

Mark and Christine Flynn
214 Third Street
White Box Program Estimates

Concrete Floor Replacement	Wilkomm Excavating	\$10,915.00
	Ron's Concrete	\$28,973.57

Plumbing	Feiner Plumbing Co.	\$23,600.00
	Southport	\$65,000.00

Electrical	Van's Electric	\$6,530.00
	RIC Electric	\$17,763.97

	\$41,045.00	–	\$111,737.54
Total =	x 50%		x 50%
	<u>\$20,522.50</u>		<u>\$55,868.77</u>

2,902 sq. ft. x \$10.00 per sq. ft. = \$29,020.00

Maximum Grant Award = \$20,000.00

COMMERCIAL "WHITE BOX" GRANT APPLICATION

Applicant/Project Contact Information

Name: Mark and Christine Flynn

Address: 214 3rd Street

Phone: 262-633-8239

Business or Leaseholder Information

Name of business: Littleport Brewing Company

Business Owner's/Leaseholder's Name: Mark and Christine Flynn

Address: 234 Wisconsin Avenue, Racine, WI 53402

Phone: 262-633-8239

Property Owner Information

Name: Mark and Christine Flynn

Address: 234 Wisconsin Avenue

Years Owned Building: 19

Age of Building: 172 years

Area of First Floor (Square Feet): 3780

Proposed Improvements (describe in detail)

Remove and replace existing concrete floor with new concrete and trench drains.

Upgrade existing utilities to support a 10 bbl microbrewery.

Sandblast and seal all interior surfaces.

Install new bathrooms and required plumbing

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:

Christine Lujan

Date:

12/8/2017

Estimated Project Costs (detail out, separate labor and materials)

(see attached)

Project Schedule (construction begin, end, and lease-up dates)

(see attached)

Applicant Certification

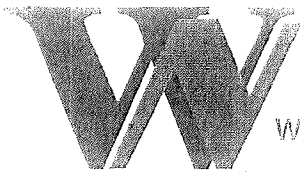
I have read the grant program guidelines (attached) If the application if approved, I will make the interior improvements described in this application, consistent with City Building Codes, and will complete within 120 days of approval.

Applicant Signature: _____

Christine Flynn

Date: _____

12/8/2017



Willkomm Excavating & Grading, Inc.

September 22nd, 2017

To: DP Wigley

Attn: Mark Flynn

RE: DP Wigley Building Remodel

Willkomm Excavating & Grading is pleased to quote the following work:

Site Grading & Excavation

- Mobilization
- Sawcut Once
- 2,902 SF -- Remove Concrete
- 6 EA -- Excavate 5'x6' Column Pads
- 87 Tons -- Backfill Column Pads With Granular Material
- 2,902 SF -- Regrade Floor Using Existing Stone

Total Site Grading & Excavation: \$10,915.00

Exclusions:

- Permits or fees unless listed.
- Traffic control.
- Erosion control and maintenance.
- Buried Obstructions.
- Underdrains.
- Excavation below subgrade.
- Pavement restoration.
- Contaminated soil removal.
- Temporary facilities.
- Restoration of pavements, lawns, etc unless listed above.
- Clean up or repair required due to work by other contractors.
- Any work not specifically listed above.

Should you have any questions, please let me know.

Change Orders will be processed as follows:

1. Work orders will be processed on job site or through the office and *must be signed by a representative of client who possesses authority to sign said work order.*
2. All work will be suspended until work order has been signed and processed.
3. Change orders will be billed in progress, not as part of monthly billings.

Where justified, an account will be established with an open line of credit based on our perception of the financial strength and credit-worthiness.

12108 County Line Road Union Grove, Wisconsin 53182

Phone 262.878.0877 Fax 262.878.1337

Our payment terms are net 30 days from date of invoice. All past due charges will be subject to a service charge of 1.5% per month (18.0% per annum). All service charges must be paid to bring a delinquent account to a current status.

As a contractor, Willkomm Excavating & Grading, have lien rights under the laws of the state of Wisconsin. We reserve the right to send out a lien notice, at our discretion, when any invoice becomes past due.

Owner agrees to pay all costs and expenses incurred in collecting any unpaid indebtedness. Said costs and expenses shall include service charges and reasonable attorney's fees incurred at any time in the collection process.

This proposal may be withdrawn by us if not accepted within twenty (20) days.

Sincerely,

Max's Concrete Inc.
 432 S Green Bay Road
 Racine, WI 53406

Estimate

Date	Estimate #
9/28/2017	393
Customer	Job
Mark & Christine Flynn	

Customer Information

Mark & Christine Flynn
 Littleport Brewing Company
 214 3rd Street
 Racine, WI 53406

Description	Qty	Rate	Amount
Demolition: Concrete garage floor. 4 in. concrete with no reinforcing-Actual 2 in. concrete with no reinforcing (.5 CY of waste per 75 SF demolished - 19 cu. yds concrete)			
2902 SF			
Foundation pour/prep for 6 30 in. columns 4. foot below grade. Column Footings Concrete material and placing only. Material costs are for 3,000 PSI, 5.7 sack mix, with 1-1/2 in. aggregate with 5% waste included. Labor cost is for placing concrete in an existing form. Excavation, board forming and steel reinforcing. Column footings. Using concrete (before waste allowance)			
1.3 CY			
Column footings. Typical cost per CY			
6.6 CY			
Concrete floor slab finishing. Ready-mix concrete. Floor Slab: Typical reinforced concrete slab-on-grade including excavation, gravel fill, forms, vapor barrier, wire mesh, 3,000 PSI concrete, finishing and curing. Floor slab assemblies. 6.0 sack mix, 3,000 PSI. Slabs-on-grade. Placing ready-mix concrete in slabs-on-grade. Direct from chute			
57 CY			
6 in. thick slab			
1550 SF			
Column forms for round columns. 30 in. spiral-type 6 columns at 11'-0" each			
72 LF			
Reinforcing steel placed and tied in columns, stairs and walls. 1/2 in. diameter, #4 rebar			
72 Lb			
Ready-mix concrete for 6 concrete columns 30 in. by 11' 3.5 sack mix, 5,000 PSI			
12 CY			

Bott's Concrete Inc.

732 S Green Bay Road

Racine, WI 53406

Estimate

Date	Estimate #
9/28/2017	393
Customer	Job
Mark & Christine Flynn	

Description	Qty	Rate	Amount
Trench drain construction additional costs: 4329.13			
Concrete finishes. Trench drain construction			
1 CSF			
Project material, labor, equipment			
Material, per job	1	15,131.48	15,131.48
Labor, per job	1	12,218.61	12,218.61
Equipment, per job	1	1,623.48	1,623.48
Project Subtotal			28,973.57
Project Total			28,973.57
		Total	28,973.57

ESTIMATE

FEINER

Plumbing Company, Inc.

524 Villa Street

Racine, Wisconsin 53403

262-632-8994 Phone

262-632-9699 FAX

feiner_plumbing@sbcglobal.net

Project

Owner **DP Wigley**

Address **Wisconsin & 3 Rd Street**

Phone

Date **09-27-2017**

- 1) One – Water Closet, tank type ADA
One - Lavatory & faucet ADA Wrist blade Handles
- 2) Rough-in Waste piping serving 2nd bathroom
- One Water Closet, lavatory & drinking fountain
- Cap-off existing bathroom openings
- 3) One Utility sink (Not NSF)
- 4) One ¾ valve for water meter & 1" water piping to north side of bldg.
- Qty of one hose bibb
- Back-flow protection not included
- 5) Two Trench drains poly 1' – 10' and 1' – 6' meters in length
- NSF trench drain available at additional cost
- Concrete remove & replaced by others
- 6) 50 Gallon Electric water heater
- Electric work by others
- 7) Existing water service to remain as is
- 8) No work in Boiler room, to remain as is
- 9) Sampling manhole not included
- 10) Plumbing permit included

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 (\$ 23,600.00) with payments to be made as follows:

ESTIMATE

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, or 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.

Limited Warranty -----90 Days Labor-----Materials as per Manufacture.

SOUTHPORT

Heating • Plumbing • Geothermal

August 10, 2016

Mr. Herb Katt, President
Katt Construction
1434 West Street
Racine, WI 53404

Re: Little Fort Brewing Company

Herb,

Below is our best guess at Plumbing and HVAC budget costs for the renovations of the Livery Building, first floor. We have discussed the project with Matt Spaulding and believe that we have all of our bases covered.

The HVAC system would include the following:

- A.) 3,000 cfm air handler with HEPA filter and gas heat exchanger
- B.) Restroom and CO2 exhaust systems
- C.) Three (3) ductless splits for air conditioning in office areas
- D.) All necessary gas piping, engineering, tax and permits

Budget Price.....\$ 50,000.

The plumbing system would include the following:

- A.) Water and sewer service from 3rd Street
- B.) Six (6) floor drains with cast iron piping
- C.) 80' specialized trench drains
- D.) Three (3) hose reels (50')
- E.) Two (2) restrooms
- F.) All necessary engineering, tax and permits

Budget Price.....\$ 65,000.

We trust this is the information you desire and hope to be of further service to you. If you should have any questions or concerns, please feel free to call me on my cell – 262-515-4832.

Sincerely,

Southport Heating, Plumbing and Geothermal

Robert A. Huzzo P.E.



Electric Service, Inc.



PROPOSAL

November 30, 2017

Littleport Brewing
214 3rd St
Racine, WI 53403

Quotation # CP-11072

Project:

Description:

Electric Service

Furnish and install a 200 amp, 480/277 volt, 3 phase, 4 wire overhead fed meter socket and riser on northeast corner of building. Wire to a 200 amp, heavy duty fusible disconnect switch.

Ground and bond new service per applicable Electric Codes.

Furnish and install a main lug only circuit breaker panel within 20 feet of the main fusible disconnect switch.

Breaker panel will have:

8 - 20 amp 3 pole breakers

16 - 20 amp 1 pole breakers

(These breakers can be replaced prior to placing order.)

This service will provide power for the brewery equipment.

E. B. Vans@vanselectric.com
or www.vanselectric.com

WIREWORK & CONSTRUCTION * LIGHTS & BALLASTS * LIGHTING SERVICES * COMPUTER SERVICES * MACHINE SERVICES * DESIGN ENGINEERING

Littleport Brewing
Quote: CP-11072

Notes:

1. Price includes Sales Tax and Electrical Permit.
2. All work done by Van's Electric is under warranty for one year.
3. Van's Electric is fully licensed, bonded and insured to perform electrical work of this type.
4. Additional work not specified above, or any changes requested, will be billed as an extra on a time and material basis.
5. It is the Customer's responsibility to unplug all electronic equipment prior to our electricians starting any work.
6. Please see the back of this contract for the "10 Day Notice" as required by State Law.
7. Van's Electric accepts these credit cards for down payments and final payments: Visa, Master Card and American Express.

Amount: \$6,530.00 (Six Thousand Five Hundred 30 and 00/100 dollars)

Terms:

1. 50% down with return of signed contract prior to scheduling of any work.
2. Balance of quoted amount due 15 days from date of completion of work.
3. 1-1/2% per month service charge will be assessed on late payments.
4. This proposal is valid for a period of 60 days from date of proposal.

VAN'S ELECTRIC SERVICE, INC.

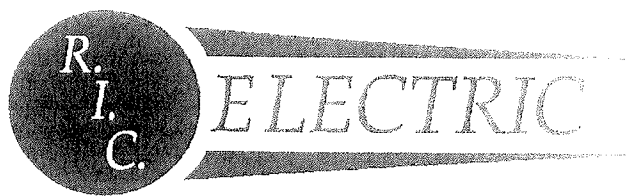
Jim Shea, President

CUSTOMER'S ACCEPTANCE FOR QUOTATION # CP-11072

The above project description, notes, amount and terms are satisfactory and are hereby accepted. You are authorized to do the work as specified.

DATE OF ACCEPTANCE: _____ BY: _____

www.vanselectric.com



"YOUR CURRENT CONNECTION"

August 10, 2017

Industrial Construction & Associates
1718 Layard Avenue
Racine, WI 53404

Reference #17273
Littleport Brewing
214 3rd St.
Racine, WI

We are pleased to provide a proposal for the above referenced electrical project per plans dated July 6, 2016 with (0) addendums. Our proposal includes labor, material, and equipment to install the following:

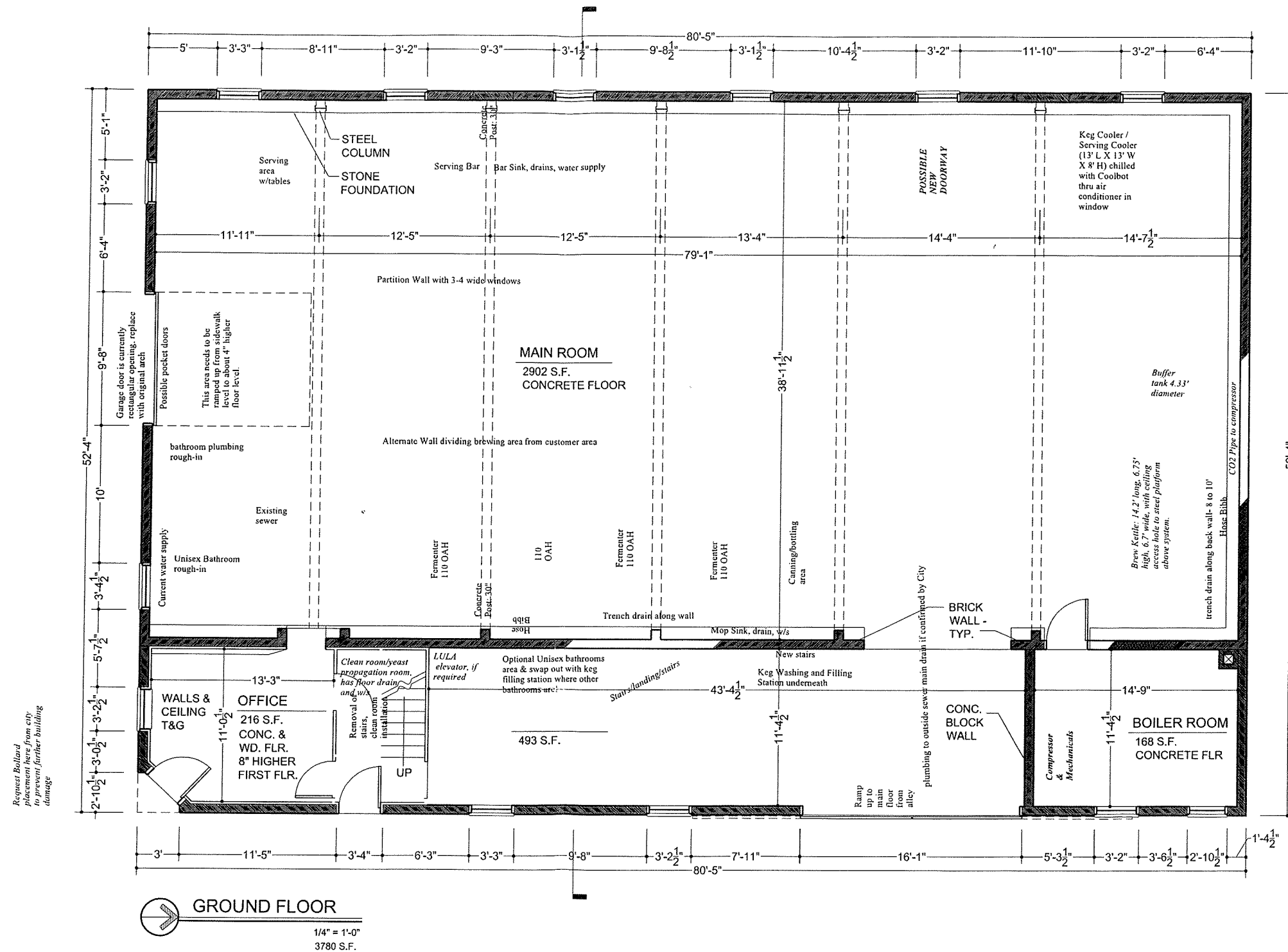
- Selective demolition as required for new construction
- Provide and install (1) new modular meter bank section
- Provide and install (1) 200 amp panel
- Provide and install (1) 200 amp feeder between the new meter bank and panel.
- Provide and install (1) 2" conduit with pull string from the sprinkler room.
- Recircuit the lighting, receptacles, and HVAC to the new panel.
- Provide and install (1) new 2x4 troffer fixture.
- Provide and install (1) new occupancy sensor switch.
- Relocate (1) existing emergency fixture.
- Relocate (1) existing exit/emergency combination fixture.
- Provide (1) electrical connection to a new exhaust fan.
- Provide and install (2) new exit/emergency combination fixtures.
- Provide and install (2) new exterior surface mounted emergency fixtures.
- Provide and install (1) electrical connection to a new water heater.

Proposal Amount: \$17,763.97

Inclusions:

1. Permit fee is included.
2. Temporary light and power.
3. Shop drawings, record drawings and as-built drawings.
4. Maintenance manuals.
5. 1 Year warranty and service costs.
6. Daily clean-up and disposal.
7. On-site storage facilities, including container and/or trailer.
8. Parking.
9. Miscellaneous labeling and testing.
10. Core drilling & fire stopping for penetrations.
11. Scissor lifts and scaffolding where required.
12. Safety equipment and supervision.
13. Mobilization.
14. Laminated label plates
15. Type written panel directories
16. All wiring to meet the requirements of the 2017 National Electrical Code.

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. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first 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 of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.



BRIAN SCHEIVE
ARCHITECT
bscheive@hotmail.com

Livery Building

Mark & Christine Flynn
Wisconsin Ave. & 3rd Street
Racine, WI 53403

EXISTING
CONDITIONS SET
1.13.2001
SHEET
5
GROUND FLOOR





Will
Archer
Photography

