



Facade Advisory Committee Agenda

Meeting – 9:30 a.m.

Erickson Conference Room

January 10, 2023

AGENDA

Approve Minutes of November 1, 2022 meeting

Receive General Citizen Comment

FAC-23-0101 Consider Downtown Facade Grant – 349 E Main St

Adjournment

COMMITTEE MEMBERS: PLEASE NOTIFY ME IF YOU ARE UNABLE TO ATTEND AT 345-3619.

cc:

City Manager
Executive Secretary
Deputy City Clerk
Code Compliance Supervisor
Construction Inspectors (3)
Account Clerk
Buildings & Grounds
File Copy

MINUTES

**FACADE ADVISORY COMMITTEE
ADMINISTRATION CONFERENCE ROOM OF GALESBURG CITY HALL
November 1, 2022 at 9:30 a.m.**

MEMBERS PRESENT: Steve Gerstenberger, Mike Holloway, Carla Markwart, Mark Martin, , 4.
MEMBERS ABSENT: Jay Bullis, Ralph Scott 2.
OTHERS PRESENT: Steve Gugliotta, AICP.

The meeting was called to order at 9:30 am.

Approve Minutes of the September 6, 2022 meeting

Member Holloway moved to approve the minutes, seconded by Member Gerstenberger.

Minutes were approved by voice vote.

Consider Citizen Comment

No citizen comments.

FAC-22-1101 Consider Downtown Facade Redevelopment Grant Program review

Members discussed potential modifications to the façade program.

Member Holloway made a motion to recommend approval of the amendments to the façade program, seconded by Member Martin.

Roll Call #1

Ayes: Gerstenberger, Holloway, Markwart, Martin, 4.

Nays: None.

Abstentions: None.

Absent: Bullis, Scott, 2.

Chairperson declared the motion approved.

There being no further business, Member Scott made a motion to adjourn, seconded by Member Martin, the meeting adjourned at 9:46 a.m.


Stephen Gugliotta, AICP



Downtown Facade Redevelopment Grant Program



FORM - A FACADE APPLICATION

Please print or type requested information and submit it to the Planning Division

Read carefully and complete all items. **Please be aware, once information is submitted, it is considered public information.**

ATTACHMENTS (READ CAREFULLY – ALL ITEMS ARE REQUIRED AND MUST BE ATTACHED)

- ☐ **PROOF OF BUILDING OWNERSHIP AND FULL LEGAL DESCRIPTION OF PROPERTY** - Such as a copy of the recorded deed
- ☐ **OWNER CONSENT FORM** – Required if the applicant/primary contact is not the owner of the project real estate
- ☐ **REAL ESTATE TAXES** - Statement from the County Clerk certifying there are no delinquent or unpaid taxes or special assessments, no unpaid forfeited taxes, and no redeemable tax sales are against the property
- ☐ **PROPERTY INSURANCE** - Proof of current property and casualty insurance
- ☐ **NARRATIVE PROJECT DESCRIPTION:** A typed statement of what the facade project will involve. Provide as much detail as possible, including what you are changing or replacing, type of new materials to be used, color, location on facade, etc.
- ☐ **PHOTOGRAPH(S) OF EXISTING FACADE** – Submit several photos of your building in its current condition. Be sure to label each photo and indicate what improvements you are proposing to make in each.
- ☐ **DRAWINGS OF PROPOSED FACADE IMPROVEMENTS** - Conceptual elevation plans and full construction drawings prepared by an Illinois licensed Architect who has conducted an on-site inspection and personal interviews with the applicant. Include product sample sheets showing colors, size, type of materials and finishes, etc. If a sign is proposed, graphically indicate sign lettering style, letter and sign dimensions.
- ☐ **DETAILED COST ESTIMATES/BIDS FOR PROPOSED FACADE IMPROVEMENTS** - A minimum of three (3) qualified bids for all exterior facade work to be performed, or a statement of non-availability of contractors or services. Indicate what contractors you are proposing to use on the project. Bids should provide enough detail to make the proposed scope of work clear (quantity, cost and type of work). If an applicant finds the submitted bids are not satisfactory, a new bid process may be required.
- ☐ **LETTER OF COMMITMENT.** A letter of commitment shall be provided from all entities providing funds. This includes verification the owner has the required 10% owner's equity available for the project.

PROJECT INFORMATION

ANTICIPATED PROJECT START DATE: January 1, 2023

**Proposed facade improvements shall begin within 180 days of signing the Facade Grant Agreement*

ANTICIPATED PROJECT COMPLETION DATE: December 31, 2024

APPLICANT/PRIMARY CONTACT INFORMATION

Tuesday Cetin	349 E. Main St.	Galesburg, IL 61401
Primary contact name	Mailing address	City, State, Zip
309-342-7415	N/A	tuesday@galesburgarts.org
Phone	Fax	Email

OWNER INFORMATION

Galesburg Community Arts Center, Inc.

349 E. Main St., Galesburg, IL 61401

Owner name

Mailing address

City, State, Zip

309-342-7415

N/A

tuesday@galesburgarts.org

Phone

Fax

Email

BUSINESS NAME:

Galesburg Community Arts Center, Inc.

TAXPAYER IDENTIFICATION NUMBER: 37-0916623

TYPE OF BUSINESS:

☐

INDIVIDUAL/SOLE PROPRIETOR

☐

PARTNERSHIP

☐

LAND TRUST

☐

LIMITED LIABILITY COMPANY

☐

CORPORATION

☒

OTHER 501c3

PROVIDE THE FOLLOWING INFORMATION FOR EVERY PERSON THAT HOLDS 10% OR MORE OF THE OWNERSHIP.

FULL NAME

DATE OF BIRTH

ADDRESS

TELEPHONE NUMBER

% OWNERSHIP

PROPERTY INFORMATION

PROJECT ADDRESS:

349 E. Main St.

Galesburg

IL 61401

STREET

CITY

STATE, ZIP

PARCEL ID NUMBER:

99-10-487-019

ZONING ON PROPERTY:

Central Business B-3

WHAT IS YOUR LEGAL INTEREST IN THE BUILDING?



PROPERTY OWNER

OR

☐

TENANT

*If TENANT, THE PROPERTY OWNER MUST COMPLETE AND SUBMIT AN OWNER CONSENT FORM.



YES

☐

NO

IS AT LEAST 50% OF THE TOTAL BUILDING FLOOR SPACE UTILIZED FOR COMMERCIAL PURPOSES?

PROVIDE A LIST OF ALL BUSINESSES OPERATING FROM THE PROJECT ADDRESS – ATTACH A SEPARATE SHEET IF NECESSARY

BUSINESS NAME	TYPE OF BUSINESS (COMMERCIAL, SERVICE, RESTAURANT, RETAIL, ETC)	OWNER'S NAME	SQUARE FOOTAGE
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YES

☐

NO

IS THE BUILDING CURRENTLY LOCATED WITHIN A LOCAL HISTORIC DISTRICT OR A LOCAL LANDMARK?

If so, this will require an application to be submitted for a Certificate of Appropriateness through the Galesburg Landmark Commission



YES

☐

NO

IS THE BUILDING CURRENTLY LOCATED WITHIN THE SPECIAL SERVICE AREA AND WOULD YOU LIKE TO BE CONSIDERED FOR THE GALESBURG DOWNTOWN COUNCIL FACADE GRANT PROGRAM FUNDS?

*THE GDC PROGRAM HAS AN EQUAL AMOUNT OF FUNDS THEY MAY MAKE AVAILABLE UNDER SIMILAR GUIDELINES TO THIS PROGRAM.

SOURCE OF FUNDS FOR FACADE PROJECT

SOURCE/PROVIDER OF FUNDS	ANTICIPATED DATE OF RECEIVING FUNDS	ANTICIPATED AMOUNT OF FUNDS	PERCENT OF TOTAL SOURCES OF FUNDS
OWNER'S EQUITY (MINIMUM 10% OF PROJECT COST REQUIRED)	3/31/2023	53,190	57%
FACADE GRANT (SHOW AMOUNT BEING REQUESTED)	Type text here	40,000	43%
TOTAL SOURCE OF FUNDS*		93,190	100%

NOTES: TOTAL SOURCE OF FUNDS SHOULD MATCH TOTAL ARCHITECT'S ESTIMATE.

LETTERS OF FUNDING COMMITMENTS SHALL BE SUBMITTED FROM ALL SOURCES

ARCHITECT'S ESTIMATE

Galesburg DESCRIPTION OF WORK AND/OR MATERIAL (PLEASE REFERENCE APPROPRIATE QUOTE)		QUANTITY	UNIT COST	EXTENSION
FACADE DEMOLITION				
FACADE RECONSTRUCTION (FRAMING/CARPENTRY)				
BRICKWORK	AtCo	80,690		
PAINTING				
WINDOW REPAIR/REPLACEMENT				
DOOR REPAIR/REPLACEMENT				
SIGNAGE				
AWNING				
EXTERIOR LIGHTING				
<i>OTHER CONSTRUCTION COSTS:</i>				
Main St sidewalk canopy setup		12,500		
SOFT COSTS				
ARCHITECT/ENGINEERING FEES				
CONSTRUCTION PERMITS				
<i>OTHER SOFT COSTS:</i>				
TOTAL FACADE PROJECT COSTS				93,190
<i>*Minimum of \$40,000 to be eligible for projects seeking City and GDC Façade Grant funding</i>				

ACKNOWLEDGEMENTS

INITIAL
BELOW

JK I/WE HAVE READ AND UNDERSTAND THE DOWNTOWN FACADE REDEVELOPMENT GRANT PROGRAM HANDBOOK AND AGREE, TO THE FULLEST EXTENT FEASIBLE, TO ABIDE BY SAID PROGRAM.

JK I/WE UNDERSTAND THAT A FACADE GRANT AGREEMENT WILL BE SIGNED WITH THE CITY REQUIRING PRORATED REPAYMENT OF THE INJECTED GRANT DOLLARS IN THE EVENT: THE PROPERTY DOES NOT MAINTAIN 50% OR MORE OF ITS FLOOR SPACE DEVOTED TO A COMMERCIAL USE; FAILURE TO PROPERLY MAINTAIN IMPROVEMENTS TO THE PROPERTY FINANCED IN PART BY THE CITY PER THE AGREEMENT; OR IMPROVEMENTS ARE UNDERTAKEN OUT OF COMPLIANCE WITH PROGRAM GUIDELINES.

JK I/WE UNDERSTAND THAT MY/OUR PROJECT MUST BE COMPLETE AND ALL CONTRACTOR CERTIFIED PAYROLLS VERIFYING PREVAILING WAGES WERE PAID AND FINAL LIEN WAIVERS MUST BE SUBMITTED.

JK I/WE UNDERSTAND THE OWNER/APPLICANT WILL BE RESPONSIBLE FOR ASSURING ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY PERMITS ARE SECURED AND ASSOCIATED FEES ARE PAID PRIOR TO THE ONSET OF WORK.

JK DUE TO THE LIMITATION ON THE AMOUNT OF AVAILABLE PROGRAM FUNDS, I/WE UNDERSTAND THAT AN ELIGIBLE, COMPLETED APPLICATION IS NOT NECESSARILY A GUARANTEE OF PROJECT FUNDING.

JK I/WE UNDERSTAND THAT MY/OUR PROPERTY MUST BE LOCATED WITHIN THE GEOGRAPHICALLY DEFINED BOUNDARIES OF THE DOWNTOWN FACADE GRANT PROGRAM AREA AND THE SUBJECT PROPERTY MUST ALSO BE SUBJECT TO REAL ESTATE TAXES.

JK I/WE UNDERSTAND THE OWNER OF THE PROPERTY IS CURRENT ON ALL REAL ESTATE TAXES AND MORTGAGE PAYMENTS.

JK I/WE UNDERSTAND THAT, BARRING THE OCCURRENCE OF UNFORESEEN CIRCUMSTANCES BEYOND THE CONTROL OF ME/US AS APPLICANT, I/WE WILL BE OBLIGATED TO SATISFACTORILY COMPLETE THE FACADE REDEVELOPMENT.

APPLICANT SIGNATURE

I UNDERSTAND THAT MY SUBMISSION OF AN APPLICATION DOES NOT CONSTITUTE A GUARANTEE FOR FUNDING UNDER THE DOWNTOWN FACADE REDEVELOPMENT GRANT PROGRAM. I CERTIFY THAT ALL INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND IF APPROVED, WORK WILL BE COMPLETED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DOWNTOWN FACADE REDEVELOPMENT GRANT PROGRAM HANDBOOK.

BY SIGNING BELOW, THE APPLICANT ACKNOWLEDGES THAT HE/SHE HAS RECEIVED AND READ THE PROGRAM GUIDELINES FOR THE DOWNTOWN FACADE REDEVELOPMENT GRANT PROGRAM. ALSO, THE APPLICANT ACKNOWLEDGES THAT HE/SHE IS DULY AUTHORIZED TO ACT ON BEHALF OF THE COMPANY AND/OR EACH PRINCIPAL OF THE COMPANY AND THAT THE COMPANY IS PROPERLY ORGANIZED AND LICENSED TO CONDUCT BUSINESS IN THE STATE OF ILLINOIS.

Tuesday Cetin
Applicant/Owner Signature

Dec 29, 2022
Date

STATE OF ILLINOIS, COUNTY OF KNOX} SS

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this ____ day of _____, 20__.

Official Seal and Signature of Notary Public

OFFICE USE

On _____, 20__ the Facade Advisory Committee recommended:

- ☐ Approval
☐ Denial
☐ Approval with the following conditions:

- In an amount not to exceed \$ _____ or
percent of the total facade project cost.

▪

GALESBURG COMMUNITYS ARTS CENTER FACADE PROPOSAL

12.16.22

The Galesburg Community Arts Center has fully moved into 349 E. Main Street and we are proposing to renovate the mammoth facade that is synonymous with Galesburg and our eclectic downtown. The four façades will be addressed in phases, with masonry, window, and copper restoration being done to each. We are requesting a façade grant to assist with our investment in the preservation and restoration of this local landmark, specifically the masonry work necessary for the south (Main St.) facade. Rehabilitating and securing the most decorative, and deteriorated facade first is necessary to stop further weather and bird intrusion.

MASONRY work is to include cleaning, tuck pointing, stone repair and waterproofing 100% of the South (Main St.) façade. In addition, we will also be patching brick when necessary and securing areas of bulging brick. Significant deterioration has occurred over the years, and tightening up the masonry on this facade will prevent further decay.

Bids have been reviewed in consideration of their total scope, not only the south façade. In the case of AtCo, they are willing to lock in the pricing now, for work that will begin in the spring, saving us from inflation.



Description	South elevation	S-1
Date	4/01/2021	



Description	Bent down cornice at top of south elevation.	S-2
Date	4/01/2021	

		
Description	Bent copper sheathing on top of south east oriel (bay) window.	S-3
Date	4/01/2021	
		
Description	Minor concrete cracks at base of south elevation.	S-4
Date	4/01/2021	



Description	Eroded sandstone on south elevation.
Date	4/01/2021

S-5



Description	Dislodged bricks below cornice on south elevation.
Date	4/01/2021

S-6

AtCo Masonry LLC

Tuck pointing – Waterproofing – Brick, Block, & Stone Replacement

Caulking – Masonry Cleaning

(309) 536-1505

(309)255-4805

Estimate for work

Customer Information	Project Information
NAME: Galesburg Community Art Center	Location: Same
ADDRESS: 349 E. Main St. Galesburg, IL 61401	
PHONE:	

<u>Elevation</u>	<u>Base Bid Tuckpoint Only</u>	<u>Base Bid W/ Cleaning</u>	<u>Alt 1 Patch work</u>	<u>Alt 2 Bulged brick areas</u>	<u>Alt 3 Replace stone base</u>	<u>Alt 4 Waterproofing</u>
<u>Main Street</u>	<u>\$56,830.80</u>	<u>\$59,712.64</u>	<u>\$8,549.40</u> <u>30 sq ft</u>	<u>\$8,799.20</u> <u>40 sq ft</u>	<u>\$ 0.00</u>	<u>\$3,628.39</u>
<u>Seminary Street</u>	<u>\$72,910.60</u>	<u>\$79,091.20</u>	<u>\$2,849.80</u> <u>10 sq ft</u>	<u>\$4,399.60</u> <u>20 sq ft</u>	<u>\$8,199.25</u> <u>New Stone</u>	<u>\$8,593.22</u>
<u>Alley</u>	<u>\$57,998.60</u>	<u>\$63,274.10</u>	<u>\$2,100.00</u> <u>Fixing Window Sills</u>	<u>\$2,199.80</u> <u>10 sq ft</u>	<u>\$ 0.00</u>	<u>\$7,334.82</u>
<u>Rooftop Side</u>	<u>\$56,111.80</u>	<u>\$60,774.10</u>	<u>\$ 0.00</u>	<u>\$2,199.80</u> <u>10 sq ft</u>	<u>\$ 0.00</u>	<u>\$6,482.16</u>
<u>Totals</u>	<u>243,851.80</u>	<u>262,854.04</u>	<u>13,499.20</u>	<u>17,598.40</u>	<u>8,199.25</u>	<u>26,038.59</u>

We discussed 1000 individual brick replacement. That price would be \$28,000

Main Street bid includes \$12,500 for canopy setup to keep the sidewalk open. If sidewalk can be closed except for doorways please deduct \$12,500

Clarifications:

- All work is to be paid according to Knox county prevailing wage rates
- Price includes all material, equipment, labor, licensing, and permits to complete the work
- Owner is responsible to provide power and water for the duration of the project

Unit Pricing

- All patch work and relay areas have listed sq ft amount this work can be added or subtracted based on further inspections with written permission from the owner. +/- amounts are as follows
 - o Stone patching \$284.98 per sq ft
 - o Relay areas \$219.98 per sq ft



3511 8th St
Rock Island, IL 61201
Phone: (309) 786-8800
Fax: (309) 786-8801

Date: October 18, 2022
BSM Proposal Galesburg Comm Arts Cntr
MWL

Proposal Submitted to:

Galesburg Community Arts Center
349 E. Main Street
Galesburg, Illinois 61401

Project Location:

Galesburg Comm. Arts Cntr
349 E. Main Street
Galesburg, Illinois 61401

Project Contact:

Steve Gerstenberger
309.541.0067
steve@osi.biz

**We hereby propose to furnish all labor, equipment, materials, supervision,
and insurance necessary for the completion of the work described below.**

Scope of Work:

Exterior masonry restoration, from grade to top of masonry as per site visit.

BID No.1- SOUTH ELEVATION

1. Cut Out and Repoint all masonry joints- Approximately 2,000 SF: **\$ 57,550.00**
2. Demo and Patch Deteriorated Stone Elements- Approximately 10 SF: **\$ 2,500.00**
3. Remove and Rebuild displaced outer wythe brick- Approximately 25 SF: **\$ 3,726.00**
4. Clean and Waterproof Brick Masonry- Approximately 2,600 SF: **\$ 5,850.00**

BID No.2- EAST ELEVATION

1. Cut Out and Repoint all masonry joints- Approximately 4,000 SF and Remove and Replace deteriorated brick units-Approximately 200 EA: **\$ 115,723.00**
2. Demo and Patch Deteriorated Stone Elements- Approximately 15 SF: **\$ 3,174.00**
3. Clean and Waterproof Brick Masonry- Approximately 4,500 SF: **\$ 10,125.00**

BID No.3- NORTH ELEVATION

1. Cut Out and Repoint all masonry joints- Approximately 4,000 SF and Repair/Patch up to seven (7) sill stones: **\$ 121,732.00**
2. Clean and Waterproof Brick Masonry- Approximately 5,100 SF: **\$ 11,475.00**

BID No.4- WEST ELEVATION

1. Cut Out and Repoint all masonry joints- Approximately 3,875 SF and Remove and Replace deteriorated brick units-Approximately 125 EA: **\$ 106,875.00**
2. Clean and Waterproof Brick Masonry- Approximately 4,500 SF: **\$ 10,125.00**

BID No.5- EAST ELEVATION STONE CURB AT SIDEWALK

1. Remove and Replace approximately 65'-0" of stone curb with new integral colored precast



stone: \$ 8,942.00

Respectfully submitted,

Bi-State Masonry Inc.

Mark W. Luebbers

Mark W. Luebbers

C. (563) 271-2459

E. mark@bsmqc.com

Any alteration or deviation from above specifications involving extra costs will be executed as a Change Order and will be added to the contract amount stated above. Upon issuance of Sub-Contract for pricing listed above constitutes acceptance of specified scope of work as listed above. Additional scope of work that may be added via Sub-Contract language shall be charged as a Change Order. All materials to be used shall be chosen from supplied list in specifications or approved equals. Masonry materials shall be from manufacturers current standard stock material. Material samples shall be submitted for approvals prior to ordering if requested. No hot/cold weather provisions or protection from the elements are included in this proposal unless stated otherwise. We are a Merit Shop. Provisions for Prevailing Wage Labor Rate Determinations have been included in our proposal unless stated elsewhere. All agreements are contingent upon strikes, accidents or delays beyond our control. Applicable taxes shall be added as required. All payments will be Net 30 Days unless otherwise stated or agreed upon.

Note -- This proposal may be withdrawn by Bi-State Masonry if not accepted within 45 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. Issuance of Purchase Order/Subcontract Agreement constitutes acceptance of terms stated above. Payments will be made as outlined above.

Signature: _____ Company: _____

Print Name: _____ Date: _____

Please Initial-

Bid No.1 #1 _____ #2 _____ #3 _____ #4 _____ Bid No.2 #1 _____ #2 _____ #3 _____

Bid No.3 #1 _____ #2 _____ Bid No.4 #1 _____ #2 _____ Bid No.5 #1 _____

