



City of Wilmington
Buildings, Grounds, Parks, Health & Safety Committee
Wednesday, April 13, 2016 at 5:30 p.m.

Location & Time

Council Chamber
Wilmington City Hall
1165 S. Water Street
5:30 p.m. 04/13/16

Agenda

1. Call to Order
2. Approval of the March 9, 2016 Meeting Minutes
3. Old Business
 - a. Review/Approve Wilmington Historical Society Lease Agreement for old Wilmington City Hall
4. New Business
 - a. Review/Approve Proposed City Hall Renovations
5. Review Budget Report
6. Adjournment

**Buildings, Grounds,
Parks, Health & Safety
Committee Members**

John Persic, Jr., Co-Chair
Joe Van Duyne, Co-Chair
Kirby Hall
Kevin Kirwin
Steve Evans

**CITY OF WILMINGTON
BUILDINGS, GROUNDS, PARKS, HEALTH & SAFETY COMMITTEE
Wednesday, March 9, 2016, 5:30 p.m.
Wilmington City Hall, Council Chambers
1165 S. Water Street**

In Attendance

Committee Members

Co-Chair, Alderman Joe Van Duyne
Alderman Steve Evans
Alderman Kevin Kirwin

Members Absent

Co-Chair, Alderman John Persic, Jr.
Alderman Kirby Hall

City Officials

City Administrator Tony Graff
Executive Secretary Joie Ziller

The meeting of the Buildings, Grounds, Parks, Health & Safety Committee was called to order at 5:30 p.m. by Alderman Van Duyne.

Previous Meeting Minutes – February 10, 2016

The minutes were reviewed. Alderman Evans made a motion and Alderman Kirwin seconded to accept February 10, 2016 Committee meeting minutes as written and have them placed on file.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

Old Business

1. Review Park Rules

The Committee briefly discussed the rules.

Alderman Evans made a motion and Alderman Kirwin seconded to bring it to the March 16, 2016 Finance, Administration and Land Acquisition Committee meeting for final review.

Upon voice vote, THE MOTION CARRIED, 3 yes

1. Review/Approve Wilmington Historical Society Lease Agreement for old Wilmington City Hall

The Committee reviewed the draft agreement as prepared by Attorney Urban. There has been no response from the Wilmington Historical Society Preseident, Dave Zeilinski. Attorney Urban will prepare a letter for Mr. Zeilinski. The Committee agreed to table this until the next meeting.

New Business

1. Claire's Corner Fountain

The fountain is in disrepair-the base of the fountain is cracked and will not hold water. Currently there is no money in the budget for the needed repairs so the Public Works Department will fill it with soil for flowers to be planted in it. Administrator Graff stated that he would speak with the Wilmington Garden Club to see if they would be interested in this project.

Review Budget Report

The Committee reviewed the budget reports as presented.

Adjournment

With no further business before the Committee, Alderman Kirwin made a motion and it was seconded by Alderman Evans to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting was adjourned at 6:08 p.m.

Respectfully submitted,

Joie Ziller
Executive Secretary

THIS LEASE AGREEMENT (hereinafter referred to as the "Agreement") made and entered into this _____ day of _____, 2016 by and between the City of Wilmington (hereinafter referred to as "Landlord") and the Wilmington Area Historical Society (hereinafter referred to as "Tenant").

WITNESSETH:

WHEREAS, Landlord is the fee owner of certain real property being, lying and situated in Will County, Illinois, such real property having a PIN of 03-17-25-323-014-0000 (hereinafter referred to as the "Premises"); and

WHEREAS, said real property contains an improved building; and

WHEREAS, Landlord desires to lease only the first floor of the building to Tenant upon the terms and conditions as contained herein; and

WHEREAS, Tenant desires to lease the first floor of the building from Landlord on the terms and conditions as contained herein.

NOW, THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. **TERM.** Landlord leases to Tenant and Tenant leases from Landlord first floor of the above described building only, for a term of ten years, such term beginning on _____, 2016 and ending at midnight on _____, 2026.
 - a. That the lease terms are to be 10 years with an option to renew.
 - b. That either party may terminate this lease at any time by giving a one year notice to the other party.
 - c. That the lease shall begin on _____, 2016 and end on _____, 2026.

2. **For consideration of the leasing of the building the Tenant agrees to perform the following:**
 - a. All janitorial services for the interior of the building.
 - b. Light maintenance for the exterior of the building and operational supplies

such as: light bulbs, furnace filters, and the like.

- c. Landscaping maintenance immediately adjacent to the building only.
- d. Tenant will add the City of Wilmington as an additional insured to their club's certificate of insurance and provide a copy to the City, and indemnify the City for all losses as a result of Tenant's use of the building.
- e. Tenant will provide an annual report every August to the City Council which will include a summary of activities, operational costs and uses of the facility.
- f. Tenant will be allowed to use the building for storage of donated supplies, equipment, and other historical non-hazardous artifacts.
- g. Tenant will coordinate any repairs with the City Building Department which will need a building permit specifically relating to electrical, plumbing, structural changes, and required by the City Building Code and there will be no charge or fees to the Tenant or any of their contractors.

3. The Landlord agrees:

- a. That the City will pay all utility costs.
- b. That the City will perform any heavy maintenance of the exterior and interior of the building.
- c. That the City will provide the building and liability insurance for the building.
- d. That the City will perform an annual building inspection.
- e. The Tenant shall be allowed to keep all donations and fees for the use of the building for the purchase of janitorial supplies and light maintenance purposes.

4. USE OF PREMISES. The Premises shall be used and occupied by Tenant for its charitable purposes only. Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.

5. CONDITION OF PREMISES. Tenant stipulates, represents and warrants that Tenant has examined the Premises, and that they are at the time of this Lease in good order, repair, and in a safe, clean, and tenantable condition for Tenant purposes.

6. **ASSIGNMENT AND SUB-LETTING.** Tenant shall not assign this Agreement, or sub- let or grant any license to use the Premises or any part thereof without the prior written consent of Landlord. A consent by Landlord to one such assignment, sub-letting or license shall not be deemed to be a consent to any subsequent assignment, sub-letting or license. An assignment, sub-letting or license without the prior written consent of Landlord or an assignment or sub-letting by operation of law shall be absolutely null and void and shall, at Landlord's option, terminate this Agreement.

7. **ALTERATIONS AND IMPROVEMENTS.** Tenant shall make no alterations to the buildings or improvements on the premises nor construct any building or make any other improvements on the Premises without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Agreement.

8. **HAZARDOUS MATERIALS.** Tenant shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

9. **MAINTENANCE AND REPAIR; RULES.** Tenant will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this Agreement and any renewal thereof. Without limiting the generality of the foregoing, Tenant shall:
 - a. Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
 - b. Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
 - c. Not obstruct or cover the windows or doors without landlord approval;
 - d. Not leave windows or doors in an open position during any inclement weather;
 - e. Not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;
 - f. Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;

- g. Keep all air conditioning filters clean and free from dirt;
- h. Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenant shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage to any apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant;
- i. Tenant and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents;
- j. Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other residents;
- k. Deposit all trash, garbage, rubbish or refuse in the locations provided therefor and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements;

10. INSPECTION OF PREMISES. Landlord and Landlord's agents shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon, and for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations, or additions that do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises.

11. SUBORDINATION OF LEASE. This Agreement and Tenant's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.

12. **TENANT'S HOLD OVER.** If Tenant remains in possession of the Premises with the consent of Landlord after the natural expiration of this Agreement, a new tenancy from month-to-month shall be created between Landlord and Tenant which shall be subject to all of the terms and conditions hereof.
13. **SURRENDER OF PREMISES.** Upon the expiration of the term hereof, Tenant shall surrender the Premises in as good a state and condition as they were at the commencement of this Agreement, reasonable use and wear and tear thereof and damages by the elements excepted.
14. **INDEMNIFICATION.** Landlord shall not be liable for any damage or injury of or to the Tenant, Tenant's guests, invitees, agents or employees and Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all such claims or assertions of every kind and nature due to the negligence of the Tenant.
15. **DEFAULT.** If Tenant fails to comply with any of the material provisions of this Agreement, or of any present rules and regulations or any that may be hereafter prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant by statute, within seven (7) days after delivery of written notice by Landlord specifying the non-compliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this Agreement.
16. **ATTORNEYS' FEES.** Should it become necessary for Landlord to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Premises, Tenant agrees to pay all expenses so incurred, including a reasonable attorneys' fee.
17. **RECORDING OF AGREEMENT.** Tenant shall not record this Agreement on the Public Records of any public office. In the event that Tenant shall record this Agreement, this Agreement shall, at Landlord's option, terminate immediately and Landlord shall be entitled to all rights and remedies that it has at law or in equity.
18. **GOVERNING LAW.** This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Illinois.
19. **SEVERABILITY.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the

remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

20. **BINDING EFFECT.** The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.
21. **DESCRIPTIVE HEADINGS.** The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.
22. **CONSTRUCTION.** The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.
23. **NON-WAIVER.** No indulgence, waiver, election or non-election by Landlord under this Agreement shall affect Tenant's duties and liabilities hereunder.
24. **MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.
25. **NOTICE.** Any notice required or permitted under this Lease or under state law shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord to:

The City of Wilmington

[Landlord's Name]

1165 S. Water Street

Wilmington, IL 60481

[Landlord's Address]

If to Tenant to:

Wilmington Area Historical Society

[Tenant's Name]

[Tenant's Address]

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party. In addition, Landlord may provide notice to Tenant by posting notice upon the front door of the Premises.

ADDITIONAL PROVISIONS; DISCLOSURES.

- A. The interior and exterior of the building shall be presented in an historically accurate manner.
- B. Approval of this lease by the Tenant shall be evidenced by a certified copy of the approved resolution adopted at a duly convened meeting of the Wilmington Area Historical Society.

[Landlord should note above any disclosures about the premises that may be required under Federal or Illinois law, such as known lead-based paint hazards in the Premises. The Landlord should also disclose any flood hazards.]

As to Landlord this ___ day of _____, 2016.

Mayor, City of Wilmington

City Clerk

As to tenant:

Wilmington Area Historical Society

by: _____
Its President

Its Secretary

31-Mar-16

RECOMMENDED CONSTRUCTION BUDGET - Based on comments indicated on plans dated 3-31-16

I. ADMINISTRATIVE, OPERATIONAL & LAND

Site Acquisition	N/A
Topographic Survey	N/A
Soil Borings	N/A
Legal Fees	N/A

Sub-Total (Administrative, Operational & Land) \$0

II. GENERAL CONSTRUCTION (See Note 3)

Remove and replace glazing in existing sloped and vertical curtain walls at east and west entrances with tinted Low E insulated tempered glass (laminated on sloped areas) \$75,000

Remove and replace existing sliding doors at east and west entrances with double 3'-6" outswinging doors with 1" insulated tempered glass, and all necessary hardware; Cross Aluminum Wide Stile Series WS 500. \$35,000

Remove and replace existing window units in all exterior walls with thermally efficient project out operable aluminum window units with Kynar 500 dark bronze finish, and 1" insulated Low E tinted glass - provide double unit for each existing single unit; Peerless Series G-200 project out operable units (DEDUCT \$8,000 if fixed units are to be provided) \$38,000

Seal any gaps and reseal existing vertical siding panels above sloped curtain wall at east and west entrances \$5,000

Sub-Total (Building Construction) \$153,000

III. ON-SITE WORK

Grading, Filling, Sidewalks, and Grass Seeding (NIC) N/A

Sub-Total (On-Site Work) \$0

IV. OFF-SITE WORK

Road Improvements N/A

Sewer & Water Extensions N/A

Sub-Total (Off-Site Work) \$0

V. FURNITURE, FIXTURES & EQUIPMENT, OTHER

FF&E Budgeted Allowance N/A

Other N/A

Sub-Total (FF&E) \$0

VI. PROJECT CONTINGENCIES, PROFESSIONAL SERVICES, AND PROFESSIONAL FEES

Architectural & Engineering Fees, Professional Services, & Reimbursables \$16,830

Material Testing (NIC) \$0

Special Inspections N/A \$0

Design Contingency (2% of Item II) \$3,060

Bidding Contingency (5% of Item II) \$7,650

Construction Contingency (5% of Item II) \$7,650

Sub-Total (Project Contingencies, Professional Services & Professional Fees) \$35,190

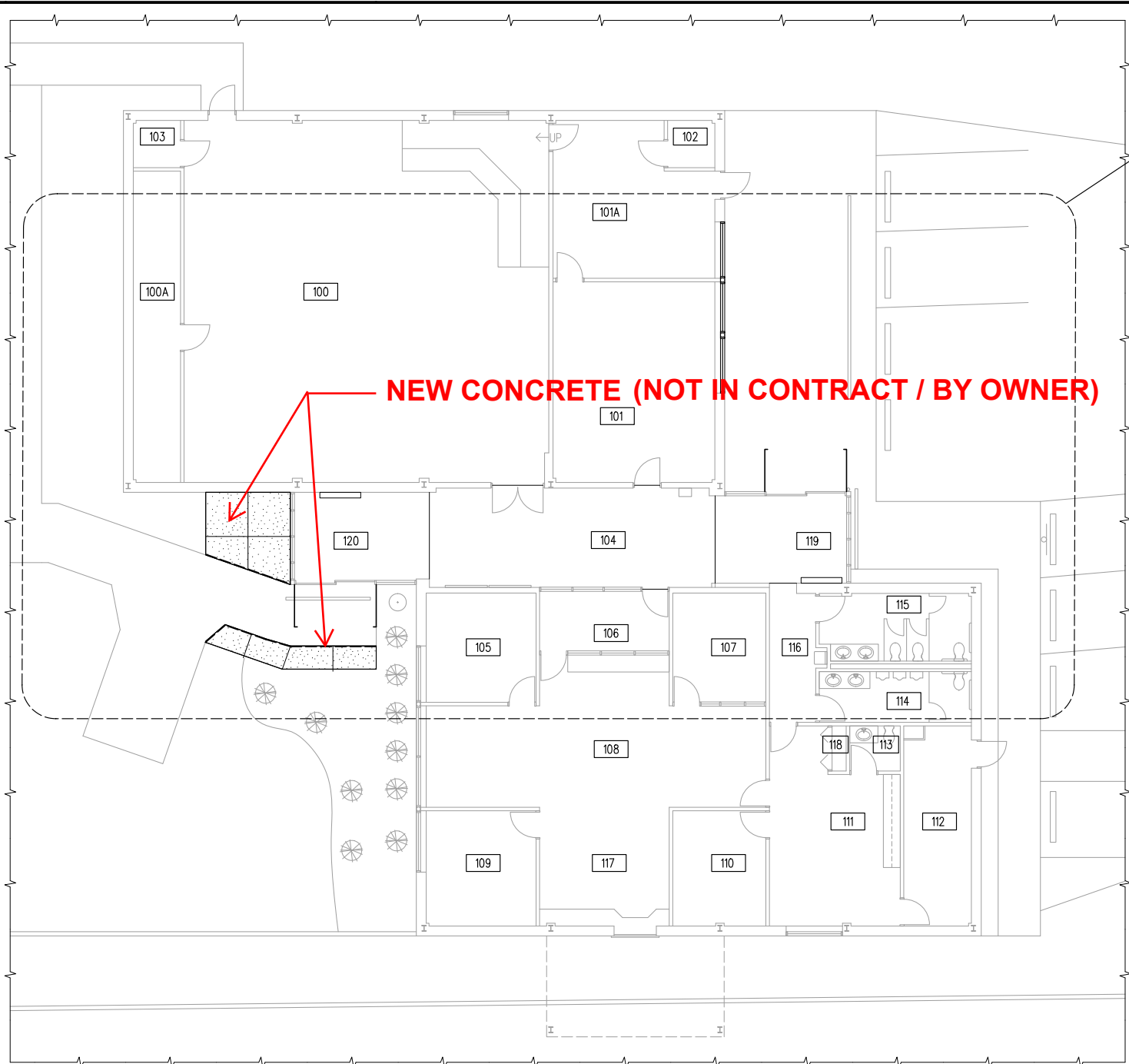
TOTAL PROJECT COST \$188,190

NOTES & ASSUMPTIONS

1. Recommended Construction Budget based on mid 2016 bidding for late summer construction without costs related to cold weather enclosure conditions; all work to be performed by a specialty contractor under a lump sum general contract; no additional mark up is included for multiple trade contracts and general supervision of those trades.
2. ACM remediation and project management not included.
3. Includes work as denoted on plans dated 3-31-16; except for items denoted as NIC (Not In Contract / By Owner)

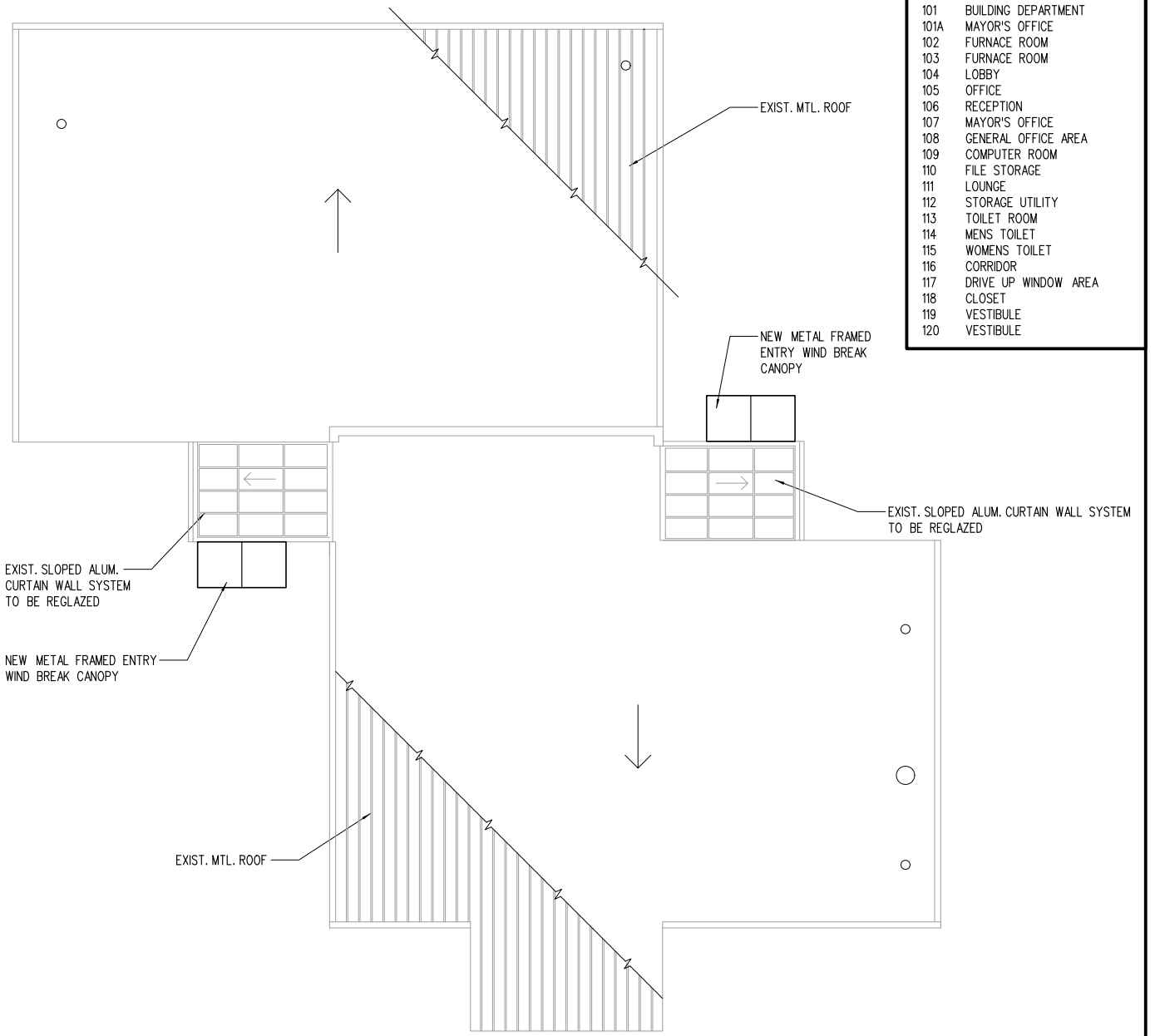
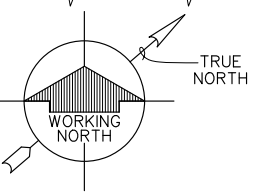
ROOM INDEX

100	COUNCIL CHAMBERS
100A	STORAGE
101	BUILDING DEPARTMENT
101A	MAYOR'S OFFICE
102	FURNACE ROOM
103	FURNACE ROOM
104	LOBBY
105	OFFICE
106	RECEPTION
107	MAYOR'S OFFICE
108	GENERAL OFFICE AREA
109	COMPUTER ROOM
110	FILE STORAGE
111	LOUNGE
112	STORAGE UTILITY
113	TOILET ROOM
114	MENS TOILET
115	WOMENS TOILET
116	CORRIDOR
117	DRIVE UP WINDOW AREA
118	CLOSET
119	VESTIBULE
120	VESTIBULE

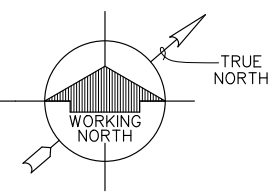
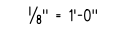


NEW CONCRETE (NOT IN CONTRACT / BY OWNER)

COMPOSITE FLOOR PLAN



ROOF PLAN



**3-31-16
PROPOSED 2016
RENOVATION SCOPE**

COMPOSITE FLOOR PLAN AND ROOF PLAN	PROJ. NO. 12-1412-181
2013 LOBBY RENOVATION WORK WILMINGTON CITY HALL	DRAWN BY JCU
FOR CITY OF WILMINGTON	DATE 08-19-14
WILMINGTON, WILL COUNTY, ILLINOIS	REVISIONS
HEALY, BENDER & ASSOCIATES, INC. ARCHITECTS PLANNERS	SHEET NO. A-1R
4040 HELDRE AVENUE, NAPERVILLE, IL 60564 TEL: 630.904.4300 FAX: 630.904.1515	OF 5

DEMOLITION KEYNOTES:

(NIC) = NOT IN CONTRACT / BY OWNER

- (D1) EXISTING CONCRETE SIDEWALK.
- (D2) EXISTING LANDSCAPING.
- (D3) EXISTING DOWNSPOUT CONNECTION TO UNDERGROUND PIPING.
- (D4) ~~EXISTING SLIDING GLASS DOORS. REMOVE EXISTING DOOR BOTTOM SEALS.~~
- (D5) EXISTING TRENCH DRAIN.
- (D6) REMOVE GLAZING, GASKETING SEALS, ETC. AT EXISTING VERTICAL CURTAIN WALL SYSTEM.
- (D7) REMOVE EXISTING CANVAS AWNING, FRAME, ETC. IN ITS ENTIRETY.
- (D8) REMOVE EXISTING LANDSCAPING AS REQUIRED TO ACCOMMODATE THE WORK. **(NIC)**
- (D9) REMOVE EXISTING VCT TILE FLOORING, MASTIC, RUBBER BASE, ETC. PROPERLY PREPARE EXISTING CONCRETE FLOOR SLAB TO RECEIVE NEW FINISH FLOORING. **(NIC)**
- (D10) REMOVE EXISTING WINDOW SYSTEM, BLOCKING, ETC. IN ITS ENTIRETY. REMOVE CAULK FROM EXISTING SURFACES AND CLEAN SUBSTRATES.

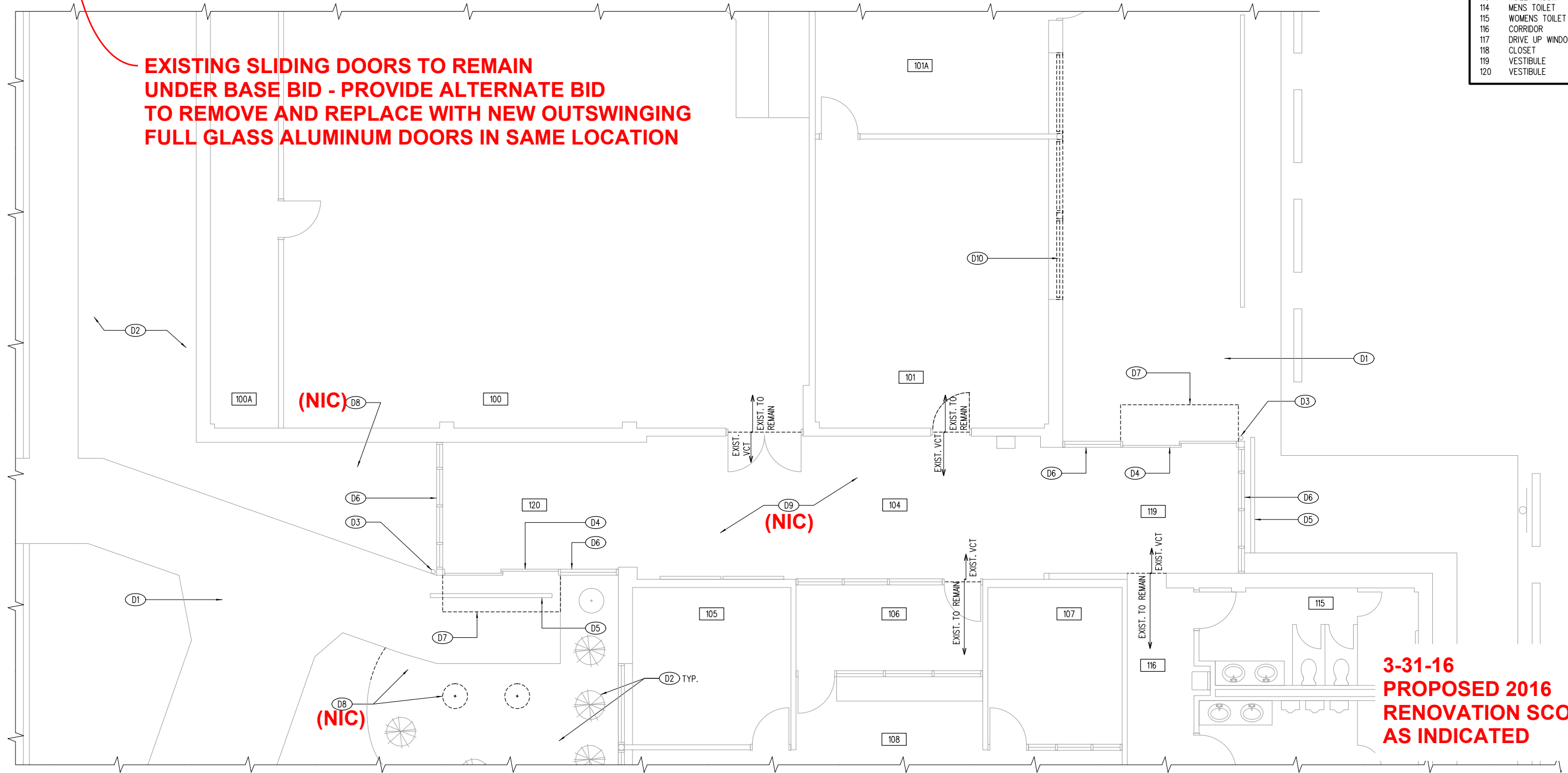
GENERAL DEMOLITION NOTES

- PERFORM DEMOLITION WORK AS NECESSARY TO ACCOMPLISH THE WORK INCLUDING THE REMOVAL AND PROPER DISPOSAL OF ITEMS WHICH ARE NOT TO REMAIN IN USE, INCLUDING BUT NOT NECESSARILY LIMITED TO FLOORING MATERIALS, WINDOWS, GLAZING, LANDSCAPING, ETC.
- DRAWINGS INDICATE THE GENERAL INTENT OF THE DEMOLITION WORK AND ARE FOR REFERENCE PURPOSES ONLY. THEY ARE NOT INTENDED TO BE THE SOLE SOURCE OF EXISTING CONDITIONS TO BE DEMOLISHED.
- EXACT EXTENT OF DEMOLITION AS SHOWN ON DRAWINGS AND TO BE PERFORMED SHALL BE VERIFIED AT THE SITE. DETERMINE THE NATURE AND EXTENT OF DEMOLITION THAT WILL BE NECESSARY BY COMPARING THE DRAWINGS WITH EXISTING SITE CONDITIONS. OPERATIONS SHALL BE DONE IN A CAREFUL AND ORDERLY MANNER TO AVOID HAZARDS TO PERSONS AND PROPERTY, AND INTERFERENCE WITH THE USE OF ADJACENT AREA, AND INTERRUPTIONS OF FREE PASSAGE TO AND FROM SUCH AREA.
- PROPERLY DISPOSE OF DEMOLISHED MATERIALS AND OTHER OBSTACLES AS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION OF NEW WORK AND THE DISPOSAL OF MATERIALS INCIDENTAL TO THE WORK.
- PATCH AND REPAIR TO LIKE NEW CONDITION ALL AREAS OF EXISTING CONSTRUCTION NEWLY EXPOSED BY DEMOLITION OF OLD CONSTRUCTION.
- THE OWNER SHALL REMOVE UNFIXED AND UNATTACHED FURNITURE AND EQUIPMENT FROM THE WORK AREAS PRIOR TO THE CONTRACTOR STARTING OPERATIONS. THE CONTRACTOR SHALL RELOCATE AND REINSTALL FIXED AND ATTACHED FURNITURE AND EQUIPMENT, SIGNAGE, ETC. TO LOCATIONS AS DIRECTED BY THE OWNER TO PROPER WORKING CONDITION. ITEMS PLACED IN STORAGE SHALL BE LABELED WITH PARTS AND COMPONENTS PACKAGED TOGETHER. PATCH HOLES, ETC AT ORIGINAL LOCATION TO MATCH ADJACENT SURFACES AND MATERIALS.

ROOM INDEX

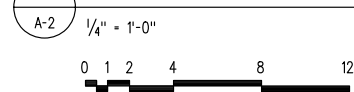
100	COUNCIL CHAMBERS
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117	DRIVE UP WINDOW AREA
118	CLOSET
119	VESTIBULE
120	VESTIBULE

EXISTING SLIDING DOORS TO REMAIN UNDER BASE BID - PROVIDE ALTERNATE BID TO REMOVE AND REPLACE WITH NEW OUTSWINGING FULL GLASS ALUMINUM DOORS IN SAME LOCATION



**3-31-16
PROPOSED 2016
RENOVATION SCOPE
AS INDICATED**

1 ENLARGED DEMOLITION FLOOR PLAN



SYMBOL LEGEND

- (-) KEYNOTE
- EXISTING TO REMAIN
- - - - EXISTING TO BE REMOVED

ENLARGED DEMOLITION PLAN		PROJ. NO. 12-1412-181
2013 LOBBY RENOVATION WORK WILMINGTON CITY HALL		DRAWN BY JCJ
FOR CITY OF WILMINGTON WILMINGTON, WILL COUNTY, ILLINOIS		DATE 06-19-14
HEALY, BENDER & ASSOCIATES, INC. ARCHITECTS PLANNERS 4040 HELDRE AVENUE, NAPERVILLE, IL 60564 TEL: 630.904.4300 FAX: 630.904.1515		REVISIONS
		SHEET NO. A-2R OF 5

NEW WORK KEYNOTES:

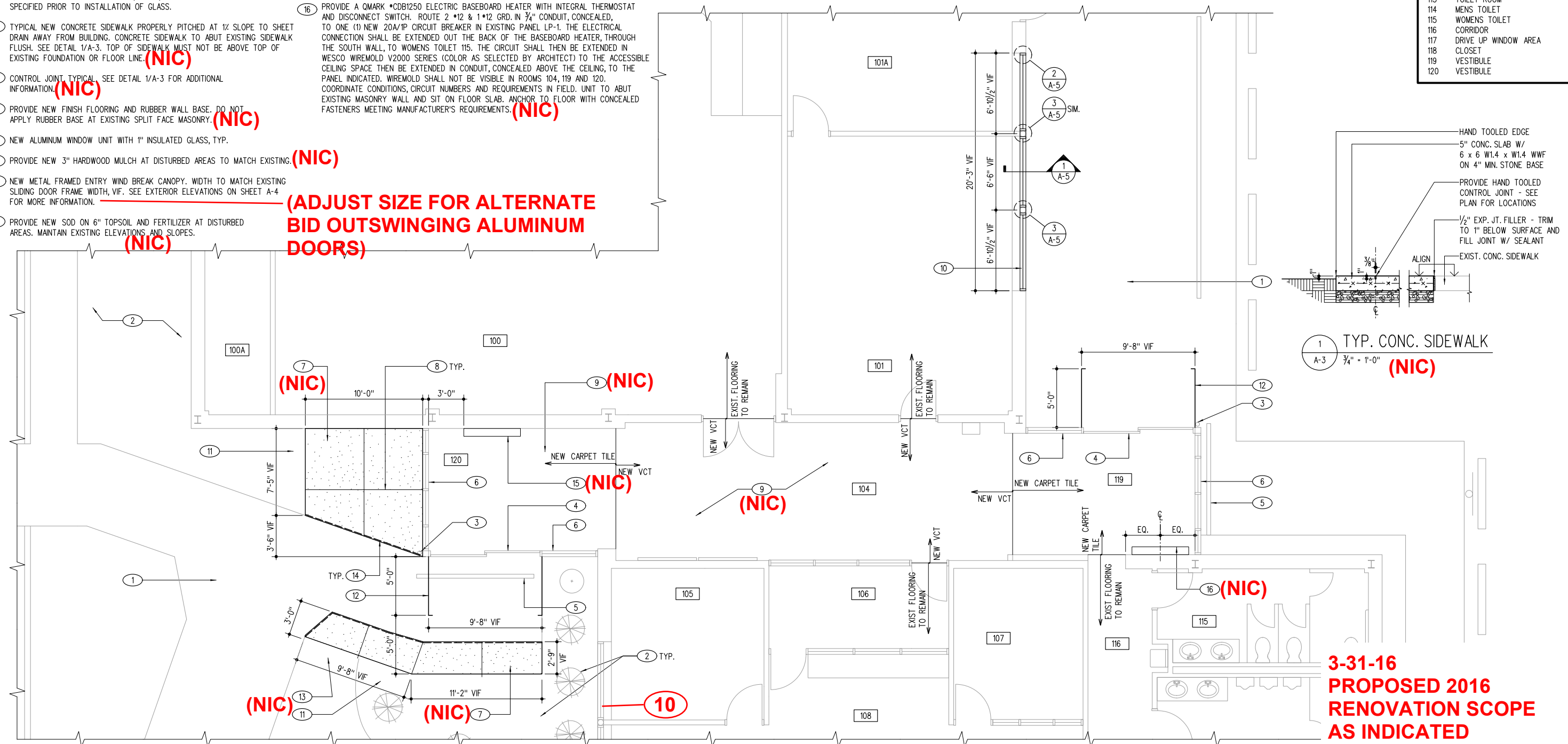
- 1 EXISTING CONCRETE SIDEWALK.
- 2 EXISTING LANDSCAPING.
- 3 EXISTING DOWNSPOUT CONNECTION TO UNDERGROUND PIPING.
- 4 ~~EXISTING SLIDING GLASS DOORS. PROVIDE NEW DOOR BOTTOM SEALS AND ADJUST DOOR CONTROL FOR PROPER OPERATION WITH NEW DOOR BOTTOM SEALS AND NEW CANOPY MEETING DOOR MANUFACTURER'S REQUIREMENTS.~~
- 5 EXISTING TRENCH DRAIN.
- 6 PROVIDE NEW 1" INSULATED GLASS, GLAZING SEALS, BLOCKS, ETC. IN EXISTING VERTICAL AND SLOPED CURTAIN WALL SYSTEM. INSPECT FRAMING, AND TIGHTEN ALL FASTENERS PROVIDING A TRUE, LEVEL, PLUMB CONDITION AND AS SPECIFIED PRIOR TO INSTALLATION OF GLASS.
- 7 TYPICAL NEW CONCRETE SIDEWALK PROPERLY PITCHED AT 1/4 SLOPE TO SHEET DRAIN AWAY FROM BUILDING. CONCRETE SIDEWALK TO ABUT EXISTING SIDEWALK FLUSH. SEE DETAIL 1/A-3. TOP OF SIDEWALK MUST NOT BE ABOVE TOP OF EXISTING FOUNDATION OR FLOOR LINE. **(NIC)**
- 8 CONTROL JOINT TYPICAL. SEE DETAIL 1/A-3 FOR ADDITIONAL INFORMATION. **(NIC)**
- 9 PROVIDE NEW FINISH FLOORING AND RUBBER WALL BASE. DO NOT APPLY RUBBER BASE AT EXISTING SPLIT FACE MASONRY. **(NIC)**
- 10 NEW ALUMINUM WINDOW UNIT WITH 1" INSULATED GLASS, TYP.
- 11 PROVIDE NEW 3" HARDWOOD MULCH AT DISTURBED AREAS TO MATCH EXISTING. **(NIC)**
- 12 NEW METAL FRAMED ENTRY WIND BREAK CANOPY. WIDTH TO MATCH EXISTING SLIDING DOOR FRAME WIDTH, VIF. SEE EXTERIOR ELEVATIONS ON SHEET A-4 FOR MORE INFORMATION.
- 13 PROVIDE NEW SOD ON 6" TOPSOIL AND FERTILIZER AT DISTURBED AREAS. MAINTAIN EXISTING ELEVATIONS AND SLOPES. **(NIC)**
- 14 PROVIDE EXPANSION JOINT BETWEEN NEW AND EXISTING CONCRETE SIDEWALKS. SEE DETAIL 1/A-3.
- 15 PROVIDE A QMARK *CDB1250 ELECTRIC BASEBOARD HEATER WITH INTEGRAL THERMOSTAT AND DISCONNECT SWITCH. ROUTE 2 *12 AND 1*12 GRD. IN 3/4" CONDUIT, CONCEALED, TO ONE (1) NEW 20A/1P CIRCUIT BREAKER IN EXISTING PANEL LP-1. THE ELECTRICAL CONNECTION SHALL BE EXTENDED OUT THE BACK OF THE BASEBOARD HEATER, THROUGH THE NORTH WALL, TO COUNCIL CHAMBERS 100. THE CIRCUIT SHALL THEN BE EXTENDED IN WESCO WIREMOLD V2000 SERIES (COLOR AS SELECTED BY ARCHITECT) TO THE ACCESSIBLE CEILING SPACE THEN BE EXTENDED IN CONDUIT, CONCEALED ABOVE THE CEILING, TO THE PANEL INDICATED. WIREMOLD SHALL NOT BE VISIBLE IN ROOMS 104, 119 AND 120. COORDINATE CONDITIONS, CIRCUIT NUMBERS AND REQUIREMENTS IN FIELD. UNIT TO ABUT EXISTING MASONRY WALL AND SIT ON FLOOR SLAB. ANCHOR TO FLOOR WITH CONCEALED FASTENERS MEETING MANUFACTURER'S REQUIREMENTS. **(NIC)**
- 16 PROVIDE A QMARK *CDB1250 ELECTRIC BASEBOARD HEATER WITH INTEGRAL THERMOSTAT AND DISCONNECT SWITCH. ROUTE 2 *12 & 1*12 GRD. IN 3/4" CONDUIT, CONCEALED, TO ONE (1) NEW 20A/1P CIRCUIT BREAKER IN EXISTING PANEL LP-1. THE ELECTRICAL CONNECTION SHALL BE EXTENDED OUT THE BACK OF THE BASEBOARD HEATER, THROUGH THE SOUTH WALL, TO WOMENS TOILET 115. THE CIRCUIT SHALL THEN BE EXTENDED IN WESCO WIREMOLD V2000 SERIES (COLOR AS SELECTED BY ARCHITECT) TO THE ACCESSIBLE CEILING SPACE THEN BE EXTENDED IN CONDUIT, CONCEALED ABOVE THE CEILING, TO THE PANEL INDICATED. WIREMOLD SHALL NOT BE VISIBLE IN ROOMS 104, 119 AND 120. COORDINATE CONDITIONS, CIRCUIT NUMBERS AND REQUIREMENTS IN FIELD. UNIT TO ABUT EXISTING MASONRY WALL AND SIT ON FLOOR SLAB. ANCHOR TO FLOOR WITH CONCEALED FASTENERS MEETING MANUFACTURER'S REQUIREMENTS. **(NIC)**

(NIC) = NOT IN CONTRACT / BY OWNER

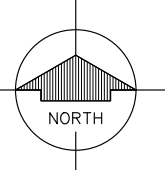
(ADJUST SIZE FOR ALTERNATE BID OUTSWINGING ALUMINUM DOORS)

ROOM INDEX

100	COUNCIL CHAMBERS
100A	STORAGE
101	BUILDING DEPARTMENT
101A	MAYOR'S OFFICE
102	FURNACE ROOM
103	FURNACE ROOM
104	LOBBY
105	OFFICE
106	RECEPTION
107	MAYOR'S OFFICE
108	GENERAL OFFICE AREA
109	COMPUTER ROOM
110	FILE STORAGE
111	LOUNGE
112	STORAGE UTILITY
113	TOILET ROOM
114	MENS TOILET
115	WOMENS TOILET
116	CORRIDOR
117	DRIVE UP WINDOW AREA
118	CLOSET
119	VESTIBULE
120	VESTIBULE



1 ENLARGED FLOOR PLAN
A-3 1/4" = 1'-0"

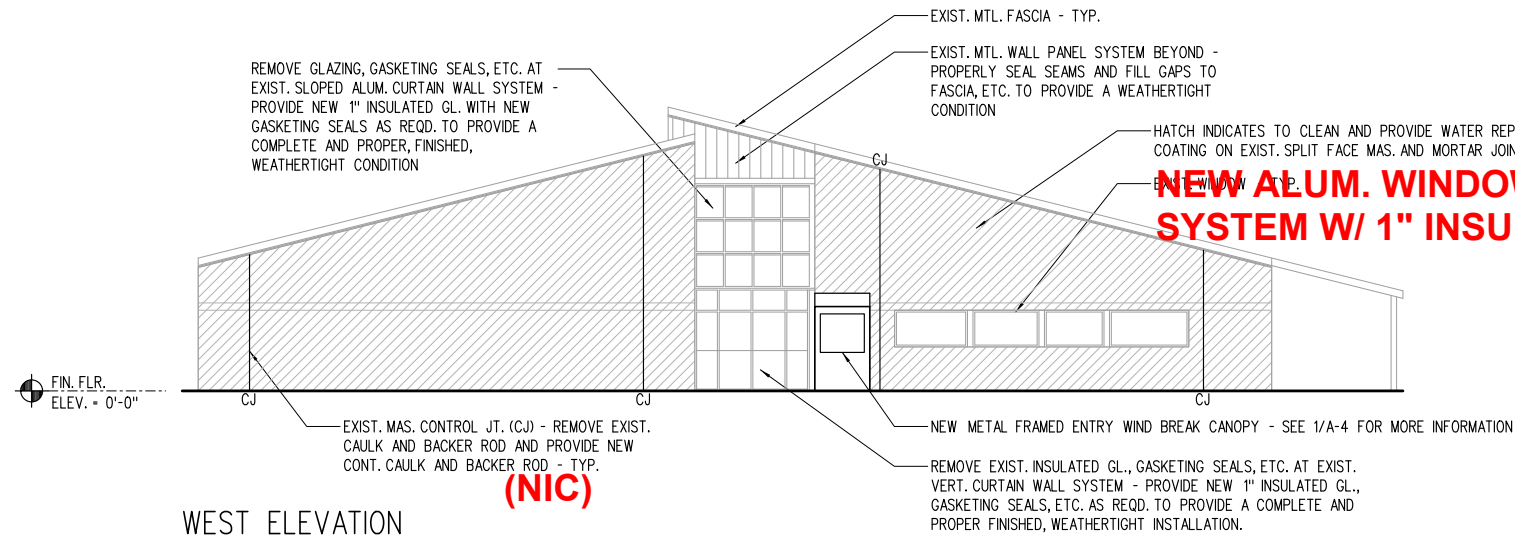


SYMBOL LEGEND

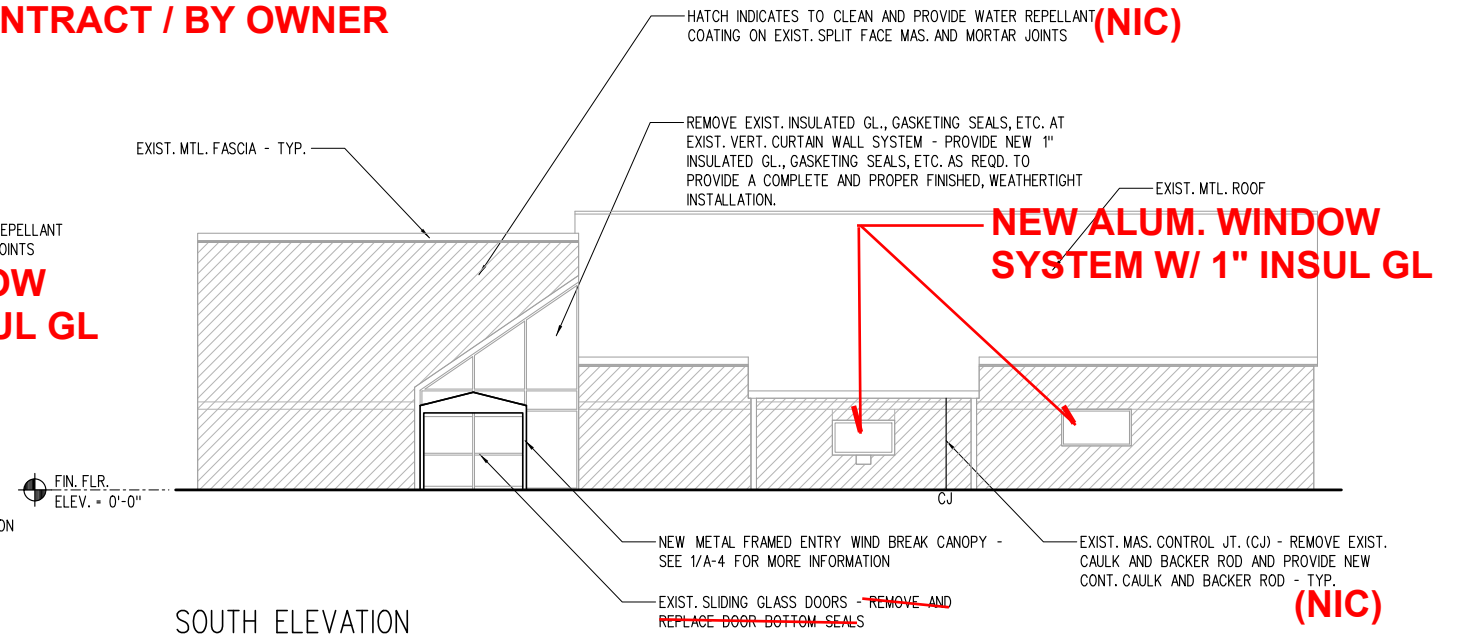
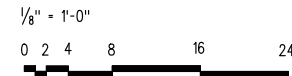
- KEYNOTE
- ▨ EXISTING CONSTRUCTION PATCH TO MATCH
- INDICATES NEW TYP. CONCRETE SIDEWALK

ENLARGED FLOOR PLAN		PROJ. NO. 12-1412-181
2013 LOBBY RENOVATION WORK WILMINGTON CITY HALL		DRAWN BY JCU
FOR CITY OF WILMINGTON WILMINGTON, WILL COUNTY, ILLINOIS		DATE 08-19-14
HEALY, BENDER & ASSOCIATES, INC. ARCHITECTS PLANNERS 4040 HEALY AVENUE, WAPVILLE, IL 60594 TEL: 630.904.4300 FAX: 630.904.1510		REVISIONS
		SHEET NO. A-3R OF 5

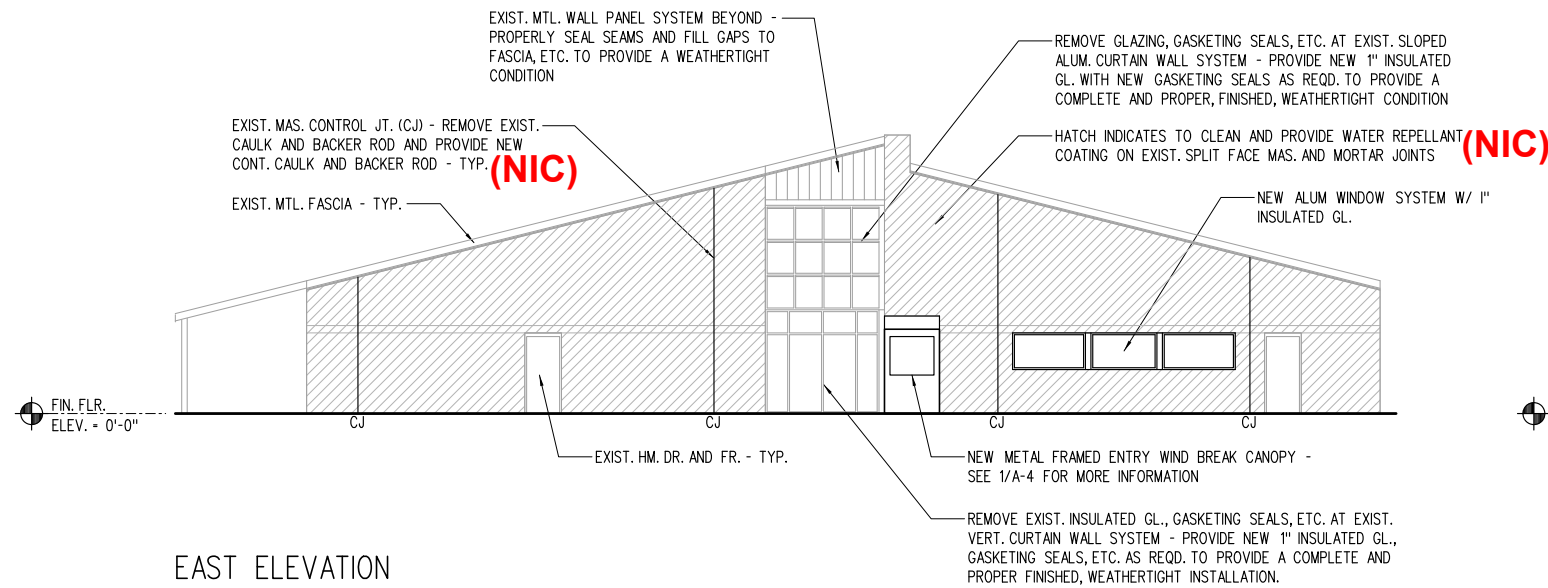
(NIC) = NOT IN CONTRACT / BY OWNER



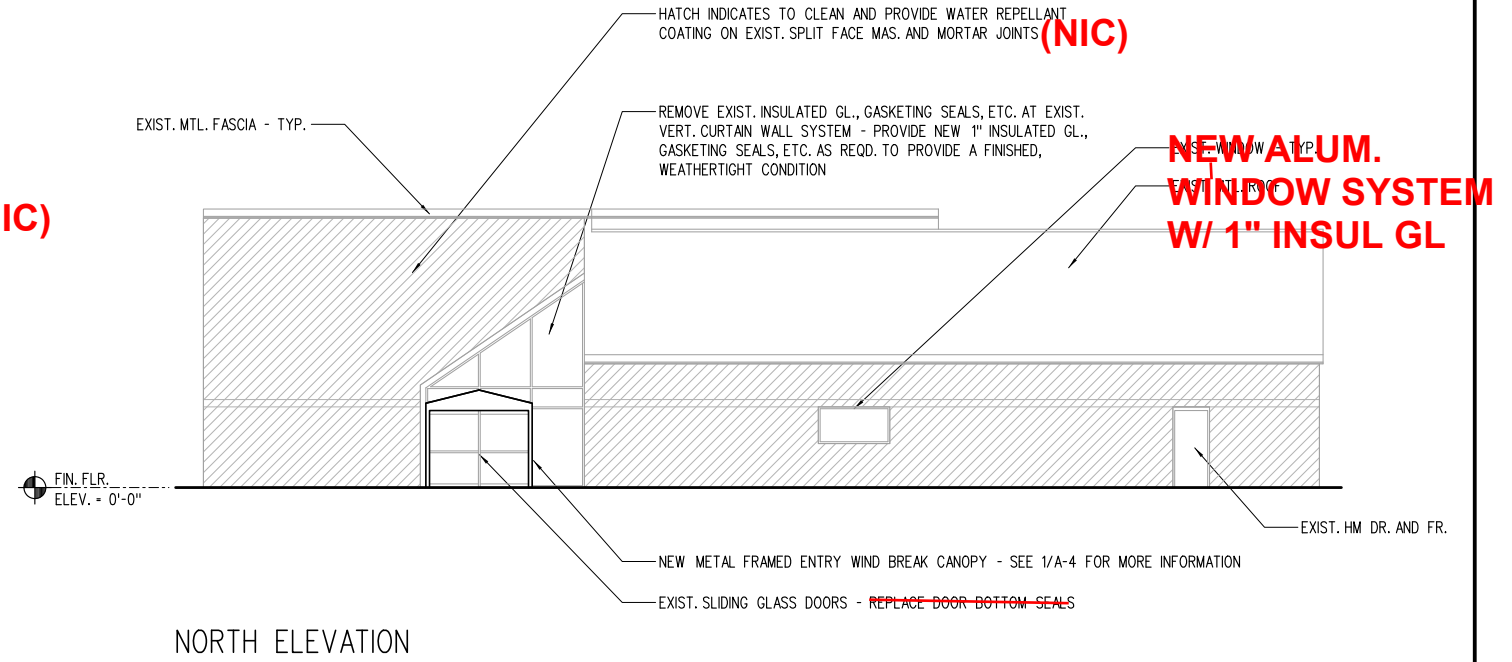
WEST ELEVATION



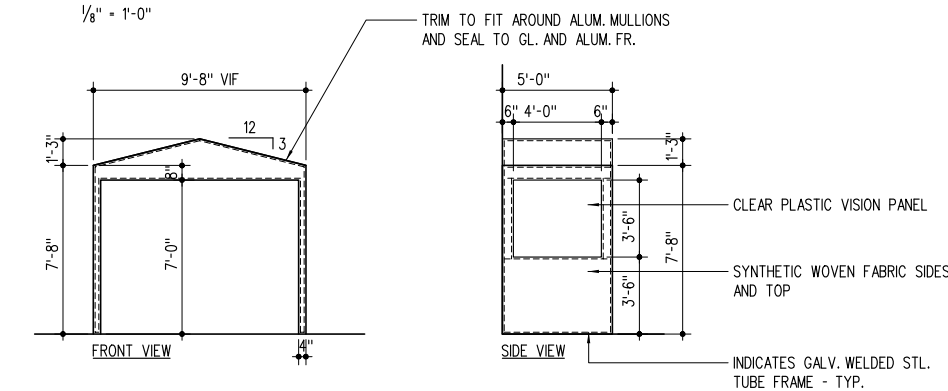
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



ENTRY WIND BREAK CANOPY NOTES

1. ENTRY WIND BREAK CANOPY TO BE BY SHAW'S AWNINGS AND TENTS
CONTACT INFORMATION:
MR. WESLEY SHAW
SHAW'S AWNINGS AND TENTS
(815) 354-8968
2. ENTRY WIND BREAK CANOPY MATERIAL TO BE SYNTHETIC WOVEN FABRIC BY "SUNBRELLA".
3. PROVIDE 10 YEAR MANUFACTURER WARRANTY.
4. COLOR/PATTERN SHALL BE AS SELECTED BY OWNER FROM MANUFACTURER'S FULL RANGE OF COLORS/PATTERNS.
5. ENTRY WIND BREAK CANOPY FRAME SHALL BE 1" GALVANIZED STEEL TUBING WITH 2" GALVANIZED STEEL POSTS SECURELY ANCHORED TO THE EXISTING CONCRETE SIDEWALK. THE FRAME SHALL FIT TIGHT AROUND EXISTING CONSTRUCTION, VIF.
6. VISION PANEL SHALL BE 30 MIL CLEAR PLASTIC.
7. PROVIDE CLEAR SILICONE CAULK BETWEEN CANOPY AND EXISTING CONSTRUCTION FOR A WEATHER-TIGHT SEAL.

MASONRY CONTROL JOINT NOTES (NIC)

1. REMOVE BACKER ROD AND CAULK AT EXISTING MASONRY CONTROL JOINTS WHETHER INDICATED OR NOT, VIF. PROVIDE NEW CONTINUOUS BACKER ROD AND CAULK.

**3-31-16
PROPOSED 2016
RENOVATION SCOPE AS
INDICATED**

EXTERIOR ELEVATIONS		PROJ. NO. 12-1412-181
2013 LOBBY RENOVATION WORK WILMINGTON CITY HALL		DRAWN BY JCJ
FOR CITY OF WILMINGTON		DATE 06-19-14
WILMINGTON, WILL COUNTY, ILLINOIS		REVISIONS
		SHEET NO. A-4R
4040 HELDRE AVENUE, NAPERVILLE, IL 60564 TEL: 630.904.4300 FAX: 630.904.1555		OF 5



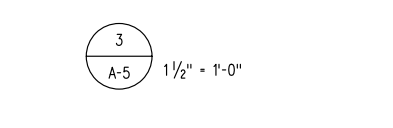
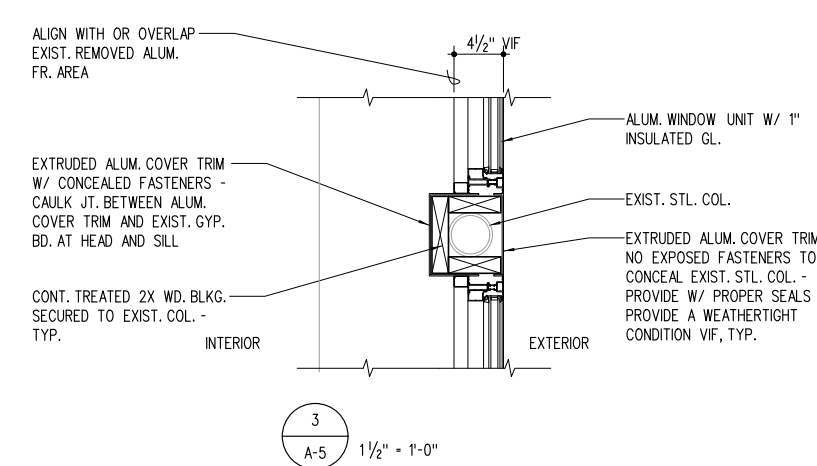
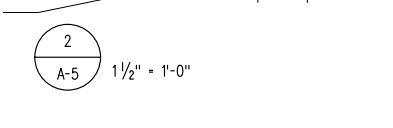
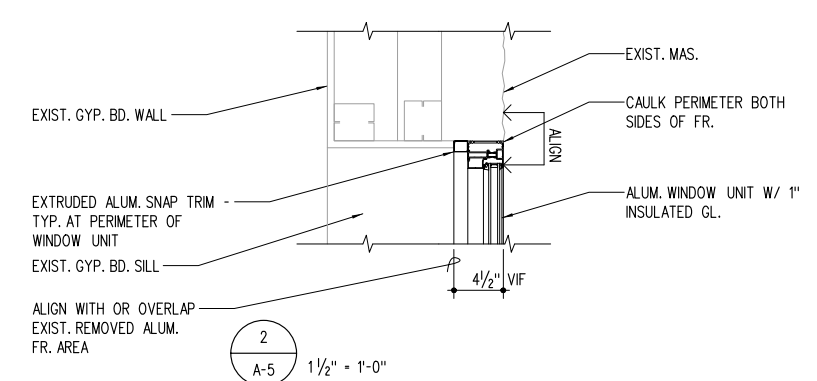
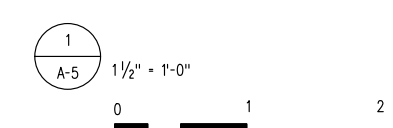
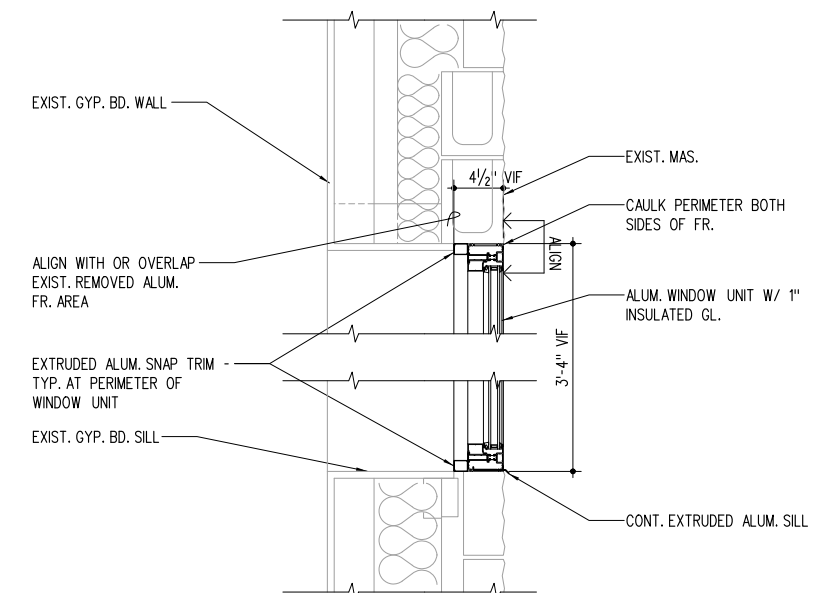
WEST ENTRANCE (EAST ENTRANCE SIMILAR)

NOT TO SCALE

KEYNOTES

- (A) REPLACED SLOPED GLASS AND GASKETING SEALS WITH NEW 1" INSULATED GLASS, GASKETING SEALS, ETC.
- (B) REMOVE EXISTING AWNING. PROVIDE NEW METAL FRAMED ENTRY WIND BREAK CANOPY AT SLIDING DOORS.
- (C) REPLACED VERTICAL GLASS, GASKETING SEALS, ETC. WITH NEW 1" INSULATED GLASS, GASKETING SEALS, ETC. EXISTING SLIDING GLASS DOORS TO REMAIN. REPLACE DOOR BOTTOM SEALS AT SLIDING GLASS DOORS AND ADJUST DOOR CONTROL FOR PROPER OPERATION WITH NEW DOOR BOTTOM SEALS AND NEW CANOPY.
- (D) SEAL ALL SEAMS AND GAPS IN UPPER METAL SIDING PANELS AND TO FASCIA TO PROVIDE A WEATHERTIGHT CONDITION.

(NIC) = NOT IN CONTRACT / BY OWNER



ROOM FINISH SCHEDULE (NIC)								
NO.	ROOM NAME	FLOOR	BASE	WALL	CEILING	CEILING HT.	TRIM	REMARKS (NOTES)
		EXISTING	EXISTING MASONRY	EXISTING MASONRY	EXISTING	EXISTING	EXISTING	NOTE: SEE ROOM FINISH GENERAL NOTES AND KEY NOTES KEY NOTES:
		VCT	CARPET TILE	RUBBER				
104	LOBBY	X	X	X	X	X	X	1
106	RECEPTION	X	X	X	X	X	X	
116	CORRIDOR	X		X	X	X	X	
119	VESTIBULE		X	X	X	X	X	1
120	VESTIBULE		X	X	X	X	X	1

ROOM FINISH KEY NOTES

- 1. DO NOT APPLY RUBBER BASE TO MASONRY WALL.

ROOM FINISH GENERAL NOTES

- A. PROVIDE EDGE GUARD OF SIZE AND PROFILE ADEQUATE FOR LOCATION BETWEEN NEW FLOORING TYPE TRANSITIONS. NEW VCT TO ABUT EXISTING VCT FLUSH WITHOUT TRANSITION STRIPS.
- B. WORK SHALL INCLUDE PREPARATION OF EXISTING FLOOR SLAB TO RECEIVE NEW FLOORING MATERIALS.
- C. SEE GENERAL PAINTING NOTES.

GENERAL PAINTING NOTES: (NIC)

- 1. PAINTING IS LIMITED TO PATCH TO MATCH AND PROVIDING NEW PAINT FINISH AT EXISTING SURFACES AFFECTED BY THE WORK, TO MATCH ADJACENT SURFACES. INTERIOR PAINTING SHALL INCLUDE BUT IS NOT LIMITED TO WALLS, GYPSUM BOARD CEILINGS AND SOFFITS, AND OTHER SURFACES PREVIOUSLY FIELD PAINTED.
- 2. FIELD VERIFY ITEMS, CONDITIONS, QUANTITIES, ETC.
- 3. DO NOT PAINT SPLIT FACED MASONRY, ACOUSTICAL CEILING TILES, AND BASES IF NOT PREVIOUSLY PAINTED.
- 4. DO NOT PAINT STAINED WOOD TRIM, WOOD DOORS OR ANY OTHER WOOD SURFACES NOT PREVIOUSLY PAINTED.
- 5. DO NOT PAINT ALUMINUM DOORS AND FRAMES.
- 6. DO NOT PAINT ELECTRICAL FIXTURES, HOUSINGS, ELECTRICAL WALL DEVICES, SAFETY DEVICES, FIRE ALARM EQUIPMENT INCLUDING PULLS, HORNS, VISUAL DEVICES, SMOKE AND HEAT DETECTORS, ETC. PAINT EXPOSED ELECTRICAL CONDUIT AND ELECTRICAL BOXES. PAINT WIREMOLD IF PREVIOUSLY FIELD PAINTED. DO NOT PAINT PRE-FINISHED WIREMOLD IF NOT PREVIOUSLY PAINTED.
- 7. PROVIDE PREPARATION AS NECESSARY PRIOR TO PAINTING WORK INCLUDING BUT NOT LIMITED TO PATCHING HOLES AND OTHER AREAS OF DAMAGE, SECURING LOOSE TRIM, CONDUITS AND ANY OTHER WALL OR CEILING HARDWARE ITEMS REQUIRING ATTENTION.
- 8. PRIOR TO PAINTING WORK, PROVIDE TRI-SODIUM PHOSPHATE CLEANING OF EXISTING SURFACES TO RECEIVE PAINT USING APPROVED METHODS OF CLEANING PER CHEMICAL MANUFACTURER'S REQUIREMENTS. PROTECT EXISTING ITEMS DURING CLEANING AND PAINTING.
- 9. PROPERLY PROTECT EXISTING ITEMS DURING CLEANING AND PAINTING INCLUDING BUT NOT LIMITED TO FLOORING MATERIALS, ALUMINUM FRAMES AND GLASS, WOOD TRIM, DOOR ELECTRICAL FIXTURES, SWITCHES, OUTLETS AND EMERGENCY AND OTHER SAFETY DEVICES.

**3-31-16
PROPOSED 2016
RENOVATION SCOPE
AS INDICATED**

<p>2013 LOBBY RENOVATION WORK WILMINGTON CITY HALL</p> <p>FOR CITY OF WILMINGTON WILMINGTON, WILL COUNTY, ILLINOIS</p> <p>HEALY, BENDER & ASSOCIATES, INC. ARCHITECTS PLANNERS 4040 HEALDE AVENUE, NAPERVILLE, IL 60564 TEL: 630.304.4300 FAX: 630.304.1515</p>	<p>PROJ. NO. 12-1412-181</p> <p>DRAWN BY JCU</p> <p>DATE 08-19-14</p> <p>REVISIONS</p> <p>SHEET NO. A-5R OF 5</p>
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General Ledger

B & G Exp vs Budget MAR16

User: kim
 Printed: 04/05/2016 - 3:57
 Periods: 11-11
 Fiscal Year: 2016
 JE Number: 000000

City of Wilmington
 1165 S. Water St.
 Wilmington, IL 60481
 815-476-2175



Account Number	Description	Budgeted Amount	Period Amount	YTD Amount	YTD Var	Encumbered Amt	Available	% Avail
6510	Maintenance - Equipment Exp	10,000.00	4,856.25	12,768.39	(2,768.39)	0.00	(2,768.39)	(27.68)
6530	Maintenance - Grnds/Bldg Exp	64,000.00	5,799.52	65,485.96	(1,485.96)	0.00	(1,485.96)	(2.32)
6531	Maint -Cleaning/Material's Exp	33,000.00	3,528.00	24,812.00	8,188.00	0.00	8,188.00	24.81
6670	Other Professional Services Ex	17,000.00	0.00	11,775.72	5,224.28	0.00	5,224.28	30.73
6715	Rental of Buildings/Space	1,500.00	230.00	1,380.00	120.00	0.00	120.00	8.00
6760	Telephone Services Exp	800.00	61.21	541.45	258.55	0.00	258.55	32.32
6810	Utilities Expense	25,000.00	304.24	3,437.46	21,562.54	0.00	21,562.54	86.25
6970	Oper Supplies and Tools Exp	5,000.00	32.45	2,656.78	2,343.22	0.00	2,343.22	46.86
7160	Misc	2,000.00	0.00	0.00	2,000.00	0.00	2,000.00	100.00
7320	Equipment Purchases Exp	8,000.00	0.00	375.00	7,625.00	0.00	7,625.00	95.31
Report Totals:		166,300.00	14,811.67	123,232.76	43,067.24	0.00	43,067.24	25.90