RESOLUTION 2015-113  PASSED: SEPTEMBER 28, 2015

AUTHORIZING THE MAYOR OF THE CITY OF DEKALB, ILLINOIS TO ENTER INTO A TAX INCREMENT FINANCING (TIF) AGREEMENT WITH STAGE COACH PLAYERS, INC. IN AN AMOUNT NOT TO EXCEED $217,452 FOR THE PURPOSE OF FINANCING A FY2016 FORGIVABLE LOAN FOR PROPERTY LOCATED AT 126 SOUTH FIFTH STREET.

BE IT RESOLVED BY THE CITY COUNCIL of the City of DeKalb, Illinois, as follows:

Section 1. That the Mayor of the City of DeKalb, Illinois, is authorized and directed to sign an agreement with the following party for a project authorized through the City of DeKalb FY2016 Forgivable Loan:

Stage Coach Players, Inc.
126 South 5th Street
DeKalb, Illinois 60115

Funding Recommendation: Not to exceed $217,452.00

Section 2. That the terms and conditions of the agreement shall follow the form in the copy of the Funding Agreement attached as Exhibit "1".

Section 3. That the City Clerk of the City of DeKalb is authorized and directed to attest the Mayor's signature.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, at a regular meeting thereof held on the 28th day of September, 2015 and approved by me as Mayor on the same day. Passed by a roll call vote of 6-0-2. Aye: Finucane, Marquardt, Snow, Noreiko, Baker, Rey. Nay: None. Absent: Jacobson, O’Leary.

ATTEST:

[Signatures]
CITY OF DEKALB
FY16 STAGE COACH THEATER IMPROVEMENT FUNDING AGREEMENT

THIS AGREEMENT entered into this 28th day of September, 2015 between the City of DeKalb, Illinois, a home rule municipality, (hereinafter referred to as “the CITY”), and the following designated owner (“OWNER”), to wit:

Name of Owner: Stage Coach Players, Inc.
Address of Property to be improved: 126 S. Fifth Street, DeKalb, IL 60115

WITNESSETH:

WHEREAS, the CITY from time to time provides funding for the construction of improvements which are eligible for reimbursement through the City’s Tax Increment Financing (“TIF”) Districts, with funding decisions made by the City Council; and,

WHEREAS, said improvements are funded from TIF funds for the purpose of controlling and preventing blight and deterioration within the City, and to encourage the further redevelopment of properties in the City; and,

WHEREAS, Projects which increase the City’s tax base, as measured by equalized assessed value, and projects which have the benefit to assist multiple businesses by virtue of their nature are particularly beneficial to the City as a whole; and,

WHEREAS, the subject property, legally described in the attached Exhibit A (“the Premises”) of the OWNER is located within the CITY’s Central Area TIF District (“Central TIF”),

WHEREAS, the OWNER desires to receive an incentive, subject to the terms and conditions set forth in this Agreement; and,

WHEREAS, the City Council has concluded that the City has the legal authority to offer certain incentives and that it is appropriate to do so;

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

A. The City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (“the TIF Act”), to finance redevelopment project costs and to conduct redevelopment and construction activities in connection with redevelopment project areas established in accordance with the Act. The OWNER shall construct the improvements contemplated in the attached Exhibit B (“the Improvements”), on the Premises. The CITY and OWNER acknowledge that the estimated cost of completing the Improvements is $247,452. In addition, the CITY has requested that the OWNER complete additional improvements described in the attached Exhibit C, consisting of paving the south parking lot at the Premises, and adding perimeter landscaping to the Premises (“the Additional Improvements”) and the OWNER shall complete those Additional Improvements. At the time of approval of this Agreement, the cost of the Additional Improvements is estimated by the CITY and OWNER to be approximately $25,000.
The CITY shall share in the cost of the Improvements to the Premises of the OWNER, in an amount not to exceed $172,452. In addition, the CITY shall share in the cost of the Additional Improvements to the Premises of the OWNER in an amount not to exceed $25,000. The OWNER shall be responsible for all costs of the Improvements and Additional Improvements above and beyond the City’s contributions. In the event that the cost of the Additional Improvements is greater than $25,000, the City Manager shall be authorized to approve an Amendment to this Agreement, in her sole discretion, to increase the City’s contribution to the Additional Improvements to an amount not to exceed $45,000 (i.e. a total contribution of $217,452).

The sole source of funding from the CITY for any payments contemplated by this Agreement shall be the then-current amount of funding available from the Central TIF; the CITY shall only provide payment for expenses that are documented as being eligible to be paid from the Central TIF. The funding provided by the CITY to the OWNER shall be considered a Forgivable Loan, subject to the terms of this Agreement.

B. That OWNER agrees to install, or cause to be installed, all improvements set forth within the Exhibits, and agrees that the Improvements and Additional Improvements shall be completed within one (1) calendar year from the date of the project’s approval by the City Council, and in such a manner as to comply with all conditions of approval of this Agreement, and in accordance with the all pertinent regulations, ordinances, or codes of the City of DeKalb or other authority having jurisdiction over subject property. In bidding and contracting for the construction of the Improvements and the Additional Improvements, OWNER shall require contractors to certify as to their compliance with the Bidder Certifications attached hereto as Exhibit E. The Parties acknowledge that the CITY is providing funding for certain improvements as contemplated herein; the CITY has approved of the design, orientation and aesthetics of the proposed improvements to the building described in attachments hereto. With regard to any revision of those proposed improvements, and with regard to the design, orientation, layout, specifications and aesthetics of what are described herein as the Additional Improvements, the Parties acknowledge that OWNER shall be required to obtain the approval of the City Manager prior to finalizing design or commencing construction.

C. OWNER shall provide for the payment of expenses and reconciliation of lien waivers and required documentation through a title insurance company reasonably acceptable to the City Manager. The City shall provide payment to the title company, for disbursement and payment of eligible expenses, prior to receiving final lien waivers. All such payments shall ultimately be fully documented in accordance with Exhibit D. The City Manager is authorized to enter into an escrow funding agreement with a title company in order to effectuate the terms of this Agreement; OWNER shall be responsible for all costs of the escrow process. The CITY expressly waives any conflict of interest principles with regard to the selection of the title insurance company, provided that the company selected by OWNER provides an escrow agreement insuring the interests of the City in a fashion acceptable to the City Manager and that all costs associated with the title company are borne exclusively by OWNER. The amounts paid shall not exceed the limits described in Section (A), above. The Parties acknowledge that the funding contemplated herein is provided exclusively through a Tax Increment Financing District, and is provided exclusively for the purpose of funding private improvements. Accordingly, while the OWNER is solely responsible for complying with the applicable provisions of the Illinois Prevailing Wage Act, pursuant to the guidance issued by the Illinois Department of Labor, the CITY shall not require the OWNER to provide certified payroll records unless the OWNER determines that such records are required under the Prevailing Wage Act.

D. That all payments or disbursements made by the CITY shall be considered reimbursements for work completed and paid for by the property OWNER, subject to the other terms and conditions set forth
herein, and standard CITY policies.

E. That any outstanding code violations of the property to which the improvements were made must be repaired prior to the CITY releasing funds for reimbursement. Notwithstanding any other provisions of this Agreement, the CITY shall make no payments to any person, firm, or corporation who is a debtor to the CITY. OWNER must keep a valid Fire Life-Safety License for the Premises at all times that this Agreement is in effect.

F. OWNER agrees to maintain all improvements for a period of five years from the date of reimbursement by the CITY, except for minor changes such as repainting or other maintenance items or the continuation of further improvements to the building, provided said improvements do not conflict with or interfere with the improvements funded by this Program.

G. OWNER agrees that any minor changes or further improvements, as outlined above, shall only be made after approval by the City Manager, or designee thereof, who may refer the proposed changes to the City Council of the CITY for final approval. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the appearance of the subject property as specified in the plans, design drawings and specifications approved pursuant to this Agreement.

H. That in the case of conflicting codes, ordinances, rules, regulations or guidelines, the City Council of the CITY shall make a ruling, and that ruling shall be final.

I. Nothing herein is intended to limit, restrict or prohibit the OWNER from undertaking any other work in or about the subject property, which is unrelated to the architectural improvements provided for in this Agreement.

J. The OWNER agrees that it shall maintain its business operations and/or ownership rights of the property for a period of five (5) years from the date of reimbursement for work completed as provided herein. This Agreement shall be binding upon and inure to the benefit of the CITY and the OWNER, and their heirs, for a period of five (5) years from the date of reimbursement for work completed as provided for herein. Further, a mortgage shall be recorded with the DeKalb County Recorder of Deeds prior to the tender of any payments under this Agreement, for the full potential amount of payment that the CITY could be liable for under this Agreement. (The CITY agrees that it shall, at any time upon request of the OWNER and at OWNER’s expense, record a partial release of the mortgage based upon the then-current liability of OWNER to the CITY).

K. If the OWNER fails to complete or cause the completion of the work subject to the terms of this Agreement, then upon written notice being given by the City Manager to the OWNER, served in person or by certified mail to the address on this Agreement above, then any further financial obligation on the part of the CITY shall cease and become null and void, and the OWNER shall be liable for immediate refund of any payments made by the CITY to date.

L. The CITY agrees that for each year that the Improvements and Additional Improvements are maintained by OWNER following the date on which the title company disburses final payment for said improvements, the CITY shall forgive one-fifth (1/5) of the total amount paid by the City, such that the entire amount is forgiven five years following that final payment. One year periods shall be calculated on the passage of 365 days, and not by calendar year. (I.e. if the OWNER fails to maintain the building improvements two years after final payment is made by the title company, the CITY shall have forgiven
two-fifths (2/5) of the total amount paid by the CITY under this Agreement, and the OWNER shall be responsible for reimbursing the CITY for the remaining three-fifths (3/5) of the total amount paid by the CITY. If the OWNER removes or fails to maintain all improvements for which reimbursement by CITY is provided under the terms of this Agreement, then upon written notice being given by the City Manager to the OWNER, served in person or by certified mail to the address on this Agreement above, the OWNER agrees to reimburse the CITY for the portion of the payment made by the CITY under this Agreement that has not yet been forgiven.

M. Upon default of this Agreement by either party, the OWNER and/or the CITY shall have any and all remedies available at law.

N. Listing of Exhibits:

Exhibit A: Legal Description of the Premises
Exhibit B: Description of the Improvements
Exhibit C: Description of the Additional Improvements
Exhibit D: Reimbursement Documentation Format Requirements
Exhibit E: Bidder Certifications

O. The laws of the State of Illinois shall govern this Agreement, without regard to the conflict of laws provisions of such state. Venue for any dispute arising out of or resulting from this Agreement shall be laid exclusively in the Circuit Court of DeKalb County, Illinois, and the appropriate appellate courts proceeding therefrom; and each party hereby waives to the fullest extent permitted by law any objection it may now or hereafter possess to the personal jurisdiction or venue of such courts. The parties acknowledge that this Agreement and the incentives provided herein shall require compliance with Illinois law.

P. This Agreement may be modified or amended by mutual written agreement of the parties, signed by authorized representatives thereof, and any such modification or amendment shall be attached to and become part of this Agreement. No oral agreement or modification shall be binding unless reduced to writing and signed by both parties. This Agreement may not be assigned or transferred without the express, written consent of both parties.

Q. Force Majeure. No party will be deemed in breach or default of its obligations on the development and construction of the improvements on the Development Property if the delay is due to cause beyond the control and without the fault or negligence of the party who has the obligation. This Agreement is expressly limited to be for the benefit of the CITY and the OWNER and the parties expressly disclaim any benefit or intended or unintended third party beneficiaries. Any payments due under this Agreement shall be made to the Company alone, and shall not be assignable or alienable, and shall not accrue to the benefit of any third party.

R. Notices: All notices, requests, instructions or other documents must be in writing and delivered by hand, overnight courier, or registered or certified mail, postage prepaid to the following:
200 South Fourth Street  
DeKalb, IL  60115  
Attention:  City Manager

Stage Coach Players, Inc.  
126 S. Fifth Street  
DeKalb, IL 60115

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

CITY OF DEKALB, ILLINOIS  
A Municipal Corporation

OWNER

[Signature]
John Rey  
Mayor

[Signature]
David J. Hogan  
Owner

[Signature]
Julie Atkinson Deputy  
Jennifer Jeep Johnson  
City Clerk  
City Clerk
Exhibit A: Legal Description of the Premises

LOTS 1 AND 2 IN BLOCK 31 IN THE ORIGINAL VILLAGE (NOW CITY) OF DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK “A” OF PLATS, PAGE 8-1/4 ON DECEMBER 19TH, 1853, AND AS AMENDED IN BOOK “A” OF PLATS, PAGE 31 ON APRIL 19TH, 1860, SITUATE IN DEKALB COUNTY, ILLINOIS.

Commonly known as: 126 S. Fifth Street, DeKalb, IL 60115; PIN: 08-23-333-001
Exhibit B: Description of the Improvements

CONCEPT DESIGN - BASE BID: REPAIR GLASS BLOCK LOWER LEVEL, BERRIDGE THIN LINE AT UPPER WINDOWS
STAGE COACH THEATRE
DEKALB, IL  07.13.2015
PROJECT DESCRIPTION

Date: 7/13/2015

Project: 1502 Stage Coach Exterior Renovations
Stage Coach Players
126 South Fifth Street
DeKalb, IL 60115

BASE BID:

The following improvements are included in the proposed Stage Coach Exterior Renovations Base Bid package. The theatre is an existing 20,290 S.F. sprinkled theatre currently used for small community performances. This package addresses life safety, property maintenance issues, and considerable aesthetic improvements for the property.

1. Remove existing surround covering, fascia, and soffit structure at front entrance. Replace with prefinished metal with concealed fasteners.

2. Replace existing recessed can lights at soffit and replace with LED type fixtures.

3. $2500 allowance for permanent signage frame for interchangable show signs.

4. Existing limestone trim around windows, stone base, and openings to be cleaned and restored to remove discoloration.

5. Upper Level Openings: Install new pre-finished Berridge “Thin Line” metal panels, color: “Copper-Cote,” over exterior glass and fixed windows.
6. Lower Level Openings: Repair damaged glass block. Remove operable windows and replace with glass block to match existing. Prep and paint existing lintels.

7. Remove (2) existing exterior double doors at ground level of the West stairwell. Replace with new flush insulated steel doors, frames, and panic hardware hardware.

8. Paint new doors & frames, and existing exterior railings Sherwin Williams SW 2803 Rockwood Terra Cotta (copper red tone.)

9. Remove exterior sump pump drain from West exterior elevation. Install new below grade sump pump drainage pipe to connect with storm drain to the South of existing building.

10. Remove existing roof drain from Southwest corner of building. Infill opening with masonry to match existing.

11. Provide new pre-finished coping at top of exterior wall.

12. Provide internal roof drain at West stairwell to prevent future drainage issues. Connect with storm drain to the South of existing building.
13. All existing metal infill panels on south exterior elevation to be replaced with masonry to match existing. Deteriorating stone sills to be removed.

14. Replace existing stairwell window on South elevation with new.

15. Paint existing exterior railings, doors and bollards Sherwin Williams SW 2803 Rookwood Terra Cotta [copper red tone.] Paint existing stone lintels Sherwin Williams SW 7530 Barcelona Beige (similar to existing stone.)

16. Remove all upper level windows and sills on east exterior elevation. Infill openings with masonry to match existing.

17. Provide tuckpointing along seam of southeast stairwell on West side if building.

18. Remove and replace metal coping system with prefinished metal on west and south stairwells

19. Three existing downspouts to be re-painted and connected directly to storm catch basin.
20. Replace existing interior light fixtures at Main Lobby with new LED color changing lights to highlight the main entry glass block. Repair and re-paint existing plaster ceiling.

21. $2500 allowance for new period appropriate chandelier fixture.

General Notes:
G1. Make up Air unit with required ductwork and electrical connections to be provided because all existing operable windows have been eliminated. Fresh air required for occupancy of Lower Level.
G2. Add exit sign at double doors at stair way up to Main Lobby from Lower Level.

**ALTERNATE BID #1:**

Alternate Bid #1, if accepted, would replace all existing lower level glass block windows with cast stone.
ALTERNATE BID #2:

Alternate #2, if accepted, would replace all upper level glass block windows on the north and west elevations with cast stone.

ALTERNATE BID #3:

Alternate #3, if accepted would require the General Contractor to furnish a performance bond and a labor and material payment bond. (Per 00 73 13 Supplementary Conditions, Article 11.5 of Project Manual.)
Paint color for railings, doors, frames:

**SW 2803**  
**Rookwood Terra Cotta**

Color Family: Orange  
RGB Value: R-152 | G-90 | B-61  
Hexadecimal Value: #985A3D  
LRV: 15  
Color Collection: America's Heritage, Suburban Modern Exterior

Paint color for lintels in stone openings:

**SW 7530**  
**Barcelona Beige**

Color Family: Warm Neutral  
RGB Value: R-196 | G-180 | B-158  
Hexadecimal Value: #C4B49E  
LRV: 46  
Color Collection: Acute Care Cool Foundations, Warm Neutrals
Berridge Thin-Line

Versatile, maintenance-free, prefinished metal fascia, facade, wall or soffit panels for open spans.

- 24 gauge steel
- Concealed fasteners
- Channel drain interlock
- Narrow panel with smooth appearance
- Optional wood grain or stucco embossed texture
- Use vertically for fascia or wall
- Open framing or solid sheathing
- Florida Product Approval

Berridge Thin Line is a multipurpose wall, soffit, liner, ceiling and fascia panel.

Berridge Thin Line panel provides smooth, narrow lines.

Thin Line Panels can be site-formed in continuous lengths using Berridge’s TL-6 portable roll former.

See www.berridge.com for Details and Specifications
# BERRIDGE MANUFACTURING COMPANY
KYNAR 500® HYLAR 5000™ COLOR FINISHES

## STANDARD COLORS

Due to limitations in the printing process, please request actual color chips for accurate color viewing.

<table>
<thead>
<tr>
<th>Color</th>
<th>Color</th>
<th>Color</th>
<th>Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUCKSKIN</td>
<td>PARCHMENT</td>
<td>ALMOND</td>
<td></td>
</tr>
<tr>
<td>AGED BRONZE</td>
<td>SHASTA WHITE</td>
<td>FOREST GREEN</td>
<td>PATINA GREEN</td>
</tr>
<tr>
<td>MEDIUM BRONZE</td>
<td>CHARCOAL GREY</td>
<td>HEMLOCK GREEN</td>
<td>BRISTOL BLUE</td>
</tr>
<tr>
<td>DARK BRONZE</td>
<td>ZINC GREY</td>
<td>HARTFORD GREEN</td>
<td>ROYAL BLUE</td>
</tr>
<tr>
<td>COPPER BROWN</td>
<td>MATTE BLACK</td>
<td>TEAL GREEN</td>
<td>BURGUNDY</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>DEEP RED</td>
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## PREMIUM COLORS

Berridge premium colors require a nominal surcharge.

<table>
<thead>
<tr>
<th>Color</th>
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<tbody>
<tr>
<td>NATURAL WHITE</td>
</tr>
<tr>
<td>AWARD BLUE</td>
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</tbody>
</table>

## METALLIC COLORS

Berridge metallic colors are premium finishes which require a nominal surcharge. Due to limitations in the printing process, please request actual color chips for accurate color viewing.

<table>
<thead>
<tr>
<th>Color</th>
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</thead>
<tbody>
<tr>
<td>CHAMPAGNE</td>
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<tr>
<td>COPPER-COTE</td>
</tr>
<tr>
<td>ANTIQUE COPPER-COTE</td>
</tr>
</tbody>
</table>

## NATURAL METAL FINISH

Berridge Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of GALVALUME® steel sheet with a clear, organic resin applied to the top side and bottom side of GALVALUME® substrate.

<table>
<thead>
<tr>
<th>Color</th>
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</thead>
<tbody>
<tr>
<td>ACRYLIC-COATED GALVALUME®</td>
</tr>
<tr>
<td>ZINC-COTE™</td>
</tr>
<tr>
<td>LEAD-COTE™</td>
</tr>
<tr>
<td>PREWEATHERED GALVALUME®</td>
</tr>
</tbody>
</table>

All colors except Award Blue comply with LEED® v3 & Energy Star requirements for roof slopes greater than 2:12. Almond complies with LEED® v3 requirements for low slopes less than or equal to 2:12. Natural White complies with LEED® v3 & Energy Star requirements for low slopes less than or equal to 2:12.
## KYNAR 500® HYLAR 5000™ SPECIFICATIONS FOR GALVALUME® AND ALUMINUM® COIL COATING APPLICATIONS:

<table>
<thead>
<tr>
<th>Tested Property</th>
<th>Testing Method</th>
<th>KYNAR 500® or HYLAR 5000™</th>
</tr>
</thead>
<tbody>
<tr>
<td>Colors Available</td>
<td>---</td>
<td>See color chart on reverse side</td>
</tr>
<tr>
<td>Specular Gloss</td>
<td>ASTM D-523</td>
<td>Low and medium gloss only</td>
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<tr>
<td>Color Uniformity</td>
<td>ASTM D-2244</td>
<td>Color controlled both instrumentally and visually</td>
</tr>
<tr>
<td>Dry Film Thickness</td>
<td>ASTM D-7091, ASTM D-1005, NCCA 11-13, 11-14, 11-15</td>
<td>Primer 0.20 ± 0.05 mil, Topcoat 0.75 ± 0.05 mil</td>
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<tr>
<td>Hardness</td>
<td>ASTM D-3363, NCCA 11-12, Eagle Turquoise Pencils</td>
<td>HB Minimum</td>
</tr>
<tr>
<td>Adhesion (X-Cut)</td>
<td>ASTM D-3359</td>
<td>No adhesion loss</td>
</tr>
<tr>
<td>Adhesion (Crosshatch)</td>
<td>ASTM D-3359</td>
<td>No adhesion loss</td>
</tr>
<tr>
<td>Direct Impact Flexibility</td>
<td>ASTM D-2794, Gardner Impact Tester, 1/10' Distortion</td>
<td>Excellent, no removal</td>
</tr>
<tr>
<td>Reverse Impact Flexibility</td>
<td>NCCA Spec. 11, ASTM D-2794, Gardner Impact Tester, 5/8&quot; ball Impact force in inch pounds equal to metal thickness</td>
<td>Excellent, no cracking or loss of adhesion</td>
</tr>
<tr>
<td>Formability</td>
<td>ASTM D-4145, 180° T-Bend on 1/8 Mandrel</td>
<td>No cracks or loss of adhesion</td>
</tr>
<tr>
<td>Salt Spray Resistance</td>
<td>ASTM B-117</td>
<td>Passes 2000 hrs on Galvalume®</td>
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<tr>
<td></td>
<td></td>
<td>Passes 4000 hrs on Aluminum</td>
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<tr>
<td>Humidity Resistance</td>
<td>ASTM D-2247</td>
<td>Passes 2000 hrs on Galvalume®</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Passes 4000 hrs on Aluminum</td>
</tr>
<tr>
<td>Acid Resistance</td>
<td>ASTM D-1308, Proc. 3.1.1 10% Sulfuric Acid spot test, 24 hr exposure</td>
<td>Excellent, no effect</td>
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<tr>
<td>Alkali Resistance</td>
<td>ASTM D-1308, Proc. 5.2 10% Sodium Hydroxide, 24 hr exposure</td>
<td>Excellent, no effect</td>
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<tr>
<td>Abrasion Coefficient</td>
<td>ASTM D-968</td>
<td>100 liters/ml topcoat</td>
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<tr>
<td>Detergent Resistance</td>
<td>ASTM D-2248, 72 hrs immersion in 3% solution at 100°F</td>
<td>Excellent, no effect</td>
</tr>
<tr>
<td>Resistance to Acid Pollutants</td>
<td>ASTM D 1308 Proc. 3.1.1 24 hr exposure 10% HNO₃ vapors</td>
<td>Excellent, no effect</td>
</tr>
<tr>
<td>Weathering - Color Retention</td>
<td>ASTM D-2244, 20 yrs, 45° South Florida</td>
<td>Maximum 5 NBS units color change</td>
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<tr>
<td>Weathering - Chalk Resistance</td>
<td>ASTM D-4214, 20 yrs, 45° South Florida</td>
<td>Not worse than No. 8 rating</td>
</tr>
<tr>
<td>Erosion</td>
<td>20 yrs, 45° South Florida</td>
<td>Maximum 15% loss</td>
</tr>
</tbody>
</table>

Notes:  
1. ASTM - American Society for Testing Materials  
2. NCCA - National Coil Coaters Association  
3. Galvalume® is 55% Aluminum-Zinc alloy coated sheet steel and is a registered trademark of BIEC International, Inc.  

*Limited Availability for Aluminum, Consult Berridge

Berridge Manufacturing Company  
Roofs of Distinction  
www.berridge.com  
* Berridge California Sales Corporation is a separate entity from Berridge Manufacturing Company  
March 2015 Berridge Color Chart - 30M  
Printed in the U.S.A.
Artisan
Franklin Stone™

The look of cast stone with the benefits of concrete masonry

Whether you prefer smooth texture and clean lines, or the bold old world stone face that resembles a chiseled mountainside, Franklin Stone is the ideal product for the look of cast stone with the advantage of concrete masonry. Franklin Stone is made from a mixture of white Portland cement, combined with fine aggregates, resulting in a highly dense product with a texture similar to that of natural limestone. Whether you prefer clean lines, or a bold chiseled finish, Franklin Stone can give you both. Unlike other masonry units, the aggregates do not show, giving Franklin Stone its consistent, smooth, natural finish.

>> FEATURES & BENEFITS

- Large Variety of Colors and Shapes
- Water Repellent
- One-Step Installation
- Maintenance Free
- Design Flexibility
- Consistent Color

First Baptist Church | Sauk Village, IL | Mason: Lenting Masonry, Inc. | Franklin Stone™ in Smooth Liberty Gray
Franklin Stone™

>> Natural Colors & Textures

Congress Tan  Liberty Gray  Monument White  Senate Sage

Smooth Face

Rock Face

Chisel Face

Texture Face

Note: All color samples are representative only. For accurate color selection, always request a full size sample.
Select Shapes & Sizes

Veneer Units

4x4x24  4x8x24  4x12x24  4x16x24

Flat Sill Units*

5x2 1/4  5x3  5x4

Sloped Sill Units*

6x4  6x4 Chamfer  5x5  7x4  8x4  7x8

Note: All units available in smooth, rockface or chisel face finishes. Drip cuts available.
* Sill units are available in 36" or 48" lengths.
Franklin Stone™

## Coping Units

### Peaked Coping

<table>
<thead>
<tr>
<th>Depth (d)</th>
<th>Height (h)</th>
<th>Length (l)</th>
</tr>
</thead>
<tbody>
<tr>
<td>10&quot;</td>
<td>3&quot; - 8&quot;</td>
<td>36&quot; &amp; 48&quot;</td>
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<td>3&quot; - 8&quot;</td>
<td>36&quot; &amp; 48&quot;</td>
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<tr>
<td>16&quot;</td>
<td>3&quot; - 8&quot;</td>
<td>36&quot; &amp; 48&quot;</td>
</tr>
</tbody>
</table>

### Sloped Coping

<table>
<thead>
<tr>
<th>Depth (d)</th>
<th>Height (h)</th>
<th>Length (l)</th>
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<tbody>
<tr>
<td>10 1/2&quot;</td>
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<td>36&quot; &amp; 48&quot;</td>
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<tr>
<td>12&quot;</td>
<td>3&quot; - 6&quot;</td>
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<td>3&quot; - 6&quot;</td>
<td>36&quot; &amp; 48&quot;</td>
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<tr>
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<td>3&quot; - 6&quot;</td>
<td>36&quot; &amp; 48&quot;</td>
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<tr>
<td>17&quot;</td>
<td>3&quot; - 6&quot;</td>
<td>36&quot; &amp; 48&quot;</td>
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<tr>
<td>18&quot;</td>
<td>3&quot; - 6&quot;</td>
<td>36&quot; &amp; 48&quot;</td>
</tr>
<tr>
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<td>3&quot; - 6&quot;</td>
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</tr>
<tr>
<td>25&quot;</td>
<td>3&quot; - 6&quot;</td>
<td>36&quot; &amp; 48&quot;</td>
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</table>

### Profiled Coping (Single Side)

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<th>Depth (d)</th>
<th>Height (h)</th>
<th>Length (l)</th>
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<tr>
<td>10&quot; - 36&quot;</td>
<td>3&quot; - 8&quot;</td>
<td>36&quot; &amp; 48&quot;</td>
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### Profiled Coping (Both Sides)

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<th>Depth (d)</th>
<th>Height (h)</th>
<th>Length (l)</th>
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<tbody>
<tr>
<td>10&quot; - 36&quot;</td>
<td>3&quot; - 8&quot;</td>
<td>36&quot; &amp; 48&quot;</td>
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### Flat Coping

<table>
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<th>Depth (d)</th>
<th>Height (h)</th>
<th>Length (l)</th>
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<tbody>
<tr>
<td>10&quot; - 36&quot;</td>
<td>3&quot; - 8&quot;</td>
<td>36&quot; &amp; 48&quot;</td>
</tr>
</tbody>
</table>

Note: All sizes are nominal. Actual sizes less 3/8".
* Standard peaks are 1/2" or 1" higher than edge of heights.
  If required, peaks can be up to 2" higher.
>> Arches and Headers

Arch details over windows and openings tend to give a rich end element to your project. These come in many shapes and sizes that can be customized to fit the look that you are trying to achieve.

![Arches and Headers](image)

Note: Available in most common shapes and sizes. Arch is available as one solid piece or as a 3-piece.

>> Flashing of Masonry Work

Install flashing at locations shown in the plans and in strict accordance with the details and the best masonry flashing practices. Install weep holes and vents at proper intervals (32” or 24” O.C. depending on unit length, above bed joint) at courses above grade, above flashing and at any water stops over windows, doors and beams. Consult NCMA TEK 5-IB “Concrete Masonry Veneer Details” for proper detailing information.

>> Control Joints

Control joints should be placed at no greater than 20’ O.C. Locate 2’–4’ from corners, at side of windows/openings, at wall height changes, inside corners and at piers or columns. For more information on control joints, consult NCMA TEK 10-4 “Crack Control for Concrete Brick and Other Concrete Masonry Veneers”.

>> Horizontal Joint Reinforcing

Horizontal joint reinforcing should be used every 16” O.C. vertically as described in NCMA TEK 12-2B and TEK 10-4. When using oversized units 12” or 16” tall, install in every course. This will greatly reduce or eliminate shrinkage or hairline movement cracks.

>> Weather Resistant

All units are made with an integral water repellent. This admixture is blended throughout the unit giving it outstanding water repellent characteristics. Not only does it not allow rain/moisture into the wall but it also protects against efflorescence.

>> Mortar

Use Type N mortar for all veneer applications. Type S is too strong and may cause shrinkage cracks due to the high cement ratio. The use of an integral water repellent additive is recommended to help keep moisture out of the wall. Rake and caulk all window sill and coping head joints.

>> Applications

Franklin Stone offers custom shapes to accent all style buildings both commercial and residential projects. From the base, at or below grade, watertables, sills, medallions, quoins, banding cornice all the way up to coping. Franklin Stone is the choice of architects all across the country.
Exhibit C: Description of the Additional Improvements

General Area to be improved with asphalt parking lot and landscaping

Landscaping around the entire perimeter of the building where possible
Exhibit D: Reimbursement Documentation Format Requirements

- Applicants/Recipients are responsible for identifying and complying with all applicable laws, ordinances and regulations.
- The Illinois Prevailing Wage Act is applicable to all work performed on-site (where required under Illinois law). Prevailing Wage compliant certified wage records are required for all such work, where the Act applies. If Prevailing Wage is required and a single contractor does not pay Prevailing Wage, that can render the entire process ineligible for City assistance.
  - If a Contractor performs some work off-site and some work on-site, all on-site work that is subject to the Act must be Prevailing Wage work. For example, if a contractor manufacturers a sign off-site and then brings it to the site and installs it, the installation work must all be done in compliance with Prevailing Wage and certified payroll records must be provided.
  - Final waivers of lien must also be provided for all contractors, suppliers and materialmen.
  - Applicants will be required to indemnify and hold harmless the City from any claim arising under the Prevailing Wage Act, or arising out of Applicant’s violation of any other applicable law or regulation.
- Final Project Costs must be documented in a tabbed binder in accordance with these regulations.
  - The first section must include a notarized affidavit from the Applicant affirming that all information provided is complete and accurate, and affirming that all work was done in accordance with these Guidelines and all applicable laws.
  - The second section must include a spreadsheet generated by the Applicant, including all project costs that are a component of the project, broken down by vendor. All amounts listed in this spreadsheet must match the corresponding contractor invoices described below.
  - If property acquisition is included in the project costs, the third section must include a copy of the closing statement and deed for the property.
  - Subsequent sections should be separately tabbed by contractor. Each contractor tab should start with a spreadsheet generated by the Applicant that includes the totals from each invoice, and should be followed by a complete set of prevailing wage records, final waivers of lien, and invoices.
  - Applicants may include a Miscellaneous Expenses tab in the binder for small project expenses.
  - Credit Card Statements are not adequate to evidence expenditures. All small expenditures require actual receipts showing the expenditures. The City reserves the right to require Applicants to provide written documentation explaining any expenditure.
  - Building permits are eligible expenditures. Ineligible expenditures include: food, fuel, beverages, utility bills, web design, merchandise for stock or supply, membership dues, life insurance, or other personal expenses. The City reserves the right to disqualify any expense.
- Once an invoice is submitted, the invoice cannot be withdrawn or retracted, and the scope of work described on the invoices cannot be altered. For this reason, it is critical to ensure that these guidelines are complied with.
- The City shall also be provided with an electronic copy of all submittals, in PDF format, separated into sections as outlined above.
Exhibit E: Bidder Certifications

**Sexual Harassment:** The Bidder certifies that it is in compliance with the Illinois Human Rights Act 775 ILCS 5/1.101, et seq. including establishment and maintenance of sexual harassment policies and program.

**Tax Delinquency:** The Bidder certifies that it is not delinquent in payment of any taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1, and is not delinquent in the payment of any tax, charge or obligation to the City of DeKalb.

**Employment Status:** The Bidder certifies that if any of its personnel are an employee of the State of Illinois, they have permission from their employer to perform the service.

**Anti-Bribery:** The Bidder certifies it is not barred under 30 Illinois Compiled Statutes 500/50-5(a) - (d) from contracting as a result of a conviction for or admission of bribery or attempted bribery of an officer or employee of the State of Illinois or any other state.

**Loan Default:** If the Bidder is an individual, the Bidder certifies that he/she is not in default for a period of six months or more in an amount of $600 or more on the repayment of any educational loan guaranteed by the Illinois State Scholarship Commission made by an Illinois institution of higher education or any other loan made from public funds for the purpose of financing higher education (5 ILCS 385/3).

**Felony Certification:** The Bidder certifies that it is not barred pursuant to 30 Illinois Compiled Statutes 500/50-10 from conducting business with the State of Illinois or any agency as a result of being convicted of a felony.

**Barred from Contracting:** The Bidder certifies that it has not been barred from contracting as a result of a conviction for bid-rigging or bid rotating under 720 ILCS 5/33E-3 (Bid Rigging) or 720 ILCS 5/33-4 (Bid Rotating) or a similar law of another state or of the federal government.

**Prevailing Wage:** The Bidder certifies that it shall comply with all applicable provisions of the Prevailing Wage Act, and further certifies that it is not in violation of said Act and has not been barred from bidding on this proposal by virtue of a past violation of the Act. A copy of the most recent available list of prevailing wages is attached hereto or has been provided to the Bidder. The Bidder is responsible for regularly updating said list as new prevailing wage rates are made available by the City or by the Illinois Department of Labor. The Illinois Department of Labor posts regular updates to prevailing wage rates on its official website, which is currently www.illinois.gov/idol. This notice is given pursuant to 820 ILCS 130/4 and the balance of the Illinois Prevailing Wage Act, which is incorporated herein by reference as if fully restated.

**Drug Free Workplace:** The Bidder certifies that it is in compliance with the Drug Free Workplace Act (30 Illinois Compiled Statutes 580) as of the effective date of this contract. The Drug Free Workplace Act requires, in part, that Bidders, with 25 or more employees certify and agree to take steps to ensure a drug free workplace by informing employees of the dangers of drug abuse, of the availability of any treatment or assistance program, of prohibited activities and of sanctions that will be imposed for violations; and that individuals with contracts certify that they will not engage in the manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of the contract. The Bidder further certifies that it maintains a substance-abuse program and provide drug testing in accordance with 820 ILCS 130/11G, Public Act 095-0635

**Responsible Bidder Requirements:** The Bidder certifies that it complies with the Illinois Procurement Code and the provisions of Section 30-22 thereof relating to apprenticeship and training, if applicable.

**Non-Discrimination, Certification, and Equal Employment Opportunity:** The Bidder agrees to comply with applicable provisions of the Illinois Human Rights Act (775 Illinois Compiled Statutes 5), the U.S. Civil Rights Act, the Americans with Disabilities Act, Section 504 of the U.S. Rehabilitation Act
and the rules applicable to each. The equal opportunity clause of Section 750.10 of the Illinois Department of Human Rights Rules is specifically incorporated herein. The Bidder shall comply with Executive Order 11246, entitled Equal Employment Opportunity, as amended by Executive Order 11375, and as supplemented by U.S. Department of Labor regulations (41 C.F.R. Chapter 60). The Bidder agrees to incorporate this clause into all subcontracts under this Contract.

**International Boycott:** The Bidder certifies that neither it nor any substantially owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act (30 ILCS 582).

**Record Retention and Audits:** If 30 Illinois Compiled Statutes 500/20-65 requires the Bidder (and any subBidders) to maintain, for a period of 3 years after the later of the date of completion of this Contract or the date of final payment under the Contract, all books and records relating to the performance of the Contract and necessary to support amounts charged to the City under the Contract. The Contract and all books and records related to the Contract shall be available for review and audit by the City and the Illinois Auditor General. If this Contract is funded from contract/grant funds provided by the U.S. Government, the Contract, books, and records shall be available for review and audit by the Comptroller General of the U.S. and/or the Inspector General of the federal sponsoring agency. The Bidder agrees to cooperate fully with any audit and to provide full access to all relevant materials.

**United States Resident Certification:** (This certification must be included in all contracts involving personal services by non-resident aliens and foreign entities in accordance with requirements imposed by the Internal Revenue Services for withholding and reporting federal income taxes.) The Bidder certifies that he/she/it is a: ___ United States Citizen or Corporation ___ Resident Alien ___ Non-Resident Alien. The Internal Revenue Service requires that taxes be withheld on payments made to non-resident aliens for the performance of personal services at the rate of 30%.

**Tax Payer Certification:** Under penalties of perjury, the Bidder certifies that its Federal Tax Payer Identification Number or Social Security Number is _____________ and is doing business as a (check one): ___ Individual ___ Real Estate Agent ___ Sole Proprietorship ___ Government Entity ___ Partnership ___ Tax Exempt Organization (IRC 501(a) only) ___ Corporation ___ Not for Profit Corporation ___ Trust or Estate ___ Medical and Health Care Services Provider Corp.

**Authorized in Illinois:** The Bidder that it is authorized to lawfully transact business in the State of Illinois, under all applicable Illinois laws and regulations. The Bidder certifies that it shall comply with the Corporate Accountability for Tax Administration Act, 20 ILCS 715/1, et. seq. Where applicable, the Bidder certifies that it is not barred from bidding by virtue of having been adjudicated to have committed a willing or knowing violation of Section 42 of the Environmental Protection Act within the five years preceding this bid, pursuant to 415 ILCS 5/1, et. seq. The Bidder further certifies that it is in compliance with all applicable requirements of the Business Enterprise for Minorities, Females and Persons with Disabilities Act, 30 ILCS 575/1, et.seq.

**Export Administration, Supplies, Labor:** The Bidder certifies that neither it nor any substantially owned affiliate is participating, nor shall participate, in an international boycott which is in violation of the provisions of the US Export Administration Act of 1979 or the regulations of the US Department of Commerce promulgated under the Act, including but not limited to the requirements of 30 ILCS 582/5. The Bidder further certifies that no foreign made equipment, materials or supplies furnished under the proposal or agreement have been or will be produced in whole or in part by forced labor, convict labor, or indentured labor, nor made in whole or in part by the labor of any child under the age of 12, under penal sanction pursuant to 30 ILCS 583/1 and 30 ILCS 584/1. The Bidder certifies that steel products used or supplied in the performance of a contract for public works shall be manufactured or produced in the United States, unless the City Manager grants an exception to said requirement, pursuant to 30 ILCS 565/1, et. seq.
General Compliance and Certification: The Bidder certifies that it has and will comply with all other applicable laws, regulations, ordinances or restrictions applicable to any component of the bidding process, agreement, or any services or materials provided in connection therewith. The Bidder acknowledges that it is responsible for identifying and complying with all applicable laws, ordinances, rules and regulations, and that it shall indemnify and hold harmless the City of DeKalb from any claim, liability or damages arising out of the failure to identify or comply with any such applicable legal restriction.