



Facade Advisory Committee Agenda

Meeting – 9:30 a.m.

Erickson Conference Room

March 3, 2026

AGENDA

Approve Minutes of September 2, 2025 meeting

Receive General Citizen Comment

FAC-26-0301 Consider Downtown Facade Grant – 64 S Prairie St

Adjournment

COMMITTEE MEMBERS: PLEASE NOTIFY ME IF YOU ARE UNABLE TO ATTEND AT 309-345-3619.

cc:

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

MINUTES
FACADE ADVISORY COMMITTEE
ERICKSON CONFERENCE ROOM OF GALESBURG CITY HALL
September 2, 2025 at 9:30 a.m.

MEMBERS PRESENT: Steve Gerstenberger, Mike Holloway, Carla Markwart, Mark Martin, Ralph Scott, 5.
MEMBERS ABSENT: Jay Bullis, 1.
OTHERS PRESENT: Melany Baldwin, Lucas Brooks, Steve Gugliotta, AICP.

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

Approve Minutes of the October 1, 2024 meeting
Member Gerstenberger moved to approve the minutes, seconded by Member Scott.
Minutes were approved by voice vote.

Consider Citizen Comment
No citizen comments.

FAC-25-0901 Consider Downtown Facade Grant – 331-337 E Main St

Member Scott asked if the side mural was included in the application. The applicant did not think it would qualify for this program, but Staff advised that it would be a good fit for the Downtown Council's facade program as a sign. The applicant clarified that the existing panels of the current facade would remain and just be painted over. Below the awning is a vinyl tint to hide the common trash area. The exterior seating area is not included in the grant application.

The applicant stated that RA Awnings submitted a revised estimate for a wider awning, which Member Markwart remarked would better fit the site in context. With the revised estimate, the updated numbers for the grant application are a total project of \$37,051.40 with a 50% reimbursement coming to \$18,525.70.

Member Gerstenberger made a motion to accept the revised RA Awnings estimate and recommend approval of the façade grant, seconded by Member Markwart.

Roll Call #1

Ayes: Gerstenberger, Holloway, Markwart, Martin, Scott, 5.
Nays: None.
Abstentions: None.

Chairperson declared the motion approved.

There being no further business, Member Scott made a motion to adjourn, seconded by Member Gerstenberger, the meeting adjourned at 9:45 a.m.



Lucas Brooks



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Facade Advisory Committee Letter February 25, 2026

AGENDA ITEM: FAC-26-0301 Downtown Façade Grant for 64 S Prairie Street.

BACKGROUND: Attached for the Committee's review is a facade grant application from Weinberg Arcade, LLC, for proposed facade improvements at 64 S Prairie St.

Weinberg Arcade, LLC is proposing to extensively renovate the masonry façade of the fourth floor of the building. Façade renovation includes replacing all the masonry from the top of the fourth-floor windows up, installing flashing to ensure a watertight structure, installing helical ties on the rest of the masonry of the fourth floor, rebuilding the arched masonry corners and terracotta caps, and installing a metal cap between the corner arches. It is anticipated 7 full-time jobs will be created as a result of this project.

If approved, the owner anticipates beginning work on March 17, 2026, with an estimated completion by June 17, 2026. The estimated total façade project cost is \$324,400 and they are eligible to request up to \$40,000 through the facade grant program.

We have received the following information:

- Proof of Ownership
- Proof the taxes are current
- Proof of insurance from the building owner
- Two bids each for masonry and flashing

SUPPORTING DOCUMENTS:

1. Aerial – General location
2. Application
3. Façade Photos
4. Estimates

cc: File Copy



Proposed Facade grant project



The information included in this map is intended to be advisory only and is NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Registered Land Surveyor, to determine precise property location

February 25, 2026

Downtown Facade Redevelopment Grant Program

FORM - A FACADE APPLICATION

Please print or type requested information and submit it to the Community Development Department. 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: 3-17-2024 (PROJECT MUST START WITHIN 180 DAYS OF SIGNING FACADE GRANT AGREEMENT)

ANTICIPATED PROJECT COMPLETION DATE: 6-17-26 (PROJECT MUST BE COMPLETE WITHIN 1 YEAR OF SIGNING FACADE GRANT AGREEMENT)

PROJECT ADDRESS: 64 S. Prairie PARCEL IDENTIFICATION NUMBER: 99- 15-227-016

BUSINESS TO BE AFFECTED BY THIS PROJECT: _____

HAVE YOU RECEIVED A FACADE GRANT IN THE PAST? YES _____ NO ☒ WHAT YEAR? N/A

CONTACT NAME: Kate W. Bullis DAY PHONE #: (309) 509-5690

MAILING ADDRESS: 64 S. Prairie Suite 327 EMAIL: Weinberg.11064@gmail.com

IS THE BUILDING LOCATED IN A LOCAL HISTORIC DISTRICT OR A LOCAL LANDMARK? YES ☒ NO _____

TOTAL ESTIMATED PROJECT COST: \$ 324,400

OWNERS EQUITY (MUST BE AT LEAST 10% OF PROJECT COST): \$ 284,400 GRANT REQUEST: \$ 40,000

JOBS CREATED OR RETAINED AS A RESULT OF THIS FACADE PROJECT (USE SEPARATE SHEET IF NECESSARY):

Job Classification	Salary Range	# Full-time		# Part-time	
		# Retained	# Created	# Retained	# Created
<u>Masonry</u>	<u>50,000-80,000</u>		<u>4</u>		
<u>Flashing</u>	<u>80,000-90,000</u>		<u>3</u>		

PROJECT COST ESTIMATE			
DESCRIPTION OF WORK AND/OR MATERIAL (PLEASE REFERENCE APPROPRIATE QUOTE)	QUANTITY	UNIT COST	EXTENSION
FACADE DEMOLITION			
FACADE RECONSTRUCTION (FRAMING/CARPENTRY)			
BRICK AND/OR STONE MASONRY	254,760		
PAINTING			
WINDOW REPAIR/REPLACEMENT			
DOOR REPAIR/REPLACEMENT			
SIGNAGE			
AWNING			
EXTERIOR LIGHTING			
OTHER CONSTRUCTION COSTS:			
Masonry / Terra-Cotta Cap	42,720		
Flashing	26,920		
CONTINGENCIES			
SOFT COSTS			
ARCHITECT/ENGINEERING FEES			
CONSTRUCTION PERMITS			
OTHER SOFT COSTS:			
TOTAL FACADE PROJECT COSTS		324,400	
*Minimum of \$20,000 to be eligible for Facade Grant funding			

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.

Kate W. Bullis
Applicant/Owner Signature

2/23/26
Date

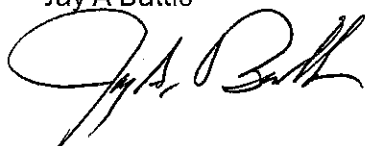
Letter of Commitment

February 25, 2026

To whom it may concern,

I Jay Bullis have committed \$284,400. To this project.

Jay A Bullis

A handwritten signature in black ink, appearing to read "Jay A Bullis", written in a cursive style.

DESIGN CRITERIA

1. BUILDING CODES:
A. IRC 2021
B. ASCE 7-16
2. DESIGN LOADS:
A. Risk Category II
B. Wind Loading
-a. Basic Wind Speed, V_{50} = 115 mph
b. Exposure Category = C
c. Internal pressure Coefficient, GC_s = ± 0.18

GENERAL

1. The structure is designed to be self-supporting and stable after the building is fully completed. It is solely the contractor's responsibility to determine erection procedure and sequence and ensure the safety of the construction personnel, public, building and its component parts, and adjacent buildings and properties. This includes the addition of whatever temporary or permanent shoring, bracing, needling, underpinning, or sheet piling, etc. that may be necessary to brace new construction, adjacent buildings, so that the structure is braced for wind, seismic, gravity, construction loads, etc., and that no horizontal or vertical settlement or any damage occurs to the adjacent existing structure. Temporary supports shall be maintained in place until permanent support and/or shoring and bracing are installed.
2. Fall protection support from perimeter columns or walls shall be provided in accordance with OSHA requirements as required. Such material shall remain the contractor's property after the completion of the project.
3. It is the contractor's responsibility to enforce all applicable safety codes and regulations during all phases of construction.
4. The contractor shall perform all construction for the project in a manner and sequence that are based on accepted industry standards that recognize the interaction of the components that comprise the structure, without causing distress, unanticipated movements or irregular load paths as a result of the construction means and methods employed.
5. All contractors are required to examine the drawings and specifications carefully, visit the site and fully inform themselves as to all existing conditions and limitations, prior to agreeing to perform the work. Failure to visit the site and familiarize themselves with the existing conditions and limitations will in no way relieve the contractor from furnishing any materials or performing any work in accordance with drawings and specifications without additional cost to the owner.
6. Contractor shall verify all dimensions and conditions at the job site before commencing work and shall report any discrepancies to the engineer.
7. Do not scale drawings.

ABBREVIATIONS

AB	ANCHOR BOLT	LG	LONG
A/E	ARCHITECT/ENGINEER	LL	LIVE LOAD
AFF	ABOVE FINISHED FLOOR	LLH	LONG LEG HORIZONTAL
ALT	ALTERNATE	LLV	LONG LEG VERTICAL
ALUM	ALUMINUM	LONG	LONGITUDINAL
APPROX	APPROXIMATE(LY)	LSH	LONG SIDE HORIZONTAL
ARCH	ARCHITECT	LWC	LIGHT WEIGHT CONCRETE
AVG	AVERAGE		
@	AT	MAX	MAXIMUM
&	AND	MDF	MEDIUM DENSITY FIBERBOARD
		MECH	MECHANICAL
BLDG	BUILDING	MEP	MACHANICAL ELECTRICAL PLUMBING
BM	BEAM	MFR	MANUFACTURER
BO	BOTTOM OF	MIL	MILLIMETERS
BOD	BASIS OF DESIGN	MIN	MINIMUM
BOF	BOTTOM OF FOOTING		
BRG	BEARING	NIC	NOT IN CONTRACT
BRDG	BRIDGING	NO (#)	NUMBER
BTM	BOTTOM	NOM	NOMINAL
BTW	BETWEEN	NS	NEAR SIDE
BYD	BEYOND	NTS	NOT TO SCALE
		OC	ON CENTER
		OD	OUTSIDE DIAMETER
		OH	OPPOSITE HAND
CIP	CAST IN PLACE	OPNG	OPENING
CJ	CONTROL JOINT	OPP	OPPOSITE
CL (#)	CENTERLINE	OVHD	OVERHEAD
CLR	CLEAR		
CMU	CONCRETE MASONRY UNIT	PAR	PARALLEL
COL	COLUMN	PEMB	PRE-ENGINEERED METAL BUILDING
CONC	CONCRETE	PERP	PERPENDICULAR
CONT	CONTINUOUS	PL (#)	PLATE
COORD	COORDINATE	PLY	PLYWOOD
CTR	CENTER(S)	PNL	PANEL
		PREFAB	PREFABRICATED
DBA	DEFORMED BAR ANCHOR	PSF	POUNDS PER SQUARE FOOT
DBL	DOUBLE	PT	PRESSURE TREATED
DIA (#)	DIAMETER		
DIAPH	DIAPHRAGM	RAD	RADIUS
DIM	DIMENSION	REINF	REINFORCING
DL	DEAD LOAD	REQ	REQUIRED
DTL	DETAIL	REV	REVISION(S), REVISE(D)
DWG	DRAWING	RO	ROUGH OPENING
DWLS	DOWELS	RTU	ROOF TOP UNIT
		SCH	SCHEDULE
EA	EACH	SF	SQUARE FOOT
EF	EACH FACE	SHT	SHEET
EJ	EXPANSION JOINT	SIM	SIMILAR
ELEV (EL)	ELEVATION	SL (#)	STEEL LINE
EMBED	EMBEDMENT	SOG	SLAB ON GRADE
EQ	EQUAL	SPEC	SPECIFICATIONS
EW	EACH WAY	STL	STEEL
EX	EXISTING	STAGG	STAGGERED
EXT	EXTERIOR	STD	STANDARD
		STIFF	STIFFENER
FB	FIELD BEND	STRUCT	STRUCTURE(AL)
FD	FLOOR DRAIN		
FDN	FOUNDATION	TBD	TO BE DETERMINED
FF	FINISHED FLOOR	TBR	TO BE REMOVED
FLR	FLOOR	TERM	TERMINATE
FS	FAR SIDE	THK	THICK
FTG	FOOTING	THRU	THROUGH
FV	FIELD VERIFY	TO	TOP OF
		TOF	TOP OF FOOTING
GA	GAUGE	TOS	TOP OF STEEL
GALV	GALVANIZED	TOW	TOP OF WALL
GWB	GYPSUM WALL BOARD	TRANS	TRANSVERSE TYPICAL</td
		UNO	UNLESS OTHERWISE NOTED
HOG	HOT DIP GALVANIZED	VERT	VERTICAL
HDR	HEADER	VIF	VERIFY IN FIELD
HGR	HANGER		
HORIZ	HORIZONTAL	WI	WITH
HS	HEADED STUD	WD	WOOD
HSS	HOLLOW STRUCTURAL SECTION	WF	WIDE FLANGE
HT	HEIGHT	WIO	WITHOUT
		WP	WORKING POINT
ID	INSIDE DIAMETER	WWF	WELDED WIRE FABRIC
INT	INTERIOR	WR	WATER REDUCER
		WRB	WEATHER RESISTIVE BARRIER
JNT	JOINT		
JST	JOIST		

EXISTING WORK

1. Existing conditions shown or noted on the drawings were obtained from field measurements or were assumed. If conditions other than those shown exist, immediately notify the Engineer before proceeding with the work at that location. If conditions other than those shown exist, alternate methods of construction may need to be used.
2. Where specifically noted on the drawings that existing construction be verified, notify the Engineer in writing of the findings. Verification shall take place prior to preparation of shop drawings and shop drawings shall show all field verified existing conditions. Modifications to details may be required should actual condition significantly differ from those presumed. Any required modifications will be made during the review of the shop drawings.
3. Use appropriate construction methods and equipment as necessary to support existing structures and to avoid over stressing the existing structures.
4. Existing framing is assumed to be in original condition. If deterioration has occurred notify the Engineer in writing of the findings. For example, some types of deterioration are as follows: rotten wood, broken or cracked masonry, and broken wood members. (Corroded steel, broken steel members, broken or cracked concrete, spalled concrete).

MASONRY

1. All masonry shall conform to "Building Code Requirements for Masonry Structures" (ACI 530/ASCE 5/TMS 402) and "Specifications for Masonry Structures" (ACI 530.1/ASCE 6/TMS 602) for the year referenced in the building code noted.
2. All brick and concrete masonry and construction shall comply with the recommendations of Brick Industry of Association (BIA) and the National Concrete Masonry Association (NCMA) and minimum requirement established by noted building codes.
3. Mortar:
A. ASTM C270 Type "N" mortar with a minimum compressive strength of 800 psi shall be used for brick masonry units.
4. Place masonry unit in Running Bond Pattern.
5. Lay masonry units with full mortar coverage on horizontal and vertical face shell. Bed webs in mortar in starting course of footing and in all courses of columns and pilasters.
6. Masonry veneer anchors are Holmenn Barnard stainless steel ANSI type 304 DW-10 14 gage with 3/16" Vee Byna-Ties or approved equal.

STRUCTURAL STEEL

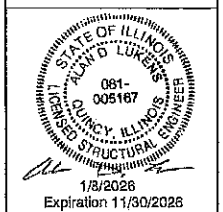
1. Detailing, fabrication and erection shall conform to the AISC Specifications and Standard Code of Practice for the year referenced in the building code noted, except as modified by these notes and the project specifications.
2. Steel shall conform to the following grades unless otherwise noted:
A. Plate, Angles, M, and S Shapes - ASTM A572 Grade 50 ($F_y=50$ ksi)
B. Welding Electrodes - E70xx
3. All welding shall be in accordance with the "Structural Welding Code", AWS D1.1, Latest Edition.
4. Hot dip galvanized per ASTM A123 after fabrication the following structural steel members:
A. Steel Lintel Plate
5. Repair galvanized surfaces according to ASTM A 780.

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REVISION HISTORY			
#	DESCRIPTION	DATE	APPR

ISSUED FOR 01/08/2026

CONSTRUCTION



EXTERIOR MASONRY REPAIRS
WEINBERG ARCADE
64 S. PRAIRIE STREET
GALESBURG, IL

Non-Reduced Sheet Size 22" x 34"

Full sized plans have been prepared using standard scales. Reduced sized plans may not conform to standard scales.

DESIGNED	DRAWN
ADL	LES
FIELD	FIELD BOOK
CHECKED	CHECK DATE
ADL	01/08/2026

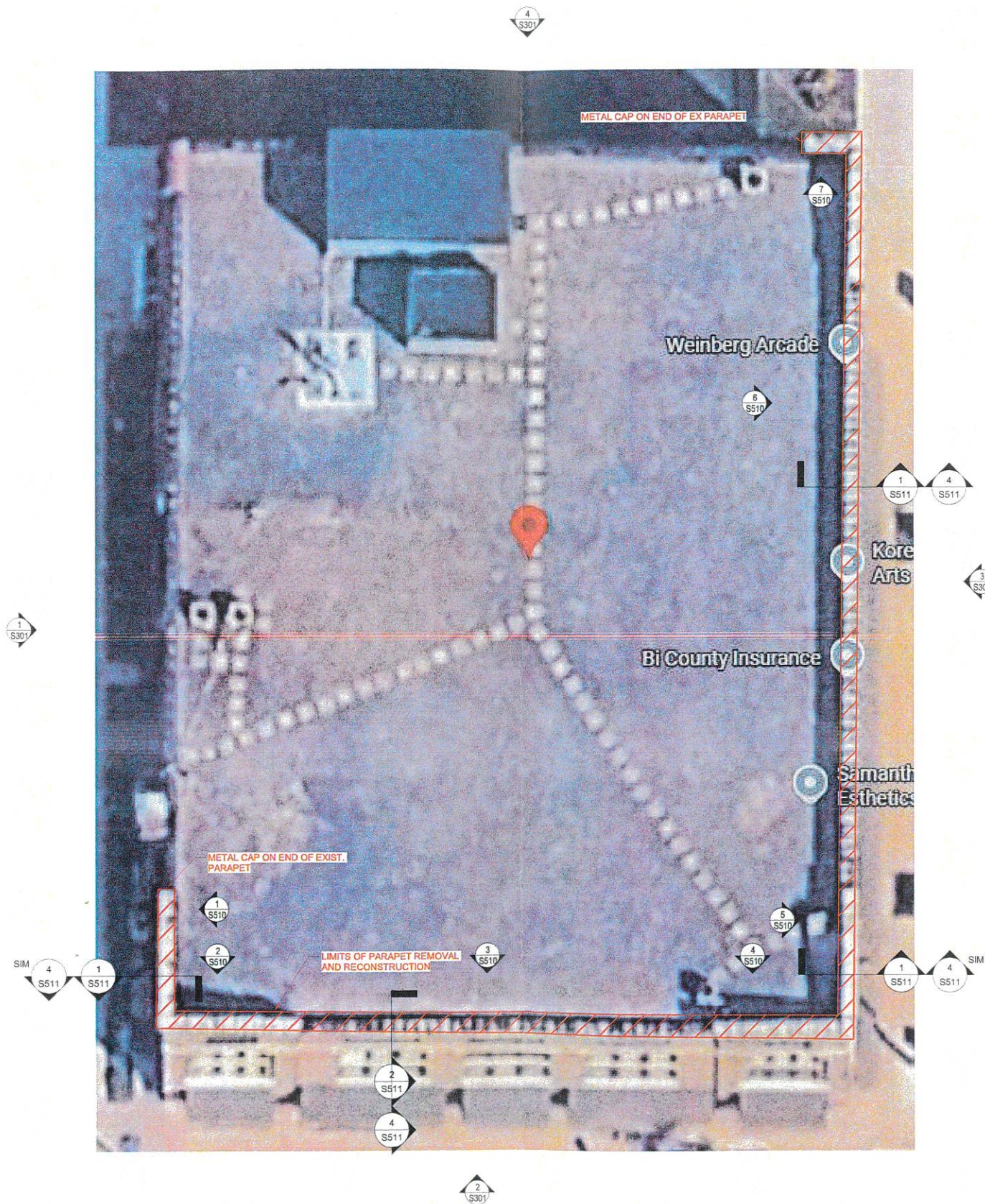
SHEET TITLE

STRUCTURAL
NOTES

PROJECT NO.
25-3941
DRAWING ISSUED DATE:
01/08/2026

SHEET

S001



1 ROOF PLAN
NTS

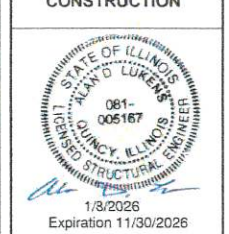
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Expiration 11/30/2026

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SHEET TITLE

ROOF PLAN

PROJECT NO.
25-3041

DRAWING ISSUED DATE:
01/08/2026

SHEET

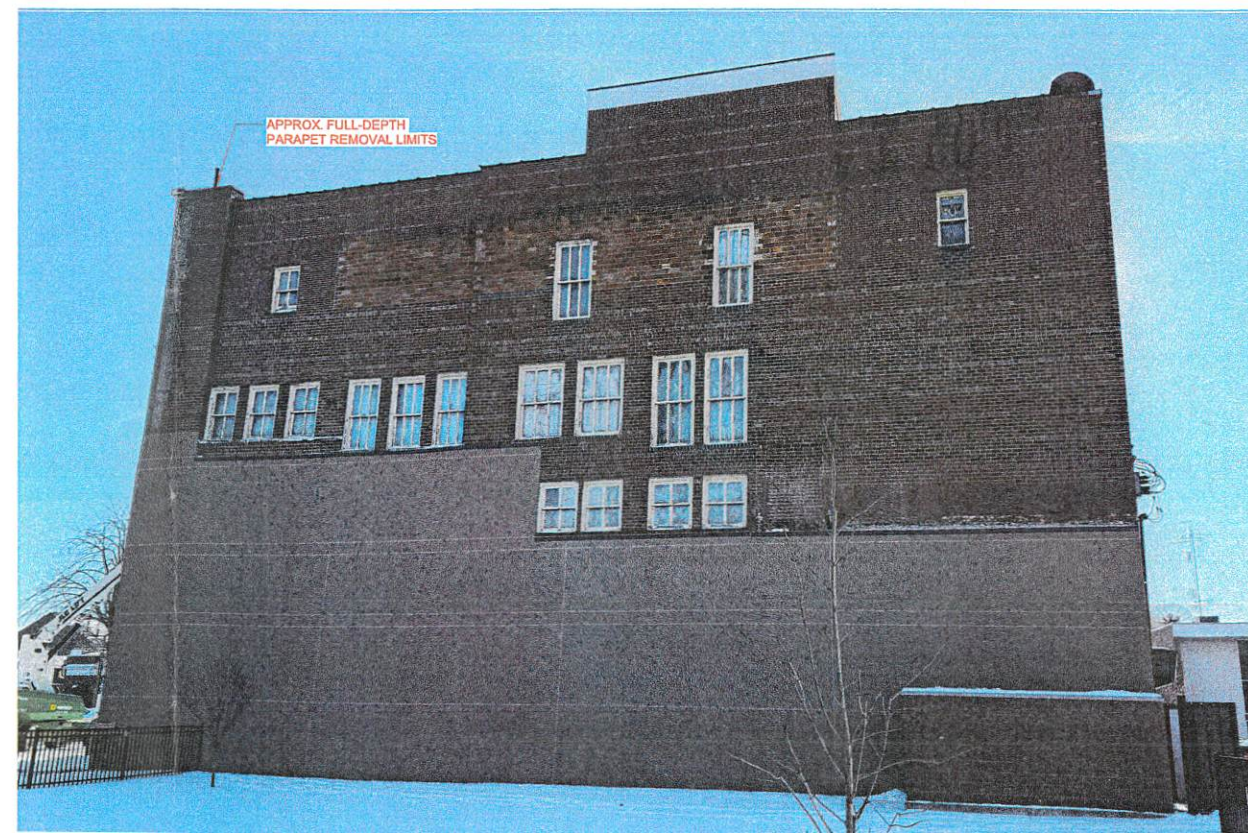
S201



WEST ELEVATION
NTS



2 SOUTH ELEVATION
NTS



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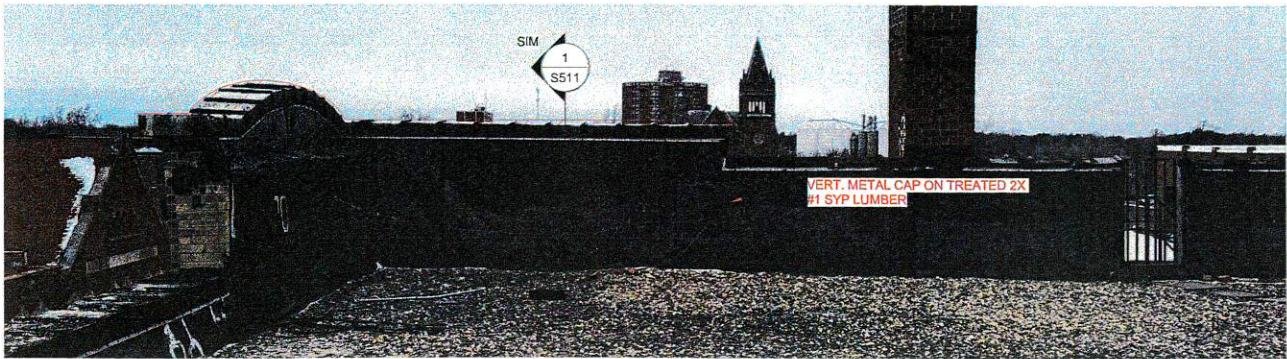
STATE OF ILLINOIS
JANIS D. LUKERS
081-005167
JANUARY, ILLINOIS
REGISTERED STRUCTURAL ENGINEER
1/8/2026
Expiration 11/30/2026

EXTERIOR MASONRY REPAIRS
WEINBERG ARCADE
64 S. PRAIRIE STREET
GALESBURG, IL

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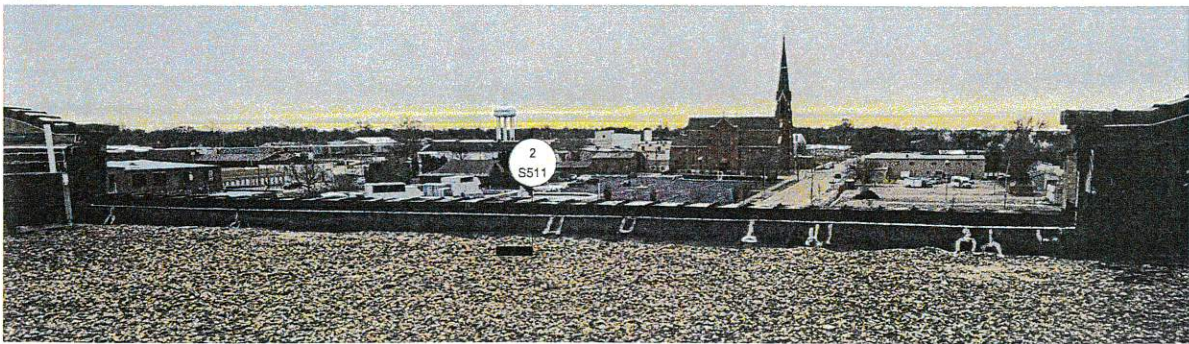
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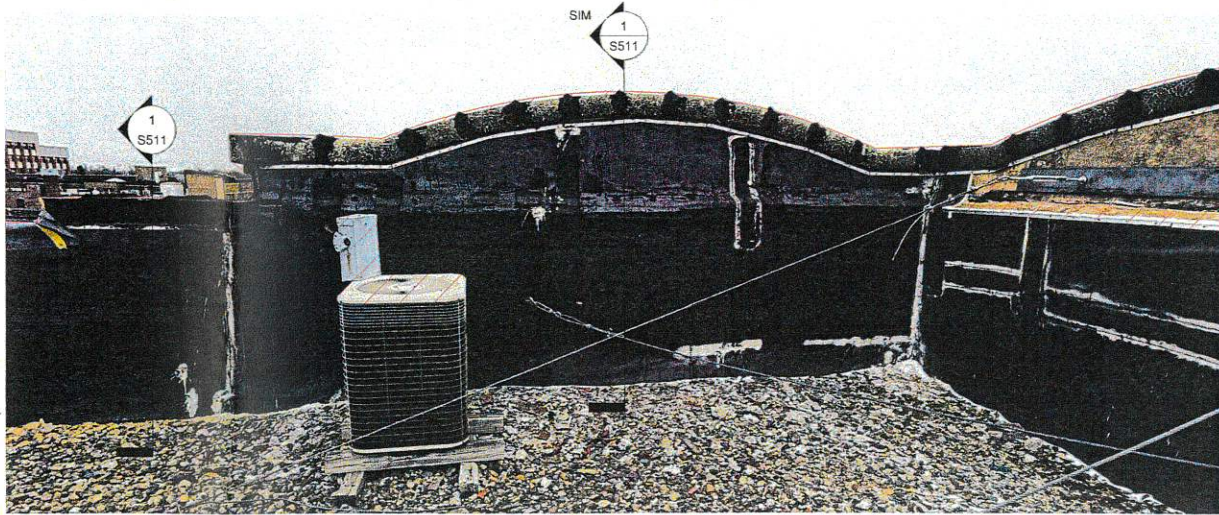
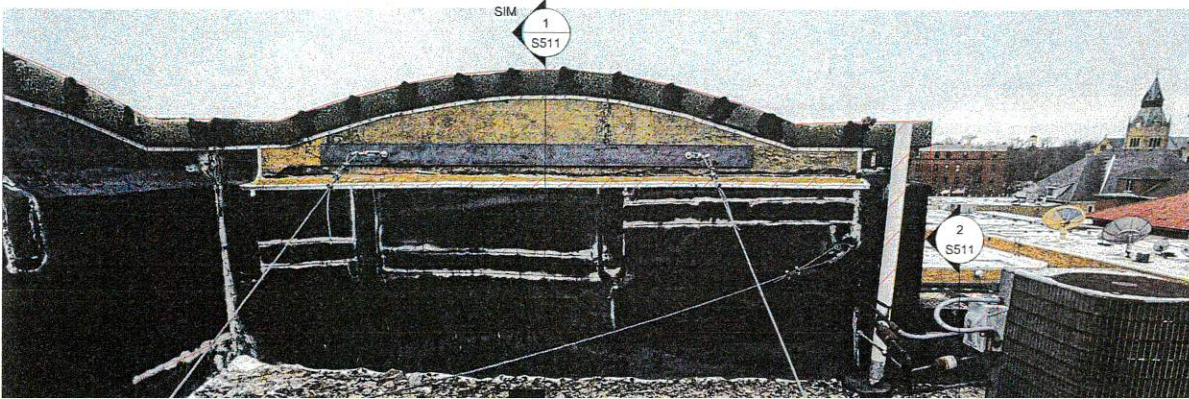
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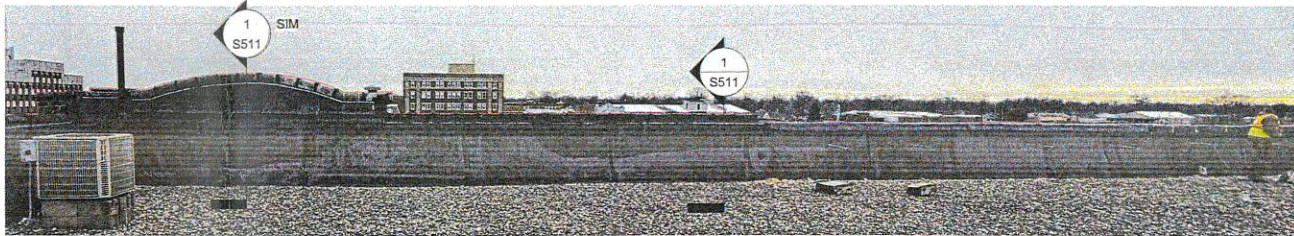
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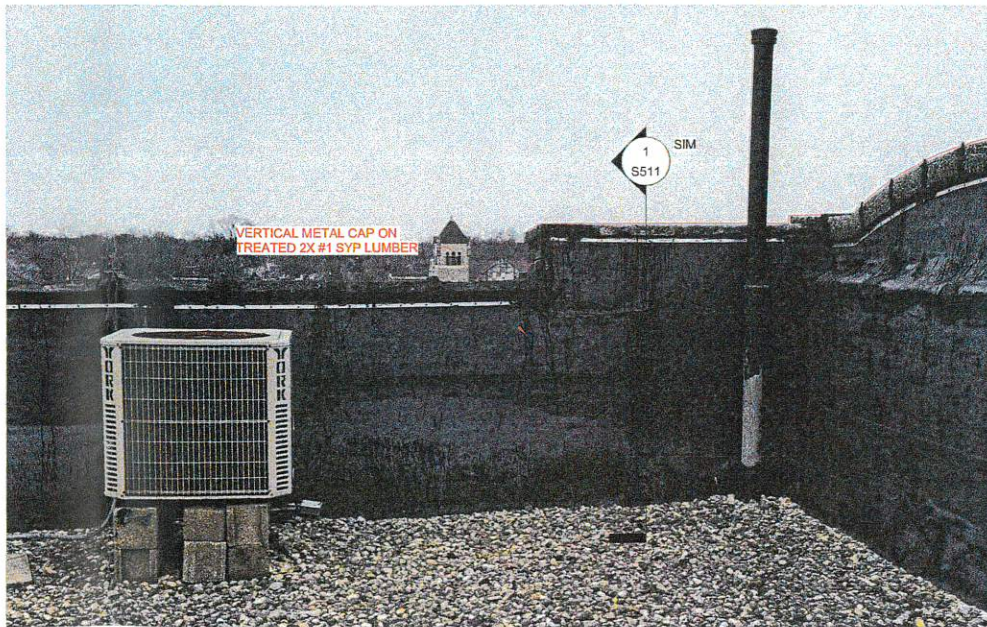
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REVISION HISTORY

DESCRIPTION DATE APPR

ISSUED FOR 01/08/2026

CONSTRUCTION

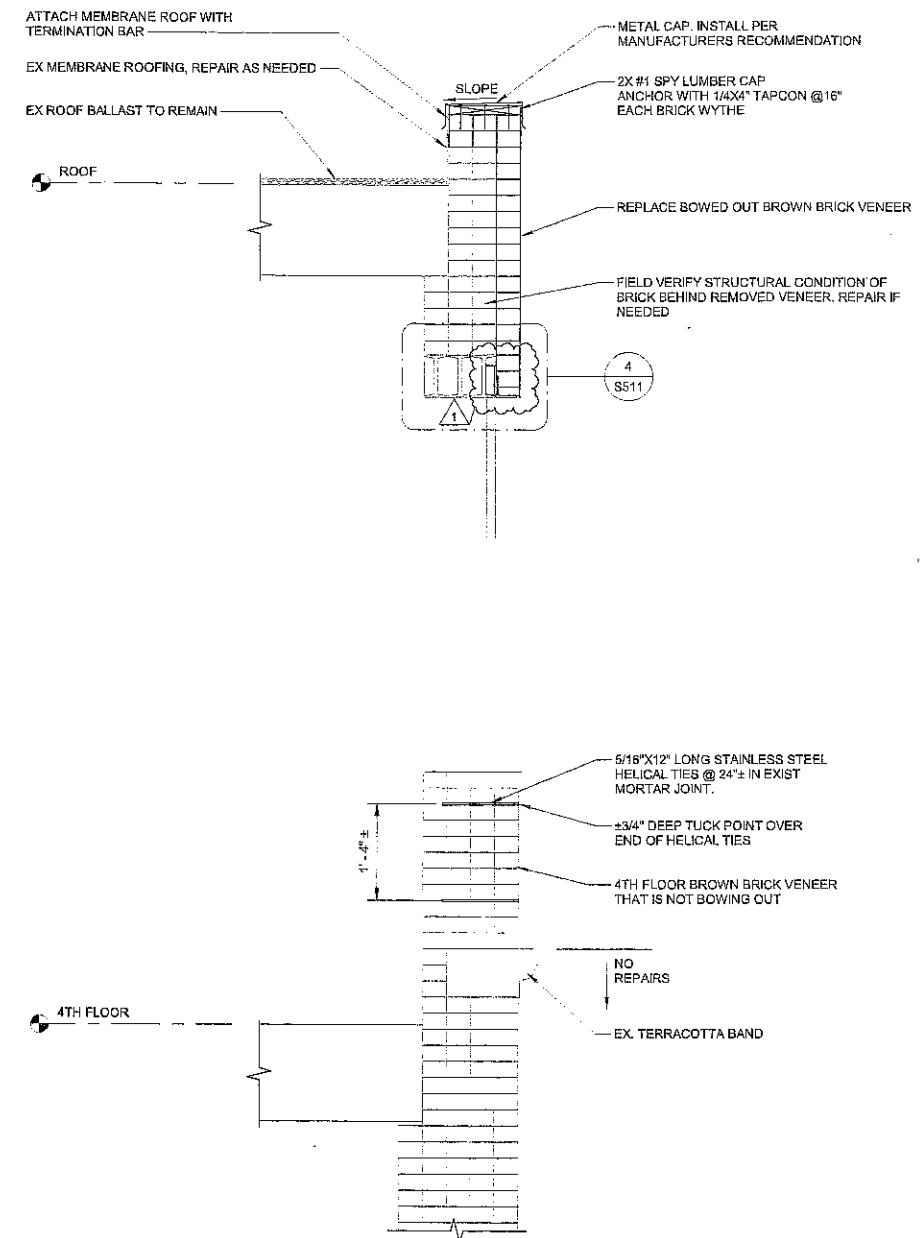
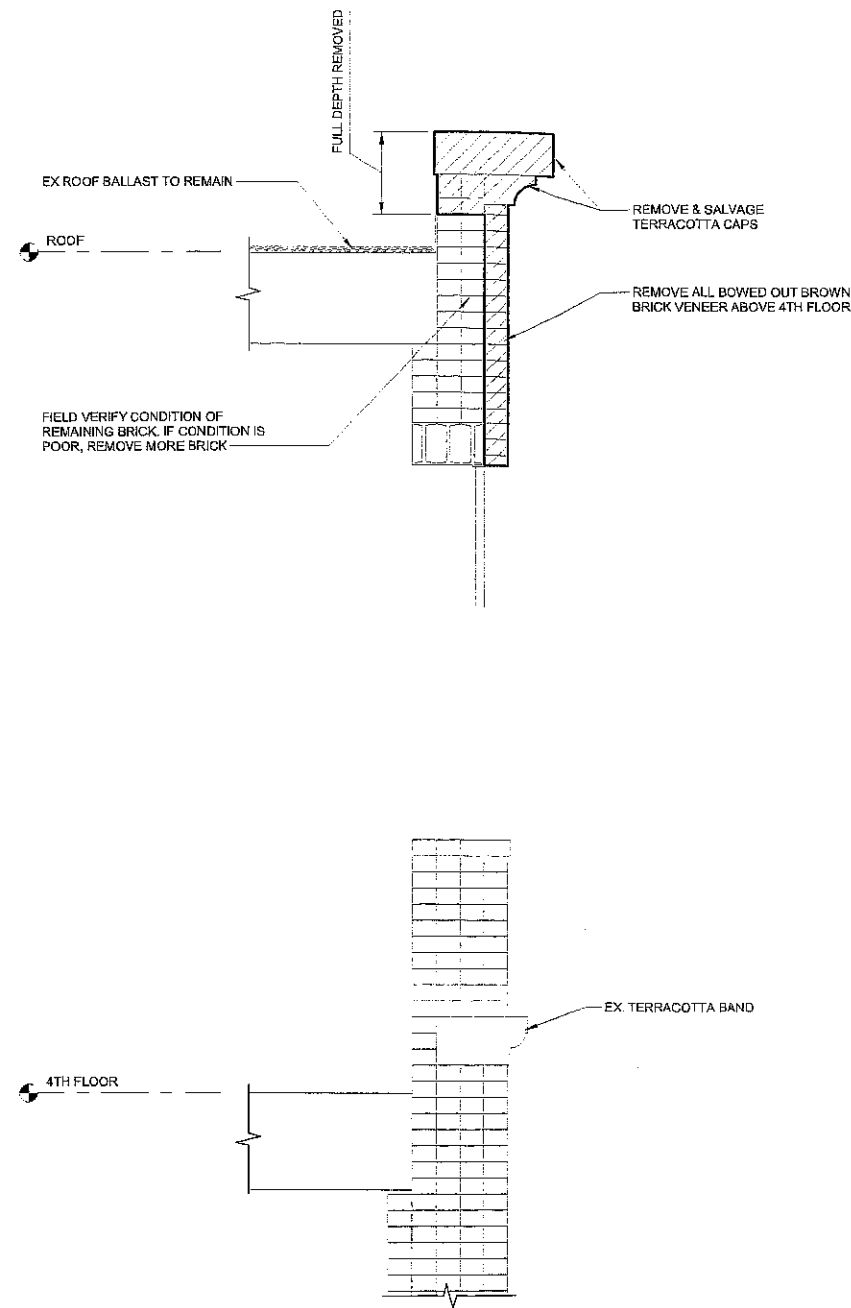
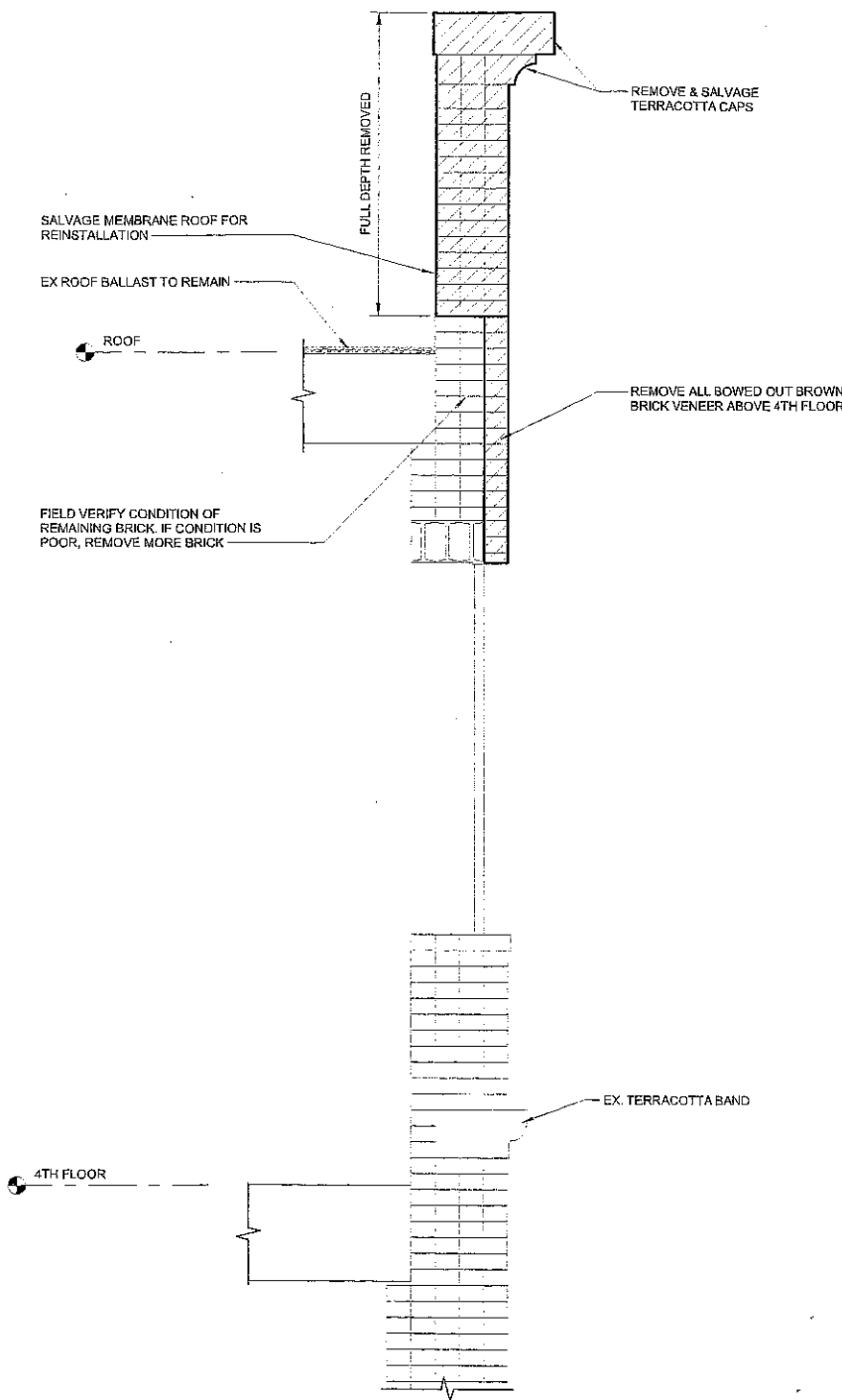
STATE OF ILLINOIS
JERRY ALAN LUKERS
061-005167
JUNIOR ENGINEER
1/8/2026
Expiration 11/30/2026

EXTERIOR MASONRY REPAIRS
WEINBERG ARCADE
64 S. PRAIRIE STREET
GALESBURG, IL

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CHECKED ADL CHECK DATE 01/08/2026
SHEET TITLE

STRUCTURAL
DETAILS

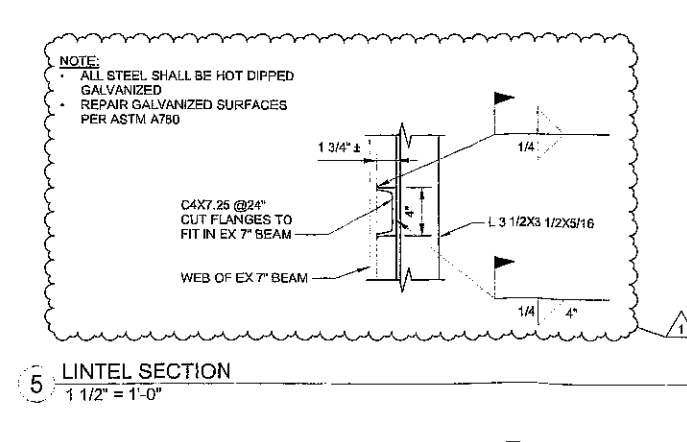
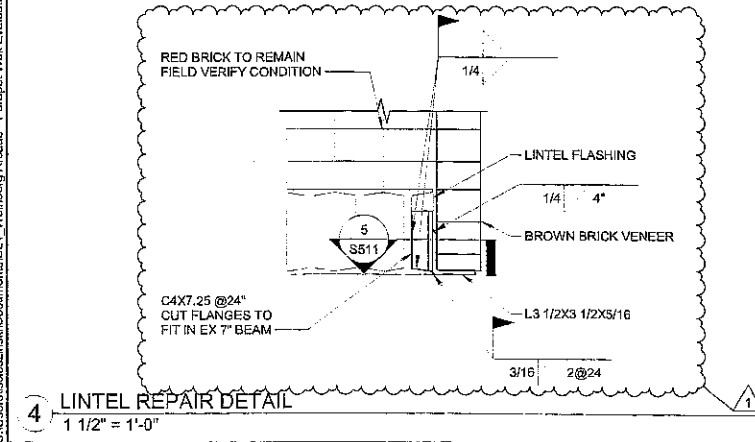
11/08/2026 9:00:07 AM C:\Users\adrian\Documents\24 Weinberg Arcade - Parapet Wall Evaluation 25-3041 Issued.dwg



1 REMOVAL SECTION
3/4" = 1'-0"

2 REMOVAL SECTION
3/4" = 1'-0"

3 SECTION
3/4" = 1'-0"



0 3' 6' 1'
SCALE: 1 1/2" = 1'-0"
0 1' 2'
SCALE: 3/4" = 1'-0"

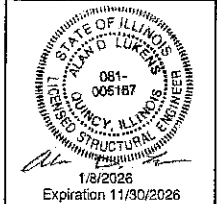
KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
www.klingner.com
ILLINOIS DESIGN FIRM
LICENSE # 184-2738
Galesburg, Illinois
48 North Prairie Street
309.342.4042

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REVISION HISTORY			
	DESCRIPTION	DATE	APPR
1	LINTEL DETAIL	01/19/2026	

ISSUED FOR 01/08/2026

CONSTRUCTION



EXTERIOR MASONRY REPAIRS
WEINBERG ARCADE
64 S. PRAIRIE STREET
GALESBURG, IL

Non-Reduced Sheet Size 22" x 34"

Full sized plans have been prepared using standard scales.

Reduced sized plans may not conform to standard scales.

DESIGNED ADL DRAWN LES

FIELD FIELD BOOK

CHECKED ADL CHECK DATE 01/08/2026

SHEET TITLE

STRUCTURAL DETAILS

PROJECT NO. 25-3041

DRAWING ISSUED DATE: 01/08/2026

SHEET

S511

PROPOSAL & CONTRACT

DATE: January 26, 2026
PROJECT: Weinberg Arcade Building
WORK CATEGORY: Parapet Wall Masonry Repairs
BASIS OF BID: Klingner Revision 1 Plans
ADDENDA: None
SITE ADDRESS: 64 S. Prairie St., Galesburg, IL

TO: Mr. Jay Bullis
Weinberg Arcade Building
64 S. Prairie Street
Galesburg, IL 61401
Email: jib@bullisinsurance.com

SUBMITTED BY: Carl Cole
DIRECT: (309) 284-1724
CELL: (309) 221-0395
E-MAIL: carlcole@ottobaum.com

We hereby propose to perform & complete the work defined herein for the stated sum(s) as follows:

BASE BID SCOPE INCLUDES:

- Mobilize equipment and materials to jobsite.
- Remove and salvage all terra cotta copings and top terra cotta stone band directly under copings on the partial west wall, south wall, remaining areas on the east wall. Palletize terra cotta and leave on site.
- Remove all wythes of brick parapet from the top of the existing brick parapets on the partial west, partial south, remaining brick on the east on the parapet, and partial northeast corner parapet as shown on sheets S510 and detail 1 on S511.
- Remove all remaining outer-wythe brick from bottom of parapet down to existing window lintels on the partial west, south, east, and partial northeast corner as shown by details 1 & 2 on sheet S511.
- Cut off existing outer-wythe lintel plates and weld on new C4 flanges and new galvanized 3.5"x3.5"x5/16" angles as shown by details 4 and 5 on sheet S511.
- Install new membrane flashing with stainless steel termination bar and drip edge over new galvanized angles.
- Relay outer-wythe brick with new brick above new steel angles with weeps every 16" O.C. over lintels.
- Rebuild all wythes of brick parapets a couple courses above existing roof deck as shown by detail 3 on sheet S511. New wood nailer and metal cap to be furnished and installed by others.
- Install new 8mm x12" stainless steel helical ties every 16" O.C. at all brick panel areas at the sides of the windows and below existing windows down to stone band on the partial west, south, east, and partial northeast corner as shown by detail 3 on sheet S511.
- Clean up and demobilize all equipment and debris.

BID VALUE:

BASE BID: \$ 254,760.00

ALTERNATE BID SCOPE INCLUDES:

- Rebuild arched masonry corners on the south and east elevations. Rebuilt arches will be installed two (2) courses above new parapet wall heights with new brick and salvaged terra cotta band pieces and salvaged terra cotta coping pieces

BID VALUE:

ADD: \$ 42,720.00

SCOPE EXCLUDES:

- Any masonry repairs beyond scope above. This can be added if requested.
- Any roofing, wood nailer, sheet metal cap, window, concrete, or interior finish repairs.
- Removal or reinstallation of existing building awnings. This to be performed by others.
- Removal or abatement of hazardous materials (i.e., lead paint, asbestos, mold, etc.)
- Temporary heat and enclosures. We will work while temperatures allow.
- Special insurance (i.e., OCP, Builder's Risk, etc). Otto Baum standard insurance coverage will be provided.
- Sidewalk or landscape restoration, if necessary. Lifts may cause ruts or crack concrete.
- Removal or relocation of mechanical, electrical, and/or plumbing interferences. We will work around.
- Testing (i.e., petrographic mortar testing, etc.)
- Bonds
- Tax on new materials
- Permits

CLARIFICATIONS:

- New brick and mortar to match existing as closely as possible from available local brick supplier stock.
- New sealant colors to be chosen from manufacturer's standard color selection.
- We have included up to two mock-ups for review. Additional mock-ups to be completed on a T&M basis.
- All work to be performed during regular business hours.
- Water and electric to be provided by Owner.
- Owner to have any power lines covered and deenergized that are within ten (10) feet of work area, prior to start of work.
- General Contractor to have swing stage power hook up installed.
- Additional repairs to be performed on a time and material basis per the attached sheet.
- Pricing assumes work will be completed during the 2026 construction season.

ACCEPTANCE - By signatures below, the parties agree to the above and the attached General Terms of Proposal and Contract.

Carl Cole
Signature of Carl Cole
01/26/26
01/26/26

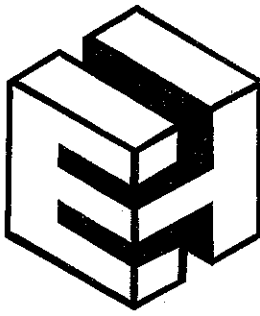
Otto Baum Company, Inc.

01/26/26
Date

Member of
Sealant
Waterproofing
& Restoration
Institute

Customer Signature & Title

Date



E & H RESTORATION, L.L.C.

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Davenport, Iowa 52802
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tristan@ehrestoration.com
Ehrestoration.com

BASE PROPOSAL

Job Name: Weinberg Arcade Exterior Masonry Repairs

Architect: Klingner & Associates

Job Location: 64 S. Prairie Street, Galesburg, IL

Date: 2/18/2026

	<u>YES</u>	<u>NO</u>		<u>YES</u>	<u>NO</u>
Labor	X		Supervision	X	
Material	X		Insurance	X	
Equipment	X		Bonds		X

Base Bid: **\$ 263,940.00** Dollars

Scope of Work:

1. Terracotta Capstone and Cornice pieces will be removed. E&H Restoration will take extra caution to salvage as many of the terracotta capstones as possible. Terracotta pieces will then be giving to the owner.
2. Terracotta pieces will be cleaned by others. E&H will only remove them from the wall.
3. Three (3) wythes of brick will be demolished at the corners of the building and demolished fully to the new suggest height of the new roofline. This will occur on the West and North corner as well as the entire South and East elevations of the building.
4. One (1) wythe of brick from the new roof line down to the lintels of the 4th floor windows will be fully removed. Backup brick will be inspected and loose brick or mortar will be repaired.
5. Lintels at the 4th floor will be replaced with new Hot Dipped Galvanized Steel lintels and Channels. Steel will be welded onto the existing structure as shown in the details of the drawing.
6. Outer most wythe of brick will then be laid back flush and straight with the building up to the new roof line.
7. Helical ties will be installed under the windowsills as noted and in areas noted on the drawings. We have excluded areas that have been completed onsite already.
8. East Elevation window jambs masonry will be demolished and re-laid straight. Helical ties will be installed in these areas.
9. Windows will be washed after masonry has been cleaned.

Alternate #2 PROPOSAL

Alternate #2 Bid: \$ 22,194 .00 Dollars

Scope of Work:

2. Scope of work will remain the same as the Base Bid Proposal above with the addition of:
 - a. South elevation window jambs will be re-laid straight with the building if needed after inspection.
 - b. Helical ties will be installed in these areas and are included in the Base Bid.

Alternate #2 Bid Exclusions:

1. Water and electricity to be provided by others.
2. We have no landscaping work in our bid.
3. A bid bond or a Performance bond. If one is required, please call for price.
4. Bid is based on working hours Monday – Friday 6:30 A.M. – 5:30 P.M.
5. We exclude any replacement of concrete slabs and landscaping.
6. Exclude any roofing work of any kind.
7. Helical ties for this elevation are included in the base bid. Please note that this add alternate price is only to remove and re-lay the window jambs if necessary.



January 31, 2026

Weinberg Arcade
Prairie & Simmons St
Galesburg IL 61401

Attn: Jay Bullis PM

We propose to furnish all labor, material, equipment, and supervision necessary to complete roofing work as follows:

1. At East and South parapet walls move gravel ballast approximately 6 feet from wall for masonry work to be completed.
2. Fasten new wood nailer on top of new parapet walls.
3. Flash walls with Carlisle 60-mil EPDM rubber membrane extending over wood nailer. At base of flashing, seal to existing rubber membrane.
4. Fabricate and install new 24-gauge metal wall cap at East and South perimeter walls. Color to be selected by customer.
5. Check roof over where gravel ballast moved; repair as needed and re-install ballast.
6. Clean up upon completion.

Completion price: \$29,780.00

- Alternate: Arch masonry coping cap in 3 corners in lieu of metal cap and nailer. Deduct.....\$2,860.00

We carry workers' compensation, public liability, and property damage insurance. This proposal subject to revision if not accepted by March 1, 2026.

DOWERS ROOFING, Inc.

David Dowers

309-342-0185 C 309-368-4829
1506 South Henderson Street P. O. Box 470 • Galesburg, Illinois 61402
Illinois Licensed Roofing Contractor #104-000297
david@dowersroofing.com

R.A.P.
ROOFING & CONSTRUCTION

License # 104-005350
P.O. BOX 166
E. GALESBURG, IL. 61430
309-343-8866

1-4 2006

Weinberg Arcade

64 South Prairie St

We propose to furnish the materials and perform the labor necessary to complete the following :

Remove Aggregate Along E + South Parapet Walls
(to be reinstalled existing balance

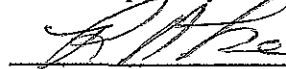
Scrub Old Metal Gutter for reinstallation
Install term bar and galvanized cap

Install New O.G.C. as needed

26,900.00

All of the work to be completed in a substantial and timely manner for the sum of \$ Any
alternation or deviation from the above specifications involving extra cost of material and/or labor will become an
extra charge over the sum mentioned in this contract. Payments will be made with the understanding of 50% down
and 50% upon completion of work. Unless otherwise agreed, a finance charge of 2% a month (an annual rate of
24%) will be added to all accounts unpaid 30 days from billing. The contractor agrees to carry Public Liability
Insurance. Note- This proposal may be withdrawn by us if not accepted within 30 days.

Respectfully submitted,



Contractor, Rick A. Poulson

ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above
proposal, for which the undersigned agrees to pay the amount in said proposal, and according to the terms above.

Date _____ Signature _____