

farmer's daughters QUILTS

Oelwein Downtown Improvement Program

Year 2022

Name: Sarah Ottesen
sarah@fdquilts.com
563-608-0591

Business Receiving Funds: Farmer's Daughters Quilts, LLC

Address: 15 E. Charles Street, Oelwein, Iowa

Cost: \$26,958.19

Project: *Retail Store Front (15 E. Charles) Remodel and Repair*

Miller's Construction: \$26,958.19

Cost Sharing:

My husband and I are planning to have quite a bit of sweat equity and costs put into the remodel of the storefront and repair of the exterior wall. We will be removing all tiles from the floor of 15 E. Charles St. so that the new flooring can be installed. Additionally, we will need to repair and paint the outside of the building to ensure moisture is not able to creep in and ruin any repairs planned to the interior. This will not only cost us time, but also money for a dumpster, materials (i.e. paint) and man lift. We estimate the cost of our share to be \$10,000.

Exterior/Façade Improvements:

The current exterior on the west and north wall shows much wear, as the paint is peeling and there are several cracks in the wall. We will be repairing the cracks and painting the exterior wall of 15 E Charles Street which can be seen from the alley and back parking lot.

Additionally, by remodeling the storefront we will be able to use it and it will no longer be vacant. Though this is not a direct improvement to the exterior/façade, it will have a great impact to the building's appearance as the store front will not be empty.

Interior Improvements:

We hope to expand our classroom and retail store into 15 E Charles Street once it is remodeled. Currently we have one classroom at Farmer's Daughters Quilts. Our retreat center guests use the classroom the majority of the time. We would like to also offer day classes to quilters, however, we usually run into a conflict due to the activity in our retreat center. Given this, an extra classroom space will allow us to serve more people. Below are several focus areas for the remodel of 15 E Charles Street:

21 east charles street, oelwein, iowa 50662

319-283-5165

fdquilts.com

- A. West and North wall: The moisture from the leaky roof has caused some damage to this wall. Scraping, repair and painting is needed.
- B. Flooring: There are many damaged floor tiles. We will be installing new flooring
- C. Ceiling: The ceiling will be painted to freshen it up.
- D. Divider wall: We plan to remove a temporary wall structure that served as a counter and hallway.

Vision:

Being able to expand our classroom space will allow Farmer's Daughters Quilts to serve more people and to draw them into Oelwein. As you may know, groups stay in our retreat center several days to quilt and craft in our classroom. The retreaters then find rest in our downstairs and upstairs apartments. These groups are not only using our facility, but have enjoyed the convenience of our downtown restaurants, gas stations, grocery stores, salons and boutiques. We are continuing to draw more groups each year and have found that we need additional space for those that would like a place to create, take classes and learn in Farmer's Daughters Quilts hosted day events. Like the retreat center, this will bring in more people to Oelwein to enjoy the local restaurants and make possible stops at our town's gas stations, grocery stores, salons and boutiques.

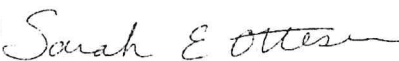
We would also like to use a portion of this store front for our sewing machine sales and long-arm renting station. This will provide us more room in the original store front (21 E Charles St.) to offer more fabric and notions to our customers.

Feasibility Plan:

When we receive the funding, we are prepared to begin the repairs within six months.

Awesomeness Factor:

Farmer's Daughters Quilts is very visible from the intersection of Highway 3 and 150, a very busy intersection. This first block is one that marks the entry into downtown Oelwein. We hope with having full and vibrant storefronts in this block we can draw people back into the downtown area. We are very excited for this opportunity. We truly believe our plans are valuable to this community. We look forward to seeing how we can be part of the impact of the growing downtown community.

Applicant Signature: 

Date: 2/22/2022



Miller's Construction Inc

1874 105th St
Hazleton, IA 50641



Estimate

Date	Estimate #
4/14/2021	2834

Phone # 3192831224 E-mail Jmci5@yahoo.com
Web Site www.millersconstructioninc.com

Name / Address
Farmer's Daughters Quilts, LLC Sarah Ottesen 21 East Charles St Oelwein, IA 50662

Customer Phone:
563-608-0591

Project

Item	Description
Construction Labor	INTERIOR REMODEL Remove and dispose of hallway and counter wall to utility room. Make wall repairs as needed for paint prep. Electrician allowance is included to move outlets and thermostat in demo wall. Scrape block walls on interior West and North sides to prep for painting. Clean and prep walls and ceiling for painting. Apply one coat primer and one coat paint on ceiling and walls. Install 1 entry door into utility room, enclose 1 opening into utility room. Prep floor for new vinyl plank flooring. Install cali redefined vinyl plank flooring or similar value, with all necessary transitions and trims.
Construction Materials	Incl. all materials needed to complete above work description. All material pricing is subject to availability. Current material price fluctuations do not allow us to make a guarantee on any material prices until order is placed. This is an estimate only!! Material prices can change daily. Please call before signing the contract, for the latest updates. Thank you for your patience.
Waste Building Permits	Building Permits

We will provide material, labor, permit & waste disposal. This estimate expires in 30 days. To accept this estimate, please sign & return this Contract Agreement form.

PAYMENT POLICY:

Half down required 2 weeks before start of project. Remainder due at job completion.

Material prices subject to change without notice. All employees covered by worker's comp, unemployment & medicare. Registered, bonded & insured. Please feel free to call us with any questions! THANK YOU!

CONTRACT & AGREEMENT: I-we, the owner(s) of the premises mentioned above hereby contract with and authorize you as a contractor, to furnish all necessary materials, labor and workmanship, to install, construct and place the improvement according to the specifications described, terms and conditions, on premises described above.

Verbal agreements or other arrangements not appearing upon the face of this contract will not be recognized. Any variances or deletion of the printed terms hereof are invalid. All agreements contingent upon strikes, weather, or other conditions beyond the control of the contractor. This agreement not subject to cancellation by either party after acceptance by Miller's Construction, Inc.

Signed (owner) _____ Date _____

Subtotal \$26,103.00

Sales Tax (7.0%) \$855.19

Miller's Construction Inc. Rep. _____ Date _____

Total	\$26,958.19
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