

Nick Maragos  
5220 Washington Avenue  
White Box Program Estimates

Electric	Bohm Electric	\$5,900.00
	Sondergaard Electric	\$6,500.00
Plumbing	PM Plumbing	\$7,100.00
	Lamar Plumbing	\$7,700.00
Masonry	D'Alie Masonry	\$5,320.00
	Absolute Construction	\$6,400.00

	\$18,320.00	\$20,750.00
Total =	<u>x 50%</u>	<u>x50%</u>
	<b>\$9,160.00</b>	\$10,375.00

*Building is 52 years old*

2400 sq. ft. x \$10.00 per sq. ft. = \$24,000.00  
**Maximum Grant Award = \$9,160.00**

## COMMERCIAL "WHITE BOX" GRANT APPLICATION

### Applicant/Project Contact Information

Name: Nick MARAGOS

Address: 111 11TH ST RACINE WI 53403 / UNIT 4CS

Phone: 262-208-6053

### Business or Leaseholder Information

Name of business: BRIGHT STAR

Business Owner's/Leaseholder's Name: JEFFREY TEWS

Address: 3240 UNIVERSITY AVE SUITE 3A MADISON WI.  
53705

Phone: 608-441-8620

### Property Owner Information

Name: EAGLE OF SOUTHEASTERN WISCONSIN LLC

Address: 9119 CRYSTAL CT. NAPLES FL. 34120

Years Owned Building: 15

Age of Building: 1966

Area of First Floor (Square Feet): App 2400 Sq.ft. 52 years

### Proposed Improvements (describe in detail)

Make space ADA compliant for Bathroom, and Separation of Gas and Electric to Satisfy New Tenants and Code Compliance. Space has been Vacant for approx. 6 years.



## 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:

*Nicholas P. Mangos*  
*Registered agent of Eagle of SE. Wisconsin LLC*

Address of Subject Property: 5220 WASHINGTON AVE  
RACINE, WI. 53403

Signature of Property Owner:

*Nicholas P. Mangos*

Date:

*July 3RD 2018*





**BOHM**  
ELECTRIC CO.

ELECTRICAL CONTRACTORS

Qualified • Bonded • Licensed

*"Where Service Lights the Way"*

## ROBERT BOHM ELECTRIC COMPANY, INC.

1434 ninth street / racine, wi 53403 / phone (262) 634-6618 / fax (262) 634-6610

August 14, 2018

Eagle of SE WI, LLC  
5220 Washington Ave.  
Suite 102  
Racine, WI 53406

Attention: Nick Maragos

Re: 5220 Washington Ave. – Electrical Service

Dear sir:

We are pleased to submit our proposal to do the following work:

### **Bid #1 – New Electric Service and Wiring for New Units**

1. Furnish and install a 120/208V 800A We Energies-approved termination compartment on the exterior SE corner of the building.
2. Furnish and install three (3) 200A meter sockets, and one (1) 100A meter socket with disconnects on south wall of basement mechanical room.
3. Furnish and install one (1) 120/208V 200A panel in upper west tenant area and connect existing circuits to new panel.
4. One (1) new 200A meter to be used for future rental space.
5. Connect 100A meter to existing panel for common area and exterior light circuits.
6. Disconnect and remove old metering equipment.
7. Connect old loads to new service and clean up old electric service in basement to pass inspection.
8. Separate and/or disconnect shared circuits between units.
9. City of Racine electrical permit.
10. We Energies charges, if any, are the owner's responsibility and not included in price.

We propose to complete Bid #1 for the sum of:

Twenty-Six Thousand One Hundred -----Dollars \$26,100.00

### **Bid #2 Electric Wiring for Existing Unit with Pharmacy**

1. Connect existing electric panels in pharmacy to one (1) 200A meter, for the sum of:

Five Thousand Nine Hundred -----Dollars \$ 5,900.00

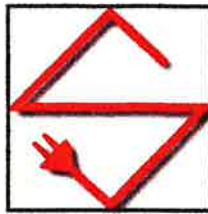
40% down payment required before work to proceed - \$12,800.00.

This proposal for acceptance within 30 days.

Respectfully submitted,

David J. Franseen, president





# **SONDERGAARD ELECTRIC, INC.**

**Residential • Commercial**

Phone: 262-456-4832 • Fax: 262-456-6240

September 15, 2018

Eagle of SE Wisconsin, LLC  
5220 Washington Avenue, suite 102  
Racine WI 53406

Proposal for electrical work at 5220 Washington Avenue, Racine:

**Unit #101:**

1. Install new electrical service for unit.
2. Connect existing electric panels in unit 101 to new service.

**Price: \$6,650.00**

**Unit #102:**

1. Install new electrical service for unit.
2. Install new 200 amp, 120/208 volt panel for unit 102.
3. Connect lighting and outlet circuits of unit 102 to new panel.
4. Separate circuits currently shared between units to respective panels.

**Price: \$25,650.00**

**House panel:**

1. Install electrical service for common house panel.
2. Install 120/208 volt common house panel.
3. Connect common area circuits to new house panel.

**Price: \$4,550.00**

Prices include electrical permit.

Proposal continued...



**5220 Washington avenue proposal continued:**

**We Energies fees to be paid for by owner.**

**Payment terms: 50% (\$18,425.00) due before work begins; balance due upon completion.**

Thank you,

Gary Sondergaard  
Sondergaard Electric, Inc.  
2616 Wexford Road  
Racine WI 53405

Accepted by \_\_\_\_\_

Date \_\_\_\_\_

**PM PLUMBING & MECHANICAL**

6008 MT. Vernon Way  
Racine, WI 53406

**Estimate**

<b>7/9/2018</b>	<b>3</b>

**Eagle Of Southeastern Wis, LLC**  
**9119 Crystal Court**  
**Naples, FL 34120**

**Ship To**

5220 Washington Ave  
Racine, WI 53406

<b>Description</b>	<b>Qty</b>	<b>Rate</b>	<b>Total</b>
<b>Provide necessary plumbing to make existing first floor restroom ADA compliant. Provide ADA toilet with wall hung sink and faucet with wrist blade handles.</b>		<b>7,100.00</b>	<b>7,100.00</b>
<b>Provide separate gas piping to each heating unit. 3 Units.</b>		<b>3,800.00</b>	<b>3,800.00</b>
			<b>\$10,900.00</b>
<b>Phone # 262-770-0039 pmthep plumber@yahoo.com</b>			



**Customer Signature**



**D'ALIE MASONRY  
P.O. BOX 246  
ROCHESTER, WI 53167  
(262) 497-5015**

July 20, 2018

**CONTRACT AGREEMENT/  
QUOTATION**

Eagle of SE Wisconsin LLC  
5220 Washington Ave., Suite 102  
Racine, WI 53406

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I wish to quote the following:

Demolition of walls, dumpster for debris, remove interior window and fill-in. New door for ADA compliant. Extending and rebuilding ceiling.

TOTAL PRICE QUOTE.....\$5,320.00

Thank you.

D' Alie Masonry

Anthony D' Alie

**ACCEPTANCE**

I accept and authorize work as per the above.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_





August 16, 2018

Mr. Nick Maragos  
Eagle of SE Wisconsin LLC  
5220 Washington Avenue, Suite 102  
Racine, WI. 53406

Re: ADA Bathroom Modifications

Dear Nick,

We are pleased to provide the necessary labor, material, equipment and supervision for ADA bathroom modifications per the following breakdown:

- Demolition of walls and interior windows.
- Window infill.
- New door/frame/hardware.
- Extend and rebuild ceiling.

**Total for above work \$6,400**

Thank you for giving Absolute Construction Enterprises, Inc. the opportunity to quote on your construction needs. If you should have any questions or concerns, please do not hesitate to contact our office.

Sincerely,

Mike Wiedenbeck  
Project Manager/Estimator  
MW/bw

**P. O. Box 044228 Racine, Wisconsin 53404-7004  
Phone (262) 456-6802 Fax (262) 456-2117  
Construction Management and General Contracting Services**





PROPOSED FLOOR PLAN  
1/8" = 1'-0"

**ARC** Architectural Group, L.L.C.

548 State Street  
Riviera, Minnesota 55402  
www.ArchitecturalGroup.com

for 262.137,6102  
 price 262.137,0100

INTERIOR TENANT SPACE ALTERATIONS FOR  
**Nutritional Designs & Pharmacy**  
5220 Washington Avenue  
Racine, Wisconsin 53405

**BUILDING OWNER:**  
Eagle of Southeastern Wisconsin, LLC  
Racine, Wisconsin

[illegible]

SCALE:  
AS NOTED  
DRAWN BY:  
JMM

DRAWING DATE:  
12/10/2012

A2

BRIGHT STAR  
Suite  
102

Suite  
101

**VERIFY ELECTRICAL  
REQUIREMENTS OF  
NEW TENANT**

## YESTERDAY

ALIGN NEW WALL WITH  
EXISTING

NEW STEEL STUD WALL TO  
UNDERSIDE OF ROOF JOISTS  
SEE DETAIL SHEET AS

**Yes!!!**

7-

 $\alpha' = 10^\circ$ 

DOOR W/ TRIM TO  
MATCH EXISTING

EXISTING PA  
X 7-0

**3-0 -**

— FUTURE WORK AREA WHEN WEST  
TENANT SPACE IS LEASED

New ADA  
Bathroom



Google Maps

5220 WI-20

5220 WASHINGTON AVENUE



Image capture: Jul 2017 © 2018 Google

Racine, Wisconsin

Google, Inc.

Street View - Jul 2017





