

John Dunk
3207 Washington Avenue
 White Box Program Estimates

Carpentry/Drywall/Electric	SE WI Contractors	\$32,400.00
	RTC Services	\$42,400.00

Plumbing	Elzinga Plumbing	\$7,800.00
	John Conner Plumbing	\$10,700.00

Flooring	Carl's Floor Refinishing	\$5,700.00
	Premier Custom Hardwood	\$6,916.80

HVAC	Competitive Heating & AC	\$2,416.00
	Competitive Heating & AC	\$2,416.00

Total =	\$48,316.00	-	\$62,432.80
	<u> x 50%</u>		<u> x50%</u>
	\$24,158.00		\$31,216.40

Age of Building = 100 years old

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

COMMERCIAL "WHITE BOX" GRANT APPLICATION

Applicant/Project Contact Information

Name: JOHN DUNK
Address: 3650 HENNEPIN PL. RACINE 53402
Phone: 262 488 7350
E-mail Address: johnsdock@att.net

Business or Leaseholder Information

Name of business: ~~Restaurant~~ / 1300 DUNKS Public House
Business Owner's/Leaseholder's Name: DUNKS PUBLIC HOUSE LLC
Address: 3207 WASHINGTON AV. RACINE, 53405
Phone: 262 488 7350
E-mail Address: johnsdock@att.net

Property Owner Information

Name: JOHN DUNK LLC
Address: 3650 Hennepin Pl., RACINE, 53402
E-mail Address: johnsdock@att.net
Years Owned Building: 5 months Age of Building: 99 years old
Area of First Floor (Square Feet): 2000 1920

Proposed Improvements (describe in detail)

SEE ATTACHED

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: JOHN DUNK

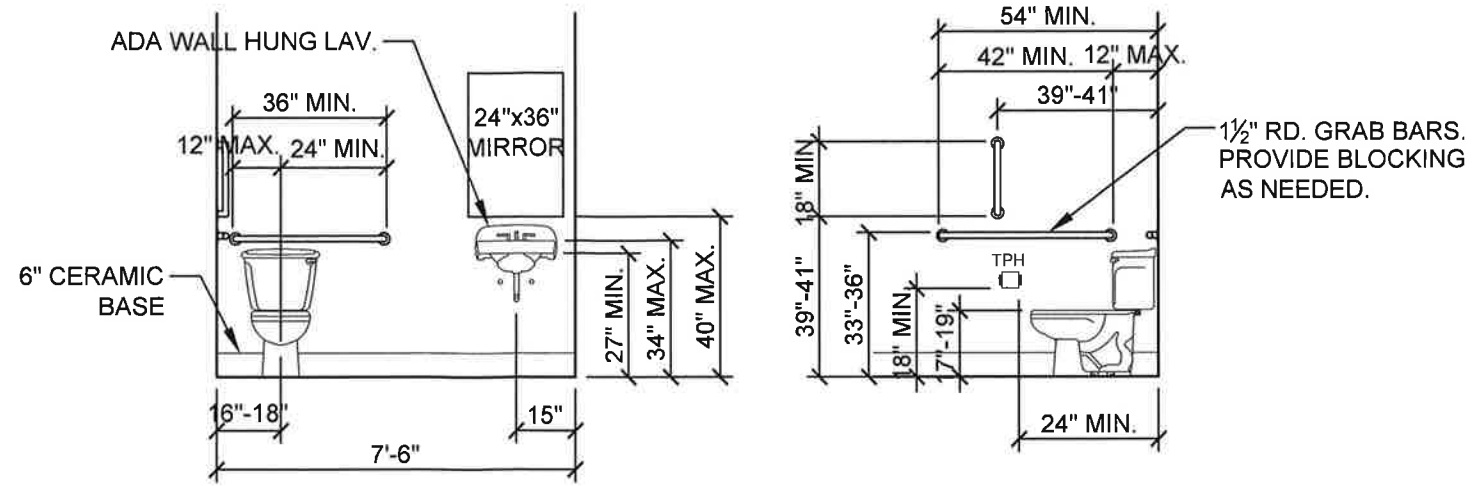
Address of Subject Property: 3207 WASHINGTON AV. RACINE
53405

Signature of Property Owner: 

Date: 04/22/2019

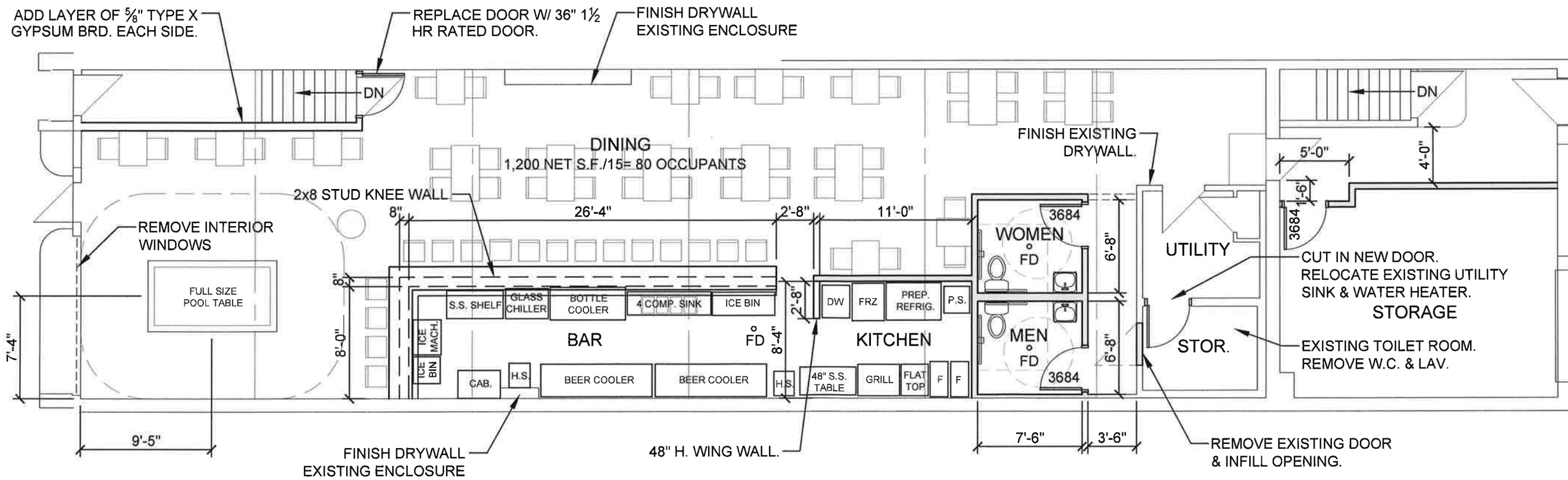


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TYPICAL TOILET ROOM ELEVATIONS

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



FLOOR PLAN

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



NOTE: NEW STUD WALLS SHOWN SHADED

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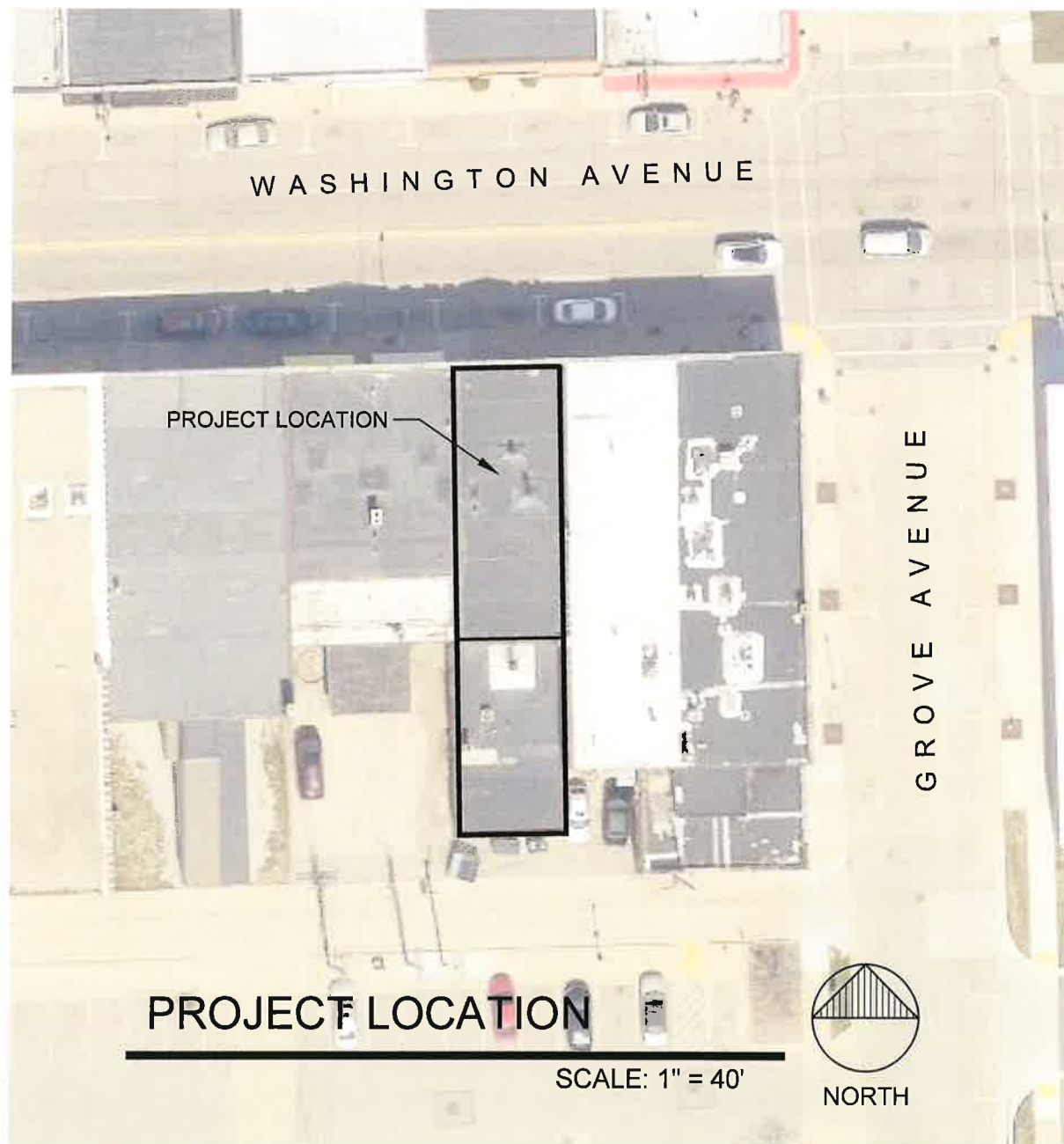
RPY Architecture, LLC

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

**INTERIOR ALTERATIONS FOR:
 DUNKS PUBLIC HOUSE
 3207 WASHINGTON AVENUE**
 Racine, WI 53405

PLAN DATES:
 2/14/2019
 BID SET:
 3/1/2019
 PERMIT SET:
 4/4/2019

SHEET
2 OF 4



PROJECT SCOPE:
 EXISTING BUILDING IS 2-STORY WITH A 1st FLOOR BUSINESS OCCUPANCY & A 2nd FLOOR RESIDENTIAL OCCUPANCY. PROJECT IS A 1st FLOOR ALTERATION TO A TAVERN/RESTAURANT.

CODE & DESIGN CRITERIA:

- GOVERNING CODE: 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC), CHANGE OF OCCUPANCY & ALTERATION LEVEL 3.
- OCCUPANCY: GROUP A-2
- PROVIDE OCCUPANCY SEPARATION BETWEEN 1st FLOOR A-2 AND 2nd FLOOR RESIDENCE.
- EXISTING CONSTRUCTION TYPE III B.
- OCCUPANT LOAD: 1,200 S.F DINING AT 15 S.F. PER OCCUPANT = 80 OCCUPANTS.
- TOILET ROOMS: 80 OCCUPANTS = MALE & FEMALE W/ 1-WC & 1-LAV EACH.

GENERAL NOTES:

- MECHANICAL, ELECTRICAL & PLUMBING TO BE DESIGNED, PERMITTED AND INSTALLED BY LICENSED PROFESSIONALS.
- ALL CONTRACTORS WORK TO CONFORM TO LOCAL, STATE & FEDERAL CODES AND REGULATIONS.

DRAWING INDEX

- 1 - PROJECT LOCATION
- 2 - FLOOR PLAN
- 3 - REFLECTED CEILING PLAN
- 4 - BASEMENT PLAN

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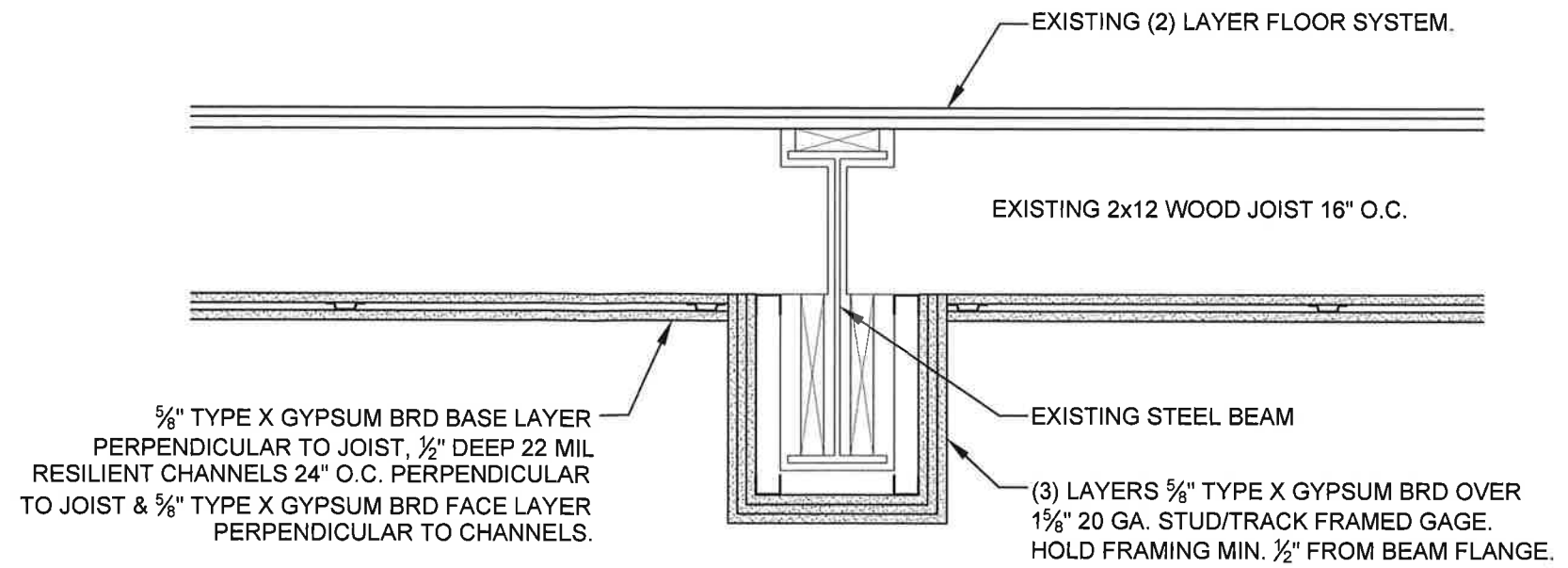
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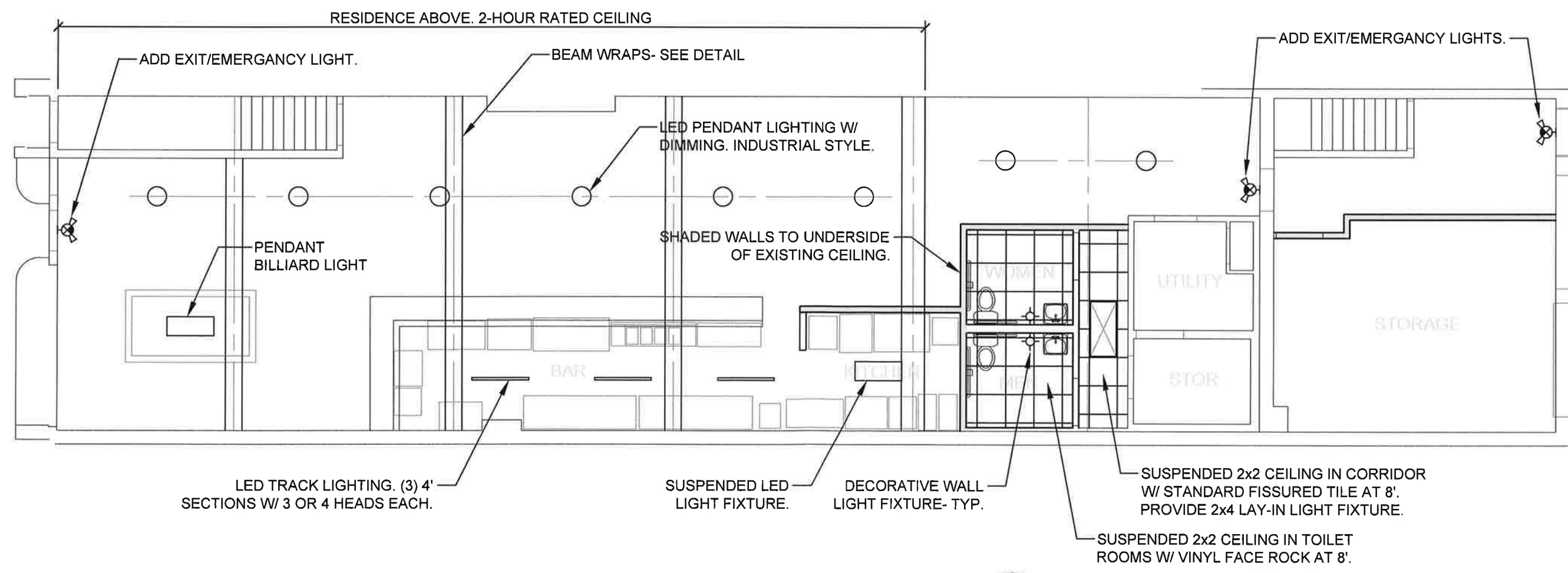
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1 OF 4

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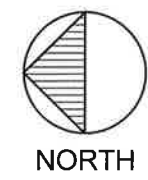
CEILING DETAIL

2-HOUR RATING SCALE: 1" = 1'-0"



REFLECTED CEILING PLAN

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



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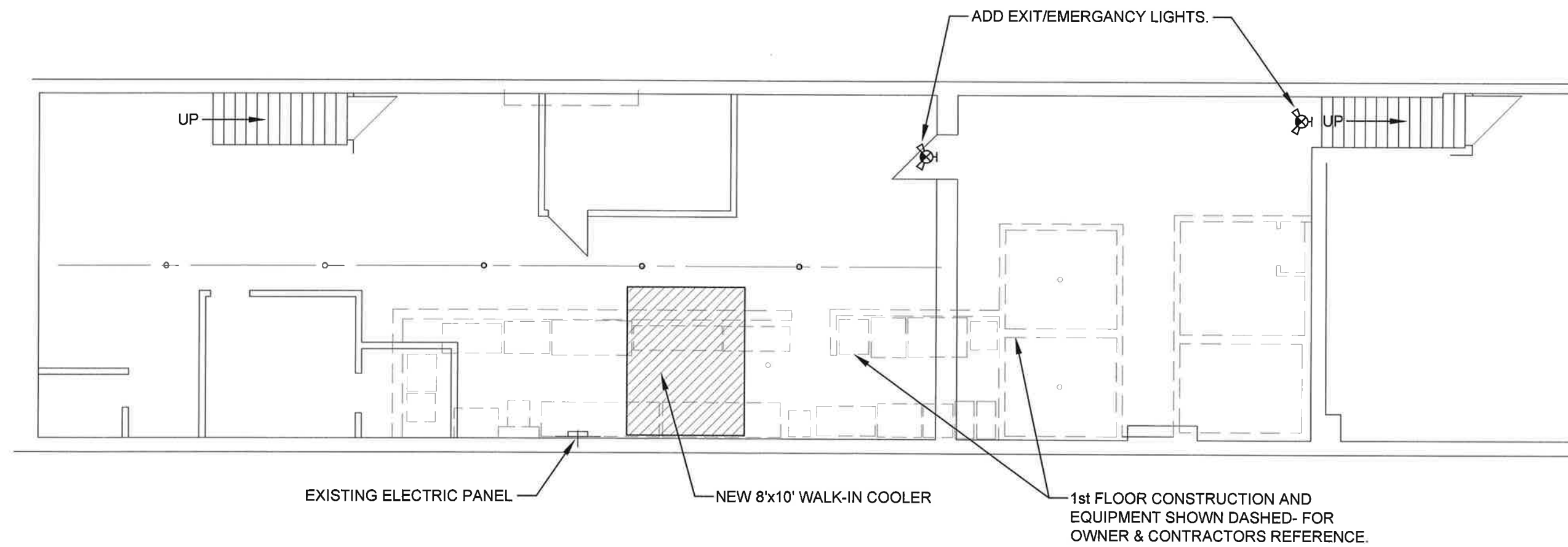
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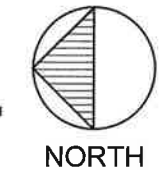
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BASEMENT PLAN

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



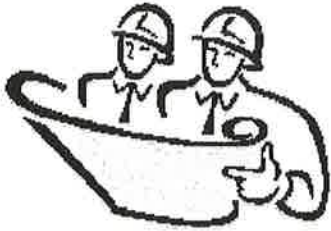
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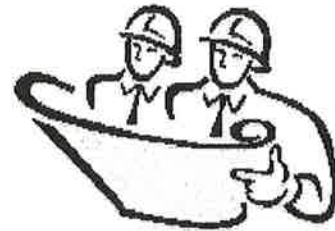
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PLAN DATES:
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 3/1/2019
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 4/4/2019

SHEET
4 OF 4



SE Wisconsin Contractors



Job Proposal

March 18th 2019

Contractor: Stanley Egerson
 Address: 2225 Newman Road
 Racine, WI 53406
 Phone: 262-902-5210
 E-mail: seironworker2012@yahoo.com

Owner: John Dunk
 Address: 3207 Washington Ave
 Racine, WI 53405
 Phone: 262-488-7350
 E-mail: johnsdock@att.net

Job Proposal

Restaurant and Bar Quote

1. Drywall ceiling with two layers of 5/8 Fire Rated two hour protection drywall.
2. Materials including drywall, spacers, screws, joint compound, tape, etc.
3. Tape, sand, and float drywall and joints.
4. Bar electrical outlets, plugs, breakers, etc.
5. Electrical runs on brick wall, conduit, brackets, electrical boxes, etc.
6. Sandblast and clean brick.
7. Seal brick with appropriate brick sealer.
8. Prime and paint.
9. Baseboards and trim.
10. Install light fixtures.
11. Establish Male and Female ADA compliant Bathrooms
 - a. 36 inch doorways
 - b. ADA compliant toilets and sinks
 - c. pull up bars and handrails
12. All demolition and relocation of services

Materials and Labor total **\$32,400.00**. This is an estimated cost additional cost and materials may be added after further inspections and unforeseen damages. SE Wisconsin will consult owner before additional materials are needed and work needs to be done.

This proposal will expire April 1st 2019

A FIFTY PERCENT DEPOSIT of \$16,200.00 is required before start of the project. That leaves a balance of \$16,200.00 to be paid to the contractor when all such work is completed.

X _____ X _____
 Contractor Owner
 Stanley Egerson
 SE Wisconsin Contractors

X



12305 Adams Rd
 Franksville, WI 53126
 Phone (262) 939-0855

Quote
 Revised 4-5-19

QUOTE #900
 DATE: APRIL 5, 2019

TO:
 John & Ben Dunk
 3207 Washington Ave.
 Racine, WI 53405

FOR:
 Dunk's Bar

DESCRIPTION	AMOUNT
<p>Bathroom: Build new bathrooms according to new plans. Walls will go to ceiling and will be insulated for noise. Ceiling will be lower not to building height. Floors will go in both bathrooms and storage areas. Remove door from existing bathroom and install new opening. Walls will be sand texture finished with paint of customer's choice. Lights, toilet and accessories are up to customer to supply. No plumbing included.</p>	\$18,350
<p>Drywall: Finish drywall in front upper area. Finish texture to match and paint to customer's choice. Drywall ceiling for fire protection. Two layers on 5/8 drywall. Three layers around beams.</p>	\$14,400
<p>Electrical: Add ceiling lights according to plans. Outlet for tv's and behind bar. Bathrooms will have lights and a fan in each.</p>	\$9,650
<p>Bar: Build front and back bar to customers design. All wood frame and wood top. Black pipe foot rest.</p>	\$19,850
TOTAL	42,400

Make all checks payable to: **RTC Services**
 Half amount due at time of signed agreement, second half is due upon final work completion.
 Quote is valid for 60 days.
 If you have any questions concerning this invoice, contact: Ryan Chadek (262) 939-0855

Thank you for your business!

John Conner Co., LLC
P.O. Box 044053
Racine WI 53404
United States
Phone: 2625100077


ESTIMATE



Johnsdock@att.net

Estimate #:	0201967
Date:	January 22, 2019
Estimate Total (USD):	\$10,700.00

Item	Description	Unit Cost (\$)	Quantity	Price (\$)
Plumbing	Provide Rough and Finish Plumbing to ADA Compliant Bathroom, Dishwasher, 2) Ice Machines, Soda Machine, Hand wash sink, 4 compartment bar sink, 2) Fryers, 1 Griddle. Install Owner Supplied Grease Interceptor. Provide State Approved Plans. Cost includes Labor, Plumbing Permit, Rough Plumbing Materials, ADA Toilet, ADA Lavatory with Faucet, Mini 50 Gallon Electric Water Heater, and State Approved Plans.	10,700.00	1	10,700.00
NOTES: 3207 Washington Ave. Racine, WI				
			Subtotal:	10,700.00
			Estimate Total (USD):	\$10,700.00

This estimate was sent using  FRESHBOOKS

Estimate

MIKE ELZINGA - PLUMBER

Invoice

NAME: JOHN DUNK		SHIPPED TO		VIA	
ADDRESS		ADDRESS			
CITY, STATE, ZIP		CITY, STATE, ZIP			
CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE	

- ① Install pvc drain & vent TO 2 bathrooms to include 2 sinks & 2 Toilets
- ② Install per water supply TO Fixtures Listed above
- ③ Supply and install both Fixtures
- ④ Install pvc drain & vent ~~to~~ and water lines TO customer supplied kitchen fixtures and grease TRAP
- ⑤ Submit drawings to state for grease TRAP
- ⑥ Supply & install 50 gallon water heater

554565

Invoice

SOLD TO		SHIPPED TO		VIA	
ADDRESS		ADDRESS			
CITY, STATE, ZIP		CITY, STATE, ZIP			
CUSTOMER ORDER NO.	SOLD BY	TERMS	P.O. NO.	DATE	

Labor & material
sum of \$ 7,800.00



**CARL'S
FLOOR REFINISHING
PAINT CONTRACTORS**

KENOSHA, WISCONSIN

Commercial - Residential - Insured

FLOOR REPAIR AND INSTALLATION • STAINING
PROFESSIONAL INTERIOR & EXTERIOR PAINTING

CARL KIRKORIAN

PH. (262) 552-0911

Proposal

est Fri 2:30

PROPOSAL SUBMITTED TO: John Dunn	JOB NAME	JOB #
ADDRESS 3207 Washington AVE Racine	JOB LOCATION	DATE OF PLANS
PHONE # 488-7350	DATE 2-22-19	ARCHITECT
FAX #		

We hereby submit specifications and estimates for:

Dining Area 21x21

~~About~~ **About 1200sqft**
old maple flooring

Sand + 3 coats poly

Finish \$5200.00

John's \$5,000.00 ↓

**Replace and repair old maple damaged floor
about \$500.00**

**extra add
to the total**

\$5700.00

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

\$ _____
with payments to be made as follows: **1/2 Down + Balance Due on Completion**

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

Carl Kirkorian

Note - this proposal may be withdrawn by us if not accepted within **90** 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 of Acceptance _____

Premier Custom Hardwood Flooring, LLC.

414-828-Mark (6275)

INVOICE

Date: 03/08/2019

INVOICE #1

Salesperson	Job	Payment Terms	Due Date
Mark Mikorski	John Dunk 3207 Washington Ave Racine, WI	2 payments 1 st payment 1/3 due up front	Final payment due at completion of job

Sq. Ft.	Description	Unit Price	Line Total
1200	Sand, Stain, 2 coats oil base finish	3.25	\$3,900.00
	Tear out men and women's bathroom reuse wood for repairs		\$1,000.00
	Repairs		\$1,000.00 - \$1,250.00
	Miscellaneous material (to be determined)	\$200 - \$400?	\$200.00 - \$400.00
1200	Each additional Buff and coat oil base finish	\$750	undetermined
	Rough Estimate		
		Subtotal	\$6,550.00
		Sales Tax	\$366.80
		Total	\$6,916.80

Make all checks payable to Mark Mikorski

Thank you for your business!



Competitive Heating & Air Conditioning, LLC

820 Forrest Ln
 WATERFORD, WI 53185
 (262) 534-7930
 info@competitiveheating.net
 http://www.competitiveheating.net

**Proposal 2019-
 81373-A**

ADDRESS

John Dunk
 Johnsdock
 3207 Washington Ave
 Racine, WI

DATE
 03/25/2019

TOTAL
 \$2,416.00

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Sales	Install spiral duct down the center of the building. The spiral will connect to the existing supply duct. Run return duct into future demising wall and terminate with a register (6) 16 x 3 supply registers cut directly into the spiral Vent 2 bath fans. Fans supplied and installed by others			2,416.00
*****NOTE*****	Does not include any state or local permits	1	0.00	0.00
Terms & Conditions	NET DUE 10 DAYS Heating guarantee valid only upon full payment of this contract. Payment terms 2% month interest will be charged on account balances outstanding more than 30 days. As required by Wisconsin Construction Lien Law, COMPETITIVE HEATING & A/C, hereby notifies buyer that COMPETITIVE HEATING & A/C and/or other persons and companies furnishing labor materials for the construction on buyers land may have lien rights on buyer s land and buildings if not paid. Those entitled to lien rights, in addition to undersigned COMPETITIVE HEATING & A/C, are those who contract directly with buyer or those who give owner notice sixty (60) days, after they first furnish labor or materials for the construction. Accordingly, buyer will probably receive notices from those who furnish labor or material for the construction, and should give a copy of notice received to his mortgage lender, if any, to see that the potential lien claimants are duly paid. COMPETITIVE HEATING & A/C agrees to cooperate with the owner and the owners lender, if any, to see that all potential lien claimants are duly paid.	1	0.00	0.00
*****NOTE*****	I should have the take off from the engineer back this week for the finished plans	1	0.00	0.00



Competitive Heating & Air Conditioning, LLC

820 Forrest Ln
 WATERFORD, WI 53185
 (262) 534-7930
 info@competitiveheating.net
 http://www.competitiveheating.net

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 81373-A**

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 Johnsdock
 3207 Washington Ave
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 03/25/2019

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3205 Washington Ave
3207 Washington Avenue



Image capture: Jul 2017 © 2019 Google

Racine, Wisconsin

Google

Street View - Jul 2017