



**Racine
Revitalization
Partnership, Inc.**

May 28, 2019

Racine Revitalization Partnership
1402 Washington Ave
Racine, WI 53403

To whom it may concern,



Racine Revitalization Partnership is submitting a request for funding through the Façade Grant program for 1418 Washington Avenue, Racine. The property includes two storefronts on the 1st floor, and two apartments on the 2nd floor. The façade improvement of the building will include tuckpointing and repair of masonry, including the replacement of ceramic tile at the vestibule of each entryway. The project will also install new doors and display windows, refurbish the outer window frames, and apply new aluminum to the storefronts. Replacing the storefronts bulkhead and flooring and rough carpentry for the mechanical ceilings is also included in the renovation.

Bringing this property back to the standards set by the city of Racine will help to increase interest in the Uptown neighborhood, increase property values and help residents of the area feel more secure.

With respect,

Ed Miller, Executive Director
RRP, Inc.

**Racine Revitalization
Partnership**

Applicant Information

Name: Ed Miller

Referred by: City of Racine

Building Owner Telephone: 414-573-4153

Business Owner Telephone: 262-456-2340

Business Information

Name & Type of Business: Racine Revitalization Partnership

Owner's Name: Racine Revitalization Partnership, LLC

Address: 1402 Washington Ave.

Telephone: 262-456-2340 Yrs. In Business: 2 years

Building occupancy %: 0%

Property Owner Information

Name: Racine Revitalization Partnership, LLC

Address: 1402 Washington Ave.

Years Owned: 1+

Proposed Improvements

Storefront: Light demolition to prepare 1418 storefront. Tuckpointing and repair of masonry, including rough carpentry for mechanical ceilings, draft and structural blocking. Storefront bulkhead and floor framing. Refurbish outdoor window frames. Replace and install 2 exterior doors and hardware. Purchase and install 9 Sierra Pacific vinyl windows. New aluminum and storefront glazing. Install ceramic tile at vestibule.

Upper façade: Tuckpointing and repair of masonry and window replacement mentioned above.

Other: _____

Estimated total cost: \$48,028.00

Applicant Certification

I have read the "Commercial Façade Design Guidelines" (attached). If the application is approved, I will make the above improvements to the property.

Signature: _____ Date: _____

- For Office Use Only
- Appl. # _____
- Appl. date: _____
- Approval date: _____

Facade Grant Application

**Racine Revitalization
Partnership**

**CITY OF RACINE, WISCONSIN
APPLICATION FOR PROJECT REVIEW
BY A DESIGN OR DEVELOPMENT REVIEW AUTHORITY**

Downtown _____ State Street _____ West Racine _____ Uptown _____ Douglas Avenue _____
Olsen Industrial Park _____ Young Industrial Park _____ (Jacobsen/Textron) Redevelopment Area _____ (Racine Steel)
Redevelopment Area _____ Plan Commission _____ Landmarks Commission _____

(Not a substitute for building or sign permit approval)

Submit Completed Application and Supporting Materials To:

Department of City Development
730 Washington Ave., Room 102, Racine, WI 53403
Phone: (262)636-9151 or Fax: (262)635-5347

IMPORTANT NOTICE: Failure to submit a complete application and required supporting materials may result in an application being rejected, or the review body deferring or denying a proposal.

PROJECT ADDRESS OR LOCATION: 1418 Washington Ave, Racine, WI 53403

PROJECT TYPE: Exterior Remodel Addition _____ New Construction _____ Façade Restoration Sign _____ Other _____
Provide Estimate of Aggregate Project Cost:

BRIEFLY DESCRIBE PROJECT: _____

Light duty demolition to prep work area of 1418 storefront. Tuckpointing and repair to masonry at storefront, including rough carpentry for mechanical ceilings, draft structural blocking, storefront bulkhead and floor framing. Replace exterior doors and hardware. Refurbish outdoor window frames. Nine Sierra Pacific replacement windows and labor required to install exterior doors and windows. New aluminum storefront glazing, outdoor ceramic tile at vestibule.

Anticipated Start Date: _____

Estimated Completion Date: _____

PROPERTY OWNER: Owner Name: Racine Revitalization Partnership

(Required Information)

Address: 1402 Washington Ave. State: WI Zip Code: 53403 Phone #: 262-456-2340

Fax #: _____ E-Mail: ed@revitalizeracine.org Date: May 20, 2019 Signature: _____

BUSINESS INFO: Business Representative: Ed Miller Business Name: Racine Revitalization Partnership

Business Address: 1402 Washington Ave. State: WI Zip Code: 53403 Phone #: 262-456-2340

Fax #: _____ E-Mail: ed@revitalizeracine.org Date: May 20, 2019 Signature: _____

AGENT INFO: Firm Name: _____ and Contact: _____

(Architect/Engineer/Designer)

Address: _____ State: _____ Zip Code: _____ Phone #: _____

Fax #: _____ E-Mail: _____ Date: _____ Signature: _____

CITY STAFF COMPLETE THIS SECTION

Date received: _____ Date to be reviewed: _____ Action: _____

SUBJECT PROPERTY IS (CHECK ALL THAT APPLY):

In a Historic District _____ Designated Local Landmark _____ State Landmark _____ National Landmark _____ NA _____

ADDITIONAL CITY ACTION THAT MAY BE REQUIRED:

Date of Plan Commission review: _____ Plan Commission action: _____

Date of Common Council review: _____ Common Council action: _____

Other: _____

SEE REVERSE SIDE FOR SUBMITTAL REQUIREMENTS

**Racine Revitalization
Partnership**



12 copies

SUBMITTAL REQUIREMENTS

Number of Complete Sets of Materials Needed by Review Body:

Downtown Design Review Commission = 9 complete sets. Access Corridor Development Review Committee = 3 complete sets.

Industrial Park Review Committee = ____ Redevelopment Authority = ____

IN GENERAL, PROJECT SUBMITTALS SHALL PROVIDE ____ COPIES OF THE FOLLOWING INFORMATION:

- a) Cover letter with brief description of project.
- b) Perpendicular color photo of your building, the buildings on each side of your building, and the buildings across the street.
- c) Plans displaying the following information:
 - i. Name of development or project.
 - ii. Developer's and/or owner's name, address, phone number, facsimile number.
 - iii. Name of person and/or firm preparing plans along with address, phone number, facsimile number.
 - iv. The most current date of preparation/revision.

~~~~ AND ~~~~

### DEPENDING ON THE TYPE OF PROJECT, \_\_\_\_ COPIES OF THE FOLLOWING INFORMATION ARE REQUIRED IN THE FORM OF PLANS AND/OR DRAWINGS:

#### If Your Project Is A Sign, Submit...

- a) Sign plan drawn to scale showing the design, materials, height, size, location, illumination method, method of installation and number of signs.
- b) Perpendicular color photo of your building, the buildings on each side of your building, and the buildings across the street.
- c) Dimensioned color rendering or digitally enhanced color photo of the proposed signage as it will appear when installed.
- e) Materials samples sign lens, color chips, base materials, anchoring devices (photos or spec. sheets are acceptable).

#### If Your Project Includes Awning or Canopies, Submit...

- a) A plan drawn to scale showing dimensions of projection, drop, valances, height above sidewalk, distance to curb.
- b) Perpendicular color photo of your building, the buildings on each side of your building, and the buildings across the street.
- c) Dimensioned color rendering or digitally enhanced color photo of the proposed awning as it will appear when installed.
- e) Materials samples of awning materials, support structures, anchoring devices (spec. sheets are acceptable), color chips, etc.

#### If Your Project Is An Exterior Remodeling Or Façade Restoration, Submit...

- a) Architectural treatment of all building exteriors and include materials samples and color chips.
- b) Roof-top equipment descriptions (submit dimensioned brochures, drawings or photos) if applicable.
- c) Dimensioned and to-scale building elevations showing materials, textures and colors (include materials samples and color chips).
- d) Dimensioned and to-scale color rendering of exterior elevations (include color chips)
- e) Dimensioned sign plan drawn to scale showing design, materials, height, size, location, number of, illumination method, etc. (see sign submittal requirements).
- f) Dimensioned and to-scale awning or canopy plan (see sign submittal requirements).

#### If Your Project Is a Building Addition or New Construction, Submit ...

- a) Dimensioned and to-scale plot plan showing:
  - 1. North arrow and scale.
  - 2. Location of structure(s) on lot.
  - 3. Parking and access drive locations, parking stall dimensions, curbing, tire stops, loading docks, lighting, etc.
  - 4. Trash and utility areas, including design, materials, size, location, access to, screening, etc (include materials samples).
  - 5. Landscaping showing type, size and placement, fencing, berming, walls, screening, etc.
  - 6. Outdoor lighting showing direction of beam, intensity, and height and type of fixtures (include spec. sheets or drawings).
  - 7. Location of all easements.
  - 8. Surface treatment of all outside areas (ie. Grass, asphalt, concrete, paver stones, etc.)
  - 9. Location of sewer and water lines, gas, electric, telephone, etc.
  - 10. On-site surface water drainage, grading, building ground elevations, and storm drainage systems.
  - 11. Parking plans showing number of parking spaces and location.
- b) Dimensioned and to-scale sign plan showing design, materials, height, size, location, number of, etc. (see sign submittal reqs).
- c) Dimensioned and to-scale awning or canopy design (see awning submittal requirements).
- d) Dimensioned and to-scale building plans showing design attributes such as:
  - 1. Architectural treatment of all building exteriors (provide materials samples).
  - 2. Roof-top equipment (submit dimensioned brochures, drawings or photos).
  - 3. Exterior building elevations showing materials, textures and colors (provide materials samples and color chips).
  - 4. Color rendering of exterior elevations of building (provide color chips).
  - 5. Floor plans.
  - 6. Entrances, exits, loading docks, storage areas and building service areas.
- e) A schedule of project information such as:
  - 1. Lot area.
  - 2. Number, density, size and distribution of dwelling units (if applicable).
  - 3. Total square feet in building(s) by floor.
  - 4. Zoning of the project site.

#### OTHER REQUIRED INFORMATION (If applicable).

Number of employees; Hours of operation; Truck traffic and size of truck; Description of business, including machinery used, processes involved, products produced, noise and emissions created; Future expansion.

(Msadowski/Forms/051509AccessDsgnRvwApp.doc)

**Racine Revitalization  
Partnership**

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Façade 1418-1424 Washington Avenue



Building to the West of 1418-1424 Washington Ave.



Building to the East of 1418-1424 Washington Ave.



Building across the street (South) from 1418-1424 Washington Ave.

1418-1424 Washington Ave



**Racine Revitalization  
Partnership**

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### 1418 Washington Avenue

Masonry on the front of the building will be repaired/tuckpointed.

Rough carpentry, structural blocking.

Storefront bulkhead and floor framing.

9 new vinyl windows for the two store fronts installed.

2 new store front exterior doors and hardware.

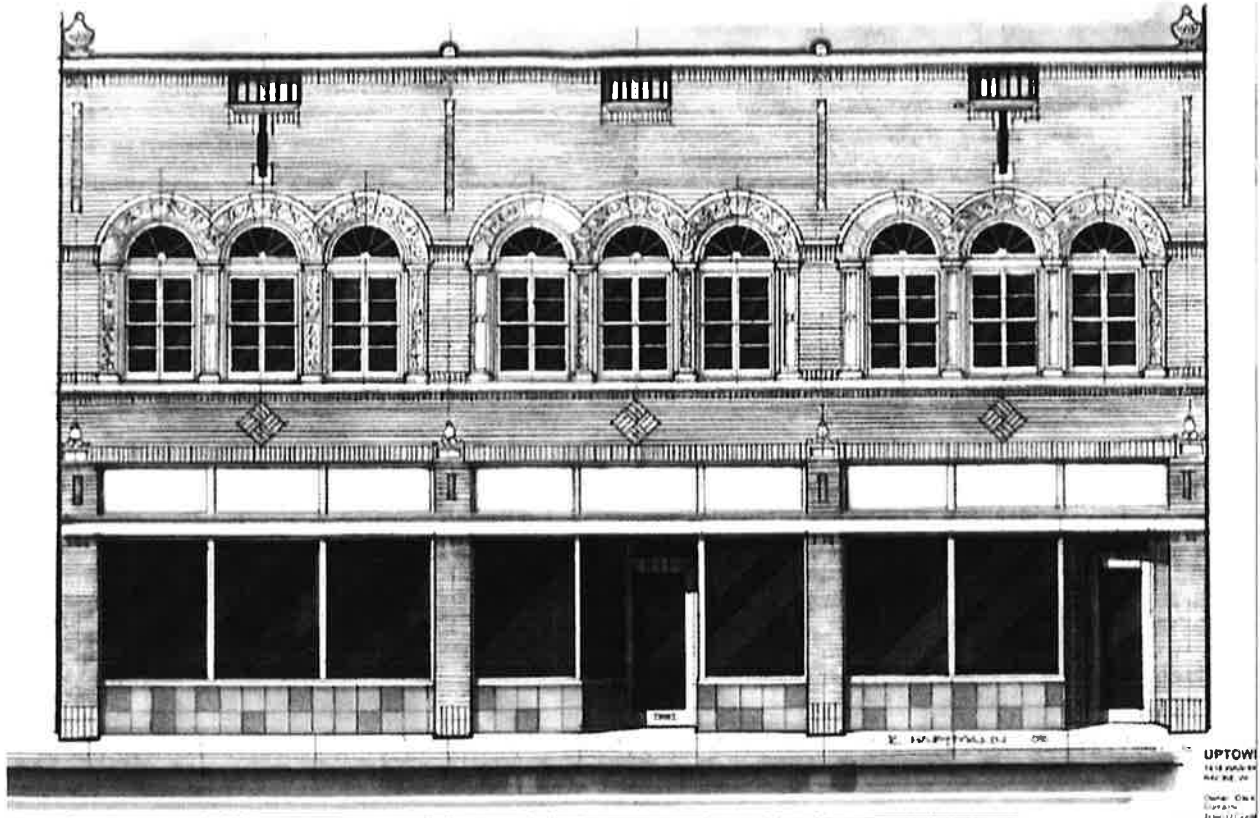
Aluminum framing replaced and re glazing.

Ceramic tile installed at vestibules.

Refurbish outdoor window frames 2<sup>nd</sup> floor.

**Racine Revitalization  
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**Racine Revitalization  
Partnership**

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## BIDDER'S PROPOSAL

### Wood Plastics Composites:

#### Rough Carpentry-

- Exterior wall framing shall be 2x4 wood framed walls or steel stud walls. The additional thickness may be required for mechanicals and parting walls between units shall be 2x6 walls as shown in plans.
- First floor walls within unit 1424 shall be standard 8'-0" stud walls with drywall cap.
- Walls at bathroom and service hall shall be 8'-0" walls in preparation for drywall ceiling to accommodate mechanicals above.
- Partition walls between units as called for on plan. Bulkhead and knee wall for new storefront configuration shall be in accordance with modification sketch dated 10-22-2018.
- Ceiling drops and soffits may be required to allow for mechanicals. Coordination and provision of such framing will be the responsibility of the General Contractor.
- The rebuilding of rear stair to lower level as called out on sheet A2.1 will not be included in this bid.
- 2<sup>nd</sup>-floor partition walls within apartment units shall be standard 8'-0" walls in bedroom, hall and bathroom areas. Interstitial space above these areas shall be conditioned and insulation shall be blown with reinforced visqueen within old dropped ceiling structure throughout the entire unit. This may necessitate fire separation between units and public spaces with bulkhead walls to the underside of roof deck (confirm with local building inspector). Ceiling height in Living and Kitchen shall be full height to existing dropped ceiling.
- Frame for skylight openings using existing headered openings in the roof and modifying curb structures to accommodate "doghouse" type curb A2.3 and shed roof structure with 6/12 pitch and VELUX M08 deck mounted skylight or equivalent. Vertical surfaces shall be covered with membrane roof materials using system approved transition and pitched roof shall be asphalt shingled with drip edges and flashing to correspond with skylight manufacturers requirements.
- Delete all basement work to include furring and drywall
- Remove the drywall ceiling at west section of basement-all plaster to remain

### Thermal and Moisture:

#### Roofing-

- Remove roof coping at east parapet and save for possible re-use.
- Remove existing built-up roofing and establish needed decking repairs
- Repair roof deck with similar thickness materials that are structurally suitable for roof loads given existing structure and support.
- Install 2" R-board at all flat roof areas
- Provide new membrane roof per specifications Project Manual
- Provide asphalt roof at skylights with all appropriate flashings and trim
- Coordinate with mechanical contractors for roof penetrations for ventilation, exhaust, electrical and HVAC line-sets.
- Reinstall tile coping at east parapet or install new metal roof coping
- Install terminations on west parapet wall per specifications in Project manual

# BIDDER'S PROPOSAL

## Openings:

### Windows-

- Apartment windows on the south side of the building located below the round top windows shall be replaced with Jeld Wen (same or better) quality white vinyl double hung windows with full screens. Round top windows shall be scraped and painted, and storms shall be removed, prepped and painted using lead-safe work practices.
- All storefront system windows and doors shall be provided per the revised design dated 10-22-2018 and work as indicated on sheet A2.2 shall be deleted but specifications for storefront systems shall apply.

## Plumbing:

### Plumbing-

- Water systems shall be fed from one single meter source at the existing location. Updates to water supply shall not be a part of this contract and shall be contracted directly with the City of Racine Water Department and sized as needed by a licensed plumbing contractor.
- Provide three-40-gallon hot water heaters to be high efficiency direct vented type water heaters. These units shall be fed from three separate gas meters as follows;
  - Apartment east
  - Apartment west
  - Public space and commercial space to include restrooms and laundry room
- Gas to three separate furnaces to be located as follows
  - Apartment east
  - apartment west
  - Commercial spaces (2) to include public space, laundry room, restrooms (as possible due to code), and second-floor hall
- All fixtures specified may be equal to or better than
- Site drains will be required at all condensing furnace locations as listed above
- Site drains and overflow pans will be required at water heater locations and laundry room/wash machine locations as listed above.
- Provide optional bid for rough-in of the bathroom on first-floor plan dated 10-22-2018
- Remove all unnecessary plumbing piping from the basement, first, and second floors prior to the start of new work

## HVAC:

### HVAC-

- All locations having conditioned air per plans shall also have cooling
- All return air to be ducted
- Furnace locations as follows:
  - Commercial spaces, public spaces and laundry room furnace to be located above the bathroom. Provide conditioned air to the hallway at the second floor, rear service area, laundry room and on first floor bathrooms as possible.
  - Apartment furnaces shall be located in units as indicated on the plan.
- Remove old A/C condensers located on the roof, evacuate refrigerant and dispose of

# BIDDER'S PROPOSAL

**Electrical:**

**Electrical-**

- Overhead power supply to the building has been inspected by WE energies and the local electrical impactor. The drop, mast and service entry shall be reused as it exists with a new main breaker and five new meter banks to be located in basement northwest corner (current location of service entry).
- Services to be provided as follows:
  - Public to include second-floor hall, laundry, first-floor service area, basement and first-floor bathroom(s)- (panel in the basement).
  - 1422 Commercial (east commercial space-panel location TBD)
  - 1424 Commercial (west commercial space-panel location TBD)
  - Apartment east (panel in an apartment)
  - Apartment west (panel in an apartment)
- Basement lighting to be limited to a total of 13 fixtures (20 shown)
- 1-Washer dryer connection at the laundry room
- First-floor commercial spaces pendant fixture allowance 2,700.00
- Surface fixtures to be used in service hall and bathrooms-ceilings shall be drywall
- Provide 120v outlets at all water heater locations as listed above
- Substitutions allowed for all recessed fixtures-Kichler 43855WHLED30T, similar or better
- Remove all old piping and wiring form basement, first, and second floors.

**Electronic Safety and Security:**

**Fire Detection and Alarm-**

- Wire for a fire alarm system and provide exit lights and smoke fire and CO detection as required by code.
- Provide equipment listed below or similar for the purpose of fire alarm

**FIRE ALARM SYSTEM PANEL(S), DEVICES, DESCRIPTIONS AND QUANTITIES:**

| Qty | Cat No | Description                                           |
|-----|--------|-------------------------------------------------------|
| 1   |        | FACP, 1 Loop, 64pt, 2 CI B NACs, gray, w/dialer, 120v |
| 1   |        | LCD Ann, 4x20 LCD, w/common LEDs & Ctrls, white       |
| 1   |        | Surface Mount Box - for R-Series                      |
| 2   |        | 11 AH Battery                                         |
| 1   |        | Remote Booster Power Supply, 10A, 120Vac, red         |
| 2   |        | 7.2 AH Battery                                        |
| 1   |        | Control Module, Single Channel, Synchronized          |

# BIDDER'S PROPOSAL

Signature Series Intelligent Detectors  
11

Photoelectric smoke  
detector

Detector Bases  
11

Standard Detector Base for  
4" square box

A. TOTAL: \$426,630.00

Additional comments by contractor:

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**RACINE REVITALIZATION PARTNERSHIP, INC.**  
**1402 WASHINGTON AVE, RACINE, WISCONSIN-534-3262-456-2340**

**REQUEST FOR CONTRACTOR QUALIFICATIONS**

Contractors participating with Racine Revitalization Partnership (RRP), Inc. shall be pre-qualified as a responsible bidder. RRP is seeking qualified bidders to perform work on its affordable housing program (House to Home) as well as its home repair program (House Proud). To be considered for this work contractors must complete this form, provide proof of insurance, show all required licenses, and provide references and examples of work done. Please submit this application to The Racine Revitalization Partnership, Inc., 1402 Washington Ave., Racine, WI 53403, or electronically- [ed@revitalizeracine.org](mailto:ed@revitalizeracine.org). Please contact Ed Miller at 262-456-2340 with any questions.

**I. General Information**

|                                                                                                                                                                                                  |                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Business Name/Name<br><b>SAWFISH GENERAL CONTRACTING</b>                                                                                                                                         | Circle Business Type:<br>Sole Proprietorship                                                                                     |
| Address<br><b>4144 NORTH 105<sup>TH</sup> AVE<br/>MADISON, WI 53718</b>                                                                                                                          | LLC                  LLP                  MBE                  WBE                                                               |
| Phone<br><b>262-392-2000</b>                                                                                                                                                                     | Other _____                                                                                                                      |
| Email<br><b>ROBERT.NASH@SAWFISHCO.COM</b>                                                                                                                                                        | Inc.<br>Note: Incorporated entities shall be registered with Wisconsin Department of Financial Institutions and in good standing |
| DUNS Number*<br><b>007615365</b>                                                                                                                                                                 | FEIN or Social Security<br><b>39-1900000</b>                                                                                     |
| If partnership, LLC, LLP, or corporation, list all members or officers.<br><b>ROBERT A. NASH 50%      MICHAEL GUSMAN 50%</b>                                                                     |                                                                                                                                  |
| *DUNS number may be obtained from Dunn & Bradstreet by calling 1-866-705-5711. Projects funded by the federal government require DUNS numbers, FEIN, and licenses with consistent business names |                                                                                                                                  |

**II. References**

List homeowners you have done work for in the past year. Staff may contact your references and ask to see your work **SEE ATTACHED LIST**

| Name | Address / type of work | Phone / email |
|------|------------------------|---------------|
|      |                        |               |

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |

Please list any municipal, state or federal programs you have worked for in the past 5 years.

| Program | Contact | Phone / email |
|---------|---------|---------------|
|         |         |               |
|         |         |               |

**III. Trade and License Information**

Check the trades you wish to bid on and provide the required certification number and license for items you checked. Please also provide copies of your lead company certificate and a copy of each employee's lead-safe renovators license. **Attach copies of your licenses.**

| X | Trade                              | Certification Numbers (Contractor & Qualifier Numbers)                            |
|---|------------------------------------|-----------------------------------------------------------------------------------|
|   | Plumbing                           |                                                                                   |
|   | Electrical                         |                                                                                   |
|   | HVAC                               |                                                                                   |
|   | Asbestos                           |                                                                                   |
|   | Lead Abatement Company             |                                                                                   |
|   | NOTE:                              | For the following trades please provide your UDC Certificate and Qualifier Number |
|   | Roofing                            |                                                                                   |
|   | Windows/Doors                      |                                                                                   |
|   | Insulation and Weatherization      |                                                                                   |
|   | Rough Framing                      |                                                                                   |
|   | Siding/Trim                        |                                                                                   |
|   | Foundation Repairs/<br>Foundations |                                                                                   |
|   | Masonry                            |                                                                                   |
|   | HVAC Contractor                    |                                                                                   |
|   | NOTE:                              | The following trades do not require state licensure or registration               |
|   | Hardwood floor refinishing         |                                                                                   |



|                               |                   |
|-------------------------------|-------------------|
| Flooring installation         |                   |
| Kitchen cabinets              |                   |
| Painting                      |                   |
| Landscaping                   |                   |
| Concrete Work                 |                   |
| Garage Building               |                   |
| Tree trimming and removals    |                   |
| <b>LEAD LICENSES</b>          |                   |
| Lead Company Number           |                   |
| Lead Safe Renovator Number(s) |                   |
| Lead Safe Worker Number(s)    |                   |
| Lead Supervisor Number(s)     |                   |
| <b>OTHER TRADES</b>           |                   |
|                               | DCL DCP           |
|                               | ALL WORK AS SHOWN |

**IV. Insurance and Liability Required** *SEE ATTACHED LEPT.*

All contractors must provide proof of insurance and list Racine Revitalizations Partnership, Inc. as a certificate holder along with the City of Racine. RRP may change required insurance at its discretion and upon the recommendation and requirements of funding sources and management.

Liability and Insurance. The Contractor shall not bid or commence work until the contractor has obtained all certificates of insurance required under this paragraph and they have been acknowledged as received by the Racine Revitalization Partnership, Inc.

Unless otherwise specified in this Agreement, the Contractor shall, at its sole expense, maintain in effect at all times during the performance of the Work, insurance coverage with limits not less than those set forth below with insurers and under forms of policies set forth below.

- Worker's Compensation and Employers Liability Insurance- The Contractor shall cover or insure under the applicable Wisconsin labor laws relating to worker's compensation insurance, all of their employees in accordance with the law in the State of Wisconsin. All subcontractors and material men shall furnish to the Contractor and the Owner evidence of similar insurance for all of their respective employees unless such employees are covered by the protection afforded by the contractor.

The Contractor shall provide statutory coverage for work related injuries and employer's liability insurance with limits of \$500,000 each accident, \$500,000 disease policy limit, and \$500,000 disease each employee.

- Commercial General Liability and Automobile Liability Insurance. The Contractor shall provide and maintain the following commercial general liability and automobile liability insurance:

Coverage - Coverage for commercial general liability and automobile liability insurance shall be at least as broad as the following:

- o Insurance Services Office (ISO) Commercial General Liability Coverage (Occurrence Form CG 0001)

- Insurance Services Office (ISO) Business Auto Coverage (Form CA 0001), covering Symbol 1 (any vehicle)
- Limits - The Contractor shall maintain limits no less than the following:
  - General Liability - One million dollars (\$2,000,000) per occurrence (\$2,000,000 general aggregate if applicable) for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the project/location (with the ISO CG 2503, or ISO CG 2504, or insurer's equivalent endorsement provided to Racine Revitalization Partnership, Inc. or the general aggregate including product-completed operations aggregate limit shall be twice the required occurrence limit.
  - Automobile Liability - One million dollars (\$2,000,000) for bodily injury and property damage per occurrence limit covering all vehicles to be used in relationship to the Agreement.
  - Total Liability – Two Million dollars (\$2,000,000) for bodily injury, personal injury and property damage per occurrence in excess of coverage carried for Employers' Liability, Commercial General Liability and Automobile Liability as described above.
- The contractor shall file with the Owner a certification of insurance containing a ten (10) day notice of cancellation.
  - Note: The required limits of liabilities may be obtained with primary liability policies or in combination with an umbrella excess third party liability policy.

**V. Responsibility**

Please answer the following questions by circling yes or no. If you answer yes, please provide a written explanation. A "yes" answer does not mean automatic disqualification, however, failure to be candid and/or failure to provide accurate information may result in automatic disqualification. Answers shall apply to all members and officers of the partnership, LLC, LLP, or corporation.

|                                                                                                                                                  |     |    |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|
| Do you currently have pending litigation against you?                                                                                            | Yes | No |
| Have you or any member of the firm been convicted of a felony or any crime related to contracting?                                               | Yes | No |
| In the past 7 years have you filed for bankruptcy? (If yes, please attach an explanation and indicate any debt to suppliers that was discharged) | Yes | No |
| Do you have any outstanding liens or judgments against you?                                                                                      | Yes | No |
| Have you or any member of your firm had any drug or other criminal related convictions in the past 7 years?                                      | Yes | No |
| Are you delinquent on your property or income taxes?                                                                                             | Yes | No |
| Are you delinquent on child support?<br>If yes, name the case number(s)                                                                          | Yes | No |
| Do you have any open cases with Wisconsin Department of Consumer protection?                                                                     | Yes | No |
| Have you received any fines or disciplinary action from Wisconsin Department of Health Services?                                                 | Yes | No |
| Have you or any employee, owner or other party with interest in your company appeared on the SAM debarred list?                                  | Yes | No |

**VI. Client Sensitivity/Consent and release of Information**

Racine Revitalization Partnership, Inc. takes great care to ensure its employees and contracted representatives are respectful and sensitive to the issues and needs of our homeowners. All homeowner information shall remain confidential and shall not be used for personal or business gain beyond the scope of the contract entered with RRP.

I/We hereby authorize and consent to Racine Revitalization Partnership, Inc. and their agents and employees to gather and assemble all information pertaining to background checks records and information that may materially affect the ability to execute the work as defined by individual the contract entered.

All members of the firms shall sign below attesting the information provided in this application is true and correct to the best of their knowledge.

Dated the 23 day of August, 2019.

Signature: \_\_\_\_\_ Print Name: ROBERT M. NGI D.o.B.: 9/24/73 Date: 7/20/19

Signature: [Handwritten Signature] Print Name: Richie Clasper D.o.B.: 4/22/70 Date: 7/20/19

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ D.o.B.: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ D.o.B.: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ D.o.B.: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ D.o.B.: \_\_\_\_\_ Date: \_\_\_\_\_

Project References 2018 / 2019

Mary Jo Glaspey  
2971 S. Shore Drive  
Milwaukee, WI 53207  
Additions and Remodeling to existing home. \$ 560,000  
414-803-6588

Kyle Saginus  
3115 S. Superior Street  
Milwaukee , WI 53207  
Additions and Remodeling to existing home. \$ 340,000  
414-403-8670

Ramin Eghbali  
1015 E. Colfax Ave.  
Whitefish Bay, WI 53217  
New Luxury Home construction. \$ 900,000  
414-736-9464

David Keating  
2106 E. Wood Place  
Shorewood, WI 53211  
New Luxury Home construction. \$ 800,000  
414-651-1741

Steve Klafke - Estate Manager for Schroeder Properties  
10431 Vista View Circle  
Mequon, WI 53150  
New Luxury Estate. \$ 1.8 MM  
414-732-3728



SAWFGEN-01

TBOLDA

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/20/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| <b>PRODUCER</b><br>American Advantage - Greenfield<br>4700 W Layton Ave<br>Greenfield, WI 53220         | <b>CONTACT NAME:</b><br><b>PHONE (A/C, No, Ext):</b> (414) 325-2080 <b>FAX (A/C, No):</b> (414) 325-2085<br><b>E-MAIL ADDRESS:</b><br><br><table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>INSURER A: Society Insurance</td> <td>15261</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table> | INSURER(S) AFFORDING COVERAGE | NAIC # | INSURER A: Society Insurance | 15261 | INSURER B: |  | INSURER C: |  | INSURER D: |  | INSURER E: |  | INSURER F: |  |
|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------|------------------------------|-------|------------|--|------------|--|------------|--|------------|--|------------|--|
| INSURER(S) AFFORDING COVERAGE                                                                           | NAIC #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                               |        |                              |       |            |  |            |  |            |  |            |  |            |  |
| INSURER A: Society Insurance                                                                            | 15261                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                               |        |                              |       |            |  |            |  |            |  |            |  |            |  |
| INSURER B:                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                               |        |                              |       |            |  |            |  |            |  |            |  |            |  |
| INSURER C:                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                               |        |                              |       |            |  |            |  |            |  |            |  |            |  |
| INSURER D:                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                               |        |                              |       |            |  |            |  |            |  |            |  |            |  |
| INSURER E:                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                               |        |                              |       |            |  |            |  |            |  |            |  |            |  |
| INSURER F:                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                               |        |                              |       |            |  |            |  |            |  |            |  |            |  |
| <b>INSURED</b><br><br>Sawfish General Contracting, LLC<br>4144 Northwest Highway<br>Waterford, WI 53185 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                               |        |                              |       |            |  |            |  |            |  |            |  |            |  |

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                 |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|---------------|-------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br><br>OTHER:                                                                                                                                                                                                        |           |          | CBP 534705    | 2/14/2019               | 2/14/2020               | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Per occurrence) \$<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COM/OP AGG \$ 2,000,000<br>\$ |
| A        | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY<br><input checked="" type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY<br><br><input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR<br><input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br><br><input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ |           |          | CA15013841    | 5/6/2018                | 5/6/2019                | COMBINED SINGLE LIMIT (Per accident) \$ 100,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$<br>EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$                             |
| A        | <input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input type="checkbox"/> N/A<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                                                                                                                                                          |           |          | WC 534706     | 2/14/2019               | 2/14/2020               | PER STATUTE    OTH-ER<br>E L EACH ACCIDENT \$ 100,000<br>E L DISEASE - EA EMPLOYEE \$ 100,000<br>E L DISEASE - POLICY LIMIT \$ 500,000                                                                                                 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

|                                                                                  |                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Racine Revitalization Partnership Inc<br>1402 Washington Ave<br>Racine, WI 53403 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br>AUTHORIZED REPRESENTATIVE<br> |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

ACORD 25 (2016/03)

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BIDDER'S PROPOSAL



Racine Revitalization Partnership, Inc.

1402 Washington Ave.  
Racine, Wisconsin 53403  
Phone (262) 456-2340  
Ed Miller, Cell (414) 573-4153  
Email: [Ed@revitalizeracine.org](mailto:Ed@revitalizeracine.org)

Work Write-Up

Property: 1418-1424 Washington Ave. Racine, WI 53403

Property Owner: Racine Revitalization Partnership

Phone: Ed Miller (262) 546-2340 Email: [Ed@revitalizeracine.org](mailto:Ed@revitalizeracine.org)

Bid due date: See Bid Documents-RFP announcement

Completion Date: 6 months

All bids must be returned on this form no later than 2:00 p.m. on the above-stated date to the Office of the Racine Revitalization Partnership, Racine, Wisconsin, 53403. All work shall be done in accordance with the plans and Specifications. By signing below the contractor certifies that they have submitted all Racine Revitalization Partnership's Contractor Qualification Guidelines.

or to submission of this bid.

Contractor Business Name: SHAWMUT GENERAL CONTRACTORS, LLC

Contact Person: ROBERT A. WASH

Phone/email: 414-524-1292 ROBERT.WASH@SAWFISHER.COM

Signature: [Handwritten Signature]

**Metals:**

Fire Escape

- Fire escape shall be cleared of rust and perforated steel or expanded mesh shall be used to reduce penetrations through railing systems to a maximum of less than 3." A partition panel at the top landing shall be provided as a barrier to the overhead electrical mast head.





**RACINE REVITALIZATION PARTNERSHIP, INC.**  
 1402 WASHINGTON AVE, RACINE, WISCONSIN-534-3262-456-2340

**REQUEST FOR CONTRACTOR QUALIFICATIONS**

Contractors participating with Racine Revitalization Partnership (RRP), Inc. shall be pre-qualified as a responsible bidder. RRP is seeking qualified bidders to perform work on its affordable housing program (House to Home) as well as its home repair program (House Proud). To be considered for this work contractors must complete this form, provide proof of insurance, show all required licenses, and provide references and examples of work done. Please submit this application to The Racine Revitalization Partnership, Inc., 1402 Washington Ave., Racine, WI 53403, or electronically- [ed@revitalizeracine.org](mailto:ed@revitalizeracine.org). Please contact Ed Miller at 262-456-2340 with any questions.

**I. General Information**

|                                                                                                                                                                                                  |                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Business Name/Name<br><b>SAWFISH GENERAL CONTRACTING</b>                                                                                                                                         | Circle Business Type:<br>Sole Proprietorship                                                                                     |
| Address<br><b>4144 NORTHWEST HIGHWAY</b>                                                                                                                                                         | <input checked="" type="radio"/> LLC <input type="radio"/> LLP <input type="radio"/> MBE <input type="radio"/> WBE               |
| Phone <b>WATERFORD, WI. 53185</b><br><b>262-332-6091</b>                                                                                                                                         | Other _____                                                                                                                      |
| Email<br><b>ROBERTNASH@SAWFISHGC.COM</b>                                                                                                                                                         | Inc.<br>Note: Incorporated entities shall be registered with Wisconsin Department of Financial Institutions and in good standing |
| DUNS Number*<br><b>007615860</b>                                                                                                                                                                 | FEIN or Social Security<br><b>39-1962680</b>                                                                                     |
| If partnership, LLC, LLP, or corporation, list all members or officers.<br><b>ROBERT A. NASH 50%      RICKIE GLASPEY 50%</b>                                                                     |                                                                                                                                  |
| *DUNS number may be obtained from Dunn & Bradstreet by calling 1-866-705-5711. Projects funded by the federal government require DUNS numbers, FEIN, and licenses with consistent business names |                                                                                                                                  |

**II. References**

List homeowners you have done work for in the past year. Staff may contact your references and ask to see your work **SEE ATTACHED LIST.**

| Name | Address / type of work | Phone / email |
|------|------------------------|---------------|
|      |                        |               |

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |

Please list any municipal, state or federal programs you have worked for in the past 5 years.

| Program | Contact | Phone / email |
|---------|---------|---------------|
|         |         |               |
|         |         |               |

**III. Trade and License Information**

Check the trades you wish to bid on and provide the required certification number and license for items you checked. Please also provide copies of your lead company certificate and a copy of each employee's lead-safe renovators license. **Attach copies of your licenses.**

| X | Trade                              | Certification Numbers (Contractor & Qualifier Numbers)                            |
|---|------------------------------------|-----------------------------------------------------------------------------------|
|   | Plumbing                           |                                                                                   |
|   | Electrical                         |                                                                                   |
|   | HVAC                               |                                                                                   |
|   | Asbestos                           |                                                                                   |
|   | Lead Abatement Company             |                                                                                   |
|   | NOTE:                              | For the following trades please provide your UDC Certificate and Qualifier Number |
|   | Roofing                            |                                                                                   |
|   | Windows/Doors                      |                                                                                   |
|   | Insulation and Weatherization      |                                                                                   |
|   | Rough Framing                      |                                                                                   |
|   | Siding/Trim                        |                                                                                   |
|   | Foundation Repairs/<br>Foundations |                                                                                   |
|   | Masonry                            |                                                                                   |
|   | HVAC Contractor                    |                                                                                   |
|   | NOTE:                              | The following trades do not require state licensure or registration               |
|   | Hardwood floor refinishing         |                                                                                   |

|                               |                       |
|-------------------------------|-----------------------|
| Flooring installation         |                       |
| Kitchen cabinets              |                       |
| Painting                      |                       |
| Landscaping                   |                       |
| Concrete Work                 |                       |
| Garage Building               |                       |
| Tree trimming and removals    |                       |
| <b>LEAD LICENSES</b>          |                       |
| Lead Company Number           |                       |
| Lead Safe Renovator Number(s) |                       |
| Lead Safe Worker Number(s)    |                       |
| Lead Supervisor Number(s)     |                       |
| <b>OTHER TRADES</b>           |                       |
| ALL WORK AS G.C.              | DCL 666621 DCP 666618 |
|                               |                       |

**IV. Insurance and Liability Required** SEE ATTACHED CERT.

All contractors must provide proof of insurance and list Racine Revitalizations Partnership, Inc. as a certificate holder along with the City of Racine. RRP may change required insurance at its discretion and upon the recommendation and requirements of funding sources and management.

Liability and Insurance. The Contractor shall not bid or commence work until the contractor has obtained all certificates of insurance required under this paragraph and they have been acknowledged as received by the Racine Revitalization Partnership, Inc.

Unless otherwise specified in this Agreement, the Contractor shall, at its sole expense, maintain in effect at all times during the performance of the Work, insurance coverage with limits not less than those set forth below with insurers and under forms of policies set forth below.

- **Worker's Compensation and Employers Liability Insurance-** The Contractor shall cover or insure under the applicable Wisconsin labor laws relating to worker's compensation insurance, all of their employees in accordance with the law in the State of Wisconsin. All subcontractors and material men shall furnish to the Contractor and the Owner evidence of similar insurance for all of their respective employees unless such employees are covered by the protection afforded by the contractor.

The Contractor shall provide statutory coverage for work related injuries and employer's liability insurance with limits of \$500,000 each accident, \$500,000 disease policy limit, and \$500,000 disease each employee.

- **Commercial General Liability and Automobile Liability Insurance.** The Contractor shall provide and maintain the following commercial general liability and automobile liability insurance:

Coverage - Coverage for commercial general liability and automobile liability insurance shall be at least as broad as the following:

- Insurance Services Office (ISO) Commercial General Liability Coverage (Occurrence Form CG 0001)

- Insurance Services Office (ISO) Business Auto Coverage (Form CA 0001), covering Symbol 1 (any vehicle)
- Limits - The Contractor shall maintain limits no less than the following:
  - General Liability - One million dollars (\$2,000,000) per occurrence (\$2,000,000 general aggregate if applicable) for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the project/location (with the ISO CG 2503, or ISO CG 2504, or insurer's equivalent endorsement provided to Racine Revitalization Partnership, Inc. or the general aggregate including product-completed operations aggregate limit shall be twice the required occurrence limit.
  - Automobile Liability - One million dollars (\$2,000,000) for bodily injury and property damage per occurrence limit covering all vehicles to be used in relationship to the Agreement.
  - Total Liability - Two Million dollars (\$2,000,000) for bodily injury, personal injury and property damage per occurrence in excess of coverage carried for Employers' Liability, Commercial General Liability and Automobile Liability as described above.
- The contractor shall file with the Owner a certification of insurance containing a ten (10) day notice of cancelation.
  - Note: The required limits of liabilities may be obtained with primary liability policies or in combination with an umbrella excess third party liability policy.

**V. Responsibility**

Please answer the following questions by circling yes or no. If you answer yes, please provide a written explanation. A "yes" answer does not mean automatic disqualification, however, failure to be candid and/or failure to provide accurate information may result in automatic disqualification. Answers shall apply to all members and officers of the partnership, LLC, LLP, or corporation.

|                                                                                                                                                  |     |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|
| Do you currently have pending litigation against you?                                                                                            | Yes | <input checked="" type="radio"/> No |
| Have you or any member of the firm been convicted of a felony or any crime related to contracting?                                               | Yes | <input checked="" type="radio"/> No |
| In the past 7 years have you filed for bankruptcy? (If yes, please attach an explanation and indicate any debt to suppliers that was discharged) | Yes | <input checked="" type="radio"/> No |
| Do you have any outstanding liens or judgments against you?                                                                                      | Yes | <input checked="" type="radio"/> No |
| Have you or any member of your firm had any drug or other criminal related convictions in the past 7 years?                                      | Yes | <input checked="" type="radio"/> No |
| Are you delinquent on your property or income taxes?                                                                                             | Yes | <input checked="" type="radio"/> No |
| Are you delinquent on child support?<br>If yes, name the case number(s)                                                                          | Yes | <input checked="" type="radio"/> No |
| Do you have any open cases with Wisconsin Department of Consumer protection?                                                                     | Yes | <input checked="" type="radio"/> No |
| Have you received any fines or disciplinary action from Wisconsin Department of Health Services?                                                 | Yes | <input checked="" type="radio"/> No |
| Have you or any employee, owner or other party with interest in your company appeared on the SAM debarred list?                                  | Yes | <input checked="" type="radio"/> No |

**VI. Client Sensitivity/Consent and release of Information**

Racine Revitalization Partnership, Inc. takes great care to ensure its employees and contracted representatives are respectful and sensitive to the issues and needs of our homeowners. All homeowner information shall remain confidential and shall not be used for personal or business gain beyond the scope of the contract entered with RRP.

I/We hereby authorize and consent to Racine Revitalization Partnership, Inc. and their agents and employees to gather and assemble all information pertaining to background checks records and information that may materially affect the ability to execute the work as defined by individual the contract entered.

All members of the firms shall sign below attesting the information provided in this application is true and correct to the best of their knowledge.

Dated the 20<sup>TH</sup> day of FEBRUARY, 2019.

Signature: [Signature] Print Name: ROBERT NASH D.o.B.: 9/24/73 Date: 2/20/19

Signature: [Signature] Print Name: RICKIE CLASPER D.o.B.: 4/22/70 Date: 2/20/19

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ D.o.B.: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ D.o.B.: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ D.o.B.: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ D.o.B.: \_\_\_\_\_ Date: \_\_\_\_\_

Project References 2018 / 2019

Mary Jo Glaspey  
2971 S. Shore Drive  
Milwaukee, WI 53207  
Additions and Remodeling to existing home. \$ 560,000  
414-803-6588

Kyle Saginus  
3115 S. Superior Street  
Milwaukee , WI 53207  
Additions and Remodeling to existing home. \$ 340,000  
414-403-8670

Ramin Eghbali  
1015 E. Colfax Ave.  
Whitefish Bay, WI 53217  
New Luxury Home construction. \$ 900,000  
414-736-9464

David Keating  
2106 E. Wood Place  
Shorewood, WI 53211  
New Luxury Home construction. \$ 800,000  
414-651-1741

Steve Klafke - Estate Manager for Schroeder Properties  
10431 Vista View Circle  
Mequon, WI 53150  
New Luxury Estate. \$ 1.8 MM  
414-732-3728





SAWFGEN-01

TBOLDA

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DATE (MM/DD/YYYY)  
2/20/2019

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**PRODUCER**  
American Advantage - Greenfield  
4700 W Layton Ave  
Greenfield, WI 53220

**CONTACT NAME:**  
**PHONE (A/C, No. Ext):** (414) 325-2080 **FAX (A/C, No.):** (414) 325-2085  
**E-MAIL ADDRESS:**

**INSURED**  
Sawfish General Contracting, LLC  
4144 Northwest Highway  
Waterford, WI 53185

**INSURER(S) AFFORDING COVERAGE**  
**INSURER A:** Society Insurance **NAIC #** 15261  
**INSURER B:**  
**INSURER C:**  
**INSURER D:**  
**INSURER E:**  
**INSURER F:**

### COVERAGES

**CERTIFICATE NUMBER:**

**REVISION NUMBER:**

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| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                               | ADDL SUBR INSD WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                          |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------|-------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br>CLAIMS MADE <input checked="" type="checkbox"/> OCCUR                                                                                       |                    | CBP 534705    | 2/14/2019               | 2/14/2020               | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES \$ 5,000<br>MED EXP (Any one person) \$ 1,000,000<br>PERSONAL & ADV INJURY \$ 2,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS, COMP/OP AGG \$ |
| A        | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY<br>ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS<br>HIRED AUTOS ONLY NON OWNED AUTOS ONLY                                                                  |                    | CA15013841    | 5/6/2018                | 5/6/2019                | COMBINED SINGLE LIMIT (Auto Only) \$ 100,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$                                                           |
| A        | <input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>EMPLOYER'S LIABILITY (Mandatory in WI)<br>EMPLOYER'S LIABILITY (Mandatory in WI)<br>EMPLOYER'S LIABILITY (Mandatory in WI) | Y/N N/A            | WC 534706     | 2/14/2019               | 2/14/2020               | PER STATUTE \$ 100,000<br>OTHER \$ 100,000<br>DISEASE - FA EMPLOYEES \$ 500,000<br>DISEASE - POLICY LIMIT \$                                                                                                    |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

### CERTIFICATE HOLDER

Racine Revitalization Partnership Inc  
1402 Washington Ave  
Racine, WI 53403

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

| <b>1418 Washington - Uptown Revitalization Project</b> |                                        |                   |       |
|--------------------------------------------------------|----------------------------------------|-------------------|-------|
| Racine, WI                                             |                                        |                   |       |
| Tenant Improvements / Apartments                       |                                        |                   |       |
| Exhibit A                                              |                                        |                   |       |
| May 17th, 2019                                         |                                        |                   |       |
| Overall Project Costs                                  |                                        |                   |       |
| Description                                            |                                        | Amount            | \$/SF |
| <b>Construction</b>                                    |                                        |                   |       |
|                                                        | Construction Budget                    | \$ 381,566        |       |
| 4.0%                                                   | Contingency                            | \$ 15,263         |       |
|                                                        | <b>Subtotal</b>                        | <b>\$ 396,829</b> |       |
| <b>Insurance</b>                                       |                                        |                   |       |
|                                                        | <b>Subtotal</b>                        | <b>\$ 396,829</b> |       |
| <b>Fees</b>                                            |                                        |                   |       |
| 6.0%                                                   | Const. Mngmt / Gen. Contractor Fee     | \$ 23,810         |       |
|                                                        | <b>Subtotal</b>                        | <b>\$ 420,638</b> |       |
| <b>Bonds</b>                                           |                                        |                   |       |
|                                                        | Performance Bond                       | \$ -              |       |
|                                                        | <b>Total Direct Construction Costs</b> | <b>\$ 420,638</b> |       |
| <b>Allowances for Owner Costs</b>                      |                                        |                   |       |
| <b>Total Project Cost</b>                              |                                        | <b>\$ 420,638</b> |       |
|                                                        | <b>Total Square Feet</b>               |                   |       |
|                                                        | Storefront Fascade Grant Costs:        |                   |       |

| 1418 Washington - Uptown Revitalization Project |                                        |                   |       |
|-------------------------------------------------|----------------------------------------|-------------------|-------|
| Racine, WI                                      |                                        |                   |       |
| Tenant Improvements / Apartments                |                                        |                   |       |
| Exhibit A                                       |                                        |                   |       |
| May 17th, 2019                                  |                                        |                   |       |
| Overall Project Costs                           |                                        |                   |       |
| Description                                     |                                        | Amount            | \$/SF |
| <b>Construction</b>                             |                                        |                   |       |
|                                                 | Construction Budget                    | \$ 381,566        |       |
| 4.0%                                            | Contingency                            | \$ 15,263         |       |
|                                                 | <b>Subtotal</b>                        | <b>\$ 396,829</b> |       |
| <b>Insurance</b>                                |                                        |                   |       |
|                                                 | <b>Subtotal</b>                        | <b>\$ 396,829</b> |       |
| <b>Fees</b>                                     |                                        |                   |       |
| 6.0%                                            | Const. Mngmt / Gen. Contractor Fee     | \$ 23,810         |       |
|                                                 | <b>Subtotal</b>                        | <b>\$ 420,638</b> |       |
| <b>Bonds</b>                                    |                                        |                   |       |
|                                                 | Performance Bond                       | \$ -              |       |
|                                                 | <b>Total Direct Construction Costs</b> | <b>\$ 420,638</b> |       |
| <b>Allowances for Owner Costs</b>               |                                        |                   |       |
| <b>Total Project Cost</b>                       |                                        | <b>\$ 420,638</b> |       |
|                                                 | <b>Total Square Feet</b>               |                   |       |
|                                                 | Storefront Fascade Grant Costs:        |                   |       |

Div Title Item Description Qty Unit \$/Unit Subtotal Sec Subtotal Div Subtotal

1418 Washington - Uptown Revitalization Project

Tenant Improvements / Apartments  
Exhibit A  
May 17th, 2019

Detailed Breakdown

| Div                                      | Title                                       | Item Description                                                                                                    | Qty | Unit | \$/Unit      | Sub Total   | Section Subtotal | Division Subtotal |            |                  |                                           |
|------------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----|------|--------------|-------------|------------------|-------------------|------------|------------------|-------------------------------------------|
| <b>DIVISION 01 - GENERAL CONDITIONS</b>  |                                             |                                                                                                                     |     |      |              |             |                  | \$                | 18,445     | Storefront Costs | White Box Costs (Ground Floor Comm Space) |
|                                          | Staff/Administration                        |                                                                                                                     |     |      |              |             | \$               | 14,690            |            |                  |                                           |
|                                          |                                             | Superintendent                                                                                                      | 100 | hr   | \$ 65.00     | \$ 6,500.00 |                  |                   | Sawfish GC | \$1,200.00       | \$2,300.00                                |
|                                          |                                             | Senior Project Manager                                                                                              | 90  | hr   | \$ 65.00     | \$ 5,850.00 |                  |                   | Sawfish GC | \$900.00         | \$1,250.00                                |
|                                          |                                             | Project Coordinator                                                                                                 | 36  | hr   | \$ 65.00     | \$ 2,340.00 |                  |                   | Sawfish GC | \$450.00         | \$1,200.00                                |
|                                          |                                             | Safety Director                                                                                                     |     |      |              |             |                  |                   |            |                  |                                           |
|                                          |                                             | Project Engineer                                                                                                    |     |      |              |             |                  |                   |            |                  |                                           |
|                                          | Engineering/Consultants                     |                                                                                                                     |     |      |              |             |                  |                   |            |                  |                                           |
|                                          |                                             | Architectural Fees                                                                                                  |     |      |              |             |                  |                   |            |                  |                                           |
|                                          |                                             | Structural Engineering Fees                                                                                         |     |      |              |             |                  |                   |            |                  |                                           |
|                                          | Temporary Construction/Equipment/Facilities |                                                                                                                     |     |      |              |             | \$               | -                 |            |                  |                                           |
|                                          |                                             | Equipment - Rental Allowance                                                                                        |     |      |              |             |                  |                   |            |                  |                                           |
|                                          |                                             | Superintendent vehicle                                                                                              |     |      |              |             |                  |                   |            |                  |                                           |
|                                          |                                             | Telephone/Cell Phone Usage                                                                                          |     |      |              |             |                  |                   |            |                  |                                           |
|                                          |                                             | Temporary Toilets                                                                                                   |     |      |              |             |                  |                   |            |                  |                                           |
|                                          |                                             | Project ID & Signs                                                                                                  |     |      |              |             |                  |                   |            |                  |                                           |
|                                          | Cleaning & Maintenance                      |                                                                                                                     |     |      |              |             | \$               | 3,305             |            |                  |                                           |
|                                          |                                             | General Materials                                                                                                   | 1   | ls   | \$ 300.00    | \$ 300.00   |                  |                   | Sawfish GC |                  |                                           |
|                                          |                                             | General Labor                                                                                                       | 1   | ls   | \$ 780.00    | \$ 780.00   |                  |                   | Sawfish GC |                  |                                           |
|                                          |                                             | Dumpsters                                                                                                           | 3   | ea   | \$ 475.00    | \$ 1,425.00 |                  |                   | Sawfish GC | \$475.00         | \$475.00                                  |
|                                          |                                             | Final Cleaning                                                                                                      | 1   | ls   | \$ 800.00    | \$ 800.00   |                  |                   | Sawfish GC |                  |                                           |
|                                          | Documents & Document Distributuion          |                                                                                                                     |     |      |              |             | \$               | 450               |            |                  |                                           |
|                                          |                                             | Blueprint Reproduction                                                                                              | 1   | ls   | \$ 450.00    | \$ 450.00   |                  |                   | Sawfish GC |                  | \$125.00                                  |
|                                          | Permits & Fees                              |                                                                                                                     |     |      |              |             |                  |                   |            |                  |                                           |
|                                          |                                             | All Permit Fees by owner                                                                                            |     |      |              |             |                  |                   |            |                  |                                           |
| <b>DIVISION 02 - SITE CONSTRUCTION</b>   |                                             |                                                                                                                     |     |      |              |             |                  | \$                | -          |                  |                                           |
|                                          | Earthwork                                   |                                                                                                                     |     |      |              |             |                  |                   |            |                  |                                           |
|                                          | Site Utilities                              |                                                                                                                     |     |      |              |             | \$               | -                 |            |                  |                                           |
|                                          |                                             | WE Energies Fees to reconnect power Allowance                                                                       |     |      |              |             |                  |                   |            |                  |                                           |
|                                          | Asphalt Paving & Striping                   |                                                                                                                     |     |      |              |             |                  |                   |            |                  |                                           |
|                                          | Landscaping                                 |                                                                                                                     |     |      |              |             |                  |                   |            |                  |                                           |
| <b>DIVISION 03 - CONCRETE</b>            |                                             |                                                                                                                     |     |      |              |             |                  | \$                | -          |                  |                                           |
|                                          | Cast In Place Concrete                      |                                                                                                                     |     |      |              |             | \$               | -                 |            |                  |                                           |
| <b>DIVISION 04 - MASONRY</b>             |                                             |                                                                                                                     |     |      |              |             |                  | \$                | 2,200      |                  |                                           |
|                                          | Masonry                                     |                                                                                                                     |     |      |              |             | \$               | 2,200             |            |                  |                                           |
|                                          |                                             | Tuckpointing / Repairs at Storefront Allowance                                                                      | 1   | ls   | \$ 2,200.00  | \$ 2,200    |                  |                   |            | \$2,200.00       |                                           |
| <b>DIVISION 06 - WOOD &amp; PLASTICS</b> |                                             |                                                                                                                     |     |      |              |             |                  | \$                | 119,240    |                  |                                           |
|                                          | Demolition                                  |                                                                                                                     |     |      |              |             | \$               | 4,500             |            |                  |                                           |
|                                          |                                             | Selective and Light Duty Demolition to Prep work area Allowance                                                     | 1   | ls   | \$ 4,500.00  | \$ 4,500    |                  |                   | Sawfish GC | \$4,500.00       |                                           |
|                                          |                                             | Note: Owner to identify exact Scope of Demo                                                                         |     |      |              |             |                  |                   |            |                  |                                           |
|                                          | Rough Carpentry                             |                                                                                                                     |     |      |              |             | \$               | 71,590            |            |                  |                                           |
|                                          |                                             | Rough Carpentry Including Steel Studs, Drywall, Insulation                                                          | 1   | ls   | \$ 67,290.00 | \$ 67,290   |                  |                   |            |                  | \$8,900.00                                |
|                                          |                                             | Rough Carpentry Labor for Mechanical Ceilings, draft and structural Blocking, Storefront bulkhead and floor framing | 1   | ls   | \$ 4,300.00  | \$ 4,300    |                  |                   | Sawfish GC | \$4,300.00       |                                           |
|                                          | Lumber & Fasteners                          |                                                                                                                     |     |      |              |             | \$               | 1,200             |            |                  |                                           |
|                                          |                                             | Rough Lumber Package                                                                                                | 1   | ls   | Inc Above    |             |                  |                   |            |                  |                                           |

**1418 Washington - Uptown Revitalization Project**

Tenant Improvements / Apartments

**Exhibit A**

May 17th, 2019

**Detailed Breakdown**

| Div                     | Title | Item Description                                          | Qty | Unit | \$/Unit      | Sub Total | Section Subtotal | Division Subtotal |  |          |
|-------------------------|-------|-----------------------------------------------------------|-----|------|--------------|-----------|------------------|-------------------|--|----------|
|                         |       | Fasteners                                                 | 1   | ls   | Inc Above    |           |                  |                   |  |          |
|                         |       | Rough Lumber Package for Line 82 Above                    | 1   | ls   | \$ 1,200.00  | \$ 1,200  |                  |                   |  | \$800.00 |
| <b>Finish Carpentry</b> |       | Finish Carpentry Labor for Living quarters and Comm space | 1   | ls   | \$ 10,000.00 | \$ 10,000 | \$ 10,000        | Sawfish GC        |  |          |
| <b>Millwork</b>         |       | Cabinet Allowance                                         | 1   | ls   | \$ 8,500.00  | \$ 8,500  | \$ 8,500         |                   |  |          |

1418 Washington - Uptown Revitalization Project

Tenant Improvements / Apartments

Exhibit A

May 17th, 2019

Detailed Breakdown

| Div                                                            | Title | Item Description                                                                                     | Qty | Unit | \$/Unit      | Sub Total   | Section Subtotal | Division Subtotal |             |        |
|----------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------|-----|------|--------------|-------------|------------------|-------------------|-------------|--------|
| <b>Countertops</b>                                             |       |                                                                                                      |     |      |              |             |                  |                   |             |        |
|                                                                |       | Plastic Laminate Counter Tops Allowance                                                              | 1   | ls   | \$ 3,300.00  | \$ 3,300    | \$ 3,300         |                   |             |        |
| <b>Wood Stairs &amp; Handrails</b>                             |       |                                                                                                      |     |      |              |             |                  |                   |             |        |
|                                                                |       | Stair materials and Labor - Repair Allowance                                                         | 1   | ls   | \$ 1,500.00  | \$ 1,500    | \$ 1,500         | Sawfish GC        |             |        |
| <b>Standing &amp; Running Trim</b>                             |       |                                                                                                      |     |      |              |             |                  |                   |             |        |
|                                                                |       | Interior trim, Int Doors Materials                                                                   | 1   | ls   | \$ 18,650.00 | \$ 18,650   | \$ 18,650        |                   |             |        |
| <b>DIVISION 07 - THERMAL &amp; MOISTURE PROTECTION</b>         |       |                                                                                                      |     |      |              |             |                  |                   | \$          | 26,500 |
| <b>Building Insulation</b>                                     |       |                                                                                                      |     |      |              |             |                  |                   |             |        |
|                                                                |       | Insulation                                                                                           | 1   | ls   | Inc Above    |             | \$ -             |                   |             |        |
| <b>Roofing</b>                                                 |       |                                                                                                      |     |      |              |             |                  |                   |             |        |
|                                                                |       | Roof Tear Off                                                                                        | 1   | ls   | \$ 24,000.00 | \$ 24,000   | \$ 24,000        |                   |             |        |
|                                                                |       | Roofing work at Sky lights                                                                           | 1   | ls   | \$ 2,500.00  | \$ 2,500    | \$ 2,500         |                   |             |        |
| <b>DIVISION 08 - DOORS &amp; WINDOWS</b>                       |       |                                                                                                      |     |      |              |             |                  |                   | \$          | 29,903 |
| <b>Doors, Frames &amp; Hardware</b>                            |       |                                                                                                      |     |      |              |             |                  |                   |             |        |
|                                                                |       | Exterior Doors                                                                                       | 2   | ea   | \$ 450.00    | \$ 900      | \$ 900           |                   | \$900.00    |        |
|                                                                |       | Door hardware Allowance                                                                              | 2   | ea   | \$ 150.00    | \$ 300      | \$ 300           |                   | \$300.00    |        |
| <b>Skylights</b>                                               |       |                                                                                                      |     |      |              |             |                  |                   |             |        |
|                                                                |       | Remove and Replace 5 skylights - Velux Allowance<br>Includes Roof top curb wall framing and flashing | 1   | ls   | \$ 10,900.00 | \$ 10,900   | \$ 10,900        | Sawfish GC        |             |        |
| <b>Windows &amp; Patio Doors</b>                               |       |                                                                                                      |     |      |              |             |                  |                   |             |        |
|                                                                |       | Sierra Pacific Vinyl replacement windows                                                             | 9   | ea   | \$ 455.00    | \$ 4,095    | \$ 4,095         | Sawfish GC        | \$4,095.00  |        |
|                                                                |       | Labor to install Windows and Exterior Doors                                                          | 1   | ls   | \$ 2,300.00  | \$ 2,300    | \$ 2,300         | Sawfish GC        | \$2,300.00  |        |
| <b>Aluminum Storefront</b>                                     |       |                                                                                                      |     |      |              |             |                  |                   |             |        |
|                                                                |       | New Aluminum Storefront glazing per plan Allowance                                                   | 368 | sq   | \$ 31.00     | \$ 11,408   | \$ 11,408        |                   | \$11,408.00 |        |
| <b>DIVISION 09 - FINISHES</b>                                  |       |                                                                                                      |     |      |              |             |                  |                   | \$          | 52,388 |
| <b>Wall Finishes</b>                                           |       |                                                                                                      |     |      |              |             |                  |                   |             |        |
|                                                                |       | Drywall                                                                                              | 1   | ls   | Inc Above    | \$ -        | \$ -             |                   |             |        |
| <b>Carpet &amp; Tile Flooring &amp; Tile Walls and Showers</b> |       |                                                                                                      |     |      |              |             |                  |                   |             |        |
|                                                                |       | Carpet                                                                                               | 1   | ls   | \$ 5,400.00  | \$ 5,400    | \$ 5,400         |                   |             |        |
|                                                                |       | Outdoor Ceramic tile at Vestibule                                                                    | 1   | ls   | \$ 6,300.00  | \$ 6,300    | \$ 6,300         |                   | \$6,300.00  |        |
|                                                                |       | Rubber Base molding                                                                                  |     |      |              |             |                  |                   |             |        |
|                                                                |       | Vinyl Composition Tile ALT                                                                           | 1   | ls   | \$ 2,987.00  | \$ 2,987    | \$ 2,987         |                   |             |        |
|                                                                |       | Rubber treads and flooring at landings                                                               | 1   | ls   | \$ 3,971.00  | \$ 3,971    | \$ 3,971         |                   |             |        |
| <b>Painting</b>                                                |       |                                                                                                      |     |      |              |             |                  |                   |             |        |
|                                                                |       | Interior Painting                                                                                    | 1   | ls   | \$ 16,750.00 | \$ 16,750   | \$ 16,750        |                   |             |        |
|                                                                |       | Exterior Window refurbish Painting Allowance                                                         | 1   | ls   | \$ 8,700.00  | \$ 8,700    | \$ 8,700         |                   | \$8,700.00  |        |
|                                                                |       | Exterior Painting of the Fire Escape Stairs and Railings                                             | 1   | ls   | \$ 4,500.00  | \$ 4,500    | \$ 4,500         |                   |             |        |
| <b>Acoustical Ceiling</b>                                      |       |                                                                                                      |     |      |              |             |                  |                   |             |        |
|                                                                |       | Acoustical Ceiling                                                                                   | 1   | ls   | \$ 3,780.00  | \$ 3,780.00 | \$ 3,780.00      |                   |             |        |
| <b>DIVISION 10 - SPECIALTIES</b>                               |       |                                                                                                      |     |      |              |             |                  |                   | \$          | 9,000  |
| <b>Toilet Accessories</b>                                      |       |                                                                                                      |     |      |              |             |                  |                   |             |        |
|                                                                |       | General Allowance                                                                                    | 1   | ls   | \$ 1,200.00  | \$ 1,200    | \$ 1,200         |                   |             |        |
| <b>Tub &amp; Shower Door Enclosures</b>                        |       |                                                                                                      |     |      |              |             |                  |                   |             |        |



1418 Washington - Uptown Revitalization Project

Tenant Improvements / Apartments  
 Exhibit A  
 May 17th, 2019

Detailed Breakdown

| Div                            | Title | Item Description                         | Qty | Unit | \$/Unit     | Sub Total | Section Subtotal | Division Subtotal |  |  |
|--------------------------------|-------|------------------------------------------|-----|------|-------------|-----------|------------------|-------------------|--|--|
|                                |       | <b>Wardrobe &amp; Closet Specialties</b> |     |      |             |           |                  |                   |  |  |
|                                |       | General Closet shelf and pole Allowance  | 12  | ea   | \$ 275.00   | \$ 3,300  | \$ 3,300         |                   |  |  |
|                                |       | <b>Fire Escape Repair</b>                |     |      |             |           |                  |                   |  |  |
|                                |       | Fire Escape repair work - Allowance      | 1   | ls   | \$ 4,500.00 | \$ 4,500  | \$ 4,500         |                   |  |  |
| <b>DIVISION 11 - EQUIPMENT</b> |       |                                          |     |      |             |           |                  |                   |  |  |
|                                |       | <b>Residential Appliances</b>            |     |      |             |           |                  |                   |  |  |
|                                |       | Appliances by Owner                      |     |      |             |           |                  |                   |  |  |

1418 Washington - Uptown Revitalization Project

Tenant Improvements / Apartments  
 Exhibit A  
 May 17th, 2019

Detailed Breakdown

| Div                                     | Title                         | Item Description                                 | Qty | Unit | \$/Unit      | Sub Total            | Section Subtotal  | Division Subtotal |                    |                    |
|-----------------------------------------|-------------------------------|--------------------------------------------------|-----|------|--------------|----------------------|-------------------|-------------------|--------------------|--------------------|
| <b>DIVISION 15 - MECHANICAL SYSTEMS</b> |                               |                                                  |     |      |              |                      |                   | <b>\$ 78,090</b>  |                    |                    |
|                                         | Plumbing Systems              |                                                  |     |      |              |                      | \$ 35,090         |                   |                    |                    |
|                                         |                               | Plumbing Labor and Rough Materials               | 1   | ls   | \$ 29,890.00 | \$ 29,890            |                   |                   | \$9,963.00         |                    |
|                                         |                               | Plumbing Fixtures Allowance                      | 1   | s    | \$ 5,200.00  | \$ 5,200             |                   |                   | \$1,733.00         |                    |
|                                         | HVAC System & Controls        |                                                  |     |      |              |                      | \$ 43,000         |                   |                    |                    |
|                                         |                               | HVAC Systems Complete                            | 1   | ls   | \$ 43,000.00 | \$ 43,000            |                   |                   | \$14,000.00        |                    |
|                                         | Sprinkler System not included |                                                  |     |      |              |                      |                   |                   |                    |                    |
| <b>DIVISION 16 - ELECTRICAL SYSTEMS</b> |                               |                                                  |     |      |              |                      |                   | <b>\$ 45,800</b>  |                    |                    |
|                                         | Electrical Power & Lighting   |                                                  |     |      |              |                      | \$ 36,900         |                   |                    |                    |
|                                         |                               | Electrical                                       | 1   | ls   | \$ 28,900    | \$ 28,900            |                   |                   | \$12,000.00        |                    |
|                                         |                               | Electrical Service Upgrade at Building Allowance | 1   | ls   | \$ 3,000     | \$ 3,000             |                   |                   | \$3,000.00         |                    |
|                                         |                               | Electrical Fixtures Allowance                    | 1   | ls   | \$ 5,000     | \$ 5,000             |                   |                   | \$1,200.00         |                    |
|                                         | Fire Alarm System             |                                                  |     |      |              |                      | \$ 8,900          |                   |                    |                    |
|                                         |                               | Fire Alarm equipment and installation            | 1   | s    | \$ 8,900     | \$ 8,900             |                   |                   |                    |                    |
| <b>CONSTRUCTION BUDGET</b>              |                               |                                                  |     |      |              | <b>\$ 381,566.00</b> | <b>\$ 381,566</b> | <b>\$ 381,566</b> |                    |                    |
|                                         |                               |                                                  |     |      |              |                      |                   |                   | <b>\$48,028.00</b> |                    |
| <b>Storefront Costs</b>                 |                               |                                                  |     |      |              |                      |                   |                   |                    |                    |
| <b>White Box Costs</b>                  |                               |                                                  |     |      |              |                      |                   |                   |                    | <b>\$56,946.00</b> |

# ESTIMATE

**Racine Revitalization Partnership,  
Inc. Attn: Ed Miller**

1402 Washington Ave  
Racine, WI 53403

(414) 573-4153

(262) 456-2340

**Round Table Companies**

1234 Hayes Avenue

Racine, WI 53405

Phone: (262) 497-1873

Email: roundtablecompaniesllc@gmail.com

Estimate #

000233

Date

06/27/2019

| <b>Description</b>                                                                                  | <b>Total</b> |
|-----------------------------------------------------------------------------------------------------|--------------|
| Construction Budget For 1418 Washington Ave.- \$384,226.40                                          | \$0.00       |
| 4% Construction Contingency- \$15,369.06                                                            | \$0.00       |
| 6% General Contractor Fee- \$23,053.58                                                              | \$0.00       |
| Masonry<br>Tuckpointing repairs at storefront -                                                     | \$2,350.00   |
| Light duty demolition for work area preparation                                                     | \$4,300.00   |
| Rough carpentry labor for floor framing, mechanical ceiling, fire blocking, and storefront bulkhead | \$5,000.00   |
| Exterior doors and hardware + installation                                                          | \$1,700.00   |
| Vinyl replacement windows + installation                                                            | \$6,300.00   |
| New aluminum and glazing at storefront                                                              | \$11,750.00  |
| Ceramic tile at vestibule                                                                           | \$6,500.00   |
| Refurbish exterior of windows and paint                                                             | \$9,000.00   |

|                 |                    |
|-----------------|--------------------|
| <b>Subtotal</b> | \$46,900.00        |
| <b>Total</b>    | <b>\$46,900.00</b> |



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Signed on: 06/27/2019

Jeremy Koker

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Racine Revitalization Partnership, Inc. Attn: Ed  
Miller

ESTIMATE

Roundtable  
BIO # 2



**Racine Revitalization Partnership,  
Inc. Attn: Ed Miller**  
1402 Washington Ave  
Racine, WI 53403  
(414) 573-4153  
(262) 456-2340

**Round Table Companies**

1234 Hayes Avenue  
Racine, WI 53405

Phone: (262) 497-1873

Email: roundtablecompaniesllc@gmail.com

Estimate #

000222

Date

03/02/2019

**Description**

**Total**

1418 WASHINGTON AVENUE

\$422,649.00

Interior renovations of first floor commercial space and second floor residential apartments.

DEMO ITEMS

1. Remove any electrical boxes and conduit on any of the floors and basement.
2. Remove any gas lines in basement and first and second floors. Properly cap and secure.
3. Remove any items, on any floor that will prohibit the safe progress of work to be performed.
4. Remove any toilets and vanities in basement. Properly cap toilet flange and vanity waste.
5. Properly level all subfloors on first and second floor

FRAMING ON FIRST AND SECOND FLOOR 2x4 WALLS

6. Supply and install new subfloor throughout entire first and second floors.
7. Supply and install any new framing throughout entire first and second floors according to plans. All exterior and interior walls will be 2x4 walls. On first floor, all partition walls to be 8' tall
8. The only 2x6 wall is the partition wall on second floor separating the two units. This wall is to be insulated for sound with batt insulation as well as sound board on one side.
9. Appears to be six (6) skylights according to the plans but per owner one (1) skylight will be eliminated bringing the total of skylights to five (5). All skylights to be framed to agreed size determined by owner.
10. All skylights to be B skylights with an 8/12 pitch.
11. No changes on stairwells going to second floor of basement.

ELECTRICAL

12. Supply and install three (3) new electrical panels.
13. First floor panels will be located in basement. Second floor panels will be located inside each specific apartment unit.

/

14. Supply and install all necessary electrical in basement, first floor and second floor.
15. Supply and install all necessary switches, outlets and any necessary lighting in basement, first floor and second floor. (Confirm locations with owner, Ed Miller)
16. Supply and install hard wired fire alarm system throughout entire building.
17. All lighting is to be changed, per Ed Miller. Lighting to be 6" wafers throughout entire first and second floor.
18. Supply and install all necessary electrical for water heaters, furnaces, AC unit, stoves, refrigerators, any GFCI's in kitchen and bathrooms and/or any area that may need GFCI's.
19. All electrical work to be performed by a licensed electrical contractor, coordinating, when necessary, with WE Energies.
20. Electrical system should be designed by owner, Ed Miller and carried out by a licensed electrical contractor.
21. All electrical systems and relevant work should meet and exceed all local and state codes and inspected by local inspectors.
22. Licensed electrical contractor is responsible for pulling their own permit.

#### PLUMBING

23. Supply and install three (3) new water heaters, one on each floor of the building.
24. Supply and install any necessary drainage for toilets, sinks and tubs.
25. Supply and install new stack for first and second floor waste
26. Supply and install water supply lines to all toilets, sinks and water heaters.
27. All water lines to be independent with their own shut off valves.
28. Supply and install any necessary tubs, sinks and toilets.
29. Install any necessary connections for washer and dryer hook-ups.
30. A license plumber is responsible for pulling his own permit.
31. All plumbing work should meet and exceed all local and state codes and inspected by local inspectors.

#### HVAC

32. Supply and install any necessary duct work for all units, providing adequate air flow to properly heat and cool each unit.
33. Supply and install three (3) new furnaces and AC units with the capacity to supply heat and air to their designated areas.
34. Supply and install new ductwork to provide forced air.
35. Supply and install necessary cold air return vents in all units. Make adjustments to plans, per Ed Miller
36. All work is to be performed by a licensed HVAC technician.
37. All work is to meet and exceed local code and be inspected by local inspectors.

#### DRYWALL ON FIRST AND SECOND FLOOR

38. Supply and install new 5/8" drywall on all second floor ceilings.

39. Supply and install new, first layer of 5/8" drywall on first floor ceilings.
40. Fire tape first layer of drywall.
41. Supply and install RC channel according to specifications laid out on the blueprints.
42. Supply and install second layer of 5/8" drywall to ceilings on first floor according to specifications laid out on blueprints.
43. All drywall to be hung, taped and finished, ready for paint.
44. All drywall to be finished to a level 4 standard, per specs.

NOTE: Blueprints do not call for texture on any walls or ceilings. Adding texture will result in an additional change order and will be billed accordingly.

#### PAINT

45. Supply and apply new primer on all walls and ceilings throughout entire first and second floors.
46. Paint all ceilings white, per blueprint specs
47. Paint all walls on first and second floors, colors TBD
48. No need to paint any trim. All base and casing will be prefinished.

#### TRIM- DOORS, WINDOWS AND BASEBOARDS

49. Supply and install all new trim throughout entire first and second floors.
50. All baseboard and casing to be prefinished maple or oak throughout the entire first and second floors.
51. Supply and install all new prefinished, flush mount interior doors throughout entire first and second floors.
52. All doors to meet the schedule of original plans according to owner.
53. All doors will be supplied with the appropriate hardware for said door to function properly.
54. All hardware will match according to the hardware schedule
55. All doors will be installed properly and the function of each door will be tested for functionality.

#### KITCHEN CABINETS AND COUNTERTOPS

56. Supply and install two (2) new kitchens. Two (2) kitchens on second floor.
57. All cabinets are to meet specs of original blueprints.
58. All cabinets are to be prefinished to match the color per the specs.
59. Cabinets to be Merillat Classic Fox Harbor. (Maple wood).
60. Finish: natural with java glaze and with 2" trim.
61. Cabinets to match all two (2) kitchens according to blueprints.
62. All cabinets will be installed properly and the function of all cabinets will be tested for functionality.
63. Supply and install all cabinet door and drawer hardware.

#### FLOORS ON FIRST AND SECOND FLOORS

64. Supply and install new subfloor, veneer core plywood underpayment over existing subfloor.
65. Supply and install vinyl floor (vct or sheet tbd) color and pattern tbd.
66. Once new floor is installed Elias Contracting LLC will provide Ram Board to protect new floors from damage. This process is to be done on first and second floors unless owner, (Ed Miller) says otherwise.
67. All floors to be installed according to original blueprints.
68. This includes stairwell going up from first to second floors.

#### WINDOWS- SECOND FLOOR, SOUTH EXTERIOR WALL

69. Remove and properly dispose of existing windows on south, exterior wall.
70. Remove any debris from existing window opening.
71. Make any necessary repairs to exit hole or opening or existing window.
72. Make any necessary framing to ensure proper fit of new windows.
73. Supply and install new, pocket fit, energy efficient, double hung windows.
74. All windows to be signed off by Ed Miller for satisfactory completion of each window.
75. Outside of windows to be brick molding and painted to owners choice of color.
76. All windows must be secured properly and outside of all windows must be sealed properly.
77. Total of nine (9) windows will be installed and no grills will be included between new glass.
78. All windows will be pocket fit.

#### ROOF AND SKYLIGHTS

79. Supply and install fastened JM .060 mil white (TPO) thermo plastic olifen white roofing system fully fastened and secured over 2" layer of insulation.
80. Remove existing rubber roofing system including all tar/ modified or/ rolling roofing materials and fully dispose of.
81. Remove and dispose of any unused roof obstructions and recover with proper decking.
82. Install and secure one layer of 2" polyisocyanate 4'x8' roof insulation as main underlayment over
83. Install and secure 10'x100' field sheet of .060 mil JM reinforced TPO over entire roof section.
84. Materials shall be mechanically fastened and attached throughout field.
85. Install and secure five (5) skylights on existing openings.

NOTE: Originally there were six (6) skylights but per owner, one (1) skylight has been eliminated.

86. G.C. to furnish five (5) skylights and ensure platforms/ skylights are properly secured to base/ platform, including demo and replace all wood decking on roof that's damaged, deteriorating or saturated.
87. We shall provide temporary seal if needed to ensure roof is water tight during demo/ construction while prework begins.

#### STOREFRONT GLASSWORK

88. Replace glasswork on storefront facade according to plans and per agreement with Ed Miller.



|                    |                     |
|--------------------|---------------------|
| <b>Subtotal</b>    | <b>\$422,649.00</b> |
| <b>Total</b>       | <b>\$422,649.00</b> |
| <b>Deposit Due</b> | <b>\$169,059.60</b> |

### **Payment Schedule**

|                                                                     |              |
|---------------------------------------------------------------------|--------------|
| Deposit (40%)                                                       | \$169,059.60 |
| 2nd payment upon completion of rough inspection (30%)               | \$126,794.70 |
| 3rd payment upon completion of floor and cabinet installation (20%) | \$84,529.80  |
| 4th payment upon completion of final inspections (5%)               | \$21,132.45  |
| 5th payment upon completion of final punch list (5%)                | \$21,132.45  |

5

**Notes:**

PLEASE NOTE THAT OWNER HAS MADE CHANGES TO THE ORIGINAL PLANS. BEFORE WE PROCEED WITH ANY WORK WE WOULD LIKE A SIGNATURE STATING THAT ALL CHANGES HAVE BEEN OK'D BYK THE OWNER. CHANGES ARE AS FOLLOWS:

1. Per plans the windows were fully replacement. Bid as vinyl jeld-wen, white, double windows.
2. Work to be performed on sheet A2.2 is not included on this estimate.
3. Per plans, exterior walls were to be 2x6 walls. All walls now are to be 2x4 walls. Exception is the partition wall on second floor dividing the units. That wall will still be a 2x6 wall.
4. On second floor all walls to be 8' high. On first floor all partition walls to be 8' high. With the exception of ceilings on first floor, those will be finished at full height.
5. All lighting has been changed to 6" wafer lights.
6. Cold air return placements have been modified to be placed in more efficient locations, per Ed Miller.
7. No appliances are included in this estimate, which owner is aware.
8. No changes will be made in stairwell going upstairs.
9. Basement light fixtures will be reduced from twenty two (22) fixtures to twelve to fifteen (12-15) fixtures.
10. Revised first floor plan for second bath and kitchenette addition are not included in this estimate due to budget limitations. Items can definitely be considered and completed as a future change order if agreements can be reached.

**TERMS AND CONDITIONS**

- This proposal is automatically withdrawn if not accepted within 30 days
- Services provided by us include delivery and handling of all materials, installation of materials and removal and disposal of all debris and unused material.
- Any extra work outside of original scope will be estimated and billed as a separate change order. Price of change order will be split up and distributed into the remaining payments in the payment schedule
- All work included inside this particular scope of work will be completed in a professional manner and in a timeframe no longer than six (6) months. Be advised that extra change orders can extend timeframe, depending upon depth of change order.

6

By signing this document, the customer agrees to the services and conditions outlined in this document.



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Signed on: 03/04/2019

Jeremy Koker

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Racine Revitalization Partnership, Inc. Attn: Ed  
Miller

Wisconsin Valley  
Bid # 3

**BID FORM**

THIS AGREEMENT, made this 28 day of February, 2018, 2019

by and between Racine Revitalization Partnership, Inc., hereinafter referred to as "RRP", the Owner of the Mixed-Use Commercial Building located at located at 1418 Washington Avenue, Racine, WI

and Wisconsin Valley Contractors

of Racine, County of Racine, and State of Wisconsin hereinafter called "Contractor".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by RRP, the CONTRACTOR hereby agrees with RRP to commence and complete the construction Hereinafter called the project, described as follows:

**BASE BID**

For the sum of Five Hundred Two Thousand Dollars Dollars ( \$ 502,000.00 ) and all extra work in connection therewith, under the terms as stated in the General Specifications and Special Provisions of the Contract; and at his (it's or their) own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Bidder's Proposal, the General Specifications and Special Provisions of the Contract, the plans, which include all maps, plats, blue prints, and other drawings and printed or written explanatory matter thereof, the Detailed Specifications and contract documents therefore as prepared by RPP, all of which are made a part hereof and collectively evidence and constitute the contract.

**ADD ALTERNATE BID No. 1** New window in the east exterior wall of the Second Floor Level Hallway

For the sum of NONE Dollars ( \$ \_\_\_\_\_ ) and all extra work in connection therewith, under the terms as stated in the General Specifications and Special Provisions of the Contract; and at his (it's or their) own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Bidder's Proposal, the General Specifications and Special Provisions of the Contract, the plans, which include all maps, plats, blue prints, and other drawings and printed or written explanatory matter thereof, the Detailed Specifications and contract documents therefore as prepared by RPP, all of which are made a part hereof and collectively evidence and constitute the contract.

**ADD ALTERNATE BID No. 2** Wood furring with 1.5" rigid Insulation board in the Basement Level at the south and the north exterior foundation walls

For the sum of NONE Dollars ( \$ \_\_\_\_\_ ) and all extra work in connection therewith, under the terms as stated in the General Specifications and Special Provisions of the Contract; and at his (it's or their) own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Bidder's Proposal, the General Specifications and Special Provisions of the Contract, the plans, which include all maps, plats, blue prints, and other drawings and printed or written explanatory matter thereof, the Detailed Specifications and contract documents therefore as prepared by RPP, all of which are made a part hereof and collectively evidence and constitute the contract.

1

The CONTRACTOR agrees to commence work under this contract on or before a date to be specified  
In a written "Notice to Proceed" of and from RRP and to fully complete the project

**\*\*\*NOTE CLARIFICATIONS AND SCOPE CHANGES ATTACHED TO BID FORM\*\*\***

---

Wherein RRP agrees to pay the CONTRACTOR in current funds for the performance of the contract, subject to additions and deductions, as provided in the General Specifications of the Contract, and to make payments on account thereof as provided in "Payments to Contractor", of the General Specifications.

IN WITNESS WHEREOF, the parties to these presents have executed this contract in two (2) counterparts, each of which shall be deemed an original, in the year and day first above mentioned.

For the Contractor:

---

Signature

---

Title

---

Date

If the Contractor is a corporation, affix corporate seal.

# BIDDER'S PROPOSAL

## Openings:

### Windows-

- Apartment windows on the south side of the building located below the round top windows shall be replaced with Jeld Wen (same or better) quality white vinyl double hung windows with full screens. Round top windows shall be scraped and painted, and storms shall be removed, prepped and painted using lead-safe work practices.
- All storefront system windows and doors shall be provided per the revised design dated 10-22-2018 and work as indicated on sheet A2.2 shall be deleted but specifications for storefront systems shall apply.

## Plumbing:

### Plumbing-

- Water systems shall be fed from one single meter source at the existing location. Updates to water supply shall not be a part of this contract and shall be contracted directly with the City of Racine Water Department and sized as needed by a licensed plumbing contractor.
- Provide three-40-gallon hot water heaters to be high efficiency direct vented type water heaters. These units shall be fed from three separate gas meters as follows;
  - Apartment east
  - Apartment west
  - Public space and commercial space to include restrooms and laundry room
- Gas to three separate furnaces to be located as follows
  - Apartment east
  - apartment west
  - Commercial spaces (2) to include public space, laundry room, restrooms (as possible due to code), and second-floor hall
- All fixtures specified may be equal to or better than
- Site drains will be required at all condensing furnace locations as listed above
- Site drains and overflow pans will be required at water heater locations and laundry room/wash machine locations as listed above.
- Provide optional bid for rough-in of the bathroom on first-floor plan dated 10-22-2018
- Remove all unnecessary plumbing piping from the basement, first, and second floors prior to the start of new work

## HVAC:

### HVAC-

- All locations having conditioned air per plans shall also have cooling
- All return air to be ducted
- Furnace locations as follows:
  - Commercial spaces, public spaces and laundry room furnace to be located above the bathroom. Provide conditioned air to the hallway at the second floor, rear service area, laundry room and on first floor bathrooms as possible.
  - Apartment furnaces shall be located in units as indicated on the plan.
- Remove old A/C condensers located on the roof, evacuate refrigerant and dispose of

# BIDDER'S PROPOSAL

## Electrical:

### Electrical-

- Overhead power supply to the building has been inspected by WE energies and the local electrical impactor. The drop, mast and service entry shall be reused as it exists with a new main breaker and five new meter banks to be located in basement northwest corner (current location of service entry).
- Services to be provided as follows:
  - Public to include second-floor hall, laundry, first-floor service area, basement and first-floor bathroom(s)- (panel in the basement).
  - 1422 Commercial (east commercial space-panel location TBD)
  - 1424 Commercial (west commercial space-panel location TBD)
  - Apartment east (panel in an apartment)
  - Apartment west (panel in an apartment)
- Basement lighting to be limited to a total of 13 fixtures (20 shown)
- 1-Washer dryer connection at the laundry room
- First-floor commercial spaces pendant fixture allowance 2,700.00
- Surface fixtures to be used in service hall and bathrooms-ceilings shall be drywall
- Provide 120v outlets at all water heater locations as listed above
- Substitutions allowed for all recessed fixtures-Kichler 43855WHLED30T, similar or better
- Remove all old piping and wiring from basement, first, and second floors.

## Electronic Safety and Security:

### Fire Detection and Alarm-

- Wire for a fire alarm system and provide exit lights and smoke fire and CO detection as required by code.
- Provide equipment listed below or similar for the purpose of fire alarm

#### FIRE ALARM SYSTEM PANEL(S), DEVICES, DESCRIPTIONS AND QUANTITIES:

| Qty | Cat No | Description                                           |
|-----|--------|-------------------------------------------------------|
| 1   |        | Analog Control Panel                                  |
|     |        | FACP, 1 Loop, 64pt, 2 CI B NACs, gray, w/dialer, 120v |
| 1   |        | Remote Annunciators                                   |
|     |        | LCD Ann, 4x20 LCD, w/common LEDs & Ctrls, white       |
| 1   |        | Remote Annunciator Enclosures / Wallboxes             |
|     |        | Surface Mount Box - for R-Series                      |
| 2   |        | Panel Battery                                         |
|     |        | 11 AH Battery                                         |
| 1   |        | Remote Booster Supply                                 |
|     |        | Remote Booster Power Supply, 10A, 120Vac, red         |
| 2   |        | Remote Booster Power Supply Battery                   |
|     |        | 7.2 AH Battery                                        |
| 1   |        | Remote Booster Power Supply Control Modules           |
|     |        | Control Module, Single Channel, Synchronized          |

# BIDDER'S PROPOSAL

## **Wood Plastics Composites:**

### *Rough Carpentry-*

- Exterior wall framing shall be 2x4 wood framed walls or steel stud walls. The additional thickness may be required for mechanicals and parting walls between units shall be 2x6 walls as shown in plans.
- First floor walls within unit 1424 shall be standard 8'-0" stud walls with drywall cap.
- Walls at bathroom and service hall shall be 8'-0" walls in preparation for drywall ceiling to accommodate mechanicals above.
- Partition walls between units as called for on plan. Bulkhead and knee wall for new storefront configuration shall be in accordance with modification sketch dated 10-22-2018.
- Ceiling drops and soffits may be required to allow for mechanicals. Coordination and provision of such framing will be the responsibility of the General Contractor.
- The rebuilding of rear stair to lower level as called out on sheet A2.1 will not be included in this bid.
- 2<sup>nd</sup>-floor partition walls within apartment units shall be standard 8'-0" walls in bedroom, hall and bathroom areas. Interstitial space above these areas shall be conditioned and insulation shall be blown with reinforced visqueen within old dropped ceiling structure throughout the entire unit. This may necessitate fire separation between units and public spaces with bulkhead walls to the underside of roof deck (confirm with local building inspector). Ceiling height in Living and Kitchen shall be full height to existing dropped ceiling.
- Frame for skylight openings using existing headered openings in the roof and modifying curb structures to accommodate "doghouse" type curb A2.3 and shed roof structure with 6/12 pitch and VELUX M08 deck mounted skylight or equivalent. Vertical surfaces shall be covered with membrane roof materials using system approved transition and pitched roof shall be asphalt shingled with drip edges and flashing to correspond with skylight manufacturers requirements.
- Delete all basement work to include furring and drywall
- Remove the drywall ceiling at west section of basement-all plaster to remain

## **Thermal and Moisture:**

### **Roofing-**

- Remove roof coping at east parapet and save for possible re-use.
- Remove existing built-up roofing and establish needed decking repairs
- Repair roof deck with similar thickness materials that are structurally suitable for roof loads given existing structure and support.
- Install 2" R-board at all flat roof areas
- Provide new membrane roof per specifications Project Manual
- Provide asphalt roof at skylights with all appropriate flashings and trim
- Coordinate with mechanical contractors for roof penetrations for ventilation, exhaust, electrical and HVAC line-sets.
- Reinstall tile coping at east parapet or install new metal roof coping
- Install terminations on west parapet wall per specifications in Project manual



## Quote

Jordan's Construction Services LLC  
 2373 N. 14<sup>th</sup> Street  
 Milwaukee, WI 53206  
 Phone: 414-573-3012  
 11/6/18

JORDAN  
 BID #4  
 SIC Code 1751 (Carpentry)

Quote to: Racine Revitalization Partnership Inc  
 c/o Ed Miller  
 1402 Washington Ave.  
 Racine, WI 53403  
 (414) 573-4153  
 ed@revitalizeracine.org

RE: 1418 Washington Ave., Racine, WI

We propose the following:

| Base Contract                        | Cost                |
|--------------------------------------|---------------------|
| Demo                                 | \$6,000.00          |
| Asbestos Removal                     | \$2,000.00          |
| Doors                                | \$12,010.00         |
| Underlayment                         | \$15,000.00         |
| Cabinets                             | \$11,165.00         |
| Countertops                          | \$3,000.00          |
| Base                                 | \$3,600.00          |
| Supply & Install Bath Accessories    | \$3,000.00          |
| Fire Extinguishers and Signs         | \$800.00            |
| Paint Fire Escape                    | \$4,000.00          |
| Ceiling Tile                         | \$4,800.00          |
| Insulation                           | \$4,800.00          |
| HVAC                                 | \$52,000.00         |
| Drywall                              | \$25,520.00         |
| Storefront                           | \$25,000.00         |
| Painting                             | \$11,000.00         |
| Lumber                               | \$22,000.00         |
| Electrical                           | \$40,000.00         |
| Plumbing                             | \$15,300.00         |
| Flooring                             | \$23,000.00         |
| Roofing                              | \$38,500.00         |
| Skylights                            | \$7,800.00          |
| Metal Railing                        | \$9,000.00          |
| Labor for Walls                      | \$14,000.00         |
| Labor for Finish Carpentry           | \$10,000.00         |
| Labor for Insulation                 | \$9,000.00          |
| General Conditions                   | \$9,500.00          |
| Supervision                          | \$27,360.00         |
| OHP (10%)                            | \$40,915.00         |
| <b>TOTAL</b>                         | <b>\$450,070.00</b> |
| Alternate                            |                     |
| New Windows 28 & 40 Alt.Bid #1(A1.5) | \$4,800.00          |
| <b>TOTAL w/ALT</b>                   | <b>\$454,870.00</b> |

