 PD 1 REAR WIPER	01-04-00-52000	POLICE DEPARTMENT	\$5.00
53-484632	10/17/2024	#510 PD 1 OIL FILTER	01-04-00-52000	POLICE DEPARTMENT	\$9.25
53-484660	10/18/2024	#512 PD 2 WIPER BLADES	01-04-00-52000	POLICE DEPARTMENT	\$12.18
53-484747	10/21/2024	#700 WATER 2 WIPER BLADES	20-15-00-52000	PUBLIC WORKS	\$11.18
50-5662253	10/18/2024	55 GAL DIESEL EXHAUST FLUID	01-15-00-51500	PUBLIC WORKS	\$209.99
VENDOR TOTAL:					\$389.46
FEDERAL EXPRESS					
1230-8956-1	10/09/2024	SHIPPING TO RETURN EQUIPMENT	20-15-00-56800	PUBLIC WORKS	\$235.01
VENDOR TOTAL:					\$235.01
FERGUSON ENTERPRISES LLC #3326					
506296	10/03/2024	BRASS FITTINGS	20-15-00-52260	PUBLIC WORKS	\$162.84
VENDOR TOTAL:					\$162.84
FISHER AUTO PARTS, INC.					
341-098440	10/16/2024	#102 STREET 1 IGNITION COIL	01-18-00-52000	STREET DEPARTMENT	\$90.38
341-098211	10/11/2024	#704 WATER 1 CABIN FILTER	01-18-00-52000	STREET DEPARTMENT	\$17.28
341-098526	10/17/2024	#510 PD 1 OIL FILTER	01-04-00-52000	POLICE DEPARTMENT	\$7.42
341-098512	10/17/2024	#102 STREET 1 PARKING BRAKE SHOES 1 HARDWA	01-18-00-52000	STREET DEPARTMENT	\$74.19
341-098516	10/17/2024	#102 STREET 1 BOOT KIT 2 CALIPER PIN KITS	01-18-00-52000	STREET DEPARTMENT	\$28.19
341-098609	10/18/2024	#204 ENGINEERING 1 SET FT BRAKE PADS	01-09-00-52000	ENGINEERING	\$45.63
341-098599	10/18/2024	#512 PD 1 CABIN FILTER	01-04-00-52000	POLICE DEPARTMENT	\$8.74
341-098710	10/21/2024	#516 PD 1 AIR FILTER 1 CABIN FILTER	01-04-00-52000	POLICE DEPARTMENT	\$24.23
341-098845	10/23/2024	#724 WATER 16 - SPARK PLUGS	20-15-00-52000	PUBLIC WORKS	\$92.80
VENDOR TOTAL:					\$388.86
FISHER SCIENTIFIC					
5971197	10/08/2024	STP LAB SUPPLIES	20-16-00-51810	PUBLIC WORKS	\$114.00
VENDOR TOTAL:					\$114.00
FLOURISH JUICE CO					
ROUTE A / S&S	09/27/2024	SWEET & SAVORY / ROUTE A	01-01-00-56310	CITY ADMINISTRATION	\$308.00
VENDOR TOTAL:					\$308.00
FORD HALL CO INC.					

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2778	10/08/2024	BRUSH REPLACEMENTS FOR CLARIFIER SWEEP AL	20-16-00-52200	PUBLIC WORKS	\$372.00	
					VENDOR TOTAL:	\$372.00
GALLAGHER ASPHALT CORPORATION						
23204GW03	10/28/2024	QUIET ZONE IMPROVEMENTS AT OLD 9TH ST AND E	14-00-00-52311	CTY ADMIN OR CPTL OUTLY	\$32,237.23	
					VENDOR TOTAL:	\$32,237.23
GAS N WASH						
920251	09/10/2024	B LOVERING ENG CAR WASH	01-09-00-52000	ENGINEERING	\$12.00	
					VENDOR TOTAL:	\$12.00
GASVODA & ASSOCIATES, INC.						
INV24MRA0078CHF	10/15/2024	PARTS FOR N. GBT	20-16-00-52200	PUBLIC WORKS	\$2,780.18	
					VENDOR TOTAL:	\$2,780.18
GENUINE PARTS COMPANY						
838528	10/09/2024	#123 STREET 1 HOSE CLAMP	01-18-00-52000	STREET DEPARTMENT	\$1.64	
839012	10/15/2024	#706 WATE 2 SWAY BAR LINKS FRONT	20-15-00-52000	PUBLIC WORKS	\$109.42	
839091	10/16/2024	#129 STREET 2 EXHAUST CLAMPS	01-18-00-52000	STREET DEPARTMENT	\$21.78	
839126	10/16/2024	#123 STREET 1 MIRROR	01-18-00-52000	STREET DEPARTMENT	\$14.96	
838601	10/09/2024	#135 STREET 1 FUEL FILTER SCREEN	01-18-00-52000	STREET DEPARTMENT	\$35.99	
839162	10/17/2024	#173 STREET 1 TAIL LIGHT	01-18-00-52200	STREET DEPARTMENT	\$21.19	
839444	10/21/2024	#103 STREET 1 SEA FOAM FEL ADDITIVE	01-18-00-52000	STREET DEPARTMENT	\$12.73	
839637	10/23/2024	SHOP TOOLS SAWZALL BLADES	01-15-00-51900	PUBLIC WORKS	\$32.85	
839638	10/23/2024	1 SPARK PLUG SOCKET	01-15-00-51900	PUBLIC WORKS	\$2.93	
839639	10/23/2024	#705 WATER 1 HEADLIGHT BULB	20-15-00-52000	PUBLIC WORKS	\$9.93	
839613	10/23/2024	#724 WATER 1 FUEL ADDITIVE	20-15-00-52000	PUBLIC WORKS	\$12.73	
839629	10/23/2024	SHOP TOOLS 1 9/16 SPARK PLUG SOCKET	01-15-00-51900	PUBLIC WORKS	\$2.70	
839784	10/24/2024	OIL DRY	20-16-00-51900	PUBLIC WORKS	\$18.68	
					VENDOR TOTAL:	\$297.53
GILKEY WINDOW COMPANY, INC.						
296248	10/01/2024	TRIP CHARGE FOR SERVICE COMPLETED 9/18/24	01-01-00-52700	CITY ADMINISTRATION	\$100.00	
					VENDOR TOTAL:	\$100.00
GRAINGER						
9265112608	10/01/2024	RANCHWORX IRONCLAD GLOVES	01-18-00-51610	STREET DEPARTMENT	\$1,266.88	
9271836398	10/04/2024	6 EYE WASH STATIONS & AIR FILTERS FOR LIFT ST,	20-16-00-51900	PUBLIC WORKS	\$325.80	
9275455773	10/09/2024	SHOP - 3 BOXES HOSE CLAMPS	01-15-00-68000	PUBLIC WORKS	\$36.43	
9277841657	10/10/2024	COUPLING & PIPE FITTINGS	20-16-00-52200	PUBLIC WORKS	\$113.20	
					VENDOR TOTAL:	\$1,742.31
Hartz Construction						
BSB23-0112	10/21/2024	BD STREET BOND REFUND 17330 W LUCERNE CT	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	\$300.00	
					VENDOR TOTAL:	\$300.00

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HAWKINS, INC.						
6881486	10/01/2024	PARTS FOR NORTH CENTRIGUFE METERING PUMP	20-16-00-52240	PUBLIC WORKS	\$2,384.89	
6883058	10/07/2024	CHLORINE & HYDROFLUOSILICIC ACID	20-15-00-51820	PUBLIC WORKS	\$5,866.73	
6889501	10/15/2024	CYLINDERS	20-16-00-51820	PUBLIC WORKS	\$70.00	
6889502	10/15/2024	CYLINDERS	20-16-00-51820	PUBLIC WORKS	\$20.00	
6889242	10/15/2024	CHLORINE CYLINDER	20-15-00-51820	PUBLIC WORKS	\$240.00	
6895156	10/17/2024	AQUA HAWK	20-16-00-51830	PUBLIC WORKS	\$2,004.00	
6894719	10/04/2024	ALUMINUM SULFATE LIQUID / AQUA HAWK	20-16-00-51830	PUBLIC WORKS	\$15,084.40	
VENDOR TOTAL:					\$25,670.02	
HEIDELBERG MATERIALS MIDWEST AGG						
43465387	10/17/2024	5 LOADS 3/4 STONE (CA07)	20-15-00-52260	PUBLIC WORKS	\$2,661.43	
43465388	10/18/2024	5 LOADS 3/4 STONE (CA07)	20-15-00-52260	PUBLIC WORKS	\$503.48	
VENDOR TOTAL:					\$3,164.91	
HOME DEPOT						
1021171	09/01/2024	EVERBILT FOAM, ELECTRICAL TAPE, FINE FINISH P	20-16-00-51900	PUBLIC WORKS	\$350.66	
9021455	09/01/2024	HEX HEAD 25 PK	01-04-00-56800	POLICE DEPARTMENT	\$12.97	
VENDOR TOTAL:					\$363.63	
HOME DEPOT CREDIT SERVICES						
2011937	10/01/2024	WOOD FOR SNOW PLOWS	01-18-00-52000	STREET DEPARTMENT	\$56.48	
7521512	10/01/2024	STREET TOOLS	01-18-00-51900	STREET DEPARTMENT	\$75.84	
VENDOR TOTAL:					\$132.32	
HOMER INDUSTRIES, LLC						
S219249	10/08/2024	1 DROP CHARGE CHIPS	01-06-00-52210	YARD WASTE	\$25.00	
S219301	10/09/2024	1 DROP CHARGE CHIPS	01-06-00-52210	YARD WASTE	\$25.00	
S219329	10/10/2024	1 DROP CHARGE CHIPS	01-06-00-52210	YARD WASTE	\$25.00	
S219368	10/14/2024	1 DROP CHARGE CHIPS	01-06-00-52210	YARD WASTE	\$25.00	
S219409	10/14/2024	1 DROP CHARGE CHIPS	01-06-00-52210	YARD WASTE	\$25.00	
VENDOR TOTAL:					\$125.00	
HOMER TREE CARE INC.						
58698	10/11/2024	TREE REMOVAL @ 544 E 4TH ST	01-18-00-52420	STREET DEPARTMENT	\$1,200.00	
18036 2024	10/25/2024	FIDDYMENT CREEK TREE CLEARING	14-00-00-52311	CTY ADMIN OR CPTL OUTLY	\$75,000.00	
VENDOR TOTAL:					\$76,200.00	
HOOKER HOLDINGS, INC						
45974	09/01/2024	TRAFFIC SAFETY VESTS	01-04-00-51600	POLICE DEPARTMENT	\$471.04	
46016	09/01/2024	TRAFFIC SAFETY VESTS	01-04-00-51600	POLICE DEPARTMENT	\$109.41	
VENDOR TOTAL:					\$580.45	
HR GREEN, INC.						
179942	10/09/2024	QUIET ZONE	14-00-00-53200	CTY ADMIN OR CPTL OUTLY	\$3,491.25	
179943	10/09/2024	I & M CANAL OUTFALL IMPROVEMENTS	14-00-00-53200	CTY ADMIN OR CPTL OUTLY	\$3,085.24	

VENDOR NAME		INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
IL FIRE & POLICE COMMISSIONERS							VENDOR TOTAL: \$6,576.85
3304	09/20/2024	COMMISSIONER'S MANUAL	01-04-00-56810	POLICE DEPARTMENT		\$114.00	
							VENDOR TOTAL: \$114.00
ILLINOIS FIRE & POLICE COMMISSIONER							
3305	09/06/2024	CURRENT ACT BOOKLET	01-04-00-56810	POLICE DEPARTMENT		\$44.00	
							VENDOR TOTAL: \$44.00
ILLINOIS PUBLIC RISK FUND							
88327	10/10/2024	WORKERS COMP INSURANCE DECEMBER 2024	01-01-00-54000	CITY ADMINISTRATION		\$28,459.00	
							VENDOR TOTAL: \$28,459.00
ILLINOIS STATE TOLL HIGHWAY							
438297	09/01/2024	I-PASS AUTO-REPLENISHMENT PAYMENT	01-01-00-51500	CITY ADMINISTRATION		\$40.00	
							VENDOR TOTAL: \$40.00
INCREDIBLE CHICAGO INFLATABLES							
826202460441	09/01/2024	CRUISE NIGHT INFLATABLE	01-01-00-56310	CITY ADMINISTRATION		\$375.00	
							VENDOR TOTAL: \$375.00
INDEPENDENT MECHANICAL INDUSTRIES I							
59676	10/07/2024	NON POT WATER SYSTEM APPLICATION NO 3	20-24-00-67100	WATER/SEWER CAPITAL		\$89,306.26	
							VENDOR TOTAL: \$89,306.26
INVOICE CLOUD							
1358-2024-9	10/09/2024	MONTHLY PROCESSING OF ONLINE BILL PRESENTI	20-01-00-53200	CITY ADMINISTRATION		\$512.10	
							VENDOR TOTAL: \$512.10
IPELRA SECRETARIAT							
2024PLRTC-S4J02G	09/01/2024	IPELRA HR CONFERENCE REGISTRATION 2024	01-01-00-56200	CITY ADMINISTRATION		\$425.00	
							VENDOR TOTAL: \$425.00
JAMES TRUHLAR							
MOBILE FIELD	10/04/2024	MOBIL FIELD FORCE TRAINING	01-04-00-56200	POLICE DEPARTMENT		\$178.47	
							VENDOR TOTAL: \$178.47
JERSEY MIKE'S SUBS 27080							
0100206599079469	09/01/2024	LUNCH AND LEARN AUG 2024	01-01-00-56801	CITY ADMINISTRATION		\$252.72	
							VENDOR TOTAL: \$252.72
JEWEL-OSCO							
741119	09/01/2024	CRUISE NIGHT WATER & ICE	01-01-00-56310	CITY ADMINISTRATION		\$48.94	
							VENDOR TOTAL: \$48.94
JIM'S TRUCK INSPECTION LLC							
206100	10/18/2024	#103 STREET SAFETY LANE	01-18-00-52000	STREET DEPARTMENT		\$41.00	
206091	10/18/2024	#129 STREET SAFETY LANE	01-18-00-52000	STREET DEPARTMENT		\$43.25	

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206031	10/16/2024	# 102 STREET SAFETY LANE INSPECTION	01-18-00-52000	STREET DEPARTMENT	\$41.00
VENDOR TOTAL:					\$125.00
JOLIET ASPHALT LLC					
21-S4975C	10/28/2024	SURFACE HOT PATCH **TOTAL IS AN EST**	01-18-00-52310	STREET DEPARTMENT	\$1,440.60
21-S4908C	10/28/2024	SURFACE HOT PATCH	01-18-00-52310	STREET DEPARTMENT	\$3,610.20
21-S4899C	10/28/2024	SURFACE HOT PATCH	01-18-00-52310	STREET DEPARTMENT	\$958.80
VENDOR TOTAL:					\$6,009.60
JSN CONTRACTORS SUPPLY					
87399	10/03/2024	TOP GUN LEATHER PALM GLOVES (24 PAIRS)	01-18-00-51610	STREET DEPARTMENT	\$106.80
VENDOR TOTAL:					\$106.80
KEITH MCCURE REMODELING					
100624	10/06/2024	ADD ON TO EXISTING WALL TO CEILING - CITY HALL	01-01-00-53000	CITY ADMINISTRATION	\$6,800.00
VENDOR TOTAL:					\$6,800.00
KIMBERLY PHILLIPS					
ILAPA CONF	10/16/2024	ILAPA PLANNING CONF MILEAGE	01-07-00-51500	PLANNING/ECONOMIC DEV	\$171.52
VENDOR TOTAL:					\$171.52
KONICA MINOLTA PREMIER FINANCE					
9010150558	10/09/2024	KONICA MINOLTA BISHUB C450 COPIER METER US/	01-04-00-52200	POLICE DEPARTMENT	\$30.26
540197910	10/03/2024	DESIGN JET COPIER @ ENG - NOV 2024	01-09-00-52200	ENGINEERING	\$236.09
VENDOR TOTAL:					\$266.35
LANCE THIES					
ASLA CONF 2024	10/16/2024	ASLA CONFERENCE MILEAGE	01-07-00-51500	PLANNING/ECONOMIC DEV	\$50.92
VENDOR TOTAL:					\$50.92
LANDS END BUSINESS OUTFITTERS					
745957	09/04/2024	SALES TAX REFUND	01-08-00-51600	BUILDING DEPARTMENT	\$(6.24)
VENDOR TOTAL:					\$(6.24)
LOCKPORT CHAMBER OF COMMERCE					
4777	10/04/2024	CHAMBER FEE FOR NICOLA'S HEAVENLY CUCINA	01-01-00-56800	CITY ADMINISTRATION	\$160.00
VENDOR TOTAL:					\$160.00
LOCKPORT EXPRESS MEDICAL					
9274	10/15/2024	3-PRE EMPLOYMENT PHYSICALS, CIHLAR, SHEA, Af	01-18-00-52800	STREET DEPARTMENT	\$700.00
VENDOR TOTAL:					\$700.00
M/I Homes of Chicago					
BSB24-0067	10/08/2024	BD STREET BOND REFUND 15329 W FARMSTEAD DI	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	\$300.00
BSB24-0069	10/10/2024	BD STREET BOND REFUND 16519 S SILO BEND	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	\$300.00
BSB24-0073	10/21/2024	BD STREET BOND REFUND 16522 S SILO BEND DR	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	\$300.00
BSB24-0068	10/21/2024	BD STREET BOND REFUND 16403 S SUN MEADOW	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	\$300.00

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BSB24-0083	10/25/2024	BD STREET BOND REFUND 15304 W FARMSTEAD	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	\$300.00	
VENDOR TOTAL:					\$1,500.00	
MAILCHIMP.INC						
MC18111160	09/01/2024	ESSENTIALS PLAN SEPTEMBER 2024	01-01-00-56300	CITY ADMINISTRATION	\$19.50	
VENDOR TOTAL:					\$19.50	
MARTINELLI'S MARKET						
906212	09/01/2024	TRAINING/LUNCH	01-04-00-56200	POLICE DEPARTMENT	\$97.55	
VENDOR TOTAL:					\$97.55	
MC Custom Homes, Inc.						
BSB23-0119	10/21/2024	BD STREET BOND REFUND 16561 W COTTONWOOD	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	\$300.00	
VENDOR TOTAL:					\$300.00	
MCALISTER'S DELI						
2479049	09/01/2024	WELLNESS LUNCH & LEARN PW - 08/29/24	01-01-00-56801	CITY ADMINISTRATION	\$98.02	
2479097	09/17/2024	WELLNESS LUNCH & LEARN PW - 08/29/24	01-01-00-56801	CITY ADMINISTRATION	\$372.70	
VENDOR TOTAL:					\$470.72	
MCDONALD'S #2733						
175786	09/01/2024	HCD BOARD MEETING - LUNCH	01-07-00-56200	PLANNING/ECONOMIC DEV	\$5.49	
VENDOR TOTAL:					\$5.49	
METRO POWER INC.						
14891	10/14/2024	LOCKPORT HEIGHTS BATTERY CHARGER	20-16-00-52260	PUBLIC WORKS	\$430.00	
14890	10/14/2024	REPAIR TO NEW AVE LIFT STATION GENERATOR	20-16-00-52260	PUBLIC WORKS	\$2,486.06	
VENDOR TOTAL:					\$2,916.06	
METROPOLITAN INDUSTRIES, INC.						
INV066772	10/07/2024	REPLACE BACKUP FLOATS AT BRIGGS & PINE VALL	20-16-00-52260	PUBLIC WORKS	\$3,087.00	
VENDOR TOTAL:					\$3,087.00	
MIDWEST OFFICE INTERIORS, INC.						
265880	10/30/2024	CUBICLES & FILE CABINETS FOR FINANCE FRONT C	01-01-00-53000	CITY ADMINISTRATION	\$5,332.29	
265881	10/30/2024	CED DESK EQUIPMENT FOR MOVE	01-08-00-51000	BUILDING DEPARTMENT	\$8,276.13	
VENDOR TOTAL:					\$13,608.42	
MILES CONSTRUCTION						
INV-000051	10/14/2024	BOOSTER STATION ROOF REPLACEMENT	20-15-00-52260	PUBLIC WORKS	\$12,150.00	
VENDOR TOTAL:					\$12,150.00	
NAT'L INTERNAL AFFAIR INVESTIGATORS						
5538	10/13/2024	MEMBERSHIP RENEWAL - ARIZZI	01-04-00-51400	POLICE DEPARTMENT	\$125.00	
VENDOR TOTAL:					\$125.00	
NEOTREKS, INC.						
04069	10/01/2024	PLOWOPS EVALUATION LEASE	01-18-00-52800	STREET DEPARTMENT	\$2,376.27	

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							VENDOR TOTAL: \$2,376.00
NEW ERA SPREADING INC		661	10/15/2024	2024 SLUDGE CONTRACT	20-16-00-52810	PUBLIC WORKS	\$46,170.00
							VENDOR TOTAL: \$46,170.00
NICOR		72 87 20 2000 2 924	10/22/2024	1212 S FARRELL RD PD SEPTEMBER 2024	01-04-00-53800	POLICE DEPARTMENT	\$279.94
		99 69 18 7539 9 924	10/22/2024	222 E 9TH ST SEPTEMBER 2024	01-01-00-52700	CITY ADMINISTRATION	\$158.26
		69 31 29 1000 8 924	10/22/2024	425 W DIVISION ST SEPTEMBER 2024	20-16-00-53800	PUBLIC WORKS	\$140.21
		19 27 30 2000 8 924	10/22/2024	1212 S FARRELL RD MAINT BLDG SEPTEMBER 2024	01-04-00-53800	POLICE DEPARTMENT	\$73.79
		10 37 54 0942 1 924	10/22/2024	16521 141ST LIFT STATION GENERATOR SEPTEMBER 2024	20-16-00-53800	PUBLIC WORKS	\$50.41
		71 85 89 1000 4 924	10/22/2024	16624 WEIS LANE BOOSTER STATION SEPTEMBER 2024	20-15-00-53800	PUBLIC WORKS	\$50.39
		84 94 92 1714 9 924	10/22/2024	15160 NEW AVE GENERATOR SEPTEMBER 24	20-16-00-53800	PUBLIC WORKS	\$48.15
		96 78 14 6672 5 924	10/22/2024	18054 S MITCHELL ST OAK CREEK LIFT STATION SE	20-16-00-53800	PUBLIC WORKS	\$47.77
		22 61 72 4574 5 924	10/22/2024	15051 S ARCHER AV GENERATOR SEPTEMBER 24	20-16-00-53800	PUBLIC WORKS	\$45.92
		42 98 01 1961 6 924	10/22/2024	1289 DAVIESS ST GENERATOR SEPTEMBER 24	20-16-00-53800	PUBLIC WORKS	\$45.92
		47 22 25 7997 2 924	10/22/2024	221 N HAMILTON GENERATOR SEPTEMBER 24	20-16-00-53800	PUBLIC WORKS	\$45.16
		07 45 59 5129 8 924	10/22/2024	133 W 13TH ST GAS SEPTEMBER 2024	01-03-00-53800	COMMUTER LOT	\$44.40
		97 30 72 9093 8 0924	10/22/2024	1805 PRAIRIE BLOWER ROOM SEPT 2024	20-16-00-53800	PUBLIC WORKS	\$44.40
		04 03 29 1000 4 924	10/22/2024	133 W 13TH ST TRAIN STATION SEPTEMBER 24	01-03-00-53800	COMMUTER LOT	\$44.40
							VENDOR TOTAL: \$1,119.12
O'HARE TOWING SERVICE		293213-1	10/10/2024	TOWING - STREET #135	01-18-00-52000	STREET DEPARTMENT	\$684.33
							VENDOR TOTAL: \$684.33
OPUS TRAVEL LLC		ROUTE B / S&S	10/23/2024	SWEET AND SAVORY ROUTE REIMBURSEMENT	01-01-00-56310	CITY ADMINISTRATION	\$343.00
							VENDOR TOTAL: \$343.00
PATCH.COM		1704-2737	09/01/2024	SWEET & SAVORY EVENT ADS	01-01-00-56301	CITY ADMINISTRATION	\$408.00
							VENDOR TOTAL: \$408.00
PEKRON CONSULTING, INC		55793	10/17/2024	ASBESTOS INSPECTION FOR BUILDING RENOVATIC	01-01-00-53000	CITY ADMINISTRATION	\$5,385.00
							VENDOR TOTAL: \$5,385.00
PITNEY BOWES GLOBAL FINANCIAL		3106880879	10/25/2024	MAIL MACHINE RENTAL @ PW - AUG - NOV 2024	01-16-00-55000	PUBLIC WORKS	\$202.35
							VENDOR TOTAL: \$202.35
PITNEY BOWES INC		1026230601	10/10/2024	INK FOR THE STAMP MACHINE	01-04-00-51200	POLICE DEPARTMENT	\$132.79
							VENDOR TOTAL: \$132.79

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POP'S ITALIAN BEEF	321094	09/01/2024	HEALTH AND WELLNESS AUGUST	01-01-00-56801	CITY ADMINISTRATION	\$144.98
					VENDOR TOTAL:	\$144.98
PORTABLE JOHN, INC.	290067	10/01/2024	PORATBLE JOHN RENTAL FOR FRIDAYS IN PARK	01-01-00-56310	CITY ADMINISTRATION	\$525.00
					VENDOR TOTAL:	\$525.00
PRECISE MRM LLC	IN200-2001112	10/25/2024	2024 GPS LICENSE & MAINTENANCE	01-18-00-52800	STREET DEPARTMENT	\$340.00
					VENDOR TOTAL:	\$340.00
PRECISION PRINTING	23385	10/15/2024	INVESTIGATIONS FILE FOLDERS	01-04-00-51000	POLICE DEPARTMENT	\$400.00
					VENDOR TOTAL:	\$400.00
PUBLIC LANDING RESTAURANT	335556	09/01/2024	STAFF LUNCHEON	01-01-00-56200	CITY ADMINISTRATION	\$139.90
					VENDOR TOTAL:	\$139.90
QUILL CORPORATION	40101147	10/01/2024	HP BLACK TONER	01-04-00-51000	POLICE DEPARTMENT	\$322.43
	40741569	10/01/2024	HP141A BLACK TONER	01-04-00-51000	POLICE DEPARTMENT	\$58.99
	41018428	10/10/2024	CLASSIX REFILL INK BLACK 2 OZ	01-01-00-51000	CITY ADMINISTRATION	\$7.14
	41023631	10/10/2024	SHARIPE PENS, COPY PAPER, TAPE, FLAIR PENS, P	01-01-00-51000	CITY ADMINISTRATION	\$267.98
	41121208	10/17/2024	SCREWDRIVER RUBBER GRIP	01-01-00-56800	CITY ADMINISTRATION	\$13.87
	41133200	10/17/2024	BATTERIES	01-01-00-51000	CITY ADMINISTRATION	\$83.70
					VENDOR TOTAL:	\$754.11
RAY O'HERRON	2370021	10/07/2024	NAVY UNIFORM PANTS	01-04-00-51600	POLICE DEPARTMENT	\$168.00
	2370485	10/09/2024	UNIFORM SHIRT AND PANTS	01-04-00-51600	POLICE DEPARTMENT	\$405.97
	2371912	10/17/2024	UNIFORM PANTS/SHIRT/COAT - NEYHART	01-04-00-51600	POLICE DEPARTMENT	\$274.75
	3218899	10/17/2024	UNIFORM FLEECE JACKET - CABA	01-04-00-51600	POLICE DEPARTMENT	\$134.99
	2371456	10/15/2024	UNIFORM PANTS - GANGER	01-04-00-51600	POLICE DEPARTMENT	\$179.98
					VENDOR TOTAL:	\$1,163.69
READYREFRESH BY NESTLE'	04I6701651081	09/28/2024	WATER DISPENSER PD - GYM	01-01-00-56801	CITY ADMINISTRATION	\$40.99
	14J0124774639	10/01/2024	WATER DISPENSER STP OCTOBER 2024	01-01-00-56801	CITY ADMINISTRATION	\$53.99
	14J0124774605	10/01/2024	WATER DISPENSER PD - KITCHEN OCT 2024	01-01-00-56801	CITY ADMINISTRATION	\$40.99
	14J0124774589	10/01/2024	WATER DISPENSERS PW OCTOBER 2024	01-01-00-56801	CITY ADMINISTRATION	\$183.96
	14J0124774613	10/01/2024	CITY HALL KITCHEN OCTOBER 2024	01-01-00-56801	CITY ADMINISTRATION	\$221.94
					VENDOR TOTAL:	\$541.87
RECONYX INC.						

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22647401	09/01/2024	RECONYX	01-04-00-51620	POLICE DEPARTMENT	\$200.00	
082024	09/01/2024	RECONYX	01-04-00-51620	POLICE DEPARTMENT	\$200.00	
250707	09/04/2024	SOLAR PANELS	01-04-00-51620	POLICE DEPARTMENT	\$214.09	
VENDOR TOTAL:					\$614.09	
RICHARDSON'S						
15	09/06/2024	SW CED DIRECTOR LUNCH	01-07-00-56200	PLANNING/ECONOMIC DEV	\$17.47	
VENDOR TOTAL:					\$17.47	
RUSH TRUCK CENTER						
3039061899	10/10/2024	TURBO CLAMPS - STREET #123	01-18-00-52000	STREET DEPARTMENT	\$255.60	
VENDOR TOTAL:					\$255.60	
SAFEBUILT ILLINOIS, LLC						
740321	10/01/2024	PLAN REVIEW SUMMIT ICE/SUBWAY/SCOOTERS	01-08-00-53210	BUILDING DEPARTMENT	\$689.91	
VENDOR TOTAL:					\$689.91	
SAM'S CLUB/GEMB						
10201370430	09/01/2024	LYSOL SPRAY, DISINFECTING WIPES	01-01-00-51000	CITY ADMINISTRATION	\$37.94	
10201321795	09/01/2024	COFFEE,	01-01-00-51000	CITY ADMINISTRATION	\$71.42	
083024	09/01/2024	KITCHEN SUPPLIES, COFFEE	01-01-00-51000	CITY ADMINISTRATION	\$106.90	
10207145673	09/04/2024	TRASH BAGS	01-01-00-51000	CITY ADMINISTRATION	\$96.24	
10208581504	09/09/2024	SALT & PEPPER, PLATES AND NAPKINS, COFFEE	01-01-00-51000	CITY ADMINISTRATION	\$63.01	
VENDOR TOTAL:					\$375.51	
SEBIS DIRECT INC.-WATER BILLS						
105100	10/10/2024	UB BILLING W/INSERTS - ROXY MOVIE, CHRISTMAS	20-01-00-53200	CITY ADMINISTRATION	\$1,468.65	
VENDOR TOTAL:					\$1,468.65	
SECRETARY OF STATE						
65754141	09/11/2024	TAG FOR SQUAD 504	01-04-00-52000	POLICE DEPARTMENT	\$154.40	
VENDOR TOTAL:					\$154.40	
SILVER CROSS FOUNDATION						
083024	09/01/2024	SILVER CROSS FOUNDATION FUNDRAISER	01-01-00-56200	CITY ADMINISTRATION	\$240.00	
VENDOR TOTAL:					\$240.00	
SIRCHIE ACQUISITION CO, LLC						
668551-IN	10/23/2024	DRUG AND GUNSHOT TEST KITS	01-04-00-51620	POLICE DEPARTMENT	\$58.20	
VENDOR TOTAL:					\$58.20	
SITE ONE LANDSCAPE SUPPLY, LLC						
146833175-001	10/07/2024	DIRT	01-18-00-52310	STREET DEPARTMENT	\$225.00	
146858426-001	10/07/2024	DIRT	01-18-00-52310	STREET DEPARTMENT	\$(15.00)	
VENDOR TOTAL:					\$210.00	
SPEEDWAY #5381						

INVOICE REGISTER FOR CITY OF LOCKPORT
EXP CHECK RUN DATES 10/09/2024 - 10/29/2024
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VENDOR NAME					
INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
564584	09/01/2024	ICE - CRUISE NIGHT	01-04-00-56800	POLICE DEPARTMENT	\$5.59
812463	09/01/2024	ICE CAR SHOW	01-04-00-56800	POLICE DEPARTMENT	\$8.12
VENDOR TOTAL:					\$13.71
SPOTIFY					
734103-1-13	09/01/2024	YEARLY MUSIC FOR EVENTS AUGUST 2024	01-01-00-56310	CITY ADMINISTRATION	\$11.99
VENDOR TOTAL:					\$11.99
STEVE STREIT					
HABITAT	10/04/2024	SAS - 4 CONSTRUCTION ALLEY	01-01-00-56310	CITY ADMINISTRATION	\$111.18
VENDOR TOTAL:					\$111.18
SURE-FIRE AUTO PARTS					
4784-823507	10/15/2024	#706 WATER SWAY BAR BUSHINGS	20-15-00-52000	PUBLIC WORKS	\$18.17
4784-822614	10/07/2024	1- OIL FILTER CUP WRENCH SHOP TOOLS	01-15-00-51900	PUBLIC WORKS	\$46.15
VENDOR TOTAL:					\$64.32
SUSAN KING					
IML CONF 2024	09/25/2024	IML CONFERENCE 2024 - HOTEL, PARKING, MILEAG	01-01-00-56200	CITY ADMINISTRATION	\$787.00
VENDOR TOTAL:					\$787.00
TAPCO					
1789340	10/16/2024	FILM	01-18-00-51630	STREET DEPARTMENT	\$1,985.00
VENDOR TOTAL:					\$1,985.00
TEKLAB, INC.					
314633	10/04/2024	2024 MONTHLY NPDES TESTING	20-16-00-52800	PUBLIC WORKS	\$3,939.90
314864	10/09/2024	ANNUAL TESTING FOR PANDUIT CORPORATION PE	20-16-00-52800	PUBLIC WORKS	\$839.95
314936	10/10/2024	ANNUAL TESTING FOR PANDUIT CORPORATION PE	20-16-00-52800	PUBLIC WORKS	\$839.95
315399	10/17/2024	2024 MONTHLY NPDES TESTING	20-16-00-52800	PUBLIC WORKS	\$682.75
VENDOR TOTAL:					\$6,302.55
THE HITT COMPANIES, INC					
18067	09/01/2024	FINGERPRINT ENHANCING PAD	01-04-00-51620	POLICE DEPARTMENT	\$71.73
VENDOR TOTAL:					\$71.73
THOMAS A FINNEN					
ROW 930 LINCOLN	10/03/2024	ROW FROM 930 LINCOLN STREET	14-00-00-52311	CTY ADMIN OR CPTL OUTLY	\$1,096.47
VENDOR TOTAL:					\$1,096.47
THOMAS ENGINEERING GROUP,LLC					
24-400	10/08/2024	BRIGGS STREET SANITARY PUMPING STATION ENC	20-24-00-67000	WATER/SEWER CAPITAL	\$38,904.18
VENDOR TOTAL:					\$38,904.18
THORNTONS LLC					
GAS TAX REIM 3QTF	10/25/2024	GAS TAX REIMBURSEMENT --- SEPTEMBER 2024	14-00-00-57200	CTY ADMIN OR CPTL OUTLY	\$22,710.04
VENDOR TOTAL:					\$22,710.31

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VENDOR NAME	INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
T-MOBILE USA, INC.	9582315257	10/07/2024	INVESTIGATIONS - ARIZZI - TOWER DUMP	01-04-00-51620	POLICE DEPARTMENT	\$150.00
					VENDOR TOTAL:	\$150.00
TODDS TECHIES INC.	2701	10/15/2024	2024 IT CONSULTING SEPTEMBER	01-01-00-53600	CITY ADMINISTRATION	\$975.00
	2698	10/15/2024	2024 IT CONSULTING SEPTEMBER	01-01-00-53600	CITY ADMINISTRATION	\$5,400.00
					VENDOR TOTAL:	\$6,375.00
TRACKIT	082724	09/01/2024	TRACKIT	01-04-00-51620	POLICE DEPARTMENT	\$299.40
					VENDOR TOTAL:	\$299.40
TRACY, JOHNSON & WILSON	1NW0010 25	10/01/2024	PARCEL 1NW0010 STATEMENT 25	14-00-00-53200	CTY ADMIN OR CPTL OUTLY	\$100.00
					VENDOR TOTAL:	\$100.00
TRAILBLAZER PLUMBING	39901716	10/01/2024	CITY HALL BATHROOMS	01-01-00-52700	CITY ADMINISTRATION	\$2,405.00
	40083761	10/15/2024	POLYMER PUMP INSTALLATION	20-16-00-52240	PUBLIC WORKS	\$16,045.00
					VENDOR TOTAL:	\$18,450.00
TRAVELERS	651151	09/30/2024	CLAIM FOF9374	01-01-00-54000	CITY ADMINISTRATION	\$1,013.00
					VENDOR TOTAL:	\$1,013.00
TRI-K SUPPLIES, INC.	125189	10/09/2024	6 P 2 ROLL TISSUE	01-01-00-52700	CITY ADMINISTRATION	\$89.10
	125201	10/10/2024	GARBAGE BAGS DOWNTOWN	01-16-00-51800	PUBLIC WORKS	\$569.60
					VENDOR TOTAL:	\$658.70
TRI-R SYSTEMS, INC	6217	10/21/2024	SOUTH STP CENTRIFUGE FEED PUMP	20-16-00-52200	PUBLIC WORKS	\$510.00
					VENDOR TOTAL:	\$510.00
TWIG TECHNOLOGIES	1273	10/08/2024	511 AND 513 AMES PROFESSIONAL SERVICES	01-01-00-53200	CITY ADMINISTRATION	\$700.00
					VENDOR TOTAL:	\$700.00
USA BLUE BOOK	INV00495774	10/01/2024	LAB SUPPLIES	20-16-00-51810	PUBLIC WORKS	\$147.00
	INV00507596	10/08/2024	STP LAB SUPPLIES	20-16-00-51810	PUBLIC WORKS	\$934.19
	INV00501516C	10/28/2024	PRESSURE RELIEF VALVE	20-15-00-52260	PUBLIC WORKS	\$2,745.39
					VENDOR TOTAL:	\$3,826.58
V3 COMPANIES	924677	10/25/2024	8TH ST PED BRIDGE REPLACEMENT- FINAL ENG	14-00-00-53200	CTY ADMIN OR CPTL OUTLY	\$9,725.00

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VENDOR NAME		INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT	
		924627	10/25/2024	9TH ST BIKE PATH & 10TH ST PED BRIDGE OVER I&I		14-00-00-53200	CTY ADMIN OR CPTL OUTLY	\$6,670.00
		VENDOR TOTAL:						\$16,395.00
VANCO PAYMENT SOLUTIONS, LLC		14786911	10/01/2024	VANCO FEES - SEPTEMBER 2024		20-01-00-53200	CITY ADMINISTRATION	\$378.30
		VENDOR TOTAL:						\$378.30
VERIZON WIRELESS		9975587022	10/05/2024	SCADA TO SCADA MACHINE		20-16-00-53900	PUBLIC WORKS	\$1,024.07
		9975262165	10/01/2024	MONTHLY VERIZON CELLPHONES-WATER,STP,ADM		20-16-00-53900	PUBLIC WORKS	\$4,109.57
		VENDOR TOTAL:						\$5,133.64
VESTIS GROUP		31437	09/01/2024	WINDPROOF RECYCLED FLEECE JACKET		01-04-00-51600	POLICE DEPARTMENT	\$51.98
		6030316781	09/01/2024	LOGO MAT PD AUG 2024		01-04-00-52100	POLICE DEPARTMENT	\$71.94
		6030321567	09/01/2024	LOGO MAT PD AUGUST 2024		01-04-00-52100	POLICE DEPARTMENT	\$71.94
		VENDOR TOTAL:						\$195.86
VETERANS OF FOREIGN WARS 5788		HERO BANNERS	10/24/2024	HERO BANNER PROCEEDS		01-01-00-56310	CITY ADMINISTRATION	\$3,976.00
		VENDOR TOTAL:						\$3,976.00
VICTORY LEATHERS		1191	10/07/2024	ZIPPER FIXED ON 2 PAIR OF PANTS		01-04-00-51600	POLICE DEPARTMENT	\$50.00
		VENDOR TOTAL:						\$50.00
VR6 SYSTEMS		LPD1013241541	10/13/2024	SAN STORAGE DEVICES		01-01-00-53400	CITY ADMINISTRATION	\$34,000.00
		VENDOR TOTAL:						\$34,000.00
WALMART		471712	09/01/2024	CRUISE NIGHT SUPPLIES		01-01-00-56310	CITY ADMINISTRATION	\$29.84
		449125	09/06/2024	RETURNED DVD PLAYER		01-01-00-56310	CITY ADMINISTRATION	\$(69.00)
		851924	09/10/2024	AJAX		01-04-00-51800	POLICE DEPARTMENT	\$1.78
		VENDOR TOTAL:						\$(37.38)
WATER ENVIRONMENT FEDERATION		388892	09/12/2024	DUES & SUBSCRIPTIONS		20-16-00-51400	PUBLIC WORKS	\$142.50
		VENDOR TOTAL:						\$142.50
WENTWORTH TIRE SERVICE		90029469	10/10/2024	TIRES FOR WATER #707		20-15-00-52000	PUBLIC WORKS	\$755.84
		VENDOR TOTAL:						\$755.84
WHITMORE INVESTMENTS		582926	10/03/2024	HAMMER DEAD BLOW 24OZ ORG		20-16-00-51900	PUBLIC WORKS	\$34.99
		582983	10/11/2024	LOCKING HITCH PIN		01-18-00-52000	STREET DEPARTMENT	\$19.00

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VENDOR NAME					
INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
582961	10/08/2024	HEAT CABLE FOR ALUM LINE	20-16-00-52200	PUBLIC WORKS	\$85.95
582965	10/09/2024	SUPPLY HOSE FOR STP	20-16-00-52200	PUBLIC WORKS	\$167.16
583022	10/17/2024	HOSES & BITS FOR WATER	20-15-00-52260	PUBLIC WORKS	\$96.97
583041	10/22/2024	ELECTRIC TAPE	01-18-00-51900	STREET DEPARTMENT	\$17.90
582884	10/01/2024	MURIATIC ACID	01-01-00-52700	CITY ADMINISTRATION	\$49.95
583061	10/24/2024	#122 STREET VACTOR 2 SWITCHS	01-18-00-52000	STREET DEPARTMENT	\$13.18
583058	10/23/2024	TOOLS FOR POLYMER PROJECT - STP	20-16-00-51900	PUBLIC WORKS	\$77.96
VENDOR TOTAL:					\$564.05
WORLDPAY MERCHANT SERVICES					
SEPTEMBER 2024	10/09/2024	CREDIT CARD TRANSACTIONS SEPTEMBER 2024	01-01-00-53200	CITY ADMINISTRATION	\$1,413.74
VENDOR TOTAL:					\$1,413.74
ZOOM VIDEO COMMUNICATIONS, INC					
269750807	09/01/2024	ZOOM YEARLY LICENSE FEE	01-01-00-53600	CITY ADMINISTRATION	\$159.90
3549792	09/10/2024	ZOOM SCHEDULER	01-01-00-53600	CITY ADMINISTRATION	\$159.90
VENDOR TOTAL:					\$319.80
GRAND TOTALS:					\$907,425.11



City Council

Agenda Memorandum

Item # CD-1

To: Mayor & City Council

From: Lance Thies, Director of Community and Economic Development

Subject: Facade & Site Improvement Grant Request for 948 N. State Street, Lupine Montessori, in the Amount of \$50,000 for Rebuild Front Façade with Architectural Features, New Windows, Doors and Awning, Dumpster Enclosure, and Landscaping

Date: Wednesday, November 6, 2024

BACKGROUND/HISTORY

The applicant, Tina Davidson, Executive Director of Lupine Montessori, is relocating the school to 948 N. State Street (former location of Barrett's Hardware) is requesting funds through the City's Façade & Site Improvement Grant Program for the rebuild of the front façade with architectural features, new windows, doors and awning, new dumpster enclosure, and new landscaping. The property is zoned C2 Community Commercial and is located within the Target Area as designated by the City of Lockport.

Lupine Montessori School is a not for profit organization offering Pre-K through 8th grade classroom instruction to students ages 3-14 in Lockport since 2017. City Council approved a Special Use Permit in September 2023 to allow Lupine to relocate to this new location for their increasing student population. Currently, Lupine has a building permit for the interior remodel which will create more offices and classrooms, common area for students, and provide a large outdoor area directly accessible from the school. The applicant is seeking these funds to create a welcoming/landscaped approach to a human-scaled school for young children, a building incorporating environmental best practices of building enclosure, and balancing decisions given budget and the City's interest in composition. The property is zoned C2 Community Commercial and is located within the Target Area as designated by the City of Lockport.

Contractor bids were received for the following improvements:

EXTERIOR CARPENTRY

Dunaway Brothers	\$23,000
Johnston Custom Builders	\$28,945

RADR Construction \$40,200

STEEL BEARING PLATES, LINTLES, ROOF FRAME & CANOPY:

Old Style Steel, Inc. \$61,445

CONCRETE:

Coronet Construction Inc. \$20,900

Miller Concrete Construction Inc. \$23,250

Built By Burke Concrete \$24,579

STOREFRONT SYSTEM & ENTRANCE DOORS:

Mark Industries \$85,204

Broken Glass, Inc. \$70,618

D&M Architectural Metals \$93,500

MASONRY:

83 Masonry LLC \$45,000

METAL SIDING:

NSS \$88,462

Whited Brothers \$123, 120

ARCHITECT:

Wheeler Kearns Architects \$139,700

The Façade Grant program allows for a 50% match up to \$20,000 per façade and \$10,000 for site improvements with a maximum of \$50,000 per property, for construction and architectural cost. Architectural fees are not in addition to the maximum \$50,000 reimbursement, rather, it counts toward the maximum amount and shall be limited to not more than five thousand dollars (\$5,000) of the reimbursement. The applicant is eligible for the maximum \$45,000 for construction costs and maximum \$5,000 in architectural fees, the total amount eligible for two PINs, on the lowest quotes provided.

To date, the City Council has approved \$151,605 of the \$150,000 Façade Grant budgeted amount for 2024. (101%). The 2024 Code Compliance Budget is \$85,000 of which the Council has approved \$55,000, for a combined budget total of \$235,000 and current total approvals of \$206,605. Including the \$50,000 for this project, the total for both Façade and Code Compliance Grant reimbursements will be \$256,605 (109%).

PROS/CONS/ALTERNATIVES

N/A

RECOMMENDATION

Staff recommends approval of the site improvement request in the amount of \$50,000. Funds will be released upon completion of the work, final inspection and required proof of payment.

ATTACHMENTS

Resolution No. 24-104 Site Improvement Grant for the property located at 948 N. State St. in the amount of \$50,000

Facade Grant Application

Description of Work

Existing and Proposed Facade Renderings 1

Existing and Proposed Facade Rendering 2

Carpentry Estimates

Concrete Estimates

Masonry Estimate

Metal Siding Estimates

Steel Work Quote

Storefront and Entrances Estimates

Architect Estimate

SPECIFIC CITY COUNCIL ACTION REQUIRED

Approve Resolution No. 24-104 the Site Improvement Grant for the property located at 948 N. State St. in the amount of \$50,000.

RESOLUTION NO. 24-104

**A RESOLUTION APPROVING THE SITE IMPROVEMENT GRANT FOR THE PROPERTY LOCATED AT
948 N. STATE STREET IN THE AMOUNT OF \$50,000**

WHEREAS, Ordinance 20-002 amended the Facade and Site Improvement Grant program for commercially zoned property located within the target area as designated by the City of Lockport funded from general revenues for purposes of control and prevention of blight, dilapidation and deterioration of the visible exterior of buildings, structures and site conditions; and

WHEREAS, the grant is provided to owners and tenants in recognition of the positive impact that individual building and site improvements can have on the overall appearance, quality and vitality of the City; and

WHEREAS, Tina Davidson, Executive Director of Lupine Montessori, has submitted application to the City for Façade and Site Improvement Grant funds in the amount of \$50,000 for the rebuild of the front façade with architectural features, new windows, doors and awning, new dumpster enclosure, and new landscaping,

WHEREAS, the Mayor and City Council of the City of Lockport have determined that the grant application meets the criteria prescribed in Ordinance 20-002 and there is adequate funding to grant the maximum allowed amount under Ordinance 20-002.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LOCKPORT, ILLINOIS, AS FOLLOWS:

SECTION ONE: The façade and site improvement grant application for the property at 948 N. State Street shall be granted in the amount of \$50,000 for the rebuild of the front façade with architectural features, new windows, doors and awning, new dumpster enclosure, and new landscaping.

SECTION TWO: This Resolution shall become effective immediately upon passage and approval as provided by law.

PASSED this _____ day of _____, 2024, with

_____ **ALDERMEN voting aye** _____ **ALDERMEN abstaining**

_____ **ALDERMEN voting nay** _____ **ALDERMEN absent**

The MAYOR voting aye _____, voting nay _____, not voting _____

_____ **BARTESEN** _____ **BERGBOWER** _____ **DESKIN** _____ **GILLOGLY**

_____ **MCDONALD** _____ **PUGH** _____ **SABAN** _____ **SHEEHAN**

_____ **MAYOR**

ATTEST:

Steven Streit, Mayor

Kathleen Gentile, City Clerk

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SEP 17 2024



City of Lockport
Comm. & Econ. Dev. Dept.
Commercial Façade and Site Improvement Grant Program
(updated March 4, 2020)

The City of Lockport has implemented a Commercial Façade and Site Improvement Grant Program for a commercially zoned building or property located within the *Target Area* as designated by the City of Lockport and identified in **Appendix A**. The goal of this program is to help business owners and tenants keep the visible exterior of their buildings, structures or site conditions attractive, which in turn keeps the City of Lockport attractive. This reimbursement grant is provided to owners or tenants in recognition of the positive impact that individual building and site improvements can have on the overall appearance, quality and vitality of the City.

Grant participants can receive a reimbursement of up to a 50% of approved costs of **eligible improvements**, according to the following:

1. \$20,000 per primary façade easily visible from the surrounding public streets, and/or
2. \$10,000 for general site improvements

Award amounts above the \$50,000.00 maximum or above the \$20,000.00/\$10,000.00 per façade grant can be awarded at the sole discretion of the City Council upon recommendation by the Director of Community and Economic Development or City Administrator and based on available funding in current City fiscal period.

The application must be approved by City Council and funding has to be available in the current fiscal year. All necessary permits obtained prior to the applicant commencing façade and/or site improvements. After the project is complete and prior to reimbursement, all invoices and proof of payment (being a copy of a cancelled check/s or a copy of a credit card receipt/s) must be submitted to the Director of Community & Economic Development or his/her designee for review and then forwarded to the City Council for final approval.

If the building or property is located within the City of Lockport Historic District Boundary or the National Register of Historic Places Historic District Boundary, a Certificate of Appropriateness (COA) must first be issued by the Heritage & Architecture Commission prior to review by the Committee of the Whole and City Council.

The grant agreement and application are attached. Please review the provisions of the grant agreement and application requirements and schedule a meeting with the Director of Community & Economic Development or his/her designee. If you have any questions or need additional information please contact the Community Development Department/Planning at (815) 838-0549, option 4. The Community Development Department is located at City Hall, 222 E. 9th Street, 2nd Floor, Lockport IL 60441.

Thank you for your interest in the City of Lockport Façade and Site Improvement Grant Program.

I. ELIGIBILITY CRITERIA

- A. To be eligible for a Façade and Site Improvement Grant Program, an existing building or property must be used in whole or in part for commercial purposes, must be located within the Target Area, and must be properly zoned for the use/s occupying the property. Approval of properties outside of the Target Area are subject to approval by the City Council upon recommendation by the Director of Community and Economic Development or City Administrator. The Target Area is designated by the City of Lockport as identified in **Appendix A**. Properties that are not eligible to apply for or receive program funds include non-commercial zoning classifications, non-commercial uses, government owned buildings, non-permanent structures and accessory structures, demolitions, any improvement acquired by lease, and new building construction. A building is considered new if it is less than five (5) years old.

To be eligible for a grant for rear entrance improvements to a building, the project must also meet all of the following criteria:

1. The building must have an existing rear entrance, or location for a new entrance that is accessible to the public from a dedicated street, alley, or other right-of-way, or from a parking lot or walkway that is owned or leased by the City, or from other property that is encumbered by an easement granting public pedestrian access (such as the I & M Canal trail); and
 2. The rear entrance to be improved must provide public access to a business or businesses within the building.
- B. An application for a grant request may be submitted by a commercial property owner, landlord, and/or commercial tenant. The landlord and/or tenant shall have written approval of consent from the property owner of record to apply for the grant funds and complete the necessary exterior improvements to the structure. Further, the tenant shall have on file with the City a (New) Business Permit Application and shall have received an Occupancy Permit.

II. ELIGIBLE IMPROVEMENTS

The following items are eligible for grant program funds:

- **Exit door (exterior)** – installation, repair and replacement of exit doors and hardware to provide public access, or where current door do not meet the building and fire codes or it will improve the overall appearance of the building.
- **Painting** – painting of the exterior surfaces of buildings, only in conjunction with exterior remodeling.
- **Tuck-pointing** – tuck-pointing of the building only if located within the Historic District and in conjunction with exterior remodeling.
- **Awnings** – repair, replacement or addition of exterior awnings.
- **Architectural Features** – restoration, repair, and re-introduction, if previously removed of significant architectural features.
- **Windows** – repair of frames, sills, glazing, and replacement of glass and installation of new windows.
- **Walls** – repair and rebuilding of exterior walls (exceptions: cleaning, sealing, tuck pointing (unless located within the Historic District), and painting).
- **Stairs, Porches, Railings, Exits** – repair and replacement or installation of exterior stairs, porches, railings and exit facilities.
- **Roofs** – upgrading, where the effects of the repair will be visible to the public from street level. (In general, sloping roofs would qualify, flat roofs would not. Repair and re-roofing is not eligible).

- **Signs** – replacement of a permanent freestanding development sign. Signage shall be in compliance with the City's Sign Code and Commercial Design and Development Guidelines and offer materials, graphics and design elements that go above and beyond the minimum requirements of the Sign Code and Guidelines.
- **Lighting** – repair, restoration, and addition of exterior lighting for architectural enhancement.
- **Landscaping** – installation of new landscaped areas where none currently exist (shall be in compliance with the City's Landscape Ordinance and Commercial Design and Development Guidelines).
- **Dumpster Enclosures** – installation of new enclosure where one does not currently exist (a new dumpster enclosure shall be in compliance with City Code and Commercial Design and Development Guidelines).
- **Parking Areas** – surfacing of parking areas which are currently not paved or where gravel is present. Improvement must include the installation of curb and gutter. (Routine maintenance such as sealcoating and re-striping is not eligible).

III. INELIGIBLE IMPROVEMENTS

The following items are *not* eligible for grant program funds:

- Demolition and new construction.
- General building maintenance such as replacement of roof material not visible from the street, foundation repair, existing siding repair with similar materials, painting and tuck pointing (except if property is located within the Historic District).
- General parking maintenance including but not limited to patching holes, resurfacing/sealcoating and restriping of parking stalls.
- General site maintenance including but not limited to replacement of existing landscape/plant material, installation of new mulch, replacement of private sidewalks, repair or replacement of directional signs.

While emergency, safety-related and minor exploratory demolition may be necessary, such demolition may prohibit inclusion in this program. Improvements not specifically listed as eligible or ineligible are subject to review as to eligibility by the Director of Community & Economic Development or his/her designee who will advise the City Council. **All improvements must comply with City codes and ordinances. Any required building permits must be obtained prior to starting construction.**

IV. REVIEW CRITERIA

Every project will be evaluated for the value of its improvement, extent/scope of work proposed, and its potential impact on the commercial corridor/area. The staff review will consider the following:

- Extent and type of the proposed improvements (structural and permanent improvements are given priority).
- General, or exceeding, compliance with the Commercial Design and Development Guidelines established by the City Council.
- For properties located within the Historic District: The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; and City's Historic District Preservation Plan.

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SEP 17 2024

**CITY OF LOCKPORT
COMMERCIAL FAÇADE AND SITE
IMPROVEMENT GRANT AGREEMENT**

City of Lockport
Comm. & Econ. Dev. Dept

THIS AGREEMENT, entered into this eighteenth Septemeber day of 2024, between The
City of Lockport, Illinois (hereinafter referred to as the "City") and the following designated
OWNER(s)/LESSEE(s), to wit:

Owner/Lessee Name: Lupine Montessori School/ Tina Davidson

Address: 936 North State Street

City: Lockport State: Illinois Zip Code: 60441

Phone # 815=905-7030 Email: tina.davidson@lupinemontessori.org

Name of Business: Lupine Montessori School

Project Address: 948 North State St Lockport, Il

WITNESSETH

WHEREAS, A Commercial Facade and Site Improvement Grant Program is established for a commercially zoned building or property located in the Target Area as designated by the City of Lockport and identified in **Appendix A**, or as approved by the City Council;

WHEREAS, The Commercial Façade and Site Improvement Grant Program is administered by the City and is funded from General Revenues, utilizing Gaming Revenues first, for purposes of control and prevention of blight, dilapidation and deterioration of the visible exterior of buildings, structures and site conditions on commercially zoned properties within the *Target Area* as designated by the City of Lockport and identified in **Appendix A**. This reimbursement grant is provided to Owner(s)/Lessee(s) in recognition of the positive impact that individual building and site improvements can have on the overall appearance, quality and vitality of the City.

WHEREAS, Pursuant to said Program the City has agreed to participate, subject to its sole discretion, in sharing the cost of façade and site improvements to commercially zoned properties identified in **Appendix A** up to a maximum of one-half (1/2) of the approved contract cost of such improvement but in no event shall the total City participation exceed Fifty Thousand Dollars (\$50,000.00) for construction and architectural cost. Architectural fees shall be limited to not more than Five Thousand Dollars

(\$5,000.00) of the reimbursement.

WHEREAS, The reimbursable maximum amount is subject to the number of applications and the availability of program funding during the fiscal period at the time of application. Overall program funding approved in any given year can be terminated by the City without notice.

WHEREAS, A commercially zoned building or property located in the *Target Area*, as designated by the City of Lockport and identified in **Appendix A**, or as approved by the City Council, may be awarded funding through this program as recommended by the Director of Community & Economic Development, City Administrator or their designee and approved by City Council; provided its OWNER/LESSEE meets the terms and conditions of the application provided by the City, and executes the Agreement contained therein.

NOW, THEREFORE, in consideration of the mutual covenants and agreement obtained herein, the City and OWNER(s)/LESSEE(s) do hereby agree as follows:

SECTION ONE: COST SHARING – The City shall share in eligible improvement costs and architect fees for the OWNER(s)/LESSEE(s) property up to fifty percent (50%) of approved project costs up to a maximum amount of fifty thousand dollars (\$50,000.00) for construction and architectural cost. Architectural fees are not in addition to the maximum \$50,000 reimbursement, rather, it counts toward the maximum amount and shall be limited to not more than five thousand dollars (\$5,000.00) of the reimbursement. The actual amount per this agreement shall not exceed \$ \$45,000 for construction cost and \$ 5,000 for architect fees. The façade and/or site improvement costs which are eligible for City participation include all labor, materials, equipment and other contract items necessary for the property execution and completion of the work as designated from the design drawings approved by the City. Said design drawings and specifications are attached hereto as Exhibit V.

When submitting cost estimates, the City requires submission of at least three (3) itemized quotes. The OWNER(s)/LESSEE(s) may choose the contractor of their choice, however, the City's cost sharing will be based off the least expensive quote.

SECTION TWO: DESIGN APPROVAL – No façade or site improvement work as specified in Exhibit V shall be undertaken until this Agreement with the City is executed and the design therefore has been submitted to and approved by the Building Department, and/or if necessary Heritage and Architecture Commission. **Following approval, the OWNER(s)/LESSEE(s) shall contract for the work and shall commence and complete all such work within one hundred eighty (180) days from the date of such approval. If extenuating circumstances, such as weather, may cause the delay of completion of such work, the OWNER(s)/LESSEE(s) may request an additional one hundred eighty (180)-day extension to complete all such work if such request is submitted to the Director of Community & Economic Development or his/her designee at least thirty (30) days prior to the work completion**

deadline.

SECTION THREE: REVIEW OF PROJECT – The Director of Community & Economic Development or his/her designee shall periodically review the progress of the contractor's work on the improvements pursuant to this Agreement. Such inspections shall not replace any required permit inspection by City Inspectors. All work which is not in conformance with the approved drawings and specifications shall be immediately remedied by the OWNER(s)/LESSEE(s) and deficient or improper work shall be replaced and made to comply with the approved drawings, specifications, and terms of this Agreement.

SECTION FOUR: DOCUMENTATION REQUIREMENTS – Upon completion of the eligible improvement/s pursuant to this agreement and upon final inspection and approval by the Community Development Department and/or other applicable department or agency, the OWNER(s)/LESSEE(s) shall submit to the City a properly **executed and notarized contractor statement/bill of sale and architect fee statement (when applicable) showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment in the work.** In addition, the OWNER(s)/LESSEE(s) shall submit to the Director of Community & Economic Development or his/her designee **proof of payment (being copy of a cancelled check/s or a copy of a credit card receipt/s)** of the contract cost pursuant to the contractor's and architect's statements.

The Director of Community & Economic Development or his/her designee shall, upon receipt of the contractor's statement and proof of payment schedule the request for reimbursement on the next regularly scheduled City Council meeting agenda. Upon approval by the City Council, the Finance Department issue a check to the OWNER(s)/LESSEE(s) in payment of: one-half of the approved cost or fifty thousand dollars (\$50,000.00) whichever is less. In no case shall the amount paid to the OWNER(s)/LESSEE(s) exceed the amount specified in this Agreement or in the contractor's or architect's statements.

SECTION FIVE : LAND USE AND SIGNAGE CONFORMANCE. At the time of reimbursement and throughout the term of the agreement with the City the land use and signage under the control of the OWNER(s)/LESSEE(s) shall be in conformance with zoning and sign code provisions.

SECTION SIX: FAILURE TO COMPLETE WORK – If the OWNER(s)/LESSEE(s) or his contractor fail to complete the work provided for herein or is not in conformity with the plans, specifications and all terms of this Agreement, the Agreement shall terminate and the financial obligation on the part of the City shall cease and become null and void.

SECTION SEVEN: UNRELATED IMPROVEMENTS – Nothing herein is intended to limit, restrict, or prohibit the OWNER(s)/LESSEE(s) from undertaking any other work in or about the subject premises which is unrelated to the eligible improvement/s provided for in this Agreement.

SECTION EIGHT: MAXIMUM GRANT AWARDS – Nothing in this Agreement shall prohibit a business or property owner from applying for more than one grant. However, a Fifty Thousand Dollar (\$50,000.00) total limitation shall apply to all Grant Awards made to a single building and/or property at any one time.

SECTION NINE: CITY INDEMNIFICATION REGARDING CONSTRUCTION – The Owners of the subject property agree to defend and hold harmless the City from any and all claims which may arise out of said Owners' construction activities under this Agreement.

SECTION TEN: GENERAL INDEMNIFICATION – In the event that, as a result of this Agreement, or actions taken as required hereunder, the City is made a party defendant in any litigation arising by reason of this Agreement, and development activities contemplated hereunder, the Owners agree to defend and hold harmless the City, the Mayor, City Council, Officers and Agents thereof, individually and collectively, from any suits and from any claims, demands, setoff or other action including but not limited to judgments arising therefrom. The obligation of the Owners hereunder shall include and extend to payment of reasonable Attorneys' fees for the representation of the City and its said Officers and Agents in such litigation and includes expenses, court costs and fees; it being understood that the Owners where there shall be no applicable standards provided therein, shall have the right to employ all such Attorneys to represent the City and its Officers and Agents in such litigation, subject to the approval of the Corporate Authorities of the City, which approval shall not be unreasonably withheld. The Owners shall have the right to appeal to courts of Appellate jurisdiction any judgment taken against the City or its Officers or Agents in this respect, and the City shall join in any such appeal taken by the Owners.

SECTION ELEVEN: PERFORMANCE OF AGREEMENT – It is agreed that the parties hereto may in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance, enforce or compel the performance of this Agreement, which shall include the right of the parties to recover a judgment for monetary damages against each other, provided, however, that the Owners shall not have a right to recover a judgment for monetary damages against any Elected or Appointed Official of the City for any breach of any of the terms of this Agreement. The City reserves the right to maintain an action to recover damages or any sums which Owners have agreed to pay pursuant to this Agreement and which

have become due and remained unpaid.

SECTION TWELVE: EXHIBITS – It is agreed that Exhibits I through VI shall be considered part of this Agreement.

SECTION THIRTEEN: DISPLAY OF CITY FUNDING PROMOTIONAL MATERIAL – Upon request by the City all program participants shall be required to prominently display a poster identifying the property as receiving City funding. The sign will be provided by the City and shall be displayed from the date the Application is approved, to no less than thirty (30) days after final approval and reimbursement is made.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

OWNER(s)/LESSEE(s)

CITY OF LOCKPORT

Lupine Montessori School

Program Participant

Mayor

DATE: 9/18/2024

DATE: _____

Tina Davidson Head of School

ATTEST: _____

Property Owner

City Clerk

DATE: 9/18/2024

DATE: _____

EXHIBITS

EXHIBIT I	COPY OF APPLICATION
EXHIBIT II	PICTURES OF STOREFRONT AND/OR PROPERTY (existing conditions)
EXHIBIT III	PROOF OF OWNERSHIP IN FORM OF DEED OR TITLE INSURANCE POLICY. IF APPLICANT IS NOT THE PROPERTY OWNER, PROVIDE A COPY OF THE EXECUTED LEASE. A COPY OF PROOF OF OWNERSHIP FROM THE BUILDING OWNER IN THE FORM OF A DEED OR TITLE INSURANCE POLICY IS ALSO REQUIRED.
EXHIBIT IV	IMPROVEMENT PLANS WITH INFORMATION RELATED TO MATERIALS, DIMENSIONAL QUALITIES. ELEVATIONS AND, WHERE REQUESTED, PERSPECTIVES OF THE IMPROVEMENTS SHOULD BE PROVIDED FOR BUILDING AND SIGNAGE PROJECTS
EXHIBIT V	CONTRACTOR'S ESTIMATES, INCLUDING <u>ITEMIZED COSTS</u> . A MINIMUM OF THREE QUOTES ARE REQUIRED . IF THERE ARE NOT THREE COMPANIES WILLING TO BID ON THE PROJECT, 2 BIDS ARE REQUIRED AND PROOF OF CONTACT OF MORE THAN ONE ADDITIONAL COMPANY MUST BE PROVIDED.
EXHIBIT VI	ARCHITECT'S AGREEMENT (IF APPLICABLE)

RECEIVED

SEP 17 2024

City of Lockport
Comm. & Econ. Dev. Dept

EXHIBIT I

GRANT APPLICATION

Date: May 10, 2024

Project Address: 948 North State Street Lockport, IL 60441

Is property located within the Historic District? NO (If yes, a Certificate of Appropriateness shall be approved by the Heritage & Architecture Commission)

Building Owner: Lupine Montessori School; Tina Davidson (HOS) Year Purchased: 2023

Store/Company Name: Lupine Montessori School

Name of Tenant: Lupine Montessori School Lease Expiration Date: NA

Applicant Name: Lupine Montessori School

Applicant Business Address: 948 North State Street Lockport, IL 60441

Applicant Business Phone: 815-905-7030 Home Phone: 815-919-5065

Tenant: Lupine Montessori School

Applicant(s)/Building Owner: Lupine Montessori School

Zoning of Property: Special Use

Number of Primary Facades: 2

Total Anticipated Budget: \$ 396,619

Total Anticipated Grant Request: \$ 50,000

Proposed Improvements (check all that apply):

- | | |
|--|--|
| ☒ Windows/Exit Doors | ☐ Painting (only as part of exterior remodel) |
| ☒ Awnings | ☐ Signage |
| ☐ Stairs/Porches/Railings | ☒ Walls (repair/restoration/rebuilding/tuckpointing) |
| ☒ Roofs | ☒ Architectural Features |
| ☐ Lighting | ☒ Landscaping |
| ☒ Dumpster Enclosure | ☒ Parking Area |
| ☐ Other Eligible Improvement | |

Description of Proposed Improvements: See attachment IA

49

BUDGET

ACTIVITY	ESTIMATED COST
Carpentry	\$23,000
Steel	\$61,445
Concrete	\$20,900
Storefront	\$70,618
Metal Siding	\$92,789

Total Anticipated Grant Request \$ \$45,000

When submitting cost estimates, the City requires submission of at least three (3) itemized quotes. The OWNER(s)/LESSEE(s) may choose the contractor of their choice, however, the City's cost sharing will be based off the least expensive quote.

Architect for the Project (if applicable):

Name: Wheeler Kearns Architect
 Contact: Joy Meek
 Address: 343 S. Dearborn Street, Suite 200 Chicago, IL 60604
 Phone: Office: 312.939.7787 Direct: 312.374.3569 Cell: 312.493.5391
 Email: Joy@wkarch.com

Contractor for the Project:

Name: Sequoia General Contracting Corp
 Contact: Chris Obrecht
 Address: 1585 Beverly Court, Unit 108, Aurora, IL 60502
 Phone: Office: 630-499-1000 x9 Cell: 630-740-6563 Direct: 630-518-4254
 Email: cobrecht@sequoiagcc.com

Upon reimbursement The City of Lockport shall make a check payable to:

Name/Business: Lupine Montessori School

Address: 948 North State St Lockport, IL

SS# or Tax ID# E99002192

EXHIBIT II

**PICTURE/S OF STORE FRONT AND/OR PROPERTY
(existing conditions)**

Appendix A



Legend

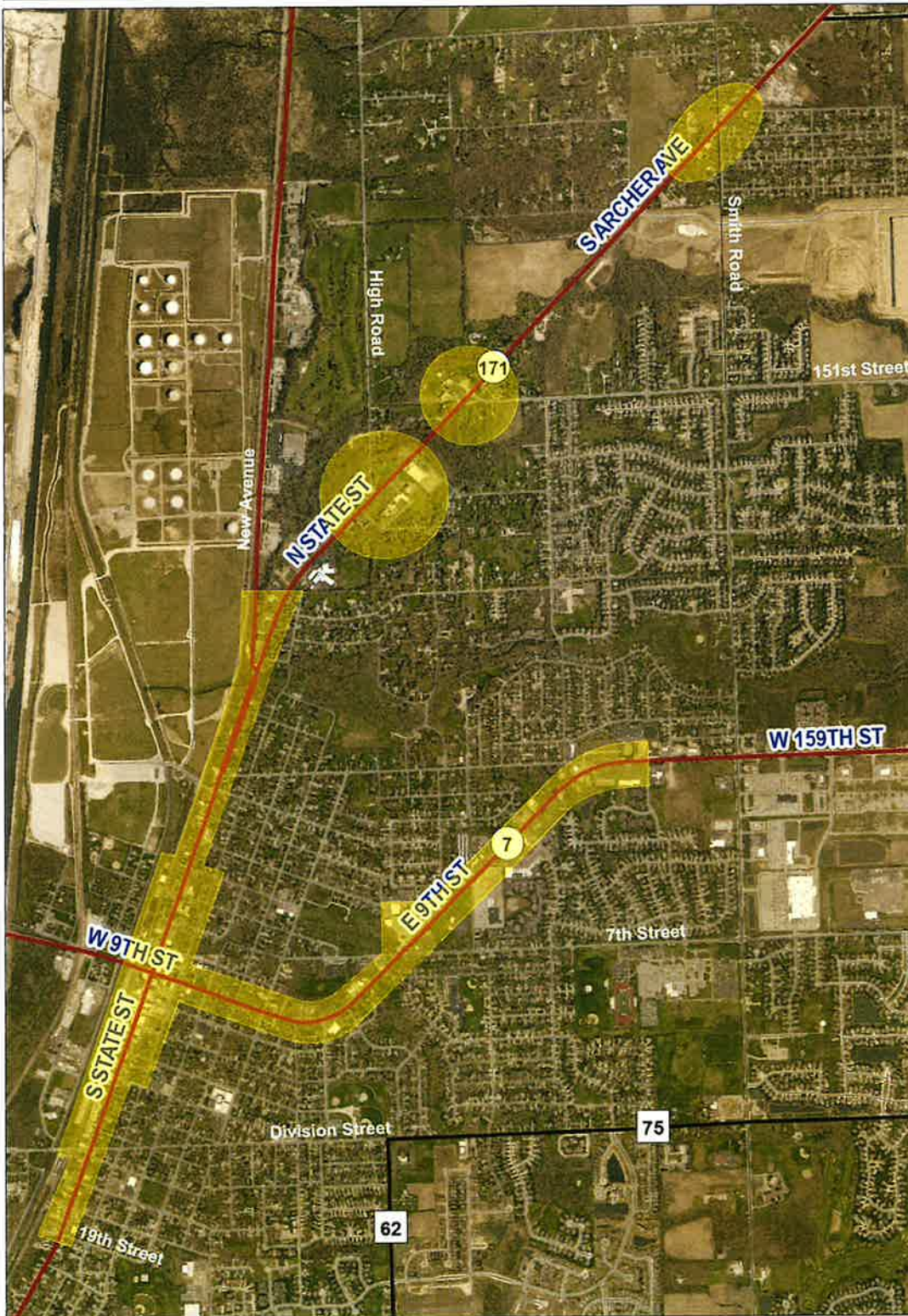
Roadways

- Federal
- State
- County
- Local and Private

Surrounding Counties

Townships

Grant Target Area



City of Lockport

Commercial Facade & Site Improvement Grant Program

1: 36,112



0 0.57 1.14 Miles

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyllinois.com.

IA: Description of Proposed Improvements:

Architectural "box-rib" prefinished metal panels will cover and conceal the existing CMU. The box-rib panel should not be confused with corrugated or creased agricultural/industrial roofing/siding. The proposed architectural box-rib material is used on significant award-winning projects, schools, churches, and commercial structures throughout the country. (Box-Rib Metal panel samples can be supplied if requested.)

The proposed panels are fastened within the depth of the reveal, in essence concealing them in the shadows. Two panel colors are proposed on the front façade to break down scale - a light grey at the foregrounded volume and a deeper medium warm grey to recede in view. The panels' texture accentuates verticality and provides depth/texture, versus a flat cementitious or prefinished flat metal panel. In addition, naturally finished, extending vertical wood entry walls are provided.

The front façade (as well as side and rear) is hence comprised of greater than 60 (or 40%) class I materials (Prefinished/Textured Architectural Metal Panels, glass/aluminum storefront, along with prefinished architectural metal trim/copings/canopies). The addition of natural wood vertical siding at the front and rear entries further complements the exterior siding/expression.

Landscaping: The existing structure currently has no landscape buffer to the public parking; it is fully exposed to view. This said, exterior landscaped space and screening of the parking is critical to the school's functioning. Therefore, permit documents illustrate removing the current exterior canopy and false mansard roof (both of which are in poor repair and exhibit water damage), and providing landscape zones on all three sides of the building, further softening/screening the view of the building.

The overall design intent is meant to create a welcoming/landscaped approach to a human-scaled school for young children, a building incorporating environmental best practices of building enclosure, balancing decisions given budget and the cities interest in composition.

Thank you for your consideration.



① PROPOSED NORTH ELEVATION
1 1/2" = 1'-0"



② EXISTING NORTH ELEVATION
1 1/2" = 1'-0"

wkarch

Wheeler Kearns Architects
343 South Dearborn Street
Suite 200
Chicago IL 60604
312.939.7787
wkarch.com

Revisions		
4	PLANNING REVIEW	2024 04 02

Project
LUPINE
MONTESSORI
SCHOOL
948 N STATE ST
LOCKPORT IL 60441

RENDERED
EXTERIOR
ELEVATIONS

Drawing
No
A200.1

Scale
1 1/2" = 1'-0"

Job No
R2042



① PROPOSED EAST ELEVATION
1 1/2" = 1'-0"



③ EXISTING SOUTH ELEVATION
3/8" = 1'-0"



② EXISTING EAST ELEVATION
3/16" = 1'-0"



④ PROPOSED SOUTH ELEVATION
1 1/2" = 1'-0"

wkarch

Wheeler Kearns Architects
343 South Dearborn Street
Suite 200
Chicago IL 60604
312.939.7787
wkarch.com

Revisions

4	PLANNING REVIEW	2024 04 02
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Project

LUPINE
MONTESSORI
SCHOOL
948 N STATE ST
LOCKPORT IL 60441

RENDERED
EXTERIOR
ELEVATIONS

Drawing
No

A200.2

Scale

As indicated

Job No

R2042

Exhibit IV
Proposed Improvements





Proposed Facade



① PROPOSED NORTH ELEVATION
1/16" = 1'-0"

Existing conditions



② EXISTING NORTH ELEVATION
1/16" = 1'-0"

wkarch

Wheeler Kearns Architects
343 South Dearborn Street
Suite 200
Chicago IL 60604
312.859.7787
wkarch.com

Revisions
4 PLANNING REVIEW 2024 04 02

Project
LUPINE MONTESSORI SCHOOL
546 N STATE ST
LOOKPORT IL 60441

RENDERED EXTERIOR ELEVATIONS

Drawing No. **A200.1**

Job No. R2042

Proposed Facade



① PROPOSED EAST ELEVATION
1/16" = 1'-0"



② EXISTING SOUTH ELEVATION
3/8" = 1'-0"

Existing conditions



③ EXISTING EAST ELEVATION
3/8" = 1'-0"

Proposed Facade



① PROPOSED SOUTH ELEVATION
1/16" = 1'-0"

wkarch

Wheeler Kearns Architects
343 South Dearborn Street
Suite 200
Chicago IL 60604
312.859.7787
wkarch.com

Revisions
4 PLANNING REVIEW 2024 04 02

Project
LUPINE MONTESSORI SCHOOL
546 N STATE ST
LOOKPORT IL 60441

RENDERED EXTERIOR ELEVATIONS

Drawing No. **A200.2**

Job No. R2042



RESIDENCE - RAVINE HOUSE
WHEELER KEARNS ARCHITECTS



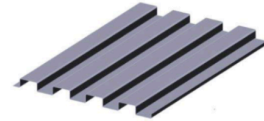
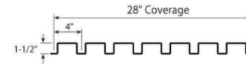
ARTS - WHITCOMB ART CENTER
LAKE FLATO



EDUCATION - FAYETTEVILLE MONTESSORI SCHOOL
MARLON BLACKWELL ARCHITECTS



New Facade Material, examples of its use on other structures



REFERENCE MATERIAL EXAMPLE -
ARCHITECTURAL BOX RIB METAL PANEL

wkarch

Wheeler Kearns Architects
343 South Dearborn Street
Suite 200
Chicago IL 60604
312.939.7787
wkarch.com

Revisions
4 PLANNING REVIEW 2024 04 02

Project
LUPINE
MONTESSORI
SCHOOL
848 N STATE ST
LOCKPORT IL 60461

PROJECT
REFERENCES

Drawing
No. **A200.3**

Job No. R2042

NON-INDUSTRIAL USES OF ARCHITECTURAL BOX RIB CLADDING

4/22/2024 2:25:31 PM



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City of Lockport
Comm. & Econ. Dev. Dept

PROPOSAL

Estimating

5/6/2024

Project: Lupine Montessori School Remodel

948 N. State Street

Lockport, IL

Plans By: WK Arch Architects

Date: 3/1/2024

SPECIFICATION AND SCOPE OF WORK PER PLAN

Exterior Carpentry, Framing & Sheathing North & West Elevations = \$23,000

- 1 Boom lift, blocking, clips, fasteners & roof plates @ North & West Exterior elevations.
- Extend Framing, Blocking, Exterior Sheathing & Tyvek @ the Raised Parapet walls on North & West Elevations (Z furring, Rigid insulation & Metal Ribbed Siding/ trim by Others - NIC).

Interior/ Exterior Rough Carpentry, Framing & Sheathing = \$192,000

- Price subject to change due to material Volatility.
- 1 Boom lift & 2 scissor lifts are included in our numbers.
- Blocking, clips, fasteners & roof plates are included in our numbers.
- Stocking & trash removal to a G.C provided onsite dumpster are included in our numbers.
- Frame, blocking & sheathing @ the U Shaped boxed out walls under the Vestibule canopies.
- Extend Framing, Blocking, Exterior Sheathing & Tyvek @ the Raised Parapet walls on (3) Sides of the building (Z furring, Rigid insulation & Metal Ribbed Siding/ trim by Others - NIC).
- Frame with 20 GA studs, insulate & drywall separation walls, demising walls, Interior partitions, furring walls & wing walls Full height as indicated on the drawings.
- Frame & drywall Soffits & bulkheads as indicated on the drawings.
- Furnish & Install: Fire treated blocking, backing & plywood as required throughout (includes blocking @ C Channel along rear of building for window/ door attachment).
- Furnish & Install: White pebbled FRP @ the mop sink as required.
- INSTALL ONLY: toilet accessories, 28-man doors, frames, hardware & HM Cased openings.
- The NEW Extended Parapets at the Existing/ NEW CMU walls will be installed along 3 Sides of the building. The Rear Exterior elevation where the NEW gutter detail gets installed will NOT have these parapets built. Instead DBI will F/I NEW roof plates/ blocking ONLY as required.
- All work at Skylights have been eliminated from our BID, assumed by Others - NIC.

189 Poplar Place Unit 1, North Aurora IL 60542 Office: 630-668-3675 Fax: 630-229-6852



PROPOSAL

Estimating

5/6/2024

Project: Lupine Montessori School Remodel

948 N. State Street

Lockport, IL

Plans By: WK Arch Architects

Date: 3/1/2024

SPECIFICATION AND SCOPE OF WORK PER PLAN

Painting = \$23,000

- Price subject to change due to material Volatility.
- 1 scissor lift is included in our painting numbers.
- Misc. caulking throughout the Interior of the building is included in our number.
- Prep, Caulk & Paint 28 NEW HM Door Frames (wood door slabs assumed pre-finished – NIC).
- Prep, caulk & paint the 9 NEW HM cased openings as required.
- Prime & Paint NEW drywall throughout the remodeled building as indicated on drawings.
- Dry fall @ the Exposed deck throughout as indicated on the drawings.
- There is NO Caulking, Painting or Sealing @ the Exterior of the building included in our numbers. ALL Exterior finishes assumed Existing or Pre-finished – NIC.
- The Wood Doors, Wood trim, wood panels, Finish carpentry items are assumed pre-finished. There is NO Staining, sealing, or finishing of the Finish carpentry scope included in our painting numbers.

ALTERNATES:

ADD ALT: Frame, sheath & blocking above new windows on Front Elevation of room 101 & 113 = \$3,000

ADD ALT: Frame, Exterior sheathing & Tyvek @ Rear Exterior wall (Metal siding by Others = \$15,000

ALT DEDUCT: Switch walls to 1 HR in lieu of 2 HR except @ millwork between 106 & 107 = \$26,500

ADD ALT: Furnish & Install Liquid Weather barrier @ North & West Exterior elevations = \$6,000

ADD ALT: Furnish & Install 1 Part Waterborne Epoxy @ the 2 Canopies = \$3,000

189 Poplar Place Unit 1, North Aurora IL 60542 Office: 630-668-3675 Fax: 630-229-6852



Carpentry & Decorating

PROPOSAL

Estimating

5/6/2024

Project: Lupine Montessori School Remodel

948 N. State Street

Lockport, IL

Plans By: WK Arch Architects

Date: 3/1/2024

SPECIFICATION AND SCOPE OF WORK PER PLAN

Notes

- *Extended Parapets are Framed with 18 GA studs, sheathed, blocking & Tyvek Installed at 3 Sides of the building by DBL. Rear Exterior elevation with NEW gutters, NEW blocking ONLY.*
- *Z Furring, Rigid insulation & Weather barrier @ Existing/ NEW CMU walls by the same contractor that is picking up the Ribbed Metal siding & metal trim scope - By others - NIC.*
- *NEW walls will be built Full height to the deck with 20 GA studs as indicated on the drawings.*
- *Deck height assumed to be 13' AFF, if actual height varies I will adjust my pricing as needed.*
- *We plan on working during regular business hours & no overtime is included in my numbers.*
- *Pricing subject to change due to material Volatility. Material pricing is on the rise weekly & without knowing a start date we will need to adjust material costs as required.*

Excludes

- *Z Furring, Rigid insulation & Weather barrier @ the NEW & Existing CMU walls (assumed by the same contractor Installing the Ribbed Metal siding/ trim pieces.*
- *ACT grid & tiles (NIC, we need to confirm the exact pricing & availability prior to bidding).*
- *Glass storefront, windows, vestibule glass, glazing, Ribbed Metal siding, Metal trims, gutters & downspouts (By others - NIC).*
- *Flooring, floor prep, polished/ sealed concrete floors & vinyl baseboard.*
- *Concrete, masonry, brick, EIFS, CMU & tile.*
- *Tube steel, structural steel, bar joists, metal decking, columns, I beams & welding.*
- *Temporary barricades, Shoring, DEMO & dumpsters.*
- *Finish carpentry: casework, millwork, FF & E, wood trim, wood panels, shelving, cabinets, tables, chairs, desks, laminates, toilet partitions & tenant finishes.*
- *Spray foam insulation & spray fireproofing.*

189 Poplar Place Unit 1, North Aurora IL 60542 Office: 630-668-3675 Fax: 630-229-6852



PROPOSAL

Estimating

5/6/2024

Project: Lupine Montessori School Remodel

948 N. State Street

Lockport, IL

Plans By: WK Arch Architects

Date: 3/1/2024

Work is to be performed in proper sequence with other trades. This proposal is based upon retention not exceeding 10% of the contract value. General contractor is to provide light, power, water, bathroom facilities, and dumpster. When DBI Painting and contractor agree to a payment plan, the responsibility lie with the contractor to get payment to DBI Painting by 5p.m. on the due date or else it is late. In the case of non-payment the contractor is responsible for all of DBI Painting legal fees and all other remaining fees that are required to collect payment (i.e. fees include 100% of DBI Painting Lawyer Fees, 100% of paperwork filing fees, and 100% of lost labor hours spent on the collection process). A finance charge of 1.5%/mo. will be charged to all invoices more than 30 days past due.

Acceptance Proposal: The prices, specifications, and conditions listed are satisfactory and are accepted. DBI Painting is authorized to do the work as specified. Payment will be made as outlined.

Total: \$238,000

ADD ALT: Frame, sheath & blocking above new windows on Front Elevation of room 101 & 113 = \$3,000

ADD ALT: Frame, Exterior sheathing & Tyvek @ Rear Exterior wall (Metal siding by Others = \$15,000

ALT DEDUCT: Switch walls to 1 HR in lieu of 2 HR except @ millwork between 106 & 107 = \$26,500

ADD ALT: Furnish & Install Liquid Weather barrier @ North & West Exterior elevations = \$6,000

ADD ALT: Furnish & Install 1 Part Waterborne Epoxy @ the 2 Canopies = \$3,000

Respectfully Submitted by: Jon Lesniak

(Please print name and title)

(Please print name and title)

(Signature)

(Date)

(Signature)

(Date)

(Accepted by)

(Proposed by)

189 Poplar Place Unit 1, North Aurora IL 60542 Office: 630-668-3675 Fax: 630-229-6852

RECEIVED

SEP 17 2024

Johnston Custom Builders
 LLC
 (708) 945-5232 Cell
 Build20001@gmail.com
 Tinley Park, IL.

City of Lockport
 Comm. & Econ. Dev. Dept

PROPOSAL

PROPOSAL SUBMITTED TO		TODAY'S DATE	DATE OF PLANS/PAGE #'S
Sequoia GCC		5-1-24	3-1-24
PHONE NUMBER	FAX NUMBER	JOB NAME	
630-499-1000	630-499-1808	2783f Lupine School. Façade Work.	
ADDRESS, CITY, STATE, ZIP		JOB LOCATION	
1585 Beverly Court. Unit 108. Aurora, IL. 60502		948 N. State Street. Lockport, IL. 60441.	

We propose hereby to furnish material and labor necessary for the completion of:
 Roof framing partial height knee wall on top of roof, on North, East, & West walls, and around skylights.
 Figured using 6" 18ga studs 16" o.c.
 Supply and install Denseglass wall sheathing on newly added walls. Rigid foam by others.
 Supply booms as needed.

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of:
 Twenty Eight Thousand Nine Hundred Forty Five & 00 cents _____ dollars (\$28,945.00. _____)

Payment as follows: Upon Completion

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per 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 insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized
 Signature

DANIEL JOHNSTON

Note: this proposal may be withdrawn by us
 if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____

RECEIVED

SEP 17 2024

City of Lockport
Comm. & Econ. Dev. Dept



RADR CONSTRUCTION
Pride Precision Production

8800 W. 75th ST
Justice IL 60458
773-485-1043
708-513-8919

radrcontractors@yahoo.com

05/02/2024

Estimate

RE. Lupine Montessori School north and east Façade.

ATTN. Sequoia General contractor.

We propose to furnish and install materials and equipment for the following work.

* Frame 240 Feet of parapet wall using 20 gauge 3 5/8 steel studs attached to existing Structure.	
* Wrap the roof side of the parapet wall with 3/4 plywood.	
* Wrap the front side of the parapet wall using Dens Glass sheeting and Tyvek.	
* Install 2x12 LVLs on top of the wall to create extrusion cap. (VIF) A350 SECTION 6	
* Frame 2'x4' canopy support and wrap with Dens Glass and Tyvek.	\$ 30,700.00
* Equipment rental for the duration of the Project.	\$ 3,100.00
* Remove all resulting debris to GC provided on site dumpster.	\$ 900.00
* Frame 16 inch are between store front and masonry and cover with Dens Glass and Tybek on north section of façade only as per A351 section 5.	\$ 5,500.00
Total for this part with Tax exempt Materials.	\$ 40,200.00

Thank you for the opportunity to bid this job, looking forward to serving you with top quality work.

RECEIVED

SEP 17 2024



CORONET CONSTRUCTION INC.

DEMOLITION • EXCAVATION • CONCRETE

205 W. Gerri Lane Addison, IL 60101 • office 630.628.8350 • fax 630.628.8360 • ccinc@coronetconstructioninc.com

City of Lockport
Comm. & Econ. Dev. Dept

Proposal/Contract

Date: 5/7/2024

Project: Lupine Montessori School
948 North State Street
Lockport, IL

Attn: Chris Obrecht
Sequoia, GCC
Chris Obrecht
cobrecht@sequoiagcc.com
Cell: 630-740-6563

Permit Costs/Winter Conditions/Over Excavation/Contaminated Soils/Shoring are NOT Included.
Please be advised that we reserve the right to increase the price during construction. Price will change when material prices (ready mix, steel, wood, fuel, etc.) increase.

Thank you for considering Coronet Construction Inc. as your preferred contractor. We aim to provide each client with the highest quality services in Excavation, Concrete and Demolition.
Please do not hesitate to contact us with any questions. We look forward to hearing from you.

Price based on drawings dated: 3/1/2024 issued for permit

Additional charges for Winter Conditions begin November 1st through March 31st.

Item	Description	Price
Demolition	Sawcut and removal of interior concrete slab for plumbing & foundation work, up to 1,377 SF. Sawcut and removal of exterior concrete slab for rear stoop, 77 SF. Sawcut and removal of asphalt pavement for rear stoop, 154 SF. Sawcut and removal of CMU foundation w/ concrete footing for new concrete foundation areas only. Haul away all debris.	\$ 9,100.00
Excavation	Excavation for new CMU wall footings, column footing and stoops. Export of soil as necessary. Backfill with gravel only. Gravel: 4" under sidewalk, curbs and stoops. - Gravel for daintile included. Note: Excavation and gravel for MEP work NOT included.	\$ 4,200.00
Concrete	Installation of 48" x 18" for CMU wall w/ rebar, rigid insulation, drain tile and water proofing, 38 LF. 2'x'2x1' Column footing (1) location. 4" slab infill after plumbing & foundation work w/ 6 mil vapor barrier, wire mesh and dowels around perimeter, 1,377 SF. 4" sidewalk w/ wire mesh, 472 SF. Concrete barrier curb, 132 LF. Concrete pump included.	\$ 33,800.00
Total Price:		\$ 47,100.00

Alternate 1: Additional site work along northeast towards southeast side of building as listed below:

Add: \$28,400.00

- Sawcut and removal of exterior concrete slab 200 SF.
- Sawcut and removal of asphalt pavement, 3,206 SF.
- Haul away all debris.
- Excavation for new sidewalk and curb.
- Haul away soil as necessary.
- 4" gravel under sidewalk included.
- 5" sidewalk w/ wire mesh, 1,581 SF @ east and south side of building.
- Concrete barrier curb, 247 LF.

Breakout # For Front & Side Façade: \$20,900.00

- Approx. 50% scope of Alternate 1
- Base bid: Front concrete pavement 586.2 SF
- Base bid: Front concrete sidewalk 472 SF
- Base bid: Front barrier curb 132 LF

Trees are not included in the contract, unless noted. Any fencing needed prior to, or after demolition/excavation is the owner/agent's responsibility. Any hazardous material that must be removed shall be the responsibility of the owner/agent. Any canopy required is the owner/agent's responsibility. This proposal assumes 4" max topsoil strip depth unless otherwise noted. Shoring wall not included in the price unless noted. Excavation and gravel for plumbing work not included. Concrete sealer not included unless otherwise noted.

Company license number and insurance will only be sent out after the proposal has been signed.

Please be advised that we reserve the right to withdraw our proposal if not accepted within 30 days from today's date. Prices may change if work does not begin within 30 days from the proposal acceptance; price will change when material (ready mix, steel, etc.) price will increase. Winter conditions are not included in the price.

Any variances from the above-specified plan scope of work will be charged extra.

No alternate work will be performed unless an agreement has been signed by either party. Any additional improvements not agreed upon herein are not part of this contract and will not be considered as such.

Please be advised that all suppliers charge interest on all invoices that are past 30 days. Coronet Construction Inc., unfortunately due to that fact, we are forced to do the same. All invoices not paid within 30 days will be charged an extra 1.5 % of the due amount monthly.

Final material waiver will be issued upon final payment receipt. We reserve the right to stop the work if payments are not made in agreed manner and all the parties involved in the development at this project give up the right to pursue any legal actions or monetary penalties again Coronet Construction, Inc. in such instance.

Stop work in such a case does not constitute contract breach and does not permit the owner/general contractor/developer to hire others to complete work represented by this contract.

If payments are not received within sixty days of invoice receipt a mechanical lien will be imposed on the property title and other legal actions may be taken.

Owner/Agent _____

Date _____

Printed name: _____

Coronet Construction, Inc. _____

Date _____

Printed name: _____

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SEP 17 2024

MILLER CONCRETE CONSTRUCTION, INC.

0 S 271 Town Road
West Chicago IL 60185

PROPOSAL

City of Lockport
Phone (815) 231-1000
Fax (815) 231-1603
Comp. & Econ. Dev. Dept

Proposal Submitted To:

Attn: Mr. Chris Obrecht, *Project Manager* | Ms. Lori Andersen, *Project Administrator*
Sequoia General Contracting Corp.
1585 Beverly Court, Unit 108
Aurora, IL 60502
Office: 630.499.1000 • Emails: cobrecht@sequoiagcc.com • landersen@sequoiagcc.com

Work Performed:

Date: May 7, 2024

Lupine Montessori School • Job # 2783
948 N. State Street, Lockport, IL 60441
Per plans noted on Drawing Log printed Fri March 8, 2024
@ 03.39 pm CST & Scope Stated Herein

Lupine Montessori School - Job # 2783 ♦ 948 N. State Street, Lockport, IL 60441Cast-In-Place Concrete Base Bid Includes:

- **CMU Wall Footings:** Frame & pour 37'-10" x 1'-6" thick x 4'-0" wide concrete footing w/ five (5) # 5 rebar top & bottom longitudinally & # 5 transverse bars @ 12" o. c. Provide # 5 vertical dowels @ 32" o. c. into CMU. * **Excludes:** Excavation/ backfilling, C.I.P. foundations, insulation or dampproofing.
- **Column Footing:** Frame & pour one (1) 1'-0" thick x 2'-0" sq. concrete column footing. * Set anchor bolts - furnished by others.
- **Interior Slab Replacement @ Plumber's Trenches:** Prep/ pour & hard trowel finish ± 1,250 total sq. ft. x 4" thick concrete w/ 6 x 6 x W1.4 x W1.4 plain wwf over 6 mil "Visqueen" or equal vapor barrier & compacted granular fill (furnished & placed to ± 1/10' by others). Drill & epoxy grout 18" long # 4 bars @ 24" o. c. (alternating sides) @ 24" o. c. into existing slab. Match existing slab elevations. * **Excludes:** sawcutting/ demolition & removal of existing, trenching/ backfilling of trenches or removal of spoils generated thereof, joint sealants/ caulking.
- **Interior Slab Replacement @ New CMU Wall Foundation:** Prep/ pour & hard trowel finish ± 220 total sq. ft. x 4" thick concrete w/ 6 x 6 x W1.4 x W1.4 plain wwf over 6 mil "Visqueen" or equal vapor barrier & compacted granular fill (furnished & placed to ± 1/10' by others). Drill & epoxy grout 18" long # 4 bars @ 24" o. c. (alternating sides) @ 24" o. c. into existing slab. Match existing slab elevations. * **Excludes:** sawcutting/ demolition & removal of existing, joint sealants/ caulking.
- **B6:12 Concrete Curb & Gutter & 6" Barrier Concrete @ Permeable Brick Pavers:** ± 350.4' total unreinforced curb over gravel (F.B.O.). Depress where noted.
- **Sidewalk @ Front of Building:** ± 580 total sq. ft. x 5" thick concrete w/ 6 x 6 x W14 x W1.4 plain wwf over gravel (F.B.O.). Include 6'-0" x 24" ADA Truncated Dome Detectable Warning Surface Tile w/ side curb @ one (1) handicap ramp location.
- **Trash Enclosure Pavement:** Frame/ pour & broom-finish 10' x 10' = ± 100 total sq. ft. x 8" thick w/ 6 x 6 x W2.9 x W2.9 plain wwf over gravel (F.B.O.).

Miscellaneous: Layout from engineered control points (established by others). Provide temporary concrete wash-out bin (remove upon completion). Provide expansion fillers where necessary. Sawcut/ hand tool control joints. Apply one (1) coat of CS-309 or equal curing sealing compound to new concrete. Submittals upon request.

- All work performed during normal business hours 7:00 am – 3:30 pm Monday-Friday. Bid figures work completed by Nov. 1, 2024
- All work completed in one (1) continuous phase – no phasing and/ or sequencing.

Excludes: Additional material or labor due to bad access or ground, sawcutting/ demolition or removal of existing, excavation/ trenching or backfilling, furnishing granular fill or grading to ± 1/10', work in existing building other than noted, C.I.P. concrete or CMU foundations, concrete pier on column footing, furnishing or installing insulation or dampproofing along foundations, topping slab per section 5/A350, furnishing or installing steel pipe bollards/ Gate Posts/ Fence Posts, Light Pole/ Sign Bases (foundations), Mechanical/ Transformer pads, installing more site concrete: sidewalks/ curbs/ pavement than indicated, inspections or testing services, (winter services/ conditions – i. e. snow or frost removal/ heaters or enclosures, testing services, work performed during premium "off" hours/ evening or overnight/ weekend/ Holiday work, work other than noted, barricades/ traffic control devices, Mock-Ups, Performance/ Payment Bonds, Allowances.

Total Base Bid Amount: Fifty-seven thousand five hundred & 00/ 100 dollars \$ 57,500.00

Itemized Bid Breakdown: North Façade CMU Wall Ftg. & Slab Replacement: \$ 10,500.00 • Balance of Building Work: \$ 23,750.00 • Site Concrete: \$ 23,250.00

Payment Terms & Conditions: Total Amount Due Net 30 days Upon Completion of Invoiced Work – No Retention Held

Alternates/ Unit Costs:**#1) Cement Surcharge/ Winter Services/ Winter Conditions**

a) Winter Service Fee (Nov. 1 thru March 31)	Add \$ 18.75/ cy
b) Insulated Blankets (if req'd.) for one (1) week (max.) duration	Add \$ 95.00/ ea
c) Insulated Blankets (furnished by others) Placed by MCCI	Add \$ 150.00/ hr
d) Accelerating Admixtures	
1% Liquid Chloride: Temperatures 50 – 64 degrees	Add \$ 6.00/ cy
2% Liquid Chloride: Temperatures 32 – 49 degrees	Add \$ 12.00/ cy
1% Non-Chloride (NCA): Temperatures 50 – 64 degrees	Add \$ 12.50/ cy
2% Non-Chloride (NCA): Temperatures 32 – 49 degrees	Add \$ 25.00/ cy

Please circle & initial any approved alternate/ unit cost item. Add/ deduct to base bid total sum.

Respectfully Submitted By: Patrick Whittenhall, Estimator

Accepted by:

Date:

Please sign this proposal and return one copy for our files.

Any alterations or deviations 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. This proposal may be withdrawn in 30 days. This proposal shall be incorporated into sub-contract agreement as scope of work exhibit. Price subject to any material cost increases due to shortages/ strikes/ surcharges, etc. beyond current pricing.



BUILT BY BURKE CONCRETE

1415 West 22nd Street Tower Floor Oak Brook IL 60523

Office: 630-684-2210

www.builtbyburke.com

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SEP 17 2024

City of Lockport
Comm. & Econ. Dev. Dept

Submitted To:

SEQUOIA
GENERAL CONTRACTING CORP.

Phone: (630) 499-1000

Fax:

landersen@sequoiagcc.com

Bid Number: 100-033050624

Bid Date: 5/6/2024

ATTENTION:

Lori Andersen

Project Name:

Facade Work Breakout Lupine Montessori School

Project Location:

948 N STATE ST
LOCKPORT IL 60441

ITEM	LINE ITEM DESCRIPTION
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This bid is a turn-key operation based on full access with no contingencies. Multiple pieces of equipment will be used throughout the duration of this project. This project will be achieved in one phase to be scheduled with the facilities management and ownership. Begin job by framing a total of 298 linear feet of B6-12" curb following the layout of the plans and specs drawn by **Kimley Horn KHA Project No. 268264000**. A total of 572 square feet of outside sidewalk will be framed and poured which will include a ramp as designated on the plans. All concrete poured will be 6" in depth and will include wire mesh for steel reinforcing. Following the completion of all concrete poured, job will complete with the demobilization of all equipment.

Exclusion

Building permits, fees, weekend labor, utility work, excavation, demolition, earthwork, saw cutting, hauling, transformer pad, garbage corral, inside floor, inside foundations, inside footings.

Total Cost: \$24,579.69

***Note**

This work is strictly a breakout number of the original quote 100-033030824 2783 - Lupine Montessori School. This outside work is contingent on the rest of the inside work as described.

ACCEPTED:

The prices, specifications, conditions, and terms within this proposal are hereby accepted

Built by Burke Concrete Services Inc.

Buyers Printed Name

Authorized Signature:

Signature:

Date of Acceptance

TERMS AND CONDITIONS

1. BUILT by BURKE CONCRETE WILL NOT BE RESPONSIBLE FOR PAVEMENT FAILURES RESULTING FROM INSUFFICIENT OR IMPROPERLY INSTALLED STONE BASE PLACED BY OTHERS, OR FOR DAMAGE TO EXISTING CONCRETE SIDEWALKS, APRONS, APPROACHES AND CURB/ GUTTER OR OTHER STRUCTURES LOCATED IN OR ADJACENT TO THE CONSTRUCTION AREA.

2. UNLESS OTHER PAYMENTS ARE SPECIFICALLY PROVIDED BELOW, ALL PAYMENTS TO BE APPLIED AGAINST THE CONTRACT PRICE ARE DUE AND PAYABLE WITHIN 15 DAYS AFTER THE DATE OF THE INVOICE. ALL AMOUNTS DUE AS PAYMENTS WILL BE INVOICED MONTHLY BASED UPON THE PROPORTION OF THE WORK COMPLETED AND THE MATERIALS DELIVERED TO OR SET ASIDE AND STORED FOR THIS PROJECT DURING THE PREVIOUS MONTH, THE UNBILLED BALANCE OF THE CONTRACT PRICE WILL BE INVOICED UPON COMPLETION.

3. ALL AMOUNTS NOT PAID WHEN DUE WILL BEAR INTEREST AT THE RATE OF 2% PER MONTH ON THE UNPAID BALANCE ON THE FIRST DAY OF THE MONTH COMMENCING ON THE DATE THE PAYMENT WAS DUE, PROVIDED, HOWEVER, THAT IF THIS PROPOSAL RELATES TO WORK NOT PERFORMED FOR A BUSINESS OF IN CONNECTION WITH A TRADE OR BUSINESS OF THE PARTY ACCEPTING THIS PROPOSAL, THE APPLICABLE RATE OF INTEREST SHALL BE 24% PER YEAR.

4. THE PARTY ACCEPTING THIS PROPOSAL SHALL INDEMNIFY BUILT by BURKE CONCRETE AND ITS AGENTS AND EMPLOYEES AND SHALL HOLD THEM HARMLESS FROM ANY AND ALL ACTUAL OR ALLEGED CLAIMS, DAMAGES, LOSSES, PENALTIES (GOVERNMENTAL OR PRIVATE), AND EXPENSES, INCLUDING ATTORNEYS FEES, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE AND EXPENSES WHICH ARE CAUSED BY THE NEGLIGENCE OF BUILT by BURKE CONCRETE OR ITS AGENTS AND EMPLOYEES.

5. BUILT by BURKE CONCRETE DOES NOT INCLUDE PERMITS, TESTS, FEES, BONDS, RESTORATION, UTILITY OR IRRIGATION RELOCATION UNLESS OTHERWISE SPECIFIED.

6. BUILT by BURKE CONCRETE RESERVES ALL LIEN RIGHTS PERMITTED BY LAW AND THIS PROPOSAL GIVES NOTICE THAT BUILT by BURKE CONCRETE MAY RECORD A LIEN AGAINST THE PROPERTY WHERE THE WORK IS PERFORMED AT ANY TIME. NO LIEN RIGHTS MAY BE WAIVED WITH THIS PROPOSAL.

ACCEPTED:

The prices, specifications, conditions, and terms within this proposal are hereby accepted

Buyers Printed Name _____

Signature: _____

Date of Acceptance _____

CONFIRMED:

Built by Burke Concrete Services Inc.

Authorized Signature: _____

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SEP 17 2024

City of Lockport
Comm. & Econ. Dev. Dept



83 MASONRY LLC.

Lemont IL 60439

83masonry.com

March 22, 2024

Division: Masonry Alterations

Project: Lupine Montessori School, Lockport IL.

Located: 948 N. State Street in Lockport.

Set-up, furnish, use, and dismantle and remove all equipment (lift, tube scaffolding, ladders, hand tools, etc.) labor and materials necessary for the Masonry Alterations portion of the project, are covered in this proposal.

Prices submitted in this proposal will be valid for a period of Ninety (90) days.

Base Bid price includes only items listed below and does not cover any other work!!!

Contract based this proposal.

Price for this project is based on Open Shop Wages.

All work in this proposal is Weather Permitted.

All Board Up by Others.

All debris relating to the work outlined is to be cleaned up and disposed into the dumpsters provided by GC.

Owner/GC are required to make accessible the areas to be worked. Items such as drywall, framing, concrete, furniture, attachments, equipment etc. to be removed and or relocated by the owner/GC.

Parking, water, and electricity necessary for the project will be provided by GC free of charge.

TERMS:

To be paid every 30 (thirty) days for the percentage of work completed.

Balance Due within 30 (thirty) days of completion.

Lemont, Illinois 60439

TEL: (708)285-0095

83Masonry.com

Create 4 New Masonry Openings

Install Shoring of masonry wall as needed.

Cut and remove portion of Masonry wall to accommodate new opening. Toothing jambs of masonry openings if necessary to allow for installation masonry. Blocks are to be installed in standard running bond using natural gray, type S mortar. Mortar joints are to be tooled concave, brushed and clean. Jamb to be Reinforce with Galvanized Ladder Wire, Rebar and Grout as per Structural Drawing. Install Steel Beam and infill with CMU both side and on top.

Steel IBeams/Lintels to be Provided and by GC.

Infill 1 Existing Opening as per drawings.

Infill to consist of Toothing jambs of masonry openings if necessary to allow for installation of CMU. Blocks are to be installed in standard running bond using type 'S' gray color mortar. Mortar joints are to be tooled concave, brushed and clean. Infill to be Reinforced with Galvanized Ladder Wire and Field with Grout as per structural.

CMU foundation wall and smooth block above grade as per drawings 3S311, 4S311.

Install 8" Smooth Blocks as per drawings. CMU Blocks are to be installed in standard running bond using type 'S' mortar. Mortar joints are to be tooled concave, brushed and clean. CMU wall to be Reinforced with Galvanized Ladder Wire, #5 rebar, and Grout as per structural. Install Bond Beam with #5 Rebar and Grout as per structural.

Front Elevation- \$33,000

Side Elevation- \$ 12,000

Rear Elevation CMU- \$ 6,000

BASE BID - \$51,000 (Fifty-One Thousand Dollars)

Sincerely,
Marcin Gwizd

ALTERNATE- (not including in Base Bid)

Scrape/ Pressure Wash all existing masonry and Apply Fluid Air/Water Barrier.

\$5,000

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SEP 17 2024



A DIVISION OF NELSON SASH SYSTEMS

City of Lockport
Comm. & Econ. Dev. Dept

4650 W. 120th Street
Alsip, IL 60803-2393
www.NSS-Exteriors.com

P: (708) 385-5815
C: (708) 670-6756
F: (708) 371-2261

Our Services

Skylights:

- Industrial Gable Skylights
- Insulated Glass Skylights
- Sun Tunnels
- Plastic Domes
- Venting Skylights
- Skylight Renovations
- Heat and Smoke Vent Skylights

Windows:

- Industrial Venting
- Kalwall Insulated Windows
- Polycarbonate Glazed Replacements
- Historical Replacement Windows

Architectural Sheet Metal:

- Metal roofing installation and repair
- Metal siding installation and repair
- Insulated Roof and Wall Panels
- Standing Seam Roll Forming
- Gutters/Downspouts
- Flashings/Copings
- Concrete Pour Stop
- Pre-finished Metal, Galvanized Sheet Metal, Stainless Steel and Aluminum

Incorporated in 1966, NSS Exteriors has proudly served the Chicagoland area by providing quality building envelope products and installations.

With innovative designs and competitive pricing NSS Exteriors has weathered the many changes and challenges present in construction today.

Our trained and professional installers will get your job done safely, properly and on time. Additionally, all our employees have received the 10-hour OSHA certification.

NSS has the resources and experience to help design & build your challenging projects. With our 12,000 sq. ft. shop & creative staff, we can custom fabricate any project to meet your requirements.

From residential to industrial and everything in between we have a solution that fits your needs.

Thank you for taking the time to learn more about NSS Exteriors. Please see [NSS Skylights](#) or for more information or call me directly @ (708) 670-6756.

Thank you for the consideration,

Paul Mitoraj

Paul Mitoraj
President
NSS Exteriors
A Division of Nelson Sash Systems



A DIVISION OF NELSON SASH SYSTEMS

4650 W. 120th Street
Alsip, IL 60803-2393
www.NSS-Exteriors.com

P: (708) 385-5815
C: (708) 686-1937
F: (708) 371-2261

May 2, 2024
PROPOSAL NO 10387

Sequia General Contracting
Attn: Chris Obrecht
Re: 936 North State Street
Metal Wall Panels

We propose to furnish labor, material, equipment and supervision for the following;

Furnish and install new metal siding over the existing block wall and metal panels. **Front and Side Only**

- Panel; Berridge 24 ga prefinished Box Rib panel, concealed fasteners, standard color paint finish
- Hatbat; 18 ga galvanized, 2" deep, fasteners every 12" on center
- Insulation; 2" Kingspan Greenguard rigid, R-10
- All flashings to be made from 24 ga. pre-finished metal

Work to include the following;

- Cut openings in the metal panels for the new windows
- Install hatbar over the existing block wall and metal panels
- Install 2" rigid insulation
- Install new metal panels
- Install new custom flashings
- Caulk and seal for a watertight installation
- Remove all debris

Excludes;

- Demo
- Permits
- Weekend or overtime hours
- Fascia and gutter (available at an extra cost)

Lead time; 4-6 weeks

Warranty: 2 years material and labor

Total Amount For The Above: Eighty-eight Four Hundred Sixty-two and 51/100 Dollars (\$88,462.51) tax included

Deduct the amount of \$3,026.41 for no tax

Respectfully Submitted,
NSS Exteriors

Accepted _____

By _____

Date _____

Paul Mitoraj, President



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SEP 17 2024

City of Lockport
Comm. & Econ. Dev. Dept

PROPOSAL

052_K_2024-03-28_A

Revised 5/6/2024

4/2/2024

Sequoia General Contracting

Attn: Dave Blasi

RE: Lupine Montessori

Scope Of Work: Whited Brothers scope of work is limited to the following: We will furnish labor and equipment to install the following:

Included:

- 24 gauge Matrix MX-1 (Box-Rib) metal wall panel by Morin Corp. in a vertical orientation.
- 24 gauge shop formed custom trim (Gutter, Window and sill etc.).
- 2" XPS insulation R-10
- 18 gauge galvanized sub-framing.
- Metal panel profile closures.
- Caulking
- Dumpster
- Surety Bond
- Shop Drawings
- Standard color

Excluded:

1. Engineering
2. Custom Color
3. Water Spray Test
4. Coping, Air/Vapor Barrier
5. Below Grade Flashing.
6. Sales Tax

This work to be done for the sum of \$ 175,400.00 Tax Excluded

Alternate: Breakout cost for the North And West elevations only. \$123,120.00 Tax Excluded



Due to high volatility in material prices, the price provided in this proposal is subject to change and issues with the availability of materials may cause the performance of the work to be delayed if materials are unavailable.

Respectfully Submitted,

A handwritten signature in black ink that reads 'Kevin Whited'.

Kevin Whited

Conditions & Exclusions follow



CONDITIONS:

1. **Clear access to the building exterior must be provided by the GC.**
2. **Daylight straight working time applies.**
3. **Payment on base contract work to be made in 30 days of invoicing.**
4. **Re-mobilization costs will be charged for starting and stopping work if the site is not completely ready.**
5. **Pricing good for 30 days**

Exclusions:

1. **Insurance requirements beyond limits currently in effect - see below.**
2. **Responsibility for water testing and inspection.**
3. **Engineer's seal or supervision.**
4. **Dumpsters or removal of waste from site.**
5. **Permits and/or Licenses**
6. **Premium time to make up for lost days due to weather.**
7. **Bonding**
8. **Any fees associated with project management subscriptions.**

Insurance Limits Currently in Effect until 04/15/2024

General Liability - \$1,000,000 Occurrence / \$2,000,000 Aggregate

Automobile Liability - \$1,000,000 Combined Single Limit

Umbrella - \$7,000,000 Occurrence / \$7,000,000 Aggregate

Workers' Compensation - \$1,000,000

Blanket Additional Insureds. Waiver of Subrogation available.

Sample Certificate available upon request. Send request to CMWhited@WhitedBrothers.com

Send questions to the Estimator that signed your proposal:

Kevin Whited: KWhited@WhitedBrothers.com

Pat Whited: PAWhited@WhitedBrothers.com

Rob Long: RLong@WhitedBrothers.com

Katie Vickner: Katie@WhitedBrothers.com

Send future ITBs to: WhitedBros@gmail.com

Send signed/accepted proposals or contracts to our office manager Christine at CMWhited@WhitedBrothers.com

OLD STYLE

STEEL, INC.

ATTN: CHRIS OBRECHT
RE: LUPINE MONTESSORI

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SEP 17 2024

City of Lockport
Comm. & Econ. Dev. Dept

WE PROPOSE TO FURNISH:

- 1.) BEARING PLATES
- 2.) LOOSE LIDLES

WE ALSO PROPOSE TO FURNISH & INSTALL:

- 1.) STRUCTURAL STEEL
- 2.) ROOF FRAMES
- 3.) STEEL CANOPIES

BID: 74,295⁰⁰

J. C. Rampton
JAMES C. RAMPTON

EXCLUSION:

- 1) A350/344 CANOPY WITH HIGH PERFORMANCE PAINT

ATTN: CHRIS OBRECHT
RE: LUPE MONTESSORI

5/21/24
THUR

BREAKOUT PRICES:

FRONT/NORTH	61,445 ⁰⁰
SIDE/WEST	12,850 ⁰⁰
	<u>74,295</u>

RECEIVED

SEP 17 2024

City of Lockport
Comm. & Econ. Dev. Dept



Address: 1455 Davis Rd.
Elgin, IL 60123
Phone: 847-695-9840
Fax: 847-695-9583

Date: 3-22-2024
Estimate #: SB3222024

Revised 5-03-2024

TO: Chris Obrecht
Sequoia GC

Project: Lupine Montessori School
948 N State St.
Lockport, IL.

WE HEREBY PROPOSE TO FURNISH AND INSTALL THE ITEMS LISTED BELOW
North & East sides only

(6) New openings on the West side of the building
(3) New openings on the North side of the building
Doors to be 3'0"x8'0" wide stile, 10" bottom rail, panic, electric strikes, surface mounted closer, continuous hinge, EPT hinge for the pair of doors, standard pulls.
Framing to be 2"x4 1/2" thermally broken in a Black aluminum finish with 1" clear Low-E tempered insulated safety glass and 1" insulated panels at the bottom of the windows shown on the drawings.

Due to market conditions and increases in pricing quote are good for 15 days.

Shop drawings included

All work to be union labor and performed during normal hours (7am-3pm) Monday through Friday

TOTAL: \$ 85,204.00

Tax Excluded

ADDENDA: None

EXCLUSIONS: MBE/WBE participation, Bonds, card readers, Structural Calculations, stamped drawings, water testing, thermal doors, mirrors, overtime/night/weekend work, custom painted finishes, panic exit devices, automatic door operators, card readers, motion sensors, battery backups, film

TERMS OF PAYMENT: 2%- NET 30 DAYS

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED BY:

SIGNATURE _____

RESPECTFULLY SUBMITTED:

MARK INDUSTRIES, LTD.

847-695-9840

DATE _____

Steve Bell

steve@markindustries.net

SEP 17 2024

					Proposal & Contract Broken Glass, Inc. Comm. & Econ. Dev. Dept 455 N. Artesian, Unit A Chicago, IL 60612 Phone: (312) 733-7003 Fax: (312) 733-7004 www.brokenglassinc.com info@brokenglassinc.com	
Name	SEQUOIA GENERAL CONTRACTING CORP.					
Street	1585 BEVERLY COURT, UNIT 108					
City	Aurora	State	IL	Zip	60502	
Phone	630-499-1000	Fax		Job No. 5713		
LUPINE MONTESSORI SCHOOL – LOCKPORT, IL						Date 03/21/2024
Broken Glass, Inc. ("Contractor") hereby proposes to furnish the following materials and provide the following labor as follows (the "work"): Kawneer 451T (2" x 4-1/2") Clear Anodized Aluminum Storefront System With 1" Clear Tempered As Per Code						
<u>NORTH FAÇADE:</u>						
(1) Opening (A) – Roughly 10'-0" x 8'-3" With a Single Medium Stile Door (E100A) 3'-4" x 8'-0" with Hardware Set AC1.01						
(1) Opening (B) – Roughly 24'-4" x 6'-2"						
(1) Opening (C) – Roughly 6'-4" X 6'-4"						
(1) Opening (D) – Roughly 6'-4" X 6'-4"						
(1) Opening (E) – Roughly 26'-6" x 8'-3" – 1" INSULATED METAL PANELS AT LOWER SECTION						
(1) Opening (F) – Roughly 23'-2" x 8'-3" With a Single Wide Stile Door (E113) 3'-0" x 8'-0" with Hardware Set 1.01 – 1" INSULATED METAL PANELS AT LOWER SECTION						
TOTAL NORTH FAÇADE PRICE: \$ 43,862.00						
<u>EAST FAÇADE:</u>						
(1) Opening (G1) – Roughly 5'-3" x 8'-3" With a Single Wide Stile Door (E101) 3'-0" x 8'-0" with Hardware Set 1.01						
(1) Opening (G2) – Roughly 5'-3" x 8'-3" With a Single Wide Stile Door (E105) 3'-0" x 8'-0" with Hardware Set 1.01						
(1) Opening (H) – Roughly 10'-4" x 8'-3" With a Pair of Wide Stile Doors (E103) 6'-0" x 8'-0" with Hardware Set 1.04						
TOTAL EAST FAÇADE PRICE: \$ 26,756.00						
<u>SOUTH FAÇADE:</u>						
(1) Opening (J) – Roughly 22'-8" x 7'-8" – 1" INSULATED METAL PANELS AT LOWER SECTION						
(1) Opening (K) – Roughly 7'-2" x 7'-8" With a Single Medium Stile Door (E122) 3'-0" x 7'-5" with Hardware Set AC1.01						
(1) Opening (L) – Roughly 17'-0" x 7'-8"						
(1) Opening (M) – Roughly 5'-3" x 7'-8" With a Single Medium Stile Door (E106) 3'-0" x 7'-5" with Hardware Set 3.01						
(1) Opening (N) – Roughly 5'-3" x 7'-8" With a Single Medium Stile Door (E107) 3'-0" x 7'-5" with Hardware Set 3.01						
(1) Opening (O) – Roughly 17'-0" x 7'-8"						
TOTAL SOUTH FAÇADE PRICE: \$ 46,927.00						
TOTAL EXTERIOR PRICE: \$ 117,545.00						
Kawneer 450 (1-3/4" x 4-1/2") Clear Anodized Aluminum Storefront System With 1" Clear Tempered As Per Code						
(1) Opening (P) – Roughly 11'-3" x 8'-3" With a Single Medium Stile Door (100B) 3'-4" x 8'-0" with Hardware Set AC1.00						
(1) Opening (Q) – Roughly 9'-4" x 8'-3" With a Door Frame Prepped for a Wood Door By others (116)						
(2) Openings (R1) – Roughly 3'-9" x 4'-2"						
(2) Openings (R2) – Roughly 4'-2" x 4'-2"						
(1) Opening (S) – Roughly 7'-2" x 8'-3" With a Single Medium Stile Door (122) 3'-0" x 8'-0" with Hardware Set 6.00						
TOTAL INTERIOR STOREFRONT PRICE: \$ 19,737.00						
Glazing into Frames By Others With 1/4" Clear Tempered As Per Code						
(9) Openings (Sidelites) – Roughly 1'-0" x 8'-0" (101, 102, 104, 105, 106, 107, 113, 114, and 115)						
TOTAL FBO GLAZING PRICE: \$ 1,500.00						

TERMS AND CONDITIONS

TOTAL BASE PRICE: \$ 138,782.00

****PLEASE NOTE: POWER SUPPLY CAN BE USED FOR TWO DOORS (INTERIOR AND EXTERIOR VESTIBULE DOORS)**

ADD-ONS/DEDUCTS:

- ADD FOR AUTOMATIC DOOR OPERATORS: \$4,500.00 PER DOOR IF NEEDED
- ADD FOR FURNISHING AND INSTALLING (8) ROOFTOP SKYLIGHTS: \$18,400.00
- **OPENINGS IN ROOF TOP BY OTHERS****

- **INCLUDED:** FURNISH AND INSTALL NEW STOREFRONT, FURNISH AND INSTALL STOREFRONT DOORS, GLAZING, CAULKING, SHOP DRAWINGS, LABOR, AND ALL APPLICABLE TAXES.
- **NOT INCLUDED:** SIGNAGE, MIRRORS, HM/WD DOORS & FRAMES, REPAIR/TOUCH UP ANY EXISTING STOREFRONT OR GLASS, STAMPED SHOP DRAWINGS, AND ANY OTHER MATERIAL/LABOR NOT MENTIONED ABOVE.
- **ANY ELECTRICAL CONNECTIONS BY OTHER**

Completion: Installation of subject windows to be completed by _____

Payment: Customer agrees to pay Contractor a down payment of 50%, 25% after delivery of materials and the balance upon completion. Final payment is due immediately upon completion of the work, unless specifically stated otherwise in writing. Balances are considered past due after 30 days from receipt of invoice.

All material is guaranteed to be as specified and all work is to be completed in a good and workmanlike manner in accordance with the drawings and specifications submitted. Except as provided in the incorporated Terms and Conditions, no alteration or deviation from the above specifications will be made unless a written change order is executed by the parties, and upon execution of such change order will become a part of this Proposal.

This Proposal shall be null and void unless accepted within 30 days of the date written above. Contractor retains the right to correct clerical errors before acceptance.

Broken Glass Inc. must be informed if a project is Tax Exempt before a contract is accepted.

- **THIS CONTRACT IS CONTRACTED AS NON-UNION, NON-PREVAILING WAGES AND IS NOT PUBLICLY FUNDED**

☐ (Check here if additional pages are attached and incorporated into this proposal)

Broken Glass, Inc. – Authorized Signature

Acceptance by Customer/Authorized Representative

The above prices and terms of this proposal are hereby accepted, and the Contractor is authorized to perform the work. The Terms and Conditions attached on the back page of this Proposal are expressly incorporated and made a part hereof.

Signature: _____

Customer/Authorized Representative

Dated this _____ day of _____, 20____

1. **CHANGES IN THE WORK.** Should Customer direct any modification or addition to the work covered by this contract, a Change Order shall be executed by the parties which shall become a part of this contract, and subject to the terms of the proposal and these terms and conditions. Notwithstanding any failure to issue a written Change Order, Customer shall be responsible for any additional, modified or extra work performed by Contractor at Customer's request. Once ordered, Customer shall be responsible for the cost of any material regardless of any change to the work. Performance of any work or delivery of any material contemplated by this proposal shall constitute acceptance of the contract.

2. **RESPONSIBILITIES OF THE PARTIES.** Contractor shall promptly notify Customer of (a) latent physical conditions at the work site differing materially for those indicated in the proposal, or (b) unknown physical conditions differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided in the proposal. Customer shall pay for any expense (including additional labor costs at Contractor's standard rates) incurred due to such conditions. In the event Contractor uncovers any latent defects or building code violations that are an immediate danger to Customer or Contractor's employees, Contractor shall take such steps and actions as to address the same, the cost of which shall be paid by Customer.

TERMS AND CONDITIONS

3. **WORK.** Unless specifically detailed, Contractor shall not perform any interior finish work. All exterior to be caulked using Vulkem 116. All necessary permits to be supplied by Customer and/or owner.

4. **MATERIALS.** Materials are subject to adjustment to price in effect at the time of shipment. Upon shipment of materials from supplier or manufacturer, Customer bears risk of loss or damage related thereto. Contractor retains ownership of all such materials until full payment is made and shall be allowed to remove the same from the premises in the event full payment is not made.

5. **CLEAN-UP.** Contractor will remove from the property debris and surplus material created by the work and leave the premises in a neat and "broom clean" condition.

6. **PAYMENT/RIGHT TO STOP WORK.** Contractor shall have the right to stop work if payment shall not be made when due, to Contractor under this agreement. Contractor may stop work until all payments due are received. This right shall be in addition to any other right or remedy Contractor may have at law or as provided herein. Failure by Customer to pay Contractor when due is a material breach of this agreement. Customer acknowledges that additional costs and delay in stopping and starting the project shall be treated as an additional cost and extra payable to Contractor.

7. **WARRANTIES.** All door hardware is warranted for 1 year from date of installation. All labor services performed are warranted for 1 year from date of installation. All other materials are provided "As Is." Contractor hereby expressly disclaims all other warranties, including all express, implied and statutory warranties and specifically disclaims any implied warranty of fitness for purpose and any implied warrant of merchantability. Contractor shall not be responsible for any consequential or incidental damages, lost profits or lost use related to the work, materials or warranties.

8. **ATTORNEYS FEES AND COSTS.** In the event Customer fails to pay all sums required to be paid to Contractor under this proposal, or due to any change orders or unforeseen conditions encountered by Contractor in completing the work, Owner shall pay Contractor's attorneys fees and costs incurred in collecting any sums owed to Contractor hereunder. All sums due and owing Contractor shall bear interest at the rate of 18% per annum, or the highest rate permitted by law.

9. **LIMITATION OF LIABILITY.** In the event of any claim by Customer, Owner, their lender or insurance company, or anyone claiming by or through them, either at law or equity and arising out of or in any way connected with the work performed by Contractor, or its subcontractors under this proposal, including without limitation claims for delays, damages to person or property due to the actions, inactions, or negligence of Contractor, its subcontractors, agents, employees, owners, members, managers,

shareholders or directors, the sole remedy shall be the actual cost of the work as set forth in this proposal and paid by Customer. Customer and Owner, on behalf of themselves, their lender, and their insurance company(ies) forever releases, remises and discharges Contractor's employees, agent, owners, members, managers, and directors from any claim resulting from the work.

10. **DELAYS.** Contractor agrees to start and diligently pursue the work through completion, but shall not be responsible for delays for: failure of the issuance of necessary governmental permits, funding of loans, disbursements of funds by Customer or owner's lender, acts or neglect or omission of Customer or owner or their employees or agents, acts of God, weather, strikes, lockouts, boycotts or other labor related activities, inspection delays, or other circumstances beyond the control of Contractor. Contractor reserves the right to substitute materials with materials of equal or greater value as necessary to complete the work without the prior approval of Customer in order to complete the work.

11. **LAW.** This contract shall be governed under the laws of the State of Illinois without giving effect to choice of law or conflict of law rules that would cause otherwise. The exclusive venue for any dispute arising out of this contract shall be the Circuit Court of Cook County.

12. **STATUTE OF LIMITATIONS.** Any action for breach of contract by Customer must be commenced within 60 days of accrual and shall not be extended by any limitation period applicable to Contractor. Contractor must commence any such action within the time allowed by applicable law or 10 years from accrual, whichever is longer.

D&M ARCHITECTURAL METALS, INC.

PO Box 279 – Tinley Park, IL 60477
Voice (708) 614-8400

Sequoia Construction
1585 Beverly Court Suite 108
Aurora, IL. 60502

Att: Mr. Chris Obrecht

Subject: Lupine Montessori School
948 N State, Lockport
North & East Façades - Aluminum Storefront & Entrances

May 6, 2024
Phone 630-499-1000

RECEIVED

SEP 17 2024

City of Lockport
Comm. & Econ. Dev. Dept

We hereby propose to furnish all supervision, labor, tools, material and equipment to fabricate and install new aluminum storefront & entrances on the North and East façades for the subject project per the following appendices:

APPENDIX A: SCOPE

APPENDIX B: QUALIFICATIONS

APPENDIX C: EXCLUSIONS

FOR THE SUM OF \$93,500.00

APPENDIX A: SCOPE

- 1) WIDE STILE DOORS AND FRAMES PREPPED AND INSTALL OF HARDWARE WHICH IS SUPPLIED BY OTHERS
 - a) SINGLE DOOR, DOOR NO. E100A, PREP AND INSTALL HS AC1.01
 - b) SINGLE DOOR, DOOR NOS. E101, E105 AND E113 PREP AND INSTALL HS 1.01
 - c) PAIR DOOR, DOOR NO. E103 PREP & INSTALL HS1.04
- 2) EXTERIOR STOREFRONT & ENTRANCES, 2" X 4 ½" THERMAL FRAMING SET UP FOR 1" GLASS
 - a) 1 EA. 23'-2" x 8'-2" WITH DOOR NO. E113
 - b) 1 EA. 9'-11" x 8'-2" WITH DOOR NO. E100A
 - c) 1 EA. 26' x 8'-2"
 - d) 1 EA. 26'-6" x 8'-2"
 - e) 2 EA. 6'-5" x 6'
 - f) 1 EA. 10'-8" x 8'-2" WITH DOOR NO. E103
 - g) 2 EA. 5'-3" x 8'-2" WITH DOOR NO. E101, E105
- 3) 1" GLAZE GUARD 1000 SMOOTH PANELS CLEAR FINISH INCLUDED FOR LOWER LITES WHERE REQUIRED
- 4) .063 CLEAR ANODIZED BRAKE METAL IS INCLUDED AT THE SILL ONLY AT GRADE AND RAISED SILL

NOTE: SIDELITE FOR OPENING E100A WILL BE SPLIT SO GLASS FITS IN FURNACE TO BE TEMPERED,

APPENDIX B: QUALIFICATIONS

- 1) EXTERIOR METAL FRAMING TO BE 2" X 4 ½" THERMAL T14000 SERIES BY TUBELITE
- 2) METAL FINISH TO BE CLEAR ANODIZED CLASS II
- 3) ALUMINUM DOORS TO HAVE WIDE STILES WITH 10" BOTTOM RAILS
- 4) EXTERIOR FIXED LITES TO BE 1" OA CLEAR LOW E GLASS, TEMPERED WHERE REQUIRED.
- 5) HEAD RECEPTOR AND SILL FLASHING IS INCLUDED FOR ALL EXTERIOR OPENINGS
- 6) AN APPROVED HARDWARE SCHEDULE AND ALL HARDWARE FURNISHED BY OTHERS, WHICH REQUIRES PREPARATION OR INSTALLATION BY D&M MUST BE RECEIVED COMPLETE BY D&M PRIOR TO THE START OF ANY DOOR FABRICATION.
- 7) ALL SEALANTS TO BE SILICONE

D&M ARCHITECTURAL METALS, INC.

**PO Box 279 – Tinley Park, IL 60477
Voice (708) 614-8400**

- 8) SUITABLE SPACE INSIDE THE BUILDING SHALL BE PROVIDED FOR STORAGE OF OUR MATERIAL.
- 9) ALL WORK TO BE PERFORMED ON STRAIGHT TIME HOURS.
- 10) ADEQUATE ELECTRICAL POWER TO BE PROVIDED BY OTHERS.
- 11) ADEQUATE SUPPORT FOR FRAME ANCHORAGE BY OTHERS.
- 12) THIS QUOTE PROVIDES FOR A SINGLE MOBILIZATION, DELAYS IN MATERIAL OR PREPARATION BY OTHERS WILL RESULT IN AN ADDITIONAL COST, TO BE NEGOTIATED AT THE TIME OF DELAY.
- 13) ALL BILLED WORK TO BE PAID WITHIN 30 DAYS OF INVOICE, ANY INVOICE OVER 30 DAYS SHALL BE SUBJECT TO A 1-1/2% INTEREST CHARGE PER MONTH. CUSTOMER AGREES AND SHALL BE RESPONSIBLE FOR REASONABLE ATTORNEYS FEES INCURRED IN THE ENFORCEMENT OF THIS CONTRACT.
- 14) THIS QUOTE MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

APPENDIX C: EXCLUSIONS

- 1) HARDWARE FOR ANY DOORS
- 2) STEEL CANOPY
- 3) SHADOW BOX TYPE PERIMETER TRIMS FOR WINDOWS AND DOOR FRAMES
- 4) PATCHING OR REPAIRING OF EXISTING STRUCTURE OR FINISHES.
- 5) INSTALLATION AND/OR REMOVAL OF ANY TEMPORARY ENCLOSURES, BOARD UPS OR ANY OTHER MATERIALS IN THE INTENDED OPENINGS.
- 6) DUMPSTERS, PERMITS, BARRICADES OR TEMPORARY WALLS.
- 7) ANY ADDITIONAL WORK NOT CONTAINED IN THE BODY OF THIS QUOTE OR CHANGE OF MATERIALS WITHOUT WRITTEN CHANGE ORDER.
- 8) PARTICIPATION OF LIQUIDATED DAMAGES.
- 9) FINAL CLEANING OF GLASS OR METAL
- 10) REPLACEMENT OF ANY GLASS OR MATERIALS DAMAGED OR BROKEN BY OTHERS.
- 11) PROTECTION OF OUR MATERIALS DURING ONSITE STORAGE OR AFTER INSTALLATION.
- 12) PERFORMANCE OR PAYMENT BONDS.

We appreciate the opportunity to submit our proposal for this work and look forward to working with you on this project.

Yours truly,

Daniel Lang
Project Manager

11/07/2023

Project: Lupine Montessori School at 948 North State Street - Proposal R1

Tina Davidson
Lupine Montessori School
936 N State St
Lockport IL 60441

Dear Tina,

It is our pleasure to provide you with a proposal to continue our collaboration together for the new home of Lupine Montessori School at 948 North State Street, Lockport Illinois. We are excited for the transformation of Barrett's Hardware Store into a warm, inviting, safe environment designed for Montessori education. There is something fitting to us about this transformation – from the potential inherent in the materials found and needed by builders, craftspeople, and curious beginners in a local hardware store to the potential inherent in young and curious learners engaging with Montessori materials and the building blocks of Montessori education.

ARCHITECTURAL FEE

We propose a fixed Architectural Fee of one hundred thirty-nine thousand, seven hundred dollars (**\$139,700.00**). This fee is based on a total construction cost of two million one hundred thousand dollars (\$2,100,000.00), and an estimated seven-month construction schedule. The proposed fee is based on scope depicted in the Lupine Montessori Pricing Set and Project Narrative for Adaptive Reuse dated 2023 06 23 and the Lupine Montessori Updated Plans (which include owner accepted deletion of radiant floor heating and topping, emergency generator, and reduction of interior casework scope) distributed on 2023 08 11. Should the construction cost, project scope, or schedule increase significantly from this estimate, additional services will be required.

CONSULTANT SERVICES

*Consultants listed remain recommendations and will not be selected or scoped until project is awarded to WKA.

These consultant costs are in addition to the architectural fee above and will be itemized on our invoice separately and under the terms of their individual fee proposals.

WKA services include:

Structural Engineering: **\$18,000**
MEP/FP Engineering **\$22,000**

Meyer Borgman Johnson, Chicago IL
Diligent Design Group, Chicago IL

Owner services include:

Civil Engineering:
Building Scanning **\$5,600**
Security Management
Site Surveying
Geotechnical Engineering
Environmental Studies
Testing

Kimley-Horn, Warrenville IL
ViaTechnik, Chicago IL

**Interior Design (FF&E): Current Scope is limited to providing layouts of owner provided existing inventory of furniture and coordinating interior architecture to this and any new furniture provided by owner. No coordination with another interior designer is included at this time.

WKA will coordinate its services with those services provided by the Owner and the Owner's other consultants. WKA shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the Owner and the Owner's consultants.

DESIGN PHASES

Fee Distribution by Phase

The Architectural Fee will be billed by phase as described below -

-	DD	\$35,150
-	CD	\$33,900
-	BN	\$2,010
-	CA	\$68,640
-	PO	not incl.

Design Development/Construction Documents Phase

Scope of Services:

Based on Lupine Montessori's approval of the Schematic Design Documents, and on Lupine Montessori's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, WKA will prepare Design Development Documents. The Design Development Documents will further illustrate and describe the development of the approved Schematic Design Documents and will consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical, and electrical systems, and other appropriate elements. The Design Development Documents will also update outline specifications that identify major materials and systems and establish, in general, their quality levels.

Based on Lupine Montessori's approval of the Design Development Documents, and on Lupine Montessori's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, WKA will prepare Construction Documents. The Construction Documents will illustrate and describe the further development of the approved Design Development Documents and will consist of Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work.

WKA will provide drawings to the Contractor of sufficient level of development to be submitted to the local jurisdiction for zoning approval and building permits. WKA will be available to meet with the local jurisdiction as required to present the project and respond to questions. WKA will respond to any comments or corrections.

Bidding + Negotiation Phase

Scope of Services:

WKA will respond to questions from prospective contractors and provide clarification and interpretations of the documents in the form of addenda, if required.

WKA will review award recommendations and scoping documents generated by the General Contractor to clarify and identify scope discrepancies with the documents.

Construction Administration Phase

Scope of Services:

WKA's responsibility to provide Construction Phase Services commences with the start of construction and terminates when the building obtains a certificate of occupancy.

Site Visits:

- o WKA will visit the site at intervals defined below and appropriate to the stage of construction, or as otherwise requested by Lupine Montessori to become familiar with the

progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. On the basis of the site visits, the WKA will keep Lupine Montessori reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to Lupine Montessori (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work.

Submittals:

- WKA will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data and Samples but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. WKA's review does not constitute approval of safety precautions or construction means, methods, techniques, sequences or procedures. WKA's approval of a specific item does not indicate approval of an assembly of which the item is a component.

Requests for Information:

- WKA will review and respond to requests for information about the Contract Documents and respond as required in writing or with supplemental drawings or specifications.

Certificates for Payment:

- WKA will review and certify the amounts due the Contractor and shall issue certificates in such amounts, representing to Lupine Montessori that the work has progressed to the point indicated, the quality of the work is in accordance with the contract documents and the Contractor is entitled to payment in the amount certified in accordance with the terms of the Owner-Contractor Agreement. WKA will maintain a record of the applications for payment in addition to contractor and subcontractor lien waivers.

Services Excluded:

As-designed Record Drawings

As-construction Record Drawings

Included Meetings and Site Visits:

Biweekly site meetings by WKA to review construction progress.

HOURLY RATES

Billing Rates are for the year 2023 and are subject to annual change, typically with the March billing cycle. These rates apply to and include all office, field, and travel time.

Daniel Wheeler, FAIA	\$250.00
Larry Kearns FAIA, LEED AP	\$250.00
Mark Weber, AIA	\$250.00
Jon Heinert, AIA	\$250.00
Joy Meek AIA, LEED AP	\$250.00
Chris-Annmarie Spencer AIA, NOMA	\$250.00
Calli Verkamp, AIA LEED AP	\$250.00
Michael Kendall, AIA	\$200.00
Noah Luken AIA, LEED AP	\$190.00
Emily Ray, AIA	\$180.00
Emmanuel Garcia, AIA	\$180.00
Thomas Boyster, AIA	\$170.00
Fabiola Yep, AIA	\$170.00
Kerry Frank, AIA	\$160.00
Laura Cochran	\$160.00
Deborah Lee	\$125.00
Additional Technical Staff	\$125.00
Architectural Intern	\$100.00

Reimbursable Expenses:

Customary job specific reimbursables, such as printing, messenger, shipping, and travel will be billed at cost. Mileage will be billed at the IRS allowable rate. Billing will be monthly, net due in 30 days.

Thank you for the opportunity to provide you with this proposal. Please do not hesitate to call should you have any questions regarding any of the above. If you find the above acceptable, please sign and return a copy for our records.

Sincerely,

Dan Wheeler Principal, FAIA

Tina Davidson



11/27/2023

Accepted

Date

TERMS AND CONDITIONS

PREFACE. These Terms and Conditions ("T&C") are an essential part of Wheeler Kearns Architects Inc.'s ("WKA") offer to perform Services for Client (the "Proposal") for a specific project (the "Project"), and WKA rejects any inconsistent terms. Client may accept the Proposal either by signature, oral assent, authorizing WKA to commence providing Services, or paying WKA for its Services, and any of these modes of acceptance shall be deemed to incorporate the T&C and the Proposal into the contract thereby formed (the "Agreement") between Client and WKA (the "Parties"). Tasks described in these T&C that fall outside the scope of Basic Services described in the Proposal are not Basic Services, and WKA shall not perform such tasks without Client's authorization to perform the tasks as Additional Services.

STANDARD OF CARE. WKA shall perform its Services (collectively, Basic Services and Additional Services are "Services") consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances (the "Standard of Care"). Nothing shall require WKA to exercise skill and judgment greater than the Standard of Care. WKA makes no warranties, express or implied, about its Services or the outcome of the Project. WKA shall not be responsible for any failure to follow or apply any knowledge or techniques not generally known, acknowledged or accepted when WKA performs its Services. Client acknowledges that no set of plans and specifications is entirely free of errors and omissions and that the existence of an error or omission does not automatically constitute a breach of the Standard of Care or of the Agreement. WKA shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials or toxic substances at the Project site.

TIME OF PERFORMANCE. WKA shall perform Services as expeditiously as is consistent with the Standard of Care and the orderly progress of the Project. If WKA is delayed, hindered or prevented from performing Services for any reason beyond WKA's control, WKA shall be granted an extension of time equivalent to the period of delay to complete its Services, and WKA's fees shall be equitably adjusted to compensate WKA for costs, expenses, and inconvenience related to such delay.

CLIENT'S RESPONSIBILITIES. Client shall provide full information promptly regarding requirements for and limitations of the Project, and shall render decisions to WKA promptly to avoid delay in the orderly and sequential progress of WKA's Services. Client shall furnish tests, inspections and reports required by law or good practice, such as structural, mechanical and chemical tests, and tests for pollution or hazardous materials. Client shall provide WKA with any work letter agreements, leases, similar agreements, or any other data WKA needs or requests for the Project. WKA may rely upon, but has no obligation to verify, the accuracy and completeness of Client-provided information. Client shall provide prompt written notice to WKA if Client learns of any fault or defect in WKA's Services. Client shall obtain all permits and approvals, and give all notices, required by law.

CODE COMPLIANCE. WKA shall abide by the Standard of Care and endeavor to conform the drawings and specifications WKA issues for construction (the "Construction Documents") to all federal, state and local laws, statutes, ordinances, rules, regulations, orders or other legal requirements applicable to the Project (the "Governmental Requirements") existing on the date of this Agreement. However, Client recognizes that interpretations by governmental officials (the "Code Authority") are often subject to change even after issuance of a building permit. If after award of the building permit, modifications to drawings or specifications are required because of an interpretation by the Code Authority not previously given, or which if given, differed from a prior Code Authority interpretation, WKA shall make the required modifications but shall be compensated as an Additional Service. The Parties acknowledge that submittal of drawings and specifications for permit routinely results in comments, questions and change requests by the Code Authority, and WKA shall make such changes and/or provide the requested information as a Basic Service.

ACCESSIBILITY. Client acknowledges that the requirements of the Americans with Disabilities Act, Fair Housing Act and other federal, state and local accessibility laws, rules, codes, and regulations (collectively, "Accessibility Requirements") will be subject to various and possibly contradictory interpretations. WKA will abide by the Standard of Care in an effort to interpret applicable Accessibility Requirements in effect as of the date of this Agreement and as they apply to the Project. WKA, however, cannot and does not warrant or guarantee the Project will comply with all possible interpretations of the Accessibility Requirements or Governmental Requirements as they apply to the Project. Client recognizes it has obligations under the Accessibility Requirements, and Client shall obtain appropriate legal and other counsel regarding the same.

ADDITIONAL SERVICES. Client may request, or WKA may otherwise need to perform, Services beyond Basic Services (the "Additional Services") to further the Project's objectives. Additional Services may include: any Services not explicitly described as Basic Services in the Proposal; any changes requested by Client inconsistent with Client's prior approvals; any Services necessitated because of an error or omission in any Client-provided document or information. Additional Services shall be billed at WKA's then-current hourly rates and paid by Client above and beyond any WKA fees for Basic Services.

INVOICING; PAYMENT. Amounts invoiced by WKA are due upon receipt. Client shall examine each invoice in detail; shall raise any objections within fourteen (14) days of receipt; and, after that timeframe, Client shall be deemed to have waived objections not raised. Payments due WKA shall bear interest at 1.5% per month, commencing thirty (30) days after the invoice date. A precondition to WKA

sealing Construction Documents for permit approval is payment of all sums due to WKA. If the Client fails to make payment when due, WKA may, upon seven (7) days' written notice to Client, suspend performance of Services. Unless WKA receives payment in full within seven (7) days of the notice, the suspension shall take effect without further notice. In the event of a suspension of Services, WKA shall have no liability to Client for any delays or damages caused because of such suspension.

REIMBURSABLE EXPENSES. Client shall pay 100% of the cost of all outside expenses incurred by WKA, and its normal charges for WKA in-house expenses, to further WKA's Services for the Project (the "Reimbursable Expenses"), which may include, without limitation, fees and costs of WKA consultants, reproduction charges, travel expenses, mileage, models, renderings, photographs, computer charges for computer-aided design, plotter time, and other costs.

SUSPENSION OR TERMINATION. The Agreement may be terminated by either Party for convenience effective thirty (30) days after written notice. The Project may be suspended by the Client effective thirty (30) days after written notice to WKA. In the event of suspension or termination by Client for convenience, Client shall compensate WKA for all Services provided through the effective date of suspension or termination, plus expenses incurred by WKA due to suspension or termination, plus lost profit and overhead on Basic Services not performed. If Client breaches any term of this Agreement, WKA, without limiting or waiving any other rights it may have at law or equity, may terminate this Agreement, suspend its Services, and/or pursue Dispute Resolution as set forth herein.

INSTRUMENTS OF SERVICE. WKA and its consultants shall retain all intellectual property rights including common law, statutory, and other rights in all draft, interim and final documents, drawings, specifications, calculations, Construction Documents, or computer files prepared by WKA under this Agreement (the "Instruments of Service"), regardless of whether the Project is completed. Any release of design information to Client's consultants or contractors is an accommodation and shall not diminish WKA's rights in the Instruments of Service. Upon Client's acceptance of this Agreement, WKA grants a limited, non-exclusive, non-transferrable, revocable license for Client to use the Instruments of Service transmitted by WKA in hardcopy format for the purposes for which they were prepared. This license shall not permit Client to use or reproduce these documents or any parts thereof for any other purpose, including without limitation, other projects or modifications to this Project without WKA's written consent or continued professional involvement. This license is only for information contained on printed documents only (even if WKA, as an accommodation, delivers digital media to Client). This license shall be deemed automatically revoked if Client fails to make any payment due to WKA under this Agreement. If Client otherwise breaches this Agreement, WKA shall have the right upon written notice to Client to revoke this license and to forbid Client (or others claiming rights under Client's license) from reproducing or continuing to use the Instruments of Service. Any unauthorized use of Instruments of Service is at Client's sole risk and without liability to WKA or its consultants. Client releases and, to the fullest extent permitted by law, shall indemnify, defend, and hold WKA and its consultants harmless from any claims, damages, losses, or expenses, including, but not limited to, attorneys' fees or costs, they incur due to Client's unauthorized use of Instruments of Service.

PRODUCT SUITABILITY. Regarding new equipment, materials, and products (the "Products") required by Construction Documents, WKA is relying on the stated and implied representations made by manufacturers, suppliers and installers of such Products as being suitably fit for their intended purposes. WKA is not responsible for a Product's failure to perform consistently with those representations.

DESIGN-BUILD SUBCONTRACTORS. If mechanical, electrical, plumbing and fire protection systems (or other Project aspects) will be procured by Client through design-build subcontractors, WKA shall coordinate the architectural documents with documents provided by design-build subcontractors. Under Basic Services, such WKA coordination shall consist of providing architectural backgrounds to the design-build subcontractors for their use, reviewing any drawings provided by the design-build subcontractors for potential conflicts with base building architectural and/or structural elements, modifying base building architectural and/or structural elements as required to accommodate design-build elements, where appropriate, or alerting design-build subcontractors to conflicts to be coordinated through modification of the design-build subcontractor's design. Such WKA coordination shall not include directing design-build subcontractors, their design professionals or engineers, peer-reviewing their work, nor any WKA responsibility for their performance of their services.

CONSTRUCTION BY TENANTS. If the building involves construction or design performed by tenants, WKA shall coordinate the core and shell architectural components of its documents with tenants' construction documents to the extent the tenants' documents interface with core or shell architectural or structural components. Under Basic Services, WKA coordination shall consist of providing architectural backgrounds to tenants' architect/engineer for its use, reviewing the drawings provided by tenants' architect/engineer for potential conflicts with base building architectural or structural elements, modifying base building architectural or structural elements as required to accommodate tenant improvement elements, where appropriate, or alerting tenants' architect/engineer to conflicts to be coordinated by modification of the tenant's design. Such coordination shall not include WKA directing tenants' architects / engineers, peer-reviewing their work or services, nor any WKA responsibility for their performance of their services.

CONSTRUCTION WARRANTY. Client shall ensure that the construction is performed by a general contractor or construction manager who shall have overall responsibility to construct the entire Project and who shall warrant the quality of construction to Client and WKA under terms no less stringent than Section 3.5 of AIA Document A201-2017, "General Conditions of the Contract for Construction."

COST ESTIMATES. WKA cost estimates, if any, represent its judgment as an architect familiar with the construction industry. However, Client acknowledges that neither Client nor WKA has control over the cost of labor, materials, or equipment, over contractors' methods to determine bid prices, or over competitive bid markets or negotiation conditions. WKA cannot and does not warrant or represent that the proposals, the bids, or the ultimate Project construction cost will not vary from the Project budget proposed, established, or otherwise approved by Client, or from any statement of probable construction cost or other fixed cost estimate or cost evaluation prepared by WKA or others. Any Services WKA performs at Client's direction to re-design the Project to conform to any budget or cost estimate are Additional Services.

FAST TRACK. To minimize construction problems and change orders, WKA's standard practice requires the completion of detailed working drawings prior to bidding and entering into firm construction contracts. However, Client may request WKA to accelerate the completion of the Services on a fast-track basis so the Work is completed in a shorter time period than would normally be required. Client understands that if construction or furnishings contracts are executed prior to WKA completing final Construction Documents, there may be increases in costs and change orders caused by the difficulty of coordinating Construction Documents and the inability to make various decisions until after early bids are received and some construction undertaken, and that WKA is not responsible for such additional Client costs.

HIDDEN CONDITIONS. Client acknowledges hidden conditions may be subsurface or concealed by existing finishes or not susceptible to reasonable visual observation by WKA. If such a condition requires a change in the design or construction work, the costs of such a change belong solely to Client, and WKA has no responsibility for any resulting costs or damages. If WKA's Services include the design of repairs based on a review of existing conditions, Client acknowledges WKA is working from imperfect information and does not warrant that WKA will have seen and designed repairs for every defective condition.

CONSTRUCTION ADMINISTRATION. WKA has no responsibility to perform construction administration services unless explicitly described as part of WKA's Services in the Proposal. If WKA performs construction observation services, WKA shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, for any defects, deficiencies or other acts or omissions of a contractor or any other persons performing the Work, or for the failure of any of them to carry out the Work in accordance with the Construction Documents. WKA shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. WKA's visits to the construction site shall be for the sole purpose of becoming familiar, in general, with the progress and quality of the Work built pursuant to the Construction Documents and to determine, in general, if the Work, when completed, will be in substantial accordance with the Construction Documents.

SITE SAFETY. Notwithstanding any contrary or potentially ambiguous description of WKA's Services, WKA shall have no responsibility for job site safety on the Project. Contractors and subcontractors shall have full and sole authority for all safety programs and precautions and the means, methods, techniques, sequences and procedures in connection with the Work. WKA shall have no authority to take any action whatsoever on the Project site regarding safety precautions or procedures, and WKA is not authorized to stop the construction work. No provision of this Agreement shall be interpreted to confer upon WKA any duty owed under the common law, under OSHA, or any other statute or regulation to construction workers or any other party regarding safety or the prevention of accidents at the jobsite.

CERTIFICATES OF PAYMENT. Certifications for payment issued by WKA, if any, constitute a representation, based on its observations at the site and on the data comprising contractor's application for payment, that to the best of WKA's knowledge, information and belief, contractor's construction work (the "Work") has progressed to the point indicated in the payment application, and the Work appears to be in accordance with the Construction Documents. Such certifications are subject to an evaluation of Work for conformance with Construction Documents upon Substantial Completion, to results of later tests and inspections, to deviations from the Construction Documents correctable prior to completion, and to any qualifications expressed by WKA. Such certifications are not a representation that WKA has made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; has reviewed Work covered up by subsequent Work; has reviewed means, methods, techniques, sequences or procedures; has reviewed copies of requisitions received from subcontractors and material suppliers and other data requested by the Client to substantiate Contractor's right to payment; or ascertained how or for what purpose Contractor has used money previously paid. WKA has no responsibility for collection of lien waivers or similar documents from contractors, as that responsibility lies solely with the Client.

SUBMITTALS. WKA may agree to review contractor submittals properly submitted to WKA, such as shop drawings, product data, and samples ("Submittals"), but not more promptly than WKA deems necessary, in its professional judgment, to permit an adequate review, and only for the limited purpose of checking for conformance of the information submitted and the design concept expressed in the Construction Documents. WKA shall not review Submittals to approve any safety precautions or temporary arrangements, or to determine the accuracy or completeness of details such as dimensions or quantities, or for substantiating instructions for installation, or for performance of equipment or systems designed by or for contractor, or for coordinating any construction, all of which remain contractors' responsibility. If WKA requires or permits contractors to perform design-build services, or to retain a design professional to submit calculations, certifications or other instruments of professional service, WKA may rely upon the adequacy, accuracy and completeness of, and has no obligation to independently verify or peer review, professional services provided by or through contractor,

including those embodied in documents signed or sealed by contractor's design professional. WKA's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

WAIVER OF CONTRIBUTION AND INDEMNIFICATION. Except to the extent of any law limiting recovery because of a party's own negligence, Client waives any right of contribution and shall indemnify, defend, and hold harmless WKA from and against all claims, damages, losses, and expenses, including, but not limited to, WKA's attorneys' fees, arising out of or resulting from or in connection with any negligent act or failure to act by Client or its contractors, consultants, agents, and employees.

CLAIMS. Client acknowledges that WKA is a corporation and agrees to make any claim arising out of or relating to this Agreement or the Project against "Wheeler Kearns Architects Inc." only, and not against any of its owners, directors, officers, or employees. The Parties have evaluated the risks and rewards associated with the Project, including WKA's fee relative to the risks assumed, and agree to allocate certain of the associated risks as follows: (i) the Parties both waive claims for consequential damages against the other; (ii) WKA's maximum total liability to Client, or anyone claiming by or through Client, for any claims, losses, expenses, damages or injuries arising out of this Agreement from any cause or causes, regardless of the cause of action or legal theory asserted (including, without limitation, negligence, professional errors or omissions, breach of contract, or warranty), shall be limited to the available covered proceeds of WKA's applicable insurance coverage. If due to WKA's violation of the Standard of Care a required item or component of the Project is omitted from the Construction Documents, WKA shall not be responsible for paying the cost required to add such an item or component to the Project to the extent such item or component would have been required and included in the original Construction Documents and budget. In no event will WKA be responsible for any cost or expense that provides betterment or upgrades or enhances the value of the Project. WKA shall be entitled to collect its reasonable attorneys' fees and costs, including expert and consulting fees, incurred in enforcing any term of this Agreement, or seeking a remedy for any Client breach thereof.

DISPUTE RESOLUTION. Any and all claims arising out of or relating to this Agreement, or the Project ("**Disputes**") shall be resolved in the following phases, each of which is a condition precedent to the next phase. **Phase I:** the Parties will in good faith attempt to negotiate a resolution of Disputes through an in-person meeting of the Parties' executives at least one level senior to the employees with daily Project responsibility, if any. **Phase II:** Disputes not resolved through negotiation are subject to mediation before the American Arbitration Association ("**AAA**") in Chicago, IL under the AAA's Construction Industry Rules then in effect. **Phase III:** Disputes not resolved by mediation shall be decided by arbitration in Chicago, IL, under the AAA's Construction Industry Arbitration Rules then in effect. This agreement to arbitrate shall be specifically enforceable under prevailing arbitration law, any award rendered by the arbitrator(s) shall be final, and judgment may be entered upon under applicable law in any court having jurisdiction thereof. The demand for arbitration may not be made after institution of legal or equitable proceedings based on such Dispute would be barred by the applicable statute of limitations and repose. No other person or entity may be joined to any arbitration between the Parties without WKA's consent. The law of the State where the Project is located shall govern this Agreement and all Disputes.

WAIVER OF SUBROGATION. To the extent covered by property insurance, the Parties irrevocably waive all rights against each other, and their consultants, agents, owners, and employees for damage to property. Client shall require all contractors to provide similar waivers in favor of both Parties in all contracts for construction.

ARCHITECT'S INSURANCE. WKA shall maintain its usual insurance policies, including professional liability insurance and commercial general liability ("**CGL**") insurance, during the Project. If Client desires additional insurance, WKA shall use its best efforts to obtain the additional insurance, but Client shall reimburse WKA for any additional premium or other related costs. Client will ensure that all construction contractor(s) name WKA as an additional insured on their CGL insurance policies and agree to indemnify, defend, and hold harmless Client and WKA for claims related to the contractors' work.

MISCELLANEOUS. WKA may take photos and make other reasonable promotional use of the Project. Client's name and address shall not be used unless permission, which shall not be unreasonably withheld, is granted. Client agrees and will obtain a similar agreement from the contractors to the effect that WKA will be properly identified and will be given appropriate credit on all construction signs, building signage showing credits, press releases and other forms of publicity for the Project. Any notices or other communications required by this Agreement or by law shall be in writing and shall be deemed served, when personally delivered to the Party to whom it is addressed by either hand delivery, overnight mail, or certified mail, postage prepaid, return receipt requested to the addresses in this Agreement. This Agreement represents the entire understanding of the Parties and supersedes all prior negotiations, representations or agreements, and shall be binding upon the Parties and their respective successors and assigns. The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the Parties' intentions and purposes in executing the Agreement. This Agreement may be amended only by written instrument signed by both Parties.



City Council

Agenda Memorandum

Item # CD-2

To: Mayor & City Council

From: Lance Thies, Director of Community and Economic Development

Subject: Fire Alarm & Fire Sprinkler System Installation Assistance Program for 900 - 936 N. State Street, Maryknoll Plaza, in the Amount of \$20,000

Date: Wednesday, November 6, 2024

BACKGROUND/HISTORY

The applicant, SPH Holdings LLC, represented by Owners Agent, Kim Braunstein, is requesting funds through the City's Fire Alarm & Sprinkler System Grant Program to install a new fire alarm and sprinkler system at the Maryknoll Plaza at 900 N. State Street. The work proposed will be for Phase 1 – main sprinkler to be run to south building area with fire alarm panel connections to new devices and panel upgrades. Phase 1 consists of 56,600 square feet of existing tenant space, including Lupine Montessori School, Salon 100, Farmers Insurance, Hollingworth Candies, Kids Above All and Vitrek.

The applicant is seeking these funds to enhance the safety for the existing tenants. The property is zoned C2 Community Commercial and is located within the Target Area as designated by the City of Lockport.

The applicant has submitted contractor's estimates as required:

FIRE ALARM SYSTEM:

Cross Points Sales Inc.	\$15,500
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FIRE SPRINKLER SYSTEM:

F.E. Moran Inc.	\$63,325
MVP Fire Systems Inc.	\$58,495
Cross Point Sales Inc.	\$67,000

The Assistance Program allows for a 50% match up to a maximum of \$20,000 for both fire alarm and fire sprinkler system installation improvements. The applicant is allowed the \$20,000

maximum reimbursement based on the lowest quotes for the fire alarm and fire sprinkler (\$15,500 + \$58,495 = \$73,995 x 50% = \$36,997.50).

To date, the City Council has approved \$211,605 of the \$150,000 Façade Grant budgeted amount for 2024 (inclusive of Lupine Montessori's current request). (141%). The 2024 Code Compliance Budget is \$85,000 of which the Council has approved \$55,000, for a combined budget total of \$235,000 and current total approvals of \$206,605. Including the \$20,000 for this project, the total for both Façade and Code Compliance Grant reimbursements will be \$226,605 (96%), inclusive the pending applications.

The City will reimburse the applicant after the work is completed, inspected, proof of payment provided, and the Fire District approves and witnesses the fire alarm test and ensures it is functioning properly.

PROS/CONS/ALTERNATIVES

N/A

RECOMMENDATION

Staff recommends approval of the requested assistance in the amount of \$20,000 for the installation of a fire alarm and fire sprinkler system subject to the design being submitted to and approved by the Lockport Fire Protection District.

ATTACHMENTS

[Resolution No. 24-105 Fire Alarm & Fire Sprinkler System Installation Program Grant for property at 900-936 N. State St. in amount of \\$20,000](#)

[Fire Sprinkler and Alarm Assistance Program Application](#)

[Contractor Estimates](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Approve Resolution No. 24-105 the Fire Alarm & Fire Sprinkler System Installation Program Grant for the property located at 900-936 N. State St. in the amount of \$20,000.00.

RESOLUTION NO. 24-105

**RESOLUTION APPROVING THE FIRE ALARM & FIRE SPRINKLER SYSTEM INSTALLATION PROGRAM
GRANT FOR THE PROPERTY LOCATED AT 900 - 936 N. STATE STREET IN THE AMOUNT OF \$20,000.00**

WHEREAS, the City of Lockport established the Fire Sprinkler & Fire Alarm System Installation Assistance Program for eligible existing commercially zoned buildings constructed prior to April 1, 2003, at which time the City amended the 2000 International Building code, with a subsequent update in 2019 to the 2015 International Building Code, to mandate fire sprinklers in all buildings over 5,000 square feet in area; and

WHEREAS, the grant is provided to property owners to cover a portion of eligible costs and provide an incentive for property owners to enhance the protection of their structures and its occupants, as well as to improve the economic viability of the properties located specifically in Downtown, along the 9th Street and North State/Archer Avenue corridors; and

WHEREAS, the Mayor and the City Council of the City of Lockport have determined that the application submitted by SPH Holdings LLC, represented by Owners Agent, Kim Braunstein, meets the criteria prescribed in the Program and there is adequate funding in the Program to grant the above-referenced amount.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LOCKPORT, ILLINOIS, AS FOLLOWS:

SECTION 1: The grant application for the property at 900-936 N. State Street shall be granted in the amount of \$20,000.00

SECTION 2: This Resolution shall become effective immediately upon passage and approval as provided by law.

PASSED this _____ day of _____, 2024, with

_____ **ALDERMEN** voting aye _____ **ALDERMEN** abstaining

_____ **ALDERMEN** voting nay _____ **ALDERMEN** absent

The **MAYOR** voting aye _____, voting nay _____, not voting _____

_____ **BARTESEN** _____ **BERGBOWER** _____ **DESKIN** _____ **GILLOGLY**

_____ **MCDONALD** _____ **PUGH** _____ **SABAN**

_____ **MAYOR**

ATTEST:

Steven Streit, Mayor

Kathleen Gentile, City Clerk

RECEIVED

OCT 03 2024



CITY OF LOCKPORT FIRE SPRINKLER & FIRE ALARM SYSTEM INSTALLATION ASSISTANCE PROGRAM

City of Lockport
Comm. & Econ. Dev. Dept

The City of Lockport has implemented a Fire Sprinkler & Fire Alarm System Installation Assistance Program for eligible commercially zoned buildings constructed prior to April 1, 2003 at which time the City of Lockport amended the 2000 International Building Code, with a subsequent update in 2019 to the 2015 International Building Code, to mandate fire sprinklers in all buildings over 5,000 square feet in area. Upon approval of the proposed improvements, the City will consider reimbursing property owners a portion of eligible costs with the amount of reimbursement being based on the type of eligible improvement and allowable use of the building as defined in Section Eight. The goals of this program are to provide an incentive for property owners to enhance the protection of their structures and its occupants, as well as to improve the economic viability of the properties located specifically in Downtown, and along the 9th Street and North State/Archer Avenue corridors.

Program participants are eligible to receive reimbursement of up to 50% of approved costs, but not exceeding the maximum amount allowed in Section One: Cost Sharing. Prior to commencing eligible improvements, required inspections shall be completed, the agreement/application must be approved by City Council, and all required permits and/or approvals must be obtained. After the project is completed all invoices and proof of payment as required in Section Five: Documentation Requirements for Reimbursement, must be submitted and approved by the City Council prior to reimbursement.

An application and Program guidelines are attached. In advance of submitting your application, please schedule a pre-application meeting with representatives from the Community and Economic Development Department to discuss details of your proposed improvements. The respective Fire District representatives may also be in attendance at this meeting. Please contact Lance Thies, Director of Community & Economic Development at (815) 838-0549 extension 1137 to schedule this meeting. The Community Development Department is located at 222 E. 9th Street, 2nd Floor.

Thank you for your interest in our Fire Sprinkler & Fire Alarm System Installation Assistance Program. It is this type of cooperative effort between the City and our businesses that helps enhance our community and increase our pride.

RECEIVED
OCT 03 2024
City of Lockport
Comm. & Econ. Dev. Dept

**CITY OF LOCKPORT
FIRE SPRINKLER & FIRE ALARM SYSTEM INSTALLATION
ASSISTANCE PROGRAM**

AGREEMENT

THIS AGREEMENT, entered into this 30th day of September, 2024, between The City of Lockport, Illinois (hereinafter referred to as the "City") and the following Property Owner (s) to wit:

Owner: SPH Holdings LLC Paul-Henri Gauvin Partner 1+864-423-9157
Address: C/O Network Property Managment 7820 Graphic Drive
City: Tinley Park State: Illinois Zip Code: 60477
Phone # 708-774-7005 Email: Kbcdinc@aol.com cc: to: Phgauvin@gruposph.mx
Name of Business: MARYKNOLL PROPERTIES
Project Address: 900 N. State (Il 171) Lockport Illinois 60441

WITNESSETH

WHEREAS, The City has established a Fire Sprinkler & Fire Alarm System Installation Assistance Program for eligible commercially zoned building construction prior to April 1, 2003, at which time the City of Lockport amended the 2000 International Building Code, with a subsequent update in 2019 to the 2015 International Building Code, to mandate fire sprinklers in all building over 5,000 square feet in area; and

WHEREAS, said Assistance Program is administered by the City and is funded from General Revenues to provide an incentive for property owners to enhance the protection of their structures and its occupants, as well as to improve the economic viability of the properties in designated commercial areas; and

WHEREAS, pursuant to said Program the City has agreed to assist, subject to its sole discretion, with the cost for the installation of a building fire sprinkler and/or fire alarm systems as approved by the Building Department up to fifty percent (50%) of the approved contract cost of such improvement and in accordance with the City's maximum participation schedule as outlined in Section One.

NOW, THEREFORE, in consideration of the mutual covenants and agreement obtained herein, the City and OWNER(s) do hereby agree as follows:

SECTION ONE: COST SHARING – The City shall assist with the installation cost of a fire sprinkler and/or fire alarm system up to fifty percent (50%) of the approved contract cost of such improvement and up to a maximum amount not exceeding the following reimbursement schedule:

Fire Alarm System Only	up to a maximum amount of \$5,000*
Fire Sprinkler System Only	up to a maximum amount of \$15,000*
Fire Sprinkler & Fire Alarm System	up to a maximum amount of \$20,000*

***Note:** The reimbursable maximum amount is subject to the number of applications and availability of program funding during the fiscal period at the time of application. Overall program funding approved in any given fiscal year can be terminated by the City without notice.

The costs which are eligible for City participation include all labor, materials, equipment and other contract items necessary for the proper execution and completion of the work as designated from the design drawings approved by the City.

SECTION TWO: DESIGN APPROVAL – No work shall be undertaken until the design has been submitted to and approved by the Building Department and respective Fire Protection District having jurisdiction over the property. Following approval, the OWNER(s) shall contract for the work and all eligible improvement/s as approved by the City shall be completed within ninety (90) days from the date of issuance of the building permit.

SECTION THREE: REVIEW OF PROJECT – The Building Department and/or respective Fire Protection District shall periodically review the progress of the contractor's work on the improvement pursuant to this Agreement. Such inspections shall not replace any required permit inspection by City Inspectors. All work which is not in conformance with the approved drawings and specifications shall be immediately remedied by the OWNER(s) and deficient or improper work shall be replaced and made to comply with the approved drawings, specifications, and terms of this Agreement.

SECTION FOUR – BUILDING CODE COMPLIANCE: As part of the agreement, the Owner(s) will permit the City to inspect the property prior to any work taking place. The purpose of the inspection is to identify any aspects of the building which may not be in compliance with applicable building codes, electrical codes, plumbing codes, property maintenance codes, sign regulations, zoning codes and fire codes. Any items

discovered that are not in compliance with the applicable code shall be corrected as part of the eligible improvement/s and shall be completed prior to reimbursement for the eligible improvement/s. All code deficiencies, except for eligible improvement/s, identified at the time of inspection shall be completed at the sole expense of the property owner.

SECTION FIVE: DOCUMENTATION REQUIREMENTS FOR REIMBURSEMENT –Upon completion of the improvement and upon its final inspection and approval by the Community & Economic Development Department and/or respective Fire Protection District, the OWNER(s) shall submit to the City a properly executed and notarized contractor statement showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment in the work. In addition, the OWNER(s) shall submit to the City proof of payment of the contract cost pursuant to the contractor's and architect's or engineer's statements.

The City shall, within forty-five (45) days of receipt of the contractor's statement and proof of payment issue a check to the OWNER(s) in amount as indicated herein.

SECTION SIX – ADDITIONAL CITY PARTICIPATION: In addition to providing financial assistance for the installation of a fire sprinkler and/or fire alarm system as indicated herein, the City shall also waive all requisite City inspection, plan review and permit fees, and any fees associated with purchase of new water meters as may be required. The City shall also request that the Fire Protection District agree to waive all inspection, plan review and permit fees associated with the eligible improvement/s identified in Section One, but the waiver of those fees shall be at the discretion of the Fire Protection District.

SECTION SEVEN – PROPERTY OWNER COSTS: In addition to assuming responsibly for costs associated with installation of the fire sprinkler & fire alarm system not covered by the City as indicated herein, the property owner shall be responsible for all costs incurred to achieve applicable code compliance as noted in Section Four above, as well as for all costs incurred as a result of having to increase the size of the water service to the building. The property owner shall also be responsible for all costs involving preparation of plans, and for assumption of all liability as may be associated with installation of a fire sprinkler & fire alarm system.

SECTION EIGHT: ALLOWABLE USES: Notwithstanding the zoning of the property, at time of application for the Fire Sprinkler and Fire Alarm Assistance Program and during the term of any approved agreement, only those uses that generate sales tax revenue to the City, in particular retail and specialty retail

shops, eating and drinking establishments, entertainment and recreation establishments, and specialty services uses which have a retail component shall be located within the building unless otherwise approved by the City Council prior to entering into an agreement.

SECTION NINE: FAILURE TO COMPLETE WORK – All eligible improvement/s as approved by the City shall be completed within ninety (90) days from the date of issuance of the building permit. As this Program is funded each fiscal year (January 1st – December 31st), all reimbursement of approved eligible improvements need to occur within that same fiscal year period that the application/request was submitted, unless otherwise extended by the City Administrator. If the OWNER(s) or his contractor fail to complete the improvement work provided for in conformity with the plans, specifications and all terms of this Agreement, the Agreement shall terminate and the financial obligation on the part of the City shall cease and become null and void.

SECTION TEN: UNRELATED IMPROVEMENTS – Nothing herein is intended to limit, restrict, or prohibit the OWNER(s) from undertaking any other work in or about the subject premises which is unrelated to the improvement provided for in this Agreement.

SECTION ELEVEN: CITY INDEMNIFICATION REGARDING CONSTRUCTION – The Owners of the subject property agree to defend and hold harmless the City from any and all claims which may arise out of said Owners' construction activities under this Agreement.

SECTION TWELVE: GENERAL INDEMNIFICATION – In the event that, as a result of this Agreement, or actions taken as required hereunder, the City is made a party defendant in any litigation or claim out of this Agreement or the development activities contemplated hereunder, the Owners agree to defend and hold harmless the City and its officials and employees, individually and collectively, from any suits and from any claims, demands, setoff or other action including but not limited to judgments arising therefrom. The obligation of the Owners hereunder shall include and extend to payment of reasonable Attorneys' fees for the representation of the City and its officials and employees in such litigation and includes expenses, court costs and fees. The Owners or its insurer shall engage licensed attorneys to represent the City and its Officers and its officials and employees in such litigation, subject to the approval of the attorneys by the City Attorney, which approval shall not be unreasonably withheld.

SECTION THIRTEEN: PERFORMANCE OF AGREEMENT – It is agreed that the parties hereto may in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance, enforce or compel the performance of this Agreement, which shall include the right of the parties to recover a judgment for monetary damages against each other, provided, however, that the Owners shall not have a right to recover a judgment for monetary damages against any Elected or Appointed Official of the City for any breach of any of the terms of this Agreement. The City reserves the right to maintain an action to recover damages or any sums which Owners have agreed to pay pursuant to this Agreement and which have become due and remained unpaid.

SECTION FOURTEEN: EXHIBITS – It is agreed that Exhibits I through V shall be considered part of this Agreement.

SECTION FIFTEEN: DISPLAY OF CITY FUNDING PROMOTIONAL MATERIAL – All program participants shall be required to prominently display a poster identifying the property as receiving City funding. The sign will be provided by the City and shall be displayed from the date the Application is approved, to no less than thirty (30) days after final approval and reimbursement is made.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

OWNER(S)

CITY OF LOCKPORT

SPH HOLDINGS LLC by Kim Braunstein (agent)

Program Participant /s/Kim Braunstein

Steven Streit, Mayor

DATE: 9/30/24

DATE: _____

ATTEST:

Kathleen Gentile, City Clerk

DATE: _____

EXHIBITS

EXHIBIT I	COMPLETED APPLICATION
EXHIBIT II	PROOF OF OWNERSHIP IN FORM OF DEED OR TITLE INSURANCE POLICY
EXHIBIT III	FIRE SPRINKLER / FIRE ALARM SYSTEM PLANS WITH INFORMATION RELATED TO MATERIALS, LAYOUT, LOCATIONS AND DIAGRAMGS, ETC.
EXHIBIT IV	CONTRACTOR'S ESTIMATES, INCLUDING ITEMIZED COSTS. A MINIMUM OF THREE (3) QUOTES ARE REQUIRED. IF NOT THERE ARE NOT THREE COMPANIES WILLING TO BID ON THE PROJECT, TWO (2) BIDS ARE REQUIRED AND PROOF OF CONTACT OF MORE THAN ONE ADDITIONAL COMPANY MUST BE PROVIDED.
EXHIBIT V	CONTRACTOR'S AGREEMENT

RECEIVED

OCT 03 2024

City of Lockport
Comm. & Econ. Dev. Dept

EXHIBIT I - APPLICATION

Date of Application: 9/30/2024
Applicant Name: SPH Holdings LLC by Kim Braunstein authorized Owners Agent
Project Address: 900 N. State (Il 171) Lockport Illinois 60441
Building Owner: SPH Holdings LLC

Year Property Purchased: 2022
Size (SF) of Building/Tenant Space: 56,600 sq. ft.
Existing Tenant(s): Lupine Montessori School, Salon 100, Farmers Insurance, Hollingworth Candies, Kids Above All, Vitrek ,

Total Anticipated Budget: \$Phase 1 -S. Bldg Alarm \$15,500, Sprinkler \$57,625.00, \$5700.00 FD connection/ \$78825.00 phase 1 est.

Three (3) State licensed contractor's estimates are required. Contractors must submit state licensing documents along with the proposal of work.

Total Anticipated Grant Request: \$ \$39412.50 for Phase 1 (est for Phase 2 Pilates area, and phase 3 \$40,000 Retail stores upgrades)

Written Description of Proposed Improvements:

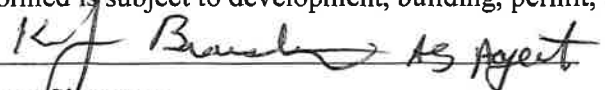
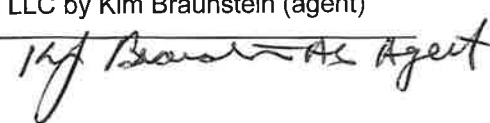
8" water main run to New Sprinkler room in " Pilates " center west building, Fire Department connection, Main sprinkler run to south Phase 1 building, per NFPA standards, fire alarm panels connections to new devices, and panel upgrades

additional \$5700 for remote fire department connection will be an expected addition to contract /see estimate F.E. Moran

Attach three (3) copies of plans of proposed improvements

I, Kim Braunstein for SPH Holdings LLC, hereby make application to the City of Lockport for a Fire Sprinkler & Fire Alarm System Installation Assistance Program in the anticipated amount of \$ \$39,412.50.

I understand that my application must be approved by the City and that it must conform to established design guidelines, as well as, specific design recommendations of the City of Lockport. I have read a copy of the Fire Sprinkler & Fire Alarm System Installation Assistance Program Agreements. If approved, I understand that all work performed is subject to development, building, permit, and agreement provisions.

	_____
Applicant Signature	Date
SPH HOLDINGS LLC by Kim Braunstein (agent)	9/30/2024
Building Owner 	_____
	Date

Please return the completed application to:

Community & Economic Development Department
City of Lockport
222 E. 9th Street, 2nd Floor
Lockport, IL 60441

If you need assistance with the application and/or have general inquiries, please call Lance Thies, Director of Community and Economic Development at (815) 838-0549 ext. 1137.

Staff Use Only:

File Number: _____

ANTICIPATED BUDGET

ACTIVITY	ESTIMATED COST
Water Main	34,000
Fire Sprinkler Backflow and Main piping run to Phase 1	* phase 2 assistance to be requested in 2025
Phase 1 Fire Sprinkler system	63,325.00
Fire Alarm - Phase 1 south area building	15,500.00
Total Anticipated Assistance Request	
	\$ 39,412.50 as it excludes water main

Architect or Engineer for the Project:

Company Name: Robert Morris A.I.A Orbis architects, Inc..
 Contact: Robert Morris 815-673-9400 Kim Braunstein 708774-7005
 Address: 432 E. 14th Street Lockport, IL 100 Grant Avenue Frankfort IL
 Phone:
 Email: rmmorris@orbisarchitects.com , Kbcdinc@aol.com

Contractor for the Project:

Company Name: F.E. Moran Fire Protection
 Contact: (Keith Royer 708-606-8247) main contact Kim Braunstein
 Address:
 Phone: 708-774-7005
 Email: kbcdinc@aol.com

For reimbursement purposes, City of Lockport shall make a check payable to:

Name/Business: SPH Holdings LLC
 Address: c/o Network Property Management 7820 Graphics Drive Tinley Park, IL 60477
 SS# or Tax ID#

FEIN 88-3712081



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OCT 03 2024

City of Lockport
Comm. & Econ. Dev. Dept
www.femoran.com

2165 Shermer Road • Suite D • Northbrook, IL 60062 • (847) 498-4870 • www.femoran.com

To: Kim Braunstein – kbcddinc@aol.com
KB Design and Consulting, Inc. for SPH Holdings
100 Grant Avenue
Frankfort, IL 60423

September 27, 2024

Project: 900 N State – Phase 1
Re: Fire Sprinkler Proposal

F.E. Moran, Inc. Fire Protection is pleased to provide our pricing of **Fifty-Seven Thousand, Six Hundred Twenty-Five Dollars (\$57,625.00)** for the fire sprinkler work on the above referenced project. This proposal encompasses all, design, material, equipment, and labor necessary for the work described below. All work to meet NFPA 13 and local municipal code requirements. Proposal based on drawing A-4 dated 5.28.2024 and site visit on 8.26.24.

Proposal Includes:

- Provide and install a single zone wet fire sprinkler system to protect the phase 1 remodeled area, designed to protect an office occupancy.
- New fire sprinklers to be semi-recessed white or chrome in areas with finished ceilings.
- Provide, install, and certify (1) 6" Double Detector style backflow prevention device, sized for future work to protect the remainder of the building.
- Provide a capped 6" tee in the sprinkler room for future use.
- Provide and install (1) code compliant fire department connection at outside wall of sprinkler room.
- Engineering, shop drawings, and permit submittal (Excludes permit and/or plan review fees)
- Provide the following alarm devices to be wired by others:
 - (2) alarm bells
 - (3) tamper switches
 - (1) waterflow switch
- Hole coring as needed.
- One (1) Year Standard Warranty.

Exclusions:

- Work not specifically described above.
- Remote fire department connection installation. Should the authority having jurisdiction want the sprinkler fire department connection to be located with 75ft of a fire hydrant. See alternate below.
- Fire sprinkler protection below outside soffits or canopies.
- Sprinkler protection in areas other than phase 1.
- Painting / priming / prep of our pipe.
- Permit and/or plan review fees.
- Wiring of alarm devices.
- Fire extinguishers and/or cabinets.
- Testing and flushing of the underground water service.
- Third party plan review fees (i.e., FSCI, FM, etc.), P&P Bond, overtime, 2nd Shift premium time, OCIP/CCIP, certified payroll, MBE/WBE participation, local residency participation, section 3 hiring, asbestos removal and/or protocols.

Alternate #1 – Remote Fire Dept Connection:

ADD \$5,700.00

- Provide and install the fire department connection on the southwest corner of the phase 1 office area, within 75 ft of the fire hydrant on Maryknoll Lane.



2165 Shermer Road • Suite D • Northbrook, IL 60062 • (847) 498-4870 • www.femoran.com

Alternate #2 – New 8" Incoming Water Service – Pricing to follow at later date.

Approval:

My signature indicates that I am an authorized agent of the company receiving this proposal and that I have full power and authority to bind our company to the terms of this proposal.

Authorized Signature

Printed Name

Title

Date

The above proposal is valid for 30 days.

Should you have any questions, please do not hesitate to contact me at (708) 606-8247.

Sincerely,

Keith Royer
Sales Executive

keith.royer@femoran.com

F.E. Moran, Inc. Fire Protection of Northern Illinois

MVP FIRE SYSTEMS, Inc.

Chicago

708-371-1594

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OCT 03 2024

City of Lockport
Comm. & Econ. Dev. Dept

PROPOSAL

TO: Kim Braunstein
KB Consulting Design

Project: 900 N State Lockport
Address: 900 N State Street
Lockport, IL
Date: 9/25/2024
Proposal #:

We propose to furnish all materials, equipment, and labor, subject to any exclusions listed below, required to complete the following:

1. Mech Install	\$58,495.00
Subtotal:	\$58,495.00
*0% Tax:	\$0.00
TOTAL:	\$58,495.00

Terms and Conditions

Re: New Sprinkler System for the South end per plans A1

Kim,

We are pleased to submit for your evaluation our proposal to provide material and installation labor for the above-mentioned project per plans and our Terms & General Conditions, exclusions, and qualifications.

All work will be performed in accordance with the standards of the National Fire protection Association and is subject to the review and inspection by the authority having jurisdiction.

MVP Fire Systems will provide design, materials, installation labor and freight for the sum of FIFTY-EIGHT THOUSAND FOUR HUNDRED NINETY-FIVE DOLLARS and 00 CENTS (\$58,495.00).

QUALIFICATIONS:

- * All construction shall be in sequence, any out of sequence work that results in cost overruns to MVP Fire Systems shall be charged as an extra to this contract.
- * It is the responsibility of others not MVP Fire Systems to provide adequate heat (40 degrees minimum) in all areas protected by a wet pipe sprinkler system.
- * Work is to be performed during regular working hours. If overtime labor is required, the overtime premium shall be charged as an extra to this project.
- * Work is to be performed during the hours of 7:00 a.m. and 3:30 p.m., Monday through Friday, not including holidays.
- * All pipe sizing by MVP Fire Systems.
- * Testing upon completion of installation with the authority having jurisdiction.
- * Union labor.
- * Engineering of only the southeast space per our site visit.
- * Sprinkler heads, and head wrench in head box per code.

- EXCLUSIONS:**

- This proposal is based on current costs and MVP Fire Protection Systems Inc. reserves the right to revise this proposal if not accepted within thirty days of 9/25/2024.

MVP guarantees all work under contract to be free of defects or leaks for a period of one (1) year from the date the sprinkler system is placed in service.

9/25/2024
Date

Client: KB Consulting Design

Date _____



CROSS POINTS SALES, INC.

SPECIALISTS IN FIRE ALARM SYSTEMS & ALARM MONITORING

3158 S. State Street
Lockport, Illinois 60441
Office (815) 727-6585
Fax (815) 727-6586
jlehr.cpsi@sbcglobal.net

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OCT 03 2024

November 30, 2022

City of Lockport
Comm. & Econ. Dev. Dept

Baum Asset Management, LLC
Attn: Katelynn
RE: 900 N. State Street
Lockport, IL 60441

BUDGETARY PROPOSAL

We are pleased to submit the following **BUDGETARY** quotation to complete the new 6" water service, fire alarm modification, and fire protection work at the project referenced above.

Sprinkler System: \$67,000.00
6" Underground Lead In: \$58,000.00
Fire Alarm System: \$15,000.00

Qualifications:

- *Existing Domestic will remain as-is for now until a clarification is given or more details regarding disconnect
- *Any necessary permits and fees are not included in above pricing
- *Any work not listed above is not included in price
- *Job figured for springtime, summer, fall or early winter. No severe winter conditions or Frost
- *If frost has formed around existing utilities before job start, then a change order will be necessary
- *Premium time is figured to install pipe under pavement and restore neighbor's driveway on Saturdays
- *MFP will not be held liable for any damage to private utilities not located by the property owner
- *Access to parking spaces and/or neighbor driveway may be limited during excavation & installation
- *Final restoration of lawn, lawn sprinklers or landscaped areas is not included in above pricing
- *Any depths greater than 8', pipe sleeve, obstruction, poor ground condition, high water table or any other unforeseen obstruction to be an extra to contract and/or above pricing

FP Price includes: Fire protection to start from a flanged fitting on Northeast Corner of Building inside of the office area, Backflow assembly with tampered control valves and certification horizontal installation, Pipe type (design build), fittings and hangers in accordance with N.F.P.A.-13, Flow and tamper switches, Fire department connection located at the riser ground level, Main drain, Inspectors test connection, Pendent type sprinklers in drywall ceilings, brass uprights throughout open ceiling areas, Inside and outside alarm bells furnished to the electrician, Hydrostatic testing, Shop drawings with calculations, fire alarm panel upgrades and connections to new devices, Union labor and Sales tax.

6" Water Price includes: Provide and install necessary snow fence, caution tape and barricades, saw cut interior concrete slab and exterior asphalt driveway, Hand dig interior spigot hole, Hand dig around existing utilities where necessary, Trim tree near WM where necessary, Excavate & expose city 8" water main near hydrant on neighbor property in grass area, Shore hole and prep main for Hot Tap, Excavate approx. 100' x 4' x 6' depth from WM to NE foundation wall
Provide and install:

- Approx. 100' of 6" ductile iron pipe
- One tapping sleeve and valve
- One Tapping valve vault with rim and lid
- One 6" RW Service Valve near bldg.
- Necessary fittings/bends with mega lug retainers and accessories
- One 6" flanged spigot with bolt kit
- One 6" x 1" chlorination kit

Provide and install bedding and cover around pipe with CA-7 stone

Backfill with existing material in all grass areas

Backfill with stone under all hard surfaces including neighbor driveway

Perform flush & hydrostatic pressure test on new 6" service per Village requirements

Perform chlorination on new 6" service

Haul all remaining spoils (spoils considered to be non-contaminated)

Restore interior floor and neighbor driveway

Price excludes: Permit/ plan review fees, excavating in frozen soil, interior domestic plumbing connections, dry or anti-freeze type system, Sprinkler coverage for exterior architectural canopies or overhangs/ trellis system, Fire extinguishers and cabinets, Overtime and Bond.

All material in this contract is to be specified as above and the entire job to be done in a neat, workmanlike manner during regular business hours. Any variations from the plan or alterations requiring extra labor will be performed only upon written approval and billed in addition to the above sum covered in this contract. Agreements made with our workman are not recognized. No additional work can be performed without a written change order.

In the event CPSI incurs any expenses, attorney's fees or court costs as a result of customer's failure to comply with any of the terms or conditions of this agreement, including but not limited to payment, the customer shall be solely and exclusively responsible for, and shall pay and defray, in its entirety, all of CPSI's expenses, attorney's fees and costs.

Cross Points Sales, Inc.

By: _____
Jeffrey G. Lehr

Acceptance of the above specifications, terms and contract are satisfactory and I (We) hereby authorize the performance of this work:

Date: _____

By: _____
Name/Title



City Council

Agenda Memorandum

Item # CD-3

To: Mayor & City Council

From: Lance Thies, Director of Community and Economic Development

Subject: Facade & Site Improvement Grant Request for 900 - 936 N. State Street, Maryknoll Plaza, in the Amount of \$80,000 for Façade Improvements Consisting of New Metal Fascia, Soffit and Columns, Repainting, and New Decorative Storefront Glass Treatment

Date: Wednesday, November 6, 2024

BACKGROUND/HISTORY

The applicant, SPH Holdings LLC, represented by Owners Agent, Kim Braunstein, is requesting funds through the City's Façade & Site Improvement Grant Program for the façade improvements consisting of new metal fascia, soffit and columns, repainting, and new decorative storefront glass treatment. The property is zoned C2 Community Commercial and is located within the Target Area as designated by the City of Lockport.

The scope of this project consists of 56,600 square feet of existing tenant space, including Lupine Montessori School, Salon 100, Farmers Insurance, Hollingworth Candies, Kids Above All and Vitrek.

Contractor bids were received for the façade improvements:

FAÇADE REMODEL:

Culture Construction	\$322,200
KB Design and Consulting	\$155,992
TD Custom Framing Solutions	\$466,000

The Façade Grant program allows for a 50% match up to \$20,000 per façade and \$10,000 for site improvements with a maximum of \$50,000 per property (PIN), for construction and architectural cost. Architectural fees are not in addition to the maximum \$50,000 reimbursement, rather, it counts toward the maximum amount and shall be limited to not more than five thousand dollars (\$5,000) of the reimbursement. The applicant is eligible for \$75,000

for construction costs (\$155,992 @ 50% = \$77,996) and \$5,000 for architectural fees based on the lowest quotes provided for a maximum total of \$80,000.

To date, the City Council has approved \$211,605 of the \$150,000 Façade Grant budgeted amount for 2024 (inclusive of Lupine Montessori's current request). (141%). The 2024 Code Compliance Budget is \$85,000 of which the Council has approved \$75,000 (inclusive of the pending 900 N. State request), for a combined budget total of \$235,000 and current total approvals of \$226,605. Including the \$80,000 for this project, the total for both Façade and Code Compliance Grant reimbursements will be \$306,605 (130%), inclusive the pending applications.

PROS/CONS/ALTERNATIVES

N/A

RECOMMENDATION

Staff recommends approval of the site improvement request in the amount of \$80,000. Funds will be released upon completion of the work, final inspection and required proof of payment.

ATTACHMENTS

[Resolution No. 24-106 Site Improvement Grant for property located at 900-936 N. State St. in the amount of \\$80,000](#)

[Facade and Site Improvement Grant Application](#)

[Existing and Aerial Pictures](#)

[Site Plan and Elevations](#)

[KB Design Proposal](#)

[Culture Construction Estimate](#)

[T.D. Custom Framing Solutions Estimate](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Resolution No. 24-106 the Site Improvement Grant for the property located at 900-936 N. State St. in the amount of \$80,000.

RESOLUTION NO. 24-106

**A RESOLUTION APPROVING THE SITE IMPROVEMENT GRANT FOR THE PROPERTY LOCATED AT
900 - 936 N. STATE STREET IN THE AMOUNT OF \$80,000**

WHEREAS, Ordinance 20-002 amended the Facade and Site Improvement Grant program for commercially zoned property located within the target area as designated by the City of Lockport funded from general revenues for purposes of control and prevention of blight, dilapidation and deterioration of the visible exterior of buildings, structures and site conditions; and

WHEREAS, the grant is provided to owners and tenants in recognition of the positive impact that individual building and site improvements can have on the overall appearance, quality and vitality of the City; and

WHEREAS, SPH Holdings LLC, represented by Owners Agent, Kim Braunstein, has submitted application to the City for Façade and Site Improvement Grant funds in the amount of \$80,000 for the façade improvements consisting of new metal fascia, soffit and columns, repainting, and new decorative storefront glass treatment,

WHEREAS, the Mayor and City Council of the City of Lockport have determined that the grant application meets the criteria prescribed in Ordinance 20-002 and there is adequate funding to grant the maximum allowed amount under Ordinance 20-002.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LOCKPORT, ILLINOIS, AS FOLLOWS:

SECTION ONE: The façade and site improvement grant application for the property at 900 - 936 N. State Street shall be granted in the amount of \$80,000 for the façade improvements consisting of new metal fascia, soffit and columns, repainting, and new decorative storefront glass treatment.

SECTION TWO: This Resolution shall become effective immediately upon passage and approval as provided by law.

PASSED this _____ day of _____, 2024, with

_____ **ALDERMEN voting aye** _____ **ALDERMEN abstaining**

_____ **ALDERMEN voting nay** _____ **ALDERMEN absent**

The MAYOR voting aye _____, voting nay _____, not voting _____

_____ **BARTESEN** _____ **BERGBOWER** _____ **DESKIN** _____ **GILLOGLY**

_____ **MCDONALD** _____ **PUGH** _____ **SABAN** _____ **SHEEHAN**

_____ **MAYOR**

ATTEST:

Steven Streit, Mayor

Kathleen Gentile, City Clerk

RECEIVED

OCT 03 2024



City of Lockport Comm. & Econ. Dev. Dept
Commercial Façade and Site Improvement Grant Program
(updated March 4, 2020)

The City of Lockport has implemented a Commercial Façade and Site Improvement Grant Program for a commercially zoned building or property located within the *Target Area* as designated by the City of Lockport and identified in **Appendix A**. The goal of this program is to help business owners and tenants keep the visible exterior of their buildings, structures or site conditions attractive, which in turn keeps the City of Lockport attractive. This reimbursement grant is provided to owners or tenants in recognition of the positive impact that individual building and site improvements can have on the overall appearance, quality and vitality of the City.

Grant participants can receive a reimbursement of up to a 50% of approved costs of **eligible improvements**, according to the following:

1. \$20,000 per primary façade easily visible from the surrounding public streets, and/or
2. \$10,000 for general site improvements

Award amounts above the \$50,000.00 maximum or above the \$20,000.00/\$10,000.00 per façade grant can be awarded at the sole discretion of the City Council upon recommendation by the Director of Community and Economic Development or City Administrator and based on available funding in current City fiscal period.

The application must be approved by City Council and funding has to be available in the current fiscal year. All necessary permits obtained prior to the applicant commencing façade and/or site improvements. After the project is complete and prior to reimbursement, all invoices and proof of payment (being a copy of a cancelled check/s or a copy of a credit card receipt/s) must be submitted to the Director of Community & Economic Development or his/her designee for review and then forwarded to the City Council for final approval.

If the building or property is located within the City of Lockport Historic District Boundary or the National Register of Historic Places Historic District Boundary, a Certificate of Appropriateness (COA) must first be issued by the Heritage & Architecture Commission prior to review by the Committee of the Whole and City Council.

The grant agreement and application are attached. Please review the provisions of the grant agreement and application requirements and schedule a meeting with the Director of Community & Economic Development or his/her designee. If you have any questions or need additional information please contact the Community Development Department/Planning at (815) 838-0549, option 4. The Community Development Department is located at City Hall, 222 E. 9th Street, 2nd Floor, Lockport IL 60441.

Thank you for your interest in the City of Lockport Façade and Site Improvement Grant Program.

I. ELIGIBILITY CRITERIA

- A. To be eligible for a Façade and Site Improvement Grant Program, an existing building or property must be used in whole or in part for commercial purposes, must be located within the Target Area, and must be properly zoned for the use/s occupying the property. Approval of properties outside of the Target Area are subject to approval by the City Council upon recommendation by the Director of Community and Economic Development or City Administrator. The Target Area is designated by the City of Lockport as identified in **Appendix A**. Properties that are not eligible to apply for or receive program funds include non-commercial zoning classifications, non-commercial uses, government owned buildings, non-permanent structures and accessory structures, demolitions, any improvement acquired by lease, and new building construction. A building is considered new if it is less than five (5) years old.

To be eligible for a grant for rear entrance improvements to a building, the project must also meet all of the following criteria:

1. The building must have an existing rear entrance, or location for a new entrance that is accessible to the public from a dedicated street, alley, or other right-of-way, or from a parking lot or walkway that is owned or leased by the City, or from other property that is encumbered by an easement granting public pedestrian access (such as the I & M Canal trail); and
 2. The rear entrance to be improved must provide public access to a business or businesses within the building.
- B. An application for a grant request may be submitted by a commercial property owner, landlord, and/or commercial tenant. The landlord and/or tenant shall have written approval of consent from the property owner of record to apply for the grant funds and complete the necessary exterior improvements to the structure. Further, the tenant shall have on file with the City a (New) Business Permit Application and shall have received an Occupancy Permit.

II. ELIGIBLE IMPROVEMENTS

The following items are eligible for grant program funds:

- **Exit door (exterior)** – installation, repair and replacement of exit doors and hardware to provide public access, or where current door do not meet the building and fire codes or it will improve the overall appearance of the building.
- **Painting** – painting of the exterior surfaces of buildings, only in conjunction with exterior remodeling.
- **Tuck-pointing** – tuck-pointing of the building only if located within the Historic District and in conjunction with exterior remodeling.
- **Awnings** – repair, replacement or addition of exterior awnings.
- **Architectural Features** – restoration, repair, and re-introduction, if previously removed of significant architectural features.
- **Windows** – repair of frames, sills, glazing, and replacement of glass and installation of new windows.
- **Walls** – repair and rebuilding of exterior walls (exceptions: cleaning, sealing, tuck pointing (unless located within the Historic District), and painting).
- **Stairs, Porches, Railings, Exits** – repair and replacement or installation of exterior stairs, porches, railings and exit facilities.
- **Roofs** – upgrading, where the effects of the repair will be visible to the public from street level. (In general, sloping roofs would qualify, flat roofs would not. Repair and re-roofing is not eligible).

- **Signs** – replacement of a permanent freestanding development sign. Signage shall be in compliance with the City's Sign Code and Commercial Design and Development Guidelines and offer materials, graphics and design elements that go above and beyond the minimum requirements of the Sign Code and Guidelines.
- **Lighting** – repair, restoration, and addition of exterior lighting for architectural enhancement.
- **Landscaping** – installation of new landscaped areas where none currently exist (shall be in compliance with the City's Landscape Ordinance and Commercial Design and Development Guidelines).
- **Dumpster Enclosures** – installation of new enclosure where one does not currently exist (a new dumpster enclosure shall be in compliance with City Code and Commercial Design and Development Guidelines).
- **Parking Areas** – surfacing of parking areas which are currently not paved or where gravel is present. Improvement must include the installation of curb and gutter. (Routine maintenance such as sealcoating and re-stripping is not eligible).

III. INELIGIBLE IMPROVEMENTS

The following items are not eligible for grant program funds:

- Demolition and new construction.
- General building maintenance such as replacement of roof material not visible from the street, foundation repair, existing siding repair with similar materials, painting and tuck pointing (except if property is located within the Historic District).
- General parking maintenance including but not limited to patching holes, resurfacing/sealcoating and restriping of parking stalls.
- General site maintenance including but not limited to replacement of existing landscape/plant material, installation of new mulch, replacement of private sidewalks, repair or replacement of directional signs.

While emergency, safety-related and minor exploratory demolition may be necessary, such demolition may prohibit inclusion in this program. Improvements not specifically listed as eligible or ineligible are subject to review as to eligibility by the Director of Community & Economic Development or his/her designee who will advise the City Council. **All improvements must comply with City codes and ordinances. Any required building permits must be obtained prior to starting construction.**

IV. REVIEW CRITERIA

Every project will be evaluated for the value of its improvement, extent/scope of work proposed, and its potential impact on the commercial corridor/area. The staff review will consider the following:

- Extent and type of the proposed improvements (structural and permanent improvements are given priority).
- General, or exceeding, compliance with the Commercial Design and Development Guidelines established by the City Council.
- For properties located within the Historic District: The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; and City's Historic District Preservation Plan.

RECEIVED

OCT 03 2024

City of Lockport
Comm. & Econ. Dev. Dept

**CITY OF LOCKPORT
COMMERCIAL FAÇADE AND SITE
IMPROVEMENT GRANT AGREEMENT**

THIS AGREEMENT, entered into this 30th day of September, 2024, between The
City of Lockport, Illinois (hereinafter referred to as the "City") and the following designated
OWNER(s)/LESSEE(s), to wit:

Owner/Lessee Name: SPH Holdings LLC

Address: c/o Network Property Management 7820 Graphic Drive

City: Tinley Pk State: Illinois Zip Code: 60477

Phone # 708-774-7005 Email: to Project Manager Kbcdinc@aol.com

Name of Business: MARYKNOLL PROPERTIES (North State St. Center and renaming is in process

Project Address: 900 N. State St Lockport, IL 60441

WITNESSETH

WHEREAS, A Commercial Facade and Site Improvement Grant Program is established for a commercially zoned building or property located in the Target Area as designated by the City of Lockport and identified in **Appendix A**, or as approved by the City Council;

WHEREAS, The Commercial Façade and Site Improvement Grant Program is administered by the City and is funded from General Revenues, utilizing Gaming Revenues first, for purposes of control and prevention of blight, dilapidation and deterioration of the visible exterior of buildings, structures and site conditions on commercially zoned properties within the *Target Area* as designated by the City of Lockport and identified in **Appendix A**. This reimbursement grant is provided to Owner(s)/Lessee(s) in recognition of the positive impact that individual building and site improvements can have on the overall appearance, quality and vitality of the City.

WHEREAS, Pursuant to said Program the City has agreed to participate, subject to its sole discretion, in sharing the cost of façade and site improvements to commercially zoned properties identified in **Appendix A** up to a maximum of one-half (1/2) of the approved contract cost of such improvement but in no event shall the total City participation exceed Fifty Thousand Dollars (\$50,000.00) for construction and architectural cost. Architectural fees shall be limited to not more than Five Thousand Dollars

(\$5,000.00) of the reimbursement.

WHEREAS, The reimbursable maximum amount is subject to the number of applications and the availability of program funding during the fiscal period at the time of application. Overall program funding approved in any given year can be terminated by the City without notice.

WHEREAS, A commercially zoned building or property located in the *Target Area*, as designated by the City of Lockport and identified in **Appendix A**, or as approved by the City Council, may be awarded funding through this program as recommended by the Director of Community & Economic Development, City Administrator or their designee and approved by City Council; provided its OWNER/LESSEE meets the terms and conditions of the application provided by the City, and executes the Agreement contained therein.

NOW, THEREFORE, in consideration of the mutual covenants and agreement obtained herein, the City and OWNER(s)/LESSEE(s) do hereby agree as follows:

SECTION ONE: COST SHARING – The City shall share in eligible improvement costs and architect fees for the OWNER(s)/LESSEE(s) property up to fifty percent (50%) of approved project costs up to a maximum amount of fifty thousand dollars (\$50,000.00) for construction and architectural cost. Architectural fees are not in addition to the maximum \$50,000 reimbursement, rather, it counts toward the maximum amount and shall be limited to not more than five thousand dollars (\$5,000.00) of the reimbursement. The actual amount per this agreement shall not exceed \$_____ for construction cost and \$_____ for architect fees. The façade and/or site improvement costs which are eligible for City participation include all labor, materials, equipment and other contract items necessary for the property execution and completion of the work as designated from the design drawings approved by the City. Said design drawings and specifications are attached hereto as Exhibit V.

When submitting cost estimates, the City requires submission of at least three (3) itemized quotes. The OWNER(s)/LESSEE(s) may choose the contractor of their choice, however, the City's cost sharing will be based off the least expensive quote.

SECTION TWO: DESIGN APPROVAL – No façade or site improvement work as specified in Exhibit V shall be undertaken until this Agreement with the City is executed and the design therefore has been submitted to and approved by the Building Department, and/or if necessary Heritage and Architecture Commission. **Following approval, the OWNER(s)/LESSEE(s) shall contract for the work and shall commence and complete all such work within one hundred eighty (180) days from the date of such approval. If extenuating circumstances, such as weather, may cause the delay of completion of such work, the OWNER(s)/LESSEE(s) may request an additional one hundred eighty (180)-day extension to complete all such work if such request is submitted to the Director of Community & Economic Development or his/her designee at least thirty (30) days prior to the work completion**

deadline.

SECTION THREE: REVIEW OF PROJECT – The Director of Community & Economic Development or his/her designee shall periodically review the progress of the contractor's work on the improvements pursuant to this Agreement. Such inspections shall not replace any required permit inspection by City Inspectors. All work which is not in conformance with the approved drawings and specifications shall be immediately remedied by the OWNER(s)/LESSEE(s) and deficient or improper work shall be replaced and made to comply with the approved drawings, specifications, and terms of this Agreement.

SECTION FOUR: DOCUMENTATION REQUIREMENTS – Upon completion of the eligible improvement/s pursuant to this agreement and upon final inspection and approval by the Community Development Department and/or other applicable department or agency, the OWNER(s)/LESSEE(s) shall submit to the City a properly executed and notarized contractor statement/bill of sale and architect fee statement (when applicable) showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment in the work. In addition, the OWNER(s)/LESSEE(s) shall submit to the Director of Community & Economic Development or his/her designee proof of payment (being copy of a cancelled check/s or a copy of a credit card receipt/s) of the contract cost pursuant to the contractor's and architect's statements.

The Director of Community & Economic Development or his/her designee shall, upon receipt of the contractor's statement and proof of payment schedule the request for reimbursement on the next regularly scheduled City Council meeting agenda. Upon approval by the City Council, the Finance Department issue a check to the OWNER(s)/LESSEE(s) in payment of: one-half of the approved cost or fifty thousand dollars (\$50,000.00) whichever is less. In no case shall the amount paid to the OWNER(s)/LESSEE(s) exceed the amount specified in this Agreement or in the contractor's or architect's statements.

SECTION FIVE : LAND USE AND SIGNAGE CONFORMANCE. At the time of reimbursement and throughout the term of the agreement with the City the land use and signage under the control of the OWNER(s)/LESSEE(s) shall be in conformance with zoning and sign code provisions.

SECTION SIX: FAILURE TO COMPLETE WORK – If the OWNER(s)/LESSEE(s) or his contractor fail to complete the work provided for herein or is not in conformity with the plans, specifications and all terms of this Agreement, the Agreement shall terminate and the financial obligation on the part of the City shall cease and become null and void.

SECTION SEVEN: UNRELATED IMPROVEMENTS – Nothing herein is intended to limit, restrict, or prohibit the OWNER(s)/LESSEE(s) from undertaking any other work in or about the subject premises which is unrelated to the eligible improvement/s provided for in this Agreement.

SECTION EIGHT: MAXIMUM GRANT AWARDS – Nothing in this Agreement shall prohibit a business or property owner from applying for more than one grant. However, a Fifty Thousand Dollar (\$50,000.00) total limitation shall apply to all Grant Awards made to a single building and/or property at any one time.

SECTION NINE: CITY INDEMNIFICATION REGARDING CONSTRUCTION – The Owners of the subject property agree to defend and hold harmless the City from any and all claims which may arise out of said Owners' construction activities under this Agreement.

SECTION TEN: GENERAL INDEMNIFICATION – In the event that, as a result of this Agreement, or actions taken as required hereunder, the City is made a party defendant in any litigation arising by reason of this Agreement, and development activities contemplated hereunder, the Owners agree to defend and hold harmless the City, the Mayor, City Council, Officers and Agents thereof, individually and collectively, from any suits and from any claims, demands, setoff or other action including but not limited to judgments arising therefrom. The obligation of the Owners hereunder shall include and extend to payment of reasonable Attorneys' fees for the representation of the City and its said Officers and Agents in such litigation and includes expenses, court costs and fees; it being understood that the Owners where there shall be no applicable standards provided therein, shall have the right to employ all such Attorneys to represent the City and its Officers and Agents in such litigation, subject to the approval of the Corporate Authorities of the City, which approval shall not be unreasonably withheld. The Owners shall have the right to appeal to courts of Appellate jurisdiction any judgment taken against the City or its Officers or Agents in this respect, and the City shall join in any such appeal taken by the Owners.

SECTION ELEVEN: PERFORMANCE OF AGREEMENT – It is agreed that the parties hereto may in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance, enforce or compel the performance of this Agreement, which shall include the right of the parties to recover a judgment for monetary damages against each other, provided, however, that the Owners shall not have a right to recover a judgment for monetary damages against any Elected or Appointed Official of the City for any breach of any of the terms of this Agreement. The City reserves the right to maintain an action to recover damages or any sums which Owners have agreed to pay pursuant to this Agreement and which

have become due and remained unpaid.

SECTION TWELVE: EXHIBITS – It is agreed that Exhibits I through VI shall be considered part of this Agreement.

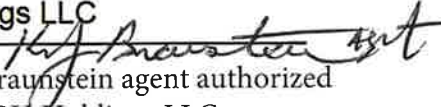
SECTION THIRTEEN: DISPLAY OF CITY FUNDING PROMOTIONAL MATERIAL – Upon request by the City all program participants shall be required to prominently display a poster identifying the property as receiving City funding. The sign will be provided by the City and shall be displayed from the date the Application is approved, to no less than thirty (30) days after final approval and reimbursement is made.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

OWNER(s)/LESSEE(s)

CITY OF LOCKPORT

SPH Holdings LLC


by /S/Kim Braustein agent authorized
to sign for SPH Holdings LLC

Mayor

DATE: _____

Program Participant

DATE: 9/30/2024 10/03/2024

ATTEST: _____

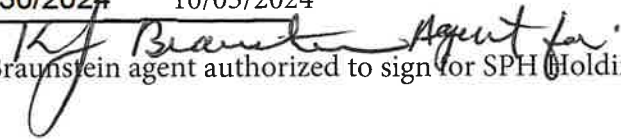
City Clerk

DATE: _____

SPH Holdings LLC by Paul-Henri Gauvin partner

Property Owner

DATE: 9/30/2024 10/03/2024


by /S/Kim Braustein agent authorized to sign for SPH Holdings LLC

EXHIBITS

- EXHIBIT I COPY OF APPLICATION
- EXHIBIT II PICTURES OF STOREFRONT AND/OR PROPERTY
(existing conditions)
- EXHIBIT III PROOF OF OWNERSHIP IN FORM OF DEED OR TITLE
INSURANCE POLICY. IF APPLICANT IS NOT THE
PROPERTY OWNER, PROVIDE A COPY OF THE
EXECUTED LEASE. A COPY OF PROOF OF OWNERSHIP
FROM THE BUILDING OWNER IN THE FORM OF A DEED
OR TITLE INSURANCE POLICY IS ALSO REQUIRED.
- EXHIBIT IV IMPROVEMENT PLANS WITH INFORMATION
RELATED TO MATERIALS, DIMENSIONAL
QUALITIES. ELEVATIONS AND, WHERE
REQUESTED, PERSPECTIVES OF THE
IMPROVEMENTS SHOULD BE PROVIDED FOR
BUILDING AND SIGNAGE PROJECTS
- EXHIBIT V CONTRACTOR'S ESTIMATES, INCLUDING
ITEMIZED COSTS. A MINIMUM OF THREE QUOTES
ARE REQUIRED . IF THERE ARE NOT THREE
COMPANIES WILLING TO BID ON THE PROJECT, 2
BIDS ARE REQUIRED AND PROOF OF CONTACT
OF MORE THAN ONE ADDITIONAL COMPANY
MUST BE PROVIDED.
- EXHIBIT VI ARCHITECT'S AGREEMENT (IF APPLICABLE)

EXHIBIT I

GRANT APPLICATION

Date: 9/30/2024

Project Address: 900 N. State St. Lockport, IL 60441

Is property located within the Historic District? No (If yes, a Certificate of Appropriateness shall be approved by the Heritage & Architecture Commission)

Building Owner: SPH Holdings LLC Year Purchased: 2022

Store/Company Name: Maryknoll Properties, Tenants..Lupine Montessori, Salon 100, Farmers, Hollingworth

Name of Tenant: Kids Above All, Vitrek Lease Expiration Date: various dates 202x

Applicant Name: <u>SPH Holdings LLC</u>	
Applicant Business Address: <u>c/o Network Property Managment 7820 Graphic Drive</u>	
Applicant Business Phone: <u>708-774-7005</u>	Home Phone: <u>1+864-423-9157</u>
Tenant: _____	
Applicant(s)/Building Owner: <u>SPH Holdings LLC by Paul-Henri Gauvin partner</u>	
Zoning of Property: <u>C-2</u>	

Number of Primary Facades: 5

Total Anticipated Budget: \$ 160,992.95 plus architect fees

Total Anticipated Grant Request: \$ 80,000 excludes south/east elevations

Proposed Improvements (check all that apply):

☐ Windows/Exit Doors	☐ Painting (only as part of exterior remodel)
☐ Awnings	☐ Signage
☐ Stairs/Porches/Railings	☐ Walls (repair/restoration/rebuilding/tuckpointing)
☐ Roofs	☐ Architectural Features
☐ Lighting	☐ Landscaping
☐ Dumpster Enclosure	☐ Parking Area
☐ Other Eligible Improvement	Facade, Column Wrap, soffit and fascia

Description of Proposed Improvements: Facade improvement with new metal fascia , soffith
and columns repairs and repainting, decorative store front glass treatment.

I, SPH Holdings LLC by Paul-Henri Gauvin partner, hereby make application to the City of Lockport for a Commercial Façade and Site Improvement Grant Program in the anticipated amount of \$ \$80,000. I understand that my application must be approved by the City and that it must conform to established design guidelines, as well as, specific design recommendations of the City of Lockport. I have read a copy of the Commercial Façade and Site Improvement Grant Program Agreement. If approved, I understand that all work performed is subject to the provisions of the Grant Agreement, applicable codes and ordinances, required permitting, and inspections.

by /S/Kim Braunstein agent authorized to sign for SPH Holdings LLC

10/03/2024

Applicant Signature

Kim Braunstein AS Agent Date

SPH Holdings LLC by Paul-Henri Gauvin partner

by Kim Braunstein agent

Kim Braunstein AS Agent

10/03/2024

Building Owner

Date

SPH Holdings LLC by Paul-Henri Gauvin partner

by Kim Braunstein agent

Kim Braunstein AS Agent
by /S/Kim Braunstein agent authorized to sign for SPH Holdings LLC

BUDGET

ACTIVITY	ESTIMATED COST
Facade Improvement per 9/6/2024 revised estimate and 9/24 plans	160,992.95

Total Anticipated Grant Request \$ 80,000

When submitting cost estimates, the City requires submission of at least three (3) itemized quotes. The OWNER(s)/LESSEE(s) may choose the contractor of their choice, however, the City's cost sharing will be based off the least expensive quote.

Architect for the Project (if applicable):

Name: Orbis Architects, Inc
 Contact: Robert Morris A.I.A.
 Address: 432 E. 14th Street
 Phone: 815-673-9400
 Email: rmorris@orbisarchitects.com

Contractor for the Project:

Name: KB Design and Consulting Inc.
 Contact: Kim Braunstein
 Address: 100 Grant Ave. Frankfort, Illinois 60423
 Phone: 708-7747005
 Email: kbcdinc@aol.com

Upon reimbursement The City of Lockport shall make a check payable to:

Name/Business: SPH Holdings LLC

Address: c/o Network Property Managment 7820 Graphics Drive Tinley Park, IL 60477

SS# or Tax ID# 88-3712081

EXHIBIT II

**PICTURE/S OF STORE FRONT AND/OR PROPERTY
(existing conditions)**



131



132

Property Location



BUILDING CODE SUMMARY

BUILDING CODES:
 2015 International Building Code
 2015 International Mechanical Code
 2015 International Fuel Gas Code
 2015 International Existing Building Code
 2015 International Fire Code
 2014 State of Illinois Department of Public Health Plumbing Code
 2014 National Electrical Code
 2018 Illinois Accessibility Code
 2018 Illinois Energy Conservation Code
 and the City of Lockport requirements
 and to the best of my knowledge, and belief comply
 with all applicable codes.

CERTIFICATION

DOCUMENTS FOR WHICH SEAL (EXPIRATION DATE:
 November 30, 2024) BELOW APPLIES ARE:
 The attached drawings consisting of Sheet No's:
 Architectural
 A-1 SITE PLAN
 A-2 FLOOR PLAN
 A-3 EXTERIOR ELEVATIONS
 A-4 REFLECTED CEILING PLAN
 A-5 WALL SECTIONS
 A-6 WALL SECTIONS

Architect:
 ROBERT E. MORRIS, AIA
 I hereby certify that these plans and specifications,
 dated September 3, 2024 for the construction of the
 Maryknoll Interior and Exterior Remodeling
 were prepared under my supervision using
 2015 International Building Code, the Illinois
 Accessibility Code, and the City of Lockport
 requirements and to the best of my knowledge, and
 belief comply with all applicable codes.

By: ROBERT E. MORRIS, AIA
 License Number: 001- 011162
 License Expires: November 30, 2024
 Signature:

Date: September 3, 2024
 Professional Design Firm - Architect Corporation
 ORBIS ARCHITECTS, Inc.
 ROBERT E. MORRIS, AIA
 License Number : 184.006248
 Expiration Date: April 30, 2025

SITE PLAN



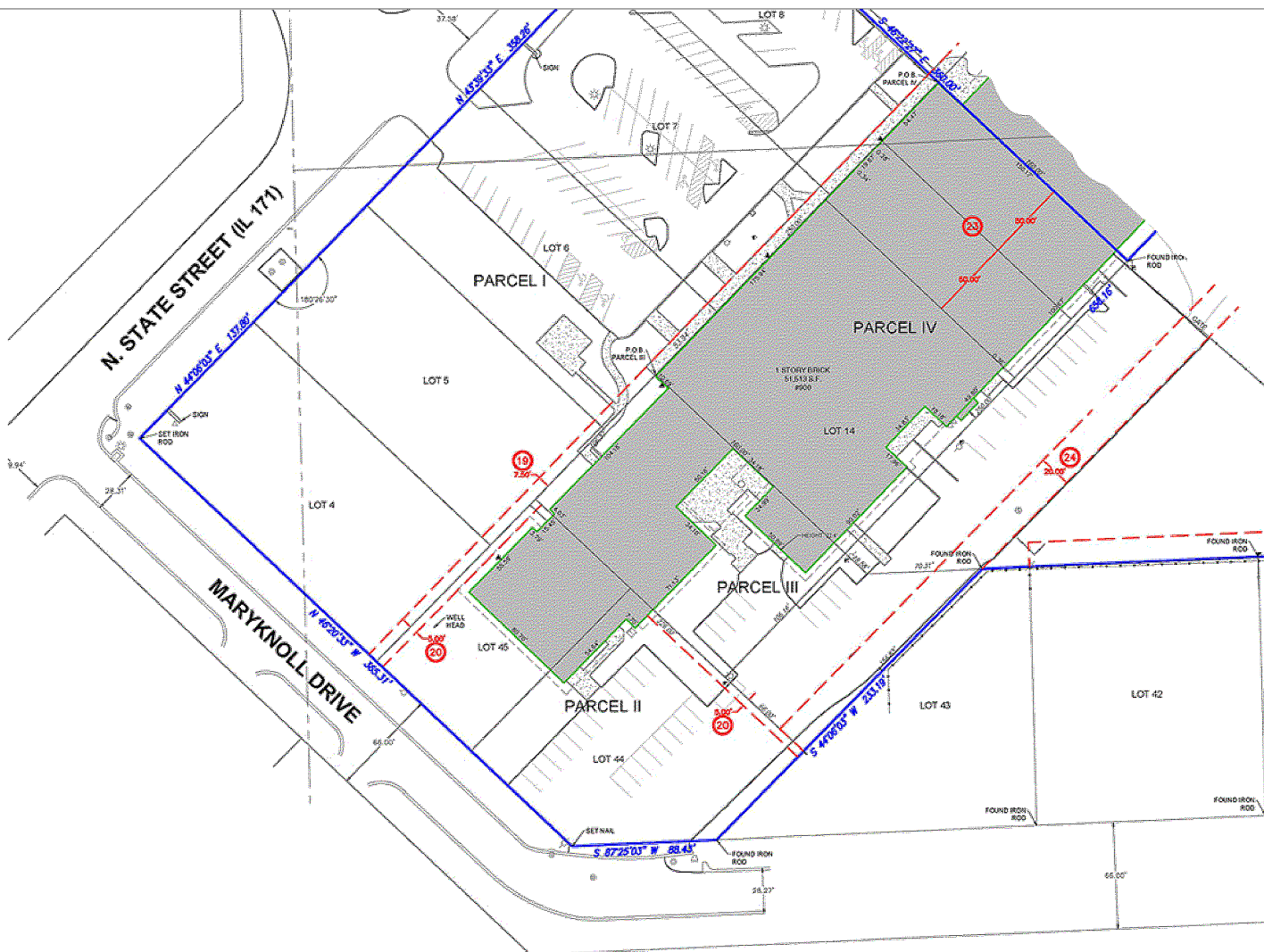
MARYKNOLL PROPERTIES - INTERIOR AND EXTERIOR REMODELING

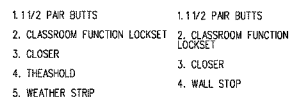
LOCKPORT
 PROJ. NO. 01223
 09.12.24 KB
 09.03.24 KB
 05.29.24
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 815-873-0400
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ILLINOIS
A-1

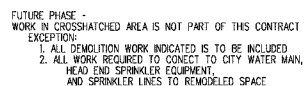


SITE PLAN
 NTS




$$1/4^{20} = 1 - 0^{20}$$

ON EXISTING DOORS 109 AND 110 - ADD TOILET ROOM FUNCTION LOCKSETS

$$1/4^{20} = 1 - 0^{20}$$


TYPICAL:
FLOORS: LUXURY VINYL PLANK - MATERIAL IS PROVIDED BY OWNER AND IS ON SITE
WALLS: PAINT
CEILING: SUSPENDED ACOUSTICAL TILE IN NEW GRID

TOILET ROOMS:
FLOORS: REMOVE EXISTING AND PROVIDE NEW CERAMIC TILE
WALLS: REMOVE EXISTING AND PAINT WITH EPOXY WALL COATING
CEILING: PAINT

PATCH ALL EXISTING SURFACES TO REMAIN AS REQUIRED
STAIR AND WALK

EXIST. CONSTRUCTION TO REMAIN

EXIST. CONSTRUCTION PATCH TO MATCH

EXIST. CONSTRUCTION TO BE REMOVED

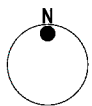
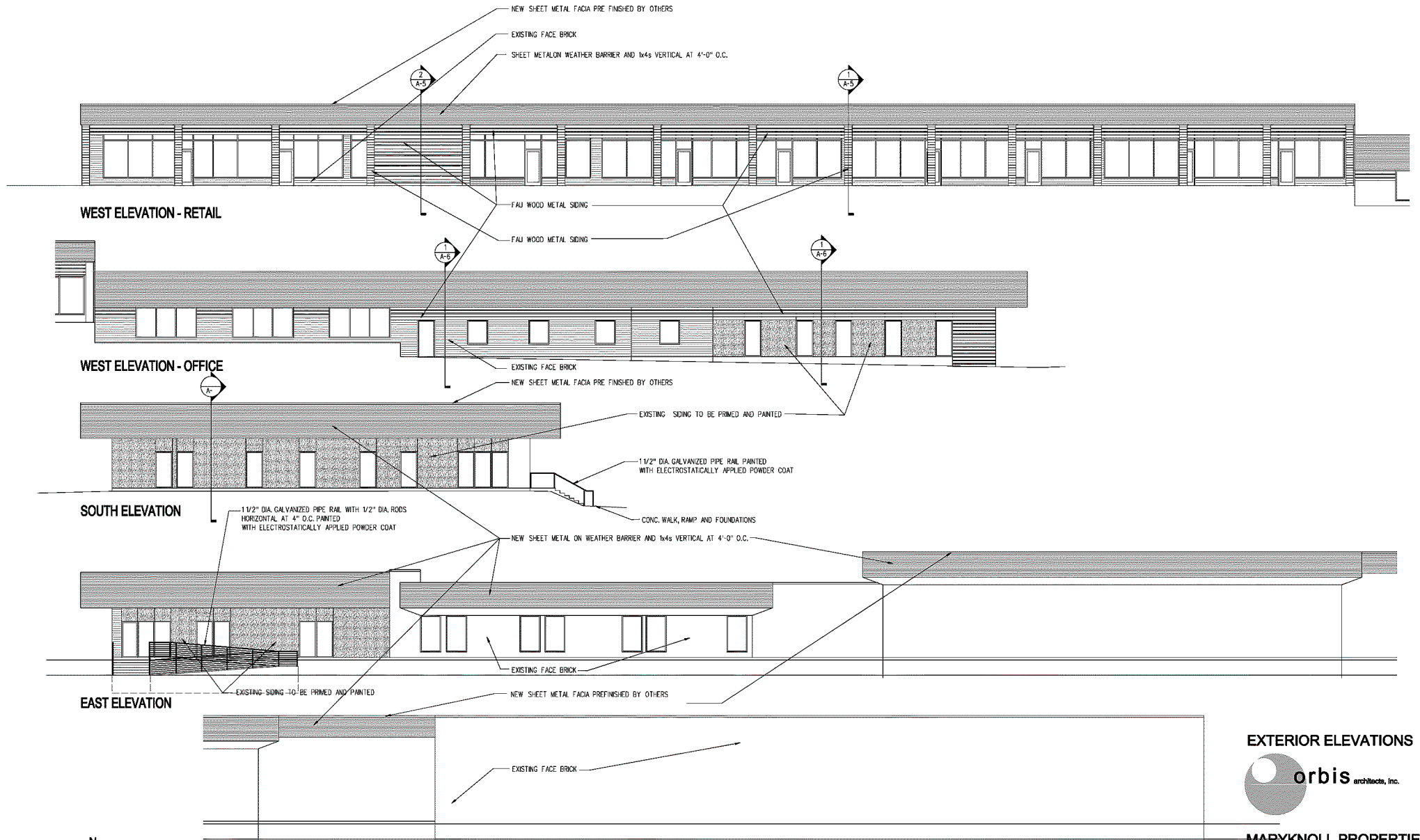
5/8" GYP. BD. EA. SIDE OF 2x4 WOOD STUDS AT 16" O.C. - FULL HT.

 $1/8^{23} = 1^{-0^{18}}$ 

**MARYKNOLL PROPERTIES -
INTERIOR AND EXTERIOR
REMODELING**

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ILLINOIS
A-2
PORT, ILLINOIS



EXTERIOR ELEVATIONS

1/8" = 1'-0"

EAST ELEVATION - CONTINUED

EXTERIOR ELEVATIONS



**MARYKNOLL PROPERTIES -
INTERIOR AND EXTERIOR
REMODELING**

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ILLINOIS

A-3

GENERAL FINISH NOTES

- 1. ALL CEILING, CARPETING, EXPOSED VAPOR BARRIERS AND WALL COVERINGS SHALL HAVE A MINIMUM OF CLASS II FLAME SPREAD (75 OR LESS) AND SMOKE DEVELOPMENT INDEX OF LESS THAN 450 UNLESS OTHERWISE NOTED.
 - 1.1. CLASS A FLAME SPREAD OF 0-25 AND SMOKE DEVELOPMENT RATING OF 0-450.
 - 1.2. CLASS B FLAME SPREAD OF 25-75 AND SMOKE DEVELOPMENT RATING OF 0-450.
 - 1.3. CLASS C FLAME SPREAD OF 75-200 AND SMOKE DEVELOPMENT RATING OF 0-450.
- 2. INTERIOR TRIM SHALL HAVE A MINIMUM CLASS C FLAME SPREAD AND SMOKE DEVELOPMENT INDEX AND SHALL NOT EXCEED 10% OF THE AGGREGATE WALL OF CEILING AREA IN WHICH IT IS LOCATED.
- 3. PROVIDE METAL OR RUBBER TRANSITION STRIPS AS REQUIRED AT EDGES OF DIFFERING FLOOR COVERINGS U.O.M..
- 4. EXTERIOR HOLLOW METAL DOORS AND FRAMES, MECHANICAL EQUIPMENT SHALL BE SHOP PRIMED (TOUCHED-UP IN FIELD) AND PAINTED TWO COATS DIRECT TO METAL ACRYLIC SEMI-GLOSS PAINT.
- 5. VERIFY PAINT COLORS WITH OWNER PRIOR TO INSTALLATION.
- 6. EXTERIOR UNFINISHED GAS PIPING, METERS, ETC. SHALL BE PRIMED AND PAINTED.
- 7. EXPOSED STEEL STRUCTURE (COLUMNS, BEAMS, JOIST AND ROOF DECK, ETC.) TO BE SHOP PRIMED (FIELD PAINTED AND TOUCHED UP). STEEL STRUCTURE THROUGH-OUT ALL AREAS SHALL RECEIVE DRYFALL PAINT.
- 8. ALL PIPING, CONDUIT, MECHANICAL, ELECTRICAL DEVICES TO BE PAINTED TO MATCH ADJACENT SURFACE.
- 9. PROVIDE 5% OVERAGE OF FINISHED MATERIALS FOR MAINTENANCE PURPOSES.

LEGEND

- 2 x 2 SUSP. ACT. CEIL.
- 2 x 2 LAY-IN LED FLAT PANEL LIGHT FIXTURE
 - RECESSED CAN DOWNLIGHT
- SUPPLY AIR DIFFUSER, CONNECT TO EXISTING DUCTWORK
- RETURN AIR OR EXHAUST GRILLE, CONNECT TO EXISTING DUCTWORK
- EXISTING EXIT SIGN W/ BATTERY BACKUP
- NEW EXIT SIGN W/ BATTERY BACK-UP
- FIRE ALARM - HORN STROBE LIGHT
- P.S. FIRE ALARM - HORN STROBE LIGHT AND PULL STATION
- INDICATES EXISTING FIXTURE, DIFFUSER, ETC. TO BE RELOCATED
- NEW LIGHT SWITCH
- EXISTING EMERGENCY BACK UP LIGHTING WITH BATTERY BACK-UP
- DATA OUTLET
- NEW SPRINKLER HEAD

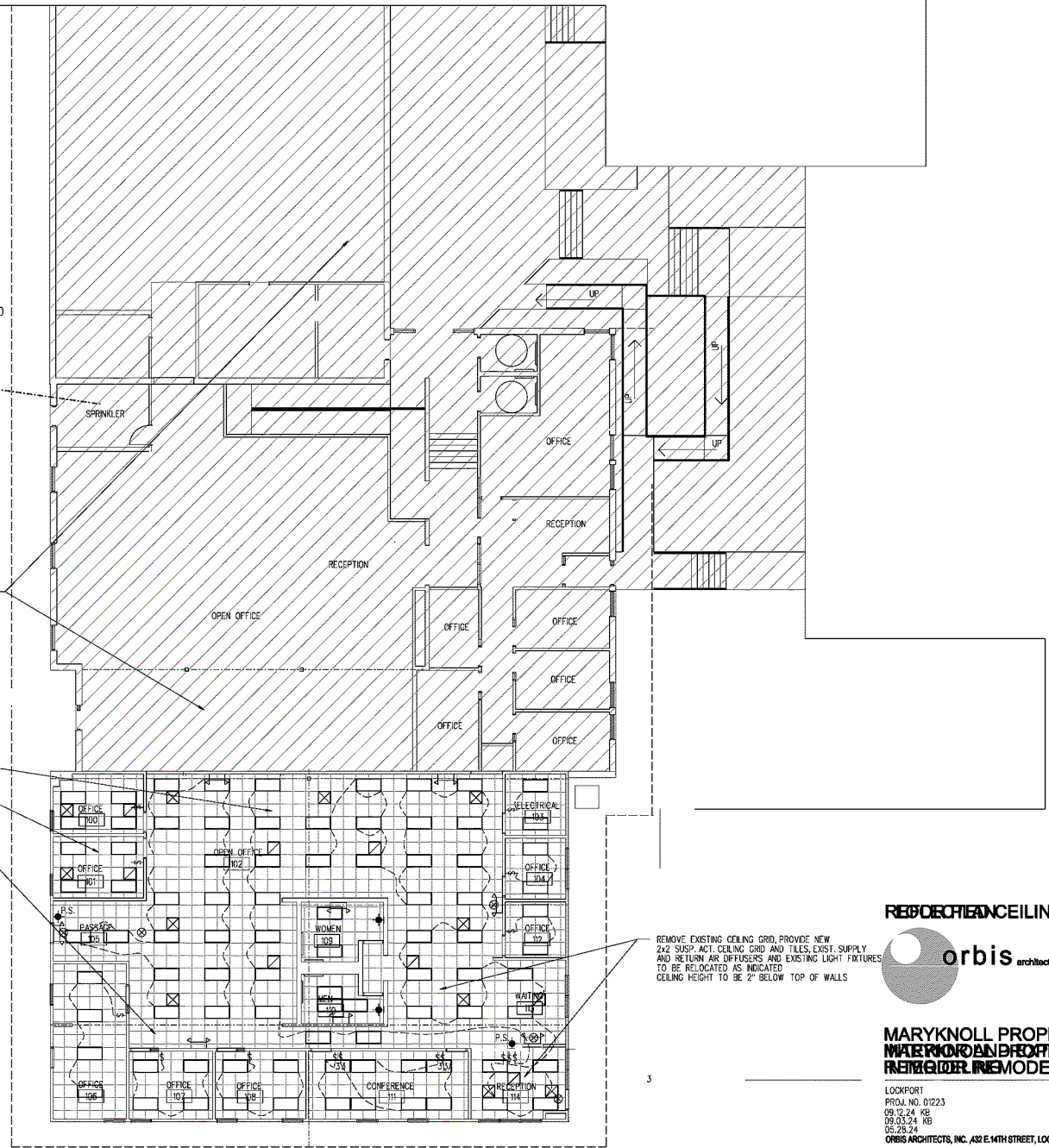
FUTURE PHASE -
WORK IN CROSSHATCHED AREA IS NOT PART OF THIS CONTRACT
EXCEPTION:
1. ALL DEMOLITION WORK INDICATED IS TO BE INCLUDED
2. ALL WORK REQUIRED TO CONNECT TO CITY WATER MAIN, HEAD END SPRINKLER EQUIPMENT, AND SPRINKLER LINES TO REMODELED SPACE

REMOVE EXISTING CEILING GRID, PROVIDE NEW 2x2 SUSP. ACT. CEILING GRID AND TILES EXIST. SUPPLY AND RETURN AIR DIFFUSERS AND EXISTING LIGHT FIXTURES TO BE RELOCATED AS INDICATED CEILING HEIGHT TO BE 2" BELOW TOP OF WALLS

GENERAL NOTE:
REMOVE ALL EXISTING ABANDONED WIRING AND FLEXIBLE CONDUIT THAT IS NOT INSTALLED PER CODE. ALL NEW ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE 2018 IEC

REFLECTED CEILING PLAN

1/8" = 1'-0"



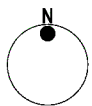
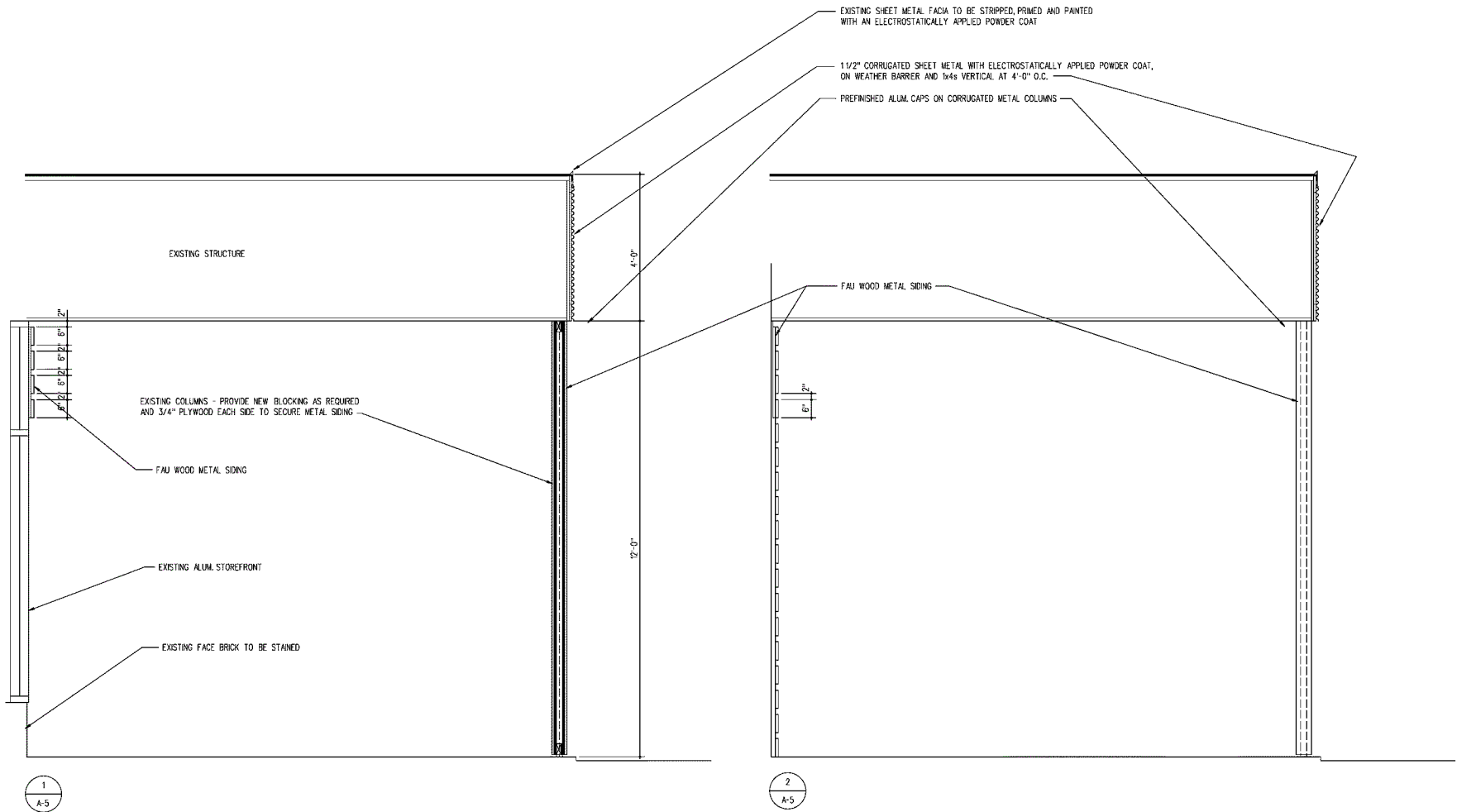
REMOVE EXISTING CEILING GRID, PROVIDE NEW 2x2 SUSP. ACT. CEILING GRID AND TILES EXIST. SUPPLY AND RETURN AIR DIFFUSERS AND EXISTING LIGHT FIXTURES TO BE RELOCATED AS INDICATED CEILING HEIGHT TO BE 2" BELOW TOP OF WALLS

REFLECTED CEILING PLAN



MARYKNOLL PROPERTIES -
MARKKNOX PROPERTIES -
REMODELING

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WALL SECTIONS

3/4" = 1'-0"

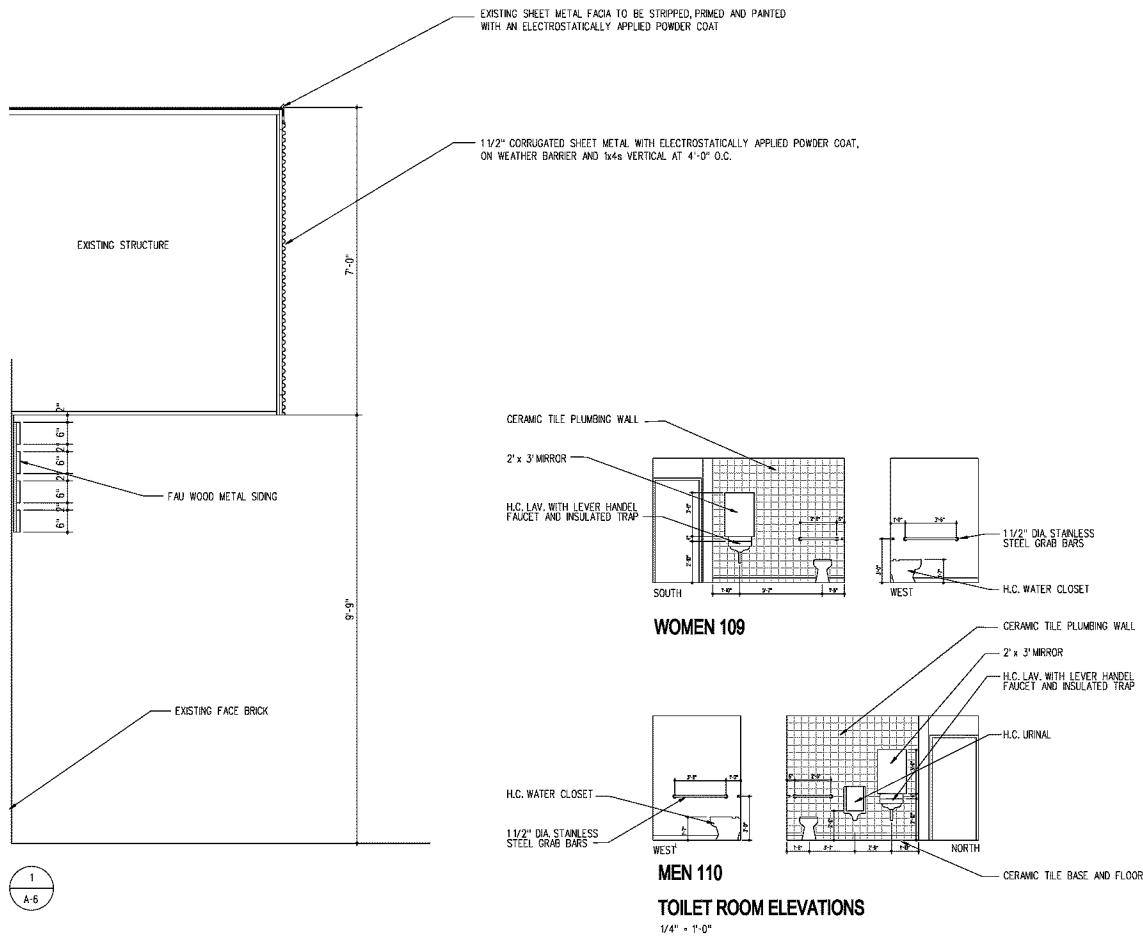
WALL SECTIONS



MARYKNOLL PROPERTIES - INTERIOR AND EXTERIOR REMODELING

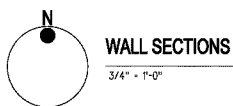
LOCKPORT ILLINOIS
 PROJ. NO. 01223
 09.12.24 KB
 09.03.24 KB
 05.29.24
 ORBIS ARCHITECTS, INC., 432 E. 14TH STREET, LOCKPORT, ILLINOIS
 815-673-9400
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GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD BEFORE BEGINNING ANY WORK.
2. ALL CONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING ANY BIDS IN ORDER TO FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE PROJECT AND THE BUILDING CODES AND ORDINANCES FOR THE CITY OF LOCKPORT, IL.
3. DURING CONSTRUCTION THE EXISTING FACILITIES WILL REMAIN WEATHER-TIGHT AND SECURE.
4. CLEAN UP, DISPOSE OF AND REMOVE ALL DEBRIS AND WASTE MATERIAL IN AN ORDERLY AND LEGAL MANNER AND IN SUCH A WAY AS NOT TO DISTURB THE DAILY ROUTINE OF THE EXISTING FACILITY.
5. PATCH AND REPAIR ALL AREAS DAMAGED DURING WORK TO MATCH EXISTING.
6. PROVIDE TEMPORARY ENCLOSURES OF ALL EXISTING INTERIOR SPACES AS REQUIRED FOR WEATHER, SAFETY AND SECURITY PURPOSES.
7. PROVIDE BARCADES AND/OR MARKERS CLEARLY INDICATING AREAS WHERE "AUTHORIZED PERSONNEL ONLY" ARE ALLOWED.
8. VERIFY LOCATION OF ALL UTILITY LINES (SANITARY SEWER, STORM SEWER, WATER, GAS, TELEPHONE AND ELECTRIC) AND MARK PROPERLY BEFORE BEGINNING ANY WORK OF ANY KIND. CALL J.U.L.I.E. BEFORE STARTING ANY EXCAVATING.
9. ALL UTILITIES (ELECTRIC, WATER, SEWERS, ETC.) SHALL REMAIN IN OPERABLE CONDITION FOR THE EXISTING FACILITIES WHILE CONSTRUCTION OF THE NEW REMODELING IS BEING COMPLETED. IF ANY TEMPORARY DISRUPTIONS OF SERVICE FOR ANY OF THE UTILITIES IS REQUIRED THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL OBTAIN PERMISSION FROM THE OWNER FOR THE DISRUPTION OF SERVICE 24 HOURS IN ADVANCE.
10. DIMENSIONS OF ALL WALLS ARE NOMINAL FINISH TO FINISH. (TYPICAL WALL DIMENSIONED 7" - ACTUAL DIMENSION 6 7/8" FOR METAL STUDS.
11. PROVIDE MINIMUM 2x8 BLOCKING BETWEEN STUDS AT ATTACHMENT POINTS FOR ALL WALL HUNG ACCESSORIES, COAT RACKS, CABINETS, WINDOW TREATMENT, ETC.
12. ANY DAMAGE TO THE EXISTING BUILDING, MACHINERY, OR UTILITIES SHALL BE REPAIRED BY AND/OR PAID BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
13. ALL WALLS WITH WOOD BLOCKING SHALL HAVE FIRE STOPPING AT THE CEILING LEVEL IF THE GYP. BD. DOES NOT EXTEND TO THE STRUCTURE ABOVE. FIRE STOPPING SHALL CONSIST OF HORIZONTAL METAL TRACK SECTION TO SUPPORT MINERAL WOOL FIRE SAFING.
14. INSTALL GYP. BD. CONTROL JOINTS AT 25'-0" O.C. MAXIMUM SPACING FULL HEIGHT OF WALLS, ALIGN WITH EDGE OF DOOR OPENINGS WHERE POSSIBLE, TYPICAL THROUGHOUT. ALSO PROVIDE CONTROL JOINTS AT DOOR JAMBS TO DECK.
15. CONTRACTOR TO TEST AND BALANCE HVAC SYSTEM AND PROVIDE TEST AND BALANCE REPORT.
16. ALL CIRCUIT BREAKERS DESIGNATED FOR EMERGENCY LIGHTING AND EXIT SIGNS MUST BE PROPERLY LABELED ON THE CIRCUIT BREAKER BOX LEGEND.



WALL SECTIONS



MARYKNOLL PROPERTIES - INTERIOR AND EXTERIOR REMODELING

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ILLINOIS
A-6

K B Design and Consulting Inc.

100 Grant Avenue

Frankfort, IL

60423

708-774-7005 Kbcdinc@aol.com

Estimate

Date	Estimate #
9/3/2024	900S Fv7r2

Name / Address
SPH Holdings Att'n Paul-Henri Gauvin Grupo SPH 1-864-423-9157

RECEIVED

OCT 03 2024

City of Lockport
Comm. & Econ. Dev. Dept

		Project	
Description	Qty	Rate	Total
900S Fv7r2 Facade portion including notes thru 10/3/2024 to 9/03/2024 original estimate and notes on invoice **** see inv 900S in7-3 9/28/2024 rev 10/03/2024 with note Payments to be made to: KB Design and Consulting Inc. 100 Grant Avenue Frankfort, Illinois USA 60423 Receiving Bank ABA Routing Transit number 021 0000 21 (Chase SWIFT code is CHASUS33) account number for K B Design And Consulting Inc. Invoice payments for this project are 900S Fv7-1 (Payment 1 ..2...3... as needed) This estimate is final with r2 breaking down Facade , and r3 Sprinkler, r4 site plumbing, r5 interior phase 1 , and other projects - all together the proposal was reduced prior to 8/31/2024 to \$427,000.00 Note references to segments of Buildings discussing only Buildings with State Street Frontage, and Maryknoll Drive prior to any further Partitioning to be called as Area A for retail from Lupine Montessori at NE end of Buildings inclusive of Salon 100, Farmers Insurance,Hollingworth Candies, Vacant storefront(s) , and Kids Above All and then segment "B" to be previous Patriot Pilates (610B) with Maryknoll listed address (Patriot Pilates has since moved with space now vacant) and Dynamic Signals LLC (Now - 3/26/2021 - Vitrek Lockport manager Natalie Rauworth, Director of Operations) Payment terms: \$21,350.00 to be wired 9/3/2024 as a deposit due to secure crew deposit, with work to begin prior to 2 weeks from deposit funds (9/16/2024 is expected work start date) (received 9/6/2024 21,350.00, 9/19/24 \$64,050.00) 1st of the 1/3 payments (\$142,333.33 less the \$21,350.00 deposit was not as requested- and \$120,983.33 due 9/16/2024 to be Paid to KB Design and Consulting Inc.- did not happen (KBDC) The 2nd -1/3 payment of \$142,333.33- is to be made as Demolition is substantially completed, (Note as of 10/03/2024 Demolition is substantially completed with non allowed electrical work , and 3 -30 yd and 1 ten yard filled not yet removed along with open final 30 yd Dumpster still on site 29 gauge Metal for Facade and columns being discussed, Sprinkler work released for exterior for permitting has begun for water main, soffit cleaning and painting is underway. Later revised a Final payment of \$142,333.34 less a 30 day hold of \$14,000.00 (Holdback is to be paid to KBDC after work is substantially completed). It is to be agreed that this payment may be partially paid earlier if needed by KBDC for the Sprinkler and Fire Alarm subcontractor payments once that work has been approved by Lockport Fire department. This earlier payment will not exceed a draw request for \$60,000.00.			
Thank you for your business.	Total		

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		Project	
Description		Qty	Total
The Holdback final payment of \$14,000.00 is to be paid prior to 30 days after substantial completion when an agreed punch list completed.			
Included in agreement - We have agreed to work on securing owners permit (s) with Robert Morris Architect , and to assist in Grant funding requests, with work in all phases of this project to have attempts to save funds further than this final estimate; Note that the electrical alone additional costs plus the West Elevation of Metal install on SW for \$5000.00 and decision on 10/3/2024 for Zip wall system (needed due to framing issues (none) behind vertical existing metal (Originally on estimate to be painted) While we are working with Architect for permitting it is expected that we will begin repairs to rotted facade, and all work to try to keep ahead of winter work conditions- which have NOT been included or priced in these estimates.			
Project: 922-938 North State Street Center - Vitrek, Retail , Pilates, spec vacant advised as 900 N. State Lockport, Illinois Revised after a trip on. August 16.. to verify dimensions and remeasured again for the third time Estimate changes: Fv3 reduced prior to 8/31/2024 -PRIOR EST. FROM \$457,360 to \$447,360 providing appx \$20,000 credit as asked and discussed. 8/31/2024 we reduced contingency and subtracted the combined base ctc from \$447,360.00 rounding off per discussions with Paul to \$427,000.00			
Thank you for your business.		Total	

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		Project	
Description	Qty	Rate	Total
Review plans - sheets from File: :900 State Lockport IL Orbis Architects, Inc. 432 E. 14th Street Lockport Illinois 815-673-9400 project 01123 A-1 Site Plan, A-2 Floor Plan - demo and new walls - JCB hand lettered Notes indicating Phase 1,2,3 as a plan view, A-2 Floor Plan, A-3 Exterior Elevations, A-4 Reflected Ceiling Plan, A-5 Wall Sections, A-6 Wall Sections - plans dated 5/14/2024- Revisions as discussed; This current estimate is also to include and to address and. list any cost savings that. we feel could be done for the project, --obviously the scope of work also will be changing- (note 1) we exclude any damage to storefront glass and note existing twisted open gasket metal ,bullet hole end retail (922) store and other issues with 1/4" plate glass and their metal store front systems. Not only would some of these cost savings. assist with price, but they replace non workable details for the currently planned for this project. Changes that don't save a lot of funds include shape change for the 15 columns to rectangular which will keep the edge of the 15 columns wrapping from over the grass/dirt and on the sidewalk edge, adding building ramp from section "C" to "B", keeping west elevation metal on area "c" closely matching their vertical Facade, Section area "A" over glass detail of changing the Trex design -that has issues- using a 3/8ths or so thick decorative material on top of the 16 1/2" high for 99' , 30" for 255 ', and sections of the painted glass areas above doors. Note our responsibility for glass repairs or costs for those issues is excluded and as stated in our -Note 1. - Any other additional work to be billed at crew rate basis of \$1750/day for 3 men including van/service truck. Or at Subcontracted rates. Demolition is expected to use our Dump truck if available vs Dumpster with Dump truck rate of \$220/day At the south and the East elevation from north running south 108' x with 43" facade, needs bottom drip edge and top roofing trim (see below @ appx. \$3.00 plus tax per lin ft. - 2400 lin ft.)		0.00	0.00
Thank you for your business.		Total	

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		Project	
Description	Qty	Rate	Total
Scope of work - It is understood that. the line item prices are. adjustable at will by KBDC. and are a guide for what is included and is the scope of work for the project..	1,032	5.38	5,552.16
-Facade for Retail area we call segment "A" ---has a 44" high angled cedar wood Facade over the Soffit/canopy which includes a top and bottom horiz 1"x6"-(5 1/2") The under canopy/soffit is 8' deep and 10'3" Above Finished Floor(A.F.F.). 250'-6" running north to south with (2) - 8'6" returns running to the east including the return towards building ("B") At the top of the old existing wood Facade, the top horizontal 1x6 is to be removed prior to roofers' metal flashing to go on top of new Vertical Metal Facade as a cap over the new vertical metal siding face -258'-6" long that is to closely look in appearance to that metal siding existing on building "C" at the south end of site.. We will be installing behind the new siding that is to be placed over existing wood facade a "tyvek" style building wrap, and a designed to fit new drip edge for the vertical siding's bottom for appx 260' with either a butt or mitered corner at each of the (2) ends. This "corner/drip/J mouldings at the new vertical metal Facade's bottom will take the place of the to be removed 1x6 cedar run. Under and running the length of the retail area "A" is a 8'-to 8'6" deep canopy/soffit appx 10'3" to 10'-8" (A.F.F.) height x 258'-6" . This approximately 2200 sq. ft. is to be washed and 1 coat painted eggshell finish white. (satin is unavailable in desired paint product) A second coat while not priced may be necessary to return soffit to close to original look at 15'/hr 2 man crew expected, equipment @ 1.45/ft. This cost line is to be used for bidding 1032 sq. ft. of a metal siding close in style to the "C"'s phase 1 building at the south end area's existing metal facade Corners allowed (1 ic, 2 oc) 30' as lengths for inside and outside corners are 10' lengths	30	3.00	90.00
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		Project	
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Scope of work for Section "A" painted glass sections..with work on or over the 1/4" plate glass (the red/brown painted glass area) at storefront ..Over the storefront glass at the top of glass is 30" painted glass with 43" when measured over the 7' doors -length of this work is 155'-6" from the south corner (Lisa's /922 space) to just north of unit 928-Lupine Montessori's emergency' south exit door . The store front then runs north 99' long x 17" height of painted glass, then with a 20' x 10' brick with mortar wall with a scope to be determined. The Last area for " over glass detail" is a fake wood beam over the storefront which is to be reworked and demo'd to allow for same "plane" or close to the same plane as the 17" high proposed Shiplap planking to the south , changing to 30" high from Lupine Montessori south emergency door to the south end of existing retail- suggested and expected a 3/8" Shiplap or other exterior products are to be adhered to glass , additionally the glass over (43" high) doors transom glass to be covered the same as above for about 3' x 18" additional area at each door. We will advise and explore lineal metal on carriers as a higher cost alternative subject to screwing into small aluminum mullions between glass segments. The expected and proposed Shiplap type thin board finish, with no finish at north return (as adjacent property could repair this exterior area as they wish for their adjacent properties's usage for their outdoor seating) It should be noted also that Masonry wall covering 2A5 is excluded as is all masonry staining or finishes- and also that as of 8/15/2024 the date this draft estimate was started, we received a rendering that has not been followed including its horizontal siding for the entire project including the round columns at "A". this line item expected cost for over the Brown painted glass is based min cost of expected 750 sq. ft.	750	11.00	8,250.00
Building Masonry wall section and other "A" area issues to grind and veneer a similar match to the columns with Shiplap/ wood or metal....200/300 sq. ft.	300	17.00	5,100.00
Building wrap, and seam tape .22/.05 1215 area "A" sq. ft. .27 sq. ft. 1215 x .20	1,458	0.27	393.66
Scope of work for Section "A" canopy underside custom paint material using SW pro industrial multi surface acrylic wash b66w1561 eggshell - tape and mask for spray as needed, scaffolding - requires electronic not standard spray gun to limit overspray. 1 coat only allowed mask and misc plastic,; 11'2" high soffit is 8'5" deep x 252' for bidding 2152 sq . ft 7-9 gal	9	76.00	684.00
Preparation for painting soffit, equipment A,B,C, D (angled slope) 1200.00, paint for 4087 sq. ft. 20 gal for \$1400.00, supplies/ tape, masking, 700.00	4,087	0.85	3,473.95
Scope of work for Section "A" canopy custom J 259 x - J material- /trim- excludes "B" 130' and problematic "C" 220' lengths , "D" 465' lengths ---1075 lin ft.	1,075	7.00	7,525.00
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		Project	
		Rate	Total
Description	Qty	Rate	Total
Columns (15) with height between 10'-1/4" and 10' 1-12" from sidewalk slab to underside of soffit canopy. Width is 16" x 2" to be wrapped fypon material of probable 2x4 each end running e/w with Shiplap exterior product between fypon, and 4-6" Trex type base" to be discussed with owner and architect - allow also as needed exterior coatings , sika caulk at 4" Trex type base and top - This line item for the 15 columns materials -for nice appearance - allowed @180 plus tax each note 8/15/2024 the date of this draft estimate we received a rendering that has not been followed which shows horizontal siding and round columns.....	15	198.00	2,970.00
Scope of work for Section "B" after retail canopy, factory, and old pilates areas starts with flat (3-1/2" away) return from Facade base into building wall section -12' going east x 74" high - 102' x 7', then alcove running east 4'6" x-7' high 15'-6" 3/4" x 7' high , 10' x 7' high (7' is actually not 7' but -only 74") 132' x 7'= 924 sq. ft. with drip edge for water running down under metal siding, this Facade run is mainly N/S, There will be...repairs to rotted wood -of 1x6 mainly at bottom of section B"	924	5.38	4,971.12
Corners allowed "B" (3 ic, 1 oc) 40' includes inside corner ends at "B", where "C" starts	40	3.00	120.00
Removal and repairs to rotted wood bottom Facade "B" prior to placing building wrap- allow framing materials	1	700.00	700.00
Building wrap, and seam tape .22/.05 1141 area "B" Facade / sq. ft. - includes 20%	1,124	0.27	303.48
Scope of work for Section "C" with existing metal siding on building - west elevation 62" , south 92' w/ 5 lights, 57' east scope; remove base metal of Facade and install new under metal flashing/drip custom made for this area similar to that used on area "A" , new metal siding for west (facing archer) elevation clean and repaint south and east elevation - new roof cap by roofer 65' x 7', 92' x 7', and run to transformer 57' x 7' - 214 lf x 7=1498 facade (70" high use 7' bid) 9' high wall to soffit over dirt west and south run running east 12' x 74" high - use 72" as top 1x4 or roofer;s metal flashing will cover 6" drip edge down over metal siding, x n/s, 124' x 7', 4'6" x-7' high 11'-6" x 7' high , 10' x 7' high (7' is 74") 163' x 7 1141 sq. ft. canopy	1,498	9.29	13,916.42
65' x 7', 95' x 7', and run to transformer 56' x 7'....repairs to rotted wood -1x6 mainly at bottom of section B"'s center to north areas			
Scope of work for Section "C" canopy underside painting- including u shape gas lines with gas meter/piping, down spouts depth of 4' proposal	1,266	0.00	0.00
Scope of work for Section "C" canopy underside custom material and paint this using SW multi surface acrylic 2-250-300 sq gal -allow 1 coat 9 gal, mask and misc plastic,	7	76.00	532.00
Areas rear after transformer, 119' x 47" high to SW pergola area, NW pergola to corner 2 story - 94' x 4' high ,(132 to block bldg inclusive of small section at center loading dock so ignoring the 132' dimension overall after 2nd story corner is 245'x 4' - overall 119, 94, 245' = 458' x 4' = 1832 sq. ft. Facade 4087 sq. ft. soffit			
Scope of work for Section "D" Rear building Facade vertical metal allowance materials:- Note this was majority of basis for prior proposals \$20,000 reduction to \$447,360.00	1,832	5.38	9,856.16
Thank you for your business.	Total		

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Preparation for painting- underside of overhang appx estimate cleaning tsp x 16' allowance for- areas 162', 120', 65', 45', 50', 66', 30' (538 lin ft) - 10,760 sq. Ft 16 gal canopy and rear of buildings Area "D" allowance est 75,000 labor crew CM3 complete project exterior EXCLUDING repairs to gazebo and price adjustment due to rear Facade- excluding corrects including error	16	65.00	1,040.00
General Labor 65.96 , Plumber 196.71, Electrical 185.00, Painter 85.00, Paper Hanger 7-9.00 sq. ft. ,Carpenter 108.56, Demo/cleanup Labor 78.80, Drywall Labor 137.49 (620.00 min charge /area) - lump sum exclude plumbing, electrical ,painting-----	1	75,000.00	75,000.00
Plans and Permits - plans printing 200.00 permits allowed 600.00 any additional drawings ; not included this item to be by owner and architect this item is to assist in securing permits only-	1	800.00	800.00
Site work- exterior cleaning facia, and brick area to be lightly washed - ATMOSPHEREGKOBALLLC --washing including materials @.40 sq. ft. note alt for acid or trisodium phosphate add .65 to \$1.10 sq. ft.- labor in above total job costs- materials	13,000	0.035	455.00
*****Concrete framing and forming- this items 4 quantity x 1750 to be 0 this funds could go to curbs around future hc parking	0	1,750.00	0.00
***** Roadway from front parking area. around building to rear parking area. includes removal of 15 inch depth of dirt. installation of 12 inches stone base using CA6. and two layers of asphalt two inch binder and inch and half a surface. estimated area 7824 square feet. 55K	0	55,000.00	0.00
***** In case it is going to be required, which hopefully it will not install. a gutter type curb. including four inches of limestone base. and one inch rebar. 400 6 lineal feet. 20K	0	20,000.00	0.00
***** Two areas of handicap parking. off of the roadway. Each segment to be. 12 inch base 3 1/2 inches of asphalt made up of two inches of binder and inch and a half of surface. 1200 square feet each. 2@8K	0	8,000.00	0.00
***** Install appx 200' sidewalk. and steps running down from the. front parking area to propose new doorway for the South entrance. Kind of great to be 4 inches and reinforce with wire mesh Walk will not run. the last. 75 feet. but will end to allow for the handicap usage to get into that doorway. 1@19K	0	19,000.00	0.00
***** Existing parking area mill down two inches. Power broom throughout the parking, removing debris and then install 8. tact coat asphalt layer. and the approximately two inches of asphalt. This area is an arbitrary footage. and could be adjusted upward or downward. 9440.00 sq ft @3.29	0	3.29	0.00
*****Concrete - finisher, 3 crew stamping,120 bag color/yd stamping 4-6.00 sq ft. 1 @6K	0	6,000.00	0.00
*****Concrete repairs various existing walkways - 10@300 allowed	10	300.00	3,000.00
***** Railings replace two existing 38 1/2 " high 9' long	2	785.00	1,570.00
Preparation for painting- areas Rear of buildings: 162', 120', 65', 45', 50', 66', 30' (538 x adv 4' allowed - 2152 sq. ft.) 10 gal allowed over below and prior	10	65.00	650.00
Dumpster/ Dump Truck - 6-12 yd/ 20 yard Dumpster	1	430.00	430.00
Thank you for your business.		Total	

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Sprinkler system - allowed ; note to work above existing mains with multiple ceiling grid "T"'s removed add \$7500.00 orig est 86K this is split from water supply. Low bidder is F.E. Moran original \$57,625.00 9/27/2024 later split 9/30/2024 to area B \$28,565.00, and " Phase 1" area "C" piping/heads \$29,060.00) \$57,625.00 for both proposals- next bidder MVP Fire Systems \$58,495.00 , and high bidder Cross Point Sales \$67,000.00- Note contingency to make up difference from estimate 9/03/2024 of \$47,495.00 - All bidders excluded also Remote Fire Connection \$5700.00 est, and Plumber Labor to install Double Detector Backflow Protector - for the Facade total this item is "0" per 9/21/24 Paul /Owner request revised to include future protection for Below exterior water supply did not use 6" existing lines but new 10/12" water main tie in.	0	47,495.00	0.00
Plumbing (THIS IS A N 8" MAIN) Water main originally bid at \$38,045 will now be \$34,000 after. reconfirming a second. contractor Pricing includes a pressure cut 8 by 10 valve and a vault. and was the reason the reduction was made with contractor taking the pressure cur vs. shut off if the pressure cut is not going to be needed. Included in this price is 70 lineal foot of 8 inch ductile iron pipe 445 190 Flange and spool. 20 tons of CA7. Two semi loads of spoils to be hauled and disposed off site Pressure test , chlorination and contractor mobilization and demobilization. There's no restoration included in this price. Cross Point Sales was \$58,000 , and our Estimate was matched by Keith 708-250-3195 Slouber - this item "0" out for facade totals basis	0	34,000.00	0.00
Electrical & Lighting between 15-30 sconces retail area..... pricing to be advised allowed \$15,000.00 - this item to be CO if asked to be done and as of 10/03/2024 "0" out for Facade totals estimate	0	15,000.00	0.00
Electrical fire alarm system 15 locations/ 1 system (4500.00) 5 horn/ strobe 1 This is an allowance to use for building/city alarm system phase 1 only - Cross point sales 11/30/2022 has \$15,000 proposal basis - possible contingency adjustment will be needed as of 10/3/2024 revision this item "0" out CCCCCCCCC	0	10,500.00	0.00
Dumpster/ Dump Truck - 6-12 yd/ 20 yard Dumpster	3	430.00	1,290.00
Dumpster/ Dump Truck - usage / dump fees 14 week allowed	7	430.00	3,010.00
Dumpster/ Dump Truck - dump fees 14 allowed	14	65.00	910.00
Staining - "A3" face brick 7 to 0 NIC	0	600.00	0.00
Staining - "A3" face brick materials NIC except patch if needed labor for Gazebo/Pergola by Pilates area exterior if demo'd 1 to 0	0	1,700.00	0.00
Wall base 15 columns **** Not included	0	3,000.00	0.00
Thank you for your business.	Total		

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		Project	
Description	Qty	Rate	Total
Trex assembly 3/4 furring over glass 2200 s.ft allowed - replace glass with framed panel 15 An alternate to this would be not. to have the store. system reworked into use. Hardy board panels. throughout with a thin veneer. plank like material look that would not have the weight of the trucks engine 1/4 thick one by 6. Azek exteriors/ Timber Tech \$463.51 sq. ft Previously, we allowed 760 a square foot for this and 2200 square feet, but we could. even do it. But this process we could do and would include the underlayment material that we would veneer the AZEK product to. I still would redo the storefront metal and change the storefront glass to allow for this. look in a way. in a way that could be repaired if something breaks.. price left as is 2200 x 7.60 but included in our reductions 2200.00 to 0 as listed above - note as of 10/3/2024 decision still not resolved.	0	7.60	0.00
Trex assembly panel 15/ hardiboard - 6 @1750 was reduced to 1 at \$4500.00 then 0 Shiplap or lin metal to be used- as of 10/03/24 Boise Cascade 1/2" Zip 4x8 backer sheets added to project for Building "C" west elevation over Facade existing steel (expect to add to column wrapping also) allow 100 sheets est \$3400.00 if used on columns) so this item not Trex but Zip Note this is to be from ContingencyCCCCC	1	3,400.00	3,400.00
Project Management & Coordination - site supervision - project cost as needed	0	6,500.00	0.00
Project Management - (KB time) . \$31,000.00 vs \$53,876.00 for GC @.085 round up \$30,790.00	0	31,000.00	0.00
ramp phase 2 Not in above	0	35,000.00	0.00
contingency per agreement adjusted 8/31/2024 0.75 cut in half to \$35,000 from \$77,851.89 CC Note as of 10/03/2024 we have expected column covering to deduct, \$1500.00 for plywood wrap and sprinkler \$10,000, Demolition mis bid for 1 Dumpster of overweight block/brick, and 1 10 yard Dumpster - (costs est \$1000.00, and 3.5 crew days (\$6125.00 and fire alarm expected \$5000.00 expected \$23,625.00 as of 10/3/2024 over bid leaving \$11,375.00 available- At last draw request for additional items of \$5000.00 metal west elevation, \$11,652.69 for storefront repainting, **** see inv 900S in7-3 9/28/2024	0	20,000.00	0.00
Site Work HC ramping allowed for 1 area N of/ Building area "B"	0	30,000.00	0.00
Site Work horiz metal add 25-30,000 - excluded also will need 7-14% for trim materials	0	19,751.84	0.00
per request 8/15/2024 asked for 20k, on previous \$467,360.00 basis - we lowered \$10,000, and now on revisions we will accept final of \$447,360 line item adjustments as KBDC wishes to add more or less as long as total of \$447,360 is kept including using architect's already reviewed vertical siding - credit \$19,751.84 x -1			
Contingency adjusted 8/31/2024			
Knowing that I've given owner allowance for the ramp of \$20,000. We previously 9/03/2024 reduced down the contingency to 15%. with contract then reducing again to \$427,000.00 with the understanding that the terms listed in the estimate's begriming will be followed. (10/03/2024 note this is not the case)			
on 9/18/2024 this note re nic definedNIC not in contract - labor to be included in LSB			
474' west elevation of which pins :			
Thank you for your business.	Total		
	\$155,992.95		



324 N York St, Elmhurst IL 60626
PHONE: 1-234-CULTURE (285-8873)
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August 14, 2024

Attn: Josh Budny
Network Property Management
RE: 900 N State St, Lockport IL

RECEIVED

OCT 03 2024

City of Lockport
Comm. & Econ. Dev. Dept

WORK SCOPE: Facade Remodel

SCOPE: CORRUGATED METAL PANELS – WEST, SOUTH, AND EAST ELEVATIONS

1. Install Sharkskin high temperature ice and water shield membrane over existing wood siding.
2. Install new *Firestone UC-601* prefinished corrugated metal panels. Panels to run horizontal, not vertical. (color: tbd)
3. Fabricate and install custom channel/eave closure metal at bottom edge.
4. Fabricate and install approx. 811 linear ft of new metal copings (color: tbd)

TOTAL PROPOSED COST = \$98,750.00

SCOPE: INSTALLING NEW FAST PLANK SIDING AT WINDOW AREAS (WEST ELEVATION)

1. Install new wood blocking supports and sheet with plywood to allow for installation of *Fast Plank* system.
NOTE: Notches will need to be cut into soffit to install.
2. Supply and install new Tyvek underlayments.
3. Supply and install new *Fast Plank P 46V* including all *Fast Plank* Trim & accessories
4. Fabricate and custom channel/eave closure metal at bottom edge.
5. Fabricate and install new metal closures where soffit has been cut to allow for wood blocking.

TOTAL PROPOSED COST = \$79,800.00

SCOPE: PAINTING: FRONT (WEST) ELEVATION (METAL) SOFFIT

1. Power wash soffit.
2. Paint soffit with Benjamin Moore Command acrylic urethane paint (color: tbd)

TOTAL PROPOSED COST = \$9,500.00

SCOPE: REAR (SOUTH AND EAST) ELEVATION (STUCCO) SOFFIT

1. Power wash soffit.
2. Paint soffit with Benjamin Moore Ultra Spec exterior paint (color: tbd)

TOTAL PROPOSED COST = \$19,750.00

SCOPE: PAINTING: WEST AND EAST ELEVATIONS SIDING PANELS

1. Power wash existing metal siding panels.
2. Paint metal siding panels with Benjamin Moore Ultra Spec exterior paint (color: tbd)

TOTAL PROPOSED COST = \$9,800.00



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SCOPE: PAINTING: FRONT (WEST) ELEVATION BRICK

1. Power wash existing brick
2. Paint brick with Benjamin Moore Ultra Spec exterior paint (color: tbd)

TOTAL PROPOSED COST = \$12,600.00

SCOPE: PAINTING: REAR (SOUTH AND EAST) BRICK

1. Power wash existing brick
2. Paint brick with Benjamin Moore Ultra Spec exterior paint (color: tbd)

TOTAL PROPOSED COST = \$58,700.00

SCOPE: PAINTING: REAR (EAST) CONCRETE BLOCK

1. Power wash existing concrete block
2. Paint brick with Benjamin Moore Ultra Spec exterior paint (color: tbd)

TOTAL PROPOSED COST = \$3,800.00

SCOPE: COLUMNS OPTION # 1

1. Install new wood blocking around framing to mirror rectangular shape of existing metal column. Approx. 16" by 2"
2. Install new prefinished metal wrap around wood framing.

TOTAL PROPOSED COST = \$29,500.00

SCOPE: COLUMNS OPTION # 2

1. Install new wood blocking to create square box approx. 18" by 18".
2. Supply and install new *Fast Plank P 46V* including all *Fast Plank* Trim & accessories
6. Fabricate and custom channel/eave closure metal at bottom edges and top edges.

TOTAL PROPOSED COST = \$78,960.00



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August 14, 2024

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NOTE: PRICE EXCLUDES ANY DISCONNECTS THAT MAY BE NECESSARY FOR ELECTRICAL, PLUMBING, OR FIRE ALARM SYSTEMS.

Time And Material Pricing (T & M) for unforeseen conditions:

Time and Material charges apply when any other unforeseen work is necessary or additional work is requested by customer, not specified in contract and/or in unit pricing above. Time and Material will be billed at \$115 per man per hour plus materials costs.

Unit Pricing For "Unforeseen" Conditions:

Additional Exclusions (if not specified in proposal):

HVAC disconnects/reconnects/repairs/replacement
Plumbing disconnects/reconnects/repairs/replacement
Electrical disconnects/reconnects/repairs/replacement
Masonry repairs/replacement
Skylight repairs/replacement
Hazmat/Asbestos testing or disposal
Gutters/downspouts/scuppers/roof drains
Siding repair/replacement
Access to membrane (deck removal, snow/ice removal, ect.)
Temporary repairs and/or any other repairs not specified

Material Escalation Clause:

In the event of significant delays or price increase of material, equipment, or energy occurring during the performance of this contract through no fault of the Contractor (Culture Construction) the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% or more between the date of this Contract and the date of installation.



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PAGE 4

August 14, 2024

Attn: Josh Budny
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NOTE: Permit Fees, If Any, NOT Included In Price

Payment Terms:

1/2 down-payment
¼ due upon half completion
Final due upon completion (net 15 days)

Warranty:

5-year warranty provided by Culture Construction against defective workmanship.

This proposal will be null and void if not accepted by customer within 15 days. This proposal may be canceled, in writing, by customer within 3 business days from the time the customer signs the contract.

NOTE: Due to overwhelming shortages, there may be delays in our ability to obtain the materials necessary to serve you. Although these delays are beyond our control, we will do our best to prepare the site and have everything ready for installation of the materials upon receipt

Accepted By:

CONTRACTOR:

Culture Construction And Consulting LLC

Name (Print): _____

Sign: _____

Date: _____

Accepted By:

CUSTOMER:

Name (Print): _____

Sign: _____

Date: _____



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August 14, 2024

Attn: Josh Budny
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TERMS/CONDITIONS

1. We cannot be responsible for deck or patio furniture, decoration, planters or toys. Please move or cover these items so debris or roofing materials do not harm them.
2. There is a possibility of dust and dirt filtering through from the tear-off. You may want to cover up objects.
3. The roofers will clean up debris at the end of each day.
4. NOISE..... Brace yourself, its LOUD!!!!!!!!!!!!!!!!!!!!!!
5. If there is a problem, please let the foreman know or contact our office at 1-234-CULTURE.
6. Disposal boxes and trucks: Where can they be placed? if you have a problem as to their placement, please contact our office at 1-234-CULTURE. (Some sod damage may occur, depending on availability of placement).
7. Please move vehicles out of the work area.
8. Satellite dishes bolted on roof: We will remove bolts and set aside prior to roofing, and refasten after installation of a new roof. We cannot be responsible for refocusing your signal. You will need to contact your service provider to perform this service.
9. **INSURANCE IS IMPORTANT.** If a workman falls and is seriously injured on your property, is he covered? All work involved within this proposal is covered by Workman's Compensation, Public Liability, Property Damage, Products Liability & Complete Operations Insurance. We carry a 2 million dollar general aggregated & 5 million dollar excess liability..
10. The building owner will be responsible for any Village/City fees and obtaining any necessary building permits.
11. Due to the extreme price volatility regarding asphalt (petroleum related) products, the price quoted in this proposal is valid only for orders placed within the next **30 days**. Thereafter, if there is an increase in the price to the roofing contractor for asphalt products, the amount of this proposal shall be similarly increased to reflect the increased costs to obtain materials.
12. The prices mentioned **do not** include any tuck-pointing, deck repairs, disconnection of any electrical, gas or HVAC units. If any of these items are found necessary, additional charges will be made on a time and material basis.
13. We cannot be responsible for skylight condensation.



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TERMS/CONDITIONS

14. We cannot be responsible for slope or deck deflection of existing roof deck and structure.
15. The building owner will be responsible with providing an access route to be used for the job set-up and the removal of debris. If it is necessary to place a roll off dumpster on lawn, the prices listed **do not** include any lawn replacement or repairs.
16. The following items are **not** included: Wood nailers, curbs, thru-wall flashing, etc., unless otherwise noted.
17. We cannot assume responsibility for any interior damage due to water leakage during construction or after work is complete. During construction, a watertight seal will be provided to the best of our ability, on a daily basis, to help prevent any water leaks inside building.
18. We cannot assume responsibility for any moisture/condensation and/or mold issues that may arise.
19. Excludes any HVAC, Plumbing, Electrical work and/or disconnects/reconnects if necessary. Excludes any masonry work if necessary. (unless otherwise specified in proposal)
20. The buyer agrees to carry proper fire and extended insurance on the premises to protect **Culture Construction & Consulting LLC.**, against loss of materials or partially completed work due to destruction, (caused outside the scope of our work) through fire, acts of nature and war. The roof deck will be free of ice, snow, debris and other foreign matter not conducive to roofing practices. Roofing will be done only in weather conditions suitable for product application. We **cannot** be responsible for the slope of existing structure. We **cannot** be responsible for pictures, wall or ceiling ornaments, nail pops, stress cracks and related markings, due to the vibrations from the stacking or materials and/or the removal of weight from the existing roof.
21. **Culture Construction & Consulting LLC.** shall **not** be responsible to determine structural soundness and shall have no liability whatsoever to the owner or others for failure of roof or supporting structure to support men/materials, equipment resulting from such failure, whether it occurred before, during or after performance of outlined work.

Should a leak occur in the roof through workmanship defects, repairs will be made, provided a reasonable notice is given and the purchaser has fulfilled the terms of this agreement the roof must be free of ice, snow, debris and other foreign matter not conducive to roofing practices. Also excludes access to membrane if a traffic decking is installed over roof system.

Upon receipt of an executed copy of this proposal, along with a cash payment, we will schedule the work as proposed. **The balance of the net shall be due upon completion.** Unpaid balance after 30 days, will carry a service charge of 2% per month, 24% per year. We are **not** responsible for any interior or exterior asbestos removal problems if found present. Any such pre-existing condition shall constitute extra cost to be determined by abatement.

RECEIVED

OCT 03 2024

City of Lockport
Comm. & Econ. Dev. Dept

SPECIFICATIONS FOR
900 N State Street, Lockport IL
Maryknoll Property

T.D. Custom Framing Solutions LLC

1. **CONSTRUCTION MANAGEMENT**: All phases of construction management provided by T.D. Custom Framing Solutions LLC including supervision and scheduling of all subcontractors, preparation of contractor's statements and scheduling of all inspections and obtaining certificate of occupation. This estimate in its entirety is based off of phase 1 from print dated 05/28/2024.
2. **GENERAL FINISH NOTES LINE 7 PAGE A-4**: Not responsible for dryfall paint on steel structure or painting roof deck.

INTERIOR WORK:

- **INTERIOR WALL FRAMING**: As per provided plan
- **MASONRY**: Remove and replace as needed for plumber to install new plumbing.
- **PLUMBING**: All plumbing locations per print. 3 piece bath, 1 hose bib and mechanical room with floor drain and wall hung sink. All pipe and fittings included. All rough plumbing and trim labor included. 1 Kohler elongated toilet, 2 wall hung laundry tubs with faucets, 1 5' fiberglass shower stall with Moen diverter and trim. Sewer line stubbed to exterior of building. Water line supplied by others.
- **ELECTRICAL**: Remove, re-pipe, rewire and re-install existing 2 x 4 light fixtures. Switch openings installed, wall mount occupancy switches installed. Furnish and install 7 new LED emergency lights 2 LED exit/emergency combo units, 4 LED exit lights. Replace all existing switches and outlets. Demo all existing ceiling electric, remove all BX cable and Greenfield, all

- existing low voltage. Re-feed all existing office outlets on exterior walls once the demo is finished. Furnish and install 4 ceiling mount occupancy detectors in open areas of the office.
- **HVAC**: Existing HVAC remains, relocate existing vents and returns as needed.
 - **DRYWALL**: Repair as needed throughout phase 1. Necessary firewalls installed as needed.
 - **TILE**: Floor prep entirety of phase 1, ceramic tile installation in bathrooms as called out by plan. Ceramic tile yet to be selected by owner.
 - **OTHER FLOORING**: Material provided by the owner on site. Commercial rubber base installed as per plan. Floor prep.
 - **HARDWARE**: Installation of all door knobs, dead bolts and entry locks, Schlage 'Accent' brushed nickel finish).
 - **DEMO** Demolition as per provided plan, removal of all waste material.
 - **INTERIOR TRIM**: Existing to remain, repair and replace as needed. New 4" vinyl cove floor base installed throughout.
 - **INTERIOR WALLS**: Two coats paint (1 primer and 2 finish coat) selected from Sherwin Williams or Benjamin Moore flat latex.
 - **CEILING**: Drop ceiling installed as per reflected plan, all new grid and 2 x 2 panels.
 - **SPRINKLER SYSTEM**: This bid does not include any

EXTERIOR WORK:

- **BUILDING WRAP**: Tyvek or equivalent under all new exterior cladding.
- **SIDING**: All horizontal corrugated metal wall panels include labor and material to remove existing top of wall to roof membrane, metal capping and installation of new wall to roof metal capping. This is based on the current roof being in sound condition and doesn't include repairing any deficiencies such as rotted framing or poor construction.
- **WINDOWS & DOORS**: Existing doors and windows to remain, clean and powerwash.
- **CONCRETE**: Remove and replace existing concrete stairs and slab with new stair and handicap ramp access. 1 ½" galvanized powder coated handrail attached to concrete.

- **PAIN**T: Powerwash building, caulk all gaps or holes. Apply one coat of exterior paint to metal roofing, siding, front brick, and soffits along the building. Includes paint, labor and materials. Color is yet to be decided by the owner.
 - **GUTTERS AND DOWNSPOUTS**: Existing downspouts and gutters to remain.
3. **APPLIANCES**: Provided and installed by the owner's vendor.
 4. **PERMITS**: All permits and fees associated with said permits to be covered by the property owner.
 5. **SITEPLAN & SURVEYS**: Surveys as per Building Department and lender requirements provided by owner for permit.
 6. **INSURANCE**: T.D. Custom Framing Solutions LLC shall carry liability insurance. All employees of T.D. Custom Framing Solutions LLC and those of all subcontractors employed by T.D. Custom Framing Solutions LLC shall be covered by appropriate workers compensation and liability insurance provided at their expense. Owner to provide builders risk insurance. Subcontractors hired by owners shall provide appropriate certification of insurance. Assistance to be provided by T.D. Custom Framing Solutions LLC if needed.
 7. **LICENSES AND BONDS**: All contractor licenses provided by T.D. Custom framing Solution LLC, or its subcontractors.
 8. **REFUSE DISPOSAL, PORTABLE TOILETS**: Dumpsters & portable restroom as needed, provided by T.D. Custom framing Solutions LLC

Note to customer: Visible damage throughout perimeter of roofline and drainage issues as well as visible damage to soffit lines not addressed to this outline of work. Additional work outline of scope will be billed at \$107 per man hour. This proposal is good for 30 days from the date of 06/15/2024.

Total Estimated Cost : \$466,000

- Half down \$233,000 upon acceptance of proposal.
- \$100,000 after mechanicals
- \$85,000 after concrete
- \$24,000 after drop ceiling and floors
- \$24,000 upon completion of outlined scope

Thomas Ledwell
(T.D.Custom Framing Solutions LLC)

Maryknoll Property Owner