

Comrge Properties LLC
c/o Jim Chambers, FWC Architects
1324 Washington Avenue
 White Box Grant Program Estimates

Plumbing	Northern Mechanical, LLC	\$82,803.50
	EGI Mechanical, Inc.	\$125,000.00

Building is 95 years old

Total =	\$82,803.50	\$125,000.00
	x 50%	x 50%
	\$41,401.75	\$62,500.00

5770 sq. ft. x \$10.00 per sq. ft. = \$57,700.00
 Maximum Grant Award = **\$20,000.00**

1324 Washington Avenue

COMMERCIAL "WHITE BOX" GRANT APPLICATION

Applicant/Project Contact Information

Name: Jim Chambers/ FWC Architects

Address: 303 Waukegan Avenue
Highwood, Illinois 60040

Phone: 847-579-5200

Business or Leaseholder Information

Name of business: The Vaulted Malt Brewery

Business Owner's/Leaseholder's Name:

Jim Wachowiak

Jimmy Larkin, Jr

Address: 3290 S. New York Ave
Milwaukee, WI 53207

3111 Mirkwood Ln
Franksville, WI 53126

Phone: 262-287-5228

414-208-9982

Property Owner Information

Name: Comrge Properties, LLC.

Address: 3290 S. New York Ave.
Milwaukee, WI 53207

Years Owned Building: 2

Age of Building: 95 years

Area of First Floor (Square Feet): 5,770sf (incl. mezzanine)

Proposed Improvements (describe in detail)

A microbrewery and restaurant is proposed for the main floor and mezzanine of the main building, including a pilot brewhouse and new staircase at the front. In addition two levels of outdoor dining decks are planned to terrace down the slope on the north side along with a roof deck accessible from the mezzanine. All six levels of the building are scheduled for a new fire protection sprinkler system. The new staircase will provide code compliant access to the second and third floors where a boutique hotel is planned. The first basement level will house the main brewery operations. Second and third basement levels will be leased for commercial uses yet to be determined.

Written Consent of Property Owner

Written consent of the property owner is required when the applicant and property owner are different entities or persons. Please submit with initial White Box grant application.

- I certify that I am aware of the attached application for the City of Racine White Box Program submitted for property that I own by a developer or leaseholder.
- I give my permission to the applicant, if a lessee or developer, to apply for the grant.
- I consent to the improvements proposed for my building and will accept responsibility for any permit or code violations that arise from the proposed improvements.
- I acknowledge that the City Building Division employees will inspect my property during the application period and will make reports as to compliance with building codes. By submitting this application, I consent to all inspections by the City Building Division employees for the purposes of this application consideration.
- I acknowledge that depending on the building, proposed use, size of building, building components, etc. it may be necessary for multiple City inspectors to inspect the building or space to provide a complete overview. The inspectors will assess the building and provide a Summary of Findings Report (SFR). The SFR will identify the major impediments necessary to address before occupancy of the building or space.
- I acknowledge the White Box Inspection is not intended to identify every detail or every code requirement. The intent is to identify significant deficiencies in the building or space (based on the applicant's proposed use) that will add a significant cost to their plan to occupy the space.
- I acknowledge that it may still be necessary for the applicant or me to obtain the services of a professional to prepare plans and specifications for their project.
- I certify that the subject property does not have any outstanding fees, penalties, or delinquencies with federal, state or local units of government (County, City of Racine).
- I certify that the subject property is not in foreclosure, litigation, condemnation, or receivership.
- I certify that I am not in violation of any City alcohol or soda licensing requirements.
- I certify that this subject building is more than 50 years old.
- I certify that this property is not tax exempt and is up to date on property taxes.
- I acknowledge that the applicant will receive the grant reimbursement and that reimbursement will be made after improvements have been inspected and proper documentation has been provided to the City of Racine.

Name of Property Owner: *Comage Properties LLC*

Address of Subject Property: *1324 Washington Ave, Racine, WI 53403*

Signature of Property Owner: _____
[Handwritten Signature]

Date: *12/27/19*



The Vaulted Malt
1322 Washington Ave
Racine, WI
12-26-19

Interior (White Box) Plumbing bid for the sum of \$127,390.00

This bid includes the following:

- Fixture Allowance of \$5,600.00 (11-WC, 11-Lav's, 4-UR, 1-HS, 1-Mop sink, 1-FCO)
- 2 and three compartment sinks shown on plan are provided by owner
- Insulate all water lines with fiberglass insulation
- Water piping done in copper and DWV in sch 40 PVC
- Stub futures up to second floor for water and waste, cap mains at ceiling
- Basement: no work except for drains and waters needed for the floor above
- New water heater, circ pump, expansion tank and mixing valve to be installed in basement area which is included (\$7,300. For those items which is included in this quote)
- Local permit fee is included

Note:

- Grease interceptor **No quote**, Water service coming into building **No Quote**
- Plumbing design is excluded, impact fees are excluded, Floor X-ray is excluded
- Wall and ceiling patch of existing areas to be done by others for new plumbing tie ins and cap's. Existing concrete removed and replaced by others for new plumbing
- Unforeseen conditions will be subject to an additional charge



SCOTT VOGEL

MASTER PLUMBER

LICENSE #695757

P: 262-770-0221

F: 262-878-5490

SCOTT@NORTHERNMECHANICALUSA.COM

WWW.NORTHERNMECHANICALUSA.COM

Re: 1322 & 1324 Washington Ave



Scott Voge <scott@northernmechanicalusa.com>
To: Jim Chambers

 If there are problems with how this message is displayed, [click here to view it in a web browser.](#)

Jim,

you could roughly go 35% on the restaurant and 65% on the main building

1322 = \$44,586.50 1324 = \$82,803.50

How did we do?



[Click to rate your experience with Northern Mechanical](#)



Scott Voge

Master Plumber

Northern Mechanical

O: 262-770-0221 F: 262-878-5490

northernmechanicalusa.com





MECHANICAL INC.

December 30, 2019

TRANSMITTED VIA E-MAIL: james.s.wachowiak@gmail.com / jim@fwcarchitects.com

Jim Wachowiak
Comrge Properties
3290 S. New York Avenue
Milwaukee, WI 53207

Subject: The Vaulted Malt Brewery and Restaurant Plumbing Proposal
EGI Estimate Number: 19-571

Mr. Wachowiak,

EGI is pleased to provide you with a plumbing proposal for the first phase at the proposed Vaulted Malt in Racine. Phase one includes the required plumbing needed for the first floor and mezzanine. The total cost is listed below along with budgeted allowances for the upgrade required for the plumbing utilities. I am only able to budget the costs of the utilities until we can get some involvement with the local utility department. The total costs are listed below for your review.

FIRST FLOOR AND MEZZANINE PLUMBING TOTAL COST **\$ 125,000.00**

Our proposal includes the following items:

- All supervision, labor, and tools.
- All work to be done during normal work hours.
- All piping to be PVC on all DWV and Type L copper or PEX on all water piping.
- Mid-grade plumbing fixtures with manually operated flush valves and faucets.
- All plumbing fixtures shown to be on the first floor and mezzanine including:
 - Nine floor set flush tank water-closets
 - Nine wall hung lavatories
 - Six floor drains
 - Four wall hung urinals with manually operated flush valves
 - One floor set 24" x 24" janitor sink
 - One new meter installation (supplied by utility)
 - Plumbing plan design and submission for approval per State of WI standards

RESTAURANT PLUMBING TOTAL COST **\$ 75,000.00**

Our proposal includes the following items:

- All supervision, labor, and tools.
- All work to be done during normal work hours.
- All piping to be PVC on all DWV and Type L copper or PEX on all water piping.
- Mid-grade plumbing fixtures with manually operated flush valves and faucets.
- All plumbing fixtures shown to be on the first floor and mezzanine including:
 - Two floor set flush tank water-closets
 - Two wall hung lavatories
 - Two floor drains
 - One new beverage station sink
 - One new two and three compartment sink in restaurant area
 - One new meter installation (supplied by utility)
 - Plumbing plan design and submission for approval per State of WI standards

Allowances NOT included above:

- Basement plumbing fixtures including:
 - Three floor set flush tank water-closets
 - Three wall hung lavatories
 - Five floor drains
 - One ejector pit and pump

Total budget for the basements is \$38,580.00

- Kitchen:
 - Standard fixtures per industry standard

Total budget for the Kitchen is \$40,000.00

- Bar:
 - Standard fixtures per industry standard

Total budget for the Kitchen is \$30,000.00

- New Sanitary sewer to connection in the street:
 - Need to confirm site conditions with local utility

Total budget for the Sanitary Sewer is \$33,000.00

- New Water Main to connection in the street:
 - Need to confirm site conditions with local utility

Total budget for the Water Main is \$33,000.00

Items NOT included:

- After Hours work shift or weekend work shift
- Concrete Removal or Replacement
- Meter or special utility fees for reconnection in the street
- Kitchen or bar fixtures

We appreciate the opportunity to provide this quotation and look forward to working with you on this and other future projects. If you have any questions, please feel free to contact me.

Sincerely,

Brian Balke
Master Plumber
EGI Mechanical Inc.

NO.	REVISIONS

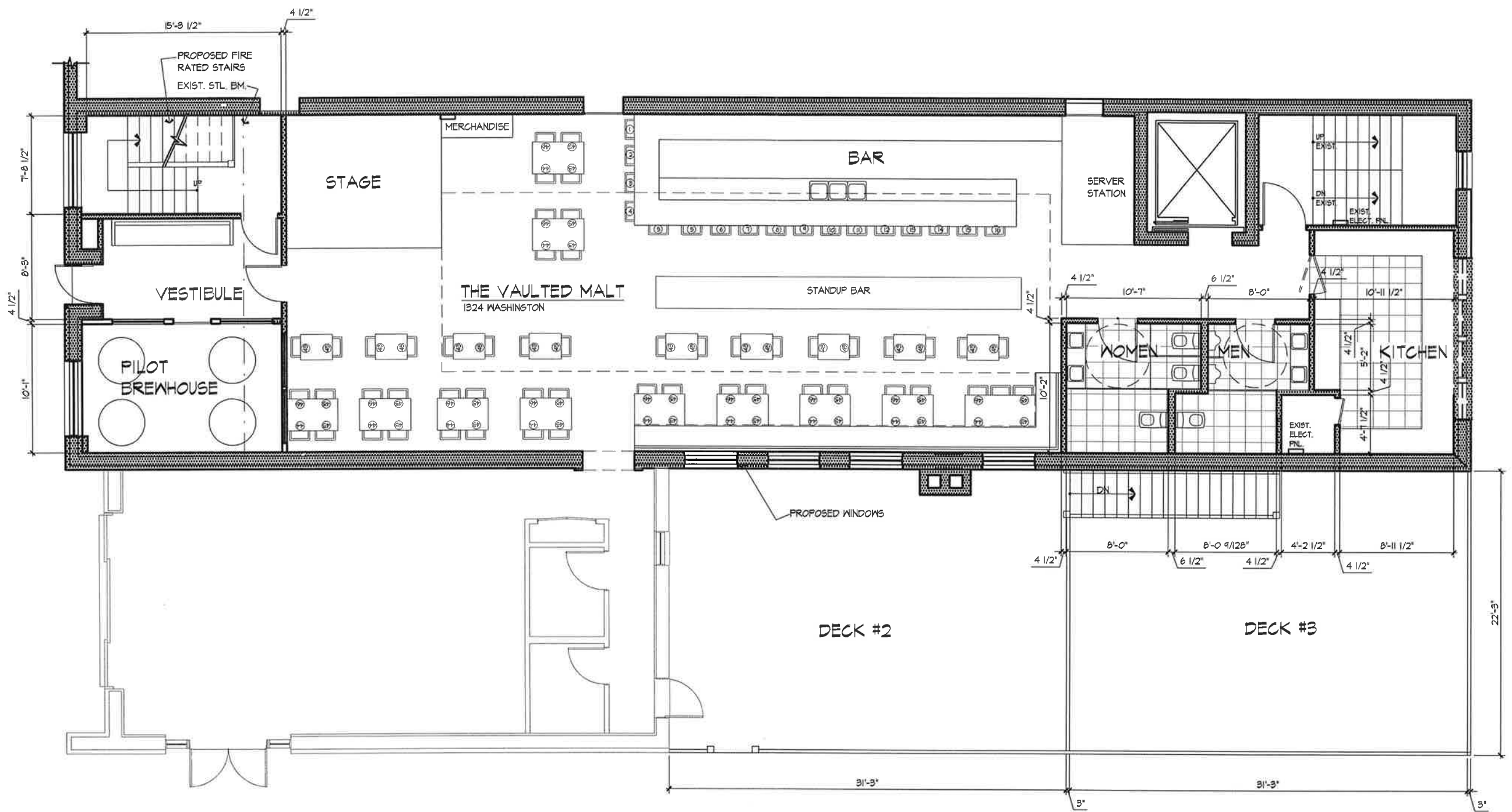
CERTIFICATION
 THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER OUR PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF CONFORM TO THE LAWS AND ORDINANCES OF THE CITY OF RACINE, WI

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL PLAN AND EXISTING DIMENSIONS AND CONDITIONS ON JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

A Renovation for
Comрге Properties, LLC
 3290 S. New York Avenue
 Milwaukee, Wisconsin 53207

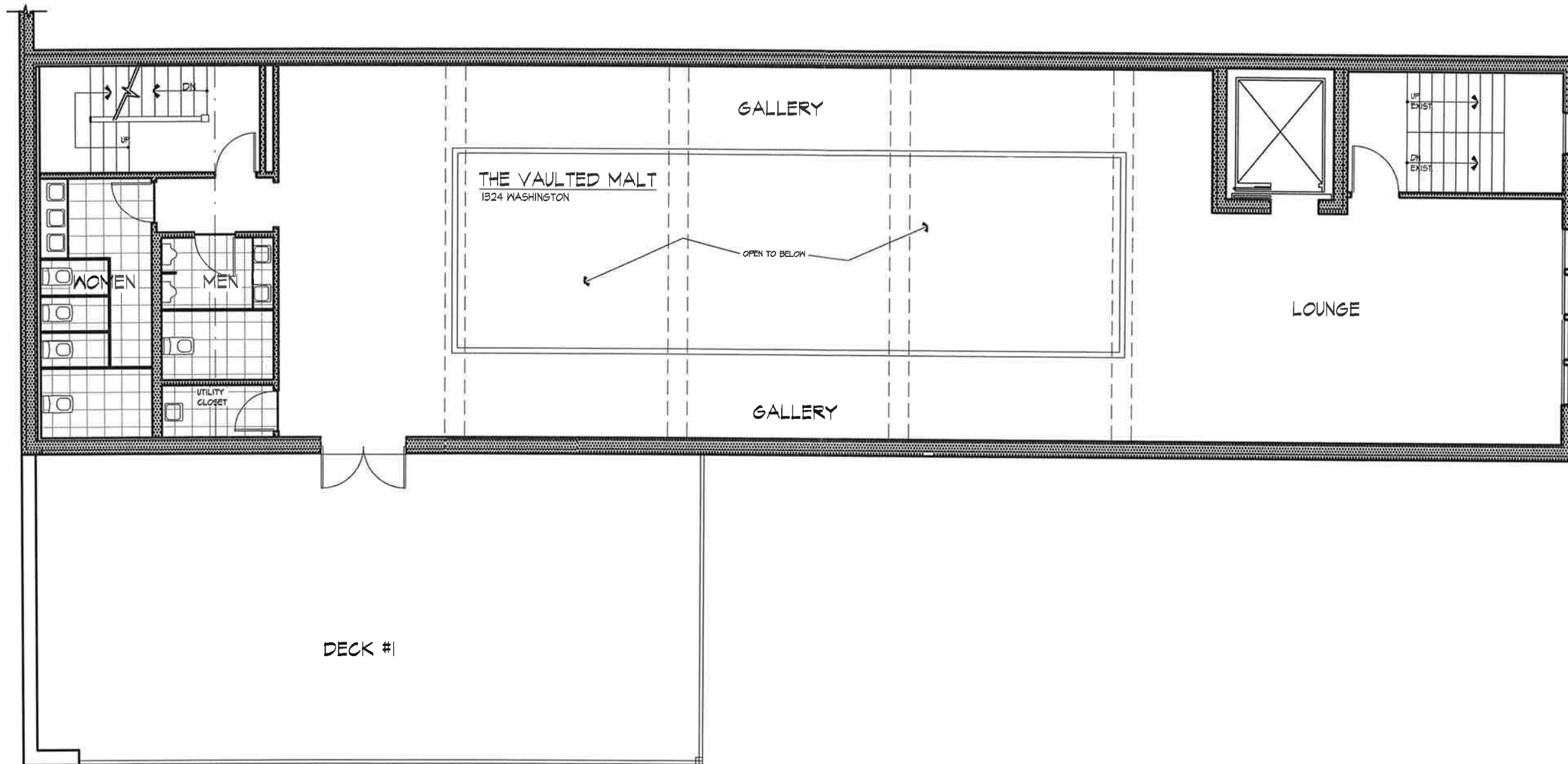
Date 12-30-14

Comm. no. 1417
 Sheet no. 2 of 3



PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 3181 SF GROSS 1ST FLR

The Vaulted Malt
 Brewery and Restaurant
 1324 Washington Ave, Racine



PROPOSED MEZZANINE FLOOR PLAN

SCALE: 1/4" = 1'-0"

2584 SF GROSS MEZZANINE FLR

The Vaulted Malt
 Brewery and Restaurant
 1324 Washington Ave, Racine

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FWC ARCHITECTS, INC.

JAMES G. CHAMBERS, AIA
 313 WAUKESHA AVENUE
 HIGHWOOD, ILLINOIS 60040
 TELEPHONE: (847)579-5210
 FAX: (847)579-5213

DAVID W. DODT

REVISIONS

CERTIFICATION

THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER OUR PERSONAL SUPERVISION, AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF CONFORM TO THE LAWS AND ORDINANCES OF THE CITY OF: **RACINE, WI**

DO NOT SCALE DRAWINGS

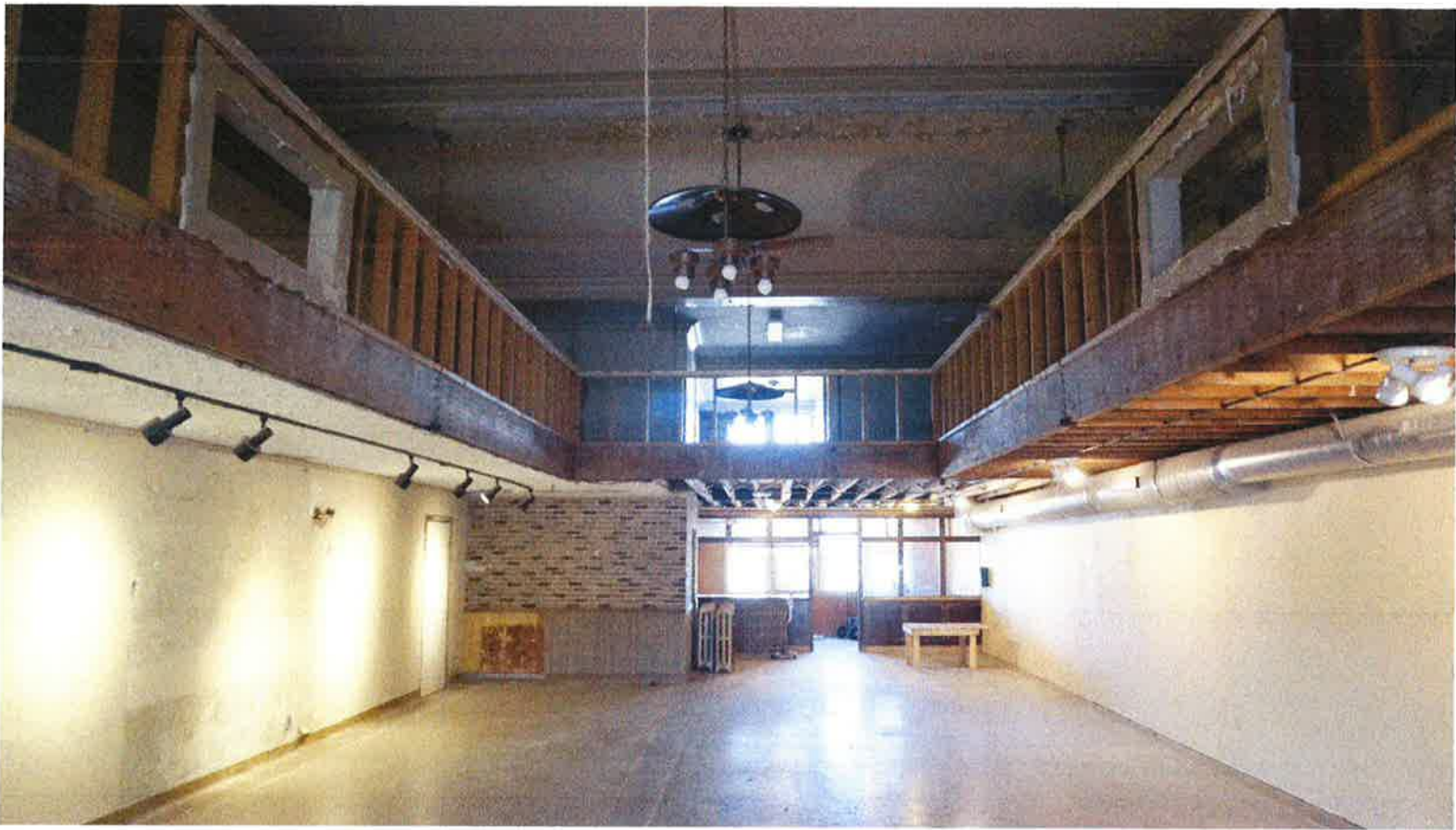
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

A Renovation for:
Comrge Properties, LLC
 3290 S. New York Avenue
 Milwaukee, Wisconsin 53207

Date 12-30-19

Comm. no. 1917

Sheet no. 3 of 3



1324 Washington Avenue



1324 Washington Avenue



1324 Washington Avenue



1324 Washington Avenue



1324 Washington Avenue

1322 WASHINGTON AVENUE

1324 WASHINGTON AVENUE

