

Ed Miller
1418 Washington Avenue
 White Box Program Estimates

Dumpsters	Sawfish G.C.	\$475.00
	Round Table Co.	\$500.00
Carpentry/Lumber	Sawfish G.C.	\$9,700.00
	Round Table Co.	\$10,350.00
Floor Tile	Sawfish G.C.	\$2,987.00
	Round Table Co.	\$2,800.00
Acoustical Ceiling	Sawfish G.C.	\$3,780.00
	Round Table Co.	\$4,100.00
Plumbing	Sawfish G.C.	\$11,696.00
	Round Table Co.	\$12,375.00
HVAC	Sawfish G.C.	\$11,500.00
	Round Table Co.	\$12,225.00
Electrical	Sawfish G.C.	\$12,000.00
	Round Table Co.	\$11,750.00

	\$52,138.00	\$54,100.00
Total =	<u> x 50%</u>	<u> x50%</u>
	\$26,069.00	\$27,050.00

Building is 119 years old

2430 sq. ft. x \$10.00 per sq. ft. = \$24,300.00
Maximum Grant Award = \$20,000.00



**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 White Box Grant program for 1418 Washington Avenue, Racine. The property includes two storefronts on the 1st floor, and two apartments on the 2nd floor. The White Box Grant improvement of the building will include the purchase and installation of new sub-floor and framing throughout entire 1st floor. Rough carpentry to include steel studs, drywall and insulation. All partition walls on 1st floor will be 8ft tall. Supply and install new electrical panel in basement. Supply and install all necessary switches, and outlets. All necessary electrical for water heater, furnace, AC unit, and bathroom area. Supply and install new water heater, necessary drainage for toilet and sink, water supply lines and new stack for first floor. Supply and install duct work, new furnace and AC unit, cold air return vents and provide adequate air flow to properly heat and cool first floor retail space.

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**

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COMMERCIAL "WHITE BOX" GRANT APPLICATION

Applicant/Project Contact Information

Name: Ed Miller

Address: 1402 Washington Ave., Racine WI 53403

Phone: 262-456-2340

Business or Leaseholder Information

Name of business: Racine Revitalization Partnership

Business Owner's/Leaseholder's Name: Racine Revitalization

Partnership, LLC

Address: 1402 Washington Avenue

Phone: 262-456-2340

Property Owner Information

Name: RRP, Inc.

Address: 1418 Washington Avenue

Years Owned Building: 2+ years

Area of First Floor: 2430 sq ft.

Proposed Improvements:

Supply and install new sub-floor and framing throughout entire 1st floor. Rough carpentry to include steel studs, drywall and insulation. All partition walls on 1st floor will be 8ft tall. Supply and install new electrical panel in basement. Supply and install all necessary switches, and outlets. All necessary electrical for water heater, furnace, AC unit, and bathroom area. Supply and install new water heater, necessary drainage for toilet and sink, water supply lines and new stack for first floor. Supply and install duct work, new furnace and AC unit, cold air return vents and provide adequate air flow to properly heat and cool first floor retail space.

Age of Building:
100+ yrs

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:

Address of Subject Property:

Signature of Property Owner:



Date:

6-10-2019

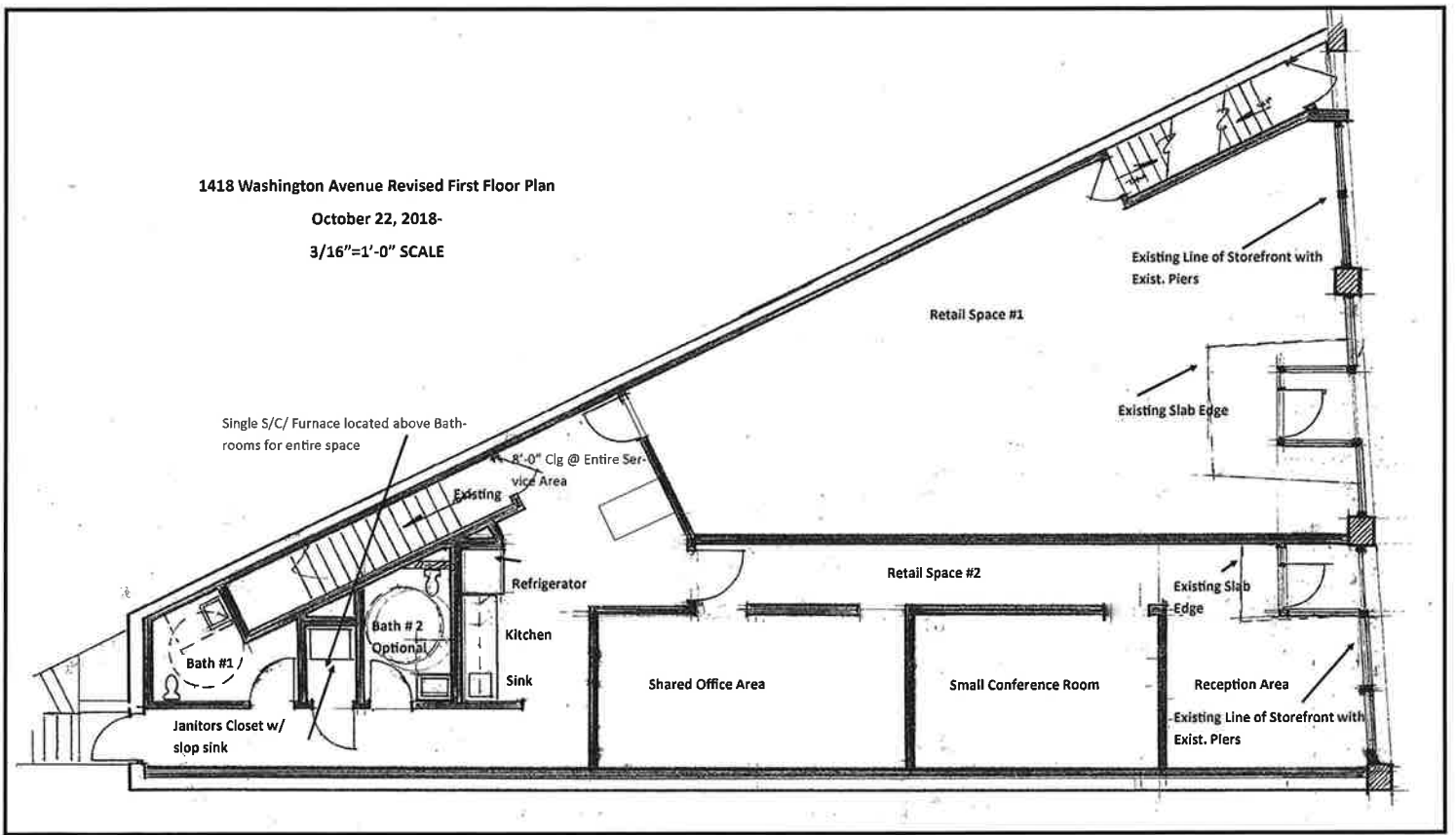


1418 Washington Avenue Interior of Building



**Racine Revitalization
Partnership**

1418 Washington Avenue Revised First Floor Plan
October 22, 2018-
3/16"=1'-0" SCALE



**Racine Revitalization
Partnership**

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 #

000236

Date

06/27/2019

Description	Total
White Box for 1418 Washington Ave	\$0.00
Staff and administrative costs	\$4,500.00
Dumpsters	-\$500.00
Rough carpentry of steel studs, insulation and drywall	\$9,500.00
Rough lumber material	-\$850.00
VCT flooring	\$2,800.00
Acoustical ceiling	\$4,100.00
Plumbing labor and rough materials	\$10,375.00
Plumbing fixture allowance	-\$2,000.00
HVAC	\$12,225.00
Electrical	\$11,750.00

Subtotal \$58,600.00

Total **\$58,600.00**



Signed on: 06/27/2019

Jeremy Koker

Racine Revitalization Partnership, Inc. Attn: Ed
Miller

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	White Box Costs (Ground Floor Comm Space)
DIVISION 01 - GENERAL CONDITIONS								\$ 18,445	
Staff/Administration									
		Superintendent	100	hr	\$ 65.00	\$ 6,500.00	\$ 14,690	Sawfish GC	\$2,300.00
		Senior Project Manager	90	hr	\$ 65.00	\$ 5,850.00		Sawfish GC	\$1,250.00
		Project Coordinator	36	hr	\$ 65.00	\$ 2,340.00		Sawfish GC	\$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									
		General Materials	1	ls	\$ 300.00	\$ 300.00	\$ 3,305	Sawfish GC	
		General Labor	1	ls	\$ 780.00	\$ 780.00		Sawfish GC	
		Dumpsters	3	ea	\$ 475.00	\$ 1,425.00		Sawfish GC	\$475.00
		Final Cleaning	1	ls	\$ 800.00	\$ 800.00		Sawfish GC	
Documents & Document Distributuion									
		Blueprint Reproduction	1	ls	\$ 450.00	\$ 450.00	\$ 450	Sawfish GC	\$125.00
Permits & Fees									
		All Permit Fees by owner							
DIVISION 02 - SITE CONSTRUCTION								\$ -	
Earthwork									
Site Utilities									
		WE Energies Fees to reconnect power Allowance					\$ -		
Asphalt Paving & Striping									
Landscaping									
DIVISION 03 - CONCRETE								\$ -	
Cast In Place Concrete									
DIVISION 04 - MASONRY								\$ 2,200	
Masonry									
		Tuckpointing / Repairs at Storefront Allowance	1	ls	\$ 2,200.00	\$ 2,200	\$ 2,200		
DIVISION 06 - WOOD & PLASTICS								\$ 119,240	
Demolition									
							\$ 4,500		

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
		Selective and Light Duty Demolition to Prep work area Allowance	1	ls	\$ 4,500.00	\$ 4,500		Sawfish GC
		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
	Lumber & Fasteners						\$ 1,200	
		Rough Lumber Package	1	ls	Inc Above			
		Fasteners	1	ls	Inc Above			
		Rough Lumber Package for Line 82 Above	1	ls	\$ 1,200.00	\$ 1,200		\$800.00
	Finish Carpentry						\$ 10,000	
		Finish Carpentry Labor for Living quarters and Comm space	1	ls	\$ 10,000.00	\$ 10,000		Sawfish GC
	Millwork						\$ 8,500	
		Cabinet Allowance	1	ls	\$ 8,500.00	\$ 8,500		
	Countertops						\$ 3,300	
		Plastic Laminate Counter Tops Allowance	1	ls	\$ 3,300.00	\$ 3,300		
	Wood Stairs & Handrails						\$ 1,500	
		Stair materials and Labor - Repair Allowance	1	ls	\$ 1,500.00	\$ 1,500		Sawfish GC
	Standing & Running Trim						\$ 18,650	
		Interior trim, Int Doors Materials	1	ls	\$ 18,650.00	\$ 18,650		
DIVISION 07 - THERMAL & MOISTURE PROTECTION								\$ 26,500
	Building Insulation						\$ -	
		Insulation	1	ls	Inc Above			
	Roofing						\$ 26,500	
		Roof Tear Off	1	ls	\$ 24,000.00	\$ 24,000		
		Roofing work at Sky lights	1	ls	\$ 2,500.00	\$ 2,500		
DIVISION 08 - DOORS & WINDOWS								\$ 29,903
	Doors, Frames & Hardware						\$ 1,200	
		Exterior Doors	2	ea	\$ 450.00	\$ 900		
		Door hardware Allowance	2	ea	\$ 150.00	\$ 300		
	Skylights						\$ 10,900	
		Remove and Replace 5 skylights - Velux Allowance	1	ls	\$ 10,900.00	\$ 10,900		Sawfish GC
		Includes Roof top curb wall framing and flashing						
	Windows & Patio Doors						\$ 6,395	
		Sierra Pacific Vinyl replacement windows	9	ea	\$ 455.00	\$ 4,095		Sawfish GC
		Labor to install Windows and Exterior Doors	1	ls	\$ 2,300.00	\$ 2,300		Sawfish GC
	Aluminum Storefront						\$ 11,408	
		New Aluminum Storefront glazing per plan Allowance	368	sq	\$ 31.00	\$ 11,408		
DIVISION 09 - FINISHES								\$ 52,388

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
	Wall Finishes						\$ -	
		Drywall	1	ls	Inc Above	\$ -		
	Carpet & Tile Flooring & Tile Walls and Showers						\$ 18,658	
		Carpet	1	ls	\$ 5,400.00	\$ 5,400		
		Outdoor Ceramic tile at Vestibule	1	ls	\$ 6,300.00	\$ 6,300		
		Rubber Base molding						
		Vinyl Composition Tile ALT	1	s	\$ 2,987.00	\$ 2,987		\$2,987.00
		Rubber treads and flooring at landings	1	ls	\$ 3,971.00	\$ 3,971		
	Painting						\$ 29,950	
		Interior Painting	1	ls	\$ 16,750.00	\$ 16,750		
		Exterior Window refurbish Painting Allowance	1	ls	\$ 8,700.00	\$ 8,700		
		Exterior Painting of the Fire Escape Stairs and Railings	1	ls	\$ 4,500.00	\$ 4,500		
	Acoustical Ceiling						\$ 3,780	
		Acoustical Ceiling	1	ls	\$ 3,780.00	\$ 3,780.00		\$3,780.00
DIVISION 10 - SPECIALTIES								\$ 9,000
	Toilet Accessories						\$ 1,200	
		General Allowance	1	ls	\$ 1,200.00	\$ 1,200		
	Tub & Shower Door Enclosures							
	Wardrobe & Closet Specialties						\$ 3,300	
		General Closet shelf and pole Allowance	12	ea	\$ 275.00	\$ 3,300		
	Fire Escape Repair						\$ 4,500	
		Fire Escape repair work - Allowance	1	ls	\$ 4,500.00	\$ 4,500		
DIVISION 11 - EQUIPMENT								
	Residential Appliances							
		Appliances by Owner						
DIVISION 15 - MECHANICAL SYSTEMS								\$ 78,090
	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		\$11,500.00
	Sprinkler System not included							
DIVISION 16 - ELECTRICAL SYSTEMS								\$ 45,800
	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		\$0.00
		Electrical Fixtures Allowance	1	ls	\$ 5,000	\$ 5,000		\$0.00
	Fire Alarm System						\$ 8,900	
		Fire Alarm equipment and installation	1	s	\$ 8,900	\$ 8,900		

Google Maps 1418 Washington Ave



Image capture: Jul 2017 © 2019 Google

Racine, Wisconsin

Google

Street View - Jul 2017