

Luis Zuniga
 3216 Washington Avenue
 White Box Program Estimates

Plumbing	Rubel Plumbing Southport	\$3,208.00 \$8,170.00
Electrical	Nextgen Services Group Auden by Electric	\$7,500.00 \$12,072.51

Total =	\$10,708.00	\$20,242.51
	<u> </u> x 50%	<u> </u> x50%
	\$5,354.00	\$10,121.26

Building is 103 years old

2430 sq. ft. x \$10.00 per sq. ft. = \$24,780.00
Maximum Grant Award = \$5,354.00

COMMERCIAL "WHITE BOX" GRANT APPLICATION

Applicant/Project Contact Information

Name: *Lois Zuniga* (Luis Zuniga)

Address: *3216 Washington Ave Racine WI 53405*

Phone: *262-598-8440 or (262) 554-2157*

Business or Leaseholder Information

Name of business: *Jewel Time*

Business Owner's/Leaseholder's Name: *Luis Zuniga*

Address: *3216 Washington Ave Racine WI 53405*

Phone: *(262)-598-8440 or (262) 554-2157*

Property Owner Information

Name: *Lois Zuniga*

Address: *3216 Washington Ave Racine WI 53405*

Years Owned Building: *1yr* *4,914 sqft* Age of Building: *1920*

Area of First Floor (Square Feet): *~~5000 sqft~~*

Proposed Improvements (describe in detail)

- 1. ~~For~~ Tearing off the existing floor*
- 2. Replacing all drywall*
- 3. Replacing all damaged electrical*
- 4. Bring it up to code*
- 5. adding a new bathroom*
- 6. Bring in the HVAC up to code*
- 6. Replacing all Lighting*
eco-friendly

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:

Lois Zuriga

Address of Subject Property:

3216 Washington Ave Racine WI 53405

Signature of Property Owner:

[Handwritten Signature]

Date:

Rubel Plumbing LLC

1416 Willmor St
Racine, WI 53402

Estimate

Phone #	262-752-9865
Fax #	262-752-1065
E-mail	rplumbum@sbcglobal.net

Date	Estimate No.
6/29/2019	2122

Name/Address

Louis Zuniga
Re: 3216 Washington Ave.
Racine, WI 53405

Project

Description	Total
Plumbing / Re: New Bathroom To open up the floor and modify the plumbing for the building drain and correct the piping at the basement sink and install a required cleanout and to also install new drain and vent piping for a new ADA compliant bathroom in the east section of the store. \$1,373.00 To tie onto the existing PEX and provide water piping to the new ADA bathroom. \$658.00 To provide and install two new 10 gallon electric water heaters one for each side. \$904.00 To provide and install a new Mustee single compartment laundry sink as a mop sink replacing the existing sink in the basement. \$526.00 To provide and install a Mansfield ADA compliant toilet with open front commercial seat. \$392.00 To provide and install a Mansfield wall hung sink with a Moen single handle chateau style faucet in a chrome finish. \$374.00 To provide and install required grab bars for ADA compliance. \$354.00 To obtain a required permit \$182.00 We will require 50% down, 30% upon rough in inspection and 20% upon final inspection.	4,763.00

It's been a pleasure working with you!

Total	\$4,763.00
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\$ 3208.00

August 16, 2019

Jewel Time
3216 Washington Avenue
Racine, WI 53403

Re: Jewel Time Plumbing Proposal

Southport Engineered Systems is pleased to offer the following proposal for your consideration.

Plumbing – Design Build:

- Plumbing for additional washroom to building, complete as delineated with the following clarifications:
 - City of Racine Permit fees *No*
 - Supply and install Pro flow ADA toilet
 - Supply and install Pro flow sink and faucet
 - Supply and install floor drain in washroom
 - Supply and install laundry tub and faucet
 - Provide all necessary drain and vent piping
 - Provide necessary water pipe in copper
 - Supply and install 120V 10 Gallon water heater
 - Supply and install exhaust for washroom

Plumbing Total: \$9850.00 *\$8170.00*

Clarifications:

- Price proposed includes \$1500.00 for roofer (approximately) *No*
- Electrical for exhaust fan to be performed by others
- Grab bars done by others
- All quoted work to be performed during typical business hours, Monday – Friday: 7am – 4pm
- Proposals Valid for 30 days
- 50% Deposit prior to work start date, must complete Customer information sheet prior to work start date, and 40% due upon completion of rough in.

We trust this is the information you desire and hope to be of further service to you. If you have any questions, please call us at (262)-898-3000.

Acceptance: _____ Date: _____

Sincerely,
Southport Engineered Systems

Fwd: Invoice due from NextGen Services Group, Inc. - \$8,190.00

From: Jaime Vasquez (attitude644@gmail.com)

To: attitude_jv2007@yahoo.com

Date: Tuesday, July 23, 2019, 07:43 PM CDT

----- Forwarded message -----

From: **NextGen Services Group, Inc.** <notifications@housecallpro.com>

Date: Mon, Jul 22, 2019, 10:53 AM

Subject: Invoice due from NextGen Services Group, Inc. - \$8,190.00

To: <attitude644@gmail.com>

Your Invoice from NextGen Services Group, Inc.

Hi JewelTime,

Attached please find invoice #92 for your service.

Thank you,

Invoice Number: 92
Service Date:
Invoice Date: Jul 22, 2019
Customer Name: JewelTime
Company Name: Jewel Time
Service Address: 3216 Washington Ave Racine, WI 53405

Services

Electrical Services \$6,500.00

Installation of Conduit and Boxes for distribution of Electrical Circuits for Lighting and Outlets.

Reorganization and distribution of Power from Electrical Panel for Consumption and Usage of Services Distribution between two (2) separate segments of the Store Front.

Mounting and Cross Connection of 23 Light Fixtures between both segments of the Store Front. Lighting will be controlled by one (1) switching cluster mounted in each segment

Repair and replacement as needed of existing Electrical conduit in both segments of the store front.

Materials

Materials - Miscellaneous Electrical Materials \$1,000.00

Conduit 3/4 & 1/2 as needed.
4" square Electrical Boxes as needed.
12 Gauge Electrical Wire as needed.
Wire Nuts, Ground Screws, Face Plates as needed

Subtotal \$7,500.00

Surcharge And Taxes \$690.00

Amount Due **\$8,190.00**

*I paid
Camer Three Three
Five in*
3,500.00
\$4,690.00
Linell

Service Terms

- 1.) Services are Subject to Project Modifications
- 2.) Customer is Responsible for All Materials
- 3.) NextGen Services Group is only offering a Labor Quote, any quoted Materials are an estimate and subject to modification.
- 4.) Under the Terms of this Agreement, the Owner agrees to the pay the listed Total Price for Labor and any actual prices for materials, the labor shall include and not exceed the agreed upon services.
- 5.) The Agreed upon Labor shall be listed, and shall be agreed upon by all parties.
- 6.) Materials shall include consumable equipment, consumable equipment shall include items that wear with usage but shall exclude mechanical equipment utilized to perform the job.
- 7.) Additional labor and services may be available and shall be for additional cost(s).
- 8.) Any additional services shall be listed in additional Work Orders or Estimates, upon agreement and signing such a Change Order shall become an Addendum to the Primary Contract.
- 9.) Any such Addendum shall be subject to the below terms and down payment balances shall be adjusted.

Payment Terms

- 1.) Down Payment:
 - a. Draw 1:
 - i. (50% of Total Price for Labor and 100% of Total Price for Materials) shall be paid upon the signing of this Agreement
 - 2.) Progress Payments shall be made as follows.
 - a. Draw 2:
 - i. (25% of Total Price for Labor) shall be paid after at least 50% of the Milestones have been completed.
 - 3.) A Final Payment:
 - a. Draw 3:
 - i. (25% of Total Price for Labor) shall be due at Substantial Completion of all Milestones of the Primary Service Agreement.

We accept one-time MasterCard or Visa credit card payment not to exceed \$5,000.00. We offer Credit Card Processing as a convenience to our customers, therefore processing fees shall be added to the payable balance in addition to any applicable state and/or local taxes.

The undersigned Owner(s) certify that they have carefully read this entire Agreement before signing below and acknowledge receipt of a copy of the entire Agreement at the time of signing.

NOTICE OF RIGHT OF CANCELLATION: THIS AGREEMENT MAY BE CANCELED UNILATERALLY BY THE OWNER BY NOTIFYING THE CONTRACTOR IN WRITING WITHIN THREE (3) CALENDAR DAYS AFTER SIGNING THIS AGREEMENT. UPON CANCELLATION THE OWNER ACKNOWLEDGES AND AGREES THAT THE FEE OF 20% OF THE TOTAL SHALL BE RETAINED BY THE CONTRACTOR AS A CANCELLATION FEE. IN THE EVENT OF CANCELLATION OF THIS AGREEMENT BY THE OWNER THEREAFTER, CONTRACTOR SHALL RECEIVE IMMEDIATE REIMBURSEMENT FROM THE OWNER FOR ANY AND ALL ADDITIONAL EXPENSES INCURRED TO THAT DATE.

(414) 502-8223 | admin@nextgenservicegroup.com

www.nextgenservicegroup.com

3436 N 12th St
Milwaukee, WI 53206

[Terms & Conditions](#)



invoice_92.pdf

149kB

New Text Document (2)

Audenby Electric, Inc. d/b/a/
CONNECTION" June 26, 2019

#B273 Jamie Vasquez

3216 Washington Avenue
WI 53405

"YOUR CURRENT

Reference

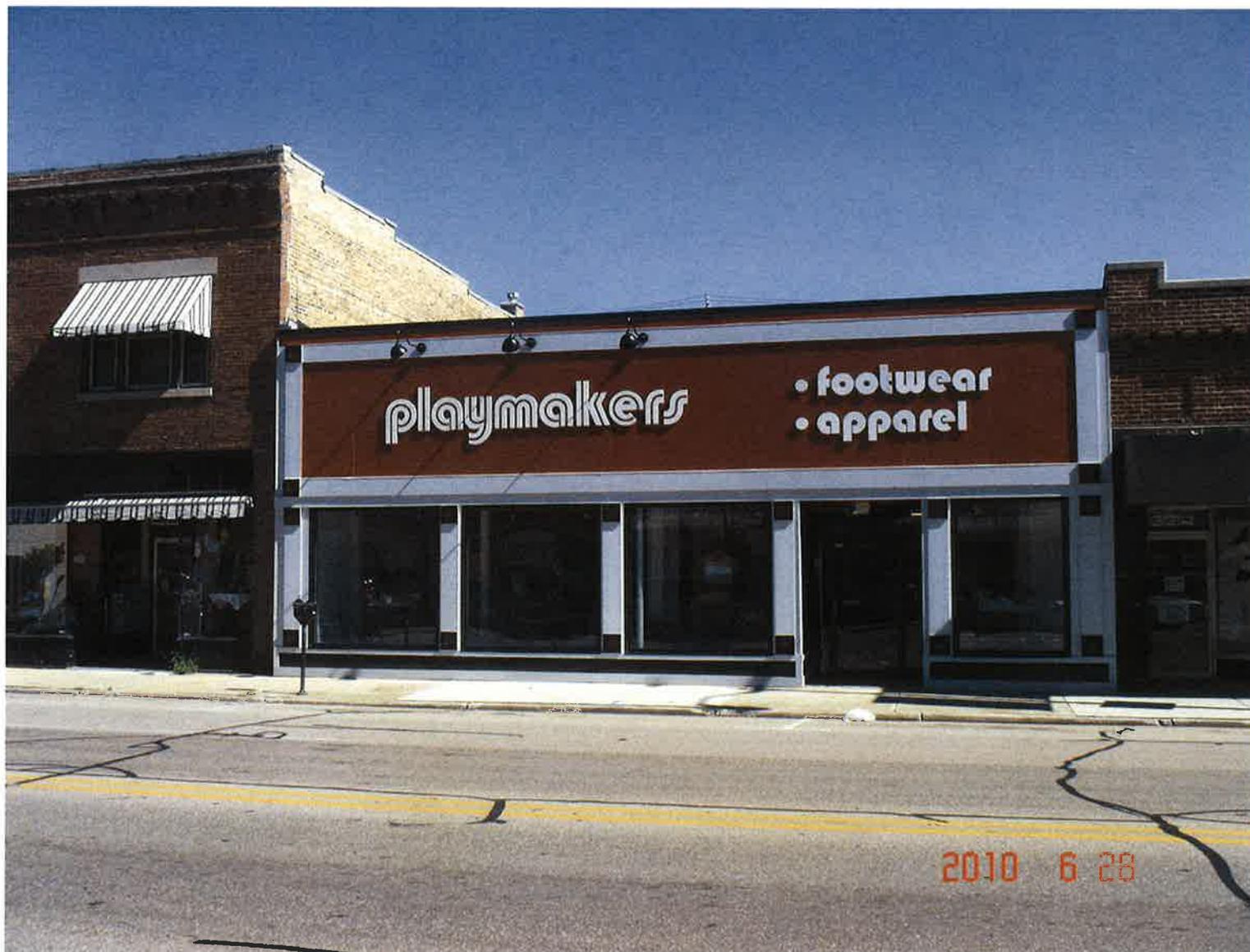
Racine,

We are pleased to provide a proposal for the following electrical installations. Our proposal includes labor, material, and equipment to install the following: ☒ Provide and install (1) 100A 120/240V sub-panel to serve the electrical loads for the east tenant space. ☒ Install supports for the existing conduit runs between the main electrical panel and the existing sub-panel (owner to build out the wall to allow for the existing conduits to be supported to the wall). ☒ Provide and install (3) remote capable exit/emergency combination fixtures with 2-head exterior remote fixtures. ☒ Provide and install (3) 2-head emergency egress fixtures. ☒ Provide and install (2) exit/emergency combination fixtures. ☒ Provide and install conduit and wiring to repair/restore the damaged conduit in the center ceiling serving the lighting. ☒ Provide and install (4) 3LT8 surface wrap fixtures in the center of the east tenant space. ☒ Provide and install up to (10) ballasts and (25) lamps to replace fixtures that are inoperable. ☒ Take-down and reinstall after ceiling patch (7) 4' strip fixtures in the west tenant back area. ☒ Provide and install (5) new 20A 120V receptacles in the west wall of the west tenant space. ☒ Provide and install (1) new 20A 120V receptacle in the floor of the west tenant space. ☒ Provide and install (4) new 20A 120V receptacles in the east wall of the east tenant space. ☒ Provide and install (1) new 20A 120V receptacle in the west wall of the east tenant space. PROPOSAL AMOUNT: \$12,072.51 Inclusions: 1. Permit fee is included. 2. Shop drawings, record drawings and as-built drawings. 3. Maintenance manuals. 4. 1 Year warranty and service costs. 5. Daily clean-up and disposal. 6. Parking. 7. Miscellaneous labeling and testing. 8. Core drilling & fire stopping for penetrations. 9. Safety equipment and supervision. 10. Mobilization. 11. Laminated label plates. 12. Type written panel directories. 13. All wiring to meet the requirements of the 2017 National Electrical Code. Exclusions:

1. Waiver of Subrogation fee. If a Waiver of Subrogation is required an additional fee will be added to the contract. 2. Concrete, cutting, patching, coring and roof penetrations. 3. HVAC and Mechanical, controls, control wiring and starters. 4. Performance Bonding. 5. Equipment termination omissions on

New Text Document (2)

Electrical Drawings or Specifications.6. Low voltage systems, voice, data, security, fire alarm, and sound.*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. MoranGary J. Moran, EstimatorR.I.C. Electric



Electrical

CONSTRUCTING NEW BATHROOM

NE
EXIT

Flooring

OUTLETS ←

Wiring ←

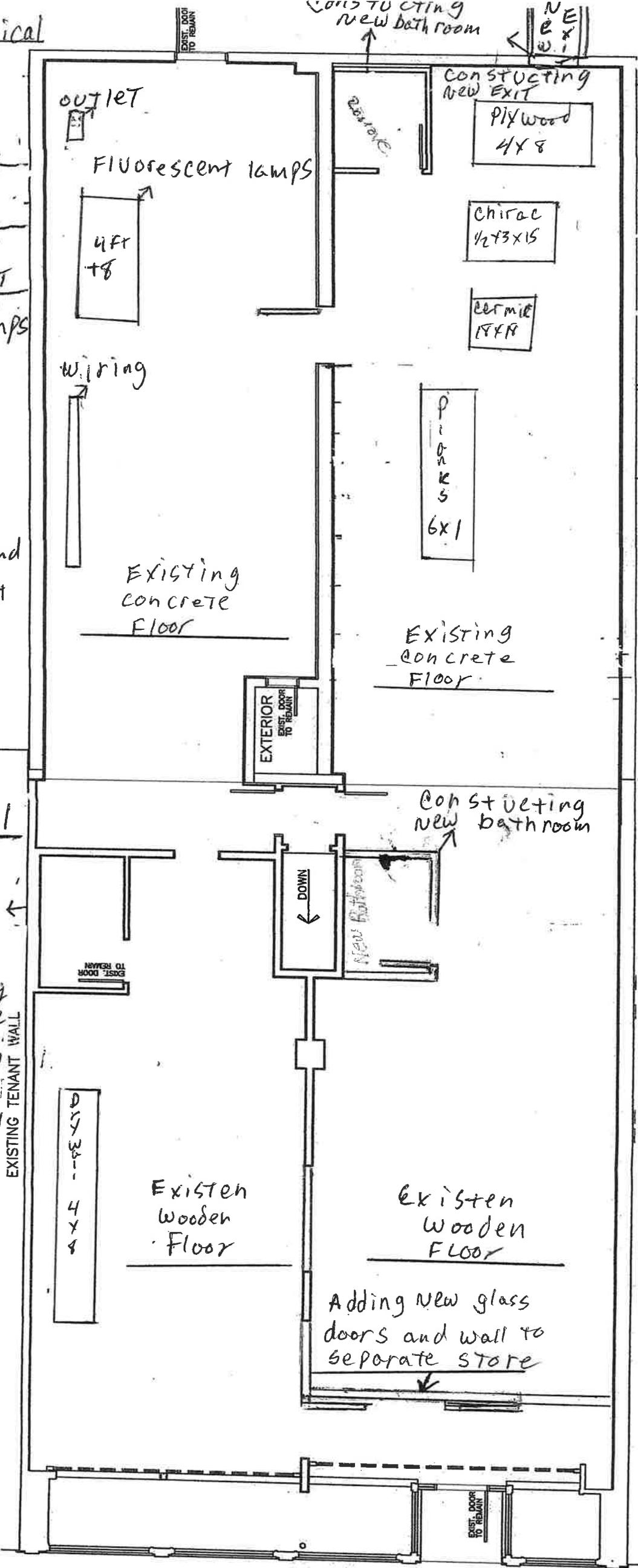
Fluorescent
8 4ft lamps

Replacing
all the
damaged
OUTLETS,
Wiring and
Fluorescent
8 lamps
4ft

Dry wall

Dry wall ←
4x8

Replacing
all damage
dry wall from
the ceiling
to the wall



- Plywood 4x8
 - Chirac 1/2x3x15
 - Ceramic 18x18
 - Planks 6x1
- Replacing all damaged wood on floor

Adding New bathroom



SCALE 1/8" = 1'-0"

EXISTING FIRST FLOOR PLAN

SIDEWALK

