



Western Illinois Museum

201 South Lafayette Street

Macomb, IL 61455

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Renovation Proposal

Six Phase Plan for the Restoration of the east side of 201 South Lafayette Street

60 x 90 feet, 5400 Square feet

Amounts based on estimates and subject to change

Phase I: **COMPLETED** in 2002

This phase of the renovation included building offices, meeting room and exhibit space on the west side of the building, a roof on the entire building, enclosing garage doors, and re-surface exterior façade on the south side of building.

Outcome: This renovation has allowed three organizations to establish themselves in a new location, each gaining a broader audience and providing improved programming for the community. The roof paid for by the Western Illinois Museum reversed the deterioration of the property that is part of the Downtown Historic District.



Phase II: Estimated date of completion **Spring 2016**

Removing Ceiling Insulation: In-kind

Add New Ceiling Insulation: \$14,000

Total: \$13,170 to \$14,900

Projected Outcome: The deteriorating status of the insulation is become a hazard to those working in the storage area, as well as to the museum's collection. The removal and installation of quality insulation will safeguard the space, as well as continue to improve the area for use as collection storage, and future use for the museum's exhibits and programs.

Phase III: Estimated date of completion fall 2017

Restore Exterior Windows: \$25,000

New Energy Efficient Windows: \$35,000

Masonry Restoration: \$25,000

Total: \$85,000

Projected Outcome: The east façade is beginning to deteriorate and is experiencing seepage. Stabilizing this wall is soon becoming a priority for the integrity of the structure and security of the collection. As a highly visible façade in the downtown area, its renovation will improve the appearance of the historic district.

Phase IV:

Remove Upper Deck: \$5,000

Restore Bow Trusses: \$25,000

Concrete floor removal and installation of radiant heating: \$86,400

Total: \$116,400

Projected Outcome: A necessary step in creating a useable space for the museum's exhibits and programs. The upper deck is unusable and dangerous. A proper and efficient HVAC needs to be in place before the space be used by the general public.

Phase V:

Electric lighting (5400 SF): \$10 a square foot at \$54,000

Insulation of walls and drywall (4920 SF): \$20,000

Air Condition with climate control system: \$50,000

Total: \$124,000

Projected Outcome: The completed work will create a fully usable space for the museum, creating an opportunity to better preserve its collection, provide quality exhibits and educational programming to a larger audience.