

James Wasley & Pamela Schermer

613 Sixth Street

White Box Program Estimates

Electrical	Pat Power	\$7,900.00
	Triple T Electric	\$8,748.00
Plumbing	Karlsen Plumbing	\$3,950.00
	Feiner Plumbing	\$13,835.00
HVAC	Sprung Heating	\$905.00
	Owners Crew	\$1,000.00
Carpentry	Owners Crew	\$16,900.00
	Ten Penny Opera	\$22,480.00

	\$29,655.00	–	\$46,063.00
Total =	<u>x 50%</u>		<u>x 50%</u>
	\$14,828.00		\$23,032.00

1330 sq. ft. x \$10.00 per sq. ft. = \$13,300.00

Maximum Grant Award = \$13,300.00

COMMERCIAL "WHITE BOX" GRANT APPLICATION

Applicant/ Project Contact Information

James Wasley and Pamela Schermer
2946 N. Stowell Ave.
Milwaukee, WI 53211
(414) 306-1242 JW cell

Business or Leaseholder Information

Round River Studio
James Wasley and Pamela Schermer
613 Sixth Street, Racine WI
(414) 306-1242 JW cell

Property Owner Information

James Wasley and Pamela Schermer
2946 N. Stowell Ave.
Milwaukee, WI 53211
Purchased building June 7, 2017
1,240 s.f. (63'x20') first floor dimension.

Proposed Improvement

Upgrade Electrical Service- the existing 60 amp service for the first floor will be replaced with a 150 amp service.

Add new pickled T&G plywood floor- Level floor and cover existing sheet flooring with whitewashed decking. Seal with clear sealer. This includes lowering and covering the existing stone (concrete?) entry threshold.

Construct new ADA accessible restroom and shower including carpentry, plumbing, electrical, and ventilation. This includes adding a new heat pump water heater in the basement to serve the first floor fixtures and replace the three small electrical water heaters that serve the basement and first floor slop sinks and the second floor units. This project also includes adding a new toilet exhaust fan and vent pipe that will run up a vacant existing chimney shaft and exit on the roof. The shower plumbing and enclosure is excluded from the plumber's bid.

Enclose existing skylight with 2 hr. fire rated shaft on the second floor to separate the first and second floors. The shaft will include 45 minute fire rated glazing to continue to provide light to the second floor. A 90 minute fire rated service door will allow the existing hoist to remain in

service with minor modifications. This project includes required electrical work to relocate existing switches, outlets and hoist controls associated with the demolition of the current skylight railing and surrounding walls.

Enclose two existing plumbing shafts on first floor where PVC pipe runs exposed through the space. Fire-stop the penetrations with fire rated expanding foam. These shafts will include small de-stratification fans that will mix the air on the first floor during the heating season to improve the performance of the furnace.

Repair and painting of the tin work that wraps the walls and ceiling has already been completed and so is ineligible for this grant but represents work that could also have been included.

Estimate of Project Costs

(see attached spreadsheets and sub-contract bids for details)

SUMMARY

The first floor of 613 Sixth Street is 20' x 63' inside dimension at the middle of floorplate, or 1,260 s.f.

At \$10/s.f., the grant would cover a maximum of \$12,600 on projects with a total cost of \$25,200 or more.

The White Box relevant portions of the renovation come to an estimated cost of **\$29,665**. We are applying for the grant to cover the eligible amount of **\$12,600**.

ELECTRICAL- \$7,900

The Patrick Power LLC bid does not break out labor and materials. Total bid for first floor and shaft related work is \$7,900. Other work not included in this bid will also be done on the second floor to upgrade the electrical system by providing separate panels for the two rental units. Detailed invoices will be supplied as grant documentation.

PLUMBING- \$3,950

The Karlsen Plumbing bid is broken out to show the ADA toilet fixture installation for \$1,950, including a \$650 fixture allowance. The necessary new water heater is included in a separate quote for additional possible first floor plumbing. A \$1,000 fixture allowance is indicated. I am assuming an additional \$1,000 in pex piping and labor, believing that the actual amount will be greater than this. Together this adds up to a \$3,950 total plumbing estimate for the white box portion of the work. Detailed invoices will be supplied as grant documentation.

HVAC- \$905

The ADA toilet requires an exhaust fan. Sprung Heating has supplied a cost estimate of \$905 to run a 5" pipe up the empty chimney shaft. This does not break out materials and labor. This will

also require Intec, the contractors of the newly installed roof, to make the final penetration. Intec is also capable of running the ductwork and will be on site next spring to complete the insulation work- a cost estimate for the fan work has been requested but not yet received from Intec. Finally, the Owner's crew is capable of installing the exhaust pipe but would similarly require Intec to make the roof penetration. Detailed invoices will be supplied as grant documentation.

CARPENTRY- \$16,900

The owner's crew (two laborers at \$17.00/hr plus 50% overhead on materials and labor to cover the cost of tools, scaffolding, dumpster rental etc.) is the low bidder as my own time will be contributed without charge. Item estimates break down as follows:

New Floor- \$5,603 (\$3,563 materials/ \$2,040 labor)
ADA Toilet- \$4,553 (\$3,405 materials/ \$1,148 labor)
Skylight Enclosure Shaft- \$5,274 (\$4,101 materials/ \$1,173 labor)
Plumbing Riser Enclosures- \$1,472 (\$630 materials/ \$842 labor)

Project Schedule

January 1- work to begin. (If approved before the Christmas holidays, some tasks may begin before this date.)

May 1- White Box grant work complete (120 days).

May 1- Round River Studio opening. (We are also the owners of the building.)

Attachments

Attachment 1: Bids Matrix and Cost Estimate

Attachment 2: Electrical Bid 1- Patrick Power LLC

Attachment 3: Electrical Bid 2- Triple T Electric

Attachment 4: Plumbing Bid 1- Karlsen Plumbing Inc.

Attachment 5: Plumbing Bid 2- Feiner Plumbing Company Inc.

Attachment 6: HVAC Bid 1- Sprung Heating

Attachment 8: Carpentry Bid 1- Owner Led Carpentry Team

Attachment 9: Carpentry Bid 2 (floor only)- My Affordable Floors

Attachment 10: Carpentry Bid 3- Ten Penny Opera

Attachment 10: 45 Minute Fire Rated Glazing- Fyretch.

Attachment 11: 90 Minute Fire Rated Glazing- Thermally Broken Steel USA

11x17 Drawings and Photographs of the Project

ATTACHMENT 1

White Box Grant Application- Bids Matrix
 613 Sixth Street
 2017.11.11

	BID 1	BID 2	NOTES
ELECTRICAL			
Upgrade first floor service to current standards, new first floor elec work.			
a. Pat Power LLC	\$ 7,900		See attached bid. Material/ Labor not broken out.
b. Triple T Electric		\$ 8,748	
PLUMBING (see notes)			
new ADA toilet, sink, and shower. New heat pump water heater.			
a. Karlisen Plumbing	\$ 3,950		ADA toilet \$1,950. Water heater costs not broken out from other first floor plumbing. (\$1,000 appliance allowance, assume additional \$1,000 labor?)
b. Feiner Plumbing		\$ 13,835	Feiner bid not broken down. Compare \$13,835 to Karlisen \$10,600 (\$1950+\$7650+ \$1,000 missing shower enclosure allowance.)
HVAC			
Toilet exhaust fan and ductwork			
a. Sprung heating	\$ 905		
b. Intec			
c. Owner and crew		\$ 1,000	
CARPENTRY AND MISC.			
\$ 16,900			(Carpentry total amount Bid 1.)
1 New floor			
a. Owner and crew	\$ 5,602		pickled T&G Plywood lowest cost vinyl flooring option
b. My Affordable Floors, Inc		\$ 8,068	
c. Ten Penny Opera		\$ 6,980	
2 ADA Toilet /shower			
a. Owner and crew	\$ 4,552		
b. Ten Penny Opera		\$ 5,400	
3 Skylight Shaft			
a. Owner and crew	\$ 5,274		
b. Ten Penny Opera		\$ 8,200	
4 Plumbing riser enclosures			
a. Owner and crew	\$ 1,472		
b. Ten Penny Opera		\$ 1,900	
TOTAL COST	\$ 29,655	\$ 54,131	
WHITE BOX GRANT APPLICATION	\$ 13,000		
eligibility (20x65=1,300 s.f.) 50% of cost up to \$13,000.			
out of pocket	\$ 16,655		

Electrical Contractor



License No. 1269058

August 11, 2017

Mr. James Wasley
613 Sixth Street
Racine, Wisconsin

Quote 201708110.001

Re: Remodel of the first floor of 613 Sixth Street, Racine, Wisconsin,
utilizing the sketch provided.

For the sum of Seven thousand nine hundred dollars and no cents, (\$7,900.00)

I propose to update the incoming electrical service and first floor panel,
and to wire the first floor space according to the supplied sketch. Items
specifically included are listed on the attached pages. Also included is
all material and labor, the permit and inspections necessary to make a
complete job. Items not specifically listed are not included.

WE Energies fees are not included in this quote.

Thank you for letting me be of service to you.

Regards,
Pat Peach
Pat Power LLC

Enclosures

3027 Kearney Avenue, Mount Pleasant, Wisconsin 53403

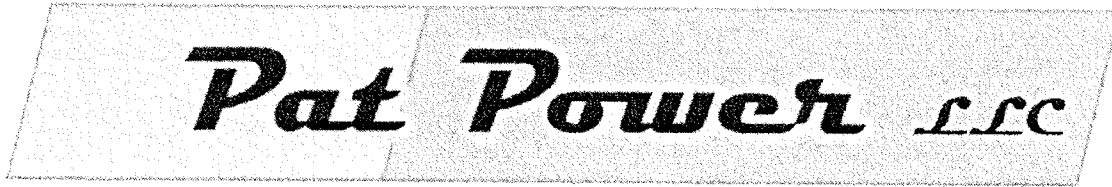
PatPower.LLC@outlook.com

Licensed

262-880-5044

Bonded

Electrical Contractor



License No. 1269058

Quote 201708110.001

Page 2

1. Provide 120/240 volt metered service and main lug panel for first floor unit. Service shall be located in the basement on the south wall.
2. Provide five receptacles for kitchenette and refrigerator.
3. Provide one 240 volt range outlet.
4. Provide and wire high capacity bath fan/light unit and install above the shower.
5. Provide on lighting outlet above the bathroom vanity.
6. Provide switching of items 5 and 6.
7. Provide one convenience outlet at vanity.
8. Provide two new egress/exit lights with remote heads, for the lower floor south and north entrances.
9. Reconnect existing first floor circuits. Basement shall be included with the first floor work.
10. Correct shaft wiring to comply with fire rating requirements.
11. \$4,000.00 payment at the start of the job and \$2,000.00 payment at rough inspection and balance due at final inspection.
12. Start date to be agreed upon by the electrical contractor and the owner.

3027 Kearney Avenue, Mount Pleasant, Wisconsin 53403

PatPowerLLC@outlook.com

Licensed

262-880-5044

Insured

TRIPLE T ELECTRIC, LLC
N40W5818 HAMILTON RD
CEDARBURG WI 53012-2541
(262) 377-8361

October 7, 2017

MR. JAMES WASLEY
613 SIXTH STREET
RACINE, WI 53403-1119

Dear Mr. Wasley:

Triple T Electric proposes to provide labor and materials necessary to perform the electrical work listed below:

Execute electrical demo. Electrical demo covered in this proposal is for wiring associated with the area being remodeled. Wiring extending to other areas of the home that need to be re-routed will generate additional costs.
Supply and install updated incoming electrical service to comply with present codes.
Supply and install 120/240-volt metered service and main lug panel in basement for first floor unit.
Supply and install five receptacle outlets for kitchenette and refrigerator.
Supply and install one 240-volt range outlet.
Supply and install one 110 CFM exhaust fan/light unit in bathroom shower.
Supply and install switching for exhaust fan/light.
Supply and install one lighting outlet above bathroom vanity.
Supply and install switching for vanity light.
Supply and install one GFCI protected receptacle outlet at vanity.
Supply and install two new egress/exit light with remote heads for lower floor south and north entrances.
Reconnect existing first floor and basement circuits.
Correct shaft wiring to comply with fire code.
Supply electrical permit and arrange for inspections.

Total Cost for electrical work listed above is: \$8,748.00

Please contact me at 262-377-8361 or e-mail me at tripleelectricllc@gmail.com with questions

NOTE: This estimate is based solely on observations the contractor was able to make with the structure in its current condition at the time the work was bid. If additional concealed conditions are discovered once work has commenced which were not visible at the time this proposal was made, contractor will stop work and point out these unforeseen concealed conditions to the owner so that the owner and contractor can execute an additional work order (or change order) for any additional work.

Respectfully,

TERRY E ROMEIS
TRIPLE T ELECTRIC, LLC

KARLSEN PLUMBING INC.

1951 Grove Avenue
Racine, WI 53405
(262) 633-1951 - Fax (262) 633-6370
M.P. Lic. #221227

Date: 11/08/17

Proposal # 14498

To: JAMES WASLEY

Code: R88

Project: FIRST FLOOR

For the consideration hereinafter named, we propose to furnish all material and perform all labor as follows:

1. FIRST FLOOR- INSTALL WASTE-VENT AND WATER PIPING FOR ADA SHOWER. INSTALL SINGLE LAUNDRY TUB WITH FAUCET. HOOK UP TO EXISTING PLUMBING. INSTALL WASTE-VENT AND WATER PIPING FOR NEW KITCHEN SINK AND WASH MACHINE. FIXTURES TO BE KOHLER. WATER PIPING TO BE PEX. MOVE WATER LINES IN BASEMENT.
2. FIXTURE ALLOWANCE OF 750.00 INCLUDED.
3. TRENCH DRAIN ALLOWANCE OF 300.00 INCLUDED. TRENCH DRAIN TO BE FRAMED IN FLOOR BY OTHERS.
4. 50 POWERVENT WATER HEATER ALLOWANCE OF 1000.00 INCLUDED. RUN VENT THROUGH CHIMNEY PER OWNER. LINES HAVE TO BE SUPPORTED PER CODE. INSTALL NEW WATER HEATER IN BASEMENT. (ELECTRIC BY OTHERS) NO GAS FOR DRYER OR RANGE, NO PIPE INSULATION. SHOWER PAN BY OTHERS. REMOVE EXISTING WATER HEATERS.
5. LOCAL PERMIT INCLUDED.
6. 50% OF CONTRACT SUM DUE AT TIME OF SIGNING, REMAINING 50% DUE TO PLUMBER UPON COMPLETION OF JOB.

CONTRACT SUM: \$ 7650.00

PLAN RETAINED IN OFFICE

To be billed monthly as work progresses

CONDITIONS

Karlsen Plumbing, Inc. herein referred to as 'the Company' proposes:

TIME IS OF THE ESSENCE: This Proposal/Contract is void if not accepted by the customer within 45 days. Price as quoted herein is valid for a period of 6 months from date of this proposal/contract. If any labor and/or materials are furnished on this project(s), after the 6 month period, price as quoted will be modified in accordance with increase, if any in labor, materials and equipment costs.

ACCEPTANCE AND PAYMENT: Payments are to be made as stated under Contract Sum above. The entire amount of this contract is to be paid net cash within 10 days after completion. If not paid within 30 days, a 1-1/2% per month late charge will be added, to be applied on the 31st day after the billing date. Upon completion of the work specified herein, the Company's final bill shall be notice of completion, and same shall be deemed accepted unless written protest is made within 30 days from the date of said final bill. Failure to make payment as specified will be considered as a breach of contract, and the Company may, at its options, stop performance.

INSURANCE: Certificates of Insurance covering Liability and Workman's Compensation will be furnished upon request. The Customer (Owner, Builder, or Agent) shall carry full insurance against fire, lightning, vandalism, windstorm, mold, and theft of materials for protection of the Company during construction of building.

The Company shall not be responsible for delays caused by strikes, accidents, fires, weather conditions, or any causes unavoidable or beyond our control.

WARRANTY: All Plumbing Pipe, fittings and fixtures will be installed in a neat, workmanlike manner, in accordance with Manufacturer's specifications and state codes; any defects in plumbing workmanship are covered by our Limited One Year Company Warranty. Such Warranty to begin on date of installation. Manufacturer's written warranties are hereby assigned and transferred to Customer. All fixtures are inspected at completion of their installation; the Company is not responsible for subsequent damage to any installed fixtures. The Company will assume no responsibility for water damage to any wooden floors as a result of fixtures installed.

CODE CHANGES: Any changes in local or state plumbing codes, effective after the date of the Proposal will be charged as an extra.

BACK CHARGES: Customer agrees that no back charges will be made against the Company for any reason unless written authorization is given by the Company before work is performed.

ANY AND ALL DEVIATIONS: from this Proposal/Contract, which shall require additional labor and/or material costs, shall be treated as extras to contract, and Customer agrees to add such additional costs to Contract Sum stated herein.

LOCATIONS: All piping, fixtures, appliances and equipment not specifically located on the plan shall be located by the plumber.

SPECIFIC EXCLUSIONS: Extra charges will be made for the following unless specifically quoted:

1. Outside Sewer and Water.
2. Patching of masonry, insulation, or soundproofing resulting from insulation of piping through floors, walls, and ceilings.
3. Fire stopping or draft stopping. Insulation of piping.
4. Special trips to install temporary gas or water lines.
5. All electrical bonding and grounding by others.
6. Replacing fixtures, fitting or equipment damaged by others.
7. Plumbing permits and fees.
8. Return trips to finish requested work unable to be completed because of others.
9. Bathroom accessory installation, related backing and access panels.
10. Dumpster service, trash removal or clean up.
11. Pumping of water from basement during construction.
12. Basement ladder, backfilling sewer or removal of spoil.
13. Repairs necessary as a result of freezing.

CONTRACT: This Proposal/Contract contains the entire agreement between parties. Customer agrees that if any conflict should exist between terms and conditions as stated herein, and terms and conditions of any other document relating to work specified herein, terms and conditions as stated herein shall take preference.

KARLSEN PLUMBING, INC.

By _____

As required by the Wisconsin Construction Lien Law, Karlsen Plumbing, Inc. hereby notified 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 Karlsen Plumbing, Inc. are those who contract 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.

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 _____ Date _____

KARLSEN PLUMBING INC.

1951 Grove Avenue
Racine, WI 53405
(262) 633-1951 - Fax (262) 633-6370
M.P. Lic. #221227

Date: 11/08/17

Proposal # 14499

To: JAMES WASLEY

Code: R88

Project: FIRST FLOOR TOILET/SINK

For the consideration hereinafter named, we propose to furnish all material and perform all labor as follows:

1. FIRST FLOOR - INSTALL WASTE-VENT AND WATER PIPING FOR NEW LAV AND WATER CLOSET. FIXTURES TO BE KOHLER.
2. FIXTURE ALLOWANCE OF \$650.00 INCLUDED.
3. WATER PIPING TO BE PEX
4. LOCAL PERMIT INCLUDED
5. 50% OF CONTRACT SUM DUE AT TIME OF SIGNING, REMAINING 50% DUE TO PLUMBER UPON COMPLETION OF JOB.

CONTRACT SUM: \$ 1950.00

PLAN RETAINED IN OFFICE

To be billed monthly as work progresses

CONDITIONS

Karlsen Plumbing, Inc. herein referred to as 'the Company' proposes:

TIME IS OF THE ESSENCE: This Proposal/Contract is void if not accepted by the customer within 45 days. Price as quoted herein is valid for a period of 6 months from date of this proposal/contract. If any labor and/or materials are furnished on this project(s), after the 6 month period, price as quoted will be modified in accordance with increase, if any in labor, materials and equipment costs.

ACCEPTANCE AND PAYMENT: Payments are to be made as stated under Contract Sum above. The entire amount of this contract is to be paid net cash within 10 days after completion. If not paid within 30 days, a 1-1/2% per month late charge will be added, to be applied on the 31st day after the billing date. Upon completion of the work specified herein, the Company's final bill shall be notice of completion, and same shall be deemed accepted unless written protest is made within 30 days from the date of said final bill. Failure to make payment as specified will be considered as a breach of contract, and the Company may, at its options, stop performance.

INSURANCE: Certificates of Insurance covering Liability and Workmen's Compensation will be furnished upon request. The Customer (Owner, Builder, or Agent) shall carry full insurance against fire, lightning, vandalism, windstorm, mold, and theft of materials for protection of the Company during construction of building.

The Company shall not be responsible for delays caused by strikes, accidents, fires, weather conditions, or any causes unavoidable or beyond our control.

WARRANTY: All Plumbing Pipe, fittings and fixtures will be installed in a neat, workmanlike manner, in accordance with Manufacturer's specifications and state codes; any defects in plumbing workmanship are covered by our Limited One Year Company Warranty. Such Warranty to begin on date of installation. Manufacturer's written warranties are hereby assigned and transferred to Customer. All fixtures are inspected at completion of their installation; the Company is not responsible for subsequent damage to any installed fixtures. The Company will assume no responsibility for water damage to any wooden floors as a result of fixtures installed.

CODE CHANGES: Any changes in local or state plumbing codes, effective after the date of the Proposal will be charged as an extra.

BACK CHARGES: Customer agrees that no back charges will be made against the Company for any reason unless written authorization is given by the Company before work is performed.

ANY AND ALL DEVIATIONS: From this Proposal/Contract, which shall require additional labor and/or material costs, shall be treated as extras to contract, and Customer agrees to add such additional costs to Contract Sum stated herein.

LOCATIONS: All piping, fixtures, appliances and equipment not specifically located on the plan shall be located by the plumber.

SPECIFIC EXCLUSIONS: Extra charges will be made for the following unless specifically quoted:

1. Outside Sewer and Water.
2. Patching of masonry, insulation, or soundproofing resulting from insulation of piping through floors, walls, and ceilings.
3. Fire stopping or draft stopping. Insulation of piping.
4. Special trips to install temporary gas or water lines.
5. All electrical bonding and grounding by others.
6. Replacing fixtures, fitting or equipment damaged by others.
7. Plumbing permits and fees.
8. Return trips to finish requested work unable to be completed because of others.
9. Bathroom accessory installation, related backing and access panels.
10. Dumpster service, trash removal or clean up.
11. Pumping of water from basement during construction.
12. Basement ladder, backfilling sewer or removal of spoil.
13. Repairs necessary as a result of freezing.

CONTRACT: This Proposal/Contract contains the entire agreement between parties. Customer agrees that if any conflict should exist between terms and conditions as stated herein, and terms and conditions of any other document relating to work specified herein, terms and conditions as stated herein shall take preference.

KARLSEN PLUMBING, INC.

By _____

As required by the Wisconsin Construction Lien Law, Karlsen Plumbing, Inc. hereby notified 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 Karlsen Plumbing, Inc. are those who contract 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.

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 _____

Date _____

KARLSEN PLUMBING INC.

1951 Grove Avenue
Racine, WI 53405
(262) 633-1951 - Fax (262) 633-6370
M.P. Lic. #221227

Date: 11/08/17

Proposal # 14500

To: JAMES WASLEY

Code: R88

Project: 2ND FLOOR NORTH UNIT

For the consideration hereinafter named, we propose to furnish all material and perform all labor as follows:

1. 2ND FLOOR NORTH UNIT - REDO WASTE-VENT AND WATER PIPING AS NECESSARY FOR NEW WASHER HOOKUP AND KITCHEN SINK NEW LOCATION.
2. NO GAS TO DRYER OR RANGE.
3. WATER PIPING TO BE PEX
4. FIXTURE ALLOWANCE OF \$400.00 INCLUDED
5. LOCAL PERMIT INCLUDED
6. 50% OF CONTRACT SUM DUE AT TIME OF SIGNING, REMAINING 50% DUE TO PLUMBER UPON COMPLETION OF JOB.

CONTRACT SUM: \$ 1975.00

PLAN RETAINED IN OFFICE

To be billed monthly as work progresses

CONDITIONS

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The Company shall not be responsible for delays caused by strikes, accidents, fires, weather conditions, or any causes unavoidable or beyond our control.

WARRANTY: All Plumbing Pipe, fittings and fixtures will be installed in a neat, workmanlike manner, in accordance with Manufacturer's specifications and state codes; any defects in plumbing workmanship are covered by our Limited One Year Company Warranty. Such Warranty to begin on date of installation. Manufacturers' written warranties are hereby assigned and transferred to Customer. All fixtures are inspected at completion of their installation; the Company is not responsible for subsequent damage to any installed fixtures. The Company will assume no responsibility for water damage to any wooden floors as a result of fixtures installed.

CODE CHANGES: Any changes in local or state plumbing codes, effective after the date of the Proposal will be charged as an extra.

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3. Fire stopping or draft stopping. Insulation of piping.
4. Special trips to install temporary gas or water lines.
5. All electrical bonding and grounding by others.
6. Replacing fixtures, fitting or equipment damaged by others.
7. Plumbing permits and fees.
8. Return trips to finish requested work unable to be completed because of others.
9. Bathroom accessory installation, related backing and access panels.
10. Dumpster service, trash removal or clean up.
11. Pumping of water from basement during construction.
12. Basement ladder, backfilling sewer or removal of spoil.
13. Repairs necessary as a result of freezing.

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KARLSEN PLUMBING, INC.

By _____

As required by the Wisconsin Construction Lien Law, Karlsen Plumbing, Inc. hereby notified 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 Karlsen Plumbing, Inc. are those who contract 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.

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 _____ Date _____

KARLSEN PLUMBING INC.

1951 Grove Avenue
Racine, WI 53405
(262) 633-1951 - Fax (262) 633-6370
M.P. Lic. #221227

Date: 11/08/17

Proposal # 14501

To: JAMES WASLEY

Code: R88

Project: 2ND FLOOR SOUTH UNIT

For the consideration hereinafter named, we propose to furnish all material and perform all labor as follows:

1. 2ND FLOOR SOUTH UNIT - REDO WASTE-VENT AND WATER PIPING FOR LOCATION OF NEW FIXTURE LAYOUT FOR KITCHEN SINK, SHOWER, LAV, TOILET AND WASHER HOOK UP. WATER PIPING TO BE PEX.REMOVE EXISTING 4" CASTIRON STACK AND REDO WITH 3" PVC.
2. ANY NEW ROOF PENETRATIONS BY OTHERS. HOT WATER LINE TO TIE INTO BASEMENT HOT WATER HEATER. REMOVE GAS LINE UNDER STAIRWELL. NO GAS FOR DRYER OR RANGE. SHOWER PAN BY OTHERS. VANITY AND TOPS BY OTHERS.
3. FIXTURE ALLOWANCE OF \$975.00 INCLUDED.
4. PERMIT INCLUDED.
5. 50% OF CONTRACT SUM DUE AT TIME OF SIGNING, REMAINING 50% DUE TO PLUMBER UPON COMPLETION OF JOB.

CONTRACT SUM: \$ 4575.00

PLAN RETAINED IN OFFICE

To be billed monthly as work progresses

CONDITIONS

Karlson Plumbing, Inc. herein referred to as 'the Company' proposes:

TIME IS OF THE ESSENCE: This Proposal/Contract is void if not accepted by the customer within 45 days. Price as quoted herein is valid for a period of 6 months from date of this proposal/contract. If any labor and/or materials are furnished on this project(s), after the 6 month period, price as quoted will be modified in accordance with increase, if any in labor, materials and equipment costs.

ACCEPTANCE AND PAYMENT: Payments are to be made as stated under Contract Sum above. The entire amount of this contract is to be paid net cash within 10 days after completion. If not paid within 30 days, a 1-1/2% per month late charge will be added, to be applied on the 31st day after the billing date. Upon completion of the work specified herein, the Company's final bill shall be notice of completion, and same shall be deemed accepted unless written protest is made within 30 days from the date of said final bill. Failure to make payment as specified will be considered as a breach of contract, and the Company may, at its options, stop performance.

INSURANCE: Certificates of Insurance covering Liability and Workmen's Compensation will be furnished upon request. The Customer (Owner, Builder, or Agent) shall carry full insurance against fire, lightning, vandalism, windstorm, mold, and theft of materials for protection of the Company during construction of building.

The Company shall not be responsible for delays caused by strikes, accidents, fires, weather conditions, or any causes unavoidable or beyond our control.

WARRANTY: All Plumbing Pipe, fittings and fixtures will be installed in a neat, workmanlike manner, in accordance with Manufacturer's specifications and state codes; any defects in plumbing workmanship are covered by our Limited One Year Company Warranty. Such Warranty to begin on date of installation. Manufacturers' written warranties are hereby assigned and transferred to Customer. All fixtures are inspected at completion of their installation; the Company is not responsible for subsequent damage to any installed fixtures. The Company will assume no responsibility for water damage to any wooden floors as a result of fixtures installed.

CODE CHANGES: Any changes in local or state plumbing codes, effective after the date of the Proposal will be charged as an extra.

BACK CHARGES: Customer agrees that no back charges will be made against the Company for any reason unless written authorization is given by the Company before work is performed.

ANY AND ALL DEVIATIONS: from this Proposal/Contract, which shall require additional labor and/or material costs, shall be treated as extras to contract, and Customer agrees to add such additional costs to Contract Sum stated herein.

LOCATIONS: All piping, fixtures, appliances and equipment not specifically located on the plan shall be located by the plumber.

SPECIFIC EXCLUSIONS: Extra charges will be made for the following unless specifically quoted:

1. Outside Sewer and Water.
2. Patching of masonry, insulation, or soundproofing resulting from insulation of piping through floors, walls, and ceilings.
3. Fire stopping or draft stopping. Insulation of piping.
4. Special trips to install temporary gas or water lines.
5. All electrical bonding and grounding by others.
6. Replacing fixtures, fitting or equipment damaged by others.
7. Plumbing permits and fees.
8. Return trips to finish requested work unable to be completed because of others.
9. Bathroom accessory installation, related backing and access panels.
10. Dumpster service, trash removal or clean up.
11. Pumping of water from basement during construction.
12. Basement ladder, backfilling sewer or removal of spoil.
13. Repairs necessary as a result of freezing.

CONTRACT: This Proposal/Contract contains the entire agreement between parties. Customer agrees that if any conflict should exist between terms and conditions as stated herein, and terms and conditions of any other document relating to work specified herein, terms and conditions as stated herein shall take preference.

KARLSEN PLUMBING, INC.

By _____

As required by the Wisconsin Construction Lien Law, Karlson Plumbing, Inc. hereby notified 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 Karlson Plumbing, Inc. are those who contract 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.

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 _____ Date _____

ESTIMATE

FEINER

Plumbing Company, Inc.
524 Villa Street
Racine, Wisconsin 53403
262-632-8994 Phone
262-632-9699 FAX
feiner_plumbing@sbcglobal.net

Project

Owner James Wasley
Address 613 6th Street
Phone Racine, Wi 53403
Date 11-02-2017

1st floor / Basement

- 1) Install qty of 1 - Water closet, (white) elongated bowl, ADA Height
 - 1 – Lavatory, (white) Single handle faucet, ADA Accessible
 - 1 – ADA Compliant shower with seat, grab bars & handheld sprayer
 - Fiberglass transfer stall, multi. Piece - 36" x 36" min. less threshold
 - Grab bars serving water closet not included
- 2) Install qty of 1 – Kitchen sink, single compartment & faucet
 - 1 – Single compartment utility sink & faucet
 - Install (owner provided) sand trap
- 3) Install qty of 1 - Wash machine Wall Box, hot/cold & waste discharge
 - Gas connection serving dryer
 - Dryer exhaust by others
- 4) Install qty of 1 – power-vented 50 gallon water heater, gas :
 - Remove existing (qty of 3) electric water heaters
 - Install hot water piping to functioning bathrooms only
 - Vent to roof top via existing chimney, roof patching by others
 - Dedicated electrical outlet required, not included
- 5) Relocate water lines to accommodate access hatch
- 6) Fire stop or Chaulking not included

All work to be as specified, and above work to perform in accordance with the minimum requirements of the Wisconsin State Plumbing Code. The above work to be completed in a substantial workman like manner for the

sum of (\$13,835.00) with payments to be made as follows:

Monthly progress payments full value of work performed. Net 10 days, 1.5 percent monthly interest on any balance. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over

ESTIMATE

and above the Estimate. This Estimate is conditioned upon contract terms being acceptable to Feiner Plumbing Company, Inc. The means, methods, techniques, and sequencing of the work shall be solely by Feiner Plumbing Company, Inc.

This proposal is paramount to any signed contract. All agreements are contingent upon strikes, accidents, of delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon the work. Workmen's Compensation and Public Liability Insurance on the above work to be taken out by Feiner Plumbing Company, Inc.

Signed _____ Vice President

Note: This Estimate may be withdrawn by us if not accepted within 10 days.

Limited Warranty -----90 Days Labor-----Materials as per Manufacture.

From: Robert Sprung
To: [James H Wasley](#)
Subject: Racine Job
Date: Monday, October 16, 2017 1:14:23 PM

James:

The cost to install a fan and vent out through chimney with a 6" liner kit is \$905.00.

Please call if you have any questions.

Thanks

Robert Sprung
Sprung Heating, Sheet Metal
& Pump Service, LLC
262-538-1400

My Affordable Floors, Inc

1500 S. Sylvania Avenue
 Suite 108
 Sturtevant, WI 53177
 262-653-1120

Estimate

Date	Estimate #
10/3/2017	107821

Name / Address	
Jim Wasley 613 6th Street Racine, WI 53403	
Web Site	www.myaffordablefloors.com

Customer Phone
414-306-1242

				Project		
Phone #	262-653-1120	Fax #	866-372-0283	613 6th Street, Racine		
Description	Qty	U/M	Rate	Class	Total	
Includes material, delivery, & installation of Loose Lay Luxury Vinyl Tile	1,356	sqft	5.95		8,068.20	
Does not include floor prep					0.00	
Acceptance: _____ You are authorized to do the work as specified.			0.00		0.00T	
Acceptance of Proposal: The listed prices, specifications and conditions are satisfactory and are hereby accepted. 50% of listed prices are due upon acceptance. Remaining balances will be due upon completion of work proposed within this accepted proposal. Any change orders, which include square footage, scope of work, and/or pricing, etc., will be reviewed & require additional acceptance and/or signatures. There is no discount for natural floors with no stain. This proposal does not include removing, disposing, and/or replacing of transitions, trim (baseboard, shoe, nosing, etc), carpet, pads, or existing floors unless stated within description of work proposed and pricing. Prices may be subject to change if accepted after 60 days. Sales Tax - Kenosha Co			5.50%		0.00	
				Total	\$8,068.20	

TEN PENNY OPERA LLC
 7162 COUNTY LINE ROAD
 HARTLAND, WI 53029

Estimate

Date	Estimate #
11/6/2017	11

Name / Address
2946 N Stowell Ave Milwaukee WI 53211-3349

Project

Description	Qty	Rate	Total
First floor: Cut down stone threshold, Apply floor leveling compound, install 19/32" LP Prostruct flooring to 1300 SF of floor, whitewashed and apply 2 coats of polyurethane	1	6,980.00	6,980.00
Frame new first floor bathroom, install drywall and Lexan, supply and install door and trim exclusive of tub surround and plumbing		5,400.00	5,400.00
Frame out skylight shaft, install 3each 45 minute glazing units, install 2hr drywall to interior of shaft, supply and install 90 minute rated door and closer, supply and install permanent "trapdoor" scaffolding per drawing		8,250.00	8,250.00
Supply PLUMBING RISER ENCLOSURES including two inline fans, electrical supply and control		1,900.00	1,900.00
~~~~~ CHANGE ORDER ~~~~~ November 14, 2017 > Added 1 15 HVAC. (+\$1,900.00) Total change to estimate +\$1,900.00 ~~~~~			
		<b>Total</b>	\$22,530.00

# Quotation

Quote # 51888.02

Prepared By: Don Maryott

Date: 8/16/2017

D. V. Fyre-Tec, Inc.

P.O. Box 278

Wayne, NE 68787

Wk: 800-377-3261

F: 402-375-4261

email: donm@fyre-tec.com

www.fyre-tec.com

Date: 8/16/2017 Follow Up:

Customer: Round River Studio LLC Ph/Fax: 414-306-1242  
 Address: 2946 N. Stowell Ave. Project: Round River Studio  
 City/St./Zip: Milwaukee WI 53211 Contact: James Wasley  
 jwasley@uwm.edu

Glazing:	X 1/4" Misco:	X Clear	Obscure	Baroque
	Firelite:	Standard		Plus
	Special			
Screen:	X No	Yes	Fiberglass	
Installation Kit:		X Subframe or	Fin	
	X Standard Color:	Iceberg White	Black	Clay Sand Tan
		Fashion Gray	Std. Bronze	Silver ET-2351
		Spartan Bronze	Hartford Grn.	
		Brown	Almond	TBD

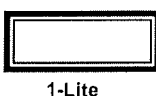
Mark	Qty	Series	Nominal (Rough opening) Size {w x h}		Config:	Ext.
	2	950	48" x 14 1/2"	Fixed Lite	1-Lite	Included
	4	950	14 1/2" x 48"	Fixed Lite	1-Lite	Included

→ Net with 1/4" Wireglass: \$3,660.00

Carefully read ALL the following NOTES:

- 1) Terms To Be: 25% Deposit With Order, Balance Due Prior To Shipping.
- 2) Lead Time: 6 to 8* Weeks; *Subject To Fluctuations.
- 3) Quoted FOB - Wayne, NE (Freight NOT Included)
- 4) All Windows Quoted At Nominal (Rough Opening) Size.  
Actual Frame Size = Nominal Less 3/4".
- 5) Quotation Valid For 60 Days.
- 6) All Prices Based Upon Fyre-Tec's Standard Specifications.
- 7) ANY REVISIONS MAY INCUR A PRICE ADJUSTMENT.
- 8) 45-Minute Fire Rated & UL Labeled.
- 9) This Is NOT A Safety-Impact Rated Product.

Config:



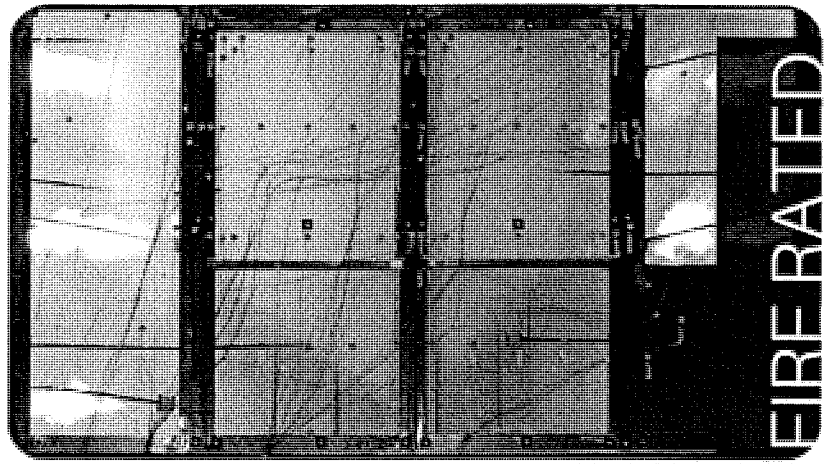
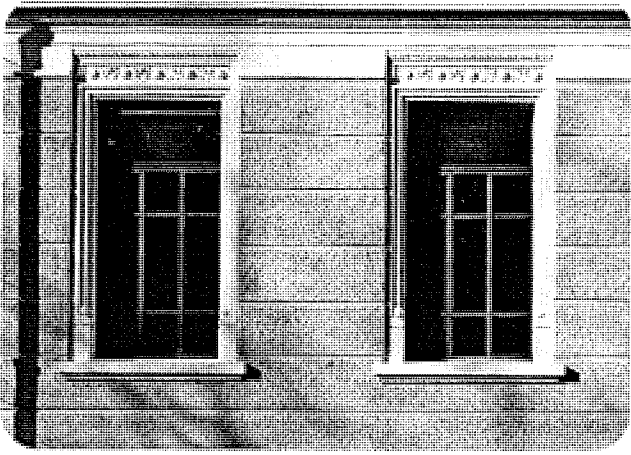
** IT IS THE CUSTOMER'S RESPONSIBILITY TO CONFIRM THE ACCURACY OF ALL DIMENSIONS AND QUANTITIES. **

Attention: James Wasley  
University of Wisconsin-Milwaukee  
2131 E Hartford Ave,  
Milwaukee, WI 53211  
(414) 229-4045 office  
[jwasley@uwm.edu](mailto:jwasley@uwm.edu)

# Round River Studio Project

**PROPOSAL 001**

AUGUST 22, 2017




## ABOUT US

As America's premier distributor of the world's finest and most reliable hot and cold rolled steel window, door and curtain wall systems, our signature products are designed with superior standards to enhance and cultivate the human experience in a manner that uniquely reflects our client and promotes efficient, sustainable, and innovative building practices. By encouraging an interactive and limitless design process, we inevitably inspire our clients to create and realize the window and door systems of their dreams.



## PRODUCT SPECIFICATIONS

Product Series:	1 ½ hour Fire Window Series 
Product Finish:	Polyester Painted Powder Coat (Color: TBD)
Product Material:	Cold-rolled Galvanized Steel
Glazing:	1" Standard FireLite® IGU - $\frac{1}{4}$ " Temp. / $\frac{9}{16}$ " Spacer / $\frac{3}{16}$ " non-impact
Unit Quantity:	5
Muntin Type:	N/A
Glazing Bead:	Steel (Square screw-on)

Our non-thermally broken, fire-rated, steel window and door systems incorporate cutting-edge engineering to provide impressively slim frame sections which yield a sleek, modern or landmark appropriate alternative to traditionally bulky fire-rated window and door frames. By opting to utilize the superior strength and durability of cold-rolled galvanized steel, we are able to offer the US architectural and construction community with a vast range of premium hand-crafted steel frames made to incorporate countless fire-rated glazing materials and expansive glass sizes which surpass most customary systems. Available with UL Classified fire-ratings ranging from 20-minutes to 120-minutes, our made-to-order systems are created with the quality and style to exceed your every expectation for years to come.

## FRAME OVERVIEW



- Narrow cold-rolled steel frame profiles
- Simple and straightforward Installation
- Durable 100% steel construction
- Exceeds positive pressure test standards: UL 10C, UBC 7-4
- Reference Standards: ANSI Z97.1, ASTM A366, ASTM C11036, ASTM E163 and NFPA 257
- Frame corners shall be coped or mitered and welded via ERW (*electric resistance welding*)
- Hardware available to meet all functional, aesthetic, and code mandated requirements
- Factory applied protective polyester powder coat in choice of standard colors
- Arched and Complex profiles available
- Manufactured, Assembled, and Glazed in the U.S.A.

## PROPOSAL INCLUDES

Unit Type	Mark	Quantity	Size (Imperial)		Size (Metric)		Unit Description
			W (in)	H (in)	W (mm)	H (mm)	
1	1	1	47.5	24	1207	610	Fixed Window - 90min Rated (5.25" frame)
2	2	1	47.5	12	1207	305	Fixed Window - 90min Rated (5.25" frame)
3	3	1	47.5	6	1207	153	Fixed Window - 90min Rated (5.25" frame)
4	4	1	24	12	610	305	Fixed Window - 90min Rated (5.25" frame)
5	5	1	24	6	610	153	Fixed Window - 90min Rated (5.25" frame)
		5					

Total Cost to furnish <b>Unit Type 1:</b>	<b>\$ 3,835.00</b>
Total Cost to furnish <b>Unit Type 2:</b>	<b>\$ 3,219.00</b>
Total Cost to furnish <b>Unit Type 3:</b>	<b>\$ 3,199.00</b>
Total Cost to furnish <b>Unit Type 4:</b>	<b>\$ 3,142.00</b>
Total Cost to furnish <b>Unit Type 5:</b>	<b>\$ 3,123.00</b>
Upcharge to include <b>factory installed Nail-Fins:</b>	<b>Included</b>

Please note that shipping and tax is not included in the price shown above.

PROPOSAL CONTINUED ON PAGE NO. 3

# SUPPLY OF GLASS



All Units shall be furnished with 1" Standard IGU FireLite® -  $\frac{1}{4}$ " Temp. /  $\frac{9}{16}$ " Spacer /  $\frac{3}{16}$ " non-impact 45-minute rated Glass

Total Cost to furnish the above listed <b>Glass:</b>	<b>Included</b>
Professional <b>Factory Glazing:</b>	<b>Included</b>

# SCREEN SYSTEMS

Screen Type	Mark	Quantity	Size (Imperial)		Size (Metric)		Unit Description
			W (in)	H (in)	W (mm)	H (mm)	
-	-	-	-	-	-	-	TBD
		TBD					

Total Cost to furnish included <b>Screens:</b>	<b>NIC / TBD</b>
------------------------------------------------	------------------

# INSTALLATION OF MATERIAL

All window and door frames listed within this proposal shall be installed and glazed. This includes all necessary travel, labor, and material as well as all metal to metal caulking. Installation does not include the preparation of openings, removal and demolition of existing units or interior/exterior trim, paint, carpentry, or masonry work.

Total Cost for <b>Installation:</b>	<b>NIC</b>
-------------------------------------	------------

*If you do not elect for the supply of our installation option, due to the uniqueness of steel window and door installation, it is highly advised that an installer that has had experience with steel is chosen.*

# PROPOSAL EXCLUSIONS

- Field measurements
- Permits if required
- Retainage
- Preparation of openings
- Removal / Demolition of existing units
- Interior or exterior trim, paint, carpentry, or masonry work
- Structural Steel
- Structural and Seismic Calculations
- Additional Sills and/or Trim
- Hoisting or Hiring of Crane
- Union labor
- Storage / Protection of units on site
- Installation and/or Installation Supervision
- Insect Screens
- Door Closers and/or Motorizations
- Mock-ups / Samples
- Unloading
- Anchors, Shims, or Brackets

# ADDITIONAL NOTES



Lead-times for this project are as follows:

- **1 week(s)** for Shop Drawings following receipt of Initial Deposit
- **10 - 12 week(s)** after final Shop Drawing approvals by customer
- **4 - 6 days** for West Coast deliveries and **7 - 10 days** for East Coast Deliveries
  - Lead-times exclude time for holidays and projects currently underway
- Includes Shop Drawings (Up to three (3) revisions included)
- Proposal is valid for thirty (30) days following the date posted on the cover page of this proposal.

Sales tax, if applicable, on included Material:	<b>N/A</b>
Professionally Crated Packing	<b>Included</b>
Ground Shipping to <b>Racine, WI 53403</b>	<b>Included</b>

## PAYMENT TERMS

✓ Preliminary Payment Schedule:

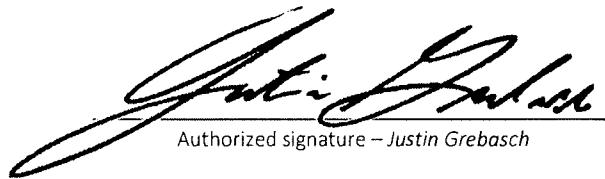
1/2 deposit required upon acceptance (non-refundable)	<b>TBD</b>
Balance required 10 days prior to dispatch from factory	<b>TBD</b>

... Architectural Cinematic Videography is not included in the Payment Terms above.

... If necessary, a detailed Payment Schedule shall be issued upon signing this Proposal.

*This contract contains Thermally Broken Steel USA's estimate for work based on the information, input, and specifications provided by you. It is your responsibility to make sure all details described in this contract are correct for your project and meet all job specific requirements. If any changes or corrections to this contract are needed, please contact a Thermally Broken Steel USA representative and we will provide you with a revised contract. Upon signing this document, you agree to all Terms and Conditions and payment requirements. No scheduling or material orders will be arranged or processed until the signature page of this document is signed and returned to a Thermally Broken Steel USA representative. If a deposit is due, it must accompany the signed document.*

Thermally Broken Steel USA  
(President & CEO)



Authorized signature – Justin Grebasch

Date: 8/22/2017

Accepted by:

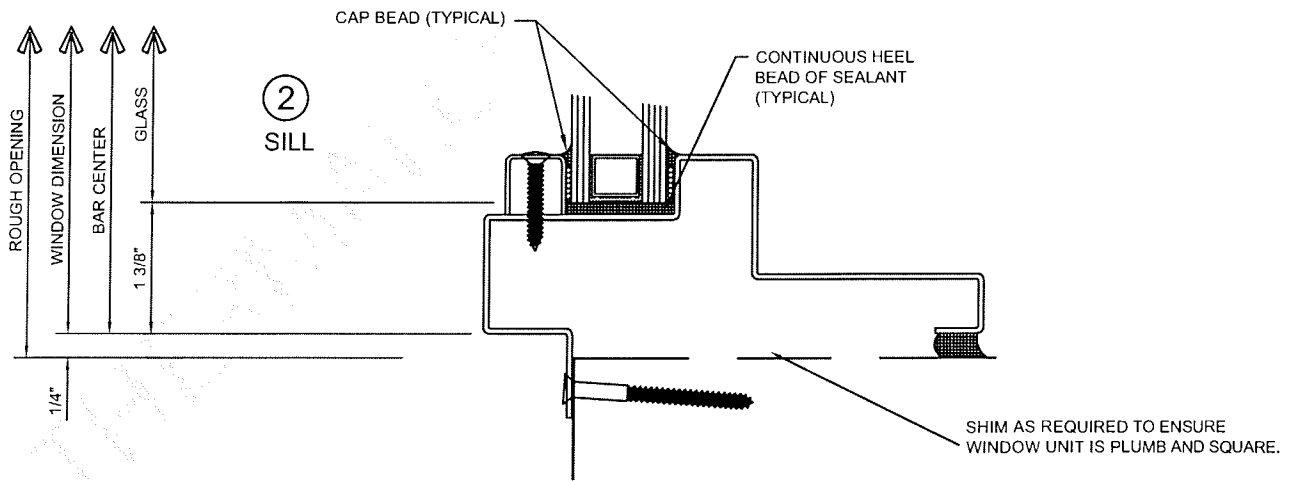
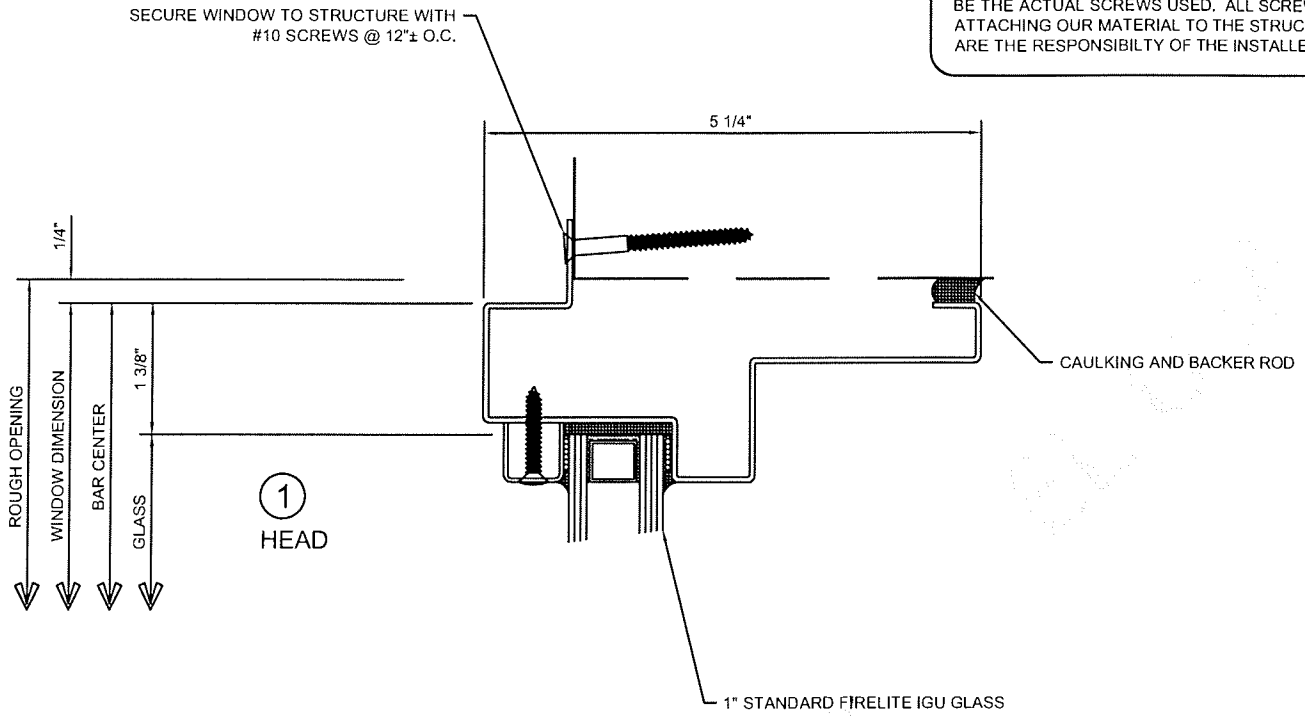
_____

Signature of Acceptance

Date: 8/22/2017

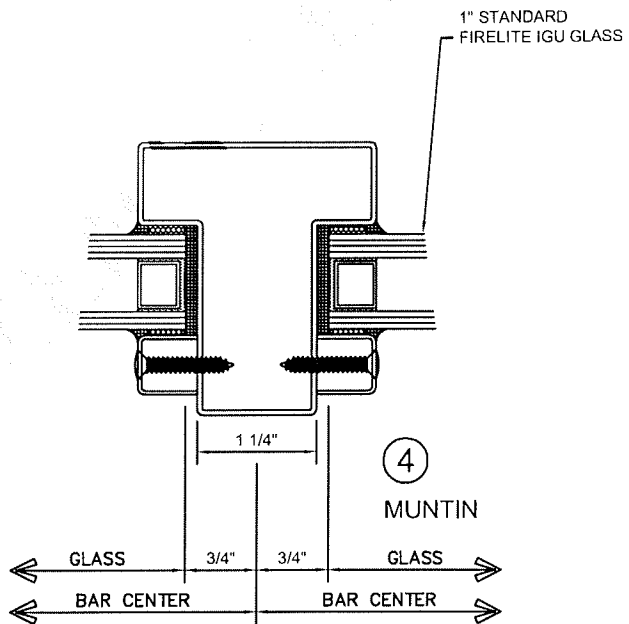
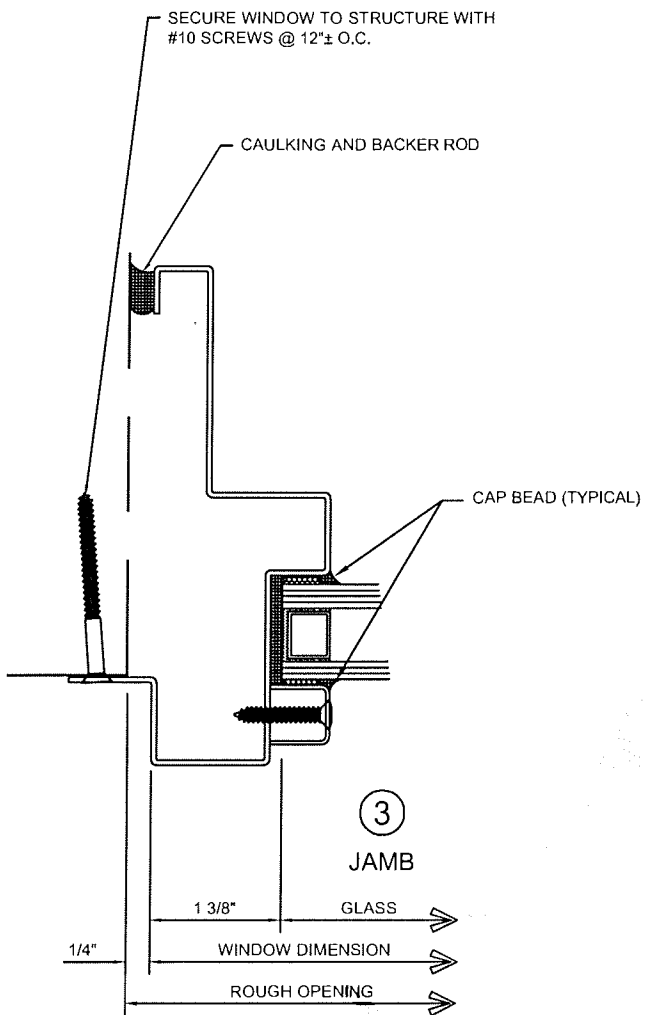


SCREWS ATTACHING OUR MATERIAL TO THE STRUCTURE HAVE BEEN SHOWN, BUT MAY NOT BE THE ACTUAL SCREWS USED. ALL SCREWS ATTACHING OUR MATERIAL TO THE STRUCTURE ARE THE RESPONSIBILITY OF THE INSTALLER.



**THERMALLYBROKEN**  
STEEL USA

SCREWS ATTACHING OUR MATERIAL TO THE STRUCTURE HAVE BEEN SHOWN, BUT MAY NOT BE THE ACTUAL SCREWS USED. ALL SCREWS ATTACHING OUR MATERIAL TO THE STRUCTURE ARE THE RESPONSIBILITY OF THE INSTALLER.



**THERMALLYBROKEN**  
STEEL USA

# TERMS AND CONDITIONS

By accepting any TBS Contract, or by instructing TBS to ship Products, (either by E-mail, Phone, Fax, in person, or by other electronic means) the Buyer thereby acknowledges full understanding of these Terms and Conditions as well as their acceptance and agreement to abide by them.

## DEFINITIONS:

"**TBS**" – The Seller's Legal Identity, Thermally Broken Steel USA LLC; TBS is the Seller of Products of which the Buyer is purchasing.

"**Buyer**" – Person, Customer, Consumer, or Entity purchasing Products from Thermally Broken Steel USA LLC.

"**Contract**" – Any Agreement for which acceptance has been duly authorized for by the "Buyer" relating to the sale of Products by TBS. This includes, but is not limited to: shop drawings, payment schedules, change orders, invoices, specifications and/or plans.

TBS's Contract and these Terms and Conditions establish the comprehensive and exclusive agreement and understanding governing the sale of Products to the Buyer (the "**Agreement**") by TBS and supersede all preceding agreements, whether oral or written, among the parties. In the situation that: (i) any term, provision or condition contained in TBS's Contract and/or written or oral correspondence between TBS and the Buyer, now or in the future, shall conflict or be inconsistent with any term of these Terms and Conditions, then the terms outlined in these Terms and Conditions shall govern, and (ii) unless otherwise expressly agreed in writing by TBS, any inconsistent and/or additional terms contained in Buyer's acceptance of TBS's order shall be considered rejected by TBS and shall not be combined into this Agreement.

**TBS reserves the ability, at its sole discretion, and upon notifying the Buyer, to refuse any order, stop material in transit and/or deny shipments, and terminate and/or suspend any Contract without liability.**

## I. PRICES:

All prices for Products and services provided in the Proposal document are valid for thirty (30) business days from the issue date of said document. Prices are subject to change at the sole discretion of TBS for reasons such as, but not limited to, increased labor, overhead, exchange rate fluctuation, freight, and increased cost of raw materials. Such pricing adjustments will be identified to the Buyer in writing and shall be invoiced to the Buyer at such adjusted prices. Unless otherwise agreed by TBS in writing, all prices are EX WORKS (which shall have the same meaning as in the Incoterms 2010 published by the International Chamber of Commerce), exclusive of any applicable federal, state and/or local sales or use taxes, duties, sales taxes, and insurance costs or charges (collectively "Charges"), which Charges are to be borne exclusively by the Buyer.

## II. CHANGES:

Should there be any modifications or changes to the approved Contract scope and/or requirements, or should the Buyer request changes to the work being performed, TBS reserves the right to request prior written approval from Buyer of such changes prior to performing any work. Once approved by TBS and Buyer in writing, such changes shall become a part of and be governed by the terms and conditions of this Agreement.

## III. PAYMENTS:

All payments are to be made in U.S. currency. Unless otherwise defined in the Contract, the full Contract value must be paid in full prior to scheduling shipment. To ensure TBS is paid in full for the value of all Contracts and any other charges owed from the Buyer, TBS reserves security interest in all Products sold to the Buyer by TBS. Accounts that are overdue past the allotted time stated on the invoice or other Contract are subject to a 2% monthly service charge, or maximum amount permitted by law, from the date the payment was due until the past due amount is paid in full. Production and/or shipments may be held until the amount due becomes current. TBS has the right to retain all liens, stop bond rights and notices, and does not forgo or waive any such rights until the Buyer has paid TBS in full. The Buyer agrees that TBS may take such action as TBS deems advisable to retain the full value of interests owed from the Buyer including, but not limited to, signing of financing statements by the Buyer. TBS retains the right to repossess any unpaid Products at any time without notice. All expenses involved in repossessing such unpaid Products, including but not limited to attorneys' fees and travel, shall be the Buyer's liability. Set-off and/or reconciliation claims against TBS from the Buyer shall not be permitted. Until all claims against the Buyer have been paid in full to TBS, TBS shall remain the owner of all Products under such Contract. In spite of this, upon delivery of said Products to Buyer, risk of loss shall transfer to the Buyer and it is the Buyer's sole responsibility that the Products be kept of free physical damage, encumbrance, involuntary liens, or become a security interest by any means.

## IV. SALES TAX:

Unless a resale certificate, or any other valid exemption certificate is on file, TBS is required to collect sales tax only on Contracts within the State of Connecticut. However, in the case that TBS purchases Products in the same state in which the Buyer intends to take delivery and put into use, TBS is required to collect sales tax. Federal, State and/or local sales or use taxes shall not be included in contractual documents issued to the Buyer unless otherwise required. If tax of any kind is required, the amount for which shall be invoiced to the Buyer with the final due payment or in subsequent payment(s).

## V. SCHEDULING, SHIPMENT AND DELIVERY:

The production process will not commence, and estimated manufacturing lead times will not begin, until the Buyer satisfies each of the following conditions:

- (i.) TBS has received all required deposit(s) and/or payment(s) in accordance with the payment terms as stated in Section 3;
- (ii.) TBS has received all necessary contract plans, specifications, drawings, signature documents and additionally indicated information;
- (iii.) All shop drawings submitted by TBS for Products under said Contract have been approved by authorized Buyer personnel, and;
- (iv.) TBS has received all necessary information required for material procurement and manufacturing including, but not limited to: (I) answers to all unresolved issues, (II) material selection, (III) finish and/or paint color selection, (IV) hardware type, style and finish, (V) templates – if applicable, (VI) sealant color – if applicable, (VII) or any information from other trades or suppliers which affect or are related to TBS's contractual requirements.

Unless otherwise agreed to in writing by TBS, shipments are made EX WORKS (which shall have the same meaning as in the Incoterms 2010 published by the ICC). Risk of loss or damage and responsibility shall transfer from TBS to Buyer upon delivery of the Products to the carrier. Thereafter, said carrier shall be deemed the agent of the Buyer and the terms of payment shall not be affected by damage to or destruction of the Products sold. Upon TBS's receipt of full payment, title shall also pass to the Buyer. While TBS will use all reasonable commercial efforts to preserve the delivery dates quoted, all shipping/delivery dates are approximate and not guaranteed. TBS will not be liable for delays caused by force majeure events such as viral exposure, accidents, fires, strikes, floods, weather, laws, biological contamination, emergencies, war, acts of God, natural disaster, terrorism, civil insurrection, and/or delays of common carriers and/or delays that are the product of late deliveries by other trades or suppliers, any unforeseen circumstances, and/or the result of any cause beyond the control of TBS. TBS will not be liable for any loss or damage, including loss of income and/or profit, special, incidental, or consequential damages, resulting from delayed shipments and/or delivery of the Products. TBS reserves the right to make partial shipments. Buyer will accept and pay for partial deliveries in accordance with the prices and terms set forth in these terms and conditions. If the Buyer delays any shipment, or is the reason for a delay, the Buyer agrees to reimburse TBS for all transport and/or storage costs and other additional and incidental expenses resulting therefrom.

**Off-loading:** A 2-hour time allowance is reserved for unloading all Products from said carrier. If additional time is required, it shall be billed at an hourly rate determined by the carrier, and it is the Buyer's responsibility to reimburse TBS in full for any costs incurred as a result. Delivery costs exclude any and all equipment necessary to safely remove said Products from the carrier's vehicle. If additional equipment and/or services are required, it is the Buyer's responsibility to reimburse TBS in full for any costs incurred as a result.

## VI. DAMAGES AND CLAIMS:

Shortages and/or damages must be acknowledged and signed for at the time of delivery. It is the Buyer's responsibility to take photos of the crates/delivered Products upon arrival AND prior to opening any packaging to inspect for potential damage(s). Upon opening, additional photos are required to verify any damage that may have occurred during shipment. Damages that are not documented upon delivery will be disregarded and shall be the sole responsibility of Buyer. TBS is not at all responsible for any damage that is documented after the acceptance of delivery by the Buyer.

Any claims for alleged shortages and/or damages suffered in transit are the Buyer's responsibility and must be submitted in writing by Buyer directly to the carrier (with a copy of such written notice sent to TBS) within five (5) days from receipt of the Products and/or materials. Claims for errors in manufacturing made after the fifth day following receipt of said Products will be disregarded. Failure to provide the carrier and TBS with written notice of any alleged damage and/or shortages shall be deemed to be a waiver by Buyer of any claim on account of damages or shortages. In the event of damages for which TBS responsibility has

been established, TBS shall have the option of repairing or replacing any damaged Products. Under no circumstances will TBS's contractual liability or tort to the Buyer exceed the Contract price.

#### VII. BACK CHARGES:

TBS does not accept any back charges or claims for payment of work conducted by others unless said work has been authorized, in writing, prior to commencement of said work. TBS's liability for payment of any back charges, only when approved by TBS, will be limited to the Buyer's actual costs incurred. Proof of costs incurred must be presented by the Buyer and rightfully validated by TBS prior to approval of any back charges. TBS will not be responsible for the Buyer's overhead, cost of business expenses on said back charges, or profit.

#### VIII. CANCELLATIONS:

Cancellation of any contract, in part or in its entirety, if so desired by the Buyer and consented to by TBS, will subject the Buyer to provide payment for all cancellation charges including, but not limited to: all costs and expenses incurred, work in progress and completed, amounts TBS owes to sub-suppliers, and any profit thereon which in no case shall amount to less than 30% of the full contract value. The determination of such cancellation charges by TBS shall be conclusive and undebated. Cancellations are only possible before any Products have been released for shipment from their point of origin. TBS retains the right to cancel or terminate the Agreement with the Buyer without liability for the following reasons: insolvency of Buyer; the appointment of a receiver under Title 11 U.S.C., as amended (the "Bankruptcy Code"), or the commencement of a case under any chapter of the Bankruptcy Code for, by or against Buyer; Buyer's termination of business or assignment for the benefit of creditors; or any event, whether or not similar to the foregoing, which in TBS's good faith belief materially impairs the prospect of payment or performance by Buyer hereunder.

#### IX. SHOP DRAWINGS:

If applicable, TBS shall provide shop drawings to the Buyer for approval. The approving authority is responsible for thoroughly reviewing all shop drawings for accuracy, compliance with design intent, required specifications, and assurance that all information necessary to manufacture the material is in compliance with the project and local building code requirements. Unless otherwise specified, the **approved authority is the Buyer**. All other authorizations and approvals are considered invalid unless specified in writing by the Buyer. After three (3) shop drawing submissions, each additional shop drawing shall be billed at TBS's sole discretion as a change order. The approved shop drawings shall be deemed final and any revisions thereafter shall be billed at TBS's sole discretion as a change order and shall include all additional costs including any profit. Shop drawings must be approved within forty-five (45) business days from the initial submission date of the first drawing set, excluding drawing revision time. Recourse for shop drawing approvals extending beyond the forty-five (45) day approval period consist of, but are not limited to: (i) increased costs, (ii) increased production time, (iii) increased shipping and delivery time.

#### X. FACTORY GLAZING:

"Factory Glazing" is the act of glazing the window or door frame at the factory within a controlled environment. "Glazing" is the act of putting glass into a frame, blocking, adding the required sealants and/or tapes, and installing the glazing beads (also called "glazing stops"). Factory Glazing reduces the chance for water/air infiltration and the chance for operable window or door panels to become out of square (also called "sagging"). Due to the amount of movement that the glazed window and/or door assemblies undergo during shipping, it is possible that caulk may separate from the frame or glass. For this reason, the Buyer must inspect all Products upon delivery and again after installation.

#### XI. INSTALLATION:

**By TBS:** If installation, field service, and/or technical guidance is expressly included in TBS's Contract, TBS shall provide only perimeter fasteners and shims. Clips, straps, sealants, flashing, specialty fasteners, or any fastenings required to secure the Product to the building structure, as well as final cleaning of glazing, perimeter caulking and cap beading are only included if expressly listed on TBS's Contract. TBS shall not be responsible for temporary protection, cranes or hoisting equipment that may be required to move materials into the building, final cleaning or union labor unless specifically noted on TBS's Contract. To allow for installation by TBS, all work areas must be OSHA compliant, readily accessible, and unblocked by other trades, persons, or equipment. 120VAC power must be available. Unless specified by TBS installers, all work shall take place Monday through Friday between 8:00am and 5:00pm. Any work performed outside of these times will be considered overtime and will be billed as a change order. Installation is not guaranteed to commence upon arrival of materials. An installation schedule will be discussed and agreed upon prior to arrival of the materials. Installation includes one (1) mobilization only, and installation must be completed from start to finish without interruption. Each additional mobilization will be billed as a change order. If the job site is not ready for installation when the installation team arrives on site, a full day of labor shall be

billed in addition to the change order for additional mobilizations. If Products are installed on blocking, temporary floors, or other temporary structure, TBS is not responsible for any sagging that may occur in the future.

**By Buyer/Others:** TBS shall not be responsible for any negative results caused by or due to the installation or glazing of its products when performed by anyone other than TBS. TBS's attendance to the jobsite for any Product adjustments/installation corrections are not required before, during, or after installation by others. If field service is necessary or desired, a change order will be issued to the Buyer for all associated costs.

#### XII. LIMITATION OF LIABILITY:

The maximum liability for failure of TBS to comply with this Agreement shall be limited to repair or replacement of the Products committed to the Buyer or recompense not to exceed the purchase price paid by Buyer for the specific Products provided by TBS. Neither TBS nor the manufacturer shall be liable for incidental, consequential or punitive damages caused by delay in performance or delivery. The term "consequential damages" shall include, but not be limited to, loss of anticipated profits, loss of business opportunity, business interruption, loss of use or revenue, cost capital or loss or damage to property or equipment.

#### XIII. PROTECTION OF INFORMATION:

The Buyer acknowledges that certain confidential/proprietary business and/or trade secrets of TBS may become known to the Buyer as a result of this Agreement. The Buyer, including all employees, agents, and representatives, agrees never to divulge confidential and proprietary knowledge concerning TBS or its clients, either directly or indirectly, in any manner both during and after the term of any Agreements. The Buyer is not to use such information itself, except as may be expressly authorized to perform this Agreement. TBS's business matters include any information regarding its clients (current and/or former), vendors, suppliers, Signees, finances, research, development, employees, Agreements, Contracts or any other technical or business-related information which may be seen or heard in and/or about TBS's place of business or place of business related activity. The Buyer shall not disclose confidential information to any third party (whether an individual, corporation, or other entity) without the prior written consent of TBS. The Buyer agrees not to make any unauthorized copies of any TBS business matters or related information without its express consent. No license or conveyance of any intellectual property rights is granted or implied to the Buyer by this Agreement. The Buyer agrees that in the event of any breach or threatened breach by the Buyer, TBS may obtain, in addition to any other legal remedies which may be available, such equitable relief as may be necessary to protect TBS against any such breach or threatened breach.

#### XIV. DISPUTES:

This Agreement, and any dispute that arises under this Agreement, shall be governed in accordance with the laws of the State of Connecticut. The venue for any litigation under this Agreement, if commenced by TBS or the Buyer, shall be in a court of competent jurisdiction in New Haven County in the State of Connecticut. The Buyer shall pay for TBS's attorney fees, court costs, etc. if TBS is not found at fault. If TBS were to hire an attorney, or to enforce any provision of an Agreement, these costs are also the responsibility of the Buyer. The time spent by the TBS in preparation for, travel to, and attendance at any court or legal related hearing shall be billed at an hourly rate to the Buyer. TBS has the option to file suit in the state in which the Products are to be shipped and/or were delivered to enforce any bond claims, mechanics' liens, stop notices, repossessions, or any other causes that evolve due to such dispute.

#### XV. ADDITIONAL TERMS:

- It is the sole responsibility of the Buyer to make themselves aware of the Terms and Conditions in this document and/or any Contract.
- TBS takes exception to any Terms or Conditions which bind TBS to any contract with the Buyer's client.
- The Buyer is responsible for ensuring that all static issues are verified by the correct authorities. TBS is not responsible for compliance with any laws, standards or specifications applicable to the Products, their delivery, use, handling, labeling, transportation or disposal.
- Except otherwise provided above, or exclusively by TBS in writing, no Products may be returned to TBS.
- These Terms and Conditions create no third party rights between TBS and any other person, entity, or company other than the Buyer.
- The Buyer is responsible for providing AND approving ALL Product dimensions. As such, the Buyer agrees that TBS shall not be held accountable for any inaccurate dimensions.
- Any Limited Warranty pertaining to said Contract shall take effect upon receipt of full payment for Products from Buyer. Terms of said Limited Warranty are outlined in the Disclaimer of Warranties (document reference "Exhibit_D").
- These Terms and Conditions supersede any and all other written or implied conditions, Contracts, Agreements or subcontracts that are issued by the Buyer or its representatives.

**PROJECT COST ESTIMATE EXCLUDING WHITE BOX WORK**

	count	unit	Material Cost/SF	Material cost	labor hours	Labor cost at \$17/hr.	Material and labor total	50% overhead for tools etc.	TOTAL COST	
<b>SECOND FLOOR- NORTH UNIT</b>										
<b>CARPENTRY</b>										
Floor - patched in repair- allowance				\$ -			\$ 500.00			
framing	35	studs	\$ 6.00	\$ 210.00	8	\$ 136.00	\$ 346.00			
drywall (base X2 includes tape, paint etc.	300	sf	\$2.00	\$ 600.00	10	\$ 170.00	\$ 770.00			
lexan wall (\$80 for 4x8)	0.5	sheet	\$ 80.00	\$ 40.00	2	\$ 34.00	\$ 74.00			
	<b>SUB-TOTAL</b>			<b>\$ 850.00</b>	<b>20</b>	<b>\$ 340.00</b>	<b>\$ 1,690.00</b>	<b>\$ 845.00</b>	<b>\$ 2,535.00</b>	
<b>ELECTRICAL</b>										
									Assume half of total	\$ 2,000.00
<b>PLUMBING- Karleson</b>										
									leave kitchen as is	\$ -
<b>HVAC</b>										
									new fan (?)	\$ 150.00
									<b>TOTAL</b>	<b>\$ 4,685.00</b>
<b>SECOND FLOOR- SOUTH UNIT</b>										
<b>CARPENTRY</b>										
Floor - patched in repair- allowance				\$ -			\$ 500.00			
framing	35		\$ 6.00	\$ 210.00	8	\$ 136.00	\$ 346.00			
drywall (including ceiling)	1000		\$2.00	\$ 2,000.00	10	\$ 170.00	\$ 2,170.00			
lexan wall (\$80 for 4x8)	5		\$ 80.00	\$ 400.00	4	\$ 68.00	\$ 468.00			
Roof access window					8	\$ 136.00	\$ 136.00			
Roof access exterior cladding	8		\$ 30.00	\$ 240.00	8	\$ 136.00	\$ 376.00			
second hand kitchen				\$ 2,000.00	16	\$ 272.00	\$ 2,272.00			
	<b>SUB-TOTAL</b>			<b>\$ 4,850.00</b>	<b>54</b>	<b>\$ 374.00</b>	<b>\$ 6,268.00</b>	<b>\$ 3,134.00</b>	<b>\$ 9,402.00</b>	
<b>ELECTRICAL</b>										
									assume half of total	\$ 2,000.00
<b>PLUMBING- Karleson</b>										
									move standpipe, new shower (?)	\$ 3,000.00
<b>HVAC</b>										
									new fan (?)	\$ 150.00
									<b>TOTAL</b>	<b>\$ 14,552.00</b>
<b>MISC.</b>										
Stair lift									\$ 4,000.00	
sandblasting second floor ceiling and walls assume \$2.50/sf.	600		\$ 2.50	\$ 1,500.00					\$ 1,500.00	
									<b>SUB TOTAL</b>	<b>\$ 5,500.00</b>
									<b>GRAND TOTAL excluding WHITE BOX PROPOSAL</b>	<b>\$ 24,737.00</b>
									<b>OUT OF POCKET WHITE BOX</b>	<b>\$ 17,047.00</b>
									<b>TOTAL OUT OF POCKET</b>	<b>\$ 41,784.00</b>
									<b>TOTAL PROJECT COST (WHITE BOX TOTAL + NON-WHITE BOX TOTAL</b>	<b>\$ 54,402.00</b>
									<b>est. PERMIT (\$14/1,000)</b>	<b>\$ 778.40</b>

# A

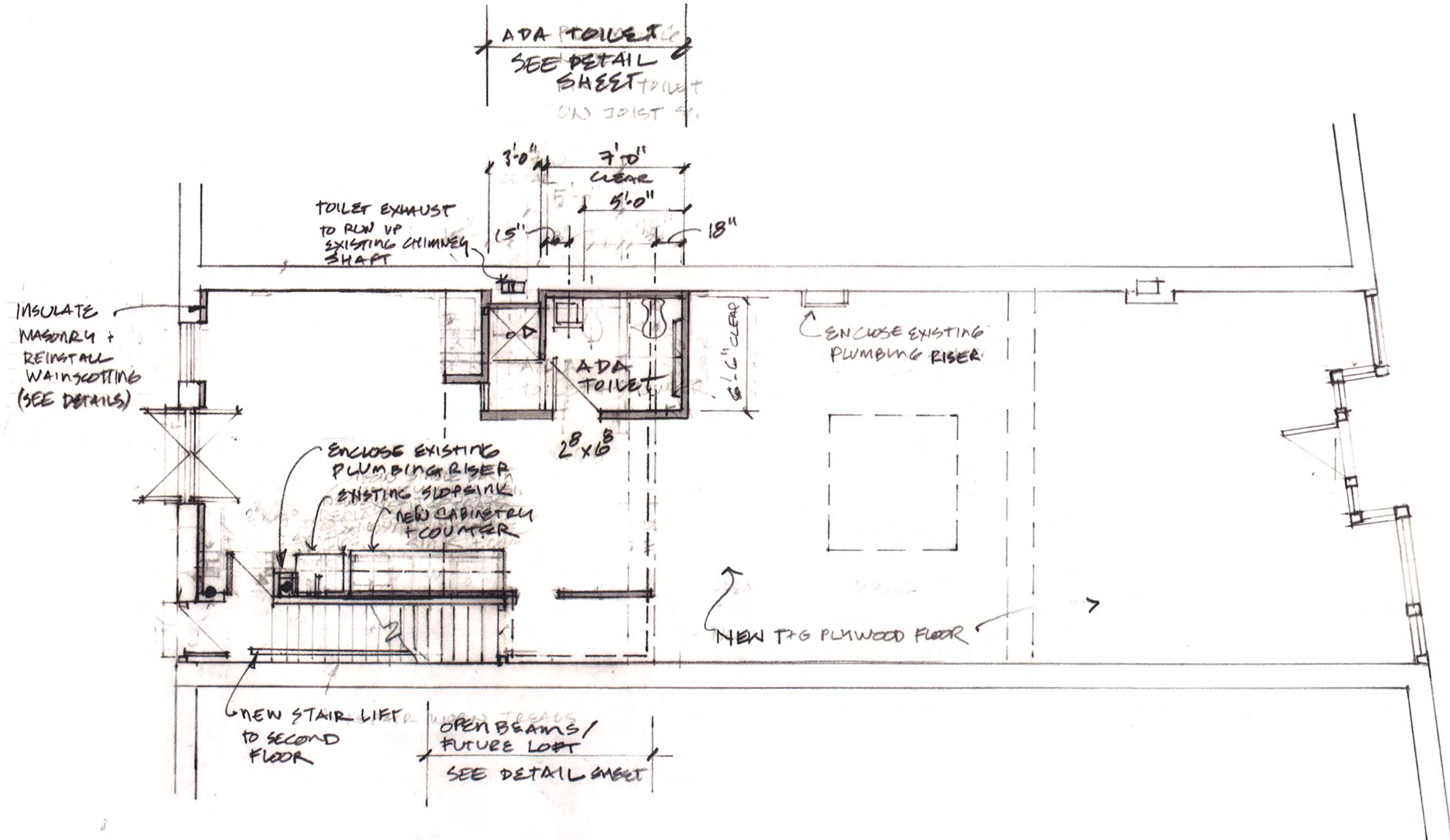
# Partitions

## Wood Framed



2 Hour Fire-rated Construction		Loadbearing (Refer to ULC/UL Design Directory listings for loading conditions. See page 6.)	Acoustical Performance		Reference		
Construction Detail	Description	Test Number	STC	Test Number	ARL	Index	
<p>wt. 12 150 mm (6")</p>	<ul style="list-style-type: none"> <li>15.9 mm (5/8") SHEETROCK FIRECODE Core Gypsum Panels or SHEETROCK Water-Resistant FIRECODE Core Gypsum Panels or FIBEROCK Panels</li> <li>2x4 wood studs 400 mm (16") o.c.</li> <li>joints finished</li> <li>optional veneer plaster</li> </ul>	<b>ULC Des U301</b> or <b>UL Des U301</b>	52	<b>USG-810218</b> Based on same assembly (non-fire-rated) without mineral wool batt	SA920	A-59	
			58	<b>USG-810219</b>			
<p>wt. 13 163 mm (6 1/2")</p>	<ul style="list-style-type: none"> <li>15.9 mm (5/8") SHEETROCK FIRECODE C Core Gypsum Panels</li> <li>2x4 wood studs 400 mm (16") o.c.</li> <li>50 mm (2") SAFB</li> <li>Resilient channel one side</li> <li>joints finished</li> </ul>	<b>UL Des U334</b>				A-60	
1 Hour Fire-rated Construction		Chase Walls					
<p>162 mm (6 3/8")</p>	<ul style="list-style-type: none"> <li>15.9 mm (5/8") SHEETROCK FIRECODE C Core Gypsum Panels</li> <li>2x4 staggered wood stud 610 mm (24") o.c. on 2x6 common plate</li> <li>joints finished</li> <li>optional veneer plaster</li> </ul>	<b>UL Des U340</b>	47	<b>NBCC W7a</b> With insulation	SA920	A-61	
<p>260 mm (10 1/4")</p>	<ul style="list-style-type: none"> <li>15.9 mm (5/8") SHEETROCK FIRECODE Core Gypsum Panels</li> <li>2 rows 2x4 wood studs, each spaced 400 or 600 mm (16" or 24") o.c. on separate 2x4 plates set 25 mm (1") apart</li> </ul>	<b>NBCC Table A-9.10.3.1.A</b>	45	<b>Wall Type W13e (NBCC)</b>		A-62	
			54	89 mm (3-1/2") insulation one side <b>wall type W13c (NBCC)</b>			
			57	89 mm (3-1/2") insulation both sides <b>wall type W13a (NBCC)</b>			
2 Hour Fire-rated Construction		<ul style="list-style-type: none"> <li>15.9 mm (5/8") SHEETROCK FIRECODE Core Gypsum Panels, or FIBEROCK Panels</li> <li>2 rows 2x4 wood studs 400 mm (16") o.c. on separate plates 25 mm (1") apart</li> <li>joints finished</li> <li><b>NBCC Load Bearing Rating 1-1/2 Hr., Non-Load Bearing 2Hr.</b></li> </ul>	<b>NBCC W15</b>	51	<b>RAL-TL-69-214</b>		A-63
<p>268 mm (10 5/8")</p>	56			<b>USG-710120</b> Based on 89 mm (3-1/2") thick insulation in one cavity			
	58			<b>CA-NGC-3056</b>			
	56			<b>Wall Type W15g (NBCC)</b>			
	62			89 mm (3-1/2") insulation one side <b>wall type W15d (NBCC)</b>			
	66			89 mm (3-1/2") insulation both sides <b>wall type W15a (NBCC)</b>			





WHITE BOX SUBMISSION

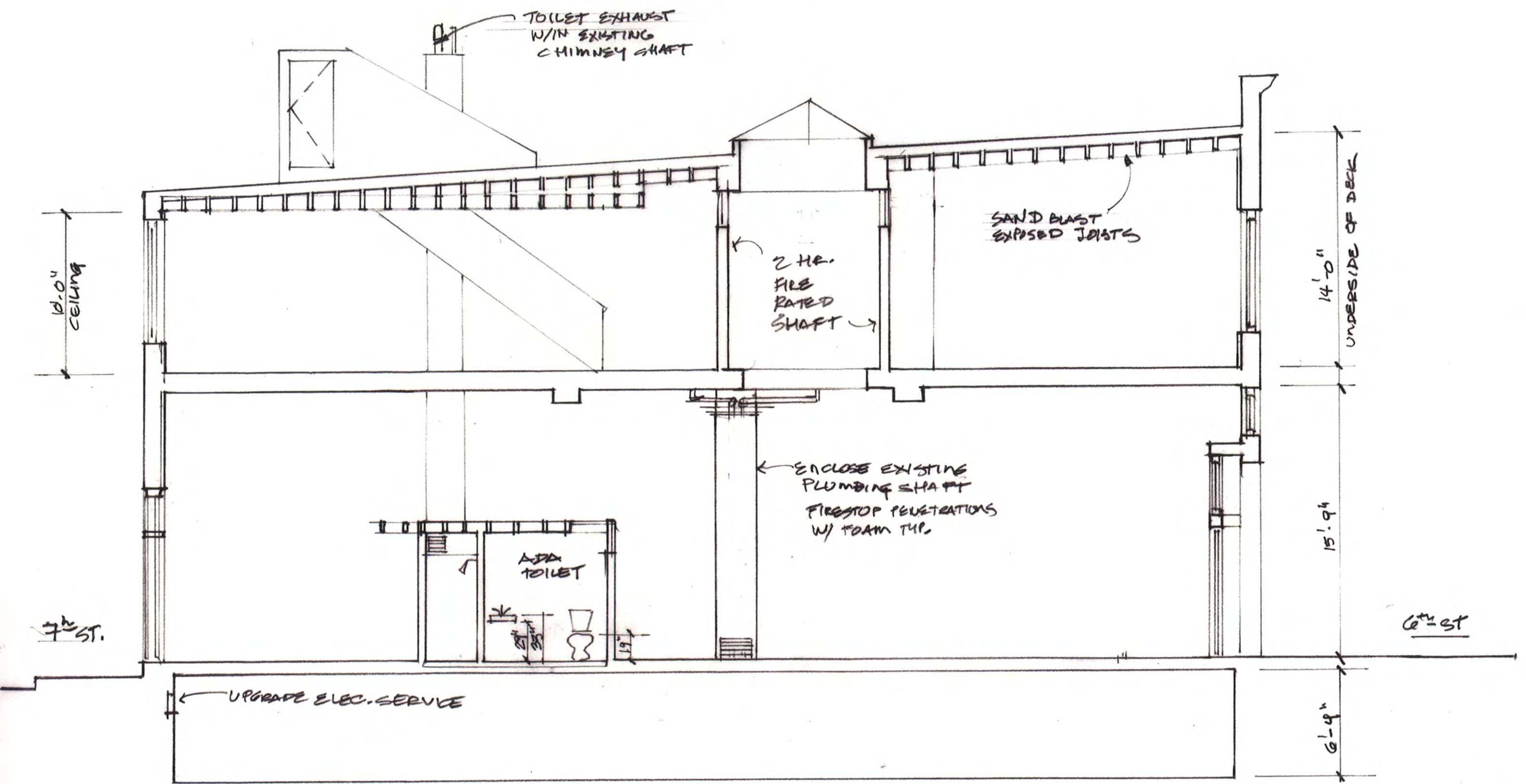
613 6th ST  
 ROUND RIVER STUDIO

FIRST FLOOR - EXHIBIT 1  
 3/16" = 1'-0"

PERMIT #12/17

ARCH.  
 LLL



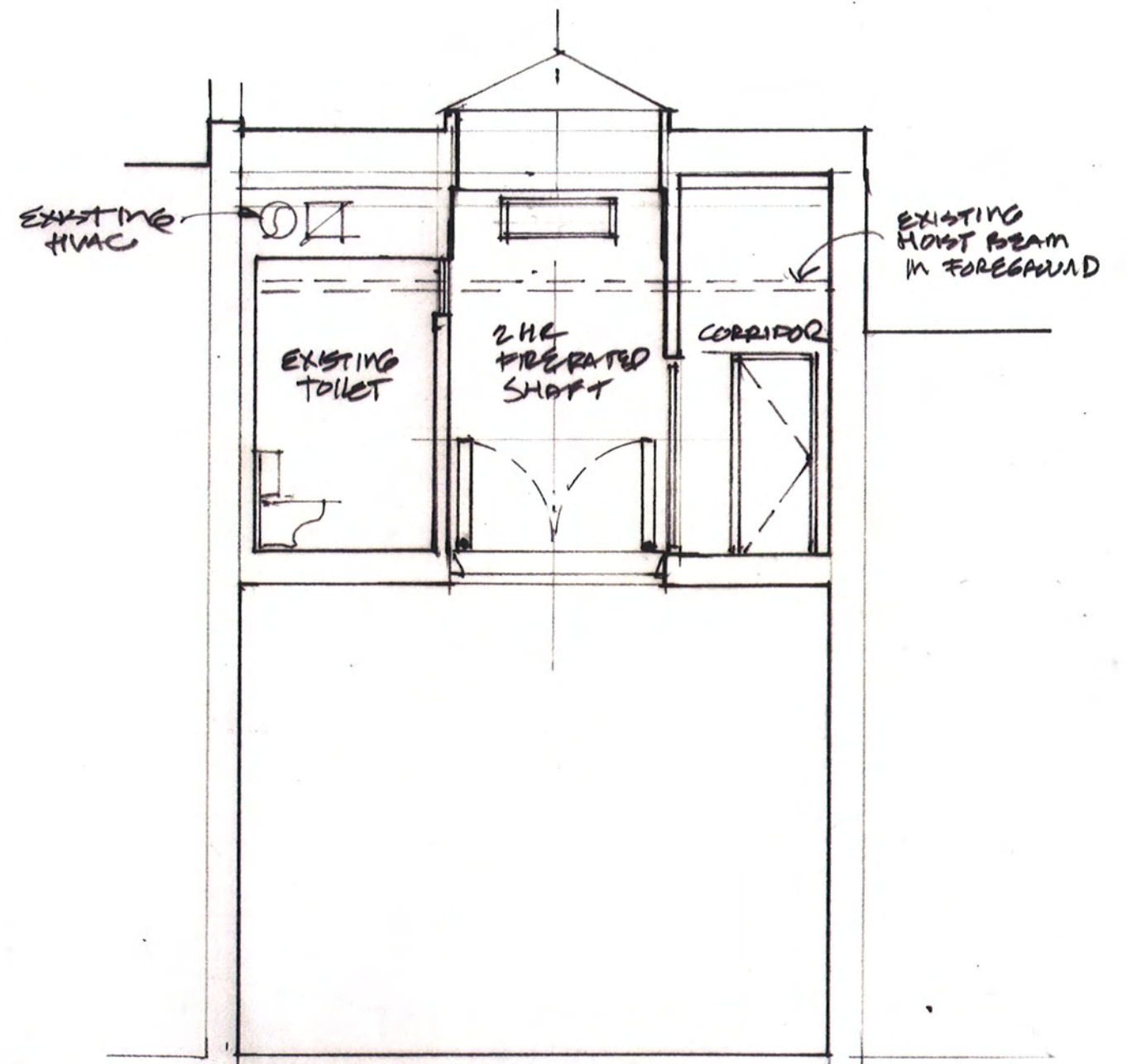


613 6th ST  
 ROUND RIVER STUDIO

LONG SECTION LOOKING WEST  
 3/16" = 1'-0"

ARCH  
 2.1





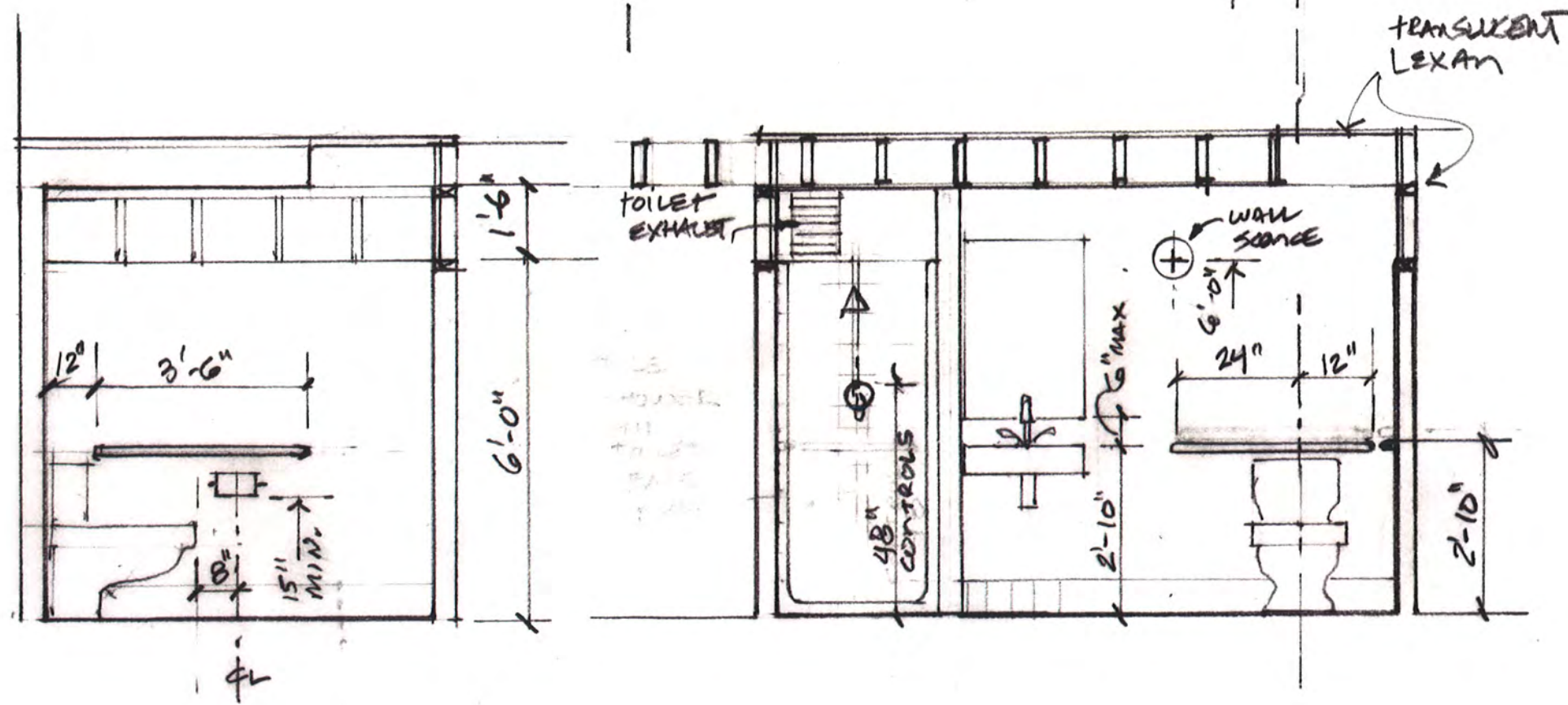
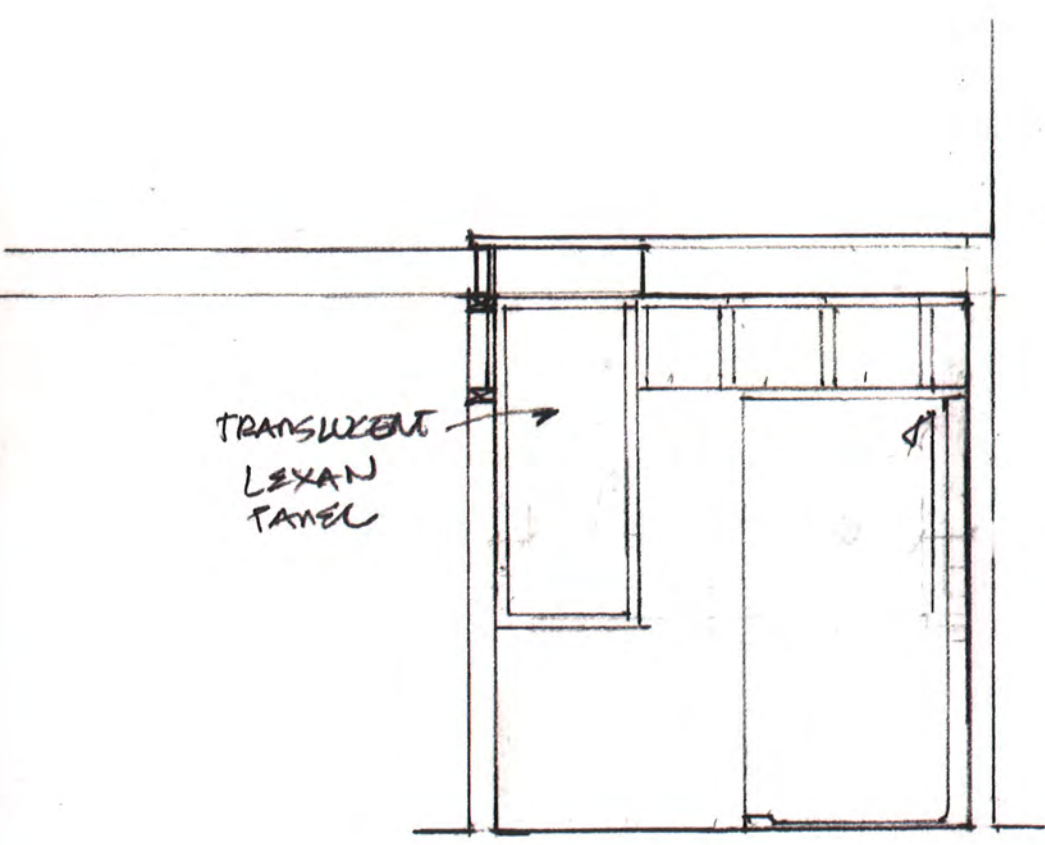
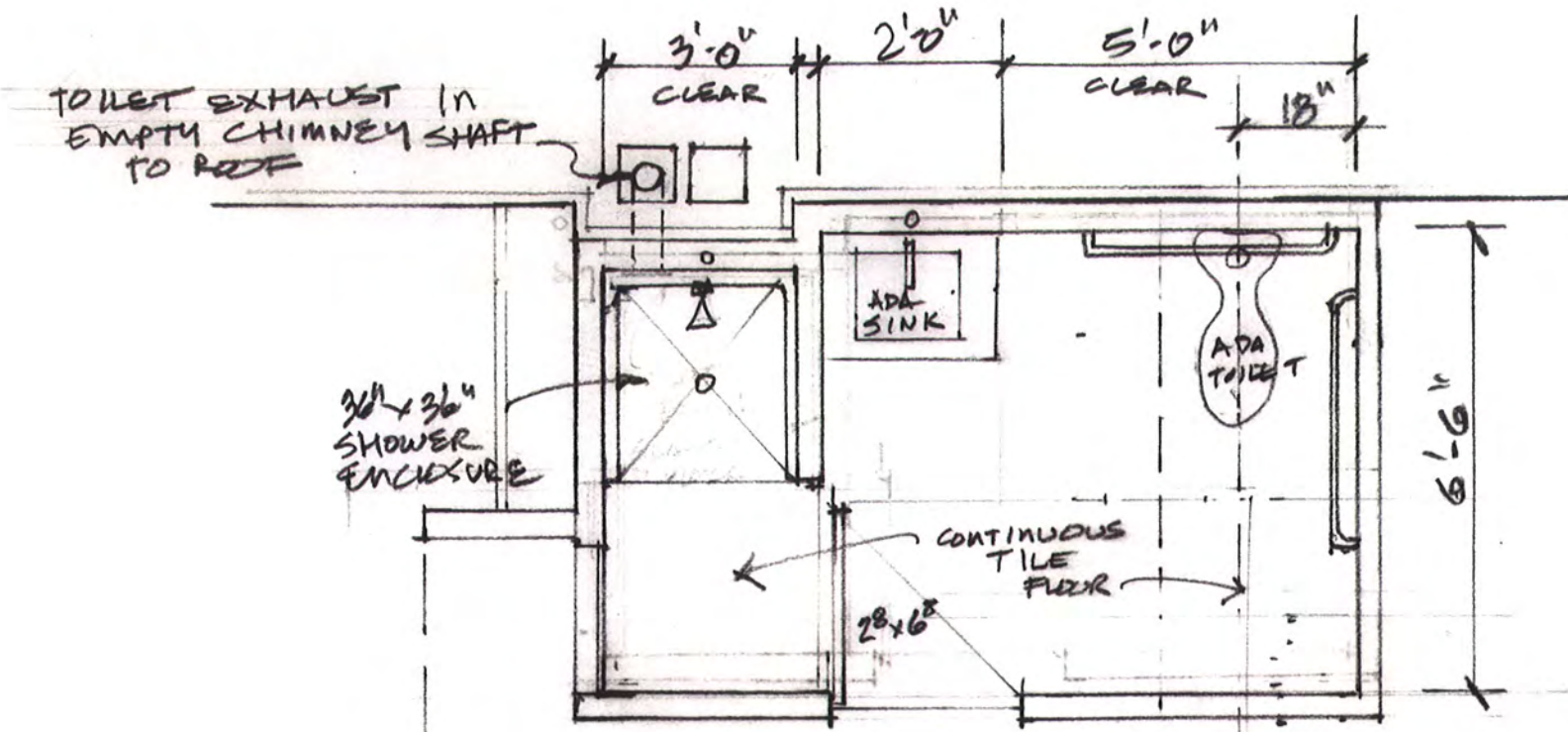
SHORT SECTION  
 AT SKYLIGHT  
 LOOKING NORTH

613 6th ST  
 ROUND RIVER STUDIO

SHORT SECTIONS - SKYLIGHT  
 3/16" = 1/2"

ARCH.  
 2.2



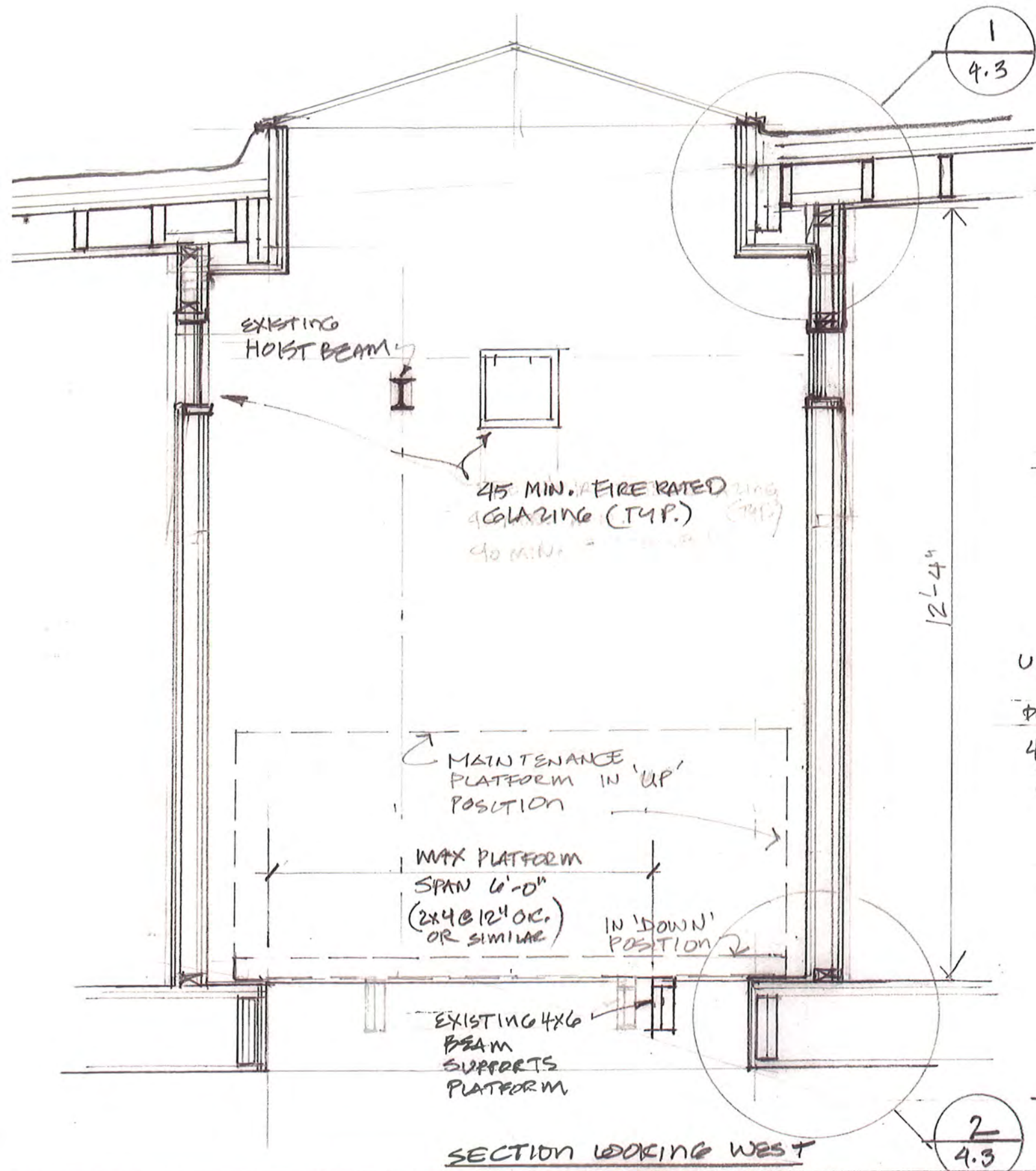


613 6th RACING  
ROUND RIVER STUDIO

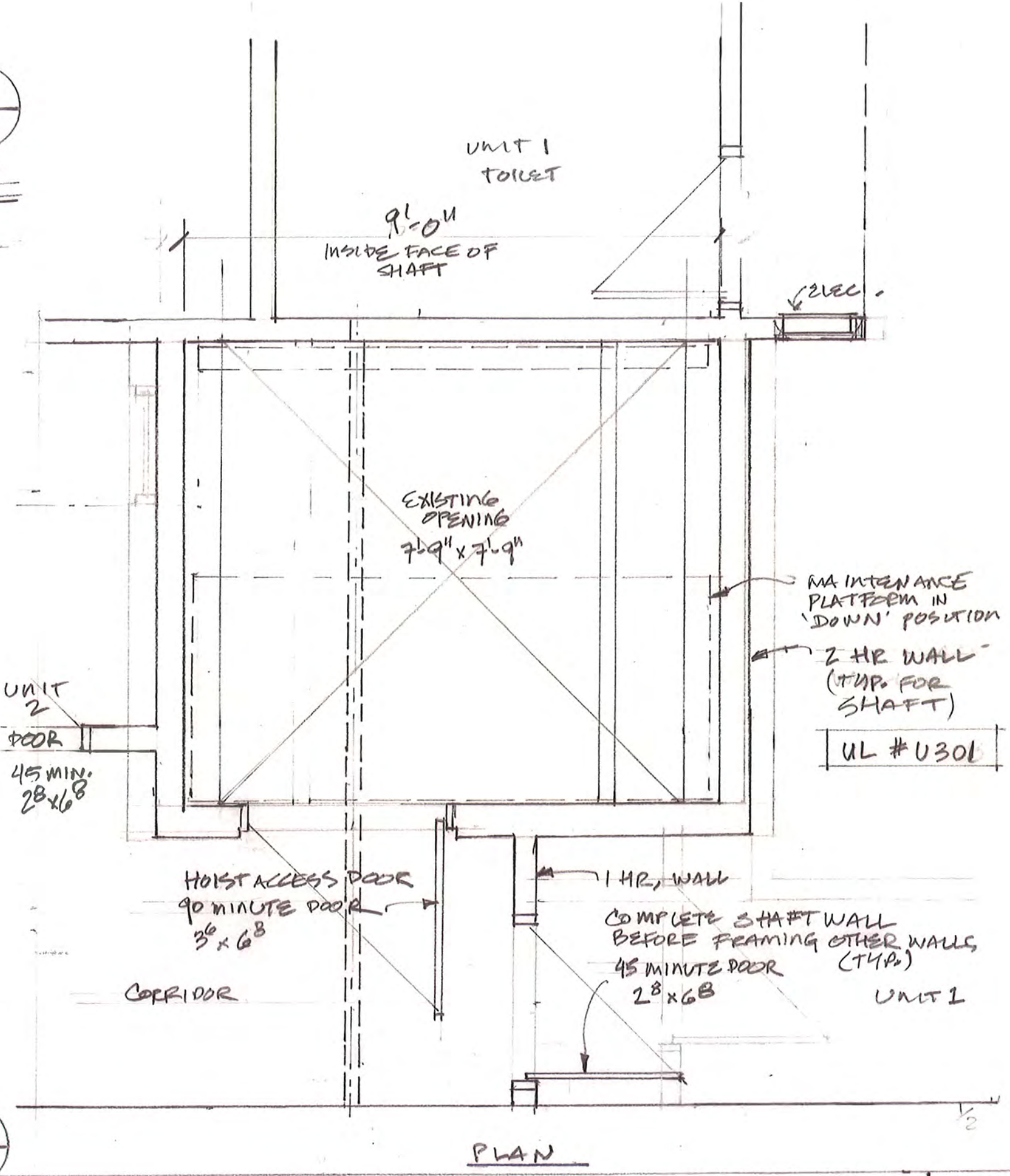
FIRST FLOOR ADA TOILET  
3/8" = 1'-0"

ARCH.  
3.1





SECTION LOOKING WEST



PLAN

613 WEST  
ROUND RIVER STUDIO

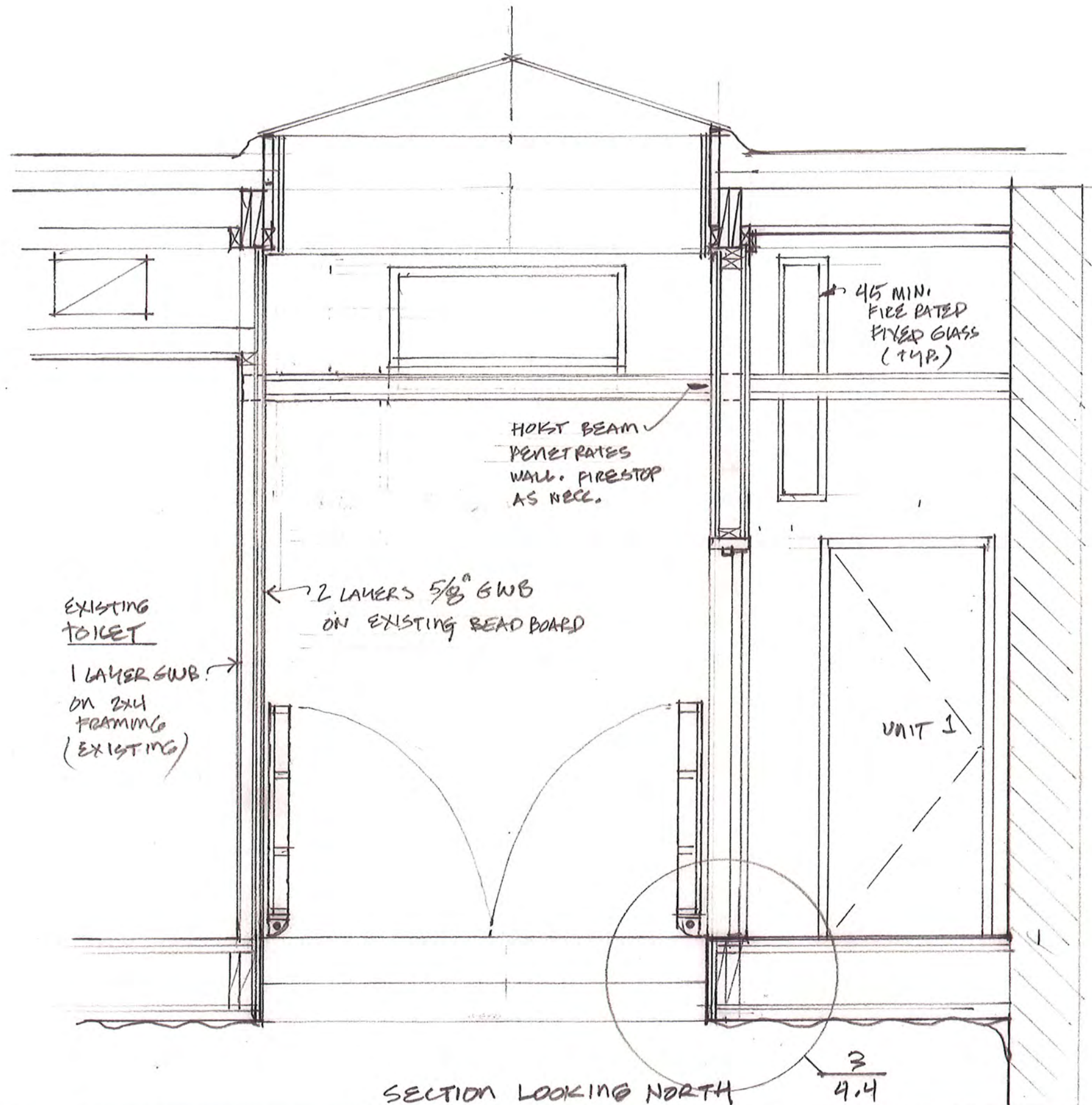
LIGHT SHAFT

1/2" = 1'-0"

11.13.17

9.1





G13 G2 ST

SECTION LOOKING NORTH

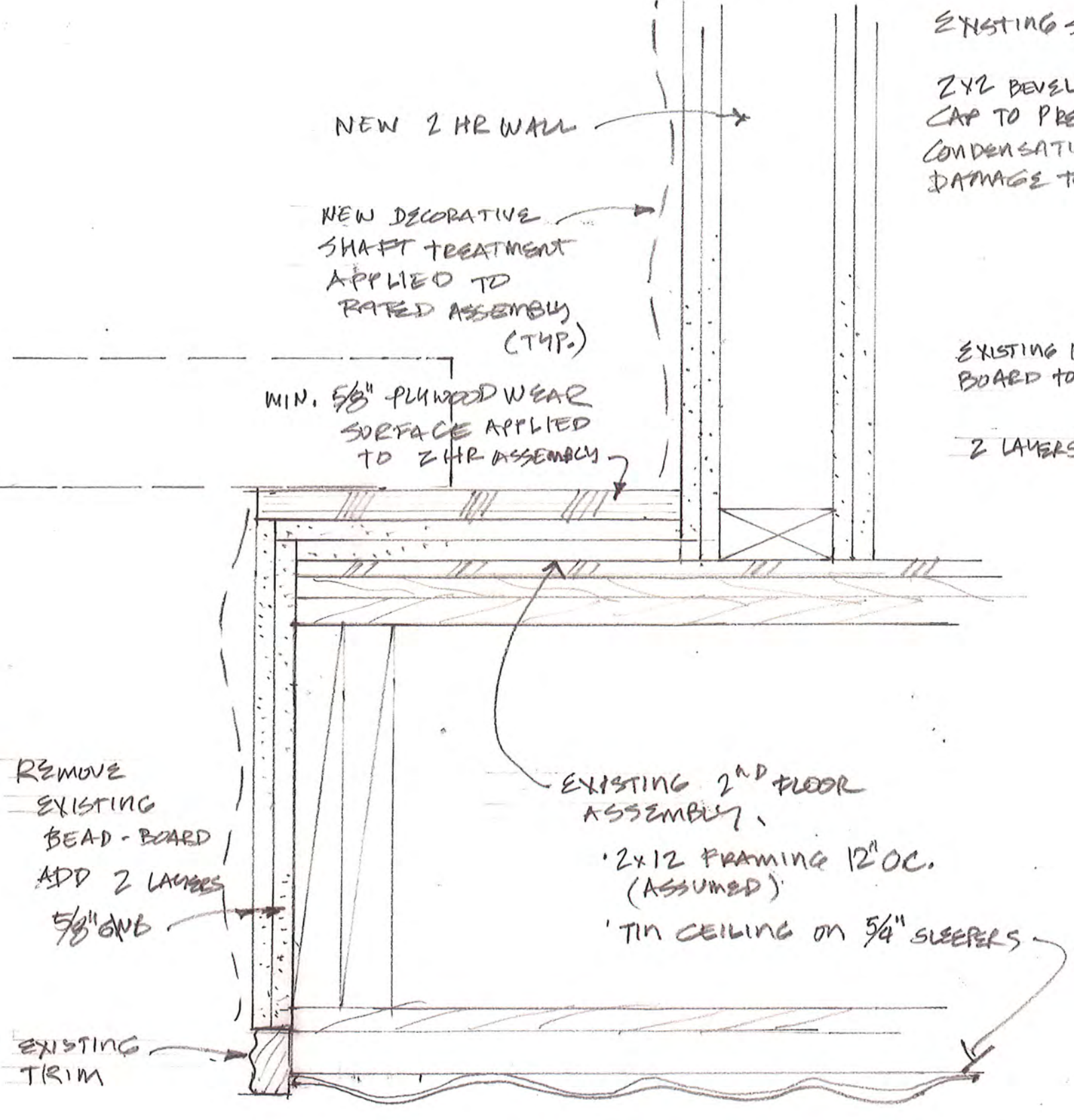
3  
4.4

LIGHT SHAFT  
1/2" = 1' 0"

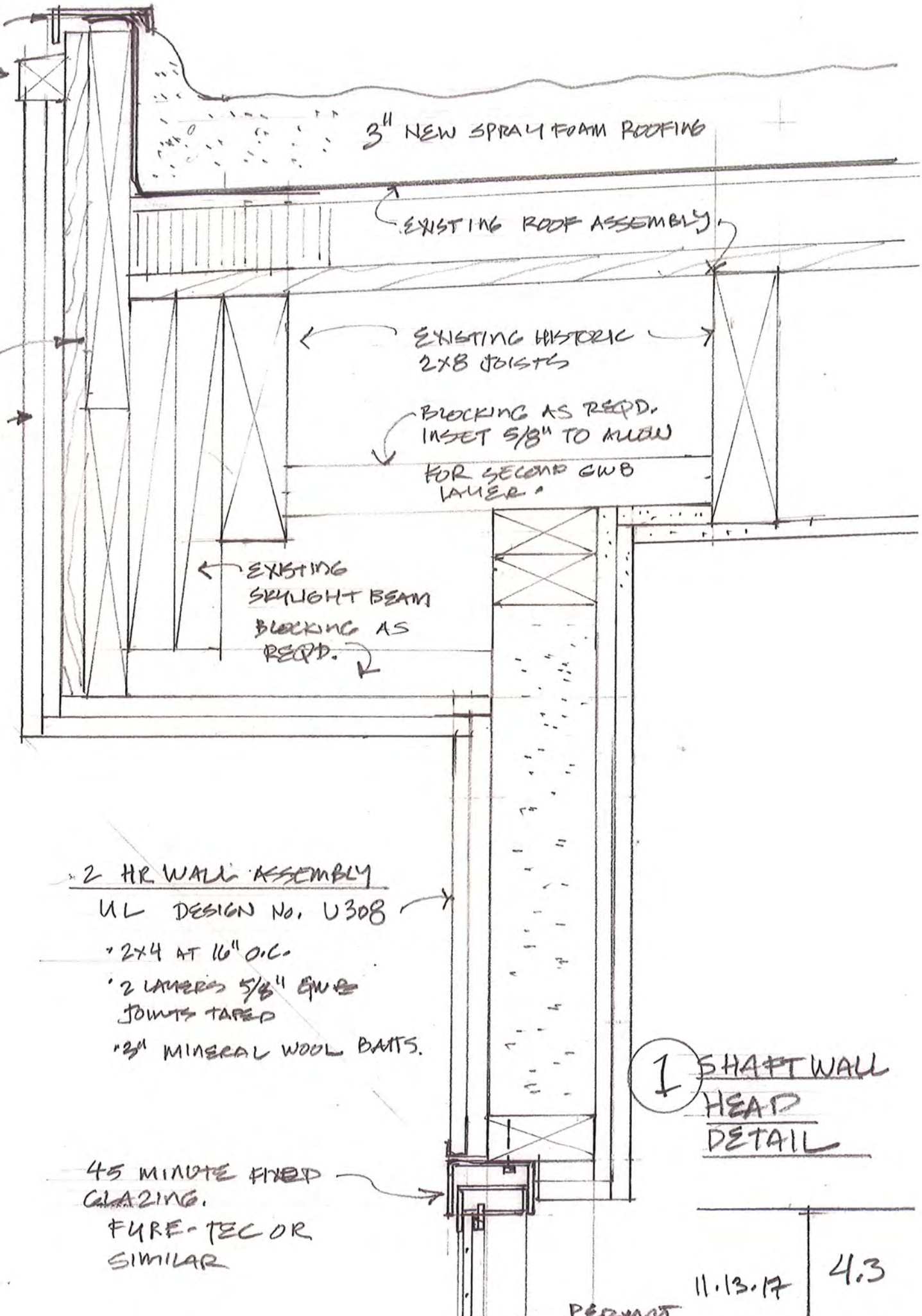
PCP 11-13-17

4.2





② SHAFT WALL / SECOND FL. FRAMING DETAIL

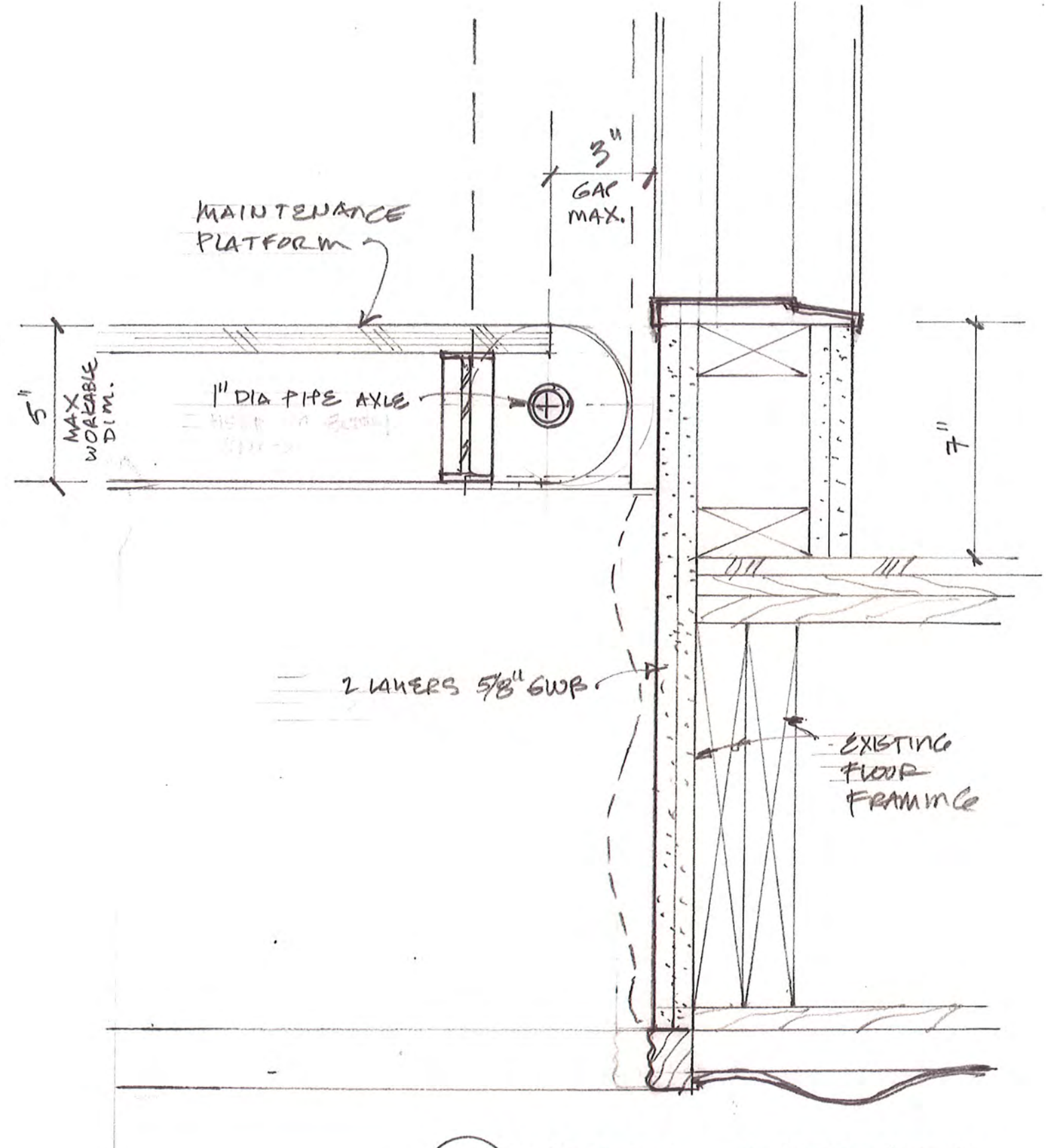


① SHAFT WALL HEAD DETAIL

11.13.17 4.3

PERMIT





3 SHaft WALL AT HOIST DOOR  
 DETAIL 1/4" = 1'-0"

613 6th ST.  
 ROUND RIVER STUDIO

PERMIT 11.13.17 4.4





South Elevation- 614 Seventh Street



North Elevation- 613 Sixth Street

613 Sixth Street, Racine  
Round River Studio

WHITE BOX GRANT APPLICATION-  
EXISTING CONDITIONS

Photo  
1





First Floor from Front (Sixth Street) to Back (Seventh Street)  
Conditions at time of purchase





Initial repair of the tin ceiling and walls has included much more than expected patching of rotted tin.



Initial Repair of Tin Ceiling and Walls and Repainting is ongoing.





First Floor from Front (Sixth Street) to Back (Seventh Street)  
**Conditions now.**  
**Tin ceiling and walls repaired and room painted.**

613 Sixth Street, Racine  
Round River Studio

WHITE BOX GRANT APPLICATION-  
EXISTING CONDITIONS

Photo  
4





First Floor Ceiling on Sixt Street  
**Conditions now.**  
Tin ceiling and walls repaired and room painted.

613 Sixth Street, Racine  
Round River Studio

WHITE BOX GRANT APPLICATION-  
EXISTING CONDITIONS

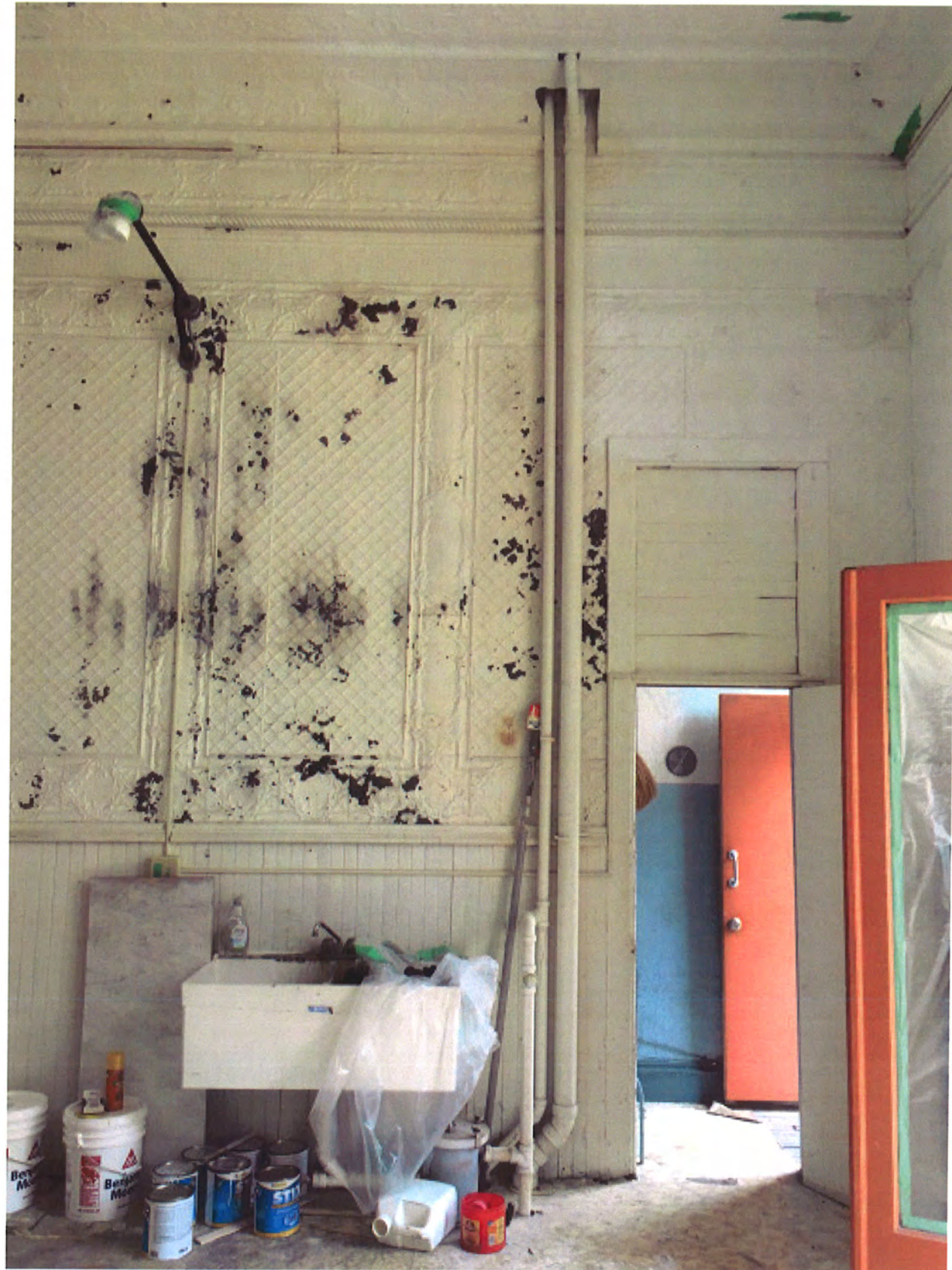
Photo  
5





Skylight Shaft  
Top Right image shows second floor ceiling removed  
(current conditions.)





Exposed plumbing riser on East wall to be enclosed, fire stopped and used as destratification ductwork.



Exposed Plumbing Chase on West Wall to be enclosed, fire stopped and used as destratification ductwork.