

Mt. Royal Property Management
436 Main Street – Unit 2
 White Box Program Estimates

Carpentry	Halvorson Construction	\$40,650.00
	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	\$11,030.00
	Sawfish Construction	\$7,100.00

	\$89,267.00	\$77,090.00
Total =	<u> x 50%</u>	<u> x 50%</u>
	\$44,634.00	\$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 2 (SOUTH)

RECEIVED

DEC 30 2019

Dept. of Public Works

COMMERCIAL "WHITE BOX" GRANT APPLICATION

Applicant/Project Contact Information

Name: MT Royal Property Management - Gary Mankle

Address: 549 Main St - Unit 2 - South

Phone: 203-262-7700 - 4452 - 203-262-7700

Business or Leaseholder Information

Name of business: vacant

Business Owner's/Leaseholder's Name:

Address: 436 Main Street - Unit 2 (South)

Phone:

Property Owner Information

Name: 401 W. Main St - 401

Address:

Years Owned Building: 1 year

Age of Building: 132 yrs old

Area of First Floor (Square Feet): 2000

Height - 15 ft

Proposed Improvements (describe in detail)

Add two ADA entrances, 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 W. DEBASSIN LLC

Address of Subject Property: 430 MAIN Street Unit 2

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 2 South
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
DIVISION 01 - GENERAL CONDITIONS								\$ 12,620
Staff/Administration								
		Superintendent	12	hr	\$ 65.00	\$ 780.00	\$ 3,030	
		Project Manager	30	hr	\$ 75.00	\$ 2,250.00		
Engineering/Consultants								
		Surveying / Layout / Stake out					\$ -	
		Testing Services Allowance -Soil Borings						
		Civil Engineering Allowance						
		Architectural Fees						
Temporary Construction/Equipment/Facilities								\$ 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		
Cleaning & Maintenance								\$ 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		
Documents & Document Distributuion								\$ 80
		Blueprint Reproduction/Postage/Shipping	1	ls	\$ 80.00	\$ 80.00		
Permits & Fees								\$ -
		Local Building Permit Fee Allowance						
		Municipal or State of Wisconsin Plan Submittal Fee						
					By Owner			
					By Owner			
DIVISION 02 - SITE CONSTRUCTION								\$ 7,500
Demolition								\$ 7,500
		Demolition of existing Office / Tenant spaces	1	ls	\$ 7,500.00	\$ 7,500		
		Includes removal of all Electrical and Mechanical						
DIVISION 03 - CONCRETE								
DIVISION 04 - MASONRY								
DIVISION 05 - STEEL								
DIVISION 06 - WOOD & PLASTICS								\$ 6,801
Rough Carpentry								\$ 3,300
		Rough Framing Labor & Rental Equipment	1	ls	\$ 3,300.00	\$ 3,300		

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

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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		

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436 Main Street, Racine Wisconsin

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Div	Title	Item Description	Qty	Unit	\$/Unit	Sub Total	Section Subtotal	Division Subtotal
DIVISION 07 - THERMAL & MOISTURE PROTECTION								\$ 1,100
	Building Insulation						\$ 1,100	
		Sound Insulation - ALLOWANCE At demising wall between Tenant Spaces and Bathrooms, FUA Room	1	ls	\$ 1,100.00	\$ 1,100		
DIVISION 08 - DOORS & WINDOWS								\$ 1,195
	Interior Doors						\$ 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		
DIVISION 09 - FINISHES								\$ 26,303
	Drywall						\$ 5,153	
		Drywall - Level 3 smooth finish Does not include any exterior walls Spray texture - sand texture UVA Primer Ceilings in Bathrooms only. Main Tln ceiling to remain and receive prep / paint finish	2,290	ea	\$ 2.25	\$ 5,153		\$ 20,973.00
	Carpet & Resilient Flooring						\$ 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		

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436 Main Street, Racine Wisconsin

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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		
DIVISION 10 - SPECIALTIES								
	Bathroom Fixtures							
		Provide Stainless Steel: Toilet Grab Bars, Mirrors, TP holders, towel rings	1	ls	\$ 650.00			
DIVISION 11 - EQUIPMENT								
DIVISION 14 - CONVEYING SYSTEMS								
DIVISION 15 - MECHANICAL SYSTEMS								
							\$ 15,300	
	Plumbing Systems						\$ 5,100	
		Plumbing Labor and Piping Materials	1	ls	\$ 3,800.00	\$ 3,800		
		Plumbing Fixtures - ALLOWANCE	1	ls	\$ 1,300.00	\$ 1,300		
	HVAC System & Controls						\$ 10,200	<u>\$ 8600.00</u>
		HVAC Furnace System - Duct Work to be exposed Spiral	1	ls	\$ 8,600.00	\$ 8,600	<u>- 1600</u>	
		A/C Condensing unit and coil	1	ls	\$ 1,600.00	\$ 1,600	<u>NO</u>	<u>\$ 13,700.00</u>
DIVISION 16 - ELECTRICAL SYSTEMS								
							\$ 8,475	
	Electrical Power & Lighting						\$ 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	<u>NO</u>	<u>\$ 7,100.00</u>
		Electrical Fixtures in ADA Bathrooms and Mechanical Room	1	ls	\$ 360.00	\$ 360	<u>NO</u>	
		Electrical Egress lighting and EBBU - ALLOWANCE	1	ls	\$1,400.00	\$1,400.00		
CONSTRUCTION BUDGET						\$79,294	\$ 79,294	\$ 79,294

\$ 77,090.00

Estimate

436 Main St. 2 South



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-201926

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
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		40,650.00
	Total		USD 40,650.00

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	20191223B

Name / Address
Mt. Royal 436 Main St South unit 2 Racine Wi

Ship To

Terms	Due Date	Rep	Project
50% / 50%	12/23/2019	KW	436 Main St Racine ...

Item	Description	Rate	Total
lvp	Luxury Vinyl Plank Flooring installed	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	1/4 subfloor if needed. prep underneath may be needed	2.04709	4,217.00

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

Signature _____

Phone #
(262)343-0047

E-mail	Web Site
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 2 - SOUTH
Racine**

Interior plumbing – restrooms

1-1-2020

1st 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 - 13th St., Racine, WI 53403 P: 262.633.8811 F: 262.633.5212

www.mawimech.com

Proposal No. 123019-C

December 30, 2019

Cary Manske
Mount Royal Property Management

RE: 436 Main Street – HVAC UNIT Z - SOUTH

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

TENANT -2: \$12,405.33

UNIT 2 - SOUTH

- 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 (11) 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 (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

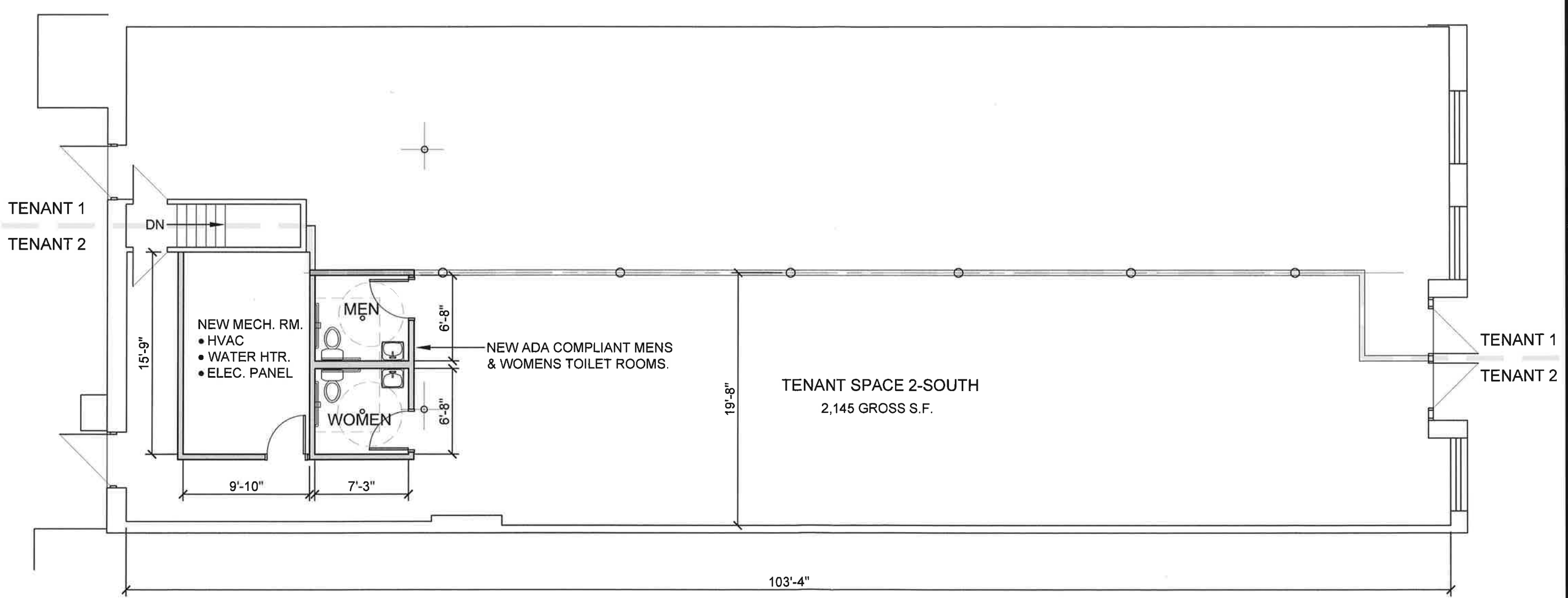


R.I.C. Electric

\$ 12,405.33
 - 1,375.00

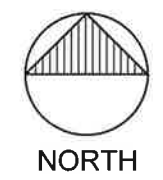
 \$ 11,030.33

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TENANT 2 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-2 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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