

Jason Berry
BMP Realty, Inc.
305 Main Street
 White Box Program Estimates

Electrical	Bohm Electric	\$5,350.00
	Goebel and Sons	\$6,989.18
Plumbing	O'Brien Plumbing	\$4,325.00
	Rubel Plumbing	\$5,643.00
HVAC	Wieske Heating	\$11,750.00
	Keystone Heating	\$15,000.00
Carpentry	BMP Realty, Inc.	\$2,890.06
	Brewer Contracting	\$8,625.00

Total =	\$24,315.06	-	\$36,257.18
	x 50%		x 50%
	\$12,157.53		\$18,128.59

1,080 sq. ft. x \$10.00 per sq. ft. = \$10,800.00
Maximum Grant Award = \$10,800.00

COMMERCIAL "WHITE BOX" GRANT APPLICATION

Applicant/Project Contact Information

Name: Jason Berry

Address: 3319 Nobb Hill Drive Mt. Pleasant, WI 53406

Phone: 262.308.1907

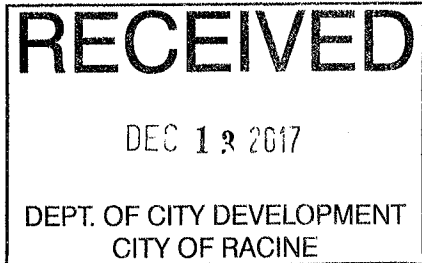
Business or Leaseholder Information

Name of business: Currently Vacant actively looking for new tenant.

Business Owner's/Leaseholder's Name:

Address: 305 Main Street

Phone:



Property Owner Information

Name: BMP Realty, Inc.

Address: 3319 Nobb Hill Drive Mt. Pleasant, WI 53406

Years Owned Building: 60 years

Age of Building: 65 years

Area of First Floor (Square Feet): 1079.8 sq ft - (84.145' x 12.833')

Proposed Improvements (describe in detail)

- Enlarge and update bathroom to comply with ADA requirements.
- Add new utility room with laundry sink.
- Relocate and upgrade existing electrical panel to new utility room, add additional outlets on North and South wall, add light switches at both rear and front doors.
- Relocate and upgrade existing furnace to new utility room, install new duct spiral duct work below existing ceiling and add air conditioning.
- Remove and install new drywall along north, south and east walls.

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: BMP Realty, Inc.

Address of Subject Property: 305 Main Street

Signature of Property Owner: Janice Berry

Date: 12/05/2017

305 Main Update to ADA bathroom, HVAC, electrical and interior

BMP Realty, Inc.

Jason Berry - 262.308.1907

Eligible Cost Summary

Type	Contractor	Amount
Electrical	Bohm Electric	\$ 5,350.00
Plumbing	O'Brien Plumbing	\$ 4,325.00
HVAC	Wieske Heating	\$ 11,750.00
Renovations	BMP Realty, Inc.	\$ 2,890.06

\$ 24,315.06

Contractor	Amount
Goebel and Sons	\$ 6,989.18
Rubel Plumbing	\$ 5,643.00
Keystone Heating	\$ 15,000.00
Brewer Contracting	\$ 8,625.00

\$ 36,257.18

Total Cost Summary

Type	Contractor	Amount
Electrical	Bohm Electric	\$ 5,350.00
Plumbing	Obrien Plumbing	\$ 4,325.00
HVAC	Wieske Heating	\$ 11,750.00
Renovations	BMP Realty, Inc.	\$ 4,331.10

\$ 25,756.10

Contractor	Amount
Goebel and Sons	\$ 6,989.18
Rubel Plumbing	\$ 5,643.00
Keystone Heating	\$ 15,000.00
Brewer Contracting	\$ 8,625.00

\$ 36,257.18

RECEIVED

DEC 13 2017

DEPT. OF CITY DEVELOPMENT
CITY OF RACINE



BOHM ELECTRIC CO.

ELECTRICAL CONTRACTORS

Qualified • Bonded • Licensed

"Where Service Lights the Way"

ROBERT BOHM ELECTRIC COMPANY, INC.

1434 ninth street / racine, wi 53403 / phone (262) 634-6618 / fax (262) 634-6610

November 14, 2017

BMP Realty, Inc.

Attention: Jason Berry

Re: 305 – Electrical Work

Dear sir:

We are pleased to submit our proposal to do the following work:

Bid #1 - 305 Main Street

1. Move and update electrical panel for the sum of:
One Thousand Two Hundred-----Dollars \$1,200.00
2. Furnish and install eight (8) receptacles on north and south walls. Total of 16 receptacles, for the sum of:
Two Thousand Three Hundred-----Dollars \$2,300.00
3. Furnish and install light switches at front and back walls, for the sum of:
Two Hundred Fifty-----Dollars \$250.00
4. Furnish and install switch, light, and heater in bathroom, for the sum of:
One Thousand Two Hundred-----Dollars \$1,200.00
5. Furnish and install front and back exit lights, for the sum of:
Four Hundred-----Dollars \$400.00

This proposal for acceptance within 30 days.

Respectfully submitted,

David J. Franseen, president

To: BMP Realty, Inc.

Date: 11/26/17

Name of Job: 305 Main st.

Subject to all terms and conditions herein, we propose:

Quote #1

- **Move and update electrical panel to a Square D QO 24 spot panel, include breakers**
- **Add 8 receptacles on walls**
- **Add Lutron Power pack for lighting. Mount two wireless switches anywhere desired.**
- **Add light switch and GFCI receptacle in new bathroom. Use new 20 amp circuit**
- **Install bath fan**
- **Install Bath wall heater Broan #174, wire to individual circuit**
- **Install 2 Exit lights with EM heads and battery back up**
- **Permit fee included**

Price: The price for the work described above is: \$6989.18

General Conditions: (See Reverse Side)

Terms of payment: Draws as work is completed, remainder is due on completion.

On all work started and completed in one month, cash within 10 days after date of invoice. On all other work: On the 10th day of each month, 90% of the contract price of all labor and materials furnished during the preceding month is due and payable. Balance of contract due and payable 10 days after completion of work covered by this contract. Or such other terms agreed upon in writing. 90 days Past due invoices will be subject to interest accrued and collection actions.

Accepted _____, 2017 Submitted
by, _____

By _____

GENERAL CONDITIONS

“As required by the Wisconsin Construction Lien Law, contractor hereby notifies owner that person or companies furnishing labor or materials for the construction on owners’ land may have lien rights on owner’s land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned contractor, are those who contact directly with the owner or those who give the owner notice within sixty days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any, to see that all potential lien claimants are duly paid.”

DAMAGE, LOSS DELAY OR DEFAULT THROUGH CAUSES BEYOND OUR CONTROL:

We shall not be responsible for default, damage, loss or delay in performance due to labor trouble, fires accidents, floods, collapse, or other causes beyond our control; or due to shortages of materials or transportation facilities resulting from war, national or local emergency, riots, governmental priorities, embargos and like conditions and regulations.

Any and all loss of, or damage to our materials erected or stored on the premises, not caused by us, shall be repaired and replaced by us and the additional cost thereof shall be borne by the purchaser. All rights to salvage copper wire, steel, and other metals and materials will be transferred to Goebel and Sons Electric with acceptance of this proposal.

INSURANCE: We carry public liability, property damage and workmen's compensation insurance and consequently will not honor any charges against us for such and similar coverage. Any expense incurred by us for insurance or bond to cover our liability under any "hold harmless" or "indemnity" clause or clause of a similar nature in any contract, specifications, letter or acceptance or notice submitted by you or your contractors which in any way requires us to assume any liability which is not imposed on us by law, shall be paid by you.

TAXES: Any sales, excise, processing or any other direct tax imposed upon the manufacture, sale or application of materials supplied in accordance with this proposal or any contract based thereon shall be added to the contract price.

OVER-TIME: Unless specifically contracted otherwise, the work is to be performed during regular working hours and upon regular work days. Overtime rates shall be charged additionally for all work ordered performed outside such hours and days.

Extras: Extras called for by the owner, the owners' representative, or other contractors will be billed at the conclusion of the project. The installation of lighting fixtures which are overweight, complex, or located in not readily accessible areas will be billed on a time and material basis.

ACCEPTANCE: This proposal is subject to written acceptance within 30 days of its date. There are not any representations, promises, warranties, agreements, or understandings, not expressed herein.



Goebel & Sons, Inc.

ELECTRICAL

Commercial • Residential • Remodel • New Construction

P.O. box 081068

Racine, WI. 53408-1068

zapjolt@gmail.com

262-498-5775

O'Brien Plumbing LLC
10638 Durand Ave.
Sturtevant, WI. 53177v
Phone (262) 884-8966 Fax (262) 886-3854

BMP Realty, Inc.
305 Main Street
Racine, Wisconsin

November 16, 2017

- 1) Labor, material and equipment for plumbing, for this project, in this description.
- 2) One Mansfield ADA toilet
- 3) One Mansfield wall hung sink & Moen faucet.
- 4) One Mustee 19F laundry tub with a Moen faucet.
- 5) One A O Smith EJC-10 electric water heater & pan set on platform above bathroom.
- 6) One floor drain relocated with new head.
- 7) Re-pipe lavatory & laundry waste/vent. **Wall opening & patching by Jason**
- 8) Based on tying into existing waste/ vent stack & 3/4" water.
- 9) To use PVC for waste/vent & PEX water piping.

For the sum of \$4,325.00

Buyer is to pay seller by the 10th of the month 95% of all material on job site, including labor used in the previous month. Retention shall be due 30 days after completion. Subject to Wisconsin Construction Lien Law.

Please note:

Not responsible for any hazardous waste, if encountered.

Not responsible for any pipes or wires in existing walls or floors. It shall be the owners

Responsibility to have them marked and / or repaired.

Local permits in this quote.

Not responsible for any existing code violations.

Electrical by Others.

All work to be completed during normal working hours.

Thank you,

Dave O'Brien
Owner

Accepted by:

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.
11/17/2017	1892

Name/Address

BMP Realty Inc
Jason Berry

Project

Description	Total
Plumbing / Re: 305 Main St. ADA Bathroom To modify the drain and vent piping for a remodel ADA bathroom. To open up the floor and remove the existing floor drain from the bathroom and re-locate it in the new mechanical room. To run a new drain over for a utility sink with a required cleanout. To install new vent piping as required for all fixtures. To re-cement the floor upon inspection and remove excess debris. \$1,996.00 To install new PEX water pipe as required and installing isolation valves for each fixture as required. \$984.00 To provide and install a new 10 gallon electric water heater above the new ADA bathroom. \$619.00 (You will need an electrician to properly wire this unit) To provide and install a Mansfield ADA toilet and open front seat. \$352.00 To provide and install a Mansfield wall hung sink with a single handle Moen faucet for ADA compliance and to install 3 grab bars per ADA compliance. \$838.00 To provide and install a single compartment wall hung utility sink with faucet. \$508.00 To obtain a required Permit and be present at inspections. \$346.00 We require 50% down, 30% upon rough in inspection and 20% upon final inspection	0.00

It's been a pleasure working with you!

Total	\$0.00
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Proposal

Page No. _____

of _____

Pages _____

Wieske Heating & Air Conditioning

P.O. Box 39
Somers, WI 53171-0039
(262) 553-9588

PROPOSAL SUBMITTED TO <i>BMP Realty</i>		PHONE <i>262-308-1907</i>	DATE <i>11-19-17</i>
STREET		ADDITIONAL PHONE NO.'S	
CITY, STATE AND ZIP CODE		JOB NAME	
ARCHITECT	DATE OF PLANS	JOB LOCATION <i>305 - Main St, Racine</i>	

We hereby submit specifications and estimates for:

This is a price to furnish + install an Armstrong 70,000 BTU 96% efficient gas furnace + an Armstrong 36,000 BTU A/C unit with a 13 SEER rating. Also included: new spiral duct system with registers, PVC venting, gas piping, fresh air intake, digital thermostat, bath exhaust fan + permits

*\$11,750.00*We **Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

1/2 down - balance upon completion Dollars (\$ *11,750.00*)

Payment to be made as follows:

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 Workmen's Compensation Insurance.

Authorized Signature _____

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

60

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER 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 THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. BUILDER AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

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: _____



E-MAIL: keystone@keystonehtg.com ■ WEBSITE: www.keystonehtg.com

November 24, 2017

BMP Realty Inc.
3319 Nobb Hill Dr.
Racine, WI 53406

Attn: Mr. Jason Berry

Re: 305 Main St.

Dear Jason:

We are pleased to quote as follows:

RETAIL SPACE

- One Comfortmaker 90 Plus gas furnace model N9MSB0601716C
 - 60,000 BTU input
 - 92% Efficient
- One Honeywell PRO6000 programmable thermostat
- One 6" motorized fresh air intake damper 120-1-60
- 70' of spiral piping with five supply air grilles
- One main return air grille
- One Comfortmaker 3 ton air conditioner Model N4A336GKN

HEATING • AIR CONDITIONING • SHEET METAL WORK • SOLAR ENERGY

2707 Durand Avenue • Racine, Wisconsin 53403 • (262) 554-1080 • FAX (262) 554-2383

- LINE VOLTAGE WIRING NOT
INCLUDED**
- GAS PIPING NOT INCLUDED**
- ROOFING NOT INCLUDED**
- LOCAL PERMIT INCLUDED**

BUDGET QUOTE-----\$15,000.000

NOTES:

- Code required 150cfm exhaust fan by others**
- Relays, etc. for interlocking of fan and fresh air
intake dampers by others**
- Wall openings for ductwork and spiral pipe by others**
- Old ceiling removal in area's needed to hang spiral
pipe by others**

Thank you for allowing us to present this proposal to you.

Respectfully,



Marshall H. Katt
Vice President

MHK/ce

BMP Realty, Inc - Contracting
Jason Berry - 262.308.1907

Eligible Expense - 305 Main Update to ADA bathroom, HVAC, electrical and interior

Qty	Description	Supplier	Price	Total
3	4 x 8 sheet plywood 1/2" sanded BCX	Menards	18.84	56.52
7	2 x 6 8' studs	Menards	4.89	34.23
6	Joist Hangers	Home Depot	0.78	4.68
3	Corner Trim 12 foot length	Home Depot	4.5	13.5
2	12 foot main tee	Home Depot	6.25	12.5
14	4 foot tee	Home Depot	1.19	16.66
12	Ceiling Tile 2' by 2'	Home Depot	3.29	39.48
1	Red Head A7 epoxy	MSC	20.54	20.54
3	3/8" Epoxy Stainless Screen - Stubby	MSC	5.41	16.23
4	5/8" Drywall 4' x 10' type X rated	Menards	9.99	39.96
52	5/8" Drywall 4' x 12' type X rated	Menards	12.57	653.64
4	Sheetrock Brand Plus Lightweight Joint Compound	Menards	10.79	43.16
2	FibaTape Drywall Joint Tape 500'	Menards	7.15	14.3
2	Doors steel frame and jambs, hinges and medium duty privacy lock	Iron Block	690.99	1381.98
20	2 x 4 x 12' studs	Menards	4.67	93.4
6	2 x 4 x 10' studs	Menards	3.77	22.62
7	2 x 4 x 8' studs	Menards	2.69	18.83
41	R-11 Unfaced Fiberglass Insulation 3.5" x 15" x 40'	Menards	7.99	327.59
1	ADA Bathroom hand railings	Faucet.com	80.24	80.24

Eligible Project Total \$ 2,890.06

Ineligible Expense - 305 Main Update to ADA bathroom, HVAC, electrical and interior

Qty	Description	Supplier	Price	Total
1	New bathroom double pane window	First Glass	250	250
1	20 yard dumpster - rental - 60 day	Sorce	410	410
2	Waterborne Acrylic Dryfall - 5 gallons - ceiling	Sherwin-Williams	95.26	190.52
2	Interior Super Paint -5 gallons - walls	Sherwin-Williams	105.26	210.52
1	Building Permit	City of Racine	80	80
1	Misc Drywall Screws, etc	Various	300	300

Ineligible Project Total \$ 1,441.04

Project Total \$ 4,331.10

ESTIMATE



Jason Borry
3319 Nobb Hills Dr
My Pleasant, Wi 53406

(262) 308-1907
(262) 308-1907

Brewer Contracting

8333 US 41
Caledonia , WI 53108

Phone: (262) 930-2739
Email: ken@brewercontracting.com
Web: Brewercontracting.com

Estimate # 000074
Date 11/27/2017

Description	Total
Building New Walls And Install New Drywall	\$8,350.00
<p>Brewer Contracting is to remove and properly dispose existing drywall on all walls . Brewer Contracting is to remove drywall from bathroom and existing utility Room inside and out. Brewer Contracting will install new drywall on walls only . Brewer Contracting is not responsible for any ceiling work or repairs. Brewer Contracting is to frame walls in accordance with provided plans and specifications . Brewer Contracting will hang, mud, tape and prime ready for paint . Brewer is not responsible for any painting, prime coat only. Brewer Contracting is to frame new utility room up to the ceiling 12' 3" and bathroom ceiling height 9' with 1/2 plywood decking above. All new framing to be 2x4 walls and 1/2 plywood decking. All drywall is to be 5/8 drywall. Brewer Contracting will supply dumpster. Brewer Contracting is to keep this job site clean at all times . Brewer Contracting to provide all materials necessary for this job.</p>	

Subtotal	\$8,350.00
Total	\$8,350.00

Notes:

Additional \$275.00 for Brewer Contracting to supply General Permit.

If any questions please feel free to contact me at 2624569820
Or email me at: jorge@brewercontracting.com

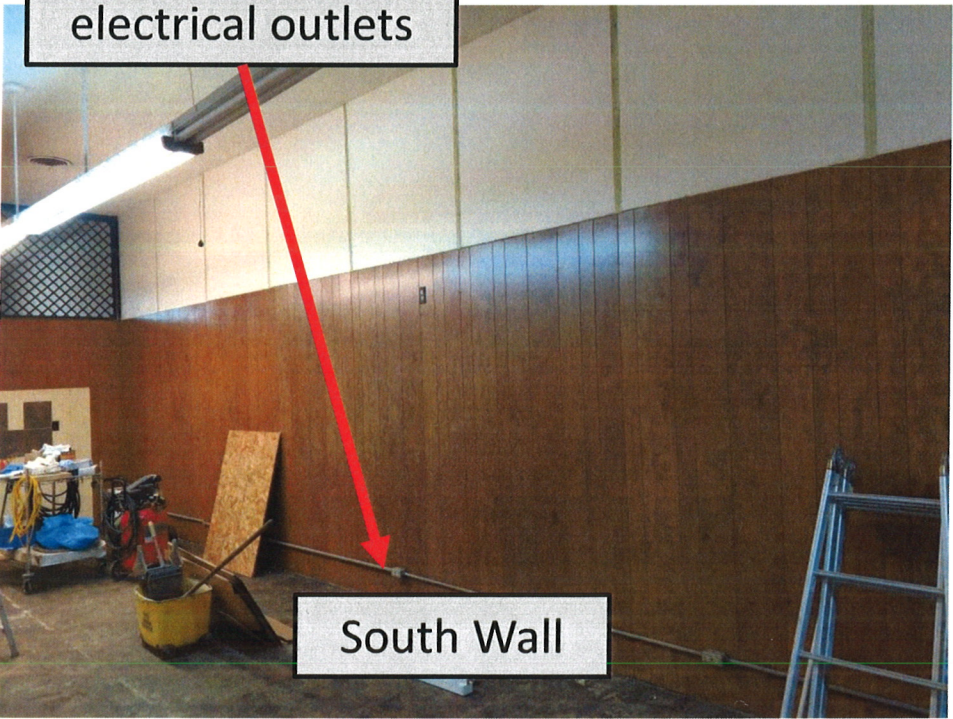
305 Main Street - BMP Realty, Inc.

Existing Interior Conditions



North Wall

Surface mounted electrical outlets



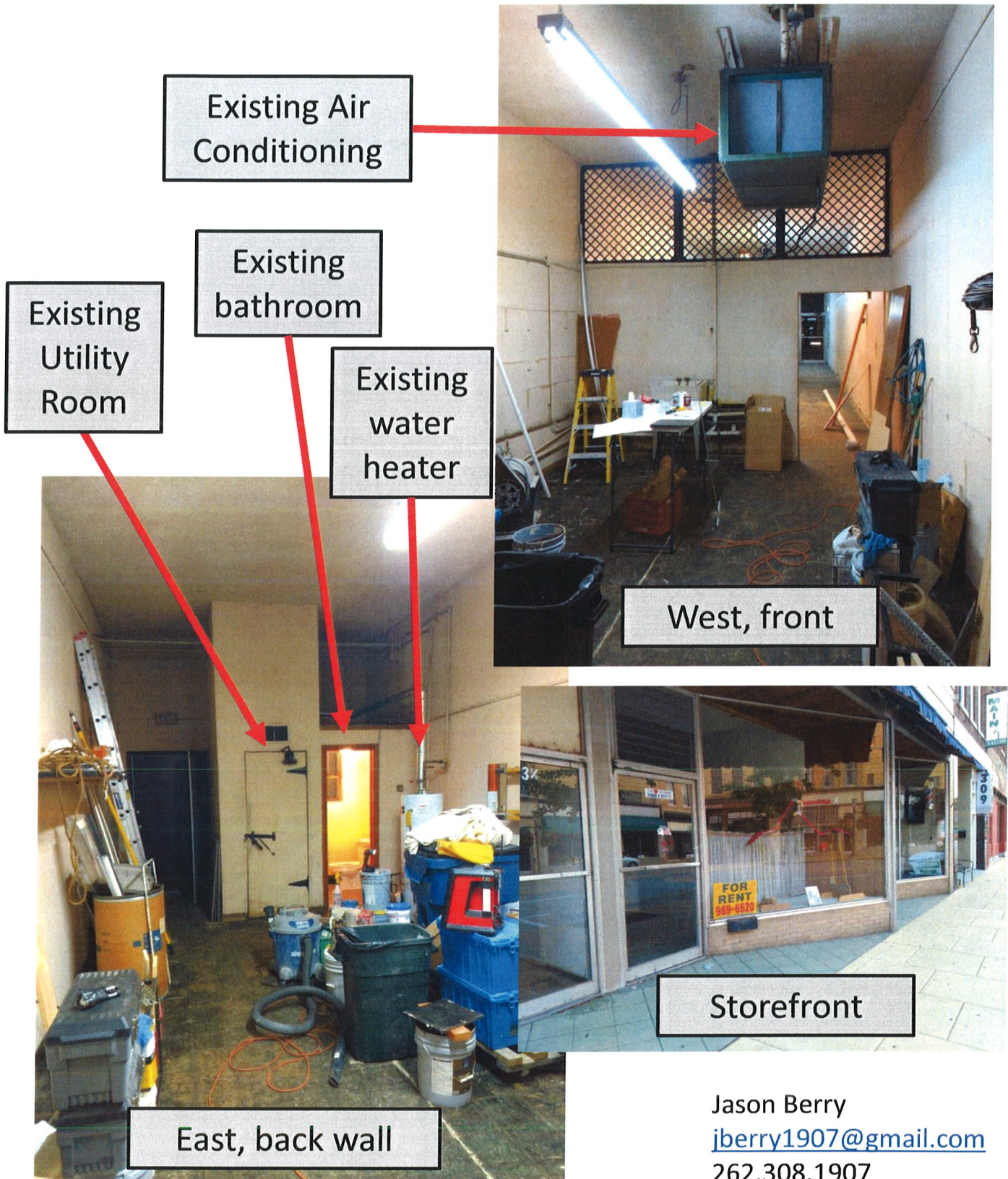
South Wall

None of drywall seams are taped or mudded

Jason Berry
jberry1907@gmail.com
262.308.1907

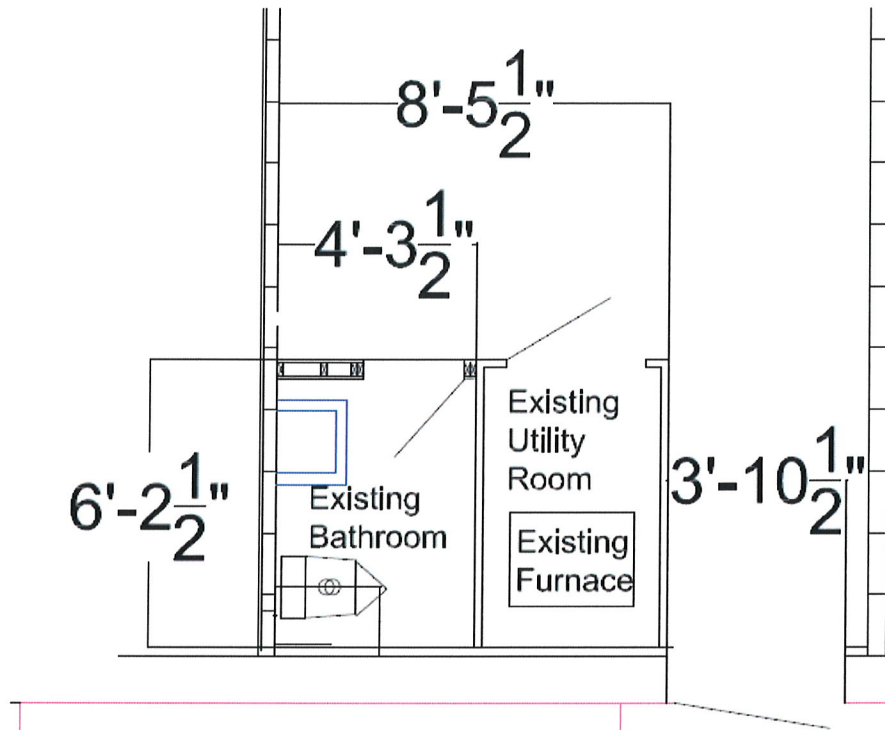
305 Main Street - BMP Realty, Inc.

Existing Interior Conditions



305 Main Street - BMP Realty, Inc.

Existing Bathroom and Utility Room

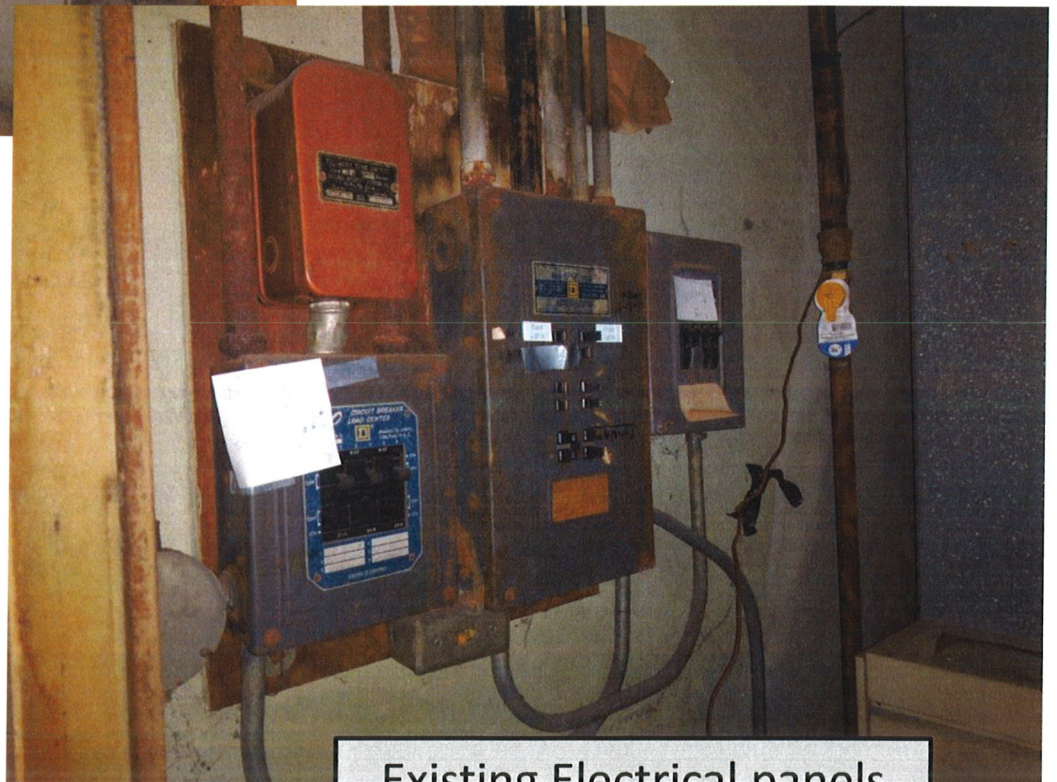
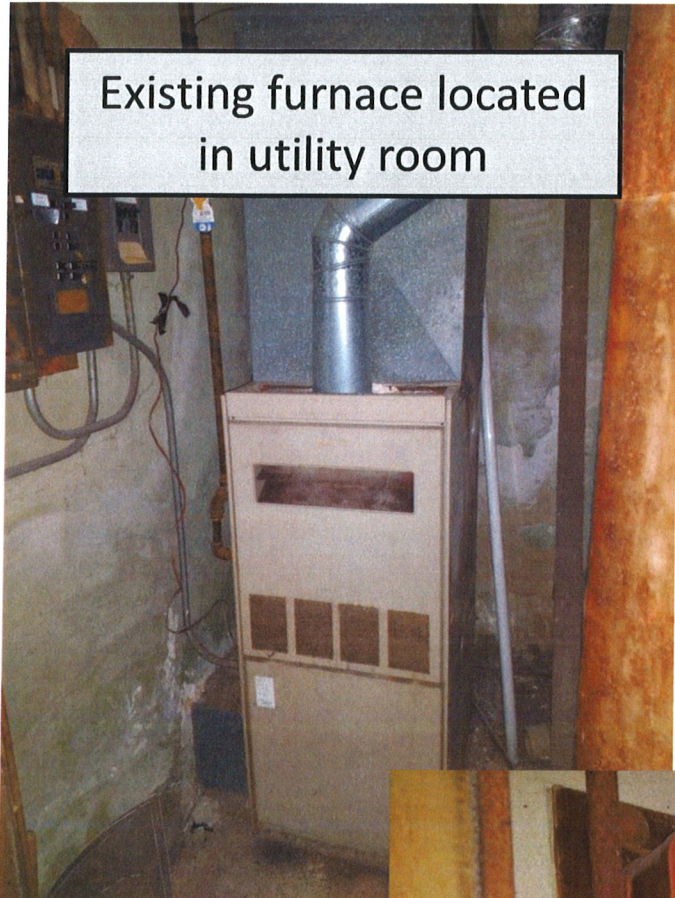


Jason Berry
jberry1907@gmail.com
262.308.1907

305 Main Street - BMP Realty, Inc.

Existing Interior Conditions

Existing furnace located
in utility room



Existing Electrical panels
located in utility room

Jason Berry
jberry1907@gmail.com
262.308.1907

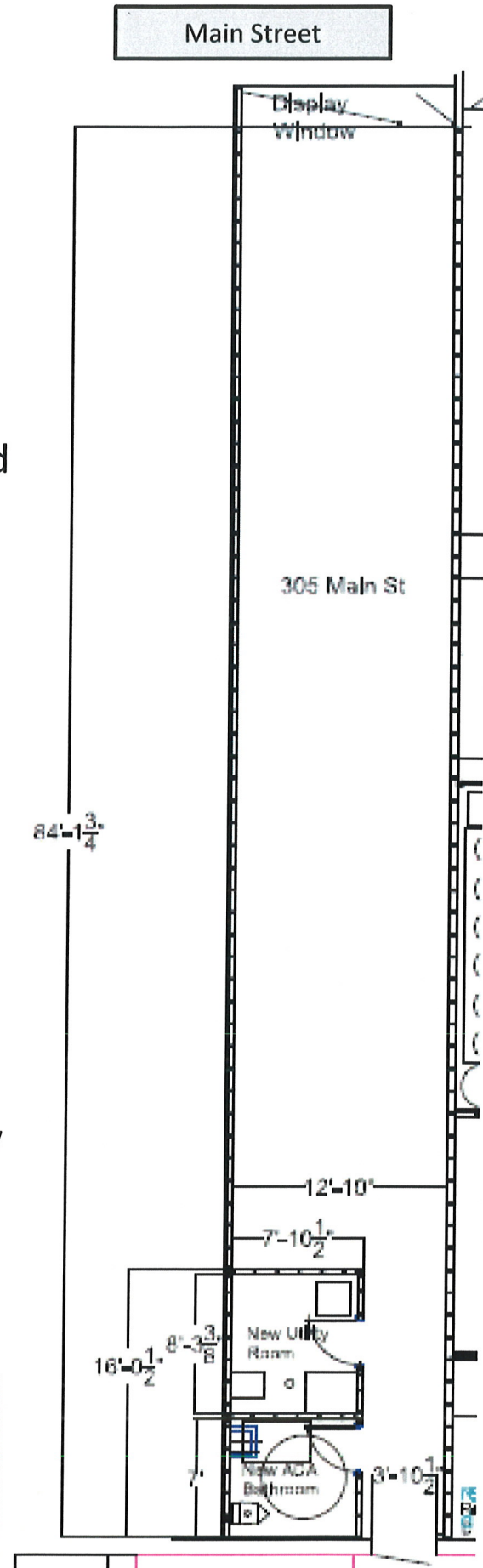
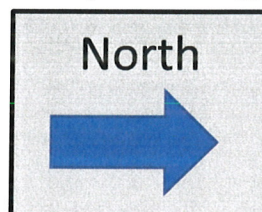
305 Main Street - BMP Realty, Inc.

Overview

Scope of Project Work

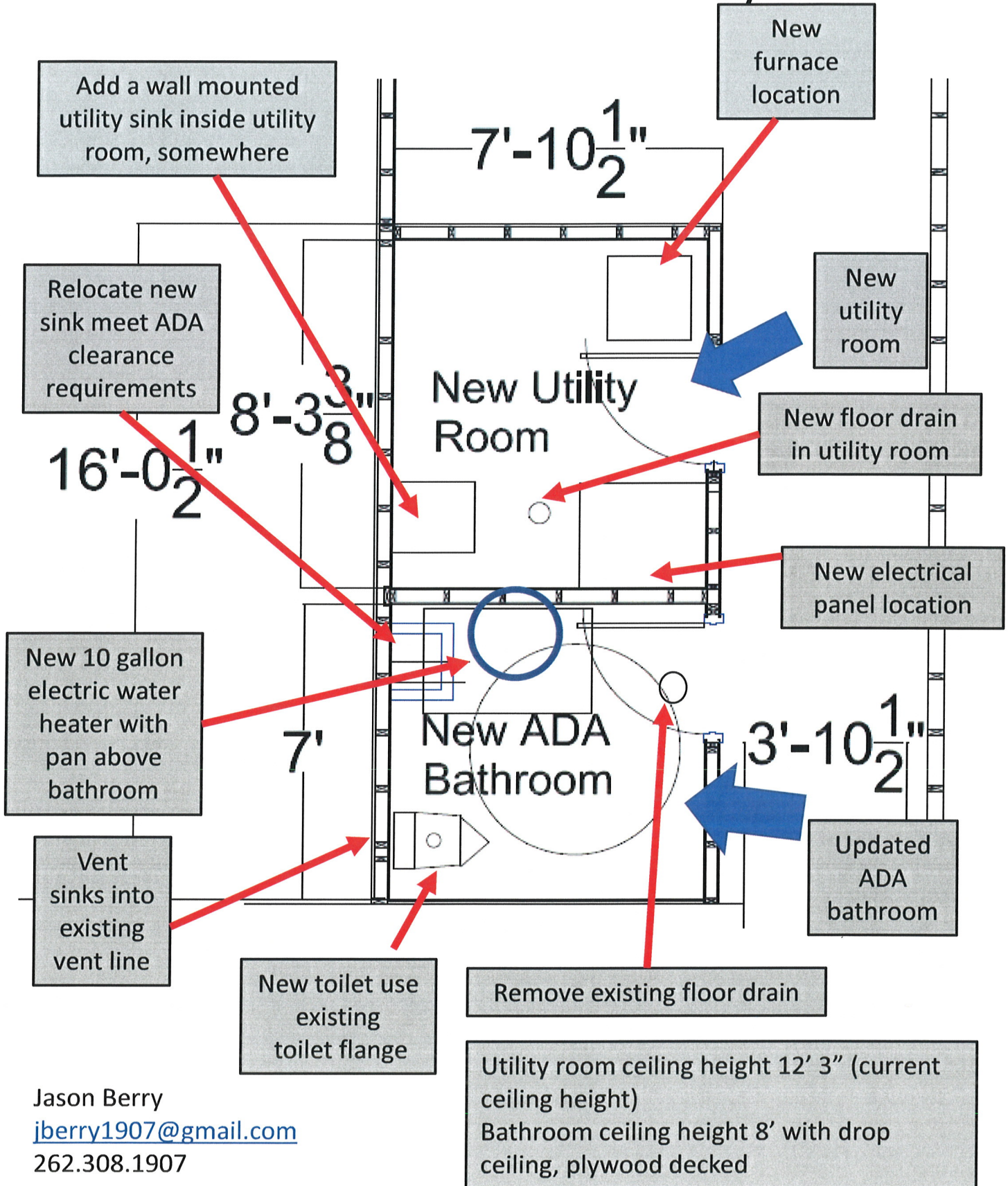
- Remove existing drywall, paneling and insulation
- Remove existing bathroom and utility room
- Reinsulate walls
- Construct new bathroom and utility rooms wall
- Rough in plumbing for new bathroom and utility room
- Relocate and update electrical panel.
- Rough in additional outlets, and light switches
- Install new furnace and AC with spiral ductwork below existing ceiling
- Install new drywall, tape, mud
- Paint existing ceiling and new walls
- Install plumbing fixtures
- Install outlets and switches
- Install bathroom drop ceiling

Jason Berry
jberry1907@gmail.com
262.308.1907



305 Main Street - BMP Realty, Inc.

New ADA Bathroom and Utility Room



Jason Berry
jberry1907@gmail.com
262.308.1907