

## COMMERCIAL "WHITE BOX" GRANT APPLICATION

### Applicant/Project Contact Information

Name: TAD BALLANTYNE

Address: 5118 HUNT CLUB ROAD, RACINE, WI 53402

Phone: 262 497 4625

### Business or Leaseholder Information

Name of business: PW Partners Inc.

Business Owner's/Leaseholder's Name: PW Partners Inc.

Address: 2300 Washington Ave, Racine, WI 53403

Phone: 262 497 4625

### Property Owner Information

Name: PW Partners Inc.

Address: 408 Main St.

Years Owned Building: 1 month

Age of Building: +70 yrs.

Area of First Floor (Square Feet): + 2000

### Proposed Improvements (describe in detail)

- New electrical - move meter from next door building to 408 Main.
- New HVAC - Install main service
- New plumbing - install new HVAC system, open ceiling concept, tube style
- install 2 new bathroom plumbing lines

**Estimated Project Costs (detail out, separate labor and materials)**

	<u>Low</u>	<u>High</u>
HVAC — \$10,000		15,000
K; R Vent		
Electrical — \$10,000		15,000
Sanitary Elect		
Plumbing — \$10,000		15,000
Unit Maintenance		
	<u>\$30,000</u>	<u>45,000</u>

**Project Schedule (construction begin, end, and lease-up dates)**

May 1, 2017 — Sept 1, 2017 / Sept 30, 2017

**Applicant Certification**

I have read the grant program guidelines (attached) If the application if approved, I will make the interior improvements described in this application, consistent with City Building Codes, and will complete within 120 days of approval.

Applicant Signature: [Signature]

Date: 3/20/17

## 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:**

**Address of Subject Property:**

**Signature of Property Owner:**



**Date:**

8/20/17

**DAN CLAZMER'S CARPENTRY,LLC**  
 2018 GENEVA ST.  
 Racine, WI 53402  
 262 308-2431  
 dclazmer@gmail.com

# JOB QUOTE

**Quote To:**

TAD BALLANTYNE  
 2300 WASHINGTON AVE  
 RACINE, WI 53405  
 262 497-4625  
 Mrmodern@msn.com

**Date: 04/20/2017**

**Page: 1 of 1**

Project	Designer	Terms
408 MAIN ST, RACINE, WI	TAD V.	SEE CONTRACT

Item	Description	Total Cost
OFFICE ROUGH	ROUGH IN APROXIMATELY 1850 SQ FT OF OFFICE WALLS ON 1ST FLOOR OF 408 MAIN ST. WALLS WILL BE 2 X 4 X 12' TALL. CONSTRUCTED OF WOOD.	\$15,732.00
DOORS	ALL DOOR OPENINGS WILL BE ROUGHED IN FOR 3' DOORS.	
	<b>TOTAL LABOR AND MATERIAL COST OF QUOTE.</b>	<b>\$15,732.00</b>

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<b>Project</b>	<b>Designer</b>	<b>Terms</b>
408 MAIN ST, RACINE, WI	TAD V.	SEE CONTRACT

<b>Item</b>	<b>Description</b>	<b>Total Cost</b>
DRYWALL	DRYWALL FIRST FLOOR WALLS PER CODE. TAPE, MUD, SAND & PRIME SAND FINISH TEXTURE ALL WALLS.	\$7,800.00
	5/8" DRYWALL WILL BE USED FOR FIRE CODE ON NORTH & UTILITY ROOM WALLS. 1/2" DW WILL BE UED ON ALL OTHER WALLS.	
	<b>TOTAL LABOR AND MATERIAL COST OF QUOTE.</b>	<b>\$7,800.00</b>

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**Page: 1 of 1**

<b>Project</b>	<b>Designer</b>	<b>Terms</b>
408 MAIN ST, RACINE, WI	TAD V.	SEE CONTRACT

<b>Item</b>	<b>Description</b>	<b>Total Cost</b>
TILE	TILE TWO BATHROOM FLOORS ON FIRST FLOOR.	\$1400.00
	<b>TOTAL LABOR AND MATERIAL COST OF QUOTE.</b>	<b>\$1,400.00</b>

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**Date: 04/20/2017**

**Page: 1 of 1**

Project	Designer	Terms
408 MAIN ST, RACINE, WI	TAD V.	SEE CONTRACT

Item	Description	Total Cost
BATHROOMS	FRAME 2 BATH ROOMS AND 1 UTILITY ROOM ON 1ST FLOOR PER PLAN. APROX 235 SQ. FT.	\$2,100.00
	FRAMING WILL BE 2 X 4 WALLS 12' TALL MAIN PLUMBING WALL WILL BE A 2 X 6 WALL 12' TALL.	
	PLUMBING WALLS WILL BE FOR ALL THREE FLOORS PER PLAN. THIS WILL EXPEDITE THE PLUMBING ROUGH.	
	<b>TOTAL LABOR AND MATERIAL COST OF QUOTE.</b>	<b>\$2,100.00</b>

1<sup>ST</sup> Floor \$700<sup>00</sup>—

K+R HEATING INC  
21119 NORTHCAPE ST  
UNION GROVE WI

STATE NO 3348

ALL HVAC WORK HAS BEEN DRAWN UP TO  
MEET STATE CODE BY MONROE EQUIPMENT.

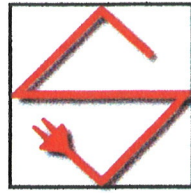
FURNACE IS 95% SINGLE STAGE ARMSTRONG.  
90,000 BTU UNIT  
AIR TO BE 4 TON 13 SEER ARMSTRONG UNIT. PRICE  
FOR FIRST FLOOR IS

\$ 9,900.00

KEN KLEIN OWNER

*Ken Klein*





**SONDERGAARD  
ELECTRIC, INC.**

Residential • Commercial  
Phone: 262-456-4832 • Fax: 262-456-6240

April 20, 2017

PW Partners  
2300 Washington Avenue  
Racine WI 53405

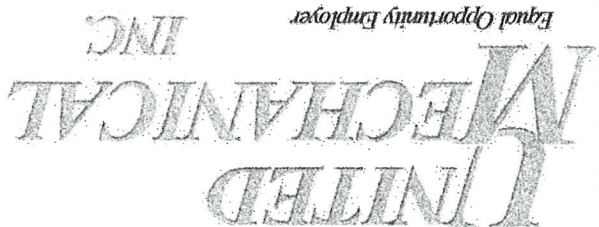
RE: 408 Main Street, Racine:

Allocation of allowances for 1<sup>st</sup> floor offices, electrical service, 2<sup>nd</sup> and 3<sup>rd</sup> floor breaker panels.

- Electrical service with 1<sup>st</sup> floor breaker panel, and 1<sup>st</sup> floor office wiring:  
\$18,000.00
- 2<sup>nd</sup> and 3<sup>rd</sup> Floor breaker panels: \$2,000.00

Gary Sondergaard  
Sondergaard Electric, Inc.

Telephone (262) 632-6131  
632-6132  
FAX (262) 632-2227



1500 Twelfth Street Racine, Wisconsin 53403-1699

April 12, 2017

PW Partners

TO: Tad

RE: 408 Main St. - Racine

We are pleased to submit for your consideration the following proposal for the above referenced project.

**PLUMBING (Basement - 3rd Floor) \$ 27,800.00**

**Lower Level & 1st Floor Portion (included in above) \$ 18,625.00**

Per Butterfield, Rudie, & Seitz plan & spec dated: 4/5/17

Local plumbing permit

Demo existing piping that is not be re-used / connected to

Plumbing layout

Drilling holes for piping penetrations

Gas piping, Sanitary, Waste & Vent Piping, Water piping

Furnishing & installing the following:

(4) ADA water closets - (2) on the first floor

(4) ADA wall hung lavatories - (2) on the first floor

(3) break-room sinks - (1) on the first floor

(1) electric water heater - first floor mechanical room

**Exclusions:**

Premium time labor

All work is figured for normal working hours (7AM-3:30PM) Monday - Friday  
This proposal is good for 30 days.

If you have any questions, please feel free to contact me at 632-6131.

Sincerely,

UNITED MECHANICAL, INC.

Greg Gain

Plumbing Division

HEATING • VENTILATING • AIR CONDITIONING • PLUMBING  
PROCESS PIPING • TEMPERATURE CONTROL • FIRE PROTECTION

Notes: Remove Wood Lintels, replace with steel angle irons. One interior & one exterior. Rebrick Windows headers. Mortar in window jams after wood is set.

Subtotal \$6,200.00  
Total \$6,200.00

Description	
Window Repairs	\$3,000.00
Brick in Old Pipe Runs And Condutes	\$3,200.00
Brick in Old Pipe and electrical runs.	
<b>Total</b>	<b>\$6,200.00</b>

Sam D'Alie Construction  
20512 Church Rd  
Union Grove, WI 53182  
Phone: (262) 994-2798  
Email: samdalieconstruction@gmail.com



ESTIMATE

000020  
04/13/2017

Estimate #  
Date

(262) 497-4625

Tad Ballantyne

April 20, 2017

Tad Ballanlyne  
PWP Partners, Inc.  
2300 Washington Ave.  
Racine, WI 53405

**Proposal No. 17481: 408 Main Street, Mechanicals and Electrical (1<sup>st</sup> floor)**

Dear Tad,

Industrial Construction & Associates proposes to perform as a MEP General Contractor including project supervision for the above-referenced project consisting of the following:

**HVAC:**

- Furnish and install 95% efficient, 90,000 btu, single stage Armstrong gas fired furnace.
- Furnish and install 4 ton Armstrong AC unit.
- Furnish and install all associated duct work.

**Electrical:**

- 400 Amp service with service mast on west elevation.
- Disconnects (1 each): 200 amp, 100 amp, 100 amp.
- Circuit Breakers: (1) 200 amp, 30 circuit panel, (2) 100 amp 24 circuit panels.
- (30) Pendant light fixtures.
- (35) Outlets.
- GFI Outlets in bathrooms.
- (1) Exhaust fan in each bathroom.
- (12) Single pole light switches.
- (2) 2 Way switches.
- (2) Exit lights.
- (1) Exterior emergency light fixture.
- (3) Amp outlets for break counter.
- (1) Switched outlet for garbage disposal.
- (1) Outlet for water heater.

**Plumbing:**

- Piping demolition.
- Gas, sanitary, water, and vent piping.
- (4) ADA toilets.
- (4) ADA Wall hung Lavatories.
- (1) Breakroom sink
- (1) Electric water heater.

**Base Bid.....\$59,2878.00**

**"The single source for all your industrial and general construction needs"**

**Exclusions:**

- > Fencing at electrical service.
- > Lamps for light fixtures.
- > Emergency back up lamps in hallways.

Thank you for the opportunity to provide you with this quotation and we look forward to working with you. If you have any questions, please contact me at my office or cell.

Sincerely,

**Herbert W. Katt**

Herbert W. Katt

President

Cell: 262-620-6292

Email: [hkatt@ica-contractors.com](mailto:hkatt@ica-contractors.com)

Digitally signed by Herbert W. Katt  
 DN: cn=Herbert W. Katt, o=Industrial  
 Construction & Associates, ou,  
 email=hkatt@ica-contractors.com, c=US  
 Date: 2017.04.20 14:09:04 -0500



April 20, 2017

Mr. Tad Ballantyne  
408 Main Street  
Racine, WI 53403

**Proposal No. 17478: 408 Main Street Renovation**

Dear Tad,

IC&A proposes to furnish labor, material and equipment for the above-referenced project per plans dated 4/12/17 by Butterfield Rudie & Seitz consisting of the following:

**Rough Carpentry Framing:**

- Frame new 2x4 and 2x6 interior wood stud walls from floor to underside of deck. *Note:* Deck height assumed at 14'-0" high.
- Frame new 2x4 soffit bulkheads above Conference Room glass walls.
- Provide wood blocking in walls.
- Clean and haul away all debris.

**Total Base Bid.....\$10,214.00**

**Exclusions**

- Exterior/perimeter wall furring other than the box-outs that are shown in the offices.
- Doors/frames/hardware.
- Ceilings.
- Insulation and Drywall.

Thank you for the opportunity to submit a proposal on this project. Please feel free to contact me with any questions with regards to this quotation.

Sincerely,

Kevin

Digitally signed by Kevin Offenbacher  
DN: cn=Kevin Offenbacher, o=Industrial  
Construction and Associates, ou=  
IC&A-Offenbacher/ICA-Contractors.com,  
c=US  
Date: 2017.04.20 11:03:54 -0500

Kevin J. Offenbacher  
Project Manager/Estimator  
262-383-1646  
[koffenbacher@ica-contractors.com](mailto:koffenbacher@ica-contractors.com)

**DAN CLAZMER'S CARPENTRY, LLC**  
 2018 GENEVA ST.  
 Racine, WI 53402  
 262 308-2431  
 dclazmer@gmail.com

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 Page: 1 of 1

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 RACINE, WI 53405  
 262 497-4625  
 Mrmodern@msn.com

<b>Project</b>	TAD V.	408 MAIN ST, RACINE, WI
	<b>Designer</b>	SEE CONTRACT
	<b>Terms</b>	

Item	Description	Total Cost
STAIRS	FRAME INTERIOR STAIRS WITH RAILS FOR ACCESS TO 2ND FLOOR PER CODE.	\$4,680.00
	TOTAL LABOR AND MATERIAL COST OF QUOTE.	\$4,680.00

*Not Allowed  
 XP  
 4-24-17*



**DAN CLAZMER'S CARPENTRY, LLC**  
 2018 GENEVA ST.  
 Racine, WI 53402  
 262 308-2431  
 clazmer@gmail.com

# JOB QUOTE

Date: 03/27/2017  
 Page: 1 of 1

TAD BALTANTYNE  
 2300 WASHINGTON AVE  
 RACINE, WI 53405  
 262 497-4625  
 Mmodern@msn.com

Quote To:

<b>Project</b>	408 MAIN ST.	<b>Designer</b>	DJC	<b>Terms</b>	1/2 DOWN FINAL UPON COM- PLETION DAY.
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Item	Description	Total Cost
WINDOWS	REMOVE PARTING STOPS AND SASHES. INSTALL NEW 6 REPLACEMENT WINDOWS.	
	<b>TOTAL LABOR AND MATERIAL COST OF QUOTE.</b>	\$8,849.00

*Not Allowed x/p  
4-24-17*



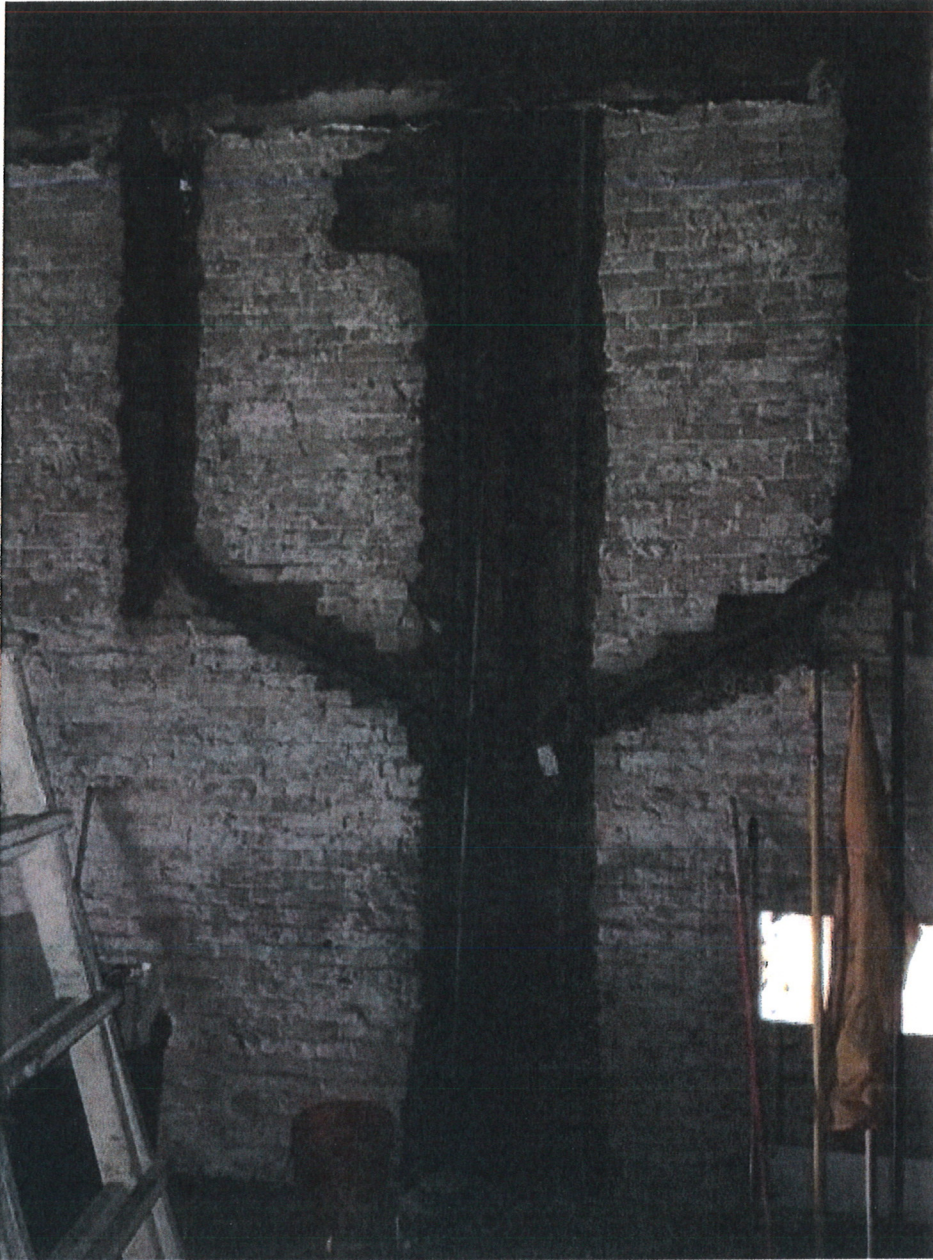
LOOKING EAST



LOOKING WEST



LOOKING EAST  
TO FACADE  
BEING REPLACED



Looking South to Plumbing  
Wall to be Demoled and Bricked in



LOOKING UP TO CEILING  
AREA WHERE STAIRWAY WILL  
BE INSTALLED TO SECOND FLOOR.

**Tad Ballantyne**  
**408 Main Street**  
 White Box Program Estimates

Carpentry	Dan Clazemer's Carpentry <div style="text-align: right;">ICA</div>	\$8118.00  <div style="text-align: right;">\$10,214.00</div>
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HVAC	K&R Heating <div style="text-align: right;">ICA</div>	\$9,900.00
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Electric	Sondergaard <div style="text-align: right;">ICA</div>	\$18,000.00
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Plumbing	United Mechanical <div style="text-align: right;">ICA</div>	\$18,625.00  <div style="text-align: right;">\$59,287.00</div>
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Drywall	Dan Clazmer's Carpentry	\$7800.00
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Floors	Dan Clazmer's Carpentry	\$1400.00
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Masonry Repairs		\$3000.00
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Total =	\$75,157.00	-	\$69,501.00
	x 50%		x 50%
	\$37,578.00		\$34,750.00

2000 sq. ft. x \$10.00 per sq. ft. = **\$20,000**