

Robert Osborne
318 Main Street
White Box Program Estimates

1687 Sq. Ft.

	<u>United</u>	<u>Rossi</u>
Carpentry	20,300	48,648
HVAC	15,935	16,180
Plumbing	8,400	10,660
Drywall	30,900	43,100
Floors	3,340	3,577
Masonry repair	3,500	
Concrete repair	14,500	20,744
	<hr/>	<hr/>
Totals	\$ 96,875	\$ 142,909
	X 50%	X 50%
	<hr/>	<hr/>
	\$ 48,437	\$ 71,454

1,687 Sf x \$10 per SF = \$ 16,870

White Box Grant = \$ 16,870.00 Maximum

COMMERCIAL "WHITE BOX" GRANT APPLICATION

Applicant/Project Contact Information

Name: ROBERT OSBORNE
Address: 1761 MAIN STREET, RACINE -03
Phone: 773-807-9244

Business or Leaseholder Information

Name of business: SOMINA LLC
Business Owner's/Leaseholder's Name:
Address: 318 MAIN STREET, RACINE -03
Phone: SAME

Property Owner Information

Name: SAME AS APPLICANT
Address:
Years Owned Building: < 1
Age of Building: 93 YEARS
Area of First Floor (Square Feet): 1687
BUILT 1924

Proposed Improvements (describe in detail)

SEE ATTACHMENT,

Estimated Project Costs (detail out, separate labor and materials)

SEE ATTACHMENT

Project Schedule (construction begin, end, and lease-up dates)

START +/- OCTOBER 01, 2017

FINISH +/- APRIL 30, 2018

Applicant Certification

I have read the grant program guidelines (attached) If the application is approved, I will make the interior improvements described in this application, consistent with City Building Codes, and will complete within 120 days of approval.

Applicant Signature:



Date:

August 31, 2017

Estimated Project Costs (detail out, separate labor and materials)

SEE ATTACHMENT

Project Schedule (construction begin, end, and lease-up dates)

START +/- OCTOBER 01, 2017

FINISH +/- APRIL 30, 2018

Applicant Certification

I have read the grant program guidelines (attached) If the application if approved, I will make the interior improvements described in this application, consistent with City Building Codes, and will complete within 120 days of approval.

Applicant Signature: _____

Date: _____



ARC Architectural Group LLC

546 State Street
Racine, Wisconsin 53402

Fax 262. 637. 6105
Phone 262. 637. 6100

Date: August 28, 2017

To: City of Racine Building Department existing mixed-use
730 Washington Avenue
Racine, Wisconsin 53403

Attn: Ken Plaski
Chief Building Inspector; White Box Program Administrator

Re: Application for a White Box Program Grant 318 Main Street

Owner: Robert Osborne dba Somina LLC

Proposed Improvements:

- A complete interior and exterior renovation of the 2-story 1,687 SF (per floor) mixed-use commercial building.
- First Floor demolition of all current fixtures, finishes, walls, & ceiling.
- Removal of hazardous materials
- Creation of a White Box tenant space
- New ADA accessible Toilet Room facilities
- Revised accessible entrance
- New HVAC system
- New 200-amp electrical service
- New lighting
- New ceilings
- New finishes
- Brick masonry repair, replacement, & tuckpointing – west facade
- Concrete replacement to alleviate water entry problems at west wall
- New west entrance vestibule
- Re-design of the street level Façade

Progress:

- Demolition of the first floor level interior has occurred, to permit verification of existing conditions.
- Basement west wall in-fill of a masonry opening and dampproofing to address urgent problem condition
- Construction Drawings completed (attached).
- Quotations from 2 General Contractors for the Work: United Construction Corp. and Rossi Construction Co., Inc. (Quotations attached). Owner now evaluating Quotations, Cost items, and Scope of Work to be authorized.

Respectfully,

Richard Christensen
Project Architect

Alterations & Improvements to Building & Site

318 Main Street

Racine, Wisconsin 53403

SOMINA LLC



546 State St
Phone 262
www.AF

SHEET INDEX:
A1.0 BASEMENT
A1.1 EXISTING/
A1.2 NEW FIRS'
A1.3 EXISTING I
A1.4 NEW FIRS'
A1.5 STORAGE
A1.6 EXISTING/
A1.7 NEW SECC
A1.8 EXISTING
A1.9 NEW SECC
A1.10 ROOF PL
A2.0 EXISTING I
A2.1 NEW ELEV
A3.0 NEW BUIL
A3.1 SECTIONS
A4.0 STAIR SEC
A4.1 WALL DET
A4.2 STAIR ANI
A4.3 STAIRWELL
A4.4 KITCHEN I

Abbreviations

@	At	COMP.	Compact	FEC	FE Cabinet	MECH	Mechanical	SQ	Square
ADJ.	Adjustable	CONC.	Concrete	FG	Fiberglass	MIL	.001 inch	SS	Stainless Steel
AFF	Above Finish Floor	CONT.	Continuous	FIN.	Finish(ed)	MIN.	Minimum	STA.	Stationary
ALUM	Aluminum	CPT	Carpet	FXT.	Fixture	MISC.	Miscellaneous	STD.	Standard
ARCH	Architectural	CSD	Cased	F.J.	Floor Joist	M.O.	Masonry Opening	STL	Steel
ASPH.	Asphalt	DSL	Double	FLR.	Floor	NEC	National Electric Code	TBD	To Be Determined
AWN.	Awning	DET.	Detail	FLOUR.	Fluorescent	N.L.C.	Not In Contract	T & G	Tongue & Groove
AUTO	Automatic	DH	Double Hung	FTG.	Footing	NO.	Number	T.O.	Top of
BLDG.	Building	DIA. Ø	Diameter	GA.	Gauge	N.T.S.	Not to Scale	TYP.	Typical
B.O.	Bottom of	DIM	Dimension	GALV.	Galvanized	O.C.	On Center	UNEX	Unexposed
BSMT.	Basement	DN	Down	G&N	Glued & Nailed	O.H.D.	Overhead Door	U.N.O.	Unless noted otherwise
BTM.	Bottom	EA.	Each	GWB	Gypsum Wallboard	POLY.	Polyethylene	VCT	Vinyl composition tile
BTW	Between	ELEC	Electrical	GYP	Gypsum	PROJ.	Projection	VF	Vary in Field
CL	Center Line	ELEV.	Elevation	HDR.	Header	RAD.	Radius	W/	With
C.J.	Control Joint	EQ	Equal	INSUL.	Insulation	RD	Roof Drain	W/O	Without
CLG.	Ceiling	EXP.	Exposure	INT.	Interior	RM	Room	WD	Wood
CT	Ceramic Tile	EX.	Existing	L.V.L.	Laminated Veneer Lumber	R.O.	Rough Opening	W.F.	Wide Flange
CMU	Concrete Masonry Unit	EXT.	Exterior	LAV.	Lavatory	SEC.	Second	W.H.	Water Heater
C.O.	Cased Opening	FD	Floor Drain	LAV.	Lavatory	S.L.	Side Lite	W.W.F.	Welded Wire Fabric
COL	Column	FE	Fire Extinguisher	MAX.	Maximum	SLDR.	Slider		

Project Information

Address: 318 Main Street, Racine 53403
 Parcel ID: 276000000112000
 Owner: SOMINA LLC
 1761 S. Main Street, Racine 53403
 Zoning: B-4
 Parcel Size: 2,240 SF (.514 acre)
 Building Area: 1,686 SF
 Building Construction: Type VB - 2 story

Occupancy Classes: First Floor M Mercantile
 Second Floor R-3 Residential
 On Site Parking: 2 spaces
 Occupant Load: Mercantile 1/30 GSF
 per Code 1,686/30 = 56;
 or Retail Area 1,020/30 = 34
 Residential 1/200 GSF
 1,686/200 = 8; Actual 2

PLAN DATE: 6/1

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UNITED

CONSTRUCTION CORP.

August 11, 2017

ARC Architectural Group
546 State Street
Racine, WI 53402

RE: 318 Main Street

Attn: Richard Christensen

Dear Richard,

Please find attached, our bid proposal for the remodeling of the two story building located at 318 Main Street, Racine, Wisconsin. Our proposal is based on plans dated 7/7/17.

In our proposal, we have included all required labor and materials as per plans, including the following allowances:

A. Allowance for additional demolition and clean up	\$8,500.00
B. Appliances for 1st floor and 2nd floor apartments	\$5,100.00
C. Allowance for gas piping	\$ 800.00
D. Allowance for permits	\$1,000.00
E. Allowance for bare metal ceiling panels - Painted	\$7,800.00
F. Allowance for masonry patching	\$3,500.00
G. Includes an allowance for supplying Zodiaq window stone at second floor	\$8,100.00

Our total proposal is in the amount of \$431,115.00, including applicable Wisconsin State Sales taxes.

The breakdown per areas that is attached is for informational purposes only

We do have an optional alternate for the ceiling:

1. If the painted metal panels are replaced by Copper metal panels, add the sum of \$6,000.00

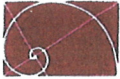
We have revised to include, Addendum #1 dated 7/7/17, Addendum #2 dated 7/19/17, and Addendum #3 dated 7/20/17.

Thank you for the opportunity of submitting this proposal. Please call me if you have any questions.

Sincerely,

David S. Cecchini
President

DSC/ds



ARC Architectural Group LLC

546 State Street
Racine, Wisconsin 53402

Fax 262. 637. 6105
Phone 262. 637. 6100

Date: June 28, 2017

Project Site: 318 Main Street, Racine 53403

Owner: Somina, LLC
318 Main Street, Racine, WI 53403

RE: Scope of Work for Invited General Contractors

Submit Quotations via E-mail to: Robert Osborne (robert.osborne@sbcglobal.net)
Vera Scekcic (vera@scekcic.com)

Summary

- 1) See Construction Drawings by ARC, dated 06-14-2017
- 2) The bidding General Contractor shall visit the site to become familiar with all conditions impacting his preparation of a Quotation for the Work. Contact ARC to arrange access to the building.
- 3) Demolition has been substantially completed. Include demolition of incidental items required to perform the Work shown.
- 4) Present the Quotation for the Work as four (4) comprehensive cost components:
 - A. First Floor and Basement Levels, including new west Entry Vestible & concrete \$ 203,570.00
 - B. Second Floor Level and Roof \$ 142,830.00
 - C. New west steel stair & Second Floor Level deck. \$ 48,965.00
 - D. Main Street Façade \$ 35,750.00



- 5) The Owner will apply for the City of Racine "White Box Program" grant for eligible First Floor Level & Basement cost reimbursements. The Contractor shall provide line item costs for the following First Floor Level & Basement Level alterations & improvements:
 - A. Plumbing
 - B. Electrical
 - C. HVAC
 - D. Stud Walls and Drywall & Plaster work
 - E. Floor Repairs
 - F. 2-Hour rated Occupancy Separation at ceiling
 - G. Interior soffits
 - H. Toilet and Bathroom
 - I. West Vestibule

- 6) Include in the Quotation all costs for labor, materials, appliances, and equipment required for or incidental to completion of the Work shown.

- 7) Include all costs for taxes, Building Permits & fees, and Dumpster / removal & disposal of debris.

- 8) HVAC
 - 1st Floor: HVAC sub-contractor shall evaluate existing furnace (in Basement) & ductwork system and advise Owner regarding condition and useful life. Provide modifications to ductwork as needed for new room configuration. Specify & provide appropriately-sized new exterior A/C Condenser Unit; recommend & verify location with Architect.

 - 2nd Floor: HVAC sub-contractor shall evaluate 2nd Floor furnace & ductwork system and advise Owner regarding condition, useful life, and appropriateness of existing supply & return grill locations. Provide modifications to ductwork as needed for new soffit configuration. Provide line item price to remove existing furnace and provide appropriately-sized new furnace and roof-top A/C condenser with connections to existing, or recommended ductwork.

 - We will prefer: Keystone Heating & Air Conditioning - as the HVAC contractor
 - 2707 Durand Avenue, Racine 262-554-1080

- 9) Questions ? Submit Requests For Information to the Architect via E-mail:
R.Christensen@ARCArchitecturalGroup.com

-- end --



Rossi Construction Co. INCORPORATED

3055 PHILLIPS AVENUE • RACINE, WISCONSIN 53403
PHONE: 262-633-7158



August 28, 2017

Proposal # 93p1129-17

Richard Christiansen
ARC Architectural Group, LLC
546 State Street
Racine, WI 53402

PROJECT: 318 Main Street.
Facility Renovation- 1st & 2nd Floor Work Only. PRELIMINARY BUDGET.

Rossi Construction proposes to provide all labor, materials, tools, equipment, supervision, office support and insurance to provide **PRELIMINARY BUDGET PRICING** for remodeling 318 Main Street (1st & 2nd Floor Only): As per architectural plans & specifications dated 07/07/2017; Sheets, A1.1, A1.2, A1.3, A1.4, A1.5, A1.6, A1.7, A1.8, A1.9, A1.10, A1.11, A1.12, A2.0, A2.1, A2.2, A2.3, A3.0, A3.1, A4.0, A4.1, A4.2, A4.3, A4.4a | Addendums: 02 (Dated 07/19/2017) & 03 (Dated 07/2017) and as clarified below:

Scope of Work:

A. General Conditions	\$45,917.00
1. Project Housekeeping.	
2. Supervision.	
3. Coordination.	
4. Temporary Protection.	
5. Safety administration.	
6. Layout.	
7. Waste disposal.	
8. Small tools.	
9. Mobilizations.	
B. Permits and Fees (ALLOWANCE)	10,642.00
1. Local city building permitting directly related to our work.	
2. Zoning permits & fees not included. (BY OWNER)	
3. Plan review by others.	
C. Architectural Printing & Distribution (ALLOWANCE)	1,290.00
1. Fees associated with printing of drawings, addendums CB's, RFI's & Submittals.	
D. Temporary Facilities & Equipment	13,002.00
1. Dumpster fees.	
2. Temporary restrooms services & fees.	
3. Street parking and dumpster storage permits & fees.	
4. Lift rental fees.	
5. Scaffolding.	
E. Selective Demolition	18,758.00
1. Remove & dispose (21) existing windows as outlined on drawings.	
2. Remove & dispose Bilco door/hatch on grade at rear of building.	
3. Remove & dispose concrete at rear of building.	
a. Approx. (10' x 20' x 5").	
4. Remove east entry façade & storefront as outlined on drawings.	
5. Remove & dispose wall partitions & knee wall on 2 nd floor as outlined on drawings.	
6. Remove & dispose doors, frames & hardware as outlined on drawings.	
7. Please Note:	
Flooring demolition, removal and/or disposal by others.	
8. Please Note:	
Basement & Masonry demo Not included.	

F. Temporary Plywood Cover	\$4,546.00
1. Provide temporary plywood protection for:	
a. Storefront removal/replacement.	
b. Window removals/replacement.	
G. Excavation	15,490.00
1. Excavate & backfill as required for new exterior mezzanine.	
a. Approx. Four (4)	
2. Excavate & backfill as required for new rear entrance mezzanine.	
a. Approx. 21 L.F.	
3. Modify existing stone base & compact as required for new concrete.	
a. Approx. 200 S.F.	
4. <u>Please Note:</u>	
Under-cutting due to unstable soils and/or contaminated soils <u>Not</u> included.	
H. Concrete Work	20,744.00
1. Furnish & install new exterior S.O.G. concrete at rear of building.	
a. Approx. 157 S.F.	
b. Broom finish.	
2. Furnish & install new vestibule S.O.G. concrete with 6" curb on three (3) sides.	
a. Approx. 43 S.F.	
b. Hard trowel finish.	
3. Furnish & install Four (4) concrete bases for sono-tubes.	
a. Approx. 1'-6" x 1'-6" x 8" – Each.	
4. Furnish & install Four (4) concrete sono-tube piers.	
a. Approx. 10"-12" Diameter – Sizes varies according to drawing.	
5. Furnish & install new concrete strip footing for proposed vestibule area.	
a. Approx. 8" x 1'-2" x 21 LF.	
6. Patch existing MEP holes in first floor interior concrete floor.	
a. Approx. Six (6) areas.	
7. <u>Please Note:</u>	
Existing concrete 1 st floor in 1 st floor area to remain "as-is" (Finished by others).	
I. Masonry Work (BY OWNER).....	(BY OWNER)
1. As per on-site walkthrough conversation and notes contained within the architectural drawing, all masonry work is to be performed/provided by others. Scope items not included include, but are not limited to:	
a. Tuckpointing and/or patching of any kind.	
b. Beam pockets.	
c. Demolition and/or construction.	
d. Masonry foundations.	
e. Anchor bolts, base plates, grout filling of CMU walls.	
f. Lannon Stone for new east entry.	
2. Cleaning, removing of paint, sandblasting or any work to existing masonry walls is to be by Owner.	
J. Metal Work.....	32,510.00
1. Furnish & install new exterior metal mezzanine platform, stairs, columns, beams and base plates.	
2. Furnish & install "C-Channels" at front storefront entry as shown on drawing.	
3. Furnish & install new handrailing at top of stairs on second floor & mezzanine on first floor.	
4. Furnish & install new ladder for 1 st floor mezzanine.	

- K. Wall System Work**..... \$64,799.00
1. Furnish & install new metal stud wall partitions on first and second floor as outlined on drawings.
 - a. 1st Floor: From top of concrete deck to bottom of 2nd floor joists above.
 - b. 2nd Floor: From top of wood floor to bottom of existing plaster/drywall ceiling.
 - c. Approx. 5,449 S.F. of new walls.
 2. Furnish & install fire rated drywall ceiling for first floor area only.
 - a. UL No. L538
 - b. Approx. 1,600 S.F. Three (3) layers of 5/8" drywall with hat channel.
 - c. **Please Note:**
UL rated drywall ceiling to have staggered joints and is NOT to be taped/finished and/or painted.
 3. Patch existing plaster walls as required.
 - a. **Please Note:**
Existing plaster walls to remain. Patching allowance included for spot patches only. Skim coating of entire wall is not included. Additionally, Rossi Construction offers no guarantee that patches will not be visible.
 4. Furnish & install new soffits.
 - a. Approx. 62 LF x 4'-0" total.
 5. Furnish & install new drywall ceilings as shown on drawings.
 - a. Approx. 2,840 SF.
 - b. **Please Note:**
Not including UL rated ceiling system.(2nd Floor ceiling).
 6. Tape & finish drywall.
 - a. Approx. 7,950 SF.
 - b. Level 4 finish only.
- L. Rough Carpentry**..... 13,882.00
1. Furnish & installs wood blocking as required for proposed items below:
 - a. Millwork, ladder, interior/exterior mezzanines, east storefront and miscellaneous accessories.
 2. Furnish and install wood framing as required for the following areas below:
 - a. Interior/exterior mezzanines & east storefront
 3. Rough lumber materials & fasteners.
- M. Finish Carpentry** 59,090.00
1. Installation of windows, doors, frames & hardware per plans & specifications.
 2. Installation of interior crown moulding.
 - a. For upstairs kitchen area (Room 22) only.
 3. Install millwork, countertops & solid surfaces as per plans & specifications.
 - a. Kitchen (Room 04)
 - i. Upper Cabinets – Six (6).
 - ii. Lower Cabinets – Four (4).
 - iii. Countertop – One (1) section.
 - b. Kitchen (Room 22)
 - i. Upper Cabinets – Five (5).
 - ii. Lower Cabinets – Eight (8).
 - iii. Countertops – Four (4) sections.
 - c. Living (Room 21)
 - i. Upper Cabinets – Five (5).
 - ii. Lower Cabinets – Eight (8).
 - iii. Solid Surface – One (1) section.

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d.	Bath (Room 28)	
i.	Lower Cabinets – One (1).	
ii.	Countertop– One (1) section.	
e.	2 nd Floor Closets – Five (5) total.	
i.	(5) ¾" x 14" MCP Shelves On Adjustable Brackets – Four (4) Closets.	
ii.	(1) ¾" x 16" Fixed Shelf – One (1) Closet.	
4.	Cement board siding & trim as required for proposed West entry vestibule.	
a.	Approx. 264 SF.	
b.	Provide flashing at sill plate of siding.	
c.	Provide trim as required.	
d.	Please Note: A material allowance of \$8.00/SF has been included for exterior cement fiber siding.	
5.	Provide FYPON trim, moulding & panels as required for exterior east entry façade.	
6.	Decking for steel Mezzanine. (Top platform only – No decking on treads and/or landings.	
N.	Millwork	\$29,049.00
1.	Furnish millwork as per plans & specifications.	
O.	Roofing Work	11,116.00
1.	Provide new roof for proposed new west vestibule area.	
2.	Remove & dispose existing skylight and install new.	
3.	Furnish & install scuttles per plan. (Two (2) 20" x 30"). <i>→ No</i>	
4.	Includes vent penetration.	
5.	No other roofing work is included. (Repairs / replacement).	
6.	American Sky-Light to be used in lieu of Velux.	
P.	Caulking & Sealants	1,572.00
1.	Provide caulking for new door frames & windows.	
Q.	Fire Caulking	1,459.00 <i>2</i>
1.	Provide caulking around perimeter of UL rated drywall ceiling system at first floor only.	
R.	Doors, Windows & Glazing	35,608.00
1.	Furnish doors, windows, hardware & glazing as per plans & specifications.	
a.	Approx. 19 Doors & frames at varied sizes.	
b.	Approx. Twenty-Two (22) windows at varied sizes.	
i.	Please Note: Two (2) windows are shown on drawings for the proposed west vestibule but are not shown on finish schedule. For this budget price, it is assumed these two (2) windows are to match that of window no. 4.	
c.	Please Note: Any rough masonry openings that need to be modified and/or created are to be by Owner.	
S.	Painting & Finishes	26,758.00
1.	Provide painting & staining as outlined on plans & specifications.	
T.	Ceilings	28,190.00
1.	Furnish & Install ceilings as outlined on plans & specifications.	
2.	Ceiling demolition, removal & disposal by others.	
3.	Sheet A1.7 – Finish schedule refers to Keys: F, G, M & N but do not provide information on these items. Below outline the allowances made for these keys:	
a.	<u>F.)</u> Tin Ceiling	
b.	<u>G.)</u> Vinyl Faced Acoustical Ceiling Panels (2'x4')	
c.	<u>M.)</u> Wood Floor-Existing (Finished By Owner)	
d.	<u>N.)</u> Wood Base (Oak Square Stock with No Routed Edges/Profiles.)	

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No wood floor re-finish

U. Flooring	\$10,731.00
1. Furnish & Install flooring as outlined on plans & specifications.	
2. Flooring demolition, removal & disposal by others.	
V. Specialties	1,050.00
1. Furnish grab bars, toilet paper holders, mirrors, towel dispenser, soap dispenser and RR Signage.	
W. HVAC	32,360.00
1. Furnish & Install HVAC as outlined on proposal from Keystone.	
2. HVAC demolition, removal & disposal as outlined on plans & specifications.	
X. Plumbing	31,984.00
1. Furnish & Install plumbing as outlined on plans & specifications.	
2. Plumbing demolition, removal & disposal as outlined on plans & specifications.	
Y. Electrical	51,563.00
1. Furnish & Install electrical as outlined on plans & specifications.	
2. Electrical demolition, removal & disposal as outlined on plans & specifications.	
3. <u>Please Note:</u>	
Above ground power lines / pole placement may not work in regards to mezzanine installation. WE ENERIES will need to be involved for appropriate location/installation.	
Z. Office & Administration	<u>38,928.00</u>
1. Office Administration	
2. Overhead.	
3. Workers Compensation Insurance.	
4. Scheduling.	
5. Contractor Fee.	
6. Project Documentation.	

TOTAL PRELIMINARY BUDGET (ITEMS A THRU Z)	\$601,038.00
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By accepting this PRELIMINARY BUDGET, ARC Architectural Group LLC acknowledges and agrees that the actual costs can vary dramatically based on many factors, including without limitation; Final material selections, allowances included for items not called out for on finish schedule, unforeseen occurrences/conditions, and scope of work changes.

If ARC Architectural Group LLC accepts this Preliminary Budget, final selections will need to be determined and submitted to Rossi Construction.

Once final selections and a construction drawing set are received & reviewed Rossi Construction will re-bid the project per the final drawings and selections.

August 28, 2017

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Clarifications / Notes:

1. Hazardous materials, identification, testing, removal & disposal by owner.
 - a. The owner/architect is to provide a detailed hazardous material report of the work areas prior to contract acceptance. .
2. All work to be performed Monday thru Friday; 7:30 AM to 4:00 PM.
3. All masonry work, demolition, tuckpointing, cleaning, sandblasting, chemical, lannon stone base treatments to be by owner. Terra-cotta on clay tile work or repairs by owner.
4. All basement work has been excluded from this proposal.
5. Owner to provide and have available at no cost to contractor:
 - a. Heating to keep the space tempered.
 - b. Water.
 - c. Electrical
 - d. Storage space at the rear side of the building.
 - e. Unlimited access to the space.
6. Sheet A1.7 – Finish schedule refers to Keys: F, G, M & N but do not provide any information on these items. Below outlines the allowances made for these keys:
 - a. **F.)** Tin Ceiling
 - b. **G.)** Vinyl Faced Acoustical Ceiling Panels (2'x4')
 - c. **M.)** Wood Floor-Existing (Finished By Owner)
 - d. **N.)** Wood Base (Oak Square Stock with No Routed Edges/Profiles.)
7. All existing stairway treads, risers, nosing, wood handrails, stringers, supports, framing and/or landings to remain in place/re-use existing. .
8. Two (2) windows are shown on drawings for the proposed west vestibule but are not shown on finish schedule. For this budget price, it is assumed these two (2) windows are to match that of window no. 4 on window schedule.
9. UL rated drywall ceiling to have staggered joints and is NOT to be taped/finished and/or painted. Existing plaster walls to remain. Patching allowance included for spot patches only. Skim coating of entire wall is not included. Additionally, Rossi Construction offers no guarantee that patches will not be visible.
11. Drywall to be a level 4 finish only.
12. A material allowance of \$8.00/SF has been included for exterior cement fiber siding.
13. Prior to installation/erection of west exterior mezzanine power lines within the area must be de-energized for the duration of the work. All costs associated with this shut-down will be by owner.
14. American Sky-Light.
15. We Do NOT include City or State Plan Review.
16. All appliances by owner.
17. We DO NOT include the following items in this proposal:
 - a. Premium time/ work on holidays.
 - b. Air-line removal/ relocation.
 - c. Fire protection work and/or service.
 - d. Architectural and/or engineering fees.
 - e. ~~Concrete foundation and/or slab removal.~~
 - f. Removal and/or relocation of underground obstructions and/or utilities.
 - g. Power line removal and/or relocation.
 - h. Fiber optic line relocation and/or work.
 - i. Winter protection and/or winter work.
 - j. Retaining wall of any kind.
 - k. Asphalt work.
 - l. Dumpster screens, gates and/or enclosures.
 - m. Fence removal and/or installation of any kind.

Spot patching

August 28, 2017

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- n. Masonry tuckpointing, cleaning, openings, foundation walls.
- o. Landscaping irrigation and/or sprinkler work.
- p. Impact fees of any kind.
- q. Concrete parking stops.
- r. Storm water and/or drain work.
- s. East store-front Signage by owner.
- t. DNR and/or WE Energies permits and fees.
- u. WE ENERGIES costs including permit, new service or relocation of existing power.
- v. Carport.
- w. New gas and/or water service.
- x. ~~Replacement and/or repairs to existing HVAC furnace in basement and/or 2nd floor.~~
- y. Basement work.
- z. Furnishing & installation of:
 - i. Range's. (1st Floor)
 - ii. Ventilation Hood. (1st Floor)
 - iii. Ventilation Hood Fire Suppression Systems. (1st & 2nd Floors)
 - iv. Refrigerator. (1st Floor)
- aa. Polishing, sealing, repairs, replacement, installation and/or patching of wood flooring on 2nd floor.
- ab. Replacement and/or patching of existing building roofing and/or downspouts.
- ac. ~~Roof scuttle access.~~
- ad. Painting of clay roof tiles at east entry.
- ae. Repairs, installation of new and/or replacement "of expected stone" at east façade.
- af. Terra-cotta work.
- ag. Concrete floor polishing, staining, dyeing, finishing, and/or overlays of 1st floor.

Should you require any further clarification of this proposal, please do not hesitate to call.

Respectfully submitted,

Nicholas R. Rossi

Nicholas R. Rossi

NRR: dmr/cmh

Attachment

CONTINGENCY \$50K

PLAN NOTES:

- A. EXISTING CONDITION FLOOR RAMPS UP TO THRESHOLD.
- B. NEW STEEL STAIR.
- C. STEEL COLUMN ON NEW PAD FOOTING.
- D. (2) New Toilets: American Standard - Cadet 1.6 gpf Right Height; Elongated Pressure Assisted Model # 2467 White 020
- E. (2) New Wall-hung Sinks: American Standard - Lucerne Wall Mounted Finish: Model # 0356 White 020
- (1) Faucet American Standard: Monterrey 8 Inch Widespread 1.5 gpm Model # 6502 Polished Chrome 002 American Standard Colony PRO 25 x 22 ADA Stainless Steel Sink With Colony PRO SS Single Control Faucet Models Sink # 22SB.6252283 C Faucet # 707.4000.075 Drain # 9028000.75
- G. CHEMICALLY REMOVE WHITE PAINT FROM BRICK MASONRY. ARCHITECT TO ASSESS RESULT. POSSIBLY SAND BLAST REMAINING PAINT, IF NEEDED.
- H. INTERIOR DOORS 1 3/4" SOLID CORE PAINT GRADE FINISH
- I. FINISHED FLOOR: MANNINGTON ASSURANCE II COLOR T.B.D.
- J. EAST STAIR: REMOVE CARPET PREP SURFACES. PAINT WOOD STINGERS. INSTALL NEW JOHNSONITE RUBBER STAIR TREADS FULL WIDTH, HAMMERED FINISH. USE JOHNSONITE ADHESIVE.
- K. (1) New Shower: American Standard - Curved 48" 3 Piece Shower Wall Set Model #: 2603SW.011
- L. (2) Under Cabinet Lights: Lithonia UCLD Undercabinet - LED - 24"
- M. Provide (2) 120 V and (1) 240 V outlets for future refrigerator and range (by tenant).

318 Main FIRST FLOOR ROOM FINISH SCHEDULE

No.	Description	Ceiling	Ceiling Height	N	S	Wall Finish	W	Floor	Base	Comments
01	RETAIL SPACE	F	12'-6"	A, B	A	C	B	H	NONE	
	SOFFITS	B	12'-3"	B	B	B	B			
02	PRIVATE	B, F	14'-9"	B	E	B	B	I	J	
03	CUSTOMER TR	G	8'-0"	B	B	B	D	I	J	
04	KITCHENETTE	B	14'-9"	B	B	B	B	I	J	
05	BATHROOM	B	8'-0"	B	B	B	D	I	J	
06	UTILITY	B	8'-0"	B	B	B	B	I	J	
07	VESTIBULE	B	8'-0"	B	B	A	B	H	J	
08	STORAGE LOFT	B	7'-1"	B	B	B	B	L	J	
09	STAIRWELL	E	VARIES	E	E	E		K	NONE	CT FLOOR AT BASE OF FLOOR TO REMAIN

318 Main FIRST FLOOR DOOR & FRAME SCHEDULE

Door No.	Size	Type	Manufacturer	Frame	Hardware Set	Notes
1	(2) 2/10 x 6/0 x 1-3/4	A	Therm-Tru	aluminum	1	storefront system standard
2	3/0 x 7/0 x 1-3/4	B	CECO	steel	2	Factory-primed for on-site painting
3	3/0 x 7/0 x 1-3/4	C	See Note	steel	3	
4	2/10 x 7/0 x 1-3/4	C	See Note	steel	4	
5	2/8 x 6/8 x 1-3/4	C	See Note	steel	5	
6	2/8 x 6/8 x 1-3/4	C	See Note	steel	5	
7	3/0 x 6/8 x 1-3/4	D	Andersen	steel	6	Commercial Out-Swing Entry Door No. 956

KEY

- A REFURBISHED BRICK - REMOVE PAIT & STAINS
- B PAINT ON NEW GYPSUM BOARD
- C ALUMINUM & GLASS STOREFRONT
- D CERAMIC TILE TO 48" AFF
- E PAINT ON EXISTING REFURBISHED PLASTER
- F ARMSTRONG SUSPENDED GRID WITH TIN-LOOK PANELS
- G VINYL-FACED PANELS IN SUSPENDED GRID
- H CONCRETE
- I MANNINGTON ASSURANCE II SHEET VINYL
- J JOHNSONITE 6" COVED RUBBER
- K PAINT WOOD STAIR STRINGERS & RISERS;
- L INSTALL JOHNSONITE RUBBER TREADS & TILES AT LANDING
- L CARPET

KEY Door Types

- A Therm-Tru S 90 3/4 Lite 1 Panel - Fiberglass
- B CECO 8-Panel Embossed Polystyrene Core Insulated
- C Solid Core, Flush, Paint-grade Birch faces & edges. See Note.
- D Andersen Commercial Outswing Entry Door, Full-Lite, Aluminum- clad

Note: Interior Wood Doors
 Acceptable Manufacturers:
 Eggers Industries, Two Rivers, WI
 Oshkosh Door Company, Oshkosh, WI
 Marshfield-Algoma (Masoneite Architectural), Algoma, WI
 Graham Door Company (ASSA ALBOY), Mason City, Iowa

Construction:
 Solid Core, Flush, 5-Ply, Paint Grade Birch faces & Birch edges, Grade A

318 Main DOOR HARDWARE SCHEDULE

Set No.	Hinges	Lockset	Latchset	Closer	Threshold	Weather-stripping	Comments
1							Standard Storefront Entry Door system for CECO door to enter stairway for 1-3/4" doors - First Floor
2	A	A			X	X	
3	B	B					
4	A	A		X	X	X	
5	B	B					
6	B	C			X	X	
7	C	A					
8	C	C					
9	B	C					
10	C		X				Closets - Second Floor Sliding Bypass Provide Finger Pulls
11							

Hinges - A HAGER BB1191 4.5" x 4.5" Stainless Steel w/ 55 Pin
 Hinges - B HAGER BB2279 4.5" x 4.5" Hager #15 Satin Nickel Finish for 1-3/4" Exterior doors for 1-3/4" doors - 1st Floor
 Hinges - C HAGER BB2279 3.5" x 3.5" Hager #15 Satin Nickel Finish for 1-3/8" doors - 2nd Floor
 Lockset - A Schlage 551PD Satin Nickel Finish #619 NEP lever Entrance Lock
 Lockset - B Schlage 073PD Satin Nickel Finish #619 NEP lever Corridor Lock
 Lockset - C Schlage D445 Satin Nickel Finish #619 NEP lever Privacy Lock
 Latchset Schlage AL105 Satin Nickel Finish #619 NEP lever
 Deadbolt Lock Schlage B600
 Closer LCN 1520 Series Vestibule Door 7
 Threshold Johnson Hardware 100SD Top-Hung Sliding Bypass Door Hardware w/ Box Track 100
 Weather-stripping Bi-Pass Sliding

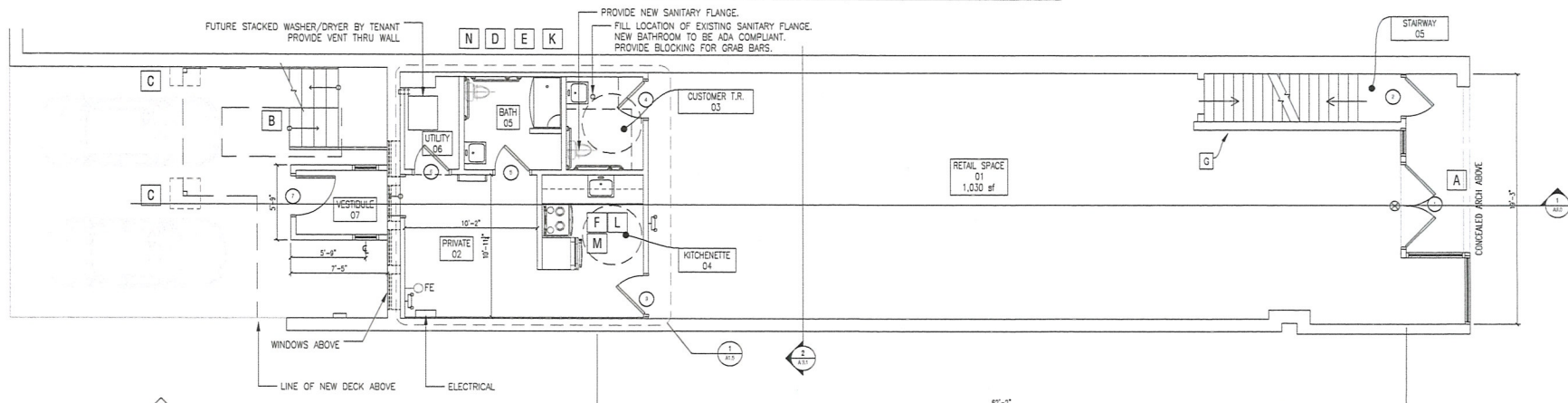
TOILET ROOM ACCESSORIES
 GRAB BARS: BRADLEY
 SOAP DISPENSER: BRADLEY 6400-11 SURFACE MOUNTED

KITCHEN ACCESSORIES
 RANGE: BY TENANT
 VENTILATION HOOD: BY TENANT
 REFRIGERATOR: BY TENANT
 COUNTERTOPS: HPDL - COLOR T.B.D.

FIRST FLOOR FURNACE NOTE:
 HVAC sub-contractor shall evaluate existing furnace (in Basement) & ductwork system and advise Owner regarding condition and useful life. Provide modifications to ductwork as needed for new room configuration. Specify & provide appropriately-sized new exterior A/C Condenser Unit; recommend & verify location with Architect.

FIXTURES

NAME	SIZE	INFORMATION
LITHONIA LIGHTING LHMW LED EXIT COMBO		Over head emergency flood lights. (2)
FIRE EXTINGUISHER	Amerex BA02 ABC 5lb	
EXIT SIGN		



SHEET FILE: 318 MAIN STREET_04-10-17.rvt



1 New First Floor Plan - Smaller Private

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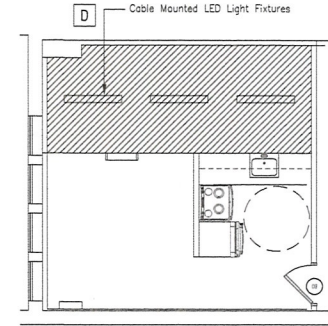
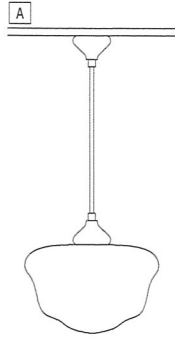
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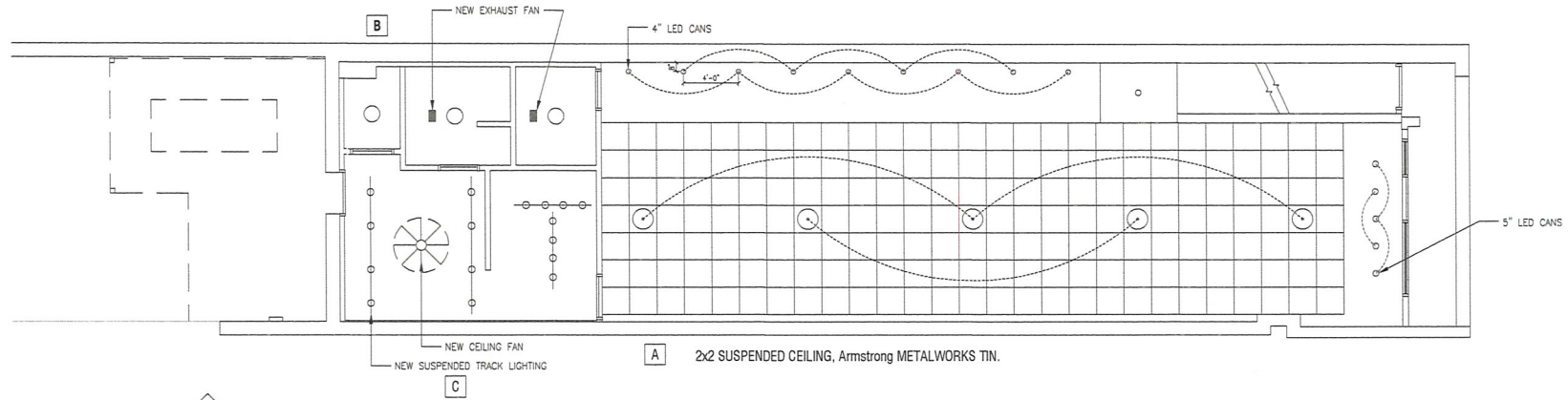
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PLAN NOTES:

- A. Retail Light Fixtures:
(5) Winona WFP5520 18DIA 3/42TRT 120 OG - Pendant Mounted
- B. Restrooms and Utility Room:
(3) Winona WFT5520 14DIA 1/32TRT 120 OG - Surface Mounted
- C. Track Lighting Fixtures:
MonoLine LED Commercial Directional - SP254MLL 19W LED Cylinder
- D. Storage Mezzanine:
(3) LiteControl LS12L-P-ID - 4' Length - Cable Mounted



2 New Mezzanine Reflected Ceiling Plan
1/4" = 1'



1 New First Floor Reflected Ceiling Plan
1/4" = 1'



SHEET FILE: "118 MAIN STREET_04-10-17.rvt"

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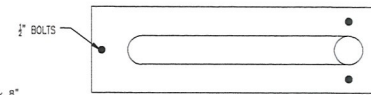
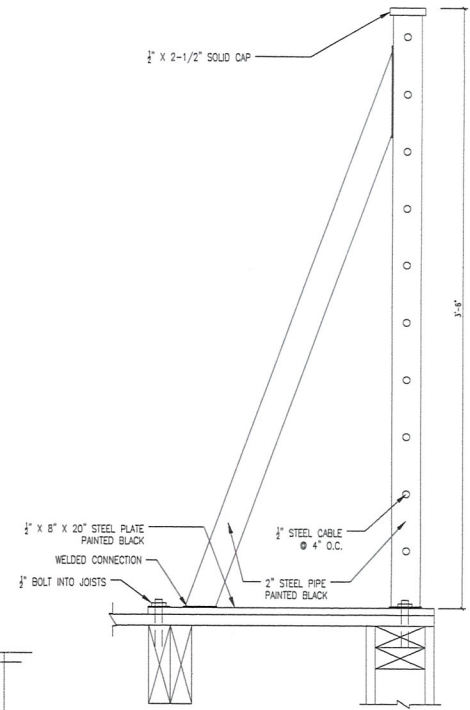
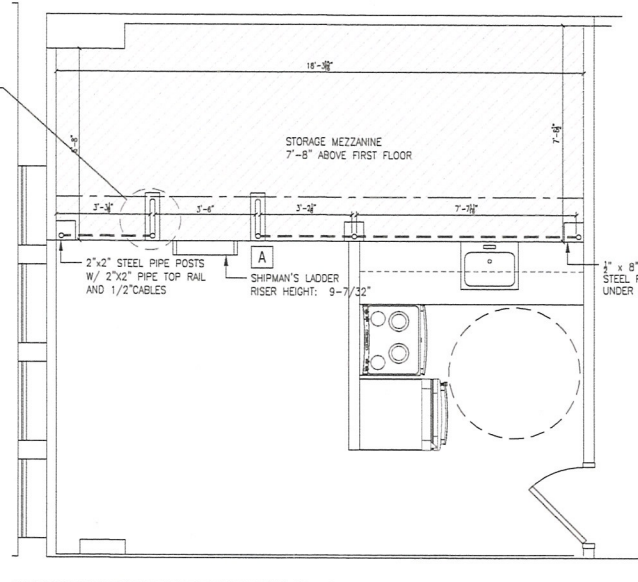
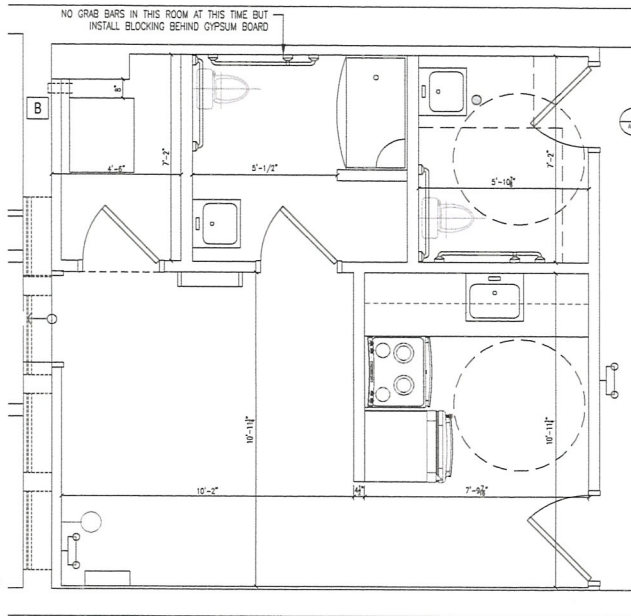
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PLAN NOTES:

- A. SHIPMAN'S LADDER: EGA PRODUCTS, VERTICAL WALL MOUNT LADDER - ALUMINUM - VAL SERIES (CUSTOM ORDER)
RISER HEIGHT 9-7/32"
- B. FUTURE STACKED WASHER/DRYER. PROVIDE THRU-WALL VENT AT THIS TIME.



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