

Mt. Royal Property Management
 300 Main Street
 White Box Program Estimates

Plumbing	LePow Plumbing	\$6,765.00
	Ray Rasmussen Plumbing	\$7,591.80
HVAC	K&R Heating	\$5,050.00
	North Cape Heating Co.	\$8,100.00
Electric	R.I.C. Electric	\$13,951.00
	Kreuser Electric LLC	\$18,680.00
Flooring	Carpets Plus	\$12,428.00
	Carpets Plus Outlet	\$17,425.00
Carpentry	KC Concrete LLC	\$38,050.00
	Halvorson Construction	\$52,200.00

	\$76,244.00	\$103,997.00
Total =	<u> </u> x 50%	<u> </u> x50%
	\$38,122.00	\$51,998.00

2090 sq. ft. x \$10.00 per sq. ft. = \$20,900.00

Maximum Grant Award = \$20,000.00

Building is 139 years old

COMMERCIAL "WHITE BOX" GRANT APPLICATION

Applicant/Project Contact Information

Name: Mt. Royal Property Management
Cary Mauske
Address: 524 Main St Ste 106
Racine, WI 53403
Phone: Office: 262-770-4482 Cell: 414-737-8810

Business or Leaseholder Information

Name of business: Vacant

Business Owner's/Leaseholder's Name:

Address: 300 Main St
Racine, WI 53403
Phone: 626-824-7216

Property Owner Information

Name: Tiger OP Fund, LLC
Address: 125 E Santa Clara St #19
Arcadia CA 91006
Years Owned Building: 1 month
Age of Building: 1880
Area of First Floor (Square Feet): 2090 sq ft
139 yrs old

Proposed Improvements (describe in detail)

Add two ADA Bathrooms.
Replace aged mechanicals (Heat and Air)
Replace hot water heater.
Update electrical.
All located on First Floor (Retail level).

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: Tiger Op Ford, LLC / Tom Ryan Manager

Address of Subject Property: 300 Main St Racine WI 53403

Signature of Property Owner: _____

Date: 11-15-19

LEPow Plumbing
262-664-1755

Proposal

PROPOSAL NO.	DATE 11-24-2019
BID NO.	ARCHITECT
TO GARY MANSKE - Mount Royal	WORK TO BE PERFORMED AT: 300 MAIN ST.
ADDRESS PROPERTY MANAGEMENT	ADDRESS RACINE, WI 53403
CITY, STATE	CITY, STATE
PHONE NO.	DATE OF PLANS

We hereby propose to furnish the materials and perform the labor necessary for the completion of **Plumbing For MENS AND WOMENS ADA bathrooms - 1st Floor Retail Shop**

Area below for additional description and/or drawings: **Rough-in Plumbing for 2-Toilets, 2-LAV SINKS, and Install 1- Hotwater Heater. Install new Sanitary drains, Hot + Cold water to Accomodate new plumbing Fixtures. Set Fixtures, supply all MATERIALS to complete job. Plumbing PERMIT Included in Price. EXTEND GAS line into new Furnace Room - Hook up new Furnace Demo abandoned Plumbing lines in basement. Asbestos abatement by others. Heating lines Demo by others. Install stand Pipe for Furnace condensate line and H.W.H. blow off. Plumbing drain stacks and waterlines for 2nd + 3rd Floors to be ran up on A Time + Material Basis or Included in Price for Future Project due to NOT Knowing any locations of Future Bathrooms and Kitchens. There are separate Gas meters for each unit. NOTHING figured in this Quote for gas piping for Upper Units. GAS is Already RAN up in chases.**

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of **Six thousand seven hundred sixty five dollars + 00/100** Dollars (\$ **6,765.00**) with payments to be made as follows.

50% - Down Payment **25% - upon Rough-in** **25% - upon Completion**
Respectfully submitted *Dan Lepow*
Per **LEPow Plumbing**

Note - This proposal may be withdrawn by us if not accepted within **30** days

ACCEPTANCE OF PROPOSAL The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____
Date _____ Signature _____

LePou Plumbing
262-664-1758

Proposal

PROPOSAL NO.	DATE 11-24-2019
BID NO.	ARCHITECT
TO CARY MANSKE - Mount Royal	WORK TO BE PERFORMED AT: 300 MAIN ST
ADDRESS Property MANAGEMENT	ADDRESS RACINE, WI 53403
CITY, STATE	CITY, STATE
PHONE NO.	DATE OF PLANS

We hereby propose to furnish the materials and perform the labor necessary for the completion of _____

Area below for additional description and/or drawings: **FIXTURE LIST:**

- 2- Kohler K4309-0 Cimarron Bowl elongated
- 2- Kohler K4418-0 Cimarron Tank
- 2- Kohler K4731-C-0 seat
- 2- Kohler K2005-0 Lav sink
- 2- MOEN L4625 Lav faucet chrome

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____ Dollars (\$ _____) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted *And Lepou*
Per *LE Pou Plumbing*

Note - This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Signature _____

Date _____

Ray Rasmussen Plumbing, Inc.

1108 High Street
 Racine, WI 53402
 262.633.2737

Proposal

DATE	ESTIMATE NO.
11/21/2019	12324

NAME / ADDRESS
MOUNT ROYAL PROPERTY MANAGEMENT CARY MANSKE 524 MAIN ST, STE 106 RACINE WI 53403

JOB LOCATION
300 MAIN ST RACINE, WI 53403

TERMS

DESCRIPTION

TWO NEW ADA BATHROOMS - FIRST FLOOR
 DEMO EXISTING PLUMBING FIRST FLOOR BATHROOM
 ROUGH-IN, FURNISH AND INSTALL PLUMBING FOR 2 ADA BATHROOMS
 INCLUDES 1 OF EACH PER BATHROOM:
 MANSFIELD SUMMIT 3 ELONGATED ADA 384/386 WITH OPEN FRONT SEAT
 MANSFIELD 2018HB GRANDE ISLE WALL HUNG LAVATORY 4 CC
 CHICAGO ADA 420-ABCP SINGLE LEVER LAVATORY FAUCET WITH GRID DRAIN
 TRUEBRO LAVATORY GUARD TRAP WRAP
 STOPS & SUPPLYS
 PROVIDE FUTURE CONNECTIONS FOR 2ND & 3RD FLOOR PLUMBING
 RUN NEW GAS LINE TO FAU LOCATION (UNDER STAIRS)
 MISCELLANEOUS MATERIAL
 PERMIT
 Sales Tax

WE ARE LICENSED AND INSURED. This Proposal is subject to the policy language and underlying limits of our current insurance contract. Any special wording requests may be subject to additional fees as determined by our insurance company.

TOTAL \$7,591.80

Wisconsin Construction Lien Law: As required by the Wisconsin Lien Law, Builder (contractor) hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights in addition to the undersigned builder; are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for construction, and should give a copy of each notice received to his mortgage lender, if any, builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claims are duly paid.

Authorized Signature

Date

Proposal

Page No. _____

of _____

Pages _____

K & R HEATING, INC.
 21119 North Cape St
 Union Grove, Wisconsin 53182
 (262) 835-4689 Fax (262) 835-0416

PROPOSAL SUBMITTED TO <i>Mt. Royal Properties</i>		PHONE	DATE <i>11-20-2019</i>
STREET		JOB NAME	
CITY, STATE and ZIP CODE		JOB LOCATION <i>300 main st</i>	
ARCHITECT	DATE OF PLANS	JOB PHONE <i>414-737-8810</i>	

We hereby submit specifications and estimates for:

Install 90,000 BTU - 95% single stage armstrong furnace with 4" media cabinet filter system, fresh air from outside vent to return system, Both bathrooms vented, thermostat T4 honeywell programmable heat/cool, and all supply to ducted inside soffit.

total: \$ 5,050.00

Install 4 ton - 13 seer 410A pvan single stage armstrong air conditioner on mounting brackets put on outside west wall.

total: \$ 3,200.00

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows: _____ dollars (\$ _____).

60% down - partial upon delivery of equipment - partial upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal — 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 of Acceptance: _____

Signature _____

NORTH CAPE HEATING CO.

21119 NORTH CAPE ST.
 UNION GROVE, WI 53182
 (262) 835-2036

PROPOSAL SUBMITTED TO <i>MT. Royal Properties.</i>		PHONE	DATE <i>11-21-2019</i>
STREET		JOB NAME	
CITY, STATE and ZIP CODE		JOB LOCATION <i>300 Main Street</i>	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

Install Goodman GMSS96-100 (100,000) BTU 96% Efficient gas furnace, All necessary, venting, Duct work, T-Stat, and filter system.

Total: \$ 8,100.00

Install 4 ton 13 Seer Goodman VSX13 Air conditioner. Mounted on brackets outside. Total: \$ 3,600.00

Separate Cost - Permits

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of: _____ dollars (\$ _____).

Payment to be made as follows:

50% down - 50% upon completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

William White

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal — 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 of Acceptance: _____ Signature _____

Audenby Electric, Inc. d/b/a/



"YOUR CURRENT CONNECTION"

November 25, 2019

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

Reference #B432
2nd Floor Residential
413 Sixth 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 Distribution:**
 - From the new meter pack extend a 100-amp electrical feeder to the existing electrical panel in the space.
- **Lighting:**
 - Provide and install (32) 6" LED recessed can fixtures (allowance of \$25 each included in proposal).
 - Provide and install (2) exterior LED wall sconce fixtures (allowance of \$30 each included in proposal).
 - Provide and install (3) LED bath vanity fixtures (allowance of \$70 each included in proposal).
 - Provide and install (3) LED surface ceiling fixtures (allowance of \$30 each included in proposal).
 - Provide and install (2) LED undercabinet fixtures (allowance of \$35 each included in proposal).
 - Install (3) owner provided pendant fixtures.
- **Lighting Control:**
 - Provide and install (18) single pole switches.
 - Provide and install (2) four-way switches.
 - Provide and install (3) three-way switches.
- **Receptacles:**
 - Provide and install (15) duplex receptacles.
 - Provide and install (13) GFCI receptacles.
 - Replace (1) exterior duplex receptacle with a GFCI receptacle.
- **Alarm Systems:**
 - Provide and install (3) smoke detectors.
 - Provide and install (1) carbon monoxide detector.
- **Equipment:**
 - Install connection to (2) bath fans.
 - Install connection to (1) range hood.
 - Install connection to (1) dishwasher.
 - Install connection to (1) disposal.
 - Install connection to (1) tankless water heater.
 - Install connection to (1) air conditioner.
 - Install connection to (1) furnace.

- \$1230.00

PROPOSAL AMOUNT: \$15,180.93 - 1230.00 = \$13,951.00

*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

Estimate #1098

Billing Address

Mount Royal
300 Main Street
Racine WI 53403 United
States
cary.mtroyal@gmail.com
4147378810
4147378810

Service Address

Mount Royal
300 Main Street
Racine WI 53403 United
States
cary.mtroyal@gmail.com
4147378810
4147378810

Send Payment To

Kreuser Electric Llc
6014-28 ave
Kenosha WI 53144
262-748-5840
Kreuserelectric@icloud.com

Date	11/25/19
Sent	11/25/19
Total	\$18,680.00
Payments	\$0.00
Balance	\$18,680.00

Charges

Item	Description	Unit Cost	Tax	Quantity	Line Total
16 Electrical & Lighting	Electrical & Lighting, Rewire 300-main Racine wis. New 400 amp 6 spot meter pedestal, new 200 amp panel on first floor, and 4 conduits to upper floors for services with separate meters. (Additional work on 2,3 not included) remove all old wiring on 1st floor, bring basement to code, 12- 2x4 lay in floresent t-8 fixtures. this bid is based on ceiling and walks to be removed by others.	\$18,680.00		1.0	\$18,680.00
16 Electrical & Lighting	Electrical & Lighting. Payment as follows 1/2 down payment. \$9340 1/4 upon rough inspection \$4670 1/4 upon final electrical inspection. \$4670	\$0.00		1.0	\$0.00

Subtotal	\$18,680.00
Tax	\$0.00
Total	\$18,680.00

Payments

Date	Type	Amount
No payments		

Notes

Terms

Carpetsplus Colortile of Racine, LLC
 2301 Lathrop Ave
 Racine, WI 53405
 (262) 633-4838
 sandy.carpetsplus@yahoo.com

Estimate



ADDRESS
 MT ROYAL PROPERTY MGMT
 524 MAIN STREET
 SUITE 106
 RACINE, WI 53403

SHIP TO
 300 MAIN
 RACINE, WI 53403

ESTIMATE #	DATE
2754	11/21/2019

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

PHONE #
 414-737-8810

REP
 SL

ACTIVITY	QTY	RATE	AMOUNT
LUXURY VINYL PLANK:LUXURY VINYL PLANK LUXURY VINYL PLANK GLUED DIRECT OVER NEW 5-PLY BIRCH UNDERLAYMENT PROVIDE AND INSTALL PRIMED BASE SHOE (CUSTOMER RESPONSIBLE FOR PAINTING) PRICE BASED ON 12 MIL PRODUCT	1	9,872.00	9,872.00
CARPET CUSTOM ORDER:CARPET CUSTOM ORDER PROVIDE AND INSTALL CARPET OVER PAD IN WINDOW DISPLAY AREAS	1	502.00	502.00
PREP TEAR OUT EXISTING CERAMIC TILE, CARPET AND VINYL	1	2,456.00	2,456.00
MISC:R/R TOILET R/R TOILET	1	100.00	100.00

ANY ADDITIONAL PREP WILL BE BASED ON A TIME AND MATERIAL BASIS.
 PRICE CANNOT BE DETERMINED UNTIL THE EXISTING FLOORING IS REMOVED

TOTAL

\$12,930.00

- 502.00

.00

\$12,428.00

Accepted By

Accepted Date

KC CONCRETE LLC

341 Mill Ave.
Union Grove, WI 53182
(262) 957-6608

Page No. 1 of 1

PROPOSAL

PROPOSAL SUBMITTED TO Cary Manske		TODAY'S DATE Nov 25, 2019	DATE OF PLANS TBD
PHONE NUMBER (262) 770-4482	E-MAIL cary.mtroyal@gmail.com	JOB NAME 300 Main	
ADDRESS, CITY, STATE, ZIP 524 Main St, Suite 106, Racine WI 53403		JOB LOCATION 300 Main	

We hereby submit specifications and estimates for:

1. Demo and dispose of everything on first floor including partition walls, carpet, wood flooring, tear out soffits and built-out sections on walls, old sink and cabinetry, old furnace and ducting, and tin ceiling.
2. Frame 2 ADA restrooms and FUA closet, provide and install 3 new doors (restrooms & FAU closet), and all trim work (door casings, baseboards). Insulate walls and ceiling of 2 ADA restrooms, 5/8" moisture resistant drywall. Install grab bars, TP holder, mirror, towel ring. Install all baseboards and trim casings around two exterior doors and basement door.
3. Install Firestop insulation above drop ceiling.
4. Tile two ADA restrooms floors and 43" up wall

1. \$12,500
2. \$17,750
3. \$4,900
4. \$2,900

Total bid **\$ 38,050**

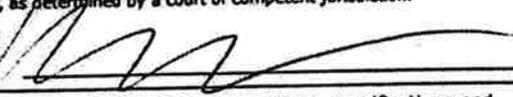
We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:

THIRTY EIGHT THOUSAND FIFTY Dollars (**\$ 38,050.00**)

Payment as follows: **50% DOWN WITH BALANCE DUE UPON COMPLETION OF CONTRACT**

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized
Signature



Note: this proposal may be withdrawn by us
if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL 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 _____

Signature _____

Date of Acceptance _____

Estimate

300 Main St. First Floor



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-201920

Date

Nov 25 2019

Estimate Valid Till

Dec 25 2019

To

Mt. Royal
United States

Description	Quantity	Rate	Amount
#4 Carpentry: Items A,J Demo and dump everything on the first floor, including partition walls, carpet, wood flooring, soffits over entrance, built-out sections on walls, old sink and cabinetry, old furnace and ducting, remove bad ceiling panels and open for plumbing, old debris from basement, and final clean up and dumping of debris.	1	9800.00	USD 9800.00
#4 Carpentry: Items D, E, G, I frame 2 ADA BRs and FUA closet, Insulate walls and ceiling, 5/8" drywall with moisture resistance, Install new doors, trim work, casing, grab bars, TP, mirror, and towel ring, paint interior//includes labor and materials.	1	14700.00	USD 14700.00
#4 Carpentry: item F Install fire-stop insulation above drop ceiling. Includes labor and material.	1	4700.00	USD 4700.00
#4 Carpentry: item H Provide and install trim work throughout main floor (door casings, baseboard, 1/4 round). Includes labor and materials.	1	2300.00	USD 2300.00
#4 Carpentry: item K Coordinate with subcontractors for scheduling and quality control. Pull permits pertinent to work performed by Halvorson Construction, LLC	1	3200.00	USD 3200.00
#4 Carpentry: add-on Replace wall that has black mold by back corner bathroom.	1	600.00	USD 600.00
#6 Flooring flooring of entire space to be a pre-finished engineered hardwood, approved by Angela. Est. 3800 sq. ft Includes Lauan to even floor, floor leveler Labor and materials	1	14500.00	USD 14500.00

included.

#7 Tile	1	2400.00	USD 2400.00
Price to tile the restroom floors and walls, up to 43" in height. Labor and \$400 estimated for materials			
#9 Painting	1	3000.00	USD 3000.00
PVA primer after drywall. Prep, prime and paint all surfaces complete in first floor space.			
			<i>No</i>
	Sub Total		55,200.00
	Total		USD 55,200.00

3,000.00

\$ 52,200.00

Estimate Note

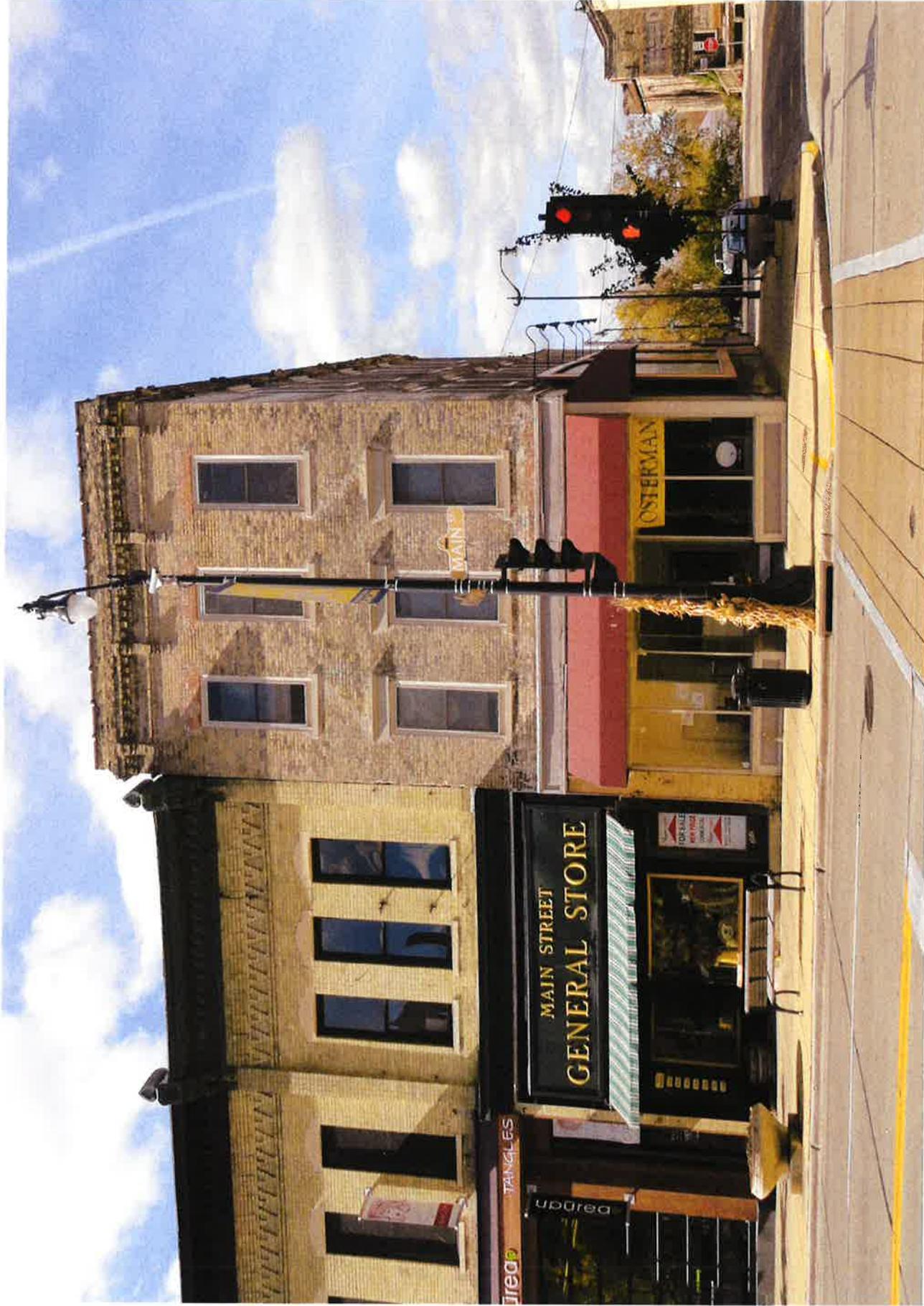
Note: This estimate is based on the scope as written. Does not include unforeseen circumstances that may arise once demo begins.

Email: lee@halvorsonconstructionracine.com

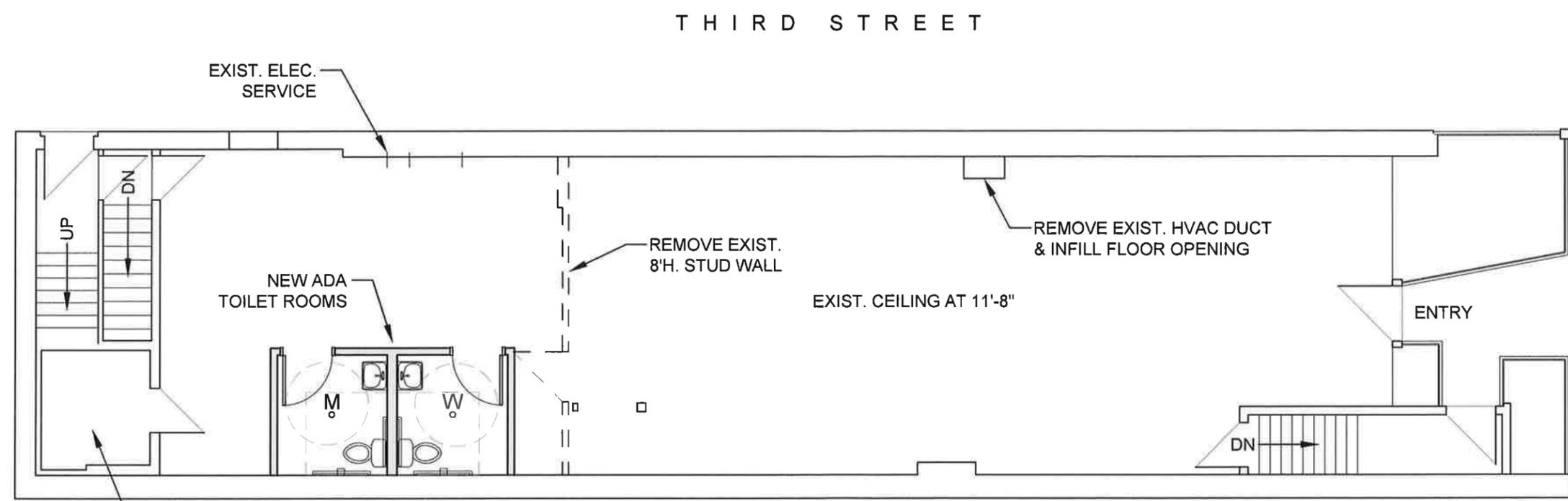
Thank you for the opportunity!



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FIRST FLOOR PLAN

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



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RPY Architecture, LLC
 3316 N Wisconsin St 262-994-9285
 Racine, WI 53402 mb_yuhas@yahoo.com

1st Floor Alterations for:
300 Main Street
 Racine, WI 53403

PLAN DATES:
 WHITE BOX
 11/10/2019
 PERMIT PLAN

SHEET
1 OF 1