THE CITY OF
NOBLESVILLE
EST. 1823

TO: BOARD OF PUBLIC WORKS AND SAFETY

FROM: AARON HEAD, COMMUNITY ENGAGEMENT MANAGER

SUBJECT: 161 LAKEVIEW DRIVE – FAÇADE IMPROVEMENT GRANT APPLICATION

DATE: JANUARY 11, 2024

Attached is the Façade Improvement Grant Application submitted by James Hogan for the property at 161 Lakeview Drive known as Federal Hill School. The application was reviewed and approved by the City of Noblesville's Façade Grant Review Committee on January 3rd, 2024.

The total façade project cost is estimated at $55,948.53 of eligible expense with a maximum grant of $25,000.00. This grant is for re-establishing original window openings including brick removal and restoration, window opening demolition and reconstruction, purchase and installation of windows and brick chimney restoration.

Pending your approval, the property owners will be contacted and work can begin. All of the façade improvements must be started within 60 days and be completed within 12 months of approval. The applicant will be provided with and be required to display a sign stating that the project is partially funded by a grant from the City of Noblesville's Façade Improvement Grant Program. This sign shall be displayed in a prominent location on or near the front façade of the project building during the duration of construction and for three months after project completion.

After completion all façade improvements must be inspected by the Program Administrator and certified building inspectors to verify work has been completed according to the Façade Improvement Agreement. "After" photos and paid invoices itemizing all eligible costs will be submitted to the Planning Department for verification. After all work has been completed and verified, funds will be disbursed.

If you have any questions prior to the meeting on January 23rd, please feel free to contact me at 317-776-6325 or at ahead@noblesville.in.us.

Façade Improvement Grant Application

Grant that you are seeking (check all that apply):

☐ Small Projects ☒ Substantial Façade Improvement ☐ Architectural Design Assistance

Estimated Total Project Cost: $55,948.53

Amount Requested: $25,000.00

Address of property to be improved: 161 Lakeview Dr, Noblesville, IN 46060

Applicant/Owner Information

Applicant Name: Cavalier Properties, LLC

Applicant Mailing Address: 161 Lakeview Dr, Suite A, Noblesville, IN 46060

Best Contact Phone Number: (317) 316-2437

Email Address: jplhogan@yahoo.com

Do you own or lease the property? own

Property Owner Name (if different from applicant): Not Applicable ("NA")

Owner Mailing Address: NA

Best Contact Phone Number for Owner: NA

Owner Email Address: NA

Property Information

Date of Construction: September 7, 1917

Number of Stories: 2

Is this building located on a corner? ☒ Yes ☐ No

Is this property listed on the National Register of Historic Places (either individually or as a contributing building in a National Register District)? ☐ Yes ☒ No

Is this property located in a local historic district or conservation district? ☐ Yes ☒ No

Is the first floor of the building currently occupied? ☒ Yes ☐ No

Name of Business: Elmer Financial

Type: Financial Services

Business Phone Number: (317) 774-5451

Are any upper stories currently occupied? ☒ Yes ☐ No

Name of Business or Occupants: The ELAM Group

Type: Environmental Consulting

Business or Occupants Phone Number: (888) 510-3526

I understand that the Façade Improvement Grant must be used for the project described in this application and that the Grant Review Committee must review the application and approve it prior to beginning construction. I understand that failure to comply with the approved application may result in losing my eligibility to receive funds.

I acknowledge that the City of Noblesville Economic Development Department is obligated only to administer the grant procedures and is not liable to the applicant, owner of third parties for any obligations or claims of any nature growing out of, arising out of or otherwise related to the project or application undertaken by the applicant and/or owner.

Signature of Applicant: _____

Printed Name: James P. Hogan

Date: December 14, 2023

All of which is approved by the Board of Public Works and Safety of the City of Noblesville this 23rd day of January 2024.

JACK MARTIN, PRESIDENT

JOHN DITSLEAR, MEMBER

LAURIE DYER, MEMBER

ROBERT J. ELMER, MEMBER

RICK L. TAYLOR, MEMBER

ATTEST:

EVELYN L. LEES, CLERK
CITY OF NOBLESVILLE, INDIANA

Bid/Estimate Summary Sheet

Note: Please attach all bids/estimates to this application. This form is a summary sheet only and may not serve as a substitute for actual preliminary cost estimate documentation. The bids should be itemized for each portion of the improvement project (signage, exterior painting, window repair, etc.)

Address of Property to be improved: 161 Lakeview Dr, Noblesville, IN 46060

Itemized Description of Work: Brick cutout removal at six locations; brick wrap of 10'-tall chimney

Bid #1 Submitted by: Worthman	Amount: $6,000.00
Bid #2 Submitted by: <Worthman won pre-bid in 2020>	Amount:
Bid Preference: Worthman	

Itemized Description of Work: Window opening demolition and restoration at 13 locations

Bid #1 Submitted by: Jesus Painting and Remodeling Services	Amount: $20,000.00
Bid #2 Submitted by: <Jesus was retained in 2022>	Amount:
Bid Preference: Jesus Painting and Remodeling Services	

Itemized Description of Work: Window installations (13 windows total)

Bid #1 Submitted by: McComb Window & Door Co. of Indianapolis	Amount: $29,948.53
Bid #2 Submitted by: <McComb is a Pella Window Supplier>	Amount:
Bid Preference: McComb Window & Door Co. of Indianapolis	

Itemized Description of Work: NOT AN ELIGIBLE EXPENSE

Bid #1 Submitted by: Empire Outdoor Solutions	Amount: $4,909.97
Bid #2 Submitted by: Grandview Landscape & Irrigation Inc.	Amount: $3,975.00
Bid Preference: Grandview Landscape & Irrigation Inc.	

Please make sure to indicate which bid you prefer for each description of work listed above.

Proof of payment (invoices and receipts) and at least one "after" picture are required for reimbursement after project completion.

Attachment C

Contractor Bids

Attachment C.2

Window Opening Demolition/Reconstruction

2242

Jesus Painting
AND REMODELING SERVICES

Siding ~ Roofing ~ Flooring ~ Kitchens
Windows ~ Bathrooms ~ Trim
Plumbing ~ Painting ~ Electrical

Invoice

317-504-9133
camillo73c@gmail.com
8025 Golf Stream Drive • Indianapolis, IN 46229

SOLD TO: Jones Iveson
ADDRESS: 161 Lakeview Dr
CITY STATE, ZIP: Noblesville Ind

CUSTOMER ORDER NO	SOLD BY	TERMS	FOB	DATE
				11-26-2023

(7) windows Finish cut out
Remove 7 windows Cut dRt wall below
FRame it back as need it
that include all material based Paint caulk nails
total with materia in Labor

total with materia and Labor

$ 8750
that include everything

estimate only

2243

Jesus Painting
AND REMODELING SERVICES

Siding • Roofing • Flooring • Kitchens
Windows • Bathrooms • Trim
Plumbing • Painting • Electrical

Invoice

317-504-9133
camilo73c@gmail.com
2023 Golf Stream Drive • Indianapolis, IN 46229

SOLD TO: James hoson
ADDRESS: 161 Lakeview dr
CITY, STATE, ZIP: Noblesville Ind

CUSTOMER ORDER NO.	SALES REP.	TERMS	FOB	DATE
				11-26-2023

6	UNFINISH windows cut out bricks cut out drywall as needed Frame it back colonial style from start to finish I Provide all material including dumpster for all project total with material and Labor $ 11250 with everything		
	estimate only		

Attachment C.3

Window Purchase & Installation

Contract - Detailed

Indianapolis Experience Center
4705 E 96th St
Indianapolis, IN 46240
Phone: (317) 981-3720 **Fax:**

Sales Rep Name: Gulbrandsen, Eric
Sales Rep Phone: (317) 730-3115
Sales Rep Fax: 866-875-2029
Sales Rep E-Mail: edgulbrandsen@mccombpella.com

Customer Information	Project/Delivery Address	Order Information
Ethosity Construction 9046 Stones Bluff Pl CAMBY, IN 46113-9462 **Primary Phone:** (317) 6772048 **Mobile Phone:** **Fax Number:** **E-Mail:** **Contact Name:** **Great Plains #:** ETH002 **Customer Number:** 1009205877 **Customer Account:** 1005280777	**Hogan - Ethosity** 9046 Stones Bluff Pl **Lot #** CAMBY, IN 46113-9462 **County:** **Owner Name:** **Owner Phone:**	**Quote Name:** Ethosity **Order Number:** 120 **Quote Number:** **14804457** **Order Type:** Non-Installed Sales **Wall Depth:** **Payment Terms:** Deposit/Cash Before Delivery **Tax Code:** 7%INDIANA **Cust Delivery Date:** None **Quoted Date:** 11/5/2021 **Contracted Date:** **Booked Date:** **Customer PO #:**

Line #	Location:	Attributes
35	Basement	

Lifestyle, Awning, Vent, 41.5 X 37.5, Without HGP, White

Item Price	Qty	Ext'd Price
$1,804.03	11	$19,844.33

Viewed From Exterior

PK # 2148

1: Non-Standard SizeNon-Standard Size Vent Awning
Frame Size: 41 1/2 X 37 1/2
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Large Awning Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor, Sill
Screen: Full Screen, Bright White, InView™
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-37-00724-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Not Applicable
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H)
Wrapping Information: No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 158".

Rough Opening: 42 - 1/4" X 38 - 1/4"

Line #	Location:	Attributes
38	Basement	

Lifestyle, Awning, Vent, 41.5 X 28.5, Without HGP, White

Item Price	Qty	Ext'd Price
$1,684.96	1	$1,684.96

PK #
2148

Viewed From Exterior

1: Non-Standard SizeNon-Standard Size Vent Awning
Frame Size: 41 1/2 X 28 1/2
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Large Awning Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor, Sill
Screen: Full Screen, Bright White, InView™
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-37-00724-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Not Applicable
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H)
Wrapping Information: No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 140"

Rough Opening: 42 - 1/4" X 29 - 1/4"

Line #	Location:	Attributes
37	Basement	

Lifestyle, Awning, Vent, 35.5 X 28.5, Without HGP, White

Item Price	Qty	Ext'd Price
$1,605.59	1	$1,605.59

PK #
2148

Viewed From Exterior

1: Non-Standard SizeNon-Standard Size Vent Awning
Frame Size: 35 1/2 X 28 1/2
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Large Awning Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor, Sill
Screen: Full Screen, Bright White, InView™
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-37-00724-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Not Applicable
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H)
Wrapping Information: No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 128".

Rough Opening: 36 - 1/4" X 29 - 1/4"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
75	None Assigned	**24" wide Aluminum Coil, Length: 600, White**	$413.63	2	$827.26

PK # 2148

1: Accessory
Frame Size: -1 X -1
General Information: 24" wide Aluminum Coil
Exterior Color / Finish: Painted, Standard Enduraclad, White
Wrapping Information: Perimeter Length = 0"

Viewed From Exterior

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
80	None Assigned	**Installation Sealant, Black**	$14.51	16	$232.16

PK # 2100

1: Accessory
Frame Size: -1 X -1
General Information: Installation Sealant
Exterior Color / Finish: Painted, Black
Interior Color / Finish: Not Applicable Interior
Package: Individual Tubes
Wrapping Information: Perimeter Length = 0".

Viewed From Exterior

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
105	None Assigned	**GRE STUFF 20 GUN - Great Stuff Pro 20oz Gun Spray Foam (Stock)**	$25.02	6	$150.12

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Roiscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link https://www.pella.com/california-rights-policy/ at pella.com.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com , with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Project Check List

Customer Date Needed: _____

Tailgate Delivery Discussed:
CSR Discussed:

Product Specifications Review:
Exterior Color: _____
Interior Finish: _____
Glazing: _____
Blinds: _____
Grille Type: _____
Grilles Pattern: _____
Wall Condition(s): _____
Window Hardware Finish: _____
Window Screen Type: _____
Window Screen Material: _____
Door Hardware Finish: _____
Door Screen Type: _____

Comments: _____
_____

Terms and Conditions - Trade

The "SELLER" referred to in these Terms and Conditions is McCOMB WINDOW & DOOR CO., INC.

1. General - This Contract is binding upon Seller only if signed by the Customer within thirty (30) days of the date appearing on the first page hereof and accepted by the Seller at its home office. If this Contract is not accepted by Seller, Customer will be notified within fourteen (14) days. Shipments, deliveries and performance of work by Seller shall at all times be subject to Seller's approval of Customer's credit. Seller reserves the right at any time to revoke any credit extended to Customer for any reason deemed good and sufficient to Seller and may at any time decline to make any shipment, delivery, or perform any work except upon receipt of payment, security, or other terms and conditions satisfactory to Seller. This Contract is based on the quantities, unit sizes, and unit numbers of the goods, products and accessories thereto as listed and specified in the applicable pages hereof and is limited to the provisions (including price), terms and conditions contained herein, and is subject to additional charges in the event of changes or cancellations. Customer agrees to carefully check all goods, products and specifications listed herein prior to signing this Contract.

This Contract constitutes the sole and complete agreement between Seller and Customer and no statement, representation, or agreement, written or verbal, not appearing in this Contract shall be enforceable against Seller, excepting Change Orders prepared on a form furnished by Seller and signed by Customer or their duly authorized agent.

Seller is an authorized distributor of products manufactured by the Pella Corporation ("Pella"). Seller also distributes and handles goods and products produced by other manufacturers. No representation is made or intended that Seller deals exclusively or solely in Pella products and any statement or representation to the contrary is expressly disclaimed. Seller has made every reasonable effort to identify by model or series name the manufacturer of the goods and products listed in this proposal. In all events Customer should inquire of their Sales Representative if there is a question as to the original manufacturer of the goods and products listed herein.

2. Payment Terms - Upon signing this Contract (unless other arrangements have been agreed to by Seller), Customer shall pay Seller fifty percent (50%) of the Contract Price (the "Initial Payment"). Customer understands that the goods and products which are the subject of this Contract are to be custom manufactured to Customer's specifications and are not subject to resale or restocking, and under no circumstances is the Initial Payment refundable. The Contract Price balance will be paid by Customer to Seller prior to the delivery of the goods and products to Customer. All payments are to be made to McCOMB WINDOW & DOOR CO., INC., 5425 W. 74th St., Suite 200, Indianapolis, Indiana 46268.

Seller's invoices and any Contract balance remaining unpaid after 30 days will be assessed late payment charges upon the unpaid balance in the amount of 1.5% per month until paid. In the event Seller refers the Customer's unpaid Contract Balance to legal counsel to enforce payment, Seller shall be entitled to recover its reasonable attorneys' fees and all costs and expenses of collection. Customer hereby consents to the exclusive jurisdiction and venue in the state courts of Marion County, Indiana, and Customer hereby waives the right to trial by jury and all defenses of lack of personal jurisdiction, improper venue, and forum non conveniens.

3. Delivery and Inspection - Customer agrees to carefully inspect all goods and products upon delivery and to report immediately to Seller in writing any shortage or damage to any goods and products so delivered. Claims for alleged defects in goods and products shall be deemed waived unless made in writing and delivered to Seller at 5425 West 74th Street, Suite 200, Indianapolis, Indiana 46268 within seven (7) days of receipt of the goods and products by Customer. Customer shall afford Seller prompt and reasonable opportunity to inspect all goods and products as to which any claim is made. Seller reserves the right to make delivery in installments. All such installments may be separately invoiced and shall be paid for when due, without regard to subsequent deliveries. Delay in delivery of any installment shall not relieve Customer of its obligation to accept remaining deliveries. Seller shall not be liable for failure to deliver or delays in delivery occasioned by strikes, lockouts, fires, inability to obtain materials or shipping space, breakdowns, delays of carriers or suppliers, governmental acts and regulations, and other causes beyond Seller's control.

4. Seller's Security - Seller retains title to the goods and products covered by this Contract until full payment is received, and the goods and products shall remain for all purposes personal property and shall not become part of the real estate regardless of the whether installed in, on or upon the property or improvements of Customer. Seller expressly reserves all rights to assert all contractor's, mechanic's and materialmen's liens under any provision at law or equity to secure payment of the Contract Price hereof.

5. Returns - See the Seller's *Return Goods Policy*, which is incorporated herein by this reference, and a copy of which is available upon request. *CUSTOM SIZED UNITS ARE NOT RETURNABLE UNDER ANY CIRCUMSTANCES.*

6. Information on Pella Products - Pella products are standard glazed to withstand a minimum of 20 psf pressure. Specific code requirements, wind loading and/or design specifications may require special glazing. Unless specifically noted or ordered, Pella products are not provided with safety glass. Glass installation in areas subject to human impact must be safety-glazed according to the *Safety Standard for Architectural Glazing Material* (16CFR 1201), issued by the U.S. Consumer Product Safety Commission or as prescribed by building codes. Pella products are available with tempered glass upon request.

Regulations governing the design and use of glazed windows and doors vary widely. The Customer, building owner, and architect are responsible for selecting products which conform to all applicable laws, regulations and building codes. Pella Corporation and Seller will not accept any responsibility whatsoever for the failure of Customer, building owner, and/or architect to comply with all applicable laws, and ordinances and safety and building codes. Pella Corporation and Seller shall not be responsible for windows, doors, sunrooms and skylights not installed in compliance with applicable laws, codes and regulations.

Pella clad windows and sliding glass doors have aluminum exteriors with coating of baked enamel. Pella wood windows and doors are exterior factory primed.

7. Limited Warranty - Goods and Products - Except for the limited warranties provided by Pella Corporation (copies of which are available from Seller and at www.pella.com) and the limited warranties (if any) provided by the manufacturers of any other goods and products listed in this Contract, all of the goods and products being sold to Customer under this Contract are without warranty, express or implied, provided by the Seller and the *SELLER MAKES NO WARRANTIES EXPRESS OR IMPLIED* with regard to the same. *ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY DISCLAIMED BY SELLER AND EXCLUDED FROM THE TERMS AND CONDITIONS HEREOF.* Seller shall not be liable for any special, indirect, incidental, or consequential damages of any nature whatsoever, nor any loss or expense arising in connection with the use of or inability to use the goods and products for any purpose whatever. Seller's maximum liability in any case shall not exceed the Contract Price for the goods and products claimed to be defective or nonconforming.

8. Limited Warranty - Finishing Services - In the event Seller has agreed to provide finishing services of the Pella brand goods, products and accessories itemized in this Contract, then such finishing services shall be covered under and subject to the terms, conditions, limitations, exclusions, and restrictions contained in the *Pella Branch Finish Limited Warranty*, copies of which are available from Seller. Such additional limited warranty is void if the goods, products, and accessories have been altered, modified or improperly maintained. Except for such additional limited warranty, *SELLER MAKES NO FURTHER WARRANTIES EXPRESS OR IMPLIED AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY DISCLAIMED BY SELLER AND EXCLUDED FROM THE TERMS AND CONDITIONS HEREOF.* Seller shall not be liable for any special, indirect, incidental, or consequential damages of any nature whatsoever, nor any loss or expense arising in connection with the use of or inability to use the goods and products for any purpose whatever. Seller's maximum liability in any case shall not exceed the Contract Price for the goods and products claimed to be defective or nonconforming.

9. Work Site Safety - The Customer shall fully comply with all laws, rules and regulations of OSHA and all governmental authorities having jurisdiction over the site of any work, including the work to be performed pursuant to this Contract. The Customer shall assume full responsibility and liability, to the fullest extent permitted by law, for the work site and for all safety measures, precautions and programs. The Customer agrees to assume full responsibility and liability, to the fullest extent permitted by law, for all damages or injury to all persons, whether employees or otherwise, and to all property, arising out of, resulting from or in any manner connected with, the execution of the work provided for in this Contract, or occurring or resulting from the use by the Seller, its agents or employees, of materials, equipment, instrumentalities or other property, whether the same be owned by the Customer, the Seller or third parties. The Customer agrees, to the fullest extent permitted by law, to indemnify and save harmless the Seller, its agents and employees, from all such claims including, without limiting the generality of the foregoing, all claims for which the Customer may be, or may be claimed to be, liable, and for all attorneys' fees and other costs incurred by the Seller in the enforcement of these provisions.

10. NOTICE AND OPPORTUNITY TO REPAIR - IC 32-27-3 CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT FOR DEFECTIVE CONSTRUCTION AGAINST THE CONTRACTOR OR BUILDER OF YOUR HOME. SIXTY (60) DAYS BEFORE YOU FILE YOUR LAWSUIT, YOU MUST DELIVER TO THE CONTRACTOR OR BUILDER A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE YOUR CONTRACTOR OR BUILDER THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR OR PAY FOR THE DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE BUILDER OR CONTRACTOR. HOWEVER, IF YOU UNREASONABLY REJECT A REASONABLE WRITTEN OFFER AND COMMENCE AN ACTION AGAINST THE BUILDER OR CONTRACTOR, A COURT MAY AWARD ATTORNEY'S FEES AND COSTS TO THE BUILDER OR CONTRACTOR. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER STATE LAW, AND FAILURE TO FOLLOW THEM MAY AFFECT YOUR ABILITY TO FILE A LAWSUIT.

Additional Terms and Conditions Applicable to Installed Sales - Trade

11. Applicability of Additional Terms and Conditions - In the event Customer has requested Seller to supply and install the goods, products and accessories listed in this Contract, the following Additional Terms and Conditions shall be applicable to this Contract.

12. Installed Sales - Scope of Work - Seller will supply and install the goods, products and accessories itemized in this Contract at the location of Customer referred to above in this Contract (the "Project"). Customer represents they are (i) the owner, or (ii) the duly authorized agent or representative of the owner of the premises location upon which the goods, products and accessories will be installed (the "Property"). Upon Seller's request, Customer agrees to provide evidence of Customer's ownership and/or Customer's authority with respect to the Property prior to commencement of any work. Customer agrees to provide access to the Property and buildings as is necessary to install the goods, products and accessories.

13. Installed Sales - Change Orders - In the event Customer requests any deletion from, modification of, or addition to the scope of work covered by this Contract or requests the substitution of the goods, products, and/or accessories listed in the Contract, the Customer shall, in advance

of such deletion, modification, or addition, execute a Change Order detailing the changes to be made in this Contract, including any changes in the Contract Price and time of completion. Seller may supply substitutes of equal quality and value for the goods, products, and/or accessories listed in the Contract if those items originally listed have become unavailable or impractical to procure.

14. Installed Sales - Site Preparation - Site Conditions - Supervision of Work - Seller will provide Customer with reasonable notice of the commencement date of work on the Project. Prior to the commencement of work on the Project, Customer will remove any and all legal impediments or physical obstructions to the Project and will have the Property available for commencement of the work. Customer shall provide Seller with all reasonable access to the Property between the hours of 7:30 a.m. and 6:00 p.m., Monday through Friday. Seller will make every effort to complete the Project in a timely manner. Seller will not, in any event, be responsible for delays caused directly or indirectly by labor disputes, weather, fire, war, governmental interference, natural disaster, unusual weather conditions, acts of public agencies, inspectors, public utilities, extra work and Change Orders, transportation delays beyond the control of Seller, shortage or unavailability of material or products, acts of God, acts of Customer or Customer's representatives, or other contingencies not foreseen by and beyond the control of Seller. Seller is authorized to place such signs on the Property in view of any street or roadway and during the performance of the Project identifying Seller as the supplier and installer on the Project.

In the event Seller shall encounter conditions during the performance of work on the Project which are (i) concealed physical conditions, or (ii) unknown physical conditions which differ materially from those ordinarily found to exist in construction activities of the character of the work to be performed herein, then Seller may propose such written Change Orders as are necessary to change the scope of the Project and Contract Price in order to account for such concealed and/or unknown conditions. Customer shall have five (5) days within which to accept or reject Seller's proposed Change Order or propose different terms thereof. In the event Customer shall elect to reject or propose terms different from Seller's proposed Change Order, then Seller may elect to accept Customer's proposed terms or terminate this Contract. If Seller elects to terminate this Contract, then Customer shall pay Seller for all goods, products, and accessories supplied and work performed up to the time of termination, including all costs expended on the Project and Seller's profit.

Customer agrees that the direction and supervision of the working personnel, including subcontractors, shall rest exclusively with Seller and Customer agrees not to issue any instructions to, or otherwise interfere with the same. The Customer further agrees not to negotiate for additional work with Seller's subcontractors or to engage other contractors or subcontractors except with Seller's written consent and in such manner as will not interfere with Seller's completion of work under this Contract.

15. Installed Sales - Lead-Based Paint Hazard Occupant Acknowledgement Statement - Customer acknowledges receipt at least seven (7) days prior to any work being performed on the Project of the EPA pamphlet, *Protect Your Family from Lead in Your Home*, informing Customer of the potential risk of lead hazard exposure from renovation activity at Customer's Property.

McCOMB WINDOW & DOOR CO. INC.
5425 West 74th Street, Suite 200
INDIANAPOLIS, IN 46268
317-872-9927

☐ **Project Checklist has been reviewed**

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Credit Card Approval Signature

Order Totals	
Taxable Subtotal	$24,344.42
Sales Tax @ 7%	$1,704.11
Non-taxable Subtotal	$0.00
Total	$26,048.53
Deposit Received	$0.00
Amount Due	**$26,048.53**

James Hogan <james.hogan@elamusa.com>

Window installation cost

1 message

shaun herald <sherald222@yahoo.com> Tue, Dec 12, 2023 at 10:10 AM
To: James Hogan <james.hogan@elamusa.com>

Our cost to install 13 windows at $300 per window for a total of $3,900.

Sent from Yahoo Mail for iPhone

Attachment C.4

Chimney Wrap Masonry

Don Worthman
317-420-9320
Proposal for
James Hogan
161 Lakeview Dr.
Noblesville, IN

Don Worthman

Don Worthman-owner

- 33 years masonry experience in central Indiana
- Customer Oriented
- Specializing in masonry restoration and repairs
- Historic Home renovation and restoration
- General reconstruction contracting
- Outdoor kitchen and living space
- Chimney and fireplace repair and restoration
- Brick and Block masonry

Suggestions and Repairs

- **Remove brick for 11 new window openings-$2,500**
- **Install brick façade to existing chimney on roof-$3,500**

General Information

- Contractor to provide all labor
- Contractor to provide all material
- Contractor responsible for all cleanup
- Contractor responsible for protection of homeowner's property including landscaping and etc.
- Estimated work days- 3-5 days weather permitting

Terms

- $ 6,000.00 Total
- $ 2,000.00 Deposit Due by 12/15/2023 to buy brick and ensure slot on schedule
- $ 4,000.00 Balance due upon completion
- Make checks payable to Donald Worthman

References

1. Tom Lazzara
   Carmel, IN
   317-432-3668

2. Deborah Newman
   Carmel, IN
   317-502-3408

3. Bob Lunsford
   Noblesville, IN
   317-209-5062

CAVALIER PROPERTIES, LLC

December 14, 2023

Aaron Head
Community Engagement Manager
City of Noblesville
16 S 10th St
Noblesville, IN 46060

VIA E-MAIL

Re: Noblesville Facade Grant Improvement Program Application
Federal Hill School Building
Phase 5 of 5 (2024 Grant)
161 Lakeview Drive
Noblesville, IN 46060

Dear Aaron,

As discussed, Cavalier Properties, LLC ("Cavalier") has now completed Phases 1 of 5, 2 of 5, 3 of 5 and 4 of 5 as defined in the prior cover letters to our *Noblesville Facade Grant Improvement Program Application*, each dated 11/22/19, 12/2/20, 1/18/22 and 12/28/22, respectively. This application continues with the final phase, Phase 5 of 5. This phased approach for undertaking the project has allowed us to maximize our financial support through the City of Noblesville's ("City") *Facade Improvement Grant Program* ("Program").

With the City's continued financial support, Cavalier will be able to finalize the beautification and preservation of this vital piece of Noblesville's heritage. As from the outset, our goal remains to restore the building to its original design together with modernized features to maximize energy efficiency and security. This package includes the application, supporting documentation and a narrative that describes the details for the full restoration implementation plan and schedule. The Program application is included in Attachment A.

Background

Built in 1917, the Federal Hill School building marks the top of Noblesville's historic Federal Hill. Its connection with the Nexus Apartments to the west, BlueSky's complex to the east, the Federal Hill Apartments further east, Noblesville's Federal Hill Commons

Park and infrastructure improvements with modern roundabouts continues to make this a logical choice for facade improvements as it connects Noblesville's present with the past. A few historic images of the building are provided below.

Image 1. School dedication pamphlet, dated September 7, 1917

Teachers and Officers

Teachers
A. J. HINES MARGARET MOTT MABEL METZKER

County Superintendent
WALTER MARKER

Township Trustee
E. A. HUTCHENS

Advisory Board
H. W. SOWERWINE DEA FORSYTHE WM. E. ROUDEBUSH

The Federal Hill School
Noblesville Township

"The Common School the Hope of Our Country"

Dedication September 7th, 1917

Image 2. Undated news clipping

NEW FEDERAL HILL SCHOOL

Image 3. Undated news clipping

Opportunity School on Display Sunday

With their principal, Mrs. Dora Wainwright, looking on from the window, children attending the Hamilton County Opportunity School practice a May Pole exercise. The students will present a special program Sunday afternoon at Open House from 1 to 4 p.m. (Ledger Photo)

Current Condition

Before and After Phase 1 of 5 (Paint Stripping)

Presently, the Federal Hill School building is in serviceable condition. However, the original brick facing was obscured when the building was painted in approximately 2003 with latex paint. The paint prevented airflow through the brick, which created areas of bulging brick due to moisture being trapped and then freezing and thawing. In 2020, the paint was removed. Photos of the building before paint stripping and after are shown in Photos 1 through 4 below.

Photo 1. East-facing facade, before stripping (11/22/19, left) and after (12/2/20, right)

Photo 2. South-facing facade, before stripping (11/22/19, left) and after (12/2/20, right)

Photo 3. West-facing facade, before stripping (11/22/19, left) and after (12/2/20, right)

Photo 4. North-facing facade, before stripping (11/22/19, left) and after (12/2/20, right)

Before and After Phase 2 of 5 (Parapet Restoration)

The paint stripping revealed more clearly how the north parapet (and, to a lesser extent, the south parapet) showed signs of bulging brick above the window angle irons. The original window cutouts were also more clearly visible, including some that we discovered after stripping the paint like the one lower-level cutout near the base of the west-facing wall north of the door (see Photo 3, after) and the three lower-level window cutouts near the base of the north-facing wall (see Photo 4, after).

For Phase 2 of 5, we deconstructed both the north and south parapets, preserving the exterior bricks and cleaning the mortar off of each while reinforcing each parapet with new cinderblock on the hidden interior for better structural stability. Certain exterior

bricks with spalled faces were discarded because they were unsalvageable, but all replacements remained original.

Finally, the north-facing and south-facing walls were completely tucked and pointed, grinding out old, deteriorated mortar within every brick gap.[1] During this work, the window angle irons were replaced for every window cutout within both the south-facing and north-facing walls. The preserved bricks on these two walls are now fully restored in the same pattern as was original to the building using mortar of an historic quality and character in order to fully restore the sandy mortar look and with the composition that provides breathability of the original historic brick. Photos of the building during and after reconstruction are shown in Photos 5 and 6 below.

Photo 5. South-facing facade, during reconstruction (4/15/21) and after (5/14/21)

Photo 6. North-facing facade, during reconstruction (6/3/21) and after (1/5/22)

[1] The tuck-point work was not conducted on the brick-filled window cutouts because those bricks were eventually removed. The north and south wall tuck-point work totalled 1,107 square feet ("sq ft"). The east and west wall tuck-point work totalled 1,939 sq ft.

Before and After Phase 3 of 5 (East & West Wall Restorations, Doors, Stairwell)

The tuck-point work continued in Phase 3 of 5 in order to complete a consistent look for all 4 sides of the building.[2] Accordingly, the east and west walls underwent tuck-and-point work along with replacement of every angle iron in preparation for the window installations in 2023 and 2024.

Secondly, the concrete was replaced at both entryways located on the west side of the building. New flat black railings adorn the entryways and exterior lighting was also added for security.

Lastly, all three entry points to the building were replaced with new commercial-grade, energy-efficient and secure doors made by Waudena through a contract with Pella windows. Each door includes secure double-pane windows made by Pella. In addition, the overhead transom for the upstairs door on the west wall was restored to its original height, and an operable overhead awning window in the stairwell door was also restored. New commercial grade handrails, door closers, door handles and a technologically-advanced locking system by Lockly completes the improvements in this regard. Photos of the building during and after reconstruction are shown in Photos 7 and 8 below.

Photo 7. West-facing facade, during reconstruction (5/10/22) and after (11/22/22)

[2] The east wall parapet was inspected during Phase 2 of 5 and was determined to be structurally stable.

Photo 8. East-facing facade, during reconstruction (6/6/22) and after (11/22/22)

Before and After Phase 4 of 5 (Upstairs Windows Restoration)

Window restoration requires new windows at both levels. For 2023, we restored the upstairs windows. In total, there are six window cutout locations, one of which was originally brick-filled but contained two windows from prior building modifications. The remaining five include two on the east face, one on the north face, none on the west face and two on the south face. The work at each cutout was conducted as follows:

1. East face, south cutout (left side of Photo 8): remove the two windows and replace them with brick fill to match the original interior brick fill to fit the two 36" x 86.5" openings
2. East face, middle cutout above the east entrance (middle of Photo 8): remove the brick and cinder block and replace with two double-hung windows to fit the 68" x 72" opening
3. East face, north cutout (north side of Photo 8): remove the brick infill and two windows and replace with four windows to fit the 160" x 86.5" opening
4. North face, west cutout (right side of Photo 6): remove the brick infill and single window and replace with four windows to fit the 160" x 86.5" opening
5. South face, west cutout (left side of Photo 5): remove the brick infill and single window and replace with three windows to fit the 120" x 86.5" opening
6. South face, east cutout (right side of Photo 5): remove the brick infill and single window and replace with three windows to fit the 120" x 86.5" opening

Except for the first cutout listed above (which is just window removal and brick infill), each cutout requires five steps:

1. Remove the brick

2. Remove the wood, cinderblock and/or window beneath the brick facade to prepare the cutout
3. Restore the brick rowlock base
4. Install the windows
5. Restore the window edges

All of the work was executed according to the plan between 6/1/23 and 6/30/23 as shown in photos 9 through 11 below.

Photo 9. North-facing facade, during reconstruction (6/22/23) and after (11/16/23)

Photo 10. East-facing facade, during reconstruction (6/22/23) and after (11/16/23)

Photo 11. South-facing facade, during reconstruction (6/22/23) and after (11/16/23)

Restoration Implementation Plan

The *Restoration Implementation Plan* presented below has been slightly revised since the plan presented in the 12/28/22 Application. As before, the remaining phase of work will likely exceed $50,000.00, but the description of the 2023 work has been modified to reflect the tasks outlined above, and portions of Phase 5 have been removed, including signage, awnings and ineligible concrete work. In the end, Cavalier will have invested well over $250,000.00 to beautify and restore the Federal Hill School building exterior. We look forward to seeing this final phase through to completion through the Program.

Phase	Description	Program Grant Year	Likely Grant Amount	Status
~~Phase 1~~	~~exterior facade paint stripping~~	~~2020~~	~~$25,000.00~~	~~Complete~~
~~Phase 2~~	~~north and south parapet reconstructions; tuck/point and angle iron replacements~~	~~2021~~	~~$25,000.00~~	~~Complete~~
~~Phase 3~~	~~east and west wall tuck/point; replace all 3 door entries; stair replacements of the up and down stairwells on the west wall~~	~~2022~~	~~$25,000.00~~	~~Complete~~
~~Phase 4~~	~~7 upper-level window opening restorations (cutout removal, window installation, restoration at 5 locations; brick infill at 2 locations)~~	~~2023~~	~~$25,000.00~~	~~Complete~~
Phase 5	13 lower-level window restorations (cutout removal, window installation, restoration), chimney restoration, flagpole and lighting	2024	$25,000.00	Current

With this final phase, the building's facade will be fully restored to its original look, complete with originally-intended yet modernized windows, doors, stairs and exposed brick. New touches adorning the brick, such as re-constructed walkways, modernized handrails, and safety lighting will finish the building.

Additional work not included in the grant request, but supplemental to the restoration, involves a slow and deliberate modification of the landscape over time, including removal of a blue spruce pine tree from the northeast corner of the property in 2020, the shrubs from around the north, east and west sides of the building to allow for the brick work in 2021, and the shrubs and large bush from the west side of the building to completely renovate the staircase in 2022. As a final step to the landscaping, a small cluster of shade trees will be planted at the northwestern corner of the property and two or three sugar maple trees will be clustered southwest of the building to assist with shading the southwestern portion of the building in the summertime afternoons. Finally, immediately west of the west-facing steps, a 30-feet tall flag pole will be erected and properly lit.[3]

Eligibility

As a criterion for Program eligibility, the Applicant must provide evidence that it is currently paid in-full on its tax payments. Cavalier is paid in-full. Evidence of the tax payment history is included in Attachment B.

2024 Grant Application

Cavalier seeks one type of grant as outlined below.

[3] Cavalier has additional plans to construct a properly-lit tenant sign at the northeast corner of the property, but has placed those plans temporarily on hold due to uncertainty with the status of a planned roundabout at Logan St and State Route 38, and, in the Noblesville Master Plan, a roundabout at Logan St and Lakeview Dr. At this time, we do not yet know the impact these roundabouts will have on the intersection of Lakeview Dr and Logan St and so we will await the signage until after that work is complete, which we understand has been delayed into 2026.

Substantial Facade Improvement

For the 2024 Grant Year, Cavalier is requesting a grant to support Phase 5 of 5 as described in the Restoration Implementation Plan. In this phase, we found that the original window cutouts actually extend deeper than the current windows by approximately 6 inches as shown in the comparison of the original windows versus today's windows in Photo 12 below. Slight grading adjustments will be necessary to expose the full window cutouts. The new windows will also contain white trim and exterior window grids to match the original window style.

Photo 12. 1917 window cutout dimension versus 2023 window cutout dimension

The order of operations to undertake this work includes:

1. Removal and regrading the sidewalk to re-expose the original window cutouts on the south side (not a part of the grant request)
2. Regraded concrete walk along the south-side and east-side windows (not a part of the grant request)
3. Restored steps to front entrance (not a part of the grant request)
4. Low-voltage up-lighting around the entire building
5. 30' tall flagpole with dedicated uplights
6. Removal of approximately 136 sq ft of brick infill, cinder block, wood and/or windows from 13 original building openings, including 11 cutouts with a dimension of 38" long x 42" wide, one cutout 29" x 42" and one cutout 29" x 36"

7. Installation of eleven 38" x 42" windows, one 29" x 42" window and one 29" x 36" window
8. Restoration of the side seams of the windows
9. Brick masonry wrap around all four sides of the 10-feet tall chimney extruding the top of the building

The current lead time for the windows is 8 weeks. Upon approval of the grant, Cavalier will place the order. Assuming an approval at the beginning of 2024, the windows should arrive early March of 2024. Preparation work will begin approximately 2 weeks before the window arrival, including concrete work and uplighting. The installation of the windows will last approximately 1 week. Sealing and final fitting will take another 2 weeks. The chimney wrap will likely be completed during this time as well, pending weather. In total, the project should take approximately 4-6 weeks and could be completed by April of 2024.

Cost Estimates

Because the window restoration work is identical to that in 2023, the same contractors have been retained for those tasks, but two bids were secured for the uplighting as further described below.

Uplighting Facade

Low-voltage uplighting will be installed around the perimeter of the brick facade of the Federal Hill School building for added security to and evening beautification of the exterior window and brick investment. This uplighting will add an elegant touch to this part of Noblesville.

Cavalier sought two bids for this work: one from Empire Outdoor Solutions ("Empire") and one from Grandview Landscape and Irrigation Inc. ("Grandview"). Grandview is the lower-cost bid at $3,975.00. The bids for this work are included in Attachment C.1.

Brick Removal, Window Opening Clearance and Restoration Estimate

Beneath the brick facade, cinderblock, wood, insulation and/or windows will need to be removed to clear the openings for the new windows, including lowering the opening to the original size. Jesus Painting and Remodeling Services ("JPRS") was the selected bidder for last year's demolition and restoration activities and was also involved in 2022.

Having completed exterior trim finishes for the doors and stairwell during Phase 3 of 5 and all of the upper-level windows in Phase 4 of 5, JPRS is a reasonable choice for consistency in craftsmanship. Hence, we recommend JPRS to complete this work.

The cost for this project will be $20,000.00. JPRS has tentatively scheduled this project for mid-February of 2024. Details of the pricing are included in Attachment C.2.

Window Installation Estimate

The window pricing does not include competitive bidding because the Pella windows can only be secured and warranted if purchased and installed through a Pella-authorized dealer. Accordingly, the bid itself was secured by a Pella dealer, McComb Window & Door Co of Indianapolis ("McComb"). The cost will be $26,048.53 for the windows and $300 per window for installation for an additional $3,900.00. In total, the windows will cost $29,948.53 to purchase and install. We anticipate that McComb will install the doors in March of 2024. Details of the windows and pricing for installation by a certified Pella installer are included in Attachment C.3.

Brick Chimney Wrap Restoration Estimate

To proceed with masonry work, Cavalier originally sought two bids from qualified historic brick masonry contractors in 2020, which is summarized in the cover letter to the 2021 grant application, dated 12/2/20. That bidding involved tuck-point work for all 4 sides of the building. Worthman, who was the selected contractor with the lowest price, has been the masonry contractor for this building restoration for all four sides of the building and the upstairs window cutouts. Worthman is again recommended to complete this project due to familiarity with the building, familiarity with the style of brick and historic mortar required for the job, overall lower estimate during initial bidding and for continuity in craftsmanship. The cost for this project will be $3,500.00. Worthman has tentatively scheduled this project for April of 2023. Details of the pricing are included in Attachment C.4.

Summary

The grand total of the cost estimates for uplighting, lower-level window replacements and the chimney wrap masonry work is summarized in the table on the next page.

Item	Cost
Uplighting	$3,975.00
Brick Removal, Window Opening Clearance and Restoration Estimates	$20,000.00
Windows	$29,948.53
Brick Chimney Wrap Restoration	$6,000.00
TOTAL	**$59,923.53**

Because the grand total of the three costs is greater than $50,000.00, Cavalier respectfully requests approval for a 2024 Substantial Facade Improvement Grant of $25,000.00, or 50% of $50,000.00. Should the Grant be approved in December, Cavalier will order the windows immediately in order to arrive by the end of February, thereby allowing the work to begin in March and be completed by the end of April 2022.

Thank you for considering this request. Should you have any questions or wish to discuss with me further, you may reach me at (317) 316-2437 or by e-mail at jplhogan@yahoo.com.

Sincerely,

Digitally signed by James Hogan
Date: 2023.12.14 17:49:04 -05'00'

James P. Hogan, President
Cavalier Properties, LLC

Attachments

A - 2024 Facade Grant Improvement Program Application
B - Cavalier Tax Payments
C - Contractor Bids

Attachment A

2024 Facade Grant Improvement Program Application

Façade Improvement Grant Application

Grant that you are seeking (check all that apply):

☐ Small Projects ☒ Substantial Façade Improvement ☐ Architectural Design Assistance

Estimated Total Project Cost: $59,923.53

Amount Requested: $25,000.00

Address of property to be improved: 161 Lakeview Dr, Noblesville, IN 46060

Applicant/Owner Information

Applicant Name: Cavalier Properties, LLC

Applicant Mailing Address: 161 Lakeview Dr, Suite A, Noblesville, IN 46060

Best Contact Phone Number: (317) 316-2437

Email Address: jplhogan@yahoo.com

Do you own or lease the property? own

Property Owner Name (if different from applicant): Not Applicable ("NA")

Owner Mailing Address: NA

Best Contact Phone Number for Owner: NA

Owner Email Address: NA

Property Information

Date of Construction: September 7, 1917

Number of Stories: 2

Is this building located on a corner? ☒ Yes ☐ No

Is this property listed on the National Register of Historic Places (either individually or as a contributing building in a National Register District)? ☐ Yes ☒ No

Is this property located in a local historic district or conservation district? ☐ Yes ☒ No

Is the first floor of the building currently occupied? ☒ Yes ☐ No

Name of Business: Elmer Financial

Type: Financial Services

Business Phone Number: (317) 774-5451

Are any upper stories currently occupied? ☒ Yes ☐ No

Name of Business or Occupants: The ELAM Group

Type: Environmental Consulting

Business or Occupants Phone Number: (888) 510-3526

I understand that the Façade Improvement Grant must be used for the project described in this application and that the Grant Review Committee must review the application and approve it prior to beginning construction. I understand that failure to comply with the approved application may result in losing my eligibility to receive funds.

I acknowledge that the City of Noblesville Economic Development Department is obligated only to administer the grant procedures and is not liable to the applicant, owner of third parties for any obligations or claims of any nature growing out of, arising out of or otherwise related to the project or application undertaken by the applicant and/or owner.

Signature of Applicant: _____

Printed Name: James P. Hogan

Date: December 14, 2023

Bid/Estimate Summary Sheet

Note: Please attach all bids/estimates to this application. This form is a summary sheet only and may not serve as a substitute for actual preliminary cost estimate documentation. The bids should be itemized for each portion of the improvement project (signage, exterior painting, window repair, etc.)

Address of Property to be improved: 161 Lakeview Dr, Noblesville, IN 46060

Itemized Description of Work: Brick cutout removal at six locations; brick wrap of 10'-tall chimney

Bid #1 Submitted by: Worthman	Amount: $6,000.00
Bid #2 Submitted by: <Worthman won pre-bid in 2020>	Amount:
Bid Preference: Worthman	

Itemized Description of Work: Window opening demolition and restoration at 13 locations

Bid #1 Submitted by: Jesus Painting and Remodeling Services	Amount: $20,000.00
Bid #2 Submitted by: <Jesus was retained in 2022>	Amount:
Bid Preference: Jesus Painting and Remodeling Services	

Itemized Description of Work: Window installations (13 windows total)

Bid #1 Submitted by: McComb Window & Door Co. of Indianapolis	Amount: $29,948.53
Bid #2 Submitted by: <McComb is a Pella Window Supplier>	Amount:
Bid Preference: McComb Window & Door Co. of Indianapolis	

Itemized Description of Work:

Bid #1 Submitted by: Empire Outdoor Solutions	Amount: $4,909.97
Bid #2 Submitted by: Grandview Landscape & Irrigation Inc.	Amount: $3,975.00
Bid Preference: Grandview Landscape & Irrigation Inc.	

Please make sure to indicate which bid you prefer for each description of work listed above.

Proof of payment (invoices and receipts) and at least one "after" picture are required for reimbursement after project completion.

Attachment B

Cavalier Tax Payments

Hamilton County, IN - Property Report for Parcel #: 11-06-36-03-04-013.000

Taxes Due in 2023 as of December 12, 2023

1106360304013000000000000002

Late Payment Penalties: Add 5% penalty after due date, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made 30 days after the due date.

Spring Breakdown
for parcel 11-06-36-03-04-013.000

161 Lakeview Dr
Noblesville, IN 46060

	Charge	Balance
Spring Tax	$4,951.41	$0.00
Delq Tax & Pen	$0.00	$0.00
Special Assessments	$0.00	$0.00
Back Tax/Civil Pen	$0.00	$0.00
Spring Totals: Due May 10, 2023	$4,951.41	$0.00

1106360304013000000000000001

1106360304013000001

Fall Breakdown
for parcel 11-06-36-03-04-013.000

161 Lakeview Dr
Noblesville, IN 46060

	Charge	Balance
Fall Tax	$4,951.41	$0.00
Special Assessments	$0.00	$0.00
Penalty	$0.00	$0.00
Back Tax/Civil Pen	$0.00	$0.00
Fall Totals: Due Nov 13, 2023	$4,951.41	$0.00

1106360304013000000000000002

1106360304013000002

Total Payments Made: N/A

Balance Due: $0.00

Currently, we show no Balance Due for this parcel. Multiple Tax Statements can have the SAME ADDRESS; please check the deeded owner to verify whether this is the correct parcel.

Payment Breakdown:

Payment Date	Paid By	Amount
05/10/2023	The Enviromental Liability	$4,951.41
11/13/2023	Cavalier Properties LLC	$4,951.41

Disclaimer: This program allows you to view and print certain public records. Each section reflects information as of a specific date so the information provided in different sections or reports may not match. All information has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. It may not reflect the current information pertaining to the property of interest.