

**Mt. Royal Property Management**  
**436 Main Street – Unit 1**  
 White Box Program Estimates

Carpentry	Halvorson Construction	\$160,650.00
	Sawfish Construction	\$47,439.00
Flooring	Carpet Wisconsin	\$14,127.00
	Sawfish Construction	\$8,851.00
Plumbing	Feiner Plumbing	\$14,460.00
	Sawfish Construction	\$5,100.00
HVAC	J&H Mechanical	\$9,000.00
	Sawfish Construction	\$8,600.00
Electrical	R.I.C. Electric	\$11,280.00
	Sawfish Construction	\$7,100.00

	\$209,517.00	\$77,090.00
Total =	<u>        </u> x 50%	<u>        </u> x50%
	\$104,759.00	\$38,545.00

*Building is 132 years old*

2000 sq. ft. x \$10.00 per sq. ft. = \$20,000.00  
**Maximum Grant Award = \$20,000.00**

436 MAIN ST. - UNIT 1 (NORTH)

## COMMERCIAL "WHITE BOX" GRANT APPLICATION

### Applicant/Project Contact Information

Name: Mt Royal Property Management Only Market

Address: 524 Main St. Allentown, PA 18103

Phone: office 262-770-4482 cell 919-137-5810

### Business or Leaseholder Information

Name of business: Vacant

Business Owner's/Leaseholder's Name:

Address: 436 Main Street - Unit 1 (North)

Phone:

### Property Owner Information

Name: A01 Wisconsin LLC

Address:

Years Owned Building: 1 year

Age of Building: 132 yrs old

Area of First Floor (Square Feet): 2000

Built - 1867

### Proposed Improvements (describe in detail)

Add two ADA bathrooms, update electrical,  
add furnace and hot water heater.

## 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: 401 Wisconsin, LLC

Address of Subject Property: 436 Main St Unit 1

Signature of Property Owner: 

Date: 12-30-19

**436 Main Street - White Box**  
436 Main Street, Racine Wisconsin

1st Floor Tenant - 2 Alterations - Tenant Space 1 North  
**Construction Document Budget Phase**  
December 19th, 2019 REV 12-27-19

**Detailed Breakdown Exhibit A**

*Sawfish Construction*

Div	Title	Item Description	Qty	Unit	\$/Unit	Sub Total	Section Subtotal	Division Subtotal
<b>DIVISION 01 - GENERAL CONDITIONS</b>								\$ 12,620
	<b>Staff/Administration</b>						\$ 3,030	
		Superintendent	12	hr	\$ 65.00	\$ 780.00		
		Project Manager	30	hr	\$ 75.00	\$ 2,250.00		
	<b>Engineering/Consultants</b>						\$ -	
		Surveying / Layout / Stake out						
		Testing Services Allowance -Soil Borings						
		Civil Engineering Allowance						
		Architectural Fees						
	<b>Temporary Construction/Equipment/Facilities</b>						\$ 1,560	
		Temp Electricity (Set-Up/Consumption Allowance)						
		Temp Heat (Set-Up/Consumption Allowance)	1	ls	\$ 750.00	\$ 750.00		
		Temporary Construction/Winter Conditions Allowance						
		Temporary Road & Staging Area Allowance						
		Fall Protection Allowance						
		Telephone/Cell Phone Usage						
		Mobilize/Demobilize Trailers						
		Field Office Trailer						
		Field Office Equipment						
		Tool Shed/Trailer						
		Temporary Toilets						
		Delivery Service Vehicle	18	hr	\$ 45.00	\$ 810.00		
	<b>Cleaning &amp; Maintenance</b>						\$ 7,950	
		General Clean up/Progress Cleaning	20	hr	\$ 45.00	\$ 900.00		
		Dumpsters	12	ea	\$ 550.00	\$ 6,600.00		
		Final Cleaning	10	sf	\$ 45.00	\$ 450.00		
	<b>Documents &amp; Document Distribuion</b>						\$ 80	
		Blueprint Reproduction/Postage/Shipping	1	ls	\$ 80.00	\$ 80.00		
	<b>Permits &amp; Fees</b>						\$ -	
		Local Building Permit Fee Allowance			By Owner			
		Municipal or State of Wisconsin Plan Submittal Fee			By Owner			
<b>DIVISION 02 - SITE CONSTRUCTION</b>								\$ 7,500
	<b>Demolition</b>						\$ 7,500	
		Demolition of existing Office / Tenant spaces	1	ls	\$ 7,500.00	\$ 7,500		
		Includes removal of all Electrical and Mechanical						
<b>DIVISION 03 - CONCRETE</b>								
<b>DIVISION 04 - MASONRY</b>								
<b>DIVISION 05 - STEEL</b>								
<b>DIVISION 06 - WOOD &amp; PLASTICS</b>								\$ 6,801
	<b>Rough Carpentry</b>						\$ 3,300	
		Rough Framing Labor & Rental Equipment	1	ls	\$ 3,300.00	\$ 3,300		

**436 Main Street - White Box**  
 436 Main Street, Racine Wisconsin

1st Floor Tenant - 2 Alterations - Tenant Space 1 North  
**Construction Document Budget Phase**  
 December 19th, 2019 REV 12-27-19

**Detailed Breakdown Exhibit A**

Div	Title	Item Description	Qty	Unit	\$/Unit	Sub Total	Section Subtotal	Division Subtotal
	Lumber & Fasteners						\$	2,060
		Framing Lumber Package	1	ls	\$ 2,060.00	\$ 2,060		
	Finish Carpentry - Labor Only						\$	900
		Interior Doors/Frames/Hardware	3	ea	\$ 110.00	\$ 330		
		Oak Door casing trim	110	lf	\$ 1.95	\$ 215		
		Install Toilet Grab Bars, Mirrors, TP holders, towel rings	1	ls	\$ 245.00	\$ 245		
		Replace Exit Door hardware at Rear Door	1	ls	\$ 110.00	\$ 110		
	Standing & Running Trim Allowance						\$	542
		Interior Base molding to be rubber 4"	160	lf	\$ 2.08	\$ 333		
		Oak window casing and Door trim	110	lf	\$ 1.90	\$ 209		

**436 Main Street - White Box**  
436 Main Street, Racine Wisconsin

1st Floor Tenant - 2 Alterations - Tenant Space 1 North  
**Construction Document Budget Phase**  
December 19th, 2019 REV 12-27-19

**Detailed Breakdown Exhibit A**

Div	Title	Item Description	Qty	Unit	\$/Unit	Sub Total	Section Subtotal	Division Subtotal
<b>DIVISION 07 - THERMAL &amp; MOISTURE PROTECTION</b>								\$ 1,100
	<b>Building Insulation</b>						\$ 1,100	
		Sound Insulation - ALLOWANCE At demising wall between Tenant Spaces and Bathrooms, FUA Room	1	ls	\$ 1,100.00	\$ 1,100		
<b>DIVISION 08 - DOORS &amp; WINDOWS</b>								\$ 1,195
	<b>Interior Doors</b>						\$ 1,195	
		Oak Solid Core Prehung Flush Doors	3	ea	\$ 290.00	\$ 870		
		Door Hardware	3	ea	\$ 45.00	\$ 135		
		Replacement Hardware for Rear Exit Door	1	ea	\$ 190.00	\$ 190		
<b>DIVISION 09 - FINISHES</b>								\$ 26,303
	<b>Drywall</b>						\$ 5,153	
		Drywall - Level 3 smooth finish Does not include any exterior walls Spray texture - sand texture UVA Primer Ceilings in Bathrooms only. Main Tin ceiling to remain and receive prep / paint finish	2,290	ea	\$ 2.25	\$ 5,153		
	<b>Carpet &amp; Resilient Flooring</b>						\$ 15,820	
		Mid grade Engineered Hardwood - Allowance	1,960	sf	\$ 6.25	\$ 12,250		
		Ceramic Tile at Bathroom Floors - Allowance	110	sf	\$ 15.00	\$ 1,650		
		Ceramic wall Tile at Bathroom walls - 43" AFF	120	sf	\$ 16.00	\$ 1,920		

**\$ 20,973**

**436 Main Street - White Box**  
436 Main Street, Racine Wisconsin

1st Floor Tenant - 2 Alterations - Tenant Space 1 North  
**Construction Document Budget Phase**  
December 19th, 2019 REV 12-27-19

**Detailed Breakdown Exhibit A**

Div	Title	Item Description	Qty	Unit	\$/Unit	Sub Total	Section Subtotal	Division Subtotal	
	Painting - Allowance						\$ 5,330	<u>NO</u>	
		Interior Painting at White Box	1	ls	\$ 2,100.00	\$ 2,100			
		Staining of all Oak Trim and Doors	3	ea	\$ 310.00	\$ 930			
		Prep and Paint Tin Ceiling with Elastomeric Paint	1	ls	\$ 2,300.00	\$ 2,300			
<b>DIVISION 10 - SPECIALTIES</b>									
	<b>Bathroom Fixtures</b>								
		Provide Stainless Steel: Toilet Grab Bars, Mirrors, TP holders, towel rings	1	ls	\$ 650.00				
<b>DIVISION 11 - EQUIPMENT</b>									
<b>DIVISION 14 - CONVEYING SYSTEMS</b>									
<b>DIVISION 15 - MECHANICAL SYSTEMS</b>							\$	15,300	
	<b>Plumbing Systems</b>						\$ 5,100		
		Plumbing Labor and Piping Materials	1	ls	\$ 3,800.00	\$ 3,800			
		Plumbing Fixtures - ALLOWANCE	1	ls	\$ 1,300.00	\$ 1,300			
	<b>HVAC System &amp; Controls</b>						\$ 10,200	<u>\$ 8,600.00</u>	
		HVAC Furnace System - Duct Work to be exposed Spiral	1	ls	\$ 8,600.00	\$ 8,600	-1600		
		A/C Condensing unit and coil	1	ls	\$ 1,600.00	\$ 1,600	NO	<u>\$ 13,700.00</u>	
<b>DIVISION 16 - ELECTRICAL SYSTEMS</b>							\$	8,475	
	<b>Electrical Power &amp; Lighting</b>						\$ 8,475	<u>-1375.00</u>	
		Electrical Complete	1	ls	\$ 5,700.00	\$ 5,700			
		Electrical Fixtures in Main Space	1	ls	\$ 1,015.00	\$ 1,015	NO	<u>\$ 7,100.00</u>	
		Electrical Fixtures in ADA Bathrooms and Mechanical Room	1	ls	\$ 360.00	\$ 360	NO		
		Electrical Egress lighting and EBBU - ALLOWANCE	1	ls	\$1,400.00	\$1,400.00			
<b>CONSTRUCTION BUDGET</b>							\$79,294	\$ 79,294	\$ 79,294

\$ 77,090.00

# Estimate

436 Main St. 1 North



**From**

Halvorson Construction, LLC  
5225 Lindermann Ave.  
Racine, WI, 53406  
United States  
Tax ID: 84-2491674  
Invoice questions?:  
Kristina@halvorsonconstructionracine.com  
262.770.5216

**Estimate No.**

EST-201925

**Date**

Dec 29 2019

**Estimate Valid Till**

Jan 28 2020

**To**

Mt. Royal  
United States

Description	Quantity	Rate	Amount
#5 Carpentry (a, i) Demo of existing interior walls, office spaces, electrical and mechanicals, drop ceiling, carpet, dumpsters and final clean up	1	20000.00	USD 20000.00
#5 Carpentry (c,d,f,g,h) 2 ADA bathrooms and FAU closet with doors, grab bars, toilet paper holder, mirror, towel ring, trim work, door casings, baseboard, batt insulation, drywall	1	15250.00	USD 15250.00
#5 Carpentry: Demising wall framing, drywall, insulation (cost split between 1N and 2S)	1	120000.00	USD 120000.00
General Contracting	1	4000.00	USD 4000.00
#8 tiling of bathroom: Floors and up to 43" in height. Including labor and materials with a \$200 material allowance per bathroom.	1	1400.00	USD 1400.00
Sub Total			160,650.00
<b>Total</b>			<b>USD 160,650.00</b>

**Estimate Note**

50% deposit required to begin work.

Please pay via Paypal or bank wire.

**Email:** lee@halvorsonconstructionracine.com

Thank you for the opportunity!





Carpet Wisconsin

1102 8th Ave  
Friendship WI 53934

# Estimate

Date	Estimate #
12/23/2019	20191223A

<b>Name / Address</b>
Mt. Royal 436 Main St North unit Racine Wi

<b>Ship To</b>

<b>Terms</b>	<b>Due Date</b>	<b>Rep</b>	<b>Project</b>
	12/23/2019		436 main racine nort...

Item	Description	Rate	Total
lvp	Luxury Vinyl Plank flooring with installation	3.07063	6,325.50
prep	mild prep, feather Finish floor to make level	0.61413	1,265.10
prep	mild prep + ramping large areas and filling holes, scrapping glue from the glue down carpet	1.1259	2,319.35
prep	installation of new 1/4 subfloor. prep underneath might also be involved	2.04709	4,217.00

this is not the total. Depends on the prep needed		<b>Subtotal</b>	\$14,126.95
		<b>Sales Tax (5.5%)</b>	\$0.00
		<b>Total</b>	\$14,126.95

Signature \_\_\_\_\_

<b>Phone #</b>
(262)343-0047

<b>E-mail</b>	<b>Web Site</b>
kw.carpetwi@gmail.com	www.carpetwi.com

# Estimate

# **FEINER**

**Plumbing Company, Inc.**

**524 Villa Street**

**Racine, Wisconsin 53403**

**262-632-8994 Phone**

**262-632-9699 FAX**

**feiner\_plumbing@sbcglobal.net**

**Project**

**436 Main Street UNIT 1 - NORTH  
Racine**

**Interior plumbing – restrooms**

**1-1-2020**

**1<sup>st</sup> floor**

- (1) Two - Water closet Tank type ADA
- (2) Two - Wall hung Lavatories with manual operating faucet ADA
- (3) Connect to existing hot & cold water, waste and vent at restroom areas
- (4) Existing drain and water lines are assumed to be adequate for new and existing loads
- (5) No floor drain in restroom
- (6) Electric water heaters to feed new restroom only
- (7) Plumbing permit  
Gas piping and meters by others

Wall , floor and ceiling openings and patch by others  
Asbestos or any environmental hazards remove by others

All work to be as specified, and above work to perform in accordance with the minimum requirements of the Wisconsin State Plumbing Code. The above work to be completed in a substantial workman like manner for the

sum of total with (\$14,460.00) with payments to be made as follows

# Estimate

weekly progress payments full value of work performed. Net 10 days, 1.5 percent monthly interest on any balance. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the Proposal. This Proposal is conditioned upon contract terms being acceptable to Feiner Plumbing Company, Inc. The means, methods, techniques, and sequencing of the work shall be solely by Feiner Plumbing Company, Inc.

This Estimate is paramount to any signed contract. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon the work. Workmen's Compensation and Public Liability Insurance on the above worktop be taken out by Feiner Plumbing Company, Inc.

Signed Robert W. Scharding President MP#226331

Note: This Proposal may be withdrawn by us if not accepted within 10 days.

Limited Warranty -----90 Days Labor-----Materials as per Manufacturer.  
801 college

The above prices, Specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
436 main

***J&H Mechanical Associates of Wisconsin, Inc.***

1421 - 13<sup>th</sup> St., Racine, WI 53403 P: 262.633.8811 F: 262.633.5212

[www.mawimech.com](http://www.mawimech.com)

Proposal No. 123019-C

December 30, 2019

Cary Manske  
Mount Royal Property Management

**RE: 436 Main Street – HVAC UNIT 1 – NORTH**

Dear Cary:

We propose to furnish labor and materials to perform the following:

- Supply and install one (1) gas-fired forced air furnace to service approximately 2,000 sq. ft.
- Supply and install associated spiral ductwork (exposed), PVC intake/exhaust piping, thermostat and control wiring.
- Condensate drain piping (within 10 ft. from new unit and drain installed by others).

**FOR A BUDGET ESTIMATE OF \$9,000.00 per unit.**

**EXCLUSIONS:**

- Premium time.
- Repair or replacement to others.
- Gas piping.
- Electrical work.

Call me if you have any questions.

Respectfully,

Tye Salinas  
Master Plumber/Estimator

TS/pb

Audenby Electric, Inc. d/b/a/



"YOUR CURRENT CONNECTION"

December 29, 2019

Attn: Cary Manske  
Mt. Royal Property Management Co.  
524 Main Street, Suite 106  
Racine, WI 53403

UNIT 1 - NORTH

Reference #B475  
436 Main Street  
Racine, WI 53403

We are pleased to provide a proposal for the above referenced electrical project. Our proposal includes labor, material, and equipment to install the following:

**ELECTRICAL SERVICE: \$4,664.21**

- Provide and install a new electrical service on the back of the building consisting of the following:
  - 4-Position 120/240V 1P3W Overhead Meter Pack
  - Grounding per Code
  - (2) Future Meter Spaces to Serve Future 2<sup>nd</sup> & 3<sup>rd</sup> Floor Build-Outs.
  - Subject to approval by the local utility.

**TENANT-1: \$12,654.76**

- Disconnect and remove the electrical panel on the first floor and remove the feeder back to the electrical service in 440 Main Street. Removal of all disconnected electrical devices including fixtures, receptacles, disconnected conduit, and wiring by others.
- Provide and install (1) 200-amp electrical panel in the new mechanical room including a 200-amp feeder to the new meter pack.
- Provide and install (1) switch, (1) GFCI receptacle, (1) 2X2 LED flat panel fixture, and (1) exhaust fan **No** connection (fan by others) in the Men's restroom.
- Provide and install (1) switch, (1) GFCI receptacle, (1) 2X2 LED flat panel fixture, and (1) exhaust fan **No** connection (fan by others) in the Women's restroom.
- Provide and install (1) switch, (1) GFCI receptacle, and (1) 2X4 LED flat panel fixture in the Mechanical **No** Room.
- Provide and install electrical connections to a furnace and water heater in the Mechanical Room.
- Provide and install electrical connection to an A/C unit.
- Provide and install conduit and wiring to pick up the existing basement lighting.
- Provide and install (2) remote capable exit/emergency fixtures with exterior remote heads.
- Provide and install (1) exit/emergency fixture.
- Provide and install (1) 2-head emergency fixture.
- Provide and install (12) 2X4 LED flat panel fixtures and (5) 2X2 LED flat panel fixtures in the open area. **No**
- Provide and install (1) 2-gang switch box near the front door to serve the open area lighting.
- Provide and install (2) 3-way switches to serve the corridor lighting.
- Provide and install (2) show window receptacles.

\$ 12,654.76

- 1,375.00

\$ 11,279.76

**TENANT -2: \$12,405.33**

- Disconnect and remove the electrical panel on the first floor and remove the feeder back to the electrical service in 440 Main Street. Removal of all disconnected electrical devices including fixtures, receptacles, disconnected conduit, and wiring by others.
- Provide and install (1) 200-amp electrical panel in the new mechanical room including a 200-amp feeder to the new meter pack.
- Provide and install (1) switch, (1) GFCI receptacle, (1) 2X2 LED flat panel fixture, and (1) exhaust fan connection (fan by others) in the Men's restroom.
- Provide and install (1) switch, (1) GFCI receptacle, (1) 2X2 LED flat panel fixture, and (1) exhaust fan connection (fan by others) in the Women's restroom.
- Provide and install (1) switch, (1) GFCI receptacle, and (1) 2X4 LED flat panel fixture in the Mechanical Room.
- Provide and install electrical connections to a furnace and water heater in the Mechanical Room.
- Provide and install electrical connection to an A/C unit.
- Provide and install conduit and wiring to pick up the existing basement lighting.
- Provide and install (2) remote capable exit/emergency fixtures with exterior remote heads.
- Provide and install (1) exit/emergency fixture.
- Provide and install (1) 2-head emergency fixture.
- Provide and install (11) 2X4 LED flat panel fixtures and (5) 2X2 LED flat panel fixtures in the open area.
- Provide and install (1) 2-gang switch box near the front door to serve the open area lighting.
- Provide and install (2) 3-way switches to serve the corridor lighting.
- Provide and install (1) show window receptacle.

\*Please note - quotes are subject to review after 90 days.

Please feel free to call me with any questions or concerns at: 262.880.2695.

Sincerely,

*Gary J. Moran*

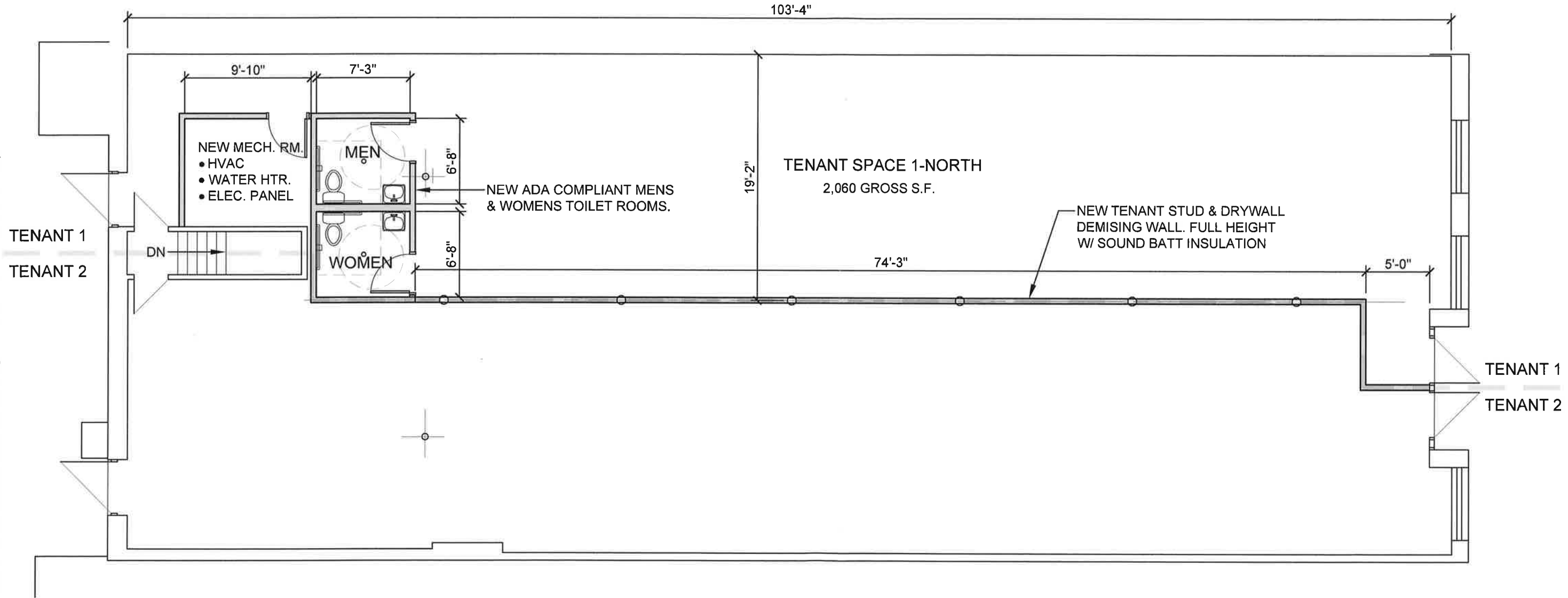
Gary J. Moran, Estimator



R.I.C. Electric

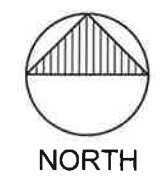
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RECEIVED  
DEC 30 2019  
Dept. of Public Works



### TENANT 1 FLOOR PLAN

SCALE: 1/8" = 1'-0"



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**RPY Architecture, LLC**  
3316 N Wisconsin St  
Racine, WI 53402  
262-994-9285  
mb\_yuhas@yahoo.com

**1st Floor Tenant-1 Alterations**  
**436 Main Street**  
Racine, WI 53403

PLAN DATES:  
WHITE BOX  
12-19-19  
PERMIT PLAN

SHEET  
**1 OF 1**

436 Main Street



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