

**AUTHORIZING AN ARCHITECTURAL IMPROVEMENT PROGRAM (AIP)
ECONOMIC INCENTIVE FOR THE AURORA MUSIC COMPANY, INC., 137 E.
LINCOLN HIGHWAY, DEKALB, ILLINOIS, IN THE AMOUNT OF \$25,000.**

WHEREAS, the City of DeKalb (the "City") is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, Rob Mondi (the "Owner"), who is the owner of the property located at 137 E. Lincoln Highway, DeKalb, Illinois (the "Property"), requested an Architectural Improvement Program ("AIP") Grant in the amount of \$25,000.00; and

WHEREAS, the City's corporate authorities find that approving the AIP Grant pursuant to this Resolution is in the City's best interests for the protection of the public health, safety, and welfare; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DEKALB, ILLINOIS:

SECTION 1: The City's corporate authorities approve an AIP Grant in the amount of \$25,000.00 for Owner to use at the Property, subject to the following terms and conditions:

1. Given the small scope of the requested grant, the City waives formal compliance with the requirements of the AIP process except as outlined herein. The City also waives requirement of a promissory note or mortgage to secure the AIP Grant.
2. Payment of the AIP Grant shall be as a reimbursement to Owner, after Owner provides proof of incurring costs of not less than \$50,000 on renovation at the Property consisting of: ADA compliance, façade renovations, tuckpointing, life safety equipment, electrical, mechanical, and plumbing upgrades, and fire alarm and suppression systems. The AIP Grant shall be in the amount which is the lesser of: a) \$25,000.00; or b) the amount which is not more than 50% of the total project costs.
3. The Owner agrees to provide documentation of the project and incurred costs, inclusive of full lien waivers, invoices, and adequate evidence of payment, all in form and content acceptable to the City Manager or designee, prior to payment of the reimbursement.
4. The Owner agrees, as a condition of accepting the funds contemplated herein, to maintain the improvements funded by this AIP Grant for a period of not less than five (5) years. The AIP Grant funds provided herein shall be considered partially forgiven by 20% (1/5) each year on the anniversary of their payment to Owner, until fully forgiven on the fifth anniversary of such payment. Should Owner fail to maintain the improvements for the full five-year period, then Owner shall be responsible for reimbursing the City in an amount equivalent to the then-unforgiven portion of the AIP Grant.
5. The Owner agrees to indemnify, defend, and hold harmless the City from any claims or damages arising out of or relating to the AIP Grant or the work to be performed by Owner. The Owner shall provide the City with a certificate of insurance naming the City as additional primary insured with waiver of right of subrogation prior to commencement of work. The Owner

agrees and acknowledges that the funding contemplated herein is payable to Owner only and may not be assigned or transferred to any other party. The City shall not make direct payments to any contractors or materialmen, and the City's obligation to provide funding shall not accrue until Owner provides the City with evidence of lien waivers from all contractors and materialmen providing labor or materials for the project.

6. The Owner shall complete all related work in a good and workmanlike fashion, in accordance with all applicable codes and ordinances, and after having obtained all required permits. All work shall be subject to inspection and approval by the City.
7. All work shall be completed within one (1) calendar year of the date of approval of this Resolution, or the funding approval contemplated herein shall terminate and this Resolution shall be of no further force or effect.
8. Owner shall provide a letter to the City acknowledging and agreeing to the terms and conditions of this Resolution prior to the City's issuance of payment to Owner.

SECTION 2: This resolution and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such resolution should (a) contain terms contrary to the provision of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City's corporate authorities that to the extent that the terms of this resolution should be inconsistent with any non-preemptive state law, this resolution shall supersede state law in that regard within its jurisdiction.

SECTION 3: This resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 23rd day of May 2022 and approved by me as Mayor on the same day. Passed by a 7-0-1 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre. Nay: None. Recused: Barnes.




COHEN BARNES, Mayor

ATTEST:


Ruth A. Scott, Executive Assistant



164 East Lincoln Highway
DeKalb, Illinois 60115
815.748.2000 • cityofdekalb.com

May 26, 2022

Bill Nicklas, City Manager
City of DeKalb
164 E. Lincoln Highway
DeKalb, IL 60115

RE: City of DeKalb AIP Grant / Letter Agreement

Rob Mondt, ("Owner") hereby acknowledges and agrees to the terms of that certain Resolution 2022-046 ("the Resolution"), approving of a \$25,000 Architectural Improvement Program ("AIP") Grant for Aurora Music Company, ("Business") for use at 137 E. Lincoln Highway, DeKalb, Illinois ("the Property"), subject to the following provisions:

1. Given the small scope of the requested grant, the City waives formal compliance with the requirements of the AIP process except as outlined herein. The City also waives requirement of a promissory note or mortgage to secure the AIP Grant.
2. Payment of the AIP Grant shall be as a reimbursement to the Business, after Owner provides proof of incurring costs of not less than \$50,000 on renovation at the Property consisting of: ADA compliance, façade renovations, tuckpointing, life safety equipment, electrical, mechanical, and plumbing upgrades, and fire alarm and suppression systems. The AIP Grant shall be in the amount which is the lesser of: a) \$25,000.00; or b) the amount which is not more than 50% of the total project costs.
3. The Owner agrees to provide documentation of the project and incurred costs, inclusive of full lien waivers, invoices, and adequate evidence of payment, all in form and content acceptable to the City Manager or designee, prior to payment of the reimbursement.
4. The Owner agrees, as a condition of accepting the AIP Grant, to maintain the improvements funded by this AIP Grant for a period of not less than five (5) years. The AIP Grant funds provided herein shall be considered partially forgiven by 20% (1/5) each year on the anniversary of said payment to Owner, until fully forgiven on the fifth anniversary of such payment. Should Owner fail to maintain the improvements for the full five-year period, then Owner shall be responsible for

reimbursing the City in an amount equivalent to the then-unforgiven portion of the AIP Grant.

5. The Owner agrees to indemnify, defend and hold harmless the City from any claims or damages arising out of or relating to the AIP Grant or the work to be performed by the Owner. The Owner shall provide the City with a certificate of insurance naming the City as additional primary insured with waiver of right of subrogation prior to commencement of work. The Owner agrees and acknowledges that the funding contemplated herein is payable to the Owner only and may not be assigned or transferred to any other party. The City shall not make direct payments to any contractors or materialmen, and the City's obligation to provide funding shall not accrue until Owner provides the City with evidence of lien waivers from all contractors and materialmen providing labor or materials for the project.
6. The Owner shall complete all related work in a good and workmanlike fashion, in accordance with all applicable codes and ordinances, and after having obtained all required permits. All work shall be subject to inspection and approval by the City.
7. All work shall be completed within one (1) calendar year of the date of approval of the Resolution, or the funding approval contemplated herein shall terminate and the Resolution shall be of no further force or effect.
8. Owner shall provide this signed agreement to the City, acknowledging and agreeing to the terms and conditions of the Resolution, prior to the City's issuance of payment to Owner.

Agreed to as of the 31 day of MAY, 2022.


Rob Mondri





5/3/22
update
to original
all other info
is good

Architectural Improvement Program
Application

Name: Aurora Music Company, Inc

Home Address: 1360 Omega Circle Drive DeKalb IL
60115

Property Identification Number (PIN): _____

Location of Property: 137 E Lincoln Hwy DeKalb IL

Phone Number: ⁶³⁰ 943-7637 Email: Rmond1@gmail 60115

Proposed Use of Funding:

Major Capital Improvements – 50% Reimbursement

- ☒ ADA Compliance
- ☒ Façade Renovations
- ☒ Tuckpointing
- ☒ Life Safety Equipment
- ☒ Electrical, Mechanical, and Plumbing Upgrades
- ☐ Architectural Design Fees
- ☐ Restoration of Historic Architectural Features
- ☒ Fire Alarm and Suppression Systems

Minor Capital Improvements – 25% Reimbursement

- ☐ Exterior Lighting
- ☐ Window & Door Replacement
- ☐ Screening of Unsightly Utilities
- ☐ Exterior Painting

Deferred Maintenance – 10% Reimbursement

- ☐ Roof Repair or Replacement
- ☐ Gutter Replacement
- ☐ Stair and Handrail Replacement
- ☐ Floor Surface Repair
- ☐ Water Damage Repair

Planning
June 15th
Grand opening

Have you consulted with the City about your project? X Yes No
If yes, with whom did you speak? Joshua Boldt

Total cost estimate of Project: 60 - 75,000

Matching funds requested: 25,000
(up to a maximum of \$25,000)

How long has the property been owned by you? > 1 July 26, 2021

Project Description

In 250 words or less, please describe the scope of the project improvement and the need.

We purchased the property July 26 with the intent of opening a music store. The last part of our renovations to the building is to redo the existing first floor bathroom - expanding the space to be ADA Compliant - 5 Ft Turning radius Grab Bars, 17-19 Toilet Seat Height, 36 in Door as well as Cut Brick to be at least 36, Proper Sink Height - and all other applicable rules

Applicant(s)

Frank Agnello

Date: 1-3-2022

In addition an ADA bathroom in Basement Level.

*In addition, we have applied for ~~the~~ state Grant To do Tuckpointing Replace Windows, Add AC for apartments and business as well as other facade improvements



Project Narrative for 137 E Lincoln Highway.

What's been done so far

2nd Floor – Two residential Apartments. Nothing except for annual maintenance on the boiler – valve replacement, annual cleaning, and knob replacements (some were missing). All work performed by: US Allied Plumbing and HVAC 191 Poplar Pl. North Aurora, IL 60542 (630-800-2032)

1st Floor – All existing buildout removed. 8 lesson rooms built. Commercial vinyl flooring placed on the floor, interior painted, all old electrical outlets (except above the stage) and phone lines removed, and interior fluorescent lighting ballasts replaced with LED lighting through the ComEd LED program. LED changeout performed by US Allied Plumbing and HVAC 191 Poplar Pl. North Aurora, IL 60542 (630-800-2032) through the ComEd program. Internet and Phone lines replaced by DNA Communications 601 1st Ave, Rochelle, IL 61068 (815) 562-4290. In the back room we removed the carpeting and laid down flooring and painted. The back doorway has had the wood frame removed to the brick which is 35.5 inches. We will be trimming the brick wall to be ADA compliant and be at 40 inches. We have installed 8 LED lights in the 8 lesson rooms, 8 outlets in the lesson rooms and 4 outlets along the East wall behind the retail counter. This completed the front portion. The lights will all be on their own breaker and the outlets split – 8 classroom outlets on one and behind the retail counter on another as we have lots of room on the upstairs panel. The building has 200-amp service.

Basement Level – all existing buildout removed. All old fluorescent lighting removed and replaced with LED lighting using 10AWG sized wire for 30 amps. All outlets removed and replaced with 16 new outlets using 12AWG for 30 amps wire size. There are 2 circuits for each side for the outlets – 9 split on one side and 7 split on the other. Additionally, 6 outlets were added per the equipment specs and each piece of equipment has its own circuit they have 10awg for 30 amps wire. The air compressor, paint booth and planer are 220 circuits and each on their own circuit. Attached are the equipment spec sheets. 9 pieces of equipment have been installed. We have only one person making and repairing instruments so only one machine will be powered at a time. At our maximum for working on instruments could only ever be three, there would never be more than three machines on at once. (see attached spec sheets) Basement walls and floor have been painted and the boiler was serviced by US Allied Plumbing and HVAC 191 Poplar Pl. North Aurora, IL 60542 (630-800-2032)

Fox Valley Fire and Safety, 2730 Pinnacle Dr. Elgin, 60124 (847) 695-5990 will be delivering ins 7 extinguishers and will be serviced by them annually. 2 basement level, 2 first level, one tenant hallway and one per apartment. We are using D&I to install and monitor the fire pull system. Plans are currently being completed and being submitted for approval at the Fire Department. Attached is their proposal and will change to meet the DeKalb Fire Departments requirements.

We are applying for the DeKalb Downtown Grant program asking for \$25,000 to match our additional \$125,000 investment we are now making. Attached are quotes for the:

- 1) Bathrooms \$70,000, - upstairs and down both now ADA compliant
- 2) air conditioning \$15,000 (One Source)
- 3) Tuckpointing \$8,000
- 4) Fire Pull & Monitoring \$12,000.
- 5) Emergency exit signs at the doorways \$1,000

In addition, we are still obtaining quotes to also complete – the pricing are estimates:

- 1) paint the outside \$10,000 – we will use historical color Victorian paints to compliment Egyptians renovations on this 100+ year old building
- 2) replace the front windows and the 3 windows below \$15,000
- 3) fix the gutters \$1,000
- 4) hang outdoor signage \$5,000 (Banner Up)
- 5) replace tenant doors, paint hallways, add stair railing \$2,000
- 6) restore the 2 skylights that have been tarred over.

We will apply the grant money to the entire project or parts depending on the city's approval. We have enough in the bank to complete the entire project. This would complete the renovations we are anticipating, and only general repairs and maintenance would be done as needed going forward.

Rob Mond
President
Aurora Music Company
137 E Lincoln Highway

Espinal Remodeling Services, Inc., since 2001

Your Full Service General Contractor

2705 Mallard Crt., Sheridan, IL 60551 (630) 605-4575 / Fax (815) 496-9750 espinalservices@aol.com

****SINGLE FAMILY-MULTI FAMILY-RESIDENTIAL-COMMERCIAL-INVESTMENT PROPERTIES****

Visit Us At: www.espinalremodeling.com

21st Year in Business!

4-15-2022

Aurora Music

Rob Mondt

137 E. Lincoln Hwy.

Dekalb, IL 60115

Contractor: Andrija (Andy) Kesic

PROPOSAL: Building Tuck Pointing Repairs

- Repair brick wall on the backside of the building, including tuck pointing & bad brick replacement, all the way on the top around the gutter, & wall repair on the bottom w/some brick replacement, (scaffolding installation needed).

TOTAL LABOR & MATERIALS - \$2,150

Thank You For The Opportunity!

When customer signs this proposal, this instrument constitutes a legal & binding contract between the parties. Please sign for approval:

Deposit required at time of signing of this Proposal, 1/2 is \$1,075, with a balance of \$1,075

Signature: 

Date: 4/16/2022

Sincerely,

Karen M. Espinal

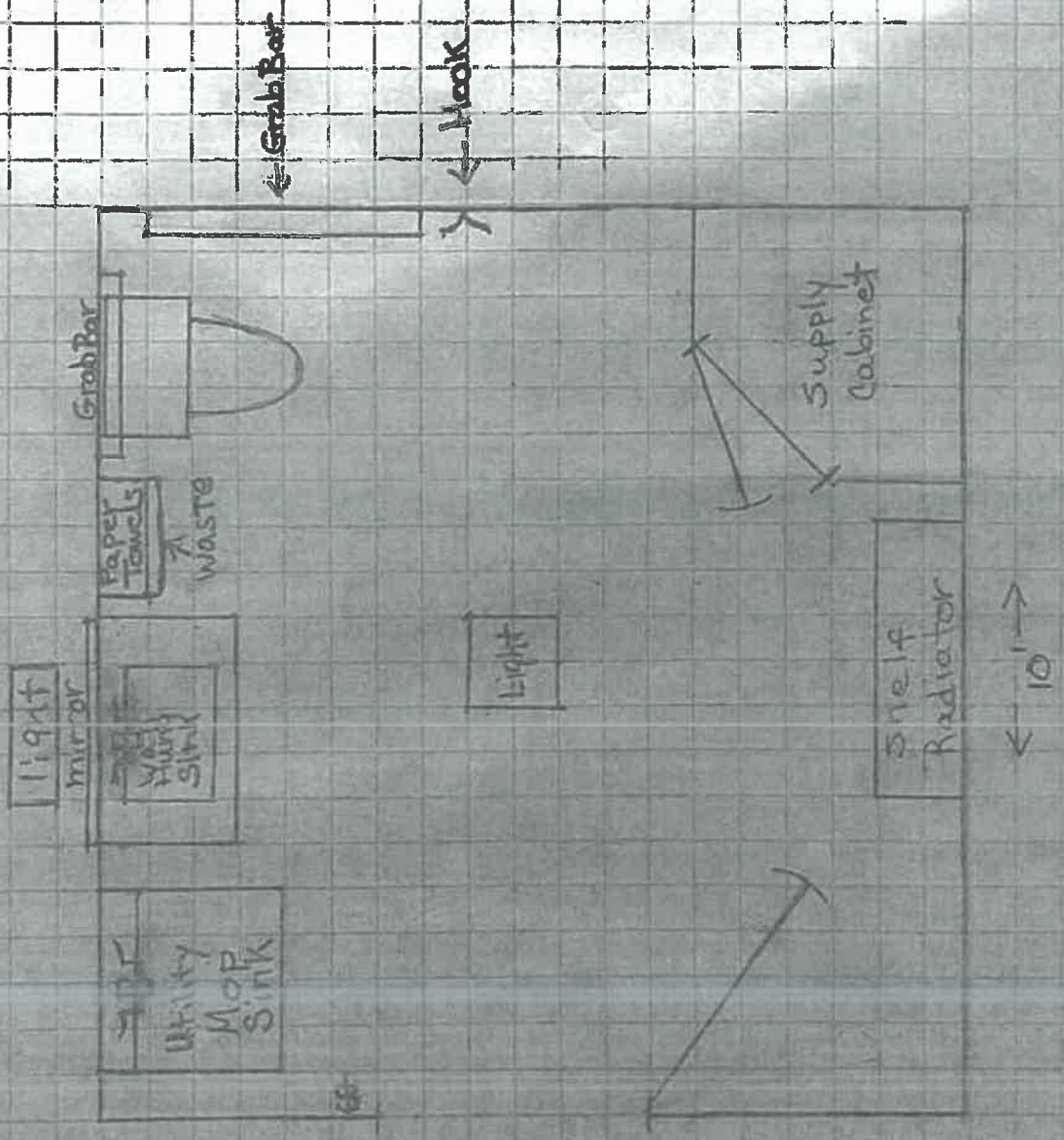
Always Dependable, Always Trustworthy!

Jose M. Espinal, Karen M. Espinal, & Joe M. Espinal

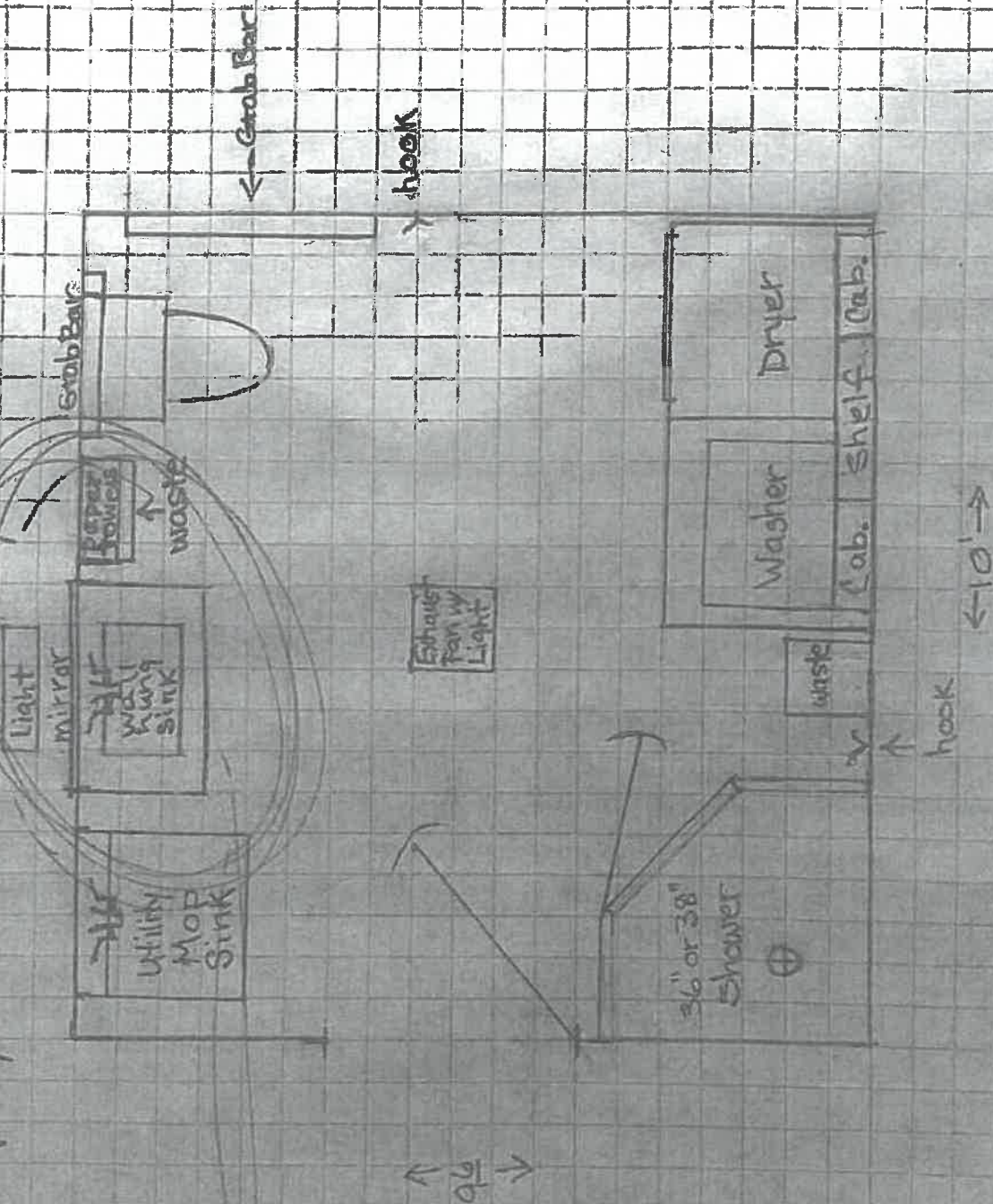
Aurora Music

137 E. Lincoln Highway
DeKalb, IL

1st Fl. Bathroom



Basement Bathroom
+ Laundry



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4-18-2022

Aurora Music

Rob Mondl

137 E. Lincoln Hwy.

Dekalb, IL 60115

Contractor: Tom Gesford

PROPOSAL: Exit Signs/Emergency

- Install 3 Exit/Emergency Comb Units - 1 is remove & replace, the other 2 need circuit, pipe, j-box, & install
- Materials - ½" EMT, #12 wire, J-boxes

TOTAL LABOR & MATERIALS - \$725

Thank You For The Opportunity!

When customer signs this proposal, this instrument constitutes a legal & binding contract between the parties. Please sign for approval:

Deposit required at time of signing of this Proposal, is \$325, with a balance of \$400

Signature: 

Date: 4/19/22

Sincerely,

Karen M. Espinal

Always Dependable, Always Trustworthy!

Jose M. Espinal, Karen M. Espinal, & Joe M. Espinal

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4-15-2022

Aurora Music

Rob Mondt

137 E. Lincoln Hwy.

Dekalb, IL 60115

PROPOSAL: Fire Alarms

Contractor: D&I Electronics, Inc.

Re: Fire Alarm Fire Lite ES 50X FACP

(2) Rechargeable Batteries

(4) Pull Stations

(12) Smoke Detectors

(7) Horn Strobes

(5) Strobes

Return Trip For Acceptance Test with Fire Dept.

Total Delivered & Installed Cost \$10,200.00

Monthly Monitoring Cost (if allowed by AHJ) \$21.99/Month

Wireless Fire Radio Communicator \$250.00

Additional Monthly Lease / Service Cost \$11.00/Month

8 ½ x 11 Framed Line Drawing By FACP \$135.00

Plan Review \$300.00

The cost could increase or decrease depending upon the demands from the fire department, the bid will be adjusted with the following costs per devices.

Smoke Detectors \$275.00/Each

Pull Stations \$285.00/Each

Horn Strobes \$265.00/Each

Strobes \$255.00/Each

1/3 payment due upon approval, 1/3 payment due upon rough-in, balance due upon completion

**All conduit, fire alarm control panel / radio AC power provided by Espinal Remodeling Svcs (same circuit)
Knox box installation and any conduit to be provided by Espinal Remodeling Svcs**

Subscriber will provide a dedicated 120 VAC circuit to the fire alarm control panel location
(PAGE 2)

ADDITIONAL: Permit fee, municipal plan review, and changes required by the Fire Authority will be at additional cost to the client. System subject to approval of the local Fire Authority having jurisdiction

*The above quote is for an alarm with an analog telephone system. If you have any other telephone service, additional equipment may be needed for monitoring.

The above prices are for monitored alarm systems only with a (3) year contract. If the alarm is not monitored, please add \$625.00 to the above prices

Re: Conduit Mount conduit, 1900 boxes, and plaster rings as a raceway for pulling wires \$3,500.00

TOTAL LABOR & MATERIALS

Thank You For The Opportunity!

When customer signs this proposal, this instrument constitutes a legal & binding contract between the parties. Please sign for approval:

Signature:



Date: 4-16-2022

Sincerely,

Karen M. Espinal

Always Dependable. Always Trustworthy!

Jose M. Espinal, Karen M. Espinal, & Joe M. Espinal

Received 4/22/2022

Espinal Remodeling Services, Inc., since 2001

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21st Year in Business!

4-18-2022

Proposed bid for First Floor and Basement Build-Out/Remodel

Aurora Music Company
137 E. Lincoln Highway
Dekalb, IL 60115

1st Floor Bathroom (To be completed 2nd):

1. Dumpster included
2. Demo existing wall bump out at ceiling height, & ceiling area, as needed, & 1 wall of the Existing 1/2 bath, & all materials attached to the walls & ceiling in the existing areas, where the new full bath will be constructed
3. Seal Exterior walls with a Waterproof Paint/Sealer
4. Frame in ceiling & 3 Bathroom perimeter walls, & 1/2 wall w/a wood cap, on the exterior brick wall, leaving the top brick exposed, using wood construction, & adding blocking where needed
5. Install Insulation in 1-1/2 walls, Option: 3-1/2 walls, to help aid in sound proofing
6. Install 5/8" fire rated drywall on framed walls & ceilings, tape, mud, sand, ready for Primer
7. Install a 36" pre-hung wood door w/nickel hinges & doorknob lock set
8. Prime & Paint ceiling & walls, & drywall wall on outside of the bathroom also
9. Install vinyl plank flooring w/underlayment
10. Install door casing, caulk, & vinyl cove molding

(Page 2 of 5)

11. Build & cap a framed cover for the radiator w/a wood cap/shelf, attached to the wall, prime & paint, & add metal/mesh panels on sides & front, or similar
12. Install 2 grab bars, sink mirror, paper towel holder/waste wall unit, t.p. holder, & 1 coat/purse hook
13. Remove and haul off old fixtures
14. Install new rough plumbing for new toilet, lavatory sink with faucet and utility sink
Provide and install new plumbing fixtures including toilet, lavatory sink with faucet, utility sink with faucet.
15. Vanity light, Fan/Light Combo, dedicated 20-amp
16. GFCI receptacle, single pole switch.
17. 1 – vanity light opening
18. 1 – vanity light install
19. Light fixture provided by others
20. 1 – dedicated 20-amp GFCI outlet
21. 1 – 1 pole switch
22. 1 – fan/light combo feed (Fan/Light provided by customer)

Basement Bathroom (To Be Completed 1st):

1. Dumpster (pile debris, to be thrown in the (1 day) dumpster, at the time of 1st Fl Bath demo
2. Demo all materials attached to the walls, & ceiling as needed, in the planned bathroom area, where the added full bath/laundry room, will be constructed
3. Support ceiling rafter wood beams, w/6 metal posts, replacing the existing wood 2x4's & 2x6's
4. Add an additional wood beam under the rafters, if needed, each beam support
5. Seal Exterior walls with a Waterproof Paint/Sealer

(Page 3 of 5)

6. Frame in ceiling & 3 perimeter walls, & 1/2 wall w/a wood cap, on the exterior brick wall, leaving top brick exposed, using wood construction, & adding blocking as needed
7. Exhaust fan to be provided by & installed by US Allied, not Espinal
8. Install Insulation in 1-1/2 exterior walls
9. Install 5/8" fire rated drywall on framed walls & ceilings, tape, mud, sand, ready for Primer
10. Install 36" or 38" neo-angle shower unit (base/walls/shower door) plumbing by US Allied, not Espinal
11. Install Stock 36" wood door, new wood jam, w/nickel hinges & doorknob lock set
12. Prime & Paint ceiling & walls, walls outside of the bathroom also
13. Install vinyl plank flooring w/underlayment
14. Install a 5' wall shelf above washer/dryer, Option: center wall shelf w/1 wall cabinet at each end
15. Install door casing, & vinyl cove molding
16. Install 2 grab bars, sink mirror, paper towel holder/waste wall unit, t.p. holder, 1 separate waste can for laundry, 2 towel/clothes wall hooks
17. Saw cut and replace concrete floor
18. Install new rough plumbing for new toilet, lavatory sink with faucet, utility sink, shower and grey box for washer/dryer
19. Provide and install new plumbing fixtures including toilet, lavatory sink with faucet, utility sink with faucet, fiberglass shower base & surround and shower valve with trim kit
20. Provide and install new exhaust fan for bathroom
21. Provide and install new vent for dryer
22. Run gas pipe for new dryer
23. All waste and vent to be Schedule 40 PVC pipe
24. All water piping to be copper pipe

(Page 4 of 5)

25. Re-pipe galvanized water lines from the city meter to new bathrooms with copper pipe
26. Re-pipe existing water heater
27. Provide radiator for heat in basement
28. Haul off all construction debris
29. Vanity light, fan light combo, shower light,
dedicated 20-amp GFCI receptacle, 15-amp
outlet for washer and dryer. 1 pole switch.
30. 1 – Vanity light opening
31. 1 – Vanity light install (Light fixture provided by customer)
32. 1 – dedicated 20-amp GFCI outlet
33. 1 – 15-amp outlet for washer and dryer
34. 1 – 1 pole switch
35. 1 – fan/light combo feed (Fan/Light provided by customer)
36. 1 – shower light shower light provided
37. 3 – circuits
38. 1 – home run Fan/light provided by other
39. Install 3 emergency Exit signs
40. Upgrade electrical boxes and cable

No appliances included (Customer to provide Washer and Dryer, Fan/Light)

No bathroom accessories included, i.e. mirror, paper towel dispenser, grab bars, etc

TOTAL LABOR & Estimated MATERIALS \$72,400 (w/Options)

Thank You For The Opportunity!

(Page 5 of 5)

When customer signs this proposal, this instrument constitutes a legal & binding contract between the parties. Please sign for approval:

Deposit required at time of signing of this Proposal, is 50% deposit to start \$36,200, 25% due upon rough passed inspection, completed 25% \$18,100, with a balance of 25% due upon final completion \$18,100

Signature: _____

Date: _____

4/19/22

Sincerely,
Karen M. Espinal

Always Dependable. Always Trustworthy!

Jose M. Espinal, Karen M. Espinal, & Joe M. Espinal



191 Poplar Place, Unit 4
North Aurora, IL 60542
630.701.1172

Allied Construction First Floor and Basement bathroom build-out/remodel.

Scope of Work: 1st Floor Bathroom (To be completed 2nd):

1. Demo existing wall bump out at ceiling height, & ceiling area, as needed, & 1 wall of the existing ½ bath, & all materials attached to the walls & ceiling in the existing areas, where the new full bath will be constructed
2. Frame in ceiling & 3 Bathroom perimeter walls, & ½ wall with wood cap, on the exterior brick wall, leaving the top brick exposed, using wood construction, & adding blocking where needed
3. Install 3-1/2 walls, to help aid in sound proofing
4. Install 5/8" fire rated drywall on framed walls & ceilings, tape, mud, sand, ready for Primer
5. Install a 36" pre-hung wood door w/nickel hinges & doorknob lock set
6. Prime & Paint ceiling & walls, & drywall wall on outside of the bathroom
7. Install vinyl plank flooring w/underlayment
8. Install door casing, caulk, & vinyl cove molding
9. Build & cap a framed cover for the radiator w/a wood cap/shelf, attached to the wall, prime & paint, & add metal/mesh panels on sides & front, or similar
10. Install 2 grab bars, sink mirror, paper towel holder/waste wall unit, toilet paper holder, & 1 coat/purse hook

Scope of Work: Electrical 1st Floor Bathroom:

Vanity light, Fan/Light Combo, dedicated 20-amp
GFCI receptacle, single pole switch.

- 1 – vanity light opening
- 1 – vanity light install
- Light fixture provided by others
- 1 – dedicated 20-amp GFCI outlet
- 1 – 1 pole switch
- 1 – fan/light combo feed
- Fan/Light provided by others

Scope of Work: Plumbing 1st Floor Bathroom:

Remove and haul off old fixtures

Install rough plumbing and finish plumbing for toilet, sink, with faucet, utility sink with faucet

Provide and install new plumbing fixtures including toilet, lavatory sink and faucet, utility sink with faucet.

Scope of Work: Basement Bathroom (To Be Completed 1st):

1. Demo all materials attached to the walls, & ceiling as needed, in the planned bathroom area, where the added full bath/laundry room, will be constructed. Seal Exterior walls with a Waterproof Paint/Sealer
2. Support ceiling rafter wood beams, w/6 metal posts, replacing the existing wood 2x4's & 2x6's
3. Add an additional wood beam under the rafters, if needed, each beam support
4. Seal Exterior walls with a Waterproof Paint/Sealer
5. Frame in ceiling & 3 perimeter walls, & ½ wall w/a wood cap, on the exterior brick wall, leaving top brick exposed, using wood construction, & adding blocking as needed
6. Install Insulation in 1-1/2 exterior walls
7. Install 5/8" fire rated drywall on framed walls & ceilings, tape, mud, sand, ready for Primer
8. Install 36" or 38" neo-angle shower unit (base/walls/shower door)
9. Install Stock 36" wood door, new wood jam, w/nickel hinges & doorknob lock set
10. Prime & Paint ceiling & walls, walls outside of the bathroom
11. Install vinyl plank flooring w/underlayment
12. Center wall shelf w/1 wall cabinet at each end
13. Install door casing, & vinyl cove molding
14. Install 2 grab bars, sink mirror, paper towel holder/waste wall unit, toilet paper holder, 1 separate waste can for laundry, 2 towel/clothes wall hooks.

Scope of Work Electrical Basement bathroom:

Vanity light, fan light combo, shower light,
dedicated 20-amp GFCI receptacle, 15-amp
outlet for washer and dryer. 1 pole switch.

1 - Vanity light opening

1 - Vanity light install

Light fixture provided by others

1 - dedicated 20-amp GFCI outlet

1 - 15-amp outlet for washer and dryer

1 - 1 pole switch

1 - fan/light combo feed

Fan/Light provided by others

1 - shower light shower light provided

3 - circuits

1 - home run

Fan/light provided by other

Scope of Work: Plumbing Basement Bathroom:

Saw cut and replace concrete floor

Install rough plumbing for toilet, sink and faucet, utility sink, shower and gray box for washer/dryer.

Provide and install new plumbing fixtures including toilet, lavatory sink with faucet, utility sink with faucet, fiberglass shower base and surround and shower valve with trim kit.

Provide and install new exhaust fan for bathroom

Provide and install new vent for dryer

Run gas line for dryer

No appliances included

General Project Detail:

All waste and vent to be Schedule 40 PVC pipe

All water piping to be copper

Re-pipe galvanized water lines from city meter to new bathrooms with copper pipe

Provide radiator for heat in basement

Remove construction debris created by US Allied

Any unforeseen code issues will be quoted upon discovery

50% deposit to start project

25% due upon rough passed inspection

25% due upon final inspection

Completed Project: \$69,802

Additional Option: Allied provided builder grade fixtures \$1400

1- 1st Floor Vanity Light

1- 1st Floor Fan/Light Combo

1- Basement Vanity Light

1- Shower Fan/Light

2- Basement Fan/Light Combo

A handwritten signature in black ink, appearing to be 'JH' followed by a stylized surname.

4/16/2022

Aurora Music Company

COMING SOON!

Aurora Music Company

Instruments - Memorabilia
Vinyl - Lessons
Repairs - & More!

815-217-3222
Lessons • Custom Builds

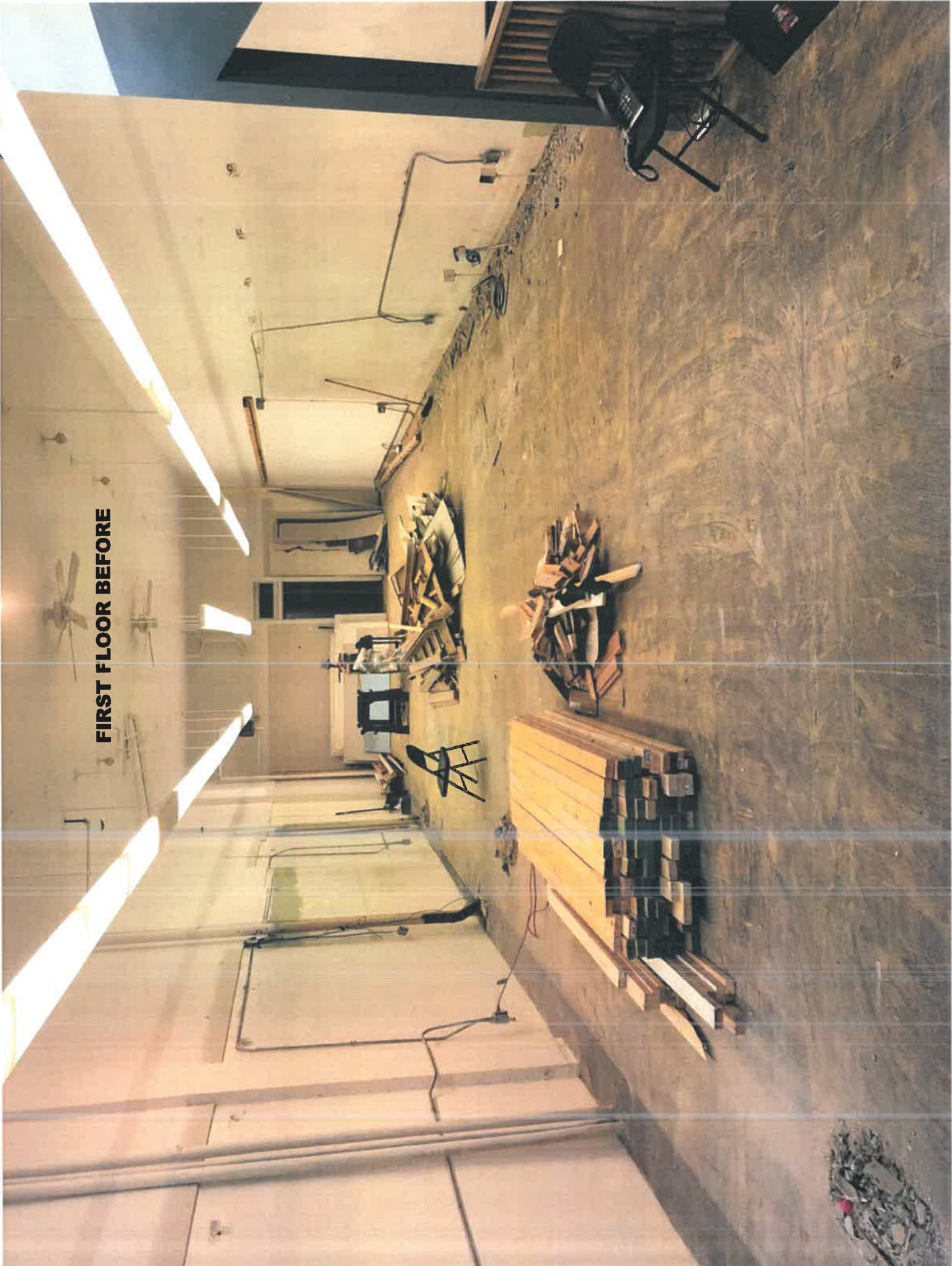
COMING SOON!

Aurora Music Company

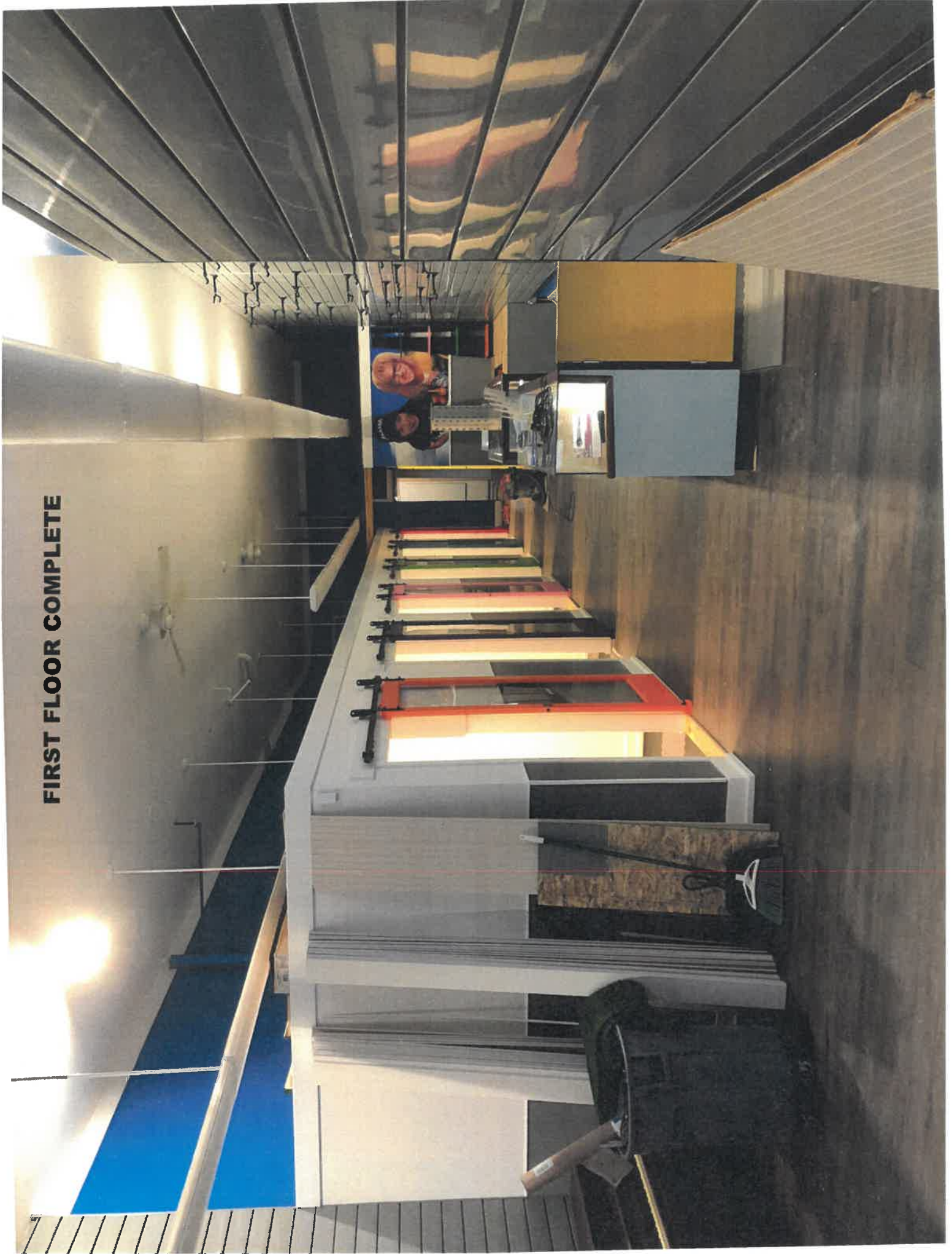
Instruments - Memorabilia
Vinyl - Lessons
Repairs - & More!

Guitar & Bass Repairs
New & Used Gear

FIRST FLOOR BEFORE



FIRST FLOOR COMPLETE

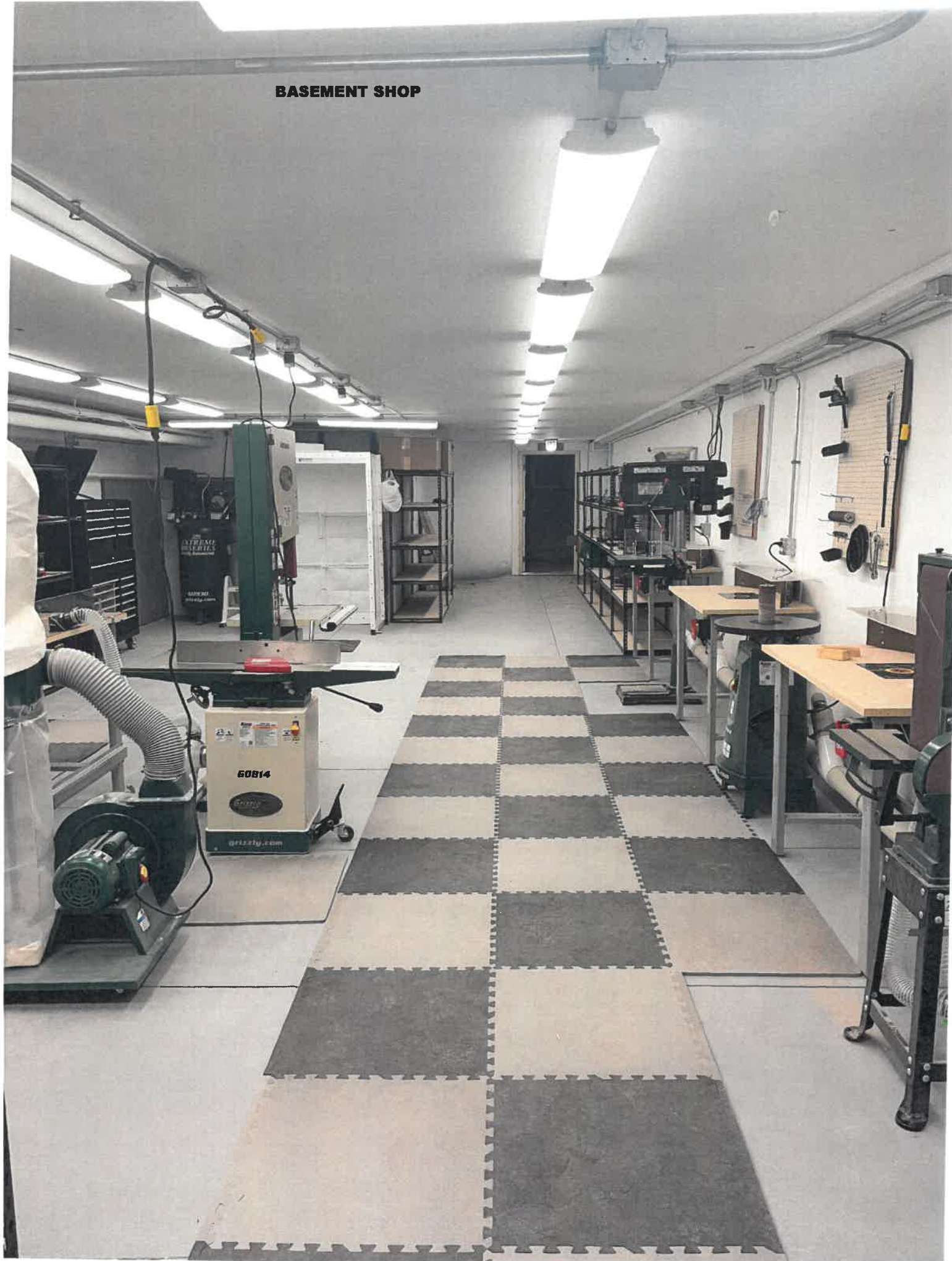




BASEMENT - NEW BATH LOCATION



BASEMENT SHOP





BASEMENT SHOP - BEFORE



BASEMENT SHOP - AFTER



