

**RESOLUTION ACCEPTING A PROPOSAL FOR THE SALE OR DISPOSITION  
OF THE FRANKLIN COUNTY ANNEX BUILDING LOCATED AT 202 WEST MAIN  
STREET IN BENTON, ILLINOIS**

**WHEREAS**, the Franklin County Board passed a Resolution regarding the publication of Request for Proposals for the Sale or Disposition of the property known as the Franklin County Annex Building located at 202 West Main Street in Benton, Illinois;

**WHEREAS**, that pursuant to said Resolution, the Franklin County Board has caused the Request for Proposals to be posted on the front door of the Franklin County Annex Building, at various conspicuous public locations in Franklin County, and published three (3) times in the Benton Evening News;

**WHEREAS**, the Franklin County Board received one (1) proposals pursuant to the Request for Proposals;

**WHEREAS**, the Request for Proposals have been opened by the Franklin County Board at their special meeting and after consideration of said proposals, the board resolves to take action on the proposal(s).

**WHEREAS**, the Franklin County Board tentatively accepts the Request for Proposal of BD2 Properties LLC, provided that the Chairman of the Franklin County Board continues to believe that said proposal is in the best interests of the citizens of Franklin County at the time of closing (A copy of said proposal is attached).

**NOW, THEREFORE, BE IT RESOLVED**, by the Franklin County Board as follows:

- A. That the Franklin County Board hereby tentatively accepts the proposal of BD2 Properties LLC for the sale or disposition of the Franklin County Annex Building located at 202 West Main Street in Benton, Illinois, **(A copy of said proposal is attached and is incorporated by reference to this resolution)**, provided that all conditions precedent to the disposition as contained in the published Request for Proposal can be met by the proposer within a reasonable time and that the County Board Chairman believes that said proposal continues to be in the best interests of the citizens of Franklin County at the time of closing;
- B. That the Franklin County Board Chairman is authorized to further investigate the proposal, order documents to be prepared related to the proposal, and to execute any documents necessary to effectuate the proposal without further authorization of the Franklin County Board;

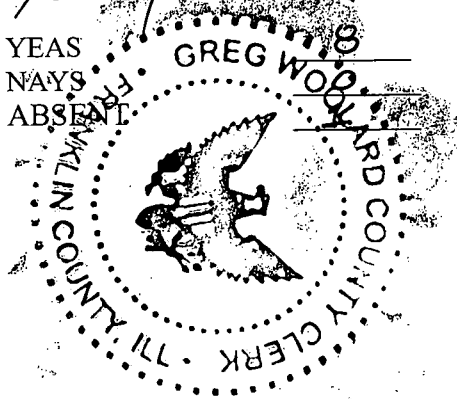
C. At any time prior to closing on said proposal, if the Franklin County Board Chairman believes that the proposal is no longer in the best interests of the citizens of Franklin County, the Chairman may rescind the Franklin County Board's tentative acceptance and return the matter to the full board for further consideration;

**PASSED AND APPROVED** at the special meeting of Franklin County Board, on this 5TH day of NOVEMBER, 2018.

Randall Crocker  
Randall Crocker, Chairman

ATTEST  
Greg Woolard  
Greg Woolard, Franklin County Clerk

YEAS \_\_\_\_\_  
NAYS \_\_\_\_\_  
ABSENT \_\_\_\_\_





# Building Proposal

## CONTACT



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LLC.**

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com**

11/01/2018

Franklin County of Illinois

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Building Acquisition Proposal of property located at 202 W. Main St. in Benton, IL 62812. BDZ Properties LLC is placing a \$500.00 bid to acquire building, along with a timetable and guideline for building listed later in proposal in detail.

Purpose to Acquire: To remodel and renovate building and make into a complete dental facility for Southern Illinois. Rend Lake Dental and Rend Lake Dental Lab would be moving within next 2-4 years, where, they are currently located currently in West City.

Expected Outcome: Will be to bring to Benton a million dollar a year medical grade business while providing 15-20 jobs to City. Also will be leasing remaining space in building to future tenants.

Financing of building will be done 100% through net profit of Rend Lake Dental, Rend Lake Dental Labs, and BDZ Properties.

Allocation of funds of businesses listed above will go to following areas in building.

- Mold Removal
- Demo and Removal of all carpeting, fixtures, ceilings, etc
- Window/Door replacement
- Exterior Updating
- Advertise for more tenants, will renovate to suit
- Construction of elevator improvement
- Electric
- Plumbing Interior Remodel
- Dental Equipment Transitions

Sincerely,

Anthony Martin

Owner, BDZ Properties LLC.

## **BDZ PROPERTIES LLC**

**Name of Company Acquiring: Building Proposal located at**

**Building Address: 202 West Main St. Benton, IL 62812**

**Name of Proposal Designer: Anthony Martin [bdzpropertiesllc@gmail.com](mailto:bdzpropertiesllc@gmail.com)**

## **BUILDING PROPOSAL**

BDZ Properties proposal to acquire Old Annex Building, avoid demolishing of original structure and to instead renovate building and to move businesses of Rend Lake Dental LLC and Rend Lake Dental Lab LLC, as well as bring in new businesses in future with availability for new office spaces in building.

Project cost estimations range from **\$450,000-\$750,000** all renovations and timeline estimates range from **2-4 years** for full completion.

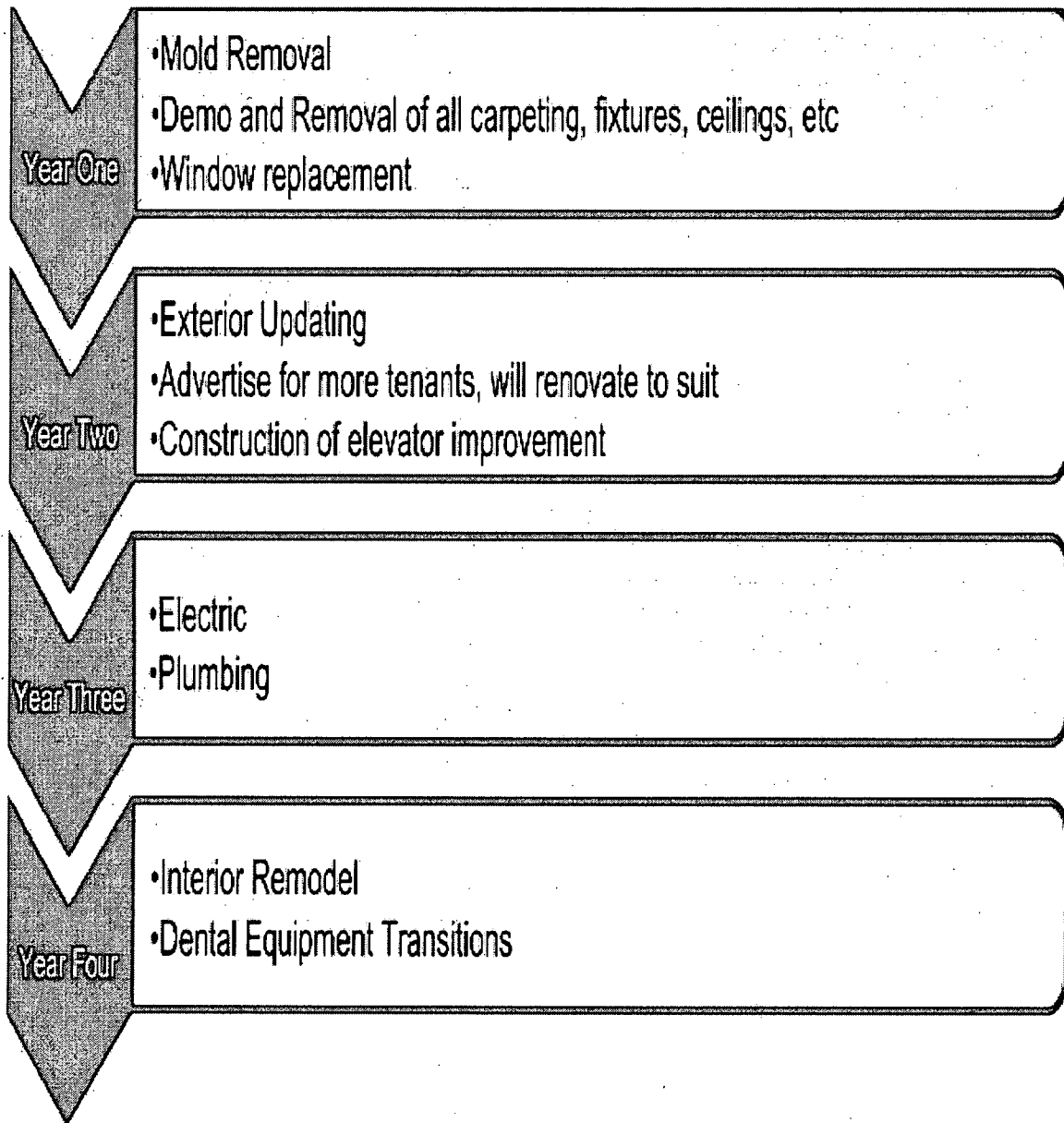
In the acquisition of building we will be bringing in 15-20 new jobs immediately, with option of bringing in more jobs to Benton area in near future.

The businesses of Rend Lake Dental and Rend Lake Dental Lab are currently located in West City and would be relocated to city of Benton. Rend Lake Dental brings in people from all over Illinois and covering over 100 miles. These people are regularly going into Benton area and bring in traffic and business.

Building would go through a major renovation project/multi-phase process to remodel and upgrade current standing of building to make it suitable for medical grade facilities.

Renovation of building will meet regulatory guidelines in environmental and safety regulations.

# Renovation/Remodel Estimated Timeframe



**Project / Phase summary**

**Phase 1.** Remove all mold from building, estimated cost for removal of basement **\$5,700**. Environmental check with be done to ensure 1<sup>st</sup> and 2<sup>nd</sup> floors are free of mold. Environmental inspection after this phase is estimated at **\$2,400**.

Mold is visible in basement level of building and must be cleaned and removed before any later phases can occur. Water damage is visible in basement 3 feet high and removal of all objects affected by water/mold issue will be removed.

Entire environmental sweep testing of building must be completed before moving on to any latter phases.

**Phase 1** will be completed to ensure safety and health guidelines.

**Phase 1** estimated total cost to complete: **\$8,100**

**Phase 2.** Gut entire inside of building, to make way for renovations and waste removal from site. Estimated cost **\$1,500** Estimated timeframe to complete phase 8 will be 1 year after completion of phase 1. This will be worked on after all clear to proceed on inside after mold is removed. Once Phase 8 is completed we will do another environmental checking for mold, asbestos, and lead based paints to ensure all is removed and building is up to code.

**Phase 2** estimated cost to complete: **\$1,500**

BDZ Properties LLC

**Phase 3:** Remove all wires/cables/ objects from outside of building and dispose of and clean outside structure of building – estimated cost will be **\$2,500.00** in labor, materials/tools needed, and disposal of materials.

Currently telephone, internet and other cables are ran to/around building.

48 windows that will need replaced in later phases with awnings that must be unbolted and removed.

**Phase 3** estimated total cost to complete: **\$2,500**

**Phase 4.** Remove top caps of walls on east and west sides of building to even walls on structure for phase 5.

Also chimney stack must be renovated as well for phase 5. Estimated cost **\$9,000**.

**Phase 4** estimated total cost to complete: **\$9,000**

**Phase 5.** Remove all windows and doors from structure due to poor energy efficiency, failure of barrier from elements, and sheer age of windows/doors.

**Phase 5** estimated total cost to complete: **\$57,000**.

**Phase 6.** Stucco north face of building and put sign up for Future Home of "Rend Lake Dental" as well as list for space for new tenants. Estimated cost for stucco **\$20,000**.

Old brick on face of building is showing wear and this will enable another barrier to keep elements out of building as well as show renovation to public more from Main Street. Estimated timeline on completion of phase 6 will be 8 months after completion of phase 5.

**Phase 6** estimated cost to complete: **\$20,000**

**Phase 7.** Remove old gutter system and replace with new downspouts. Estimated cost **\$1,200**. Estimated timeframe to complete phase 7 will be **1 month** after completion of phase 6.

Original gutter is rusted and leaks water around building foundation. Downspout and drainage system is faulty and fails to direct water away from building causing water issues in foundation and basement level.

**Phase 7** estimated cost to complete: **\$1,200**

**Phase 8.** Add elevator to building, estimated cost **\$100,000**. Estimated timeframe to complete will be 2 years after completion of phase 7 main reason being funding to acquire and complete.

Building has no ramp and is not ADA compliant with basement or 2<sup>nd</sup> story. Elevator is still in estimates stages but average cost to install elevator averages around **100,000**. **(This is an optional phase)**

**Phase 8** estimates cost: **\$100,000**.



**Phase 9.** Install electrical for facility, estimated cost **\$78,450**. Loyd Electric will be installing installation system for building.

**Phase 9** estimated cost: **\$78,450**

**Phase 10.** Install new plumbing for dental facility, estimated cost **\$118,500**. FW Electric and Plumbing is company that will be running plumbing, air lines, and water for building.

Buildings original plumbing is obsolete with galvanized tubing and is corroded and covered with rust. Pipework is not repairable so must be removed from building and new plumbing will be ran through building. Dental office will need water for each operatory as well so multiple lines will need ran for the 10 operatory facility. Also plumbing in all stories will need runout/drainage created as poor sewage lines caused water damage to structure from previous residence.

**Phase 10** estimated cost: **\$118,500**

**Phase 11.** Remodel all rooms in building, Estimated cost **\$20,000**

Building is out of date will be remodeled by owners to have a modern look for medical/office setting.

**Phase 11** estimated cost: **\$20,000**

BDZ Properties LLC

**Phase 12.** Redo parking with installation of barrier on building to protect and expand parking for patrons. Also will put up a fence at property line on west end of property to keep private and for customer parking only. Estimated cost **\$7,000.**

**Phase 13.** Bring over dental facility from 901 West Washington St, Benton, IL, estimated cost **\$3,000.** Benco will head in moving uninstalling from old location and installing and setting up at new location all dental equipment including, but not limited to, CT Scanner, Intraoral scanner, computers,

**Phase 14.** Have internet/ phones/ ect installed and open business to public, estimated cost **\$450.**

Only financing that will be involved in building is if/when tenants are acquired. Loan amount will vary based off lease agreements and amount of remodel as building will be built to suite tenants. All renovations from phase 1 through phase 14 will be done with net profits between, Rend Lake Dental LLC, Rend Lake Dental Lab LLC, and BDZ Properties LLC.