

420 Main St



Location: **Racine County Cluster
Racine East Submarket
Racine County
Racine, WI 53403**

Developer: -
Management: -
Recorded Owner: **Baratki Robert J**

Expenses: **2008 Tax @ \$0.89/sf**
Parcel Number: **00189000**

Building Type: **Class C Office**

Status: **Built 1860**
Stories: **2**
RBA: **4,520 SF**
Typical Floor: **2,260 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **100%**

COMMERCIAL "WHITE BOX" GRANT APPLICATION

Applicant/Project Contact Information

Name: CEK Investments LLC

Address: 2409 Madison St Waukesha WI 53188

Phone: 414-303-5699

Business or Leaseholder Information

Name of business: TBD

Business Owner's/Leaseholder's Name:

Address:

Phone:

Property Owner Information

Name: Carl Kump

Address: 2409 Madison St Waukesha WI 53188

Years Owned Building: 1

Age of Building: Built 1860 - 157 yrs

Area of First Floor (Square Feet): 2100 sq ft

Proposed Improvements (describe in detail)

White Box - 1st floor commercial lease space.

Update first floor commercial lease space to current city code standards.

Written Consent of Property Owner

Written consent of the property owner is required when the applicant and property owner are different entities or persons. Please submit with initial White Box grant application.

- I certify that I am aware of the attached application for the City of Racine White Box Program submitted for property that I own by a developer or leaseholder.
- I give my permission to the applicant, if a lessee or developer, to apply for the grant.
- I consent to the improvements proposed for my building and will accept responsibility for any permit or code violations that arise from the proposed improvements.
- I acknowledge that the City Building Division employees will inspect my property during the application period and will make reports as to compliance with building codes. By submitting this application, I consent to all inspections by the City Building Division employees for the purposes of this application consideration.
- I acknowledge that depending on the building, proposed use, size of building, building components, etc. it may be necessary for multiple City inspectors to inspect the building or space to provide a complete overview. The inspectors will assess the building and provide a Summary of Findings Report (SFR). The SFR will identify the major impediments necessary to address before occupancy of the building or space.
- I acknowledge the White Box Inspection is not intended to identify every detail or every code requirement. The intent is to identify significant deficiencies in the building or space (based on the applicant's proposed use) that will add a significant cost to their plan to occupy the space.
- I acknowledge that it may still be necessary for the applicant or me to obtain the services of a professional to prepare plans and specifications for their project.
- I certify that the subject property does not have any outstanding fees, penalties, or delinquencies with federal, state or local units of government (County, City of Racine).
- I certify that the subject property is not in foreclosure, litigation, condemnation, or receivership.
- I certify that I am not in violation of any City alcohol or soda licensing requirements.
- I certify that this subject building is more than 50 years old.
- I certify that this property is not tax exempt and is up to date on property taxes.
- I acknowledge that the applicant will receive the grant reimbursement and that reimbursement will be made after improvements have been inspected and proper documentation has been provided to the City of Racine.

Name of Property Owner: Carl Kump

Address of Subject Property: 420 Main St Racine WI 53403

Signature of Property Owner: Carl Kump

Date: 4/19/17

City of Racine Property Record Card (Unofficial)

General Property Information

Location	Property Acct #	Parcel ID	Old Parcel ID
420 MAIN ST	01020450	00189000	
Current Property Mailing Address			
Owner:	CEK INVESTMENTS LIMITED LIABILITY CORP		
Address:	2409 MADISON ST		
City/State/Zip:	WAUKESHA , WI 53188		
Zoning:	B4		
Current Property Sales Information			
Sale Date:	9/28/2016		
Sale Price:	\$85,000.00		
Sale Validity:	Disqualified		
Current Property Assessment Information			
Year:	2016	Building Value:	\$153,900.00
Land Value:	\$16,100.00	Total Value:	\$170,000.00
Building Description			
Building Type: StoreW/Res	Foundation: MS Default	Flooring Type: N/A	Living Units: 1
Frame: MS Default	Basement Floor: N/A	Year Built: 1860	Roof Structure: Flat
Heating Type: Basic / Unkn	Grade: Average	Roof Cover: Flat	Heating Fuel: Gas
Building Condition: Average	Primary Exterior Siding: Brick, Solid	Air Conditioning: N/A%	Finished Area (SF): 3105

Interior Walls: N/A **# of Bsmt Garages:** N/A **Number Rooms:** 0 **# of Bedrooms:** 0
of Full Baths: 0 **# of 3/4 Baths:** 0 **# of 1/2 Baths:** 0 **# of Other Fixtures:** 0
Land Area: 2016 Sq. Ft.

Narrative Description

This property contains 2016 Sq. Ft. of land mainly classified as Com w/1-2Apt with a(n) StoreW/Res style building, built about 1860 , having Brick, Solid exterior and Flat roof cover, with 1 unit(s), total room(s), total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

BLK 19 ORIGINAL PLAT OF RACINE S 18 FT OF N 38 FT LOT 4

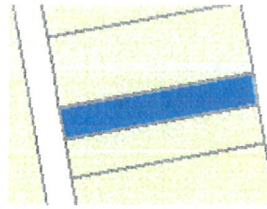
Property Images



(/city/departments/assessor/webpro/images/image/0/125001.JPG)



(/city/departments/assessor/webpro/images/sketch/0/125001.jpg)



(/city/departments/assessor/webpro/images/mapimages/0/125001.bmp)

Condo Information

No records found

Sales Data

Sale Date	Sale Price	Legal Reference	Grantor Last Name	Land Use Code at Sale
9/28/2016	85000	2448304	BARATKI,ROBERT J	225
10/11/2001	71000	3272-473	NEU,MICHAEL C	225
5/16/1984	0	1715-035	HAHN, NAM S	223
9/19/1982	26000	1657-070	HAHN, NAM S	223

Tim Anderson Architect

Architecture . Design/Build . Project Management

March 13, 2017

Mr. Carl Kump
420 Main St.
Racine, WI 53403
414-303-5600

Re: Proposal for Architectural Design Services

Dear Carl,

I am pleased to offer this proposal for architectural design services for the build-out of your property located at the address listed above. I look forward to working with you on this project.

It is understood that your desire is to improve approximately 2,665 square feet of existing space (1,865SF first floor commercial and 800SF second floor residential). Included within this work is the renovation of an existing restroom, addition of a second restrooms and general upgrades to achieve a white box level of finish.

I understand as part of my responsibility I will provide the architectural drawings necessary for permitting as well as a code review related to the scope of work. These drawings will include the following:

1. Demolition Plan

The demolition plan will show the existing building plan and identify the walls, doors, ceilings, and windows to be removed to accommodate the proposed layout.

2. Floor Plan

The floor plan will show the existing building plan to remain and new construction necessary for the proposed layout.

3. Enlarged Floor Plans

Specific areas of the plan may be enlarged as necessary to show sufficient detail for such areas as the restrooms and stairs.

4. Interior Elevations

The interior elevations will include drawings of the restrooms.

5. Exterior Elevations

Tim Anderson Architect

S44W33375 Connemara Dr., Dousman, WI 53118
414-698-8134, timandersonarchitect@hotmail.com

The exterior elevations will include photographs of the building with windows and doors to be modified identified.

Included in my work will be an analysis of the code to determine what, if any, accessibility or additional egress systems are required. I will begin by surveying the existing conditions of the building to create measured drawings for both the existing and proposed condition.

Areas not included in this proposal are the specification of finishes, fixtures, equipment, structural members, and MEP (mechanical, electrical, plumbing). It is understood MEP, structural, or similar specialty work shall be performed by your consultants as necessary and I shall coordinate my work with them accordingly.

BASIC COMPENSATION

For basic architectural design services, compensation shall be a lump sum amount of **\$6,500 (six thousand five hundred United States Dollars)**. Upon commencement of work the first payment of \$3,250 shall be required and the remaining \$3,250 shall be due upon completion. Reimbursable expenses, including, but not limited to, drawing reproductions, printing, and postage are separate from the fee and shall be billed as a direct expense. Mileage and time to conduct a site visit are included in the lump sum amount.

ADDITIONAL SERVICES

As authorized by you and agreed by us, we may also perform the following additional services at our standard hourly rates outlined below or agreed upon lump sum fee:

1. Making revisions to drawings and other project documents (specifically those, which result in a major impact to the scope of the architect's work) after any sign-off which are inconsistent with previous approvals of the Owner. Revisions, which are necessary as a result of changes in the program or scope of the Project, or changes in applicable laws and regulations that become effective after such documents, were prepared and approved by the owner will be cause for the work to be performed as an additional service.
2. Assist with the promotion, marketing for the project, including preparation of special drawings, brochures, view studies and related documents required by you and your representatives. Prepare drawings or surveys documenting the existing condition.
3. Provide design work beyond those listed in the Project scope.
4. Changes to the original budget for any reason that required revisions to the design shall be cause for additional compensation.
5. To the extent agreed upon, provide any other services not otherwise included within our Scope of Services outlined above.

Compensation for additional services shall be paid for at an hourly rate of \$100/hour.

REIMBURSABLE EXPENSES

In addition to our basic compensation outlined above, we are to be reimbursed for expenditures made by us for the project such as the following:

- Plotting and reproduction of documents, including transparencies, printing and photocopy
- Photography
- Shipping, postage, messenger, fax or courier service charges
- Permit and application fees
- Other similar expenses

TERMINATION

Either of us shall have the right at any time hereafter to terminate this Agreement effective upon written notice to the other. In the event of termination for any reason, we are to receive full payment for our services performed and expenses incurred prior to such termination.

INDEMNIFICATION

To the fullest extent permitted by law, the Contractor shall defend, indemnify, and hold harmless the Owner and Tim Anderson Architect, and their respective consultants, and the directors, officers, partners, employees and agents of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting there from, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, a subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is jointly caused in part by the negligent act or omission of a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce any other rights or obligations of indemnity which would otherwise exist as to a party or person described in this clause.

In claims against any person or entity indemnified under this clause by any employee of the Contractor, a subcontractor, anyone directly or indirectly employed by them or anyone for whose acts any of them may be liable, the indemnification obligation under this clause shall not be limited by a limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or a subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

The obligations of the Contractor under this clause shall not extend to the liability of Tim Anderson Architect and its consultants and agents, and employees of any of them arising out of the preparation of maps, drawings, opinions, reports, surveys, Change Orders, designs or specifications, or the giving of or the failure to give directions or instructions by TAA and its consultants, and agents or employees of any of them, provided such giving or failure to give is the primary cause of the injury or damage.

Proposal for Architectural Design Services

Thank you again for the opportunity to work with you on this project. I hope this proposal meets your approval and I look forward to discussing it with you further. If you have any questions, please feel free to contact me.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Tim Anderson".

Tim Anderson, AIA, NCARB, LEED AP

Accepted:

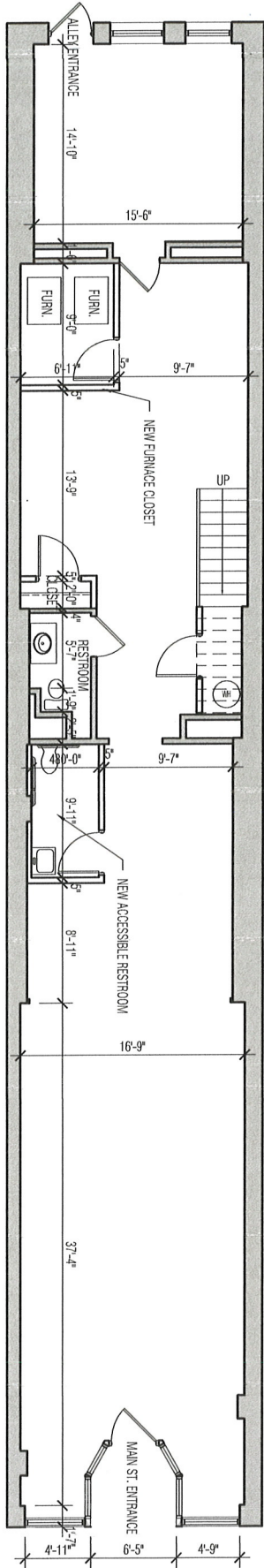
Date:

Attachments: none

cc: file

1
1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Notes:
-See contractor bids for scope of work.
-Dimensions and existing conditions to be verified in field.
-Work to comply with federal, state, and municipal regulations.
-Building footprint is approximately 2,100 CSF (1,745 NSF), V.L.F.



SHEET TITLE
FLOOR PLANS

SHEET NUMBER

A1.1

PROJECT
420 Main St.

PROJECT LOCATION
420 Main St., Dodge, WI 53403

PROJECT NUMBER
201201



Tim Anderson Architect
ARCHITECTURE - DESIGN/BUILD - PROJECT MANAGEMENT

Tim Anderson, AIA, NCARB, LEED AP
S44W33375 Connerara Dr., Dousman, WI 53118
414-698-8134
timandersonarchitect@hotmail.com







We propose here by to furnish material and labor – complete in accordance with included specifications, for the sum of Two Thousand Seven Hundred Thirty One Dollars And Zero Cents

_____ Dollars (2,731.00_____)

We propose to supply and install **plumbing** per the following Specifications in compliance with all state and local codes and

_____ in a quality and workmanlike manner:

3____ days

Authorized
signature

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

Acceptance of Proposal – The above pieces, 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 of Acceptance _____

Signature _____

General Contractor

Signature

Steven Nowak

ESTIMATE

Jeff Kurth

(414) 303-5695



Estimate #

000114

Date

03/03/2017

Round Table Companies

1219 Washington Avenue
Racine, WI 53403

Phone: (262) 497-1873

Email: roundtablecompaniesllc@gmail.com

Description	Total
White-box commercial space. Main st.	\$9,700.00
Frame three walls discussed in walk-thru	
Drywall newly framed walls	
Laminate walls covered in wallpaper with 1/4" drywall	
Drywall ceilings in middle room and west room	
Tape, finish new drywall	
Paint entire space	
Subtotal	\$9,700.00
Total	\$9,700.00

Notes:

Cost includes price of framing studs, drywall, mud, paint and scissor lift needed for drywalling ceilings

Balistreri Property Services LLC

Homeowner	CEK Investments LLC		
Property Address	420 Main St, Racine WI		
Phone Number	414-303-5699		
Contractor's Name	Jeffrey Kurth, Balistreri Property Services LLC		
License #		Phone #	(414) 303-5695
Address	4085 S. Adell Avenue, New Berlin, WI 53151		
Email			

- included in this Bid.
- Contractor includes all sub-contractor's names next to work being done.
- Contractor provides all make/model numbers for any appliances.
- Contractor must provide location of the area being worked on and square footage.
- Each location has an itemized list of material and labor for each improvement and details of work to be done.

		Materials (\$)	Labor (\$)	TOTAL (\$)	Subcontractor
Built-ins				0.00	
Carpet # SF				0.00	
Ceiling Fan				0.00	
Lighting				0.00	
Fireplace				0.00	
Electrical				0.00	
Tile # SF				0.00	
# of Windows				0.00	
Other:				0.00	
Other:	Framing			0.00	
Other:	Drywall ceiling			0.00	
Other:	Drywall			0.00	
		\$0.00	\$0.00	\$0.00	

*Note: Line items are free form fields and descriptions may be changed if needed.

Describe details of work to be done:	
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Describe details of work to be done:	
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		Materials (\$)	Labor (\$)	TOTAL (\$)	Subcontractor
Wood				0.00	
Concrete				0.00	
Bricks # SF				0.00	
Tile # SF				0.00	
Electrical				0.00	
# of Windows				0.00	
Molding				0.00	
Built-ins				0.00	
Other:				0.00	
Other:				0.00	
Other:				0.00	
Other:				0.00	
		\$0.00	\$0.00	\$0.00	

*Note: Line items are free form fields and descriptions may be changed if needed.

Describe details of work to be done:	
--------------------------------------	--

		Materials (\$)	Labor (\$)	TOTAL (\$)	Subcontractor
Siding				0.00	
# of Windows				0.00	
Doors				0.00	
Plumbing				0.00	
Electrical				0.00	
Wood	Lumber and fasteners	800.00	1000.00	1800.00	
Sheet metal				0.00	
Insulation				0.00	
Other:	Drywall for ceiling	800.00	2300.00	3100.00	
Other:	Drywall for walls	900.00	2300.00	3200.00	
Other:				0.00	
Other:				0.00	
		\$2,500.00	\$5,600.00	\$8,100.00	

*Note: Line items are free form fields and descriptions may be changed if needed.

Describe details of work to be done:	Framing on on north and south walls that are currently concrete. Framing walls around furnaces and walls for new bathroom and small closet. All items include to finished walls that are ready for paint
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		Materials (\$)	Labor (\$)	TOTAL (\$)	Subcontractor
Paint # SF	20 Gallons white paint	500.00	700.00	1200.00	
Sealer				0.00	
Primer				0.00	
Plaster				0.00	
Brushes				0.00	
Rollers				0.00	
Pans				0.00	
Tape				0.00	
Other:				0.00	
Other:				0.00	
Other:				0.00	
Other:				0.00	
		\$500.00	\$700.00	\$1,200.00	

*Note: Line items are free form fields and descriptions may be changed if needed.

Describe details of work to be done:	
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		Materials (\$)	Labor (\$)	TOTAL (\$)	Subcontractor
Trash Removal				0.00	
Permits				0.00	
Tax Fees				0.00	
Other:	sand and stain stairwell	100.00	800.00	900.00	
Other:	1850 sqft flooring	2,800.00	1,500.00	4,300.00	
Other:	rebuild basement door	25.00	150.00	175.00	
Other:				0.00	
		\$2,925.00	\$2,450.00	\$5,375.00	

*Note: Line items are free form fields and descriptions may be changed if needed.

Describe details of			
	Materials (\$)	Labor (\$)	TOTAL (\$)
	\$6,725.00	\$10,450.00	\$17,175.00

- We hereby acknowledge and agree to work as stated herein and all work will be done in workman like manner.
- All labor and materials are included in this final BID and that property will be habitable within 30 days of closing.
- We acknowledge that 50% draw will be at closing and remaining 50% will be after completion and final satisfactory inspection by lender.

Describe details of work to be done:	
--------------------------------------	--

		Materials (\$)	Labor (\$)	TOTAL (\$)	Subcontractor
Closets				0.00	
Drywall				0.00	
Carpet # SF				0.00	
Tile # SF				0.00	
Electrical				0.00	
# of Windows				0.00	
Molding				0.00	
Built-ins				0.00	
Other:				0.00	
Other:				0.00	
Other:				0.00	
Other:				0.00	
		\$0.00	\$0.00	\$0.00	

*Note: Line items are free form fields and descriptions may be changed if needed.

Describe details of work to be done:	
--------------------------------------	--

		Materials (\$)	Labor (\$)	TOTAL (\$)	Subcontractor
Closets				0.00	
Drywall				0.00	
Carpet # SF				0.00	
Tile # SF				0.00	
Electrical				0.00	
# of Windows				0.00	
Molding				0.00	
Built-ins				0.00	
Other:	install flooring in 2 baths	200.00	500.00	700.00	
Other:	tile in 2 bathrooms	300.00	600.00	900.00	
Other:	finish work 2 baths+1door	300.00	600.00	900.00	
Other:				0.00	
		\$800.00	\$1,700.00	\$2,500.00	

*Note: Line items are free form fields and descriptions may be changed if needed.



2200 Miller Park Way · Milwaukee WI 53219
 (414) 645-2200 · Fax (414) 645-2015
maxcarehardwood@sbcglobal.net

Date: February 7, 2017
 Client: Jeffrey Kurth
 Phone: 303-5695

Property: 420 Main St
 Racine

Sanding & Refinishing

Use Atomic Dust-Free System. Sand and refinish with one coat of **natural** and two coats of Commercial Finish: Satin in Sheen

Areas: Bedroom/Living Room: Cherry
 625 sqft \$1950.00 Easy Street Finish -or- \$2150.00 Arboritec Finish

Commercial Space: Pine
 1120 sqft \$4500.00 Oil Finish

2 Treads \$100.00

*Labor: \$65 per hour
 1 1/4" Holes; drill + plug

Installation:

Remove existing pine; Install 3/4 x 2 1/4 #1 Maple; Sand and refinish with one coat of sealer and two coats of Commercial Finish: satin in sheen

Areas: West Area
 150 sqft \$2000.00

Total: \$8750.00*

Note: If the floor is sanded in phases color and sheen may not match

Terms:

- 50 % deposit due at scheduling; Balance due upon completion
- We except check, cash, VISA, & MASTERCARD
- NOTE: 3 % processing fee applied to credit card payments
- Proposal may be withdrawn after 30 days if not accepted.

Conditions:

- Customer must be present the day of sanding for color authorization.
- Can not guarantee exact color match to existing wood or removal of water/pet stains.
- It is the customers responsibility to touch up wood work.
- MaxCare is not responsible for paint chips from quarter round or wood work falling into finish. Due to uncontrolled finishing atmosphere imperfections such as, but not limited to: hair, dust, or air bubbles may be in the finish. Defects in the finish not seen from a standing position and in normal lighting will be considered reasonable.
- Not responsible for wind shake boards after finish application.
- If there is a complaint on the floor it needs to be addressed within 7 days; after 7 days the job will be considered completed.
- MaxCare does not move furniture or appliances.
- With an open ceiling basement/upper level finish may seep through. It is the customers' responsibility to cover belongings below.

Acceptance of proposed work, terms & conditions:

X _____

Date: _____

NOTICE OF LIEN RIGHT :AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CLAIMANT HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING, OR PROCURING LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE TIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID.THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CLAIMANY AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.











1500 Durand Ave. Racine, WI 53403

Phone: 262.637.0156 Fax: 262.637.6822

Proposal Submitted To:
Jeffrey Kurth
420 Main St.
Racine, WI 53403
414-303-5695

Work to be performed at:
Site

WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR FOR THE COMPLETE INSTALLATION OF:

420 Main St. – New Equipment Lower

- Air Temp 95% Efficient Single Stage 72K btu furnace
Model: VG7SD072D-35C
- Air Temp 2.5 Ton AC 13 Seer
Model: VS4BD
- Programmable thermostat
- Vent 1 bath fan (for proposed new bathroom)
- Duct system for lower unit including registers
- Remove existing defunct ductwork above drop ceiling, leaving drop ceiling intact
- Furnace vented through rear wall, or if through roof, roof sealing to be done by others

Package Total:.....\$8,900.00

- All sheet metal as necessary for ductwork
- Labor and installation
- Taxes included in pricing
- Low voltage wiring
- All applicable HVAC permits
- All work will be in compliance with current city building codes

WARRANTIES:

- Lifetime heat exchanger furnace
- 10 year parts (both furnace and AC)
- 1 year labor

OPTIONS:

NOTES:

- All plumbing and electrical work to be done by others
- Gas and electric must be completed prior to installation of new equipment

PAYMENT:

- 25% upon quote acceptance
- 50% upon installation of equipment
- 25% upon completion of project

Respectfully submitted on April 5, 2017 by Guy Hall

Customer Acceptance Signature

SQUARE ONE

HEATING & COOLING, LLC

February 22, 2017

PROPOSAL SUBMITTED TO:

Jeffery Kurth
PO Box 401
North Prairie, WI 53153
414-303-5695
jefferykurth@yahoo.com

Re: 420 Main St. Racine

We hereby propose to furnish the materials and perform the necessary labor for the renovation at 420 Main St. Racine

Option 1

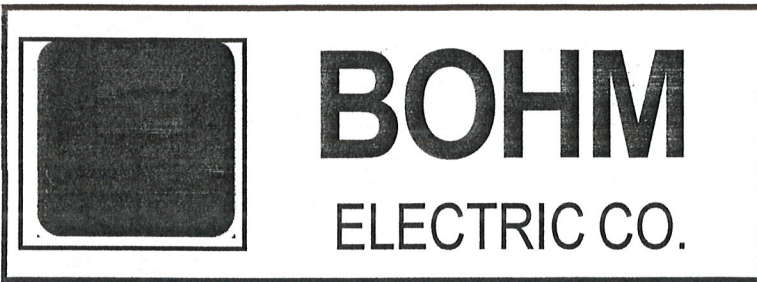
- 1 Bryant model 912SB36060 furnace for 2nd floor apartment
 - 60,000 btu, 92% efficient, venting out roof
 - Locate by existing furnace on 1st floor
- 1 Bryant A/C model 113ANA030 for 2nd floor apartment
 - 13 SEER, 2 ½ ton, Puron, coil
 - Line set and A/C on roof
- Low voltage wiring, gas piping to separate meter in basement to furnace only
- Remove existing zoning, utilize existing main trunks
- Remove abandoned duct above suspended ceiling and re hang existing duct from structure
 - Drop ceiling will probably have to be removed, duct is big and heavy
- Run new 14" round from furnace to apartment for return air
- Bring all flex runs up to code for distance and support
- Honeywell thermostat
- Re use existing furnace and A/C for 1st floor only
 - Add freeze stat to A/C, unit will be too big for existing duct
 - Modify existing return duct for 1st floor system
- High voltage and roof patching/repair by others
- Does not include any fire/radiation dampers that inspector may require
- Does not include engineering, plans, permits or state submittal if required

Proposed Price:

\$ 18,650.00

Burlington 262.763.7000
Union Grove 262.878.2228
Fax 262.763.7004

616 Droster Ave., Burlington, WI 53105
E-mail: info@squareonehvac.com
www.squareonehvac.com



ELECTRICAL CONTRACTORS

Qualified • Bonded • Licensed

"Where Service Lights the Way"

ROBERT BOHM ELECTRIC COMPANY, INC.

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

March 23, 2017

Jeffrey Kurth

Re: Electrical Wiring at 420 Main Street, Racine, WI

Dear sir:

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

1. Furnish and install a 200A 2-position meter socket with individual circuit breaker mains installed.
2. Connect 1st floor and basement panels to one meter.
3. Furnish and install panel with circuit breakers in second floor apartment.
4. Move second floor wiring to new panel.
5. Correct wiring to existing ceiling lights in front of store and add switch.
6. Furnish and install 6 receptacles in front of store.
7. Furnish and install 120V circuit to store front.
8. Furnish and install wiring for new bathroom.
9. Furnish and install power to bathroom exhaust fans supplied and installed by others.
10. Furnish and install power to one water heater, one furnace, and one roof-top AC unit.
11. Furnish and install 6 can lights in middle section and connect to switch.
12. Remove wires in stub wall to be removed.
13. No work is to be done in 2nd floor apartment except for new panel.
14. City of Racine permit.

50% down to start.

We propose to complete the above work for the sum of:

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

This proposal for acceptance within 30 days.

Respectfully submitted,

David J. Franseen, president

*Ensure Efforts Bring to do.
Final Payment Based on inspection Approval.*

Estimate

C. Evans Lighting Design LLC
8102 old spring st. (262) 930 7755
Racine, WI 53406

Estimate Number: E170301586
Estimate Date: 03/01/2017
Payment Terms: Due On
Receipt
Estimate Amount: 9,524.00
Created By: Carter Evans

Billing Address

Balistreri Property Services Llc
Po Box 510354
New Berlin, WI 53151

Shipping Address

Balistreri Property Services Llc
Po Box 510354
New Berlin, WI 53151

Item #	Item Name	Quantity	Unit Price	Taxable	Total
2150	Project: 420 Main St Separate service, clean up electrical, reconnect existing lighting upfront, add plugs, add lighting and switches per our conversation. Pull permit and have inspected. Service \$ 4810.00 (parts/ labor) All other electrical labor and permit \$3204.00 (Parts/labor) Thanks	1.00	8,014.00		8,014.00
2151	Additional Relocate panel to the 2nd floor from the basement add+ \$1510.00	1.00	1,510.00		1,510.00

Comment:

Customer to supply all lighting fixtures and lamps.
Customer responsible for all demo of walls, ceilings and floors where required. And repaired at customer cost.

Subtotal: \$ 9,524.00
Estimate Amount \$ 9,524.00

Pmt terms: 1/2 down at approval of contract
1/4 at rough electrical date
Remainder at finish electrical date
12.5% per day to be added to pmt not made on scheduled dates.
Thanks for your business!



Company Signature 03/01/2017



02/24/2017

Jeffrey Kurth
420. Main St.
Racine, Wi 53403

RE: 420 Main St. Racine, Wi- Bathroom Plumbing Installation

Dear Jeffrey,

John Conner Co., LLC is pleased to provide a proposal in conjunction with Plumbing work to be performed at the above referenced project. We propose to furnish all rough material and perform all the labor necessary. We trust that this will meet your needs. The following inclusions and qualifications are included in this proposal.

1. Prices are firm for 90 days.
2. Plumbing installation shall meet the Wisconsin Plumbing Code.
3. Plumbing Contractor shall not be responsible for owner-supplied equipment due to losses related to theft, damage, vandalism, warranty, or any associated storage expenses. This agreement does not include: 1) Warranty of equipment supplied by others.
4. Plumbing Contractor shall not be responsible for any installed materials or equipment due to losses related to theft, damage or vandalism by others.
5. **Furnished materials to be:** Schedule 40 PVC pipe and fittings, Pex water pipe and fittings, ADA compliant elongated toilet, ADA compliant wall hung lavatory with faucet, all fixture connections necessary for installed fixtures.
6. **Furnished Labor:** Install rough and finish plumbing serving ADA compliant wash basin and ADA compliant Toilet.
7. The rough will be invoiced when the rough is completed.
8. Our pricing structure is based upon payment of invoices due upon receipt.
9. Customer agrees to pay a service charge of \$50.00 each time a check is returned to the Plumbing Contractor.
10. The trim will be invoiced when the trim stage is substantially completed.
11. Reasonable time shall be given to the Plumbing Contractor to complete each phase. However, Plumbing Contractor agrees that where a written construction schedule is provided with the signing of this agreement, the Plumbing Contractor shall pay all overtime to complete construction in a timely manner to comply with the written construction schedule. If a written construction schedule is not provided with the signing of this proposal, the Plumbing Contractor shall not pay for any overtime to complete project. Any overtime required shall be considered a change order and written authorization shall be required in advance. Change orders become past due, if any written agreement made by the owner/contractor is not promptly performed, if any conditions warranted by the owner/contractor prove to be untrue, or the failure of the owner/contractor to comply with any of the conditions of the agreement. In the event of the owner/contractor default, the Plumbing Contractor may: 1) Suspend work and remove uninstalled Plumbing Contractor material or equipment from the premises. The owner/contractor agrees that Plumbing Contractor may enter upon owner/contractor property for the purpose of repossessing such material or equipment without liability to owner/contractor for trespassing or any other reason. 2) The Plumbing Contractor may retain all





RE: 420 Main St. Racine, Wi- Bathroom Plumbing Installation

money paid hereunder, regardless of the stage of completion of the work and bring any appropriate action in court to enforce its rights. 3) The owner/contractor agrees to pay all costs and fees (including fees incurred in connection with appeals) incurred by Plumbing Contractor in enforcing his rights under this proposal.

12. Plumbing Contractor shall not be liable for failure to perform if prevented by strikes or other labor disputes, accidents, acts of god, governmental or municipal regulation or interference, shortages of labor or materials, delays in transportation, non-availability of the same from manufacturer or supplier, or other causes beyond the Plumbing Contractor's control. In no event shall the Plumbing Contractor be liable for special or consequential damages whatsoever or however caused.
13. This proposal does not include cost of trash removal, concrete, forming, painting, patching, trenching core drilling, sealing of roof penetrations. All waste created by Plumbing Contractor will be removed to a specific area on the construction site as instructed by the owner/contractor.
14. All material and equipment supplied by the Plumbing Contractor shall be warranted by the manufacturer and will be installed in a manner consistent with standard practices at this time.
15. Warranty shall only apply to the Plumbing installation of the material, fixtures, equipment provided by Plumbing Contractor. The Plumbing Contractor guarantees the work will meet trade standards of good workmanship. The Plumbing Contractor warrants the material of good quality will be selected. The Contractor will maintain all manufactures' warranties. The customer is limited to manufactures' warranties for defects in the manufacture of materials. All contractors' warranties are limited to no more than a period of 1 year. The Plumbing Contractor warranties are limited to the cost of labor and materials only, and exclude ordinary wear and tear or abuse by others.
16. The property owner/contractor will allow free access to work areas for workers and vehicles and will allow areas for the storage of materials and debris. Driveways will be kept clear for the movement of vehicles during work hours. The Plumbing Contractor will make reasonable efforts to protect driveways, lawns, shrubs and other vegetation.
17. Contractor's obligation under the Agreement and any subsequent contact does not include the identification, abatement or removal of mold, asbestos products or other hazardous substances and materials. In the event such elements are encountered, Contractor's sole obligation will be to notify the Customer of the existence of such substances or materials. Contractor shall have the right thereafter to suspend its work until such substances or materials and the resultant hazards are removed.
18. Customer and John Conner Co., LLC agree to maintain the confidentiality of this agreement including price and terms unless disclosure is required by law. Customer agrees not to post or display this confidential information.
19. Any alteration or deviation from the above specifications involving extra cost of material and/or labor will only be executed upon written orders for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.
20. Taxes upon the material and labor furnished under this contract, as required by the United States Government and the State in which this work is performed.

Project Cost

Total cost for plumbing including plumbing permit, rough and finish plumbing materials referenced above equals \$2,090.00.

50% or \$1045.00 is due upon agreement of services.

25% or \$522.50 is invoiced after the rough plumbing is substantially complete.

25% or \$522.50 is invoiced after the finish plumbing is substantially complete.



**Nowak
Professional
Plumbing** LLC

Lic. No. 227062
575W32066 Paul Lane,
Mukwonago, Wi, 53149
Steve Nowak
(262) 470-6328 Cell
nowak.steven@yahoo.com

Bid/Proposal

Proposal No. 1
Date 02/25/2017

General Contractor
Jeffrey Kurth
Project Address
420 Main St.

City, State
Racine Wi.

Phone: (414)303-5695

Email: Jeffreykurth@yahoo.com

Job Location: 420 Main St. Racine Wi.

We hereby submit the following specifications including ____ additional pages and estimates for:

Basement and 1st floor

- Addition of 1st floor ADA water closet and ADA wall hung lav.
- Waste pipe to be tied into existing cast iron soil pipe in basement along with cold water line to 1st floor bathroom.
- Hot water line to be connected into existing water heater above existing bathroom
- Fixtures to include (1) Mansfield 137- White Elongated comfort height water closet with open front seat.
(1) Mansfield 19 x 17 White wall hung Lav with protective trap wrap.
- American Standard Colony Soft Single Handle Chrome Lav Faucet with Grid Strainer Drain
- No alteration to existing bathroom or any other existing plumbing to be part of this proposal

Payment Schedule:

- 50% upon beginning of work. Balance upon completion of work
- Inspection to be ordered following along with Lien Waiver

First Notice Of Lien To Owner, Lender & Or Material Man:

As required by the state of Wisconsin construction Lien Law, contractor or builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owners land may have Lien rights on owners land and building if not paid. Those entitled to Lien rights in addition to the undersigned contractor are those who give the notice within sixty (60) days after they first furnish labor or materials for the construction. Accordingly, owner will probably receive notices from those who furnish labor or materials for the construction and should give a copy of each notice received to his/her mortgage lender if any. Contractor agrees to cooperate with the owner and his/her lender, if any, to see that all potential Lien claimants are fully paid.

Carl Kump
420 Main Street
 White Box Program Estimates

HVAC	K&L Heating and AC	\$8900.00
	Square One	\$18650.00

Electrical	Bohm Electric	\$8900.00
	C. Evans Lighting	\$9524.00

Plumbing	John Conner	\$2090.00
	Nowak Plumbing	\$2731.00

Drywall	Round Table	\$9700.00
	Balestreri Property	\$10775.00

Flooring	Balestreri Property	\$4300.00
	MaxCare	\$8750.00

Total =	\$33890.00	-	\$50430.00
	x 50%		x 50%
	\$16,945.00		\$25,215.00

1865 sq. ft. x \$10.00 per sq. ft. = \$18,650.00 Max