



E. ANTHONY, INC.
Complete Construction Services

Phone: 708.802.8230

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March 6, 2024

HOMEWOOD FORD
8233 W 183rd St.
Homewood, IL. 60430

VILLAGE OF HOMEWOOD TIF APPLICATION REQUEST DATA

PROJECT PLAN

Retrofit, expand and remodel existing	32,625 SF	Ford Dealership and site on 3.85 AC.
Add Customer Service Write Up Building	(+ 2,221 SF)	
Add Service Building Expansion	(+ 4,827 SF)	
Add Celebration Delivery Bays	(+ 1,350 SF)	
Revised Facility Area	41,023 SF	

All areas of the facility interior are being fully updated and remodeled with state-of-the-art finishes and MEP upgrades throughout as defined by the project drawings submitted for permit with VOH at this time.

AREA IMPROVEMENT FROM FACILITY UPGRADE & EXPANSION

Homewood Ford (formerly known as "Van Drunen Ford" has been an institutional fixture in the Village of Homewood since 1930, or (94 Years). In this time the Ford dealership has held residency in several locations that include the SE Corner of Dixie Hwy and 183rd St. in uptown Homewood, and the Ford Body Shop facility on Harwood Ave., now known as Aurelio's Pizza.

For the last forty years, the Ford dealership has been located at the Western gateway entrance to the Village of Homewood at 3233 West 183rd St. just west of the corner of Kedzie Ave. & 183rd St. In addition, the previous Owner (Van Drunen) had chosen not to remodel the facility since the original construction in 1974. Presently, along with the complete remodeling and expansion of the dealership structures, the Owner has plans to expand the parking lot on unimproved property in the existing Ford dealership land area (on the Northwest corner) requiring substantial storm water drainage improvements that impact reasonable development costs for an existing auto dealership facility. In addition to the required storm water improvements, the entire property of the dealership will be re-paved and finished into a fresh "new" condition in the area of Homewood that is commercially depressed, providing a substantial boost to the Village image with improved aesthetics necessary to display development progress. The completion of the Ford of Homewood facility remodeling is an opportunity to enhance this area with combined participation between the Village and local commerce investment.

It should also be noted that Homewood Ford will be making an investment into this property that will be more than double in cost of the present Appraisal Market Value of (\$2,120,000.00) as per the Appraisal report attached with this submittal and the proposed Project Construction budget of (\$ 5.5 MIL) (see attached.)

ANNUAL SALES

Current Homewood Ford Facility Performance Data is in the possession of Dennis Bubenik (VOH – Finance Director)
2023 \$ 25,427,729.00
2024 \$ 28,000,000.00 (projected)

INCREASE IN ESTIMATED VALUE

As previously clarified, the current appraised property market value is (\$2,120,000.00).
Assuming fair value of the investment cost of the improvements in this location assume value at (\$8,000,000.00).

ANNUAL SALES TAX REVENUE – Refer to Dennis Bubenik – Finance Director (VOH).

PROJECTED REVENUE FOR VOH FROM SALES TAX – Refer to Dennis Bubenik – Finance Director (VOH)

ADDITIONAL JOBS CREATED - (20 – 25) Sales / Service employees

Please note that there are reference attachments included with this submittal for review.

Respectfully Submitted,



Edward A Gierczyk
Vice President



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November 16, 2023

HOMEWOOD FORD
8233 W 183rd St.
Homewood, IL. 60430

PHASE ONE VILLAGE OF HOMEWOOD TIF REQUEST- PROJECT BUDGET

PARKING LOT EXPANSION – 66’ x 228’

PROJECT BIDDING DOCUMENT LOG: PRELIMINARY DOCUMENTS – Ridgeland Associates
Sheet DD#.0R dated 8/22/23; CBMC Site Lighting Plan – SLP – dated 11/9/23; CONTECH System
Package including (4) sheets dated 10/31/23

CONSTRUCTION BUDGET

Tree Removal		\$ 30,000.00
Excavation		24,000.00
Storm Drainage	Contech Detention System	153,000.00
	Installation	164,000.00
Curb	750LF – 300LF @ 6/24 – 400IF @ 6/12	36,000.00
Paving	Profile = 12" stone, 2" binder, 2" surface	78,950.00
Site Lighting	(8) Poles & fixtures per CMBC SLP	48,000.00
Landscape	(15) Trees @ 3", (65) shrubs @ 30", 46 CY Mulch	20,000.00
Fencing	294LF Galvanized Chain Link	10,584.00
Engineering	MWRDGC Permitting	5,000.00
	Expansion design	7,000.00
Construction Total		\$ 576,534.00
General Conditions & Coordination		31,127.00
Insurance		5,971.00
Fee (5%)		30,682.00
Preliminary Project Budget Total		\$ 644,314.00

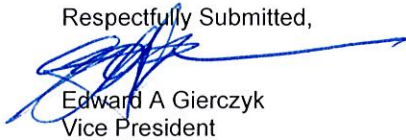
PROJECT QUALIFICATIONS

- ~ This project budget has been assembled pursuant to the current construction documents issued for estimating and not approved to date.
- ~ The Contractor assumes no liability or responsibility for cost and/or schedule delay impact created by the current COVID -19 and/or market supply chain delays or by Owner contractors or suppliers delay out of the control of the Contractor.
- ~ It is understood that there are specific performance requirements and conditions from Suppliers and Contractors for this project that must be included in the Owner/Contractor Agreement.
- ~ Permits, fees, or bond expenses by Owner
- ~ No costs above allowance value provided for any line as shown in the budget.
- ~ No excess facility charges from any utility company or gov't. Agency for service at this facility.
- ~ No utility or service bills accrued from any utility company or gov't. Agency for this facility.
- ~ No additional items as may be required by the State of IL, Village of Homewood, Cook County, or any other governmental authority Including but not limited to the State Fire Marshal, County Agencies, IEPA, etc., during or after permit issuance.
- ~ No excess fill removal and/or replacement above and beyond the standard depths as stipulated within this proposal.
- ~ No removal of concealed poor soil conditions.
- ~ No identification, removal, transportation, or disposal of any substance which is controlled or regulated by law, statute, ordinance, or regulation of any substance designated as hazardous waste or hazardous substance under the Resource Conservation and Recovery Act (RCRA) and/or the Comprehensive Environmental Response Compensation and Liability act (CERCLA).
- ~ No Rock Excavation.
- ~ No Winter Conditions support expenses if required

November 16, 2023
Homewood Ford Parking Lot Expansion Budget
Page Two

- ~ No Builder's Risk Insurance (By Owner) / No Insurance coverage above EAI/COI standard limits
- ~ No Signage.
- ~ Any items not described or included in this proposal, and/or A&E scope documents provided by Owner.

Respectfully Submitted,



Edward A Gierczyk
Vice President



January 12, 2024

HOMEWOOD FORD
8233 W 183rd St.
Homewood, IL. 60430

PHASE 2 VILLAGE OF HOMEWOOD TIF REQUEST PROJECT BUDGET

EXISTING PARKING LOT STORM DRAINAGE & PAVEMENT REVISIONS

PROJECT BIDDING DOCUMENT LOG: Jos. Schudt & Assoc., Civil Engineers Project # 16-052 including sheets # 1 thru #14 dated 12/15/23.

CONSTRUCTION BUDGET

Demolition / Excavation	(per scope including silt fence & trucking)	\$ 95,750.00
Site Utilities		83,833.00
Concrete	(includes ramp / flatwork / retaining wall)	34,600.00
Paving		213,810.00
Engineering	MWRDGC Permitting	5,000.00
	Expansion design	12,000.00
Construction Total		\$444,993.00
General Conditions & Coordination		22,250.00
Insurance		4,672.00
Fee (5%)		23,596.00
Preliminary Project Budget Total		\$495,511.00

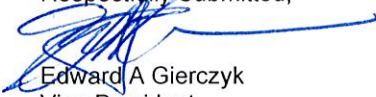
PROJECT QUALIFICATIONS

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- ~ It is understood that there are specific performance requirements and conditions from Suppliers and Contractors for this project that must be included in the Owner/Contractor Agreement.
- ~ Permits, fees, or bond expenses by Owner
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- ~ No removal of concealed poor soil conditions.
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- ~ No Rock Excavation.
- ~ No Winter Conditions support expenses if required

January 12, 2024
Homewood Ford Phase 2 Parking Lot Budget
Page Two

- ~ No Builder's Risk Insurance (By Owner) / No Insurance coverage above EAI/COI standard limits
- ~ No Signage.
- ~ Any items not described or included in this proposal, and/or A&E scope documents provided by Owner.

Respectfully Submitted,



Edward A Gierczyk
Vice President



February 19, 2024

HOMEWOOD FORD- HOMEWOOD, IL. / FACILITY EXPANSION & REMODELING – PROJECT BUDGET

PROJECT BIDDING DOCUMENT LOG: CIVIL ENGINEERING SHEETS #1 THRU #14 BY JOSEPH A. SCHUDT & ASSOC., PROJECT # 16-052 DATED 12/15/23 ; ARCHITECTURAL & ENGINEERING SHEETS BY RIDGELAND ASSOC., PROJECT # 22083 DATED 1/15/24 INCLUDING: SHEETS T1.0; D1.0, D2.0, A1.0 – A1.8, A2.0-A2.7, A3.0 - A3.2, A4.0, A5.0, A6.0; S0.0,S1.0,S1.1,S2.0,S2.1,S3.0,S3.1,S4.0,S4.1,S5.0; M0.1, M1.0, M1.1, M2.0,M3.0; P0.1,P1.0, P1.1,P2.0,P3.0; E0.1,E1.0,E1.2,E2.0,E2.1,& E3.0

SITWORK

Temporary Construction Security Fencing – (8) Month duration	\$	10,000.00 *
Fencing / Gates		12,000.00 *
Tree Removal		15,000.00 *
Storm Detention		343,350.00
Storm Sewer / Site Utilities		83,833.00
Site Excavation – Parking Lot Regrade		58,890.00
Site Concrete		123,050.00
Site Lighting		37,000.00 *
Paving & Repair		263,816.00
Landscaping Allowance		35,000.00 *
Sitework Total	\$	981,939.00

BUILDING

Asbestos Remediation	\$	-0-
Demolition – Exterior canopies, flooring, partitions, glazing, floor cutting		101,000.00 *
Building Excavation		41,650.00
Building Concrete		245,400.00
Masonry		130,000.00 *
Steel		210,000.00
Roofing		305,000.00 * (1)
HVAC Unit Roof Screening		-0-
Construction Testing & Engineering Allowance		10,000.00 *
Caulking / Sealants		16,000.00 *
Carpentry/ Framing / Drywall		374,000.00
Temporary Construction / Wall Closures – OSHA		10,000.00
Acoustical Ceilings		64,000.00
Doors / Hardware		26,000.00 *
OH Doors / Shutter		76,029.00
Glazing		138,000.00 *
ACM		258,000.00
Flooring		160,000.00 *
Epoxy Floor Painting		86,880.00 * (2)
Painting		128,000.00 * (3)
Cabinetry / Countertops		6,370.00 *
Toilet Partitions & Accessories		6,000.00
Specialties – Fire Extinguishers / Changing Stations /Signage		10,000.00
Fire Protection - Includes new Backflow Valve		76,000.00 (4)
Plumbing		90,000.00 *
HVAC		175,000.00
Electrical		372,000.00 *
Fire Alarm		26,235.00 *
IT Structured Wiring		23,106.00 *
Building Total	\$	3,164,670.00

CONSTRUCTION TOTAL		\$ 4,146,609.00
General Conditions & Coordination	(see detailed breakdown below)	280,610.00
Insurance		44,132.00
Fee (4%)		178,294.00
PRELIMINARY CONSTRUCTION BUDGET TOTAL		\$ 4,649,645.00

OWNER FURNITURE FIXTURES & EQUIPMENT (FF&E)		
Encon	Custom Casework & Cabinetry	\$ 145,334.00
idX	Ford Casework & Graphics Package incl. tax	48,456.00
ewi	Ford Accessories Display	5,169.00
Panasonic	Ford TV Media Kits	18,927.00
AGI	Ford Brand Halo W05 & Lighting Rafts (4) w/o LABOR	17,705.00
Marxmoda	Ford Furniture Package w/o LABOR	105,512.00
EAI	Installation Coordination & Furniture Assembly	21,000.00
TOTAL FF&E		\$ 362,103.00

FORD SIGNAGE PROGRAM		
AGI	PENDING	\$ TBD

SERVICE EQUIPMENT BUDGET		
OWNER VENDORS – Air System, Lifts, Car Wash & Level 3 EV Station		\$ 200,000.00
Oil Tanks & Distribution / Brake Lathe / Tire Machine		By Owner
TOTAL		\$ 200,000.00

GENERAL CONDITIONS BREAKDOWN		(ALL PHASES)	(8) – MONTH DURATION ASSUMPTION
010001	Project Supervision	\$ 166,250.00	(\$ 95.00 hr) X (50) X (35) Weeks
010002	Project Manager (MWS)	35,000.00	(\$100.00 hr) X (10) X (35) Weeks
	(EAG)	9,600.00	(\$120.00 hr) X (10) X (08) Months
010004	Project Support (Clerical)	3,960.00	(\$ 55.00 hr) X (08) X (08) Months
010001	Mobilization	-0-	
010020	License & Bonds Allowance	-0-	
010034	Bluelines / Printing	2,000.00	
010035	Postage / Messenger	500.00	
010037	Travel / Tolls / Parking	-0-	
010050	Legal	2,000.00	
010070	Permits / Fees	By Owner	
010082	Small Tools	2,000.00	
010094	Winter Protection Allowance	-0-	
012000	Excess Utility Charges	By Owner	
013306	Survey / Layout Allowance	14,000.00	
013800	Progress Photos / Drone film	1,000.00	
015100	Temporary Utilities	By Owner	
015302	Barricades / Safety Control	5,000.00	
015400	Watchman / Security	By Owner	
015500	Temporary Roads / Entrances	-0-	
015600	Tarps / Visqueen / Floor protection	2,500.00	
015800	Project Sign	-0-	
015900	Field Office	-0-	
015901	Field Office Utilities	-0-	
015902	Telephone	2,400.00	
015903	Temporary Toilets	2,400.00	
015904	Field Office Supplies / Equip.	1,000.00	
016460	Lifts / Hoists / Forklift	10,000.00	
016490	Dewater / Pumping Allowance	-0-	
017001	General Clean Up	-0-	
017002	Dumpsters Allowance	15,000.00	(30) @ \$500.00
017100	Final Cleaning / Showroom	6,000.00	
019001	Project Petty Cash	-0-	
TOTAL	GENERAL CONDITIONS	\$ 280,610.00	