



Wanasek Corporation
29606 Durand Avenue
Burlington, WI 53105
Phone (262)763-3561
Fax (262)767-9917

To: FWC Architects Inc.	Contact: James Chambers
Address: 303 Waukegan Ave. Highwood, IL 60040	Phone: (847) 579-5200
Project Name: The Vaulted Malt Brewery & Restaurant - Water Service	Fax:
Project Location: 1322 Washington Ave, Racine, WI	Bid Number: 1
	Bid Date: 12/30/2019

Item #	Item Description	Estimated Quantity	Unit
10	Mobilization & Permits	1.00	LS
20	Traffic Control	1.00	LS
30	Sawcut Pavement	96.00	LF
40	Remove Concrete Sidewalk	16.00	SY
50	Remove Curb & Gutter	12.00	LF
60	Remove Asphalt Pavement	18.00	SY
70	12" X 6" Live Tap (Tap Performed By RWU)	1.00	LS
80	04" PVC Water Service	24.00	LF
90	04" Water Service Building Entry (Includes Core Foundation Wall & Link Seals)	1.00	EACH
100	Watermain Testing	1.00	LS
110	Cut & Cap Existing Water Service	2.00	EACH
120	Curb & Gutter Replacement	12.00	LF
130	Concrete Sidewalk Replacement (04" Thick)	100.00	SF
140	Colored Stamped Concrete Replacement (04" Thick)	60.00	SF
150	Asphalt Pavement Replacement	18.00	SY

Total Bid Price: \$41,680.00

Notes:

• **CLARIFICATIONS:**

- 1) Proposal is budgetary until existing utilities can be confirmed.
- 2) Both existing water services will be capped at the right of way per RWU requirements.
- 3) Proposal assumes existing foundation wall is no thicker than 12" and can be cored with hole saw.
- 4) Proposal does NOT include any pavement markings.
- 5) Proposal does NOT include any fire protection review, design, or permits.

- **General Exclusions:** Excavation below subgrade due to poor soil conditions, hauling or leveling of other's spoils, handling of contaminated or hazardous material, locating of private underground utilities, impact or connection fees for utility service connections, all unforeseen excavation obstructions (such as buried frost walls and footings), frost protection or major frost ripping, layout by surveyor (cut sheets must be provided), compaction testing.
- As required by the Wisconsin Lien Law, The Wanasek Corp. hereby notifies you that persons or companies furnishing labor or material for construction on your land may have lien rights on your land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned, are those who contract directly with you or those who give you notice within 60 days after they first furnished labor or material for the construction. Accordingly, you will probably receive notice from those who furnish labor or materials for the construction, and you should give a copy of each notice received to your mortgage lender, if any. We agree to cooperate with you and your lender, if any, to see that all potential lien claimants are duly paid.

Payment Terms:

Payment terms of net 30 days from the date of invoice. A 1.5% service charge will be added on all past due outstanding balances.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

The Wanasek Corp.

Authorized Signature: _____

Estimator: Dan Azarian, P.E.
(262) 661-4304 dan@wanasek.com

James Chambers

From: James Colwell <jc@united-mc.com>
Sent: Friday, May 29, 2020 4:32 PM
To: Jim Chambers
Subject: RE: Vaulted Malt Brewery-Update

Hi Jim,

The cost to install the main riser and the system in the 1st level basement and the main floor with the north carry out wing would be approximately \$39,000.00. The other 7 levels would be about \$95,000.00. These prices can change based on ceiling layout, number of rooms per floor and other things the state or fire department may want to add to the project. They are the final authority on the design. Give me a call if you have any questions.

Thanks,
Jim Colwell
United Mechanical, Inc.
262-632-6131 Office
262-939-6540 Cell

From: Jim Chambers <jim@fwcarchitects.com>
Sent: Thursday, May 28, 2020 01:56 PM
To: James Colwell <jc@united-mc.com>
Subject: RE: Vaulted Malt Brewery-Update

Hi Jim,

We were referring to the attic volume above the third floor and below the roof. For now we will assume entire system is wet, and insulate accordingly. Looking forward to your number Friday.

Thank you,



James Chambers
AIA LEED AP



FWC Architects, Inc.

Illinois Office

303 Waukegan Ave.
Highwood, IL 60040
Tel: 847-579-5200

Wisconsin Office

3018 North Main St.
Racine, WI 53402
Tel: 262-909-4692

Please visit our website:



From: James Colwell <jc@united-mc.com>
Sent: Thursday, May 28, 2020 11:50 AM
To: James Chambers <jim@fwcarchitects.com>
Subject: RE: Vaulted Malt Brewery-Update

Hi Jim,

I assume your talking about the stairs and the elevator equipment room as the attic. A dry system can be installed in an unheated area but they require an air compressor and increased maintenance. It would be better to insulate and heat all areas that have fire protection. I will have a price to you by Friday end of day. I will plan on soffits around the perimeter on the first floor and dropped plaster ceilings in the upper floors and exposed piping in the lower basement areas.

Thanks,
Jim Colwell
United Mechanical, Inc.
262-632-6131 Office
262-939-6540 Cell

From: James Chambers <jim@fwcarchitects.com>
Sent: Thursday, May 21, 2020 03:56 PM
To: James Colwell <jc@united-mc.com>
Subject: Vaulted Malt Brewery-Update

Jim,

Thanks again for meeting and touring the building today.
Regarding your question about ceiling details and providing a space to run sprinkler lines, we plan to provide a soffit along the perimeter of the first floor and possibly false beams. In the second and third floor ceilings, we will likely furr down from the joists to provide this space. In no case will there be a need to drill through the joists.

Question for you, in the third floor attic, would a dry system make sense there, or should we plan to insulate at the roof and heat the attic space?

Please remember to include only the work for first floor and mezzanine for this preliminary bid as described in my previous email. Please call if you have any questions. We look forward to your quote.

Thank you,
262-909-4692

A handwritten signature in black ink that reads "Jim".

James Chambers

AIA LEED AP



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