

Heather Vanoss 1207 N. Main Street White Box Program Estimates
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Electrical	Angeles Construction (Turnkey restroom)	\$6,500.00
	Goebel & Sons	\$1,104.00

Plumbing	Angeles Construction (Turnkey restroom)	\$0.00
	John Conner Co.	\$4,550.00

Carpentry	Angeles Construction (Turnkey restroom)	\$0.00
	Round Table Co.	\$3,700.00

	\$6,500.00	–	\$9,354.00
Total =	<u>x 50%</u>		<u>x50%</u>
	\$3,250.00		\$4,677.00

$$1000 \text{ sq. ft.} \times \$10.00 \text{ per sq. ft.} = \$10,000.00$$

Maximum Grant Award = \$3,250.00

COMMERCIAL "WHITE BOX" GRANT APPLICATION

Applicant/Project Contact Information

Name: Heather Vanoss

Address:

Phone:

Business or Leaseholder Information

Name of business: Barber Academy

Business Owner's/Leaseholder's Name: Heather Vanoss

Address: 1207 N Main St

Phone: 262-430-1585

Property Owner Information

Name: David K Popoff

Address: 12801 Moorpark St. Unit 107 Studio City, CA
91604

Years Owned Building: 35

Age of Building: built 1924

Area of First Floor (Square Feet): 1000

Proposed Improvements (describe in detail)

The lease holder proposes to construct an ADA compliant restroom on the ground level floor of the building.

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.

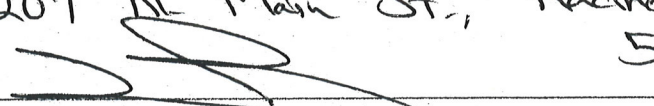
Name of Property Owner:

David K Popoff

Address of Subject Property:

1207 N Main St., Racine, WI
53402

Signature of Property Owner:



Date:

July 16/ 2018

Angeles Construction, Inc.

BID PROPOSAL AND CONTRACT

Date: 7-20-18

Project No. 1207-1

Angeles Construction, Inc. ("Contractor") agrees to furnish at its own expense all labor used in the Project described. All work done shall be in good and workmanlike manner.

Owner: Heather vanoss

Address: 1207 Main st

- Racine Wi 53406

_____ County: Racine

Price: \$ 6,500

Material and permits \$1750.00

Payment: Payment will be made in two installments of labor with 50 % percent down beginning with \$3,250.00 (first payment).. Final-Finish Phase 50% of \$ 3,250.00 dollars is due..

- Beginning Phase — Prep and begin first phase of interior site work-for property- install - Refresh.
- Finish-Phase – On the day of property completion of all projects entailed below

Payments bear interest at the rate of 11.5% per month form the due date.

Schedule. Construction shall begin no later than tbd days after acceptance and shall be completed tbd days after commencement except as provided in this Agreement. Conditions beyond Contractor's control, such as strike or unavailability of material, extend the commandment and completion date.

Expiration of Bid Proposal: Unless sooner accepted, this proposal shall expire five days from the date written above.

Project: Interior - Refresh

- install one wash bowl in barber shop
- install hand wash vanity in barbershop area
- frame bathroom space on main floor
- install all plumbing rough and finish
- install all electrical to space
- install drywall and finish
- paint one one color
- trim and finish
- provide turn key bathroom

Plumbing is priced at \$2000.00

Electrical is priced at \$200.00

Carpentry is priced at \$2500.00

Permits and material will be additional \$1750.00

CHECK HERE IF ADDITIONAL PAGES ARE ATTACHED

Acceptance: Owner accepts Contractor's proposal agrees to be bound by all terms including the terms on the reverse side.

READ THE TERMS ON THE REVERSE SIDE BEFORE ACCEPTING AND SIGNING THIS PROPOSAL

Owner:

Owner:

CONTRACTOR:

Cesar Angeles, President

ADDITIONAL PROVISIONS

Notices and Permits. Contractor agrees to give all requisite notices to proper authorities, obtain all official inspections, permits, certificates and licenses made necessary by Project and pay all proper fees for same.

Contractor's Insurance. Contractor agrees to maintain such insurance as will protect Contractor and Owner from claims from operations under this Contract, whether such operations be by the Contractor or by any subcontractor or anyone directly or indirectly employed by either of them.

Change Orders. Upon written request approved by Owners and Contractor alterations, deviations, additions or omissions from the Contract may be made to the Contract without affecting or making void this Contract. All Change order shall be in writing signed by the parties. Contractor shall be entitled to markup and Change Order 15% to cover overhead and handling. In case any alterations or deviations are made, an extension of the Completion Date may be allowed for completion of Project caused by such alterations or deviations if reasonably necessary.

Termination and Collection. If Owner fails to make a payment when due, Contractor shall have the right to terminate this Contract. Owner shall pay Contractor for such work as completed at the time of the termination plus all materials delivered to the Project and are attributable to the delay in construction by the termination of the Contract or such other damage resulting from a breach of this Contract by the Contractor. Owner agrees to pay Contractor all cost of collection including actual reasonable attorney's fees.

Delays. If Contractor is delayed by any act or neglect of Owners, changes ordered in Project, by strikes, fire, unusual and unavoidable delay in transpositions, unavoidable casualties or any causes completely beyond Contractor's control, or by any cause which the parties hereto shall decide to justify the delay, then the Completion Date shall be extended for such reasonable time as the parties hereto may agree between themselves.

Utilities. Owners agree to pay all reasonable utility and heating costs.

Charge for Returned Checks. Contractor shall charge Owner a service charge of \$45.00 for any check returned to Contractor unpaid. In addition Contractor shall charge Owner any sum charged to the Contractor for check returned unpaid.

LIENS. AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CONTRACTOR NOTIFIES OWNERS THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNERS' LAND MAY HAVE LIEN RIGHTS ON OWNERS' LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CONTRACTOR, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNERS OR THOSE WHO GIVE THE OWNERS NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNERS 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 MORTGAGE LENDER, IF ANY. CONTRACTOR AGREES TO COOPERATE WITH THE OWNERS AND OWNERS' LENDER, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

To: Heather Vanoss

Date: 07/25/18

Name of Job: Bathroom addition

- **Install GFCI receptacle**
- **Install occupancy sensor switch**
- **Relocate light fixture**
- **Install 3" vent fan and vent to exterior**
- **Permit fee extra \$60**

Price: \$1104.02

General Conditions: (See Reverse Side)

Terms of payment:

50% to start

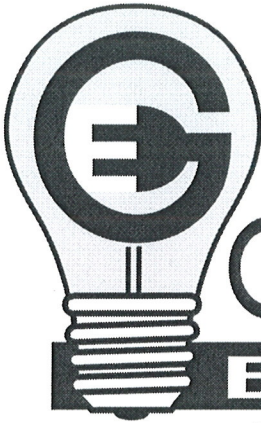
50% due after completion of work.

Accepted _____ **/ /2018 Submitted**
by, _____

By _____

GENERAL CONDITIONS

"As required by the Wisconsin Construction Lien Law, contractor hereby notifies owner that person or companies furnishing labor or materials for the construction on owners' land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned contractor, are those who contact directly with the owner or those who give the owner notice within sixty 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, to see that all potential lien claimants are duly paid."



Goebel & Sons, Inc.

ELECTRICAL

Commercial • Residential • Remodel • New Construction

P.O. box 081068

Racine, WI. 53408-1068

Scott Goebel

262-498-5775

scott@goebelandsonselectric.com

Adam Goebel

262-939-7706

office@goebelandsonselectric.com

DAMAGE, LOSS DELAY OR DEFAULT THROUGH CAUSES BEYOND OUR CONTROL:

We shall not be responsible for default, damage, loss or delay in performance due to labor trouble, fires accidents, floods, collapse, or other causes beyond our control; or due to shortages of materials or transportation facilities resulting from war, national or local emergency, riots, governmental priorities, embargos and like conditions and regulations.

Any and all loss of, or damage to our materials erected or stored on the premises, not caused by us, shall be repaired and replaced by us and the additional cost thereof shall be borne by the purchaser.

INSURANCE: We carry public liability, property damage and workmen's compensation insurance and consequently will not honor any charges against us for such and similar coverage. Any expense incurred by us for insurance or bond to cover our liability under any "hold harmless" or "indemnity" clause or clause of a similar nature in any contract, specifications, letter or acceptance or notice submitted by you or your contractors which in any way requires us to assume any liability which is not imposed on us by law, shall be paid by you.

TAXES: Any sales, excise, processing or any other direct tax imposed upon the manufacture, sale or application of materials supplied in accordance with this proposal or any contract based thereon shall be added to the contract price.

OVER-TIME: Unless specifically contracted otherwise, the work is to be performed during regular working hours and upon regular work days. Overtime rates shall be charged additionally for all work ordered performed outside such hours and days.

ACCEPTANCE: This proposal is subject to written acceptance within 30 days of its date. There are not any representations, promises, warranties, agreements, or understandings, not expressed herein.

ESTIMATE



Heather Vanoss

1207 N. Main St.

Racine, WI 53403

(262) 822-1614

Round Table Companies

1219 Washington Avenue

Racine, WI 53403

Phone: (262) 497-1873

Email: roundtablecompaniesllc@gmail.com

Estimate #

000203


Date

08/15/2018

Description	Total
General construction	\$2,750.00
1) prep area for construction	
2) Frame in new bathroom area	
3) Drywall, tape/mud and paint new bathroom area	
4) Install door, trim	
5) Install door hardware, ADA compliant grab bars, tissue holder, paper towel dispenser	
Material	\$800.00
1) Studs	
2) Drywall	
3) Mud	
4) Paint	
5) Door	
6) Trim	
7) Door hardware, paper towel dispenser , tissue holder, ADA compliant grab bars	
Permit and drawings	\$150.00
Subtotal	\$3,700.00
Total	\$3,700.00

Notes:

- This proposal is a "labor and material quote"
- All work will be performed in a timely and professional manner with a completion date no longer than 21 days from the start of project.
- Any and all change orders will be billed separately and must be paid in full no later than 24 hours after the completion of each, specific change order.
- Payment schedule is as reflected:
 - 70% due at start of project.
 - 30% due upon completion of project.
- This estimate is valid for 30 days. After 30 days prices are subject to change.



Signed on: 08/15/2018

Jeremy Koker

Heather Vanoss

John Conner Co., LLC
P.O. Box 044053
Racine WI 53404
United States
Phone: 2625100077


ESTIMATE



Heather Vanoss
Heather Vanoss
1207 N. Main St.

Estimate #:	0201940
Date:	July 24, 2018
Estimate Total (USD):	\$4,550.00

Item	Description	Unit Cost (\$)	Quantity	Price (\$)
Plumbing	Provide Rough and Finish Plumbing to (1) Commercial Bath, (1) Toilet, and (1) Hand Sink. Cost Includes, Labor, Permit, Rough and Finish Plumbing Materials.	1,775.00	1	1,775.00
Plumbing	Provide Rough and Finish Plumbing to (1) Shampoo Bowl and (1) Hand Sink. Finish Plumbing Fixtures Provided By Owner.	1,200.00	1	1,200.00
Plumbing	40 Gallon Electric Water Heater. (Cost Includes Labor, Tank and Parts. Electrical wiring done by others.)	925.00	1	925.00
Plumbing	Provide and Install Water Distribution Piping To Provide An Adequate Water Supply To Buildings Additonal Plumbing Fixtures.	650.00	1	650.00
Subtotal:				4,550.00
Estimate Total (USD):				\$4,550.00

This estimate was sent using  FRESHBOOKS

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 Heather Vanoss

Address 1207 N. Main St.

Phone Racine, Wi

Date 07-02-2018

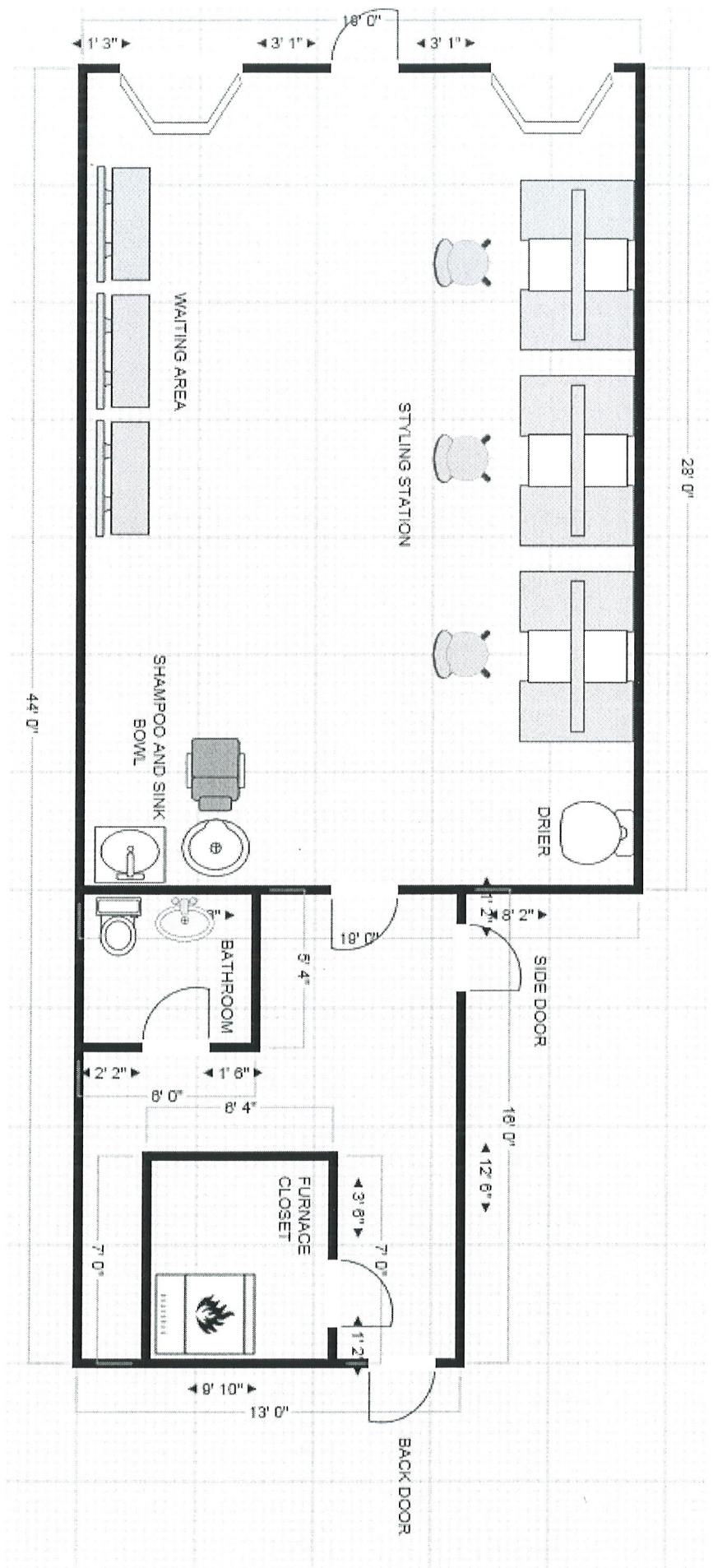
- 1) Rough-in drain waste & vent piping serving :
 - Water Closet, Lavatory, Hair wash bowl
 - Wall openings by others
 - Tie-on to existing waste piping
- 2) A.D.A. Compliant Sized room provided by owner
- 3) Rough-in Water Distribution piping serving :
 - Water Closet, Lavatory, Hair wash bowl
 - Tie-on to existing water heater
 - Water heater supplied by owner
- 4) Install & supply Fixtures Faucets, Trim :
 - ADA Water Closet & Seat
 - Wall Hung Lavatory & Faucet
 - Hair wash bowl provided by owner
- 5) Plumbing Permit included, Any additional permit costs by owner
- 6) Water service to be of sufficient size to handle new & existing loads
 - 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 (\$5,963.00) with payments to be made as follows:

\$2,500 down , balance at completion

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

















1200 N Main St

1207 N. Main Street



Racine, Wisconsin

Google, Inc.

Street View - Jul 2017

Image capture: Jul 2017 © 2018 Google