

# COMMERCIAL "WHITE BOX" GRANT APPLICATION

## Applicant/Project Contact Information

Name: James Spangenberg

Address: 3219 Washington Avenue

Phone: (262) 637-8514

## Business or Leaseholder Information

Name of business: N/A

Business Owner's/Leaseholder's Name: James Spangenberg

Address: 3221 Washington Avenue

Phone: (262) 637-8514

## Property Owner Information

Name: James Spangenberg

Address: 3221 Washington Avenue

Years Owned Building: Less than 1

Age of Building: 80 years

Area of First Floor (Square Feet): 4903 Sq. Ft.

## Proposed Improvements (describe in detail)

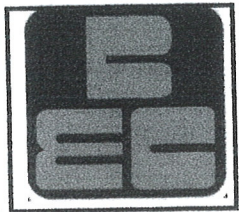
Upgrade first floor commercial space according to the attached.

James Spangenberg  
 3221 Washington Avenue  
 White Box Program Estimates

Electrical	Bohm Electric Co.	\$38,000.00
	Don's Electric	\$22,342.00
Plumbing	Building Waters	\$5,204.00
	Rubel Plumbing	\$4,707.00
Carpentry/Drywall	Ventura Carpentry	\$23,888.00
	Ideal Drywall	\$10,125.00
Flooring	Anchondo's Flooring	\$14,508.00
	My Affordable Floors	\$13,552.00
HVAC	Southeastern Mechanical Inc. (SMI)	\$22,483.00
	Foreman Slaasted	\$21,000.00

	\$104,083.00	-	\$71,726.00
Total =	<u>        x 50%</u>		<u>        x 50%</u>
	\$52,041.00		\$35,863.00

4903 sq. ft. x \$10.00 per sq. ft. = \$49,030.00  
 White Box Grant = **\$20,000.00** Max



**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

June 12, 2017

Johnson's Home Furnishings  
3219 Washington Ave.  
Racine, WI 53405

Attention: Jim Spangenberg

Re: Electric Work at 3223 Washington Ave.

Dear sir:

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

**Base Bid**

1. Replace existing electric panel and sub panel per plan.
2. Install owner's light fixtures and ceiling fans per plan.
3. Furnish and install track lighting, bathroom lighting, and emergency lighting per plan.
4. Furnish and install outlets per plan.
5. Disconnect and terminate wiring to old 3phase surface, 3phase service to remain.
6. Existing outside lights to remain and reconnect to new panel.
7. Ducting of bathroom exhaust fan by others.
8. City of Racine electrical permit.

We propose to complete Base Bid for the sum of:

Thirty-Eight Thousand-----Dollars \$38,000.00

**Alt. #1**

1. Furnish and install track lighting per plan under Alt. #2, for the sum of:

Eight Thousand Nine Hundred-----Dollars \$8,900.00

This proposal for acceptance within 30 days.

Respectfully submitted,

David J. Franseen, president

# DON'S ELECTRIC LLC

## Here's Our Proposal



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**Date:** JUNE 14TH, 2017

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**To: JIM SPANGENBERG** JOHNSON'S HOME FURNISHINGS  
3219 WASHINGTON RACINE, WI 53405

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PHONE 262-637-8514

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EMAIL - bethjohnsonsfurn@yahoo.com

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**From:** DON MITCHELL 1446 S. EMMERTSEN ROAD RACINE, WI 53406

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**Company:** DON'S ELECTRIC LLC EMAIL: ddmitchell5@yahoo.com

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**Phone No.:** CELL (262)-412-9463 MASTER ELECTRICIAN-LICENSE # 242471

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**Fax No.:** (262) 886-2447

**PRICE QUOTE GOOD FOR 30 DAYS DUE TO COST OF RISING MATERIAL. JOBS MUST BE COMPLETED WITHIN 6 MONTHS, OR BE SUBJECT TO PRICE INCREASE DUE TO RISING COSTS; PARTS AND LABOR. PAYMENT IS DUE IN FULL THE DAY ELECTRICAL WORK IS COMPLETED.**

JOB ADDRESS: 3219 WASHINGTON AVENUE RACINE, WI 53405

WE WILL USE EXISTING MAST & METER BASE. WE WILL FURNISH & INSTALL A 200 AMP MAIN BREAKER 54 CIRCUIT PANEL. BOND & GROUND PER CODE. WE MAY USE EXISTING LONG FUSE PANEL AS A JUNCTION BOX. WE WILL REMOVE ALL EXISTING ELECTRIC ON FIRST FLOOR. WE WILL DISCONNECT POWER TO CONVEYOR. WE WILL REUSE PIPE AND JUNCTION BOXES THAT ARE IN GOOD CONDITION. WE WILL FURNISH WIRE AND INSTALL THE FOLLOWING: 12 LITHONIA EMERGENCY LIGHTS, 2 LITHONIA LIGHTING EXIT LIGHTS WITH TWO EGRESS LIGHTS, 36 MINKA LAVERY 2256-576 LIGHTS, 3 MINKA LAVERY 2255-576, 7 LITHONIA LED WRAP AROUND 4000K LBL4-6000LM-800CRI-800-295-5510 40K LIGHTS, 342 FEET OF JUNO BLACK TRACK AND 42 E-CONO LIGHTS - E-KXD235U7K LIGHT HEADS.

**PARTS, LABOR & PERMIT: \$ 22,342.00**

IF YOU ACCEPT THIS PROPOSAL, PLEASE SIGN AND DATE CONTRACT AND RETURN ONE COPY TO US AND KEEP A COPY FOR YOUR RECORDS.

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
WE WILL GIVE START DATE WHEN SIGNED COPY IS RECEIVED.



# Building Waters

Plumbing, Heating, Air Conditioning, Refrigeration  
 2101 Lathrop Ave Racine, WI 53405



## Estimate

Date	Estimate #
5/4/2017	2809

Phone # 2629891001  
 buildingwaters@gmail.com

Name / Address

Johnsons home furnishings  
 Jim Spangenberg  
 3219 Washington Ave.  
 Racine WI 53405

Description	Qty	Rate	Total
The follow quote is for the installation of a new CO ED, Handicapped rest room for the newly acquired Nelson Dime Store building ,located on the corner of Hayes Ave. and Washington Ave. 3223 Washington Ave. Racine WI. 53405			
Remove of existing fixtures and break up floor, excavate waste piping and reconfigured existing pipe layout ,to accommodate new co-sex bathroom. Test and have inspected. Material and Labor		1,750.00	1,750.00
Reroute New PEX waterline from meter, run exposed overhead ,to support new bathroom and waterheater. test and have inspected Material and Labor		1,400.00	1,400.00
Furnish and install new handicapped watercloset and lavatory Material and Labor.		1,000.00	1,000.00
Permit fees		104.00	104.00
In the event a new waterheater is desired, a additional cost of \$950.00 would be added to this quote. (furnished and installed)		950.00	950.00

Dan Miller  
 HVAC/R Manager  
 262-620-6692  
[dan@buildinowaters.com](mailto:dan@buildinowaters.com)

[www.wisconsinmechanicalservice.com](http://www.wisconsinmechanicalservice.com)

<b>Subtotal</b>	
<b>Sales Tax (5.1%)</b>	
<b>Total</b>	<b>\$5,204.00</b>

# Rubel Plumbing LLC

1416 Willmor St  
Racine, WI 53402

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

## Estimate

Date	Estimate No.
5/18/2017	1800

**Name/Address**

Johnson Furniture  
Beth & Jim Spangenberg

Project	
Description	Total
Plumbing / Re: Nelson Dime Store Building	0.00
To rough in a drain for a ADA style bathroom and a riser for a future commercial kitchen. \$1,897.00 ( Others to repair the floor )	
To install PEX water pipe for the ADA bathroom and commercial sink. \$914.00	
To provide and install a 15 gallon electric water heater for the bathroom sink above the bathroom. \$543.00	
To provide and install a Mansfield ADA toilet and trim as required. \$368.00	
To provide and install 3 ADA grab bars as required. \$316.00	
To provide and install a Mansfield wall hung sink and Moen single handle faucet with grid style drain and trap wrap for ADA accessibility. \$669.00	
To obtain a required Permit \$150.00	
We require 50% down, 30% upon rough in inspection, and 20% upon final inspection	
<b>Total</b>	<b>4707 \$0.00</b>

It's been a pleasure working with you!



# VENTURA CARPENTRY, INC.

*Additions, Remodeling, Fire, Water & Wind Restoration,  
New Construction, & Custom Cabinetry*

## Proposal

Jim Spangenberg

6/8/2017

3221-23 Washington Ave

Racine, WI. 53405

Ventura Carpentry Inc. proposes to furnish and install all materials and labor to complete the following:

New 2x4 framed walls- 16" o.c. with a height of 11' off existing wood floor per plan.

All walls to have single bottom plate and double top plate.

Fire stop blocking at 8' height if needed per code.

¾" fire stop on top of wall per code.

Frame out with 2x4 framing to hide existing steel columns.

All walls to be straightened out and secured ready for drywall.

Furnish and install 5/8" drywall to all areas proposed above.

No painting of drywall figured in this quote.

Total Investment        \$ 23,888.73

Thank You for the opportunity to bid on your project

Jeffery L. Ventura

Ventura Carpentry Inc.





# IDEAL DRYWALL INC.

PROPOSAL  
SUBMITTED TO:  
Johnson Furniture  
3219 Washington Ave,  
Racine, WI 53405

Date: 06/01/17

JOB INFORMATION: Store Front

*I hereby propose to supply the materials and perform the labor to complete the drywall construction as per plan for job stated above.*

FOR BASE PRICE OF: \$10,125.00

**INCLUDES:**

DRYWALL NEW WALLS PER WALK THROUGH WITH 5/8 & SMOOTH FINISH	5,625.00
FRAME EXT WALLS WITH 3 5/8'S PER WALK THROUGH TO 10' - INCLUDES BATHROOM	4,500.00

\*circle and initial option(s) chosen

**PAYMENT IS DUE UPON COMPLETION OF JOB IN FULL.**

**NOTICE OF LIEN RIGHTS:**

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNERS LAND MAY HAVE LIEN RIGHTS ON OWNERS LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE 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 HIS MORTGAGE LENDER, IF ANY BUILDER AGREES TO COOPERATE WITH THE OWNER AND HIS LENDER, IF ANY TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

**SUBMITTED BY:** \_\_\_\_\_  
**JERRY SANCHEZ**

ACCEPT ALL TERMS OF PROPOSAL:  
AUTHORIZATION OF COMPLETING THE WORK AS SPECIFIED, FOR PRICE ABOVE.

**SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

1015 Wolff Street  
Racine, WI 53402

(262)995-8088  
FAX: (262)681-1913



# Estimate

## Anchondo's Flooring

1520 Illinois St.  
Racine, WI 53405

(262) 994-2435 or (262) 632-7117

To

Jim and Beth Spangenberg  
3324 Foxwood Dr.  
Racine, WI 53405

Date

Estimate #

5/4/2017

20951

### Terms:

*2/3 after sanding. Balance upon completion.*

### Project/job

Nelson Dime Store

Description	Qty	Rate	Total
Repair to wood floor. (Hourly rate)	6	50.00	300.00
Cost of material for patches.	1	100.00	100.00
Sand. finish with (3) coats oilbase (natural)	4,341	3.25	14,108.25
<b>Total</b>			<b>\$14,508.25</b>

This estimate is for completing the job as described above. It is based on our evaluation and does not include material price increases or additional labor and material may be required should unforeseen problems or adverse weather conditions arise after the work has started.

E-mail

Web Site

roman6983@att.net

anchondosflooring.com

Signature \_\_\_\_\_

My Affordable Floors, Inc

2226 Douglas Avenue  
 Racine, WI 53402  
 262-653-1120

# Estimate

Date	Estimate #
5/24/2017	107397

Name / Address	
Jim Spangenberg 3221 Washington Avenue Racine, WI 53405	
Web Site	www.myaffordablefloors.com

Customer Phone
262-498-1161

				Project		
Phone #	262-653-1120	Fax #	866-372-0283	3221 Washington Avenue, Racine		
Description	Qty	U/M	Rate	Class	Total	
Includes sanding & finishing with commercial water based wood floor finish. Standard stain colors are no extra charge.	4,928	sqft	2.75		13,552.00	
Repair @ \$15 per board	1	ea	0.00		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. 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	
<b>Total</b>					<b>\$13,552.00</b>	



P.O. Box 438 • 17108 County Line Road • Union Grove, WI 53182  
(262) 878-0634 • Fax: (262) 878-0652

[www.smi-hvac.com](http://www.smi-hvac.com)

Johnsons Furniture  
3219 Washington Ave.  
Racine WI.  
Re: Dime Store Remodel /per print  
Attn: Jim Spangenberg

June 23, 2017

Mr. Spangenberg,

We are pleased to quote the duct replacement in the Old Dime Store located next to your facility. The area is to have all new supply and return trunks installed from the respective unit and rework the return drops that are in the current wall.

The following would be provided:

- Demo and removal of the old existing duct-board duct and any old grills, with disposal.
- Demo and disposal of the smaller heater located near the store front
- Demo the small gas line back to the main gas-line and plug it.
- Provide and install all new supply ductwork, (spiral pipe) from the existing drop in ceiling.
- Provide and install all new return duct-work from existing drop in ceiling.
- Provide and install new grills and registers with adapter fittings as required.
- Provide and install volume dampers on each run off of main.
- Provide and install new exhaust fans (3) for washrooms –with ducting out the south wall.
- Provide and install 2-electric heaters for bathrooms.
- Clean and check existing Carrier Roof Top Unit, verify system operations-(this unit is presumed to be operational), replace filters and belt.
- Provide and install a new Programmable Thermostat.
- Check air flow and balance system.
- Permit-if required.

**The total with material and labor for the above would be..... \$22,483.00**

**Notes:**

*The existing RTU would be reused, this system is presumed operational. If any issues are found with the unit we would notify you and get you pricing and your approval before any repairs would be made.*

*Electrical to the heaters would be by owner.*

*This quote is for **straight time only** no overtime or shift rates are included.*

*The quote here is per the print you provided.*

Thank you for the opportunity to quote this project.

Sincerely,

**Walter Dosedla**  
SMI.



# Proposal

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of

Pages



**Foreman-Slaasted HVAC, Inc.**  
**1333 Maiden Lane**  
**Racine, WI 53403**  
**Phone (262) 634-8344**

PROPOSAL SUBMITTED TO <b>Johnson's Home Furnishing</b>	PHONE <b>637-8514</b>	DATE <b>6/14/17</b>
STREET <b>3219 Washington Ave</b>	JOB NAME <b>Johnson's</b>	
CITY, STATE and ZIP CODE <b>Racine, WI 53405</b>	JOB LOCATION <b>3223 Washington Ave</b>	
ARCHITECT	DATE OF PLANS	JOB PHONE

We hereby submit specifications and estimates for:

- New Reconfigured HVAC ductwork system installed.
  - Supply and install new ductwork system per engineered plans. To bring HVAC system up to new building code requirements.
  - including 3- required bathroom exhaust fans, vented by Foreman and installed by an electrician.
  - 2- Bathroom elect. wall heaters supplied, but installed by electrician
  - All necessary ductwork, grills, ~~and~~ registers, and miscellaneous material. to complete job per plans.
  - The removal of existing Furnace hanging from ceiling in the front of the store and any old ductwork requiring removal to install new ductwork system.
- completed - \$ 21,000.00

\* Price does not include city HVAC permits fees \*

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

1st 25% due at start of job, and 25% due upon \_\_\_\_\_ dollars (\$ 21,000.00 ).

Payment to be made as follows:

Half completion of job and the last 50% due upon completion of entire job.

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 Workman's Compensation Insurance.

Authorized Signature

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

90

days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

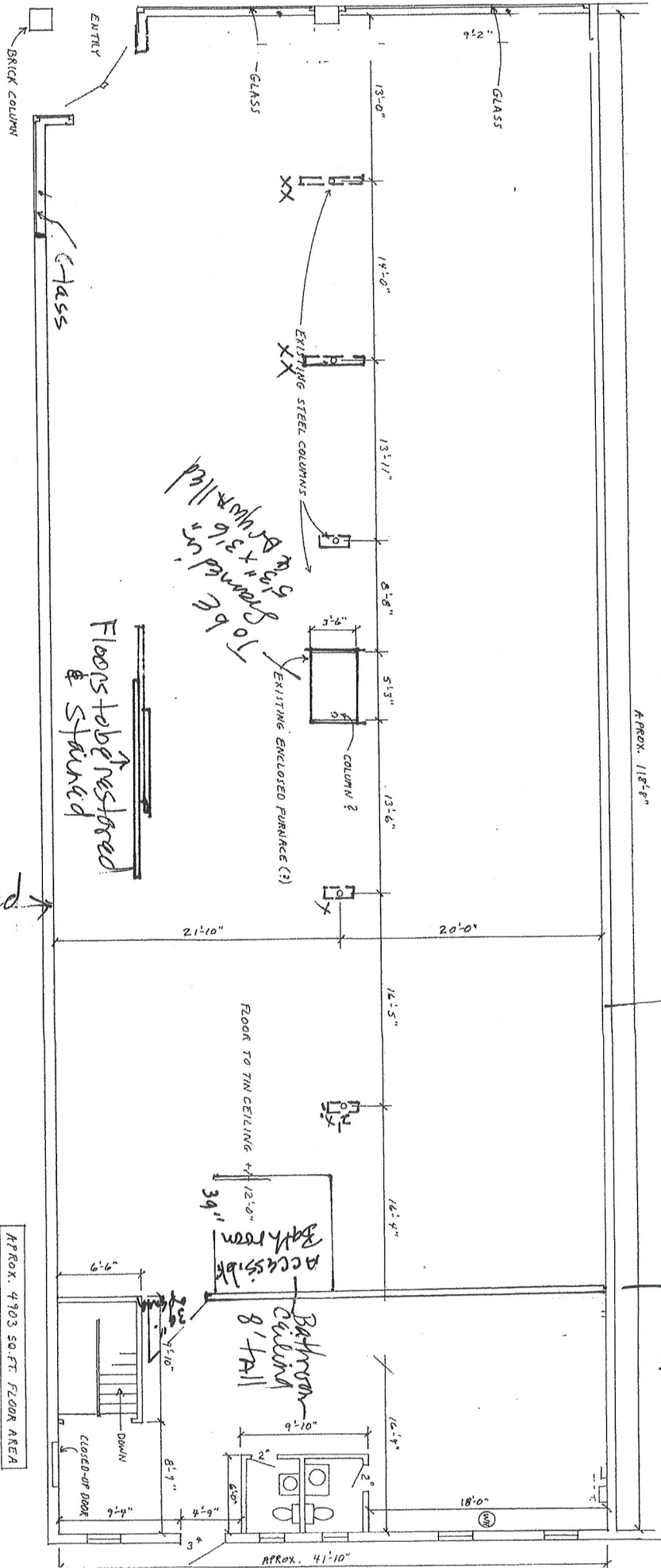
Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_



X Existing Steel Columns 2' X 2'  
 XX Existing Steel Columns 4' X 2'



WASHINGTON AVE.

HAYES AVE.

FLOOR PLAN  
 3/16" = 1'-0"

Drywalled

Drywalled

NEW WALL 9' HIGH  
 w/ CAPPED MOLDING  
 DRYWALLED  
 BOTH SIDES

APPROX. 4903 SQ. FT. FLOOR AREA  
 ALL DIMENSIONS ARE +/-

TIM SPANGENBERG	
3223 WASHINGTON AVE.	
DATE	5/12/12
DRAWN BY	JAM
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