

302 Main Street Racine WI

Proposed Improvements

Scope of project:

Frame ADA restroom a Install new ADA plumbing, frame new hall in rear area, finish drywall, update wiring, install new HVAC and finish new floor

Cost as follows:

Plumbing	Lepow	\$ 5200.00	B. Waters	\$ 6450.00
Flooring	Carpetland	\$ 6000.00	Carpets Plus	\$ 8127.00
Electric	Kreuser	\$ 4825.00	Shaffer	\$ 4995.00
Drywall	Phoenix	\$ 2430.00	NAR	\$ 2650.00
Frame and Trim	Phoenix	\$ 5250.00	NAR	\$5400.00
<u>HVAC</u>	<u>Chritiansen</u>	<u>\$ 8659.00</u>	<u>Kenosha</u>	<u>\$11763.25</u>

Total = \$32,364.00		\$39,385.25
<u> x 50%</u>	-	<u> x 50%</u>
\$16,182.00		\$19,639.00

Building Age: 149 Years Old

1530 sq. ft. x \$10.00 per sq. ft. = \$15,300.00

Maximum Grant = \$15,300.00

COMMERCIAL "WHITE BOX" GRANT APPLICATION

Applicant/Project Contact Information

Name: MICHELLE BAIN
MT ROYAL PROPERTY MANAGEMENT
Address: 524 MAIN ST RACINE WI 53403
Phone: 262 776-4482

Business or Leaseholder Information

Name of business: UNKNOWN / WHITE BOX
Business Owner's/Leaseholder's Name:

Address: 302 - MAIN ST.
Phone:

Property Owner Information

Name: 401 - WISCONSIN LLC - MICHELLE BAIN AGENT
Address: 212 WEST FOOTHILL BLVD., MONROVIA CA 91016
Years Owned Building: MONTHS Age of Building: 100+
Area of First Floor (Square Feet): 1200

Proposed Improvements (describe in detail)

SBA ATTACHED

LEPou Plumbing
262-664-1755

Proposal

PROPOSAL NO.
SHEET NO.
DATE <u>4-11-2019</u>

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME <u>Mike Bain - Mount Royal</u>	ADDRESS <u>302 main st</u>
ADDRESS <u>Property Management</u>	<u>RACINE, WI 53402</u>
PHONE NO.	DATE OF PLANS
	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of 1-toilet, 1-LAV sink, 1-Floor drain, and 1-Hot WATER HEATER. Demo existing Fixtures - 1-toilet, 1-Lav. Re-Rough in Sanitary waste + vent, Hot and Cold water lines to Accomodate new fixtures. Run new dedicated cold water line from meter to serve new bathroom only. Re-work water meter. Tie into existing gas line and run to new furnace. (Furnace by others). All Materials furnished to complete plumbing job. Plumbing Permit included in Quote
 Fixtures:

- 1- A.O. SMITH ENT 50 gallon Electric
- 1- Kohler 2005-0 ADA Kingston LAV
- 1- Kohler 4309-0 Cimarron Bowl ADA
- 1- Kohler 4418-0 Cimarron TANK
- 1- Kohler 4731-0 open front seat

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 two hundred dollars + 00/100 Dollars (\$ 5,200.00) with payments to be made as follows.

50% - down Payment 25% - upon Completion
 25% - upon Rough IN

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 [Signature]
 Per LEPou Plumbing LLC

Time & Mat'L Basis

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 _____
 Date _____ Signature _____



2101 Lathrop Ave
 Racine, WI 53405
 Phone # 262-989-1001

Name / Address

Mike Bain
 302 Main St.
 Racine WI. 53403

Estimate

Date	Estimate #
4/11/2019	9219

Description	Qty	Rate	Total
<p>The Following quote is for a ADA bathroom at 302 Main Street Racine WI. 53403</p> <p>Rough in waste piping to accommodate (1) watercloset, (1) sink , and (1) floor drain. Rough in waterpiping to support the same fixtures and (1) electric water heater. Have rough in inspected, Furnish and set fixtures. to include water closet. Pull all applicable permits for plumbing . Material labor and permit fee.</p> <p>Payment Terms: 33% due before any work is performed 50% due upon successful completion of a rough in inspection Remainder due upon completion of final plumbing inspection</p>		7,360.00	7,360.00

Any questions regarding estimate, feel free to call 262-383-5111. Thank You!

Subtotal	
Sales Tax (5.1%)	
Total	\$7,360.00



April 10, 2019

Mike Bain
302 Main Street
Racine, WI

Re: LVP & Vinyl Base

Carpetland USA Kenosha, Inc will supply and install the following materials and labor for the LVP & vinyl cove base. Bid good for 45 days.

Business Area, Restroom & Office/Storage-----**\$6,000.00**
Alternate: Rest Room & Office/Storage Only-----\$1,450.00

Bid Includes:

- Supply and install Underfloor underlayment.
- Supply and install mid-grade LVP glue down.
- Supply and install 4" vinyl cove base in office/storage & restroom.
- Caulk brick walls where floor and wall meet.
- All work during normal hours.
- Rooms to be empty prior to floor installation.

Bid Excludes:

- Removal of existing wood floor.
- Prep beyond that described above.
- Final cleaning of installed floor or flooring protection.

Terms: 50% deposit, balance upon completion.

Thank you for having us quote this project.

Respectfully submitted,
Jay Kirsch
Carpetland USA Kenosha, Inc Commercial Sales
5407 Green Bay Rd
Kenosha, WI 53144
jasonk@carpetlandwi.com

CARPETS PLUS OUTLET

1241 22nd Avenue, Kenosha WI 53140
Ph. 262-883-9494 * Fx. 262-883-9495
www.carpetsplusoutlet.com

8:30
Prices Valid for 30 Days

Date: 4.10.19

Salesperson: _____

Name MNT. Royal Contr.

Job Site 302 MAIN ST. Rental? Y N

City/State/Zip RACINE WI Selling? Y N

Home Ph. _____

Cell/Work 909-7150 Mike Bain

Bill to Address: _____

City/State/Zip _____

Area _____ Installer _____ Date _____

Area _____ Installer _____ Date _____

Area _____ Installer _____ Date _____

EMAIL:

Room/Area	Description (Include product manufacturer and type of flooring)	Pattern Match	Qty.	Price	Total Price
	KARNDYKANT-KARNDYKANT TICE-VINYL PLANK		11525sq	3.09/sq	\$3559.68
	Color TO BE SELECTED			Blue	\$265.32
	(GLUED DOWN)	LABOR TO INSTALL			\$1818.00
	Provide AND INSTALL 1/4" SUB-FLOOR				\$2070.00
	Provide AND INSTALL 4" CONC BASE IN BACK AREA				\$160
		Metal TRANSITION			\$24.00
	FILL IN SPOTS WHERE VENTS AND COOL AIR RETURN ARE				\$180.00
	FILL IN SPOTS BY BACK WALL WHERE NEED TO MISSING				\$50.00
	(Planks Run East/West)				
					Concrete
					Adhesive
					Metals
					Step Labor
					Subtotal
					Sale Tax
					Total \$8127.00
					Deposit
					Balance Due

Metals	
Qty/Type	
Color	
Qty/Type	
Color	

WE DO NOT MOVE ELECTRONICS, LARGE SCREEN TV'S OR BREAKABLES

Customer Must Do:

Remove Furniture Customer Initial _____ Remove & Replace Base or 1/4" in MAIN ROOM Tear Up Existing Carpet & Pad

Disconnect Gas Cut Off Doors Remove & Replace Toilet(s)

Touch Up Baseboards OTHER _____

Padding	Steps	Floor
<input type="checkbox"/> 1/2" 8# <input type="checkbox"/> Tahoe	<input checked="" type="checkbox"/> Waterfall	<input checked="" type="checkbox"/> Wood
<input type="checkbox"/> 3/8" 8# <input type="checkbox"/> Felt/Hair	<input checked="" type="checkbox"/> Undernote	<input type="checkbox"/> Concrete
<input type="checkbox"/> 1/2" Stainmaster Deluxe Plus		<input type="checkbox"/> Gypcrete
<input type="checkbox"/> Other		

NOTICE OF LIEN RIGHTS: AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS IN ADDITION TO THE UNDERSIGNED BUILDER ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO VIE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION AND SHOULD GIVE A COPY TO THE MORTGAGE LENDER, IF ANY. BUILDER AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

IMPORTANT NOTICE, CUSTOMER READ BEFORE SIGNING: Carpet is a fabric. All seams will be visible, some are more visible than others. Buyer understands that there may be a dye-lot variation from sample. Seller is not responsible for chips, dents or conditions of existing moldings, doors, jambs or fixtures. Not responsible for wires behind door jambs/casings. Room must be clear of obstacles at time of installation. Seller is not responsible for cutting doors. Seller is not responsible for manufacturer or shipper delays. Unforeseen structural problems upon installation may require additional charges to the Buyer. A FINANCE CHARGE OF 1.5% (18% PER ANNUM) WILL BE CHARGED TO ACCOUNTS 30 DAYS PAST DUE. In the event Buyer defaults under the terms of this agreement, Buyer agrees to pay reasonable attorney fees, interest, legal fees and court costs.

TERMS: 50%DEPOSIT REQUIRED WITH BUYER/OWNER PARTY SIGNATURE(S). BALANCE DUE UPON COMPLETION OF INSTALLATION UNLESS NOTED OTHERWISE. I/WE SIGN HEREBY ACCEPTING THE ABOVE TERMS AND CONDITIONS.

Buyer/Owner Authorization _____

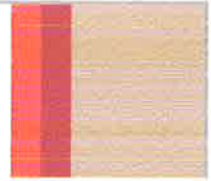
Date _____

Co-Buyer/Co-Owner _____

Date _____

Kreuser Electric LLc

6014-28 Ave
Kenosha WI 53144
262-748-5840



Estimate

Mike Bain

302-main street Racine WI

Thank you for the opportunity to bid this work.

Price includes;

3- em/exit led lights

1-em lights for bathrooms

1- 50 cfm bath fan/light

12- duplex receptacles 20 amp

2 - GFI per code 20 amp

4- 3 way switches

2- single switches

All conduit, and associated hardware

AC circuit, Furnace circuit

2- show window signage outlets

2- egress em lights exterior

Re ground system

City of Racine electrical permit.

All work to be to code, customer has choice of lighting temp and receptacle color.



All conduit to be EMT and flex in walls. THHN wire to be used.

Labor and Material \$4825 customer supplied light fixtures

Payment as follows;

\$2000 down

\$1000 after rough inspection

\$1825 upon final electrical inspection





LICENSED IN WI & IL
COMMERCIAL * INDUSTRIAL * AGRICULTURAL * RESIDENTIAL
262.605.6968

Proposal #04112019

Proposed Contract Submitted To:

Name Mike Bain
Street
City/State
Phone

Work To Be Performed At (if different):

Name Tenant space
Street 302 Main Street
City/State Racine, WI

We respectfully propose the following for your consideration:

1. ***Completion of electrical installation for remodel of various areas of the tenant space located at 302 Main St. in Racine, Wisconsin.***
2. ***Demo electrical as necessary in the existing bathroom area, the existing back room or storage area and in areas being demolished by new construction.***
3. ***Rough in and trim electrical for a new bathroom consisting of: (1) GFI receptacle, (1) ceiling 1x2 led strip light fixture, (1) bath fan installation and (1) wall switch to control bath fan and light fixture. (Venting of exhaust fan by others.)***
4. ***Rough in and trim electrical for remodel back storage room including (2) exit / EM light fixtures, (2) 2 x 4 lay in LED fixtures and a few standard general receptacles.***
5. ***Extend an additional network of two separate circuits from the existing electrical panel to the front tenant space area and install additional new wall receptacles on the brick surface of the north and south walls of the space using EMT conduit.***



ELECTRICAL & GENERAL
SHAFER
CONTRACTORS
LICENSED IN WI & IL
COMMERCIAL* INDUSTRIAL* AGRICULTURAL* RESIDENTIAL
262.605.6968

Proposal #04112019

6. Rework existing ceiling boxes in the front main sales area to allow for hanging of (2) pendant or chain mounted fixtures. (*Decorative fixtures by others.*)
7. Pull city of Racine electrical permit and manifest electrical inspections.

We respectfully propose this contract to furnish labor and material required to complete the project aforementioned in a substantial workmanlike manner for the sum of: **\$4,975.00**



Respectfully Submitted By:

Dale B Shaffer

Dale Shaffer

Accepted By:

Certified:
WI Master Electrician
WI Commercial Electrical Inspector
WI UDC-Residential Electrical Inspector
Illinois Electrical Contractor License

Office Ph: 262-605-6968
Email: dale@shaffer-electric.com
Fax: 262-997-1326



Phoenix Construction
3101 55th Court
Kenosha, WI 53144
262-945-6543

Estimate

Mt. Royal Property Management
524 Main Street Suite 106
Racine, WI 53403

4/9/19
RE: 302Main Street

Frame walls according to plan provided, frame new door in existing wall, fix ceiling in show room. Trim and Doors

Total: \$5250.00

Drywall and finish all new framing.

Total: \$2430.00

Acceptance of estimate:

Name:

Date

New Again Renovation, Inc.

**4619 Pleasant Trail Drive
Mount Pleasant, Wisconsin 53403
262-909-7150**

Proposal

RE 302 Main Street

4/10/2019

**Mt. Royal Property Management
524 Main Street
Racine WI 53403**

Framing ADA washroom and walls per print, trim and doors \$5400.00

Drywall and finish all new framing \$2650.00


New Again Renovations



Phoenix Construction
3101 55th Court
Kenosha, WI 53144
262-945-6543

Estimate

Mt. Royal Property Management
524 Main Street Suite 106
Racine, WI 53403

4/9/19
RE: 302Main Street

Frame walls according to plan provided, frame new door in existing wall, fix ceiling in show room. Trim and Doors

Total: \$5250.00

Drywall and finish all new framing.

Total: \$2430.00

Acceptance of estimate:

Name:

Date

New Again Renovation, Inc.

**4619 Pleasant Trail Drive
Mount Pleasant, Wisconsin 53403
262-909-7150**

Proposal

RE 302 Main Street

4/10/2019

**Mt. Royal Property Management
524 Main Street
Racine WI 53403**

Framing ADA washroom and walls per print, trim and doors \$5400.00

Drywall and finish all new framing \$2650.00



New Again Renovations

CHRISTIANSEN

HEATING & SHEET METAL, INC.

Proposal

LM Bain
 4619 Pleasant Trail
 Mt. Pleasant, WI.
 53403

Date: 4/10/2019
Estimate # 8520

Customer Phone	Price Valid Until:	Project	Plan#
942-9352	5/10/2019	302 Main Street	

Qty	Description
1	302 Main Street To provide and install heating and ventilation equipment (washroom exhaust fan and electrically operated fresh air damper with ducting) including indoor evaporator coil utilizing exposed spiral supply air ductwork for white box area. Does not include gas piping, exterior wall penetrations, high voltage electrical, plan approval and permit fees. To provide and install air conditioning condensing unit. Add \$2,050.00 To Base Price

Kurt J. Christiansen
Christiansen Heating & Sheet Metal, Inc.
Cell: 262-620-9026
Email: kurt@christiansenheating.com

Sales Tax (0.0%)	\$0.00
Total	\$8,659.00

Approved By: _____

Kenosha Heating and Cooling, LLC.

4421 Sheridan Road
Kenosha, WI. 53140

Quote #5133

Sent on 04/10/2019

Phone 262-652-6900

Email info@kenoshaheatingandcooling.com

Website www.kenoshaheatingandcooling.com

Mike Bain

302
main street
Racine, Wisconsin 53403

SERVICE / PRODUCT	DESCRIPTION	QTY.	UNIT COST	TOTAL
Remodel/Addition-Commercial	Remodel/Addition-Commercial Provide and install: 1.) (1) Heil 92% 60,000 btu single stage furnace (1) ADP 4 ton cased coil with txv 2.) Exposed spiral supply duct work with spiral mounted registers 3.) Return trunk line with (2) register on the back wall 4.) Condensate drain line to the floor drain 5.) Exhaust and intake to exterior of the building 6.) 4" piping with side wall termination (back of the building) 7.) Honeywell T4 programmable thermostat on the back wall 8.) Line set and condensate line Notes: 1. 5 year parts warranty 2. 1 year labor warranty 3. Permit is included 4. Gas line and electrical to be done by others 5. Bathroom exhaust fan provided by others	1	\$9,250.00	\$9,250.00
Remodel/Addition-Commercial	Heil Performance Series Air Conditioner Provide and install (1) Heil Performance Series 13 seer 3.5 Ton Condenser Includes: 1) Low voltage wiring from furnace to condenser 2) Condenser pad Notes: 1. 5 year parts warranty 2. 1 year labor warranty 3. Electric for condenser needs disconnect with outlet and 208/230 40 amp breaker	1	\$1,900.00	\$1,900.00

Kenosha Heating and Cooling, LLC.

4421 Sheridan Road
Kenosha, WI. 53140



Quote #5133

Sent on 04/10/2019

Phone 262-652-6900

Email info@kenoshaheatingandcooling.com

Website www.kenoshaheatingandcooling.com

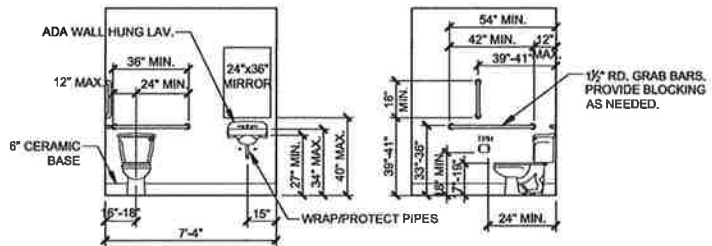
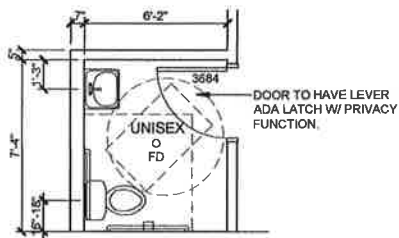
Mike Bain

302
main street
Racine, Wisconsin 53403

- 1.) This quote is valid for the next 30 days, after which values may be subject to change.
- 2.) "As required by the Wisconsin construction lien law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Customer agrees if legal action is taken to collect this account, all reasonable costs of the collection, including attorney's fees will be paid by the customer. 12% per month service charge will be assessed on late payments.
- 3.) The above price, specification, and conditions are satisfactory and are here accepted. You are authorized to do the work as specified with in terms of this agreement. Payments will be as outlined above. Party signing fully understands and accepts responsibility for this agreement in its entirety. Payments terms are as follows: 50% Due upon acceptance, balance upon installation.

Date: _____
Signature: _____

Subtotal	\$11,150.00
Kenosha (5.5%)	\$613.25
Total	\$11,763.25



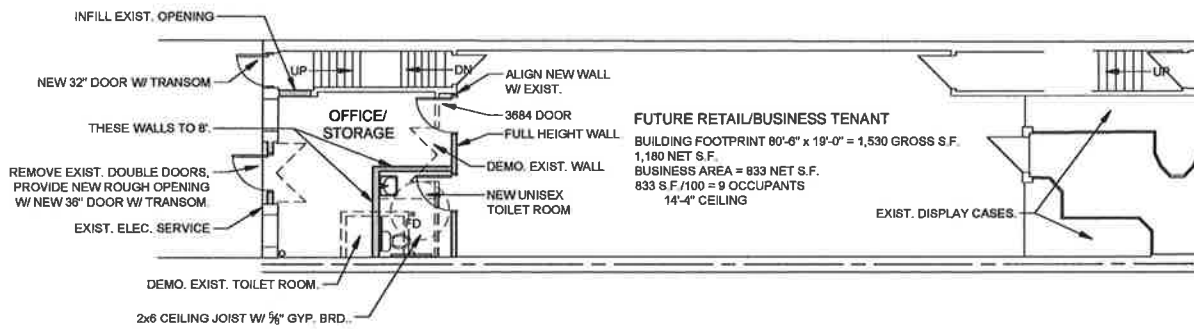
TOILET ROOM PLAN

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



TOILET ROOM ELEVATIONS

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



FLOOR PLAN

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



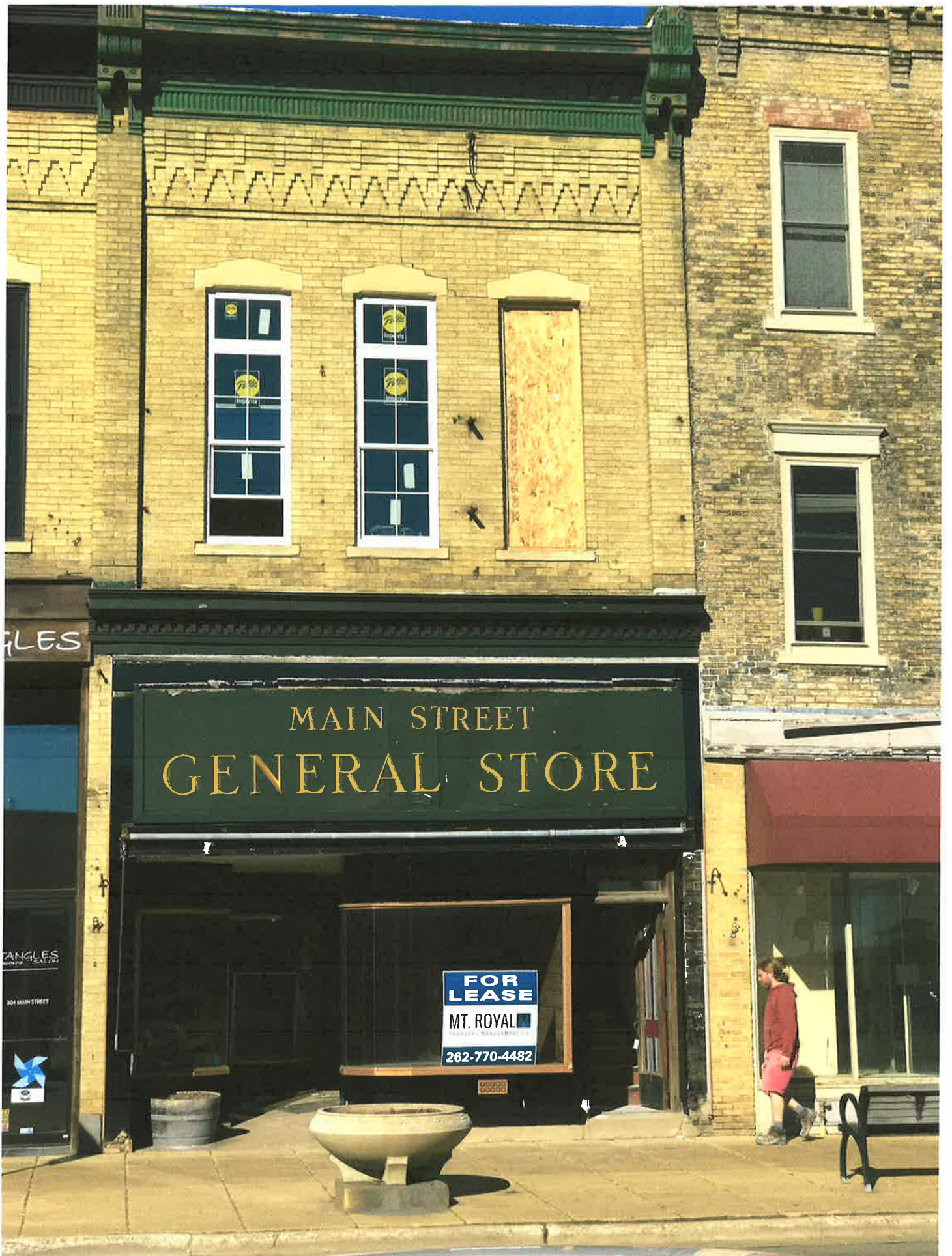
© 2019 RPY ARCHITECTURE, LLC. ALL RIGHTS RESERVED. THE EXCLUSIVE PROPERTY OF RPY ARCHITECTURE, LLC. ANY USE OR REPRODUCTION OF THIS DOCUMENT WITHOUT WRITTEN CONSENT OF RPY ARCHITECTURE, LLC IS STRICTLY PROHIBITED.

RPY Architecture, LLC
 262-594-9285
 3316 N Wisconsin St.
 Racine, WI 53402
 rp_arch@ryphoc.com

Interior Alterations for:
302 Main Street
 Racine, WI 53403

REVIEW PLAN:
 3/27/2019
 BID PLAN:
 4/9/2019
 WHITE BOX PLAN
 PERMIT PLAN:

SHEET
2 OF 2



MAIN STREET
GENERAL STORE

**FOR
LEASE**
MT. ROYAL
262-770-4482

ANGLES

TANGLES

304 MAIN STREET



& Gifts

TANGLES

MAIN STREET
GENERAL STORE

FOR
LEASE
BY APPOINTMENT
262-778-4487





