

**Mt. Royal Property Management**  
**413 Sixth Street**  
 White Box Program Estimates

Electric	R.I.C Electric	\$800.00
	Doc'z Electric Division	\$800.00
Plumbing	Feiner Plumbing	\$5,306.09
	LePow Plumbing	\$5,550.00
HVAC	K&R Heating Inc.	\$5,126.00
	North Cape Heating Co.	\$5,500.00
Carpentry/Demo	Homeworks Carpentry	\$10,800.00
	Halvorson Construction	\$12,700.00

	\$22,032.09	\$24,550.00
Total =	<u>        x 50%</u>	<u>        x 50%</u>
	\$11,016.05	\$12,275.00

*Building is 110 years old*

1491 sq. ft. x \$10.00 per sq. ft. = \$14,910.00  
**Maximum Grant Award = \$11,016.05**

## COMMERCIAL "WHITE BOX" GRANT APPLICATION

### Applicant/Project Contact Information

Name: Mt. Royal Property Management  
Cary Manske  
Address: 524 Main St. Ste 106  
Racine, WI 53403  
Phone: office 262-770-4482 cell 414-737-8810

### Business or Leaseholder Information

Name of business: vacant

Business Owner's/Leaseholder's Name:

Address: 413 6th Street  
Racine, WI 53403  
Phone:

### Property Owner Information

Name: Tiger Op Fund LLC

Address: 125 E. Santa Clara Ave. #19  
Arcadia, CA 91006

Years Owned Building: 2 months

Age of Building: 1909

Area of First Floor (Square Feet): 1491 sq. ft.

110 yrs old

### Proposed Improvements (describe in detail)

Add ADA Bathroom

Replace aged mechanicals, furnace, hot water heater. Update electric service from fuses.

Audenby Electric, Inc. d/b/a/



"YOUR CURRENT CONNECTION"

September 24, 2019

**Attn: Cary Manske**  
Mt. Royal Property Management Co.  
524 Main Street, Suite 106  
Racine, WI 53403

**Reference #B363**  
413 Sixth Street  
Racine, WI 53403

We are pleased to provide a proposal for the above referenced electrical project. Our proposal includes labor, material, and equipment to install the following:

- Disconnect and remove the existing electrical service to the building.
- Provide and install a new 120/240-volt single phase electrical service consisting of the following:
  - New 200-amp 2-position meter socket with integral disconnects.
  - New service drop.
  - New 200-amp electrical panel installed in the basement to serve the first-floor commercial tenant.
  - Grounding per code.
  - The additional meter is for the second-floor residential tenant. No panel is included at this time as there is not yet a plan for this space. The feeder from the new meter socket to the second-floor panel can be installed externally on the building to the second floor.
- Provide and install the following for the new ADA restroom:
  - (1) occupancy sensor switch
  - (1) GFCI receptacle
  - (1) vanity light above the mirror
  - (1) exhaust fan connection (fan/venting by others).
  - (1) dedicated electrical circuit
- Provide and install the following for the new closet:
  - (1) occupancy sensor switch
  - (1) ceiling light
- Demo the existing circuit to the boiler and repurpose for the new furnace.
- Provide and install connection to (1) air conditioning unit.
- Provide and install connection to (1) electric water heater.
- Replace the (2) exit fixtures near the exterior doors with new exit/emergency combination fixtures with exterior egress fixtures.
- Permit fee is included.
- All work is to be performed during normal operating hours.

**PROPOSAL AMOUNT: \$8,095.24**

**\$ 800.00**

\*Please note - quotes are subject to review after 90 days.

Doc'Z Construction Electrical Division  
 8909 Broadway Dr.  
 Sturtevant WI. 53177

# ESTIMATE

Mt. Royal Property Management Co.  
 524 Main Street, Ste 106  
 Racine, WI. 53403  
 Tiger OP Fund LLC  
 413 Sixth Street , Racine

**Estimate #** 7192020

**Estimate Date** 09/25/2019

Item	Description	Unit Price	Quantity	Amount
Service	Remove existing electrical service to structure			
Service	Install new 120/240-volt single phase electrical overhead drop service w/200-amp 2 position meter socket w/integrated disconnects			
Service	New 200-amp distribution panel for 1st floor tenant space (basement location) meter position #1			
Service	New ground and equipment bonding			
Service	Meter #2 for future feed for second floor tenant space			
Service	ADA compliance bathroom updates, (1) occupancy lighting switch, (1) 20-amp GFCI receptacle, (1) New vanity light above mirror location (1) dedicated 20-amp circuit for above items			\$ 800.00
Service	New closet area (1) occupancy sensor switch, (1) ceiling light fixture			
Service	Demolition of boiler electrical feed and installation of new circuit for furnace update			
Service	Install new circuit and connection for (1) New air conditioning unit			
Service	Install new circuit and connection for (1) New electric Water heater			
Service	Replace existing exit fixtures (2) with exit/emergency lights w/exterior remote heads			
Expense	Permit fees included in bundled price			
Service	Total bundled price to include labor, materials, permits	11529.80	1.00	11,529.80

**NOTES:** All work to be performed is quoted as regular business hours, work performed outside of M-F 6am-3pm will be adjusted and billed as overtime at 1 1/2 times the labor rate of \$125/hr. And will require written approval of customers requests.

	<b>Subtotal</b>	11,529.80
	<b>Total</b>	11,529.80
	<b>Amount Paid</b>	0.00
	<b>Estimate</b>	\$11,529.80

# PROPOSAL

# **FEINER**

**Plumbing Company, Inc.**

**524 Villa Street**

**Racine, Wisconsin 53403**

**262-632-8994 Phone**

**262-632-9699 FAX**

**feiner\_plumbing@sbcglobal.net**

Project

Owner TIGER OP FUND LLC

Address 413 6<sup>th</sup> St.

Phone RACINE, WI

Date 9-23-2019

## BATHROOMS

- 1) Install qty of two ADA Water closets
- 2) Install qty of two wall hung lavatories & faucets
- 3) Install qty of one electric water to serve 1<sup>st</sup> flr lavatories only  
- Electrical work by others
- 4) Install hot & cold water piping serving 1<sup>st</sup> flr bathrooms only
- 5) Plumbing permit included, State plan approval not included
- 6) ADA Bathroom of adequate size & dimension provided by owner

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

sum of (\$ 5,306.09) with payments to be made as follows:

\$ 1,500.00 down, - balance at final inspection

Monthly progress payments full value of work performed. Net 10 days, 1.5 percent monthly interest on any balance. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the Estimate. This Estimate is conditioned upon contract terms being acceptable to Feiner Plumbing Company, Inc. The means, methods, techniques, and sequencing of the work shall be solely by Feiner Plumbing Company, Inc.

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

Signed  Vice President

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

LEPow Plumbing  
262-664-1755

**Proposal**

PROPOSAL NO. \_\_\_\_\_  
SHEET NO. \_\_\_\_\_  
DATE 9-23-2019

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME <u>CARY MANSKE</u>	ADDRESS <u>413 6<sup>th</sup> ST</u>
ADDRESS <u>Mount Royal Property Management</u>	<u>RACINE, WI 53403</u>
PHONE NO. _____	DATE OF PLANS _____
_____	ARCHITECT _____

We hereby propose to furnish the materials and perform the labor necessary for the completion of DEMO existing waste + vent, Hot + cold waterlines in Area to be remodelled. Rough in for new A.D.A. toilet and Lav. Re-work sanitary waste in basement to Accomodate new fixtures and bring existing toilet and Lav up to Code. Install floor drain in mechanical room for furnace. Re-work water meter, install 3/4" meter, run 1" feed to Accomodate 1<sup>st</sup> Fl unit and 2<sup>nd</sup> Fl unit. Leave sanitary stacks in AREAS to Accomodate 2<sup>nd</sup> floor unit. Run GAS line to Feed Furnace. CAP off existing waterline to boiler. TIE into existing waterlines in basement to feed 1<sup>st</sup> FL bathroom. USE Existing Hotwater Heater in basement for 1<sup>st</sup> Floor Plumbing Fixtures. All materials and Plumbing PERMIT ARE Figured in Quote. All Plumbing for 2<sup>nd</sup> Fl unit will be a separate Quote. Re-use existing Plumbing fixtures from existing bathroom.

FIXTURES FOR A.D.A. bathroom:

- 1-Kohler 4309-0 CIMARRON ADA Bowl w/ht
- 1-Kohler 4418-0 CIMARRON TANK
- 1-Kohler 4731-0 open front seat
- 1-Kohler 2005-0 ADA Lav
- 1-MOEN L64601 Lav Faucet

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Five thousand five hundred fifty dollars + 0% / 100 Dollars (\$ 5,550.00 ) with payments to be made as follows.

50% - down Payment  
25% - upon Rough in  
25% - upon completion

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted David Zyrom  
Per LEPow Plumbing

Note — this proposal may be withdrawn by us if not accepted within 30 days.

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date \_\_\_\_\_ Signature \_\_\_\_\_  
Signature \_\_\_\_\_

# Proposal

Page No. \_\_\_\_\_

of \_\_\_\_\_

Pages \_\_\_\_\_

**K & R HEATING, INC.**  
21119 North Cape St  
Union Grove, Wisconsin 53182  
(262) 835-4689 Fax (262) 835-0416

PROPOSAL SUBMITTED TO <b>Tim ryan (M+royal)</b>	PHONE <b>626-824-7216</b>	DATE <b>09-10-2019</b>
STREET	JOB NAME <b>413 6<sup>th</sup> st. (first floor)</b>	
CITY, STATE and ZIP CODE	JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE
	<b>Tim. M+royal@gmail.com</b>	

We hereby submit specifications and estimates for:

Install 90,000 BTU - 95% Armstrong single stage high efficiency furnace with 4" media cabinet filter system. All electrical and gas line will be done by plumbers.  
total: \$2,650.00

Install 3 1/2 ton - 13 seer 470A puron single stage armstrong air conditioner with cased coils and 25' copper lineset. Unit will be located above back exit door.  
total: \$2,800.00

Install 100' of spiral duct, 24' of square duct, 21 supplies, 1 return, 1 bath vent, 1-T4 honeywell programmable thermostat, and 1 8" fresh air vent.  
total: \$5,126.00

Alternate 1: Permits / Plans / Balancing = \$ cost

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of: \_\_\_\_\_ dollars (\$ \_\_\_\_\_).

Payment to be made as follows:

**60% downpayment — partial upon delivery of equipment — final upon completion**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature \_\_\_\_\_

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

**30**

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

Signature \_\_\_\_\_

Signature \_\_\_\_\_

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



# Proposal

## NORTH CAPE HEATING CO.

21119 NORTH CAPE ST.  
UNION GROVE, WI 53182  
(262) 835-2036

PROPOSAL SUBMITTED TO <b>MT. ROYAL PROPERTIES</b>		PHONE	DATE <b>09-15-2019</b>
STREET		JOB NAME <b>413 6<sup>TH</sup> ST</b>	
CITY, STATE and ZIP CODE <b>RACINE, WI 53403</b>		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

INSTALL GOODMAN GMSS96-100 (100,000 BTU) 96% EFFICIENT GAS FURNACE. ALL NECESSARY, VENTING, DUCTWORK, T-STAT, AND FILTERS SYSTEM.

TOTAL: \$3,100.00

INSTALL 3/2 TON - 13 SEER GOODMAN VSX13 AIR CONDITIONER

TOTAL: \$3,400.00

INSTALL SPIRAL DUCT WITH 10 SUPPLIES - 1 RETURN AND VENT BATH FAN

TOTAL: \$5,500.00

SEPERATE COSTS

PERMITS

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

dollars (\$ \_\_\_\_\_)

Payment to be made as follows:

**50% DOWN - 50% UPON COMPLETION**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be assessed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature William Niemi

Note: This proposal may be withdrawn by us if not accepted within **30** days.

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

Signature \_\_\_\_\_

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

Signature \_\_\_\_\_

## HOMWORKS CARPENTRY

1834 North Main St. Racine, WI 53402

Proposal # No.: 20190922

Dwelling Cert.# 832969

413 6th St  
Racine, WI 43403

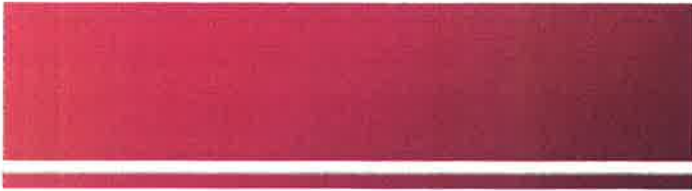
Date	Order No.	Sales Rep.	Ship Via	Terms	Tax ID
Sept 22, 2019					

Item/Description
Proposal for first floor work performed at the address above
<b>BATHROOM</b>
1. Frame out ADA compliant bathroom and closet. Insulate with R13 fiberglass and cover with 5/8" MR drywall. Tape, sand, prime and paint.
2. Install doors and trim. Caulk and paint.
3. Provide and install new paper holder, grab bars, mirror and towel bar.
TOTAL labor and materials: \$11,200 <b>\$6,900.00</b>
<b>EXTERIOR</b>
1. Remove all loose paint and pressure wash front. Repair and or replace any wood or aluminum trim in front and entrance ceiling as needed. Remove old signage. Prime, caulk and paint.
TOTAL labor and materials: \$3,500
<b>HEATING DEMO</b>
1. Remove four radiators and hvac ducting and condenser.
TOTAL labor and materials: <b>\$2,000</b>
TOTAL of work outlined above: \$16,700

# Proposal

PHONE  
262/752-9802

WEB  
Homeworkscarpentry.com  
HOMWORKS-MAIL@WI.RR.COM



# HOMEWORKS CARPENTRY

1834 North Main St. Racine, WI 53402

Proposal # No.: 20190922a

Dwelling Cert.# 832969

413 6th St  
Racine, WI 43403

Date	Order No.	Sales Rep.	Ship Via	Terms	Tax ID
Sept 22, 2019					

Item/Description
Proposal for first floor work performed at the address above
Interior Painting
1. Caulk, fill and paint interior walls, casings and base trim.
TOTAL labor and materials: \$4,300
Laminate flooring removal
1. Remove and haul away 143 square feet of existing laminate floor. Clean flooring underneath.
TOTAL labor and materials: \$1,900
TOTAL of work outlined above: \$6,200

# Proposal

PHONE  
262/752-9802

WEB  
Homeworkscarpentry.com  
HOMEWORKS-MAIL@WI.RR.COM

# Invoice

413 6th Street First Floor

**From**

Halvorson Construction, LLC  
5225 Lindermann Ave.  
Racine, WI, 53406  
United States  
Tax ID: 47-1107498

**Invoice No.**

INV-4023

**Date**

Sep 23 2019

**Invoice Due**

Oct 24 2019

**To**

Mt. Royal  
United States

Description	Quantity	Rate	Amount
Item 5A: Demo 4 radiators, and remove from building, demo duct and condenser for existing air unit.	1	1500.00	USD 1500.00
Items 5/B-G: frame ADA BR and closet, Insulate walls and ceiling, 5/8" drywall with moisture resistance, Install new doors, trim work, grab bars, TP, mirror, and towel ring, paint interior//includes labor and materials	1	9800.00	USD 9800.00
Item 5/H: Power wash front of building, replace damaged wood paneling, replace ceiling panel above entrance, repair loose aluminum trim, remove letters and clean up sign plate, paint front wood panels and exterior ceiling//includes materials	1	2200.00	USD 2200.00

Sub Total 13,500.00

**Total USD 13,500.00**

**Paid to Date USD 0.00**

Balance
<b>USD 13,500.00</b>

**Invoice Note**

50% down to start. Balance due upon completion.

Thank you for your business.

\$ 11,300.00

**Email:** leestran@yahoo.com

Thank you for the opportunity!

# Invoice

413 6th Street Optional add-ons

**From**

Halvorson Construction, LLC  
5225 Lindermann Ave.  
Racine, WI, 53406  
United States  
Tax ID: 47-1107498

**Invoice No.**

INV-4024

**Date**

Sep 23 2019

**Invoice Due**

Oct 31 2019

**To**

Mt. Royal  
United States

Description	Quantity	Rate	Amount
Paint interior of 413 6th street, including baseboards and trim	1	3500.00	USD 3500.00
Remove 13 x 11 floating laminate floor and scrub tile	1	1400.00	USD 1400.00
Sub Total			4,900.00
<b>Total</b>			<b>USD 4,900.00</b>
<b>Paid to Date</b>			<b>USD 0.00</b>

Balance
USD 4,900.00

**Invoice Note**

50% down to begin work. Balance due upon completion.

Thank you for your business!

\$ 1400.00

**Email:** leestran@yahoo.com

Thank you for the opportunity!





PROJECT LOCATION

SCALE: 1" = 40'



**PROJECT SCOPE:**  
 FIRST FLOOR ALTERATION FOR A BUSINESS OCCUPANCY.

**CODE & DESIGN CRITERIA:**

- GOVERNING CODE: 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC), ALTERATION LEVEL 3.
- OCCUPANCY: BUSINESS GROUP B.
- EXISTING CONSTRUCTION TYPE IIIB.
- OCCUPANT LOAD: BUSINESS AREA = 1,491 GROSS S.F. / 100 = 15 OCCUPANTS
- TOILET ROOMS: 15 OR UNDER OCCUPANTS = UNISEX W/ 1-WC & 1-LAV.

**GENERAL NOTES:**

- MECHANICAL, ELECTRICAL & PLUMBING TO BE DESIGNED, PERMITTED AND INSTALLED BY LICENSED PROFESSIONALS.
- ALL CONTRACTORS WORK TO CONFORM TO LOCAL, STATE & FEDERAL CODES AND REGULATIONS.

**DRAWING INDEX**

**1 - PROJECT LOCATION & DESIGN CRITERIA**

**2 - FLOOR PLAN & TOILET RM. ELEVATIONS**

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**RPY Architecture, LLC**

3316 N Wisconsin St  
 Racine, WI 53402    262-994-9285  
 mb\_yuhas@yahoo.com

**Interior Alterations for:**

**413 6th Street**

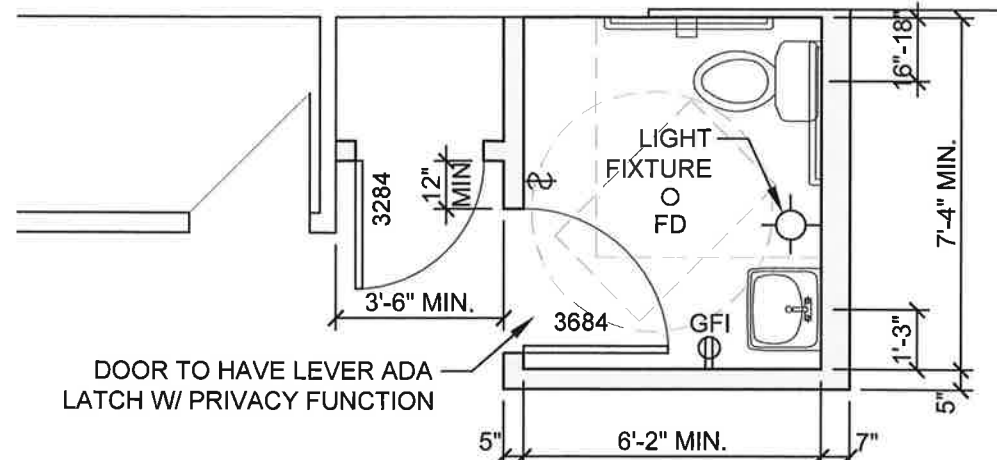
Racine, WI 53403

REVIEW PLAN:  
 9/17/2019

WHITE BOX PLAN:  
 9/19/2019

PERMIT PLAN:

SHEET  
**1** OF 2



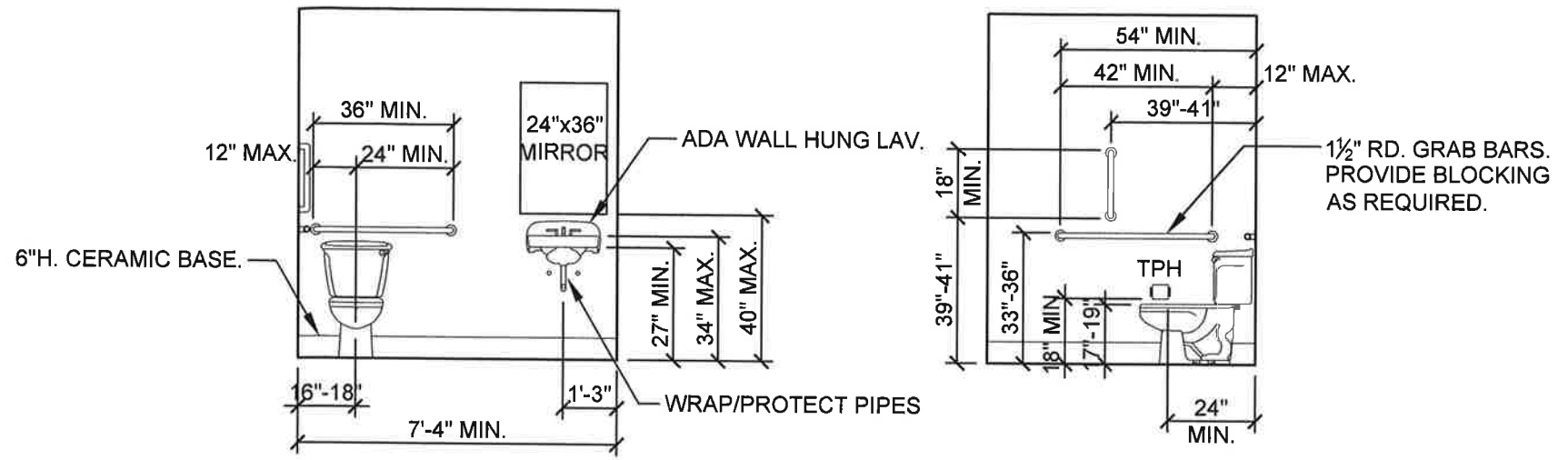
DOOR TO HAVE LEVER ADA LATCH W/ PRIVACY FUNCTION

FULL HEIGHT STUD WALLS (EXISTING CEILING 9'-8"+/-) W/ 5/8" GYPSUM BRD. - INTERIOR TO BE MOISTURE RESISTANT.

DOORS TO BE SIX PANEL W/ COLONIAL CASING TO MATCH EXISTING.

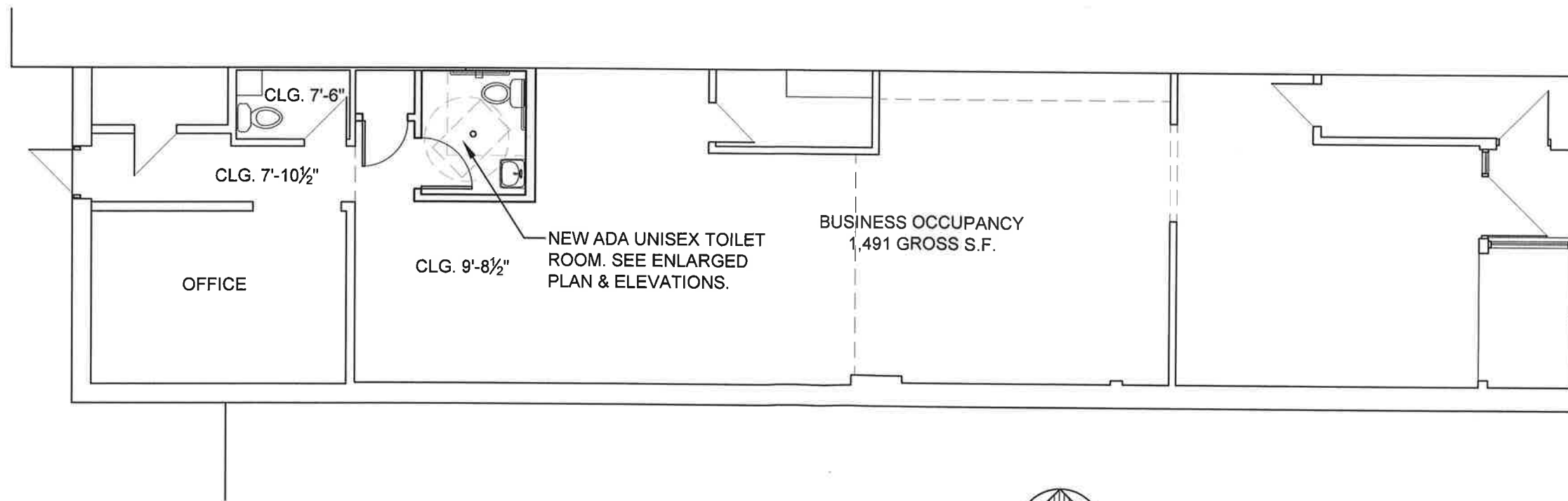
### TOILET ROOM PLAN

SCALE: 1/4" = 1'-0"



### TOILET ROOM ELEVATIONS

SCALE: 1/4" = 1'-0"



### FLOOR PLAN

SCALE: 1/8" = 1'-0"



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**RPY Architecture, LLC**

3316 N Wisconsin St  
Racine, WI 53402  
262-994-9285  
mb\_yuhas@yahoo.com

**Interior Alterations for:  
413 6th Street**  
Racine, WI 53403

REVIEW PLAN:  
9/17/2019  
WHITE BOX PLAN:  
9/19/2019  
PERMIT PLAN:

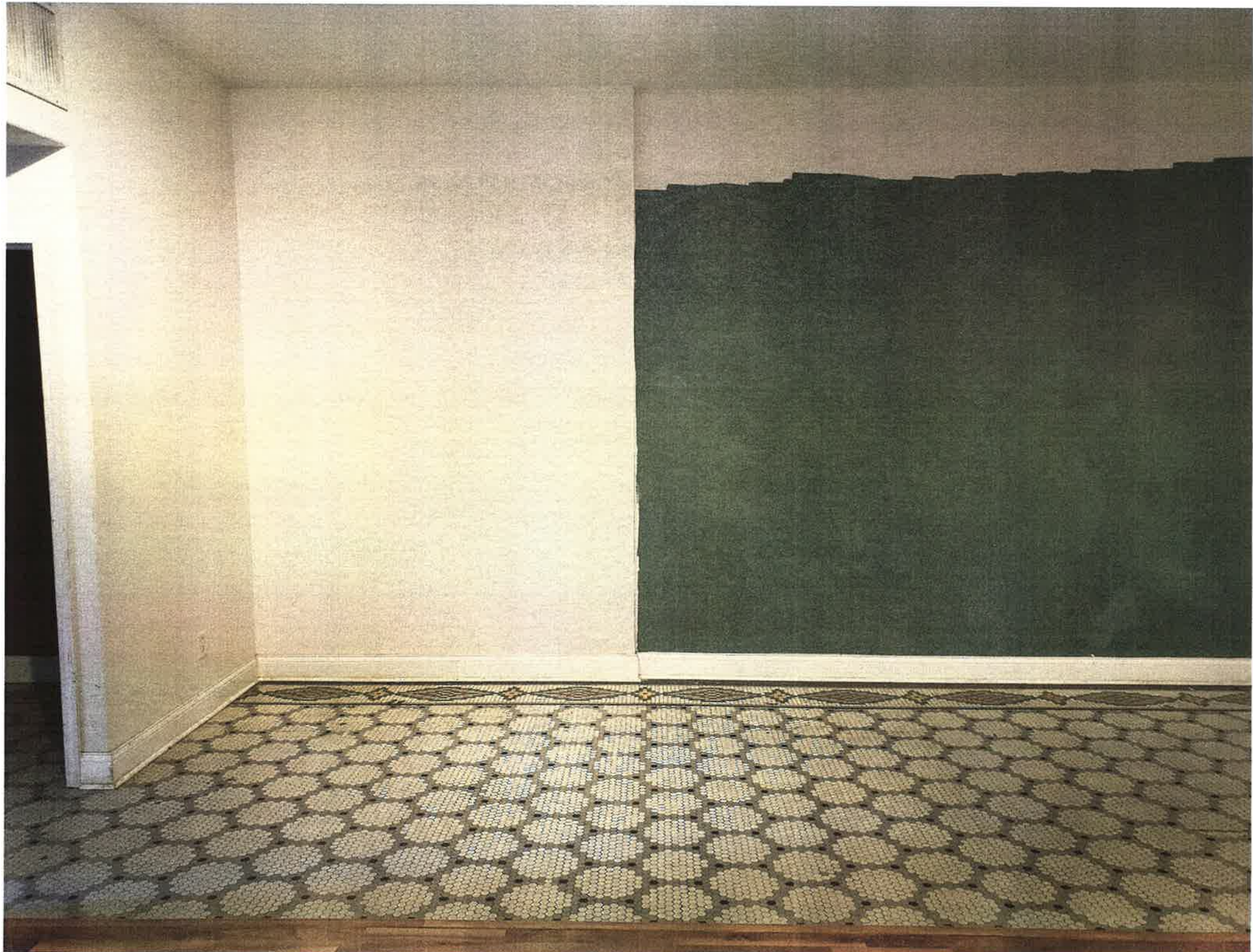
SHEET  
**2** OF 2

C:\Users\Owner\Documents\Bob\Architect\2019\413 6th- Ryan\413 6th White Box.dwg, 9/19/2019 10:21:14 AM, DWG To PDF.pc3











414 6th St

413 Sixth Street



Image capture: Oct 2018 © 2019 Google

Racine, Wisconsin

Google

Street View - Oct 2018