

Jessica Omelian

829 Wisconsin Avenue

White Box Program Estimates

Air Conditioning System	Cardinal (mini-split for Heating & AC)	\$6,200.00
	Affordable Comfort (mini-split system)	\$6,516.00
	Southport Heating (mini-split system)	\$8,050.00

Plumbing	Cardinal	Cost including in AC
	Southport Plumbing	\$740.00

Drywall	Jessica Omelian (owner)	\$842.70
	Herby SJ, LLC	\$2,250.00

\$7,042.70

–

\$10,300.00

Total =

x 50%

\$3,521.35

x50%

\$5,150.00

938 sq. ft. x \$10.00 per sq. ft. = \$9,380.00

Maximum Grant Award = \$3,521.35

Application Form

COMMERCIAL "WHITE BOX" GRANT APPLICATION

Applicant/Project Contact Information

Name: Jessica Omelian

Address: 3625 Debby Lane, Franksville, WI 53126

Phone: 262-977-1125

Business or Leaseholder Information

Name of business: Atmosphere Collaborative Space

Business Owner's/Leaseholder's Name: Jessica Omelian

Address: 829 Wisconsin Avenue, Racine, WI 53403

Phone: 262-977-1125

Property Owner Information

Name: Jessica Omelian

Address: 3625 Debby Lane, Franksville, WI 53126

Years Owned Building: < 1 year, purchased 7/31/2018 Age of Building: 98 Years

Area of First Floor (Square Feet): 938 square feet

Proposed Improvements (describe in detail)

See attached.



ATMOSPHERE
COLLABORATIVE SPACE

Permission to Conduct Building Improvements

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: Jessica Omelian

Address of Subject Property: 829 Wisconsin Avenue, Racine, WI 53403

Signature of Property Owner: _____

Date: 8/15/18



ATMOSPHERE
COLLABORATIVE SPACE

Proposed Improvements

With help from the Commercial "White Box" Grant through the City of Racine, this 98 year old building will become home to Atmosphere Collaborative Space (Atmosphere). Atmosphere will allow the neighborhood to come to life again and contribute positively to Racine's community economically, socially, and culturally.

There are several improvements required to this property that not only would allow for the establishment of this new business but also would provide the opportunity for Atmosphere to positively contribute to the City's redevelopment efforts. Without this grant, these improvements and upgrades would not be financially possible.

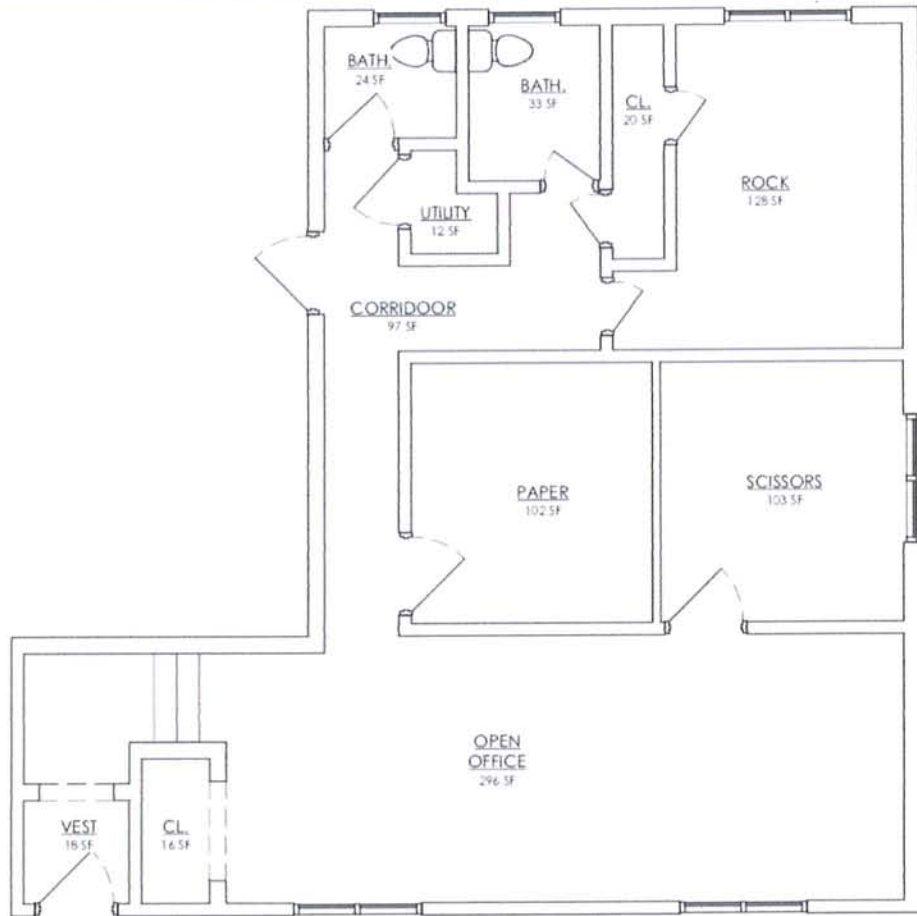
Atmosphere intends to use the grant money to install a cooling system so that the building can be comfortably occupied each and every day during the 365 days of Wisconsin's ever-changing weather. With the existing heating system being a boiler, this would either require a central air conditioning system to be installed or could include upgrades to allow for a ductless "mini-split" system to be installed to efficiently and effectively cool each room in the building.

Additionally, Atmosphere plans to install a kitchenette in the main area of the space so that members have the ability to utilize reusable kitchenware. Tapping in to existing plumbing lines, Atmosphere plans to install a wet bar sized sink.

Lastly, the finishes in the building are outdated, worn, and do not allow for a conducive work environment. By installing drywall, the building will become a blank canvas in which Atmosphere can utilize its talents to upgrade and improve the space to something all can enjoy.



Scaled Floor Plans



08/13/2018
EXISTING BUILDING

ATMOSPHERE COLLABORATIVE SPACE

829 WISCONSIN AVE, RACINE, WI 53403

FIRST FLOOR

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



ATMOSPHERE
COLLABORATIVE SPACE



901 South 70th Street
West Allis, WI 53214
www.cardinalcapital.us

August 14, 2018

Attn: Jessica Omelion

RE: **Atmosphere Collaborative Space**
829 Wisconsin Ave
Racine WI 53403

- 1) Install 1 (one) owner supplied vanity sink and faucet.**
- 2) Install 1 (one) owner supplied break sink and faucet.**
- 3) Install 1 (one) Four head mini-split for heating and cooling.**
- 4) Install 1 (one) outside hosebibb. Back of building.**

INCLUDED

- A proposal must be signed and returned to our office prior to starting the project
- This proposal may be withdrawn if not accepted within thirty (30) days
- Includes state tax
- All materials as listed above or their equal
- Bid assumes work will be ready when we are called. Any additional trips will be billed as an extra at \$85.00 per trip

FOR THE SUM OF \$6,200.00

NOT INCLUDED

- No bond included
- No electrical work included
- No retainage to be withheld from this bid

Cardinal Capital Construction

Jason Olson

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control Owner to carry fire, tornado and other necessary insurance. Our workers are full covered by Workmen's Compensation Insurance. Bills are due within thirty (30) days of date of invoice. The above proposal is valid only if signed and accepted within thirty (30) days of the above date.

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Authorized Signature: _____ Date: _____



August 13, 2018

Atmosphere Collaborative Space
829 Wisconsin Avenue
Racine, WI 53403

Southport Heating – Plumbing – Geothermal is pleased to offer the following:

Install Air Conditioning System

- Install Carrier Performance 2 Ton
- Install Carrier Variable Speed 3 Ton Air Handler with coil
- Install insulated main supply run for supply ducting
- Install 3 6" supplies and diffused grills
- Install 2 8" supply with diffused grill
- Install 2 4" supply and diffused grills
- Install Eco Bee 3 lite thermostat
- Start up and run test on system
- 10-year parts 1-year labor

	Subtotal	\$ 6,500.00
Electrician to complete electrical		\$ 420.00
	Total Cost.....	\$ 6,920.00

This quote includes all parts, labor, and taxes. We will be adding an insulated supply run down the length of the house with hard piped spiral over to the supplies. We will be setting the condenser outside and installing the line set up the wall and to the unit in the attach. We will be wiring Eco Bee thermostat. Condenser and air handler come with a 10-year parts and 1-year labor warranty.

Terms: All payments to be made as follows: 50% Down, 50% Due Upon Completion
Respectfully Submitted on August 13, 2018

Dave Karas
(262) 515-5349

Please sign below to accept terms:

Signature _____ Date _____



August 13, 2018

Atmosphere Collaborative Space
829 Wisconsin Avenue
Racine, WI 53403

Southport Heating – Plumbing – Geothermal is pleased to offer the following:

Install new mini-split system

- Install Hi-Wall Indoor mini split unit in main front room
- Install 3 ceiling cassette indoor units to offices
- Install and connect outdoor Heat Pump unit on roof of building
- Run line set thru wall and out to outdoor unit. Add line hide to cover up the line set
- This includes pad and leveling of outdoor unit
- All electrical work to have the units powered up will need to be added once we have the electrician out to see what we need to run power to the units. *

Total Cost..... \$ 8,050.00

- We will need to have the electrician come out and access the electrical to give estimate on having power run to the outside unit.

Terms: All payments to be made as follows: 50% Down, 50% Due Upon Completion or approved financing.

Respectfully Submitted on August 13, 2018

Dave Karas
(262) 515-5349

Please sign below to accept terms:

Signature _____ Date _____

SOUTHPORT

Engineered Systems • Home Services

1343 S. 27th Street • Caledonia, WI 53108 • Phone: 262-898-3000

Website: www.southportheating.com

NAME

Omelian Jessica

ADDRESS

829 Wisconsin Ave

CITY

Racine

STATE

WI

ZIP

53403

DATE

08/15/18

PHONE

EMAIL ADDRESS

TO Repair in SINK for Kitchen Book Room

includes

- repipe Drain out of wall
- ~~move~~ repipe water out of wall
- not responsible for drain in floor
- or water in floor

\$ 480

TO Hook up sink and faucet supply
by customer

\$ 260

TO install New water heater

6 gallon water heater

\$ 910

10 gallon water heater

\$ 1,190

12 gallon water heater

\$ 1,310

Authorization For Contract

Customer Signature:

Office / White Copy

See Back For Lien Right & Warranties

Customer / Yellow Copy

Owner's Intent to Perform Work on Their Own Property

Atmosphere received a quote for hanging, taping, and mudding approximately thirty (30) sheets of drywall from Herby SJ LLC. The proposal came in at \$2,250.

If the Owner of the property, was able to perform their own work for this task, it would appear through calculations to cost \$842.70, a total savings of \$1,407.30.

See attached proposal from Herby SJ LLC compared to the calculations below for Owner's Intent to Perform Work on Their Own Property.

Owner's Intent to Perform Work on Their Own Property

Item	Price Per Unit	Quantity Needed	Total
Drywall	\$7.86	30	\$235.80
Joint Compound	\$14.48	22	\$318.56
Joint Tape	\$11.98	5	\$59.90
Joint Knife	\$10.98	2	\$21.96
Mud Pan	\$14.97	2	\$29.94
Drop Cloth	\$10.98	7	\$76.86
Drywall Screws	\$27.50	2	\$55.00
		Subtotal	\$798.02
		Sales Tax	\$44.69
Total			\$842.70



ATMOSPHERE
COLLABORATIVE SPACE

NC3822 - 3-part carbonless



contractors invoice



262-939-6711

Herby SJ LLC1923 Grange Ave
Racine, WI 53403**Contractors Invoice**

TO: Jessica
829 Wisconsin Ave
Racine, WI

WORK PERFORMED AT:

DATE 8-14/2018

YOUR WORK ORDER NO.

OUR BID NO.

DESCRIPTION OF WORK PERFORMED

\$ 75.00 A sheet Hang, Tape, Mud, & Finish.
\$ 25.00 Additional to be primed & painted.

This includes ALL MATERIAL. Day of start
half down of sheets.
Insurance Cert. Available.

Thank you
Herby

Looks like you need around 30 sheets
if I need less we will change accordingly.

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of

Two thousand two hundred fifty and ⁰⁰/₁₀₀ Dollars (\$ 2250.00)

This is a ☒ Partial ☐ Full invoice due and payable by:

in accordance with our ☐ Agreement ☒ Proposal

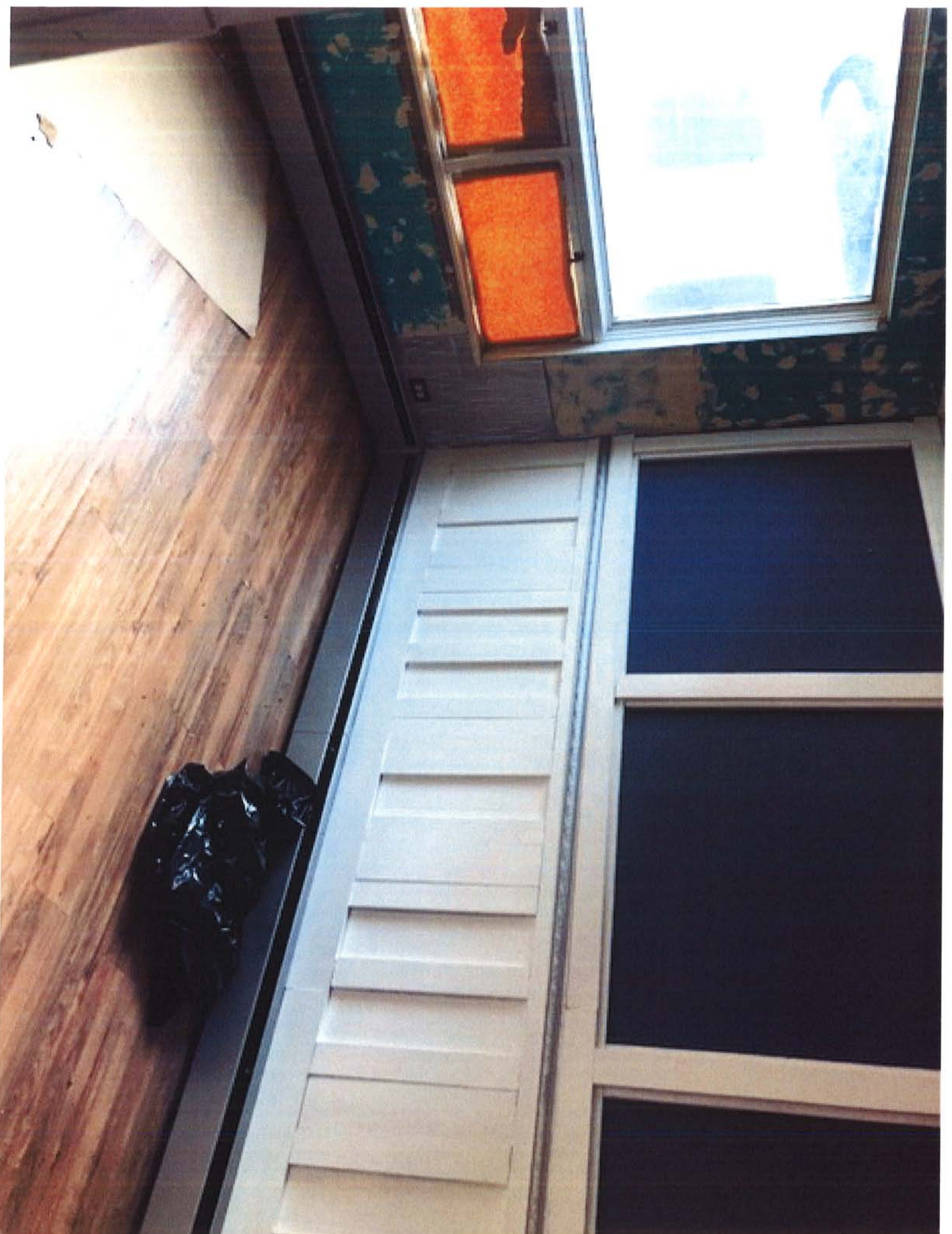
No.

Dated

Adams NC3822

09.11













Google Maps 829 Wisconsin Ave



Image capture: Jul 2017 © 2018 Google

Racine, Wisconsin

Google, Inc.

Street View - Jul 2017