

## 409 Main Street

### Proposed Improvements:

Demo existing cash register area as well as Mechanical room in front of store. Demo existing back room, existing restroom walls and open back side of wall separating back room and store space. Frame up new ADA compliant restroom and Dressing Room. Rest room to have required CFM exhaust and lighting as well as ADA compliant fixtures. Flooring in rest room and dressing room will be ceramic. Drywall store area up to trim line or ceiling. Drywall rest room, dressing room hall, mechanical room and storage room. Relocate electrical in back room and wire restroom, dressing room, hall, storage and mechanical room to code. Electrification to wire new lighting and properly locate switches. In addition to ADA fixtures plumbers to provide gas pipes and drains where necessary. All maple floors to be sanded and refinished. In the hall and storage area a 2x2 drop ceiling will be installed in hall and storage area. HVAC: New gas forced air and air conditioning to be installed with spiral duct work. New hot water heater installed in mechanical room.

### Bids are as follows:

Demo:	Barbs Salvage	\$ 2990.00	Phoenix	\$ 3800.00
HVAC:	K&R Heating	\$ 8750.00	Kenosha Heating	\$10223.00
Framing:	Clean Cut	\$ 4925.00	Phoenix	\$ 6300.00
Ceramic Floor	Carpets Plus	\$ 2500.00	Carpetland	\$ 2705.00
Maple Floor	Anchondo	\$ 5872.00	Winsall	\$ 8063.00
Electrical	Shaffer	\$ 3795.00	Hughes	\$ 3860.00
Doors	Home Depot	\$ 458.00	Menards	\$ 535.00
Plumbing	Lepow	\$ 5200.00	Building Waters	\$ 9085.00
Drop Ceiling	Postorino	\$ 550.00	New Again	\$ 725.00
Drywall	JMK Drywall	\$ 5900.00	L&B Drywall	\$ 5900.00
<b>Total</b>		<b>\$40940.00</b>		<b>\$51196.00</b>

Total = \$40,940.00		\$51,196.00
<u>      x 50%      </u>	—	<u>      x 50%      </u>
\$20,470.00		\$25,598.00

Building Age: 159 Years Old

2030 sq. ft. x \$10.00 per sq. ft. = \$20,300.00

**Maximum Grant = \$20,000.00**

## COMMERCIAL "WHITE BOX" GRANT APPLICATION

### Applicant/Project Contact Information

Name: MICHAEL J. BAIN, PROJECT MANAGER FOR MT. ROYAL  
PROPERTY MANAGEMENT AND 409 MAIN LLC.  
Address: 524 MAIN STREET SUITE 106, RACINE WI 53403  
Phone: 262-770-4482 OR 262-909-7156.

### Business or Leaseholder Information

Name of business: PLUSH (TENANT)  
Business Owner's/Leaseholder's Name: YOLONDA COLEMAN  
Address: 409 MAIN ST RACINE, WI 53403  
Phone: 262-951-6879

### Property Owner Information

Name: 409 MAIN LLC.  
Address: 125 E. SANTA CLARA ST. #19, ARCADIA CA 91006  
Years Owned Building: 3 MONTHS  
Age of Building: 1860  
Area of First Floor (Square Feet): 2100  
159 YEARS OLD.

### Proposed Improvements (describe in detail)

SEE ATTACHE DETAIL.

## 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: 409-MAIN LLC

Address of Subject Property: 409-MAIN, RACINE, WI 53403

Signature of Property Owner:  MICHAEL T. BAIN AGENT

Date: 1-15-19

# PROPOSAL

PROPOSAL SUBMITTED TO:

NAME: Mount Royal Property Management  
 ADDRESS:  
 PHONE NO:

WORK TO BE PERFORMED AT:

ADDRESS: 409 Main Street  
 Pacific  
 DATE OF PLANS:  
 ARCHITECT:

PROPOSAL NO:  
 SHEET NO:  
 DATE:

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Completely clean out 1st floor of all debris  
 Gut back room partially including floor, north wall  
 and bathroom to studs  
 Dumpsters included

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of 2,990.00

with payments to be made as follows:

Dollars (\$ )

Respectfully submitted

*Bach's Salvage*  
 Per 1/14/19

Any attention or deviation from above specifications involving extra costs will be expected only upon written order, and will require an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note - This proposal may be withdrawn by us if not accepted within \_\_\_\_ days.

## ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_



**Phoenix Construction**  
**3101 55<sup>th</sup> Court**  
**Kenosha, WI 53144**  
**262-945-6543**

**Estimate**

Mt. Royal Property Management  
524 Main Street Suite 106  
Racine, WI 53403

January 15, 2019

RE: 409 Main Street

Demo cash wrap, mechanical room, shelving and flooring in the back room, partition wall of existing rest room and take back room down to the studs. Price includes all trash removal and cleanout as well as dumpsters

Total: \$3800.00

Acceptance of estimate:

---

Name:

Date



**K & R HEATING, INC.**  
21119 North Cape St  
Union Grove, Wisconsin 53182  
(262) 835-4689 Fax (262) 835-0416

PROPOSAL SUBMITTED TO (mike) Mountroyal Property Management		PHONE 262-909-7150	DATE 01-14-2019
STREET 524 main suite 106		JOB NAME 409 Main st.	
CITY, STATE and ZIP CODE		JOB LOCATION Racine, WI. 53405	
ARCHITECT	DATE OF PLANS	pm.mtroyal@gmail.com	JOB PHONE

We hereby submit specifications and estimates for:

Install 90,000 BTU - 95% single stage armstrong high efficiency furnace. Intake and exhaust venting to be brought out east wall of utility room. 16x25x4 media cabinet rack installed on side of unit. All gas line and high voltage wiring to be done by others.

total: \$2,700.00

Install Evaporator coil, copper lineset

total: \$1,310.00

Install 13 seer 4 ton 410A puron single stage Armstrong Air conditioner in back of building.

total: \$1,690.00

Finish all ducting in utility room and run 60' of spiral through main building, with All supplies cut in, new t-stat and t-stat wire, and add 1 big return grill. 2-fans vented (4")

\$total: \$4,740.

Alternate 1: Permits/Plans/Balancing

\$total: cost \$8750.00

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows:

dollars (\$ \_\_\_\_\_).

60% down — partial payment when equipment is delivered, final

payment upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. 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 fully covered by Workman's Compensation Insurance.

Authorized Signature



Note: This proposal may be withdrawn by us if not accepted within

30

days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

**Kenosha Heating and Cooling, LLC.**4421 Sheridan Road  
Kenosha, WI. 53140**262-652-6900****Quote #4626**

Sent on 01/09/2019

Phone 262-652-6900

Email info@kenoshaheatingandcooling.com

Website www.kenoshaheatingandcooling.com

**Mike Bain**409 Main street  
Racine, Wisconsin 53403

SERVICE / PRODUCT	DESCRIPTION	QTY.	UNIT COST	TOTAL
Remodel/Addition-Commercial	<p>Provide and install:</p> <ol style="list-style-type: none"><li>1.) (1) Heil 92% 60,000 btu single stage furnace (1) ADP 4 ton cased coil with bxv</li><li>2.) Exposed spiral supply duct work with spiral mounted registers</li><li>3.) Return trunk line with (2) register on the back wall</li><li>4.) Condensate drain line to the floor drain</li><li>5.) Exhaust and intake to exterior of the building</li><li>6.) 4" piping with side wall termination (back of the building)</li><li>7.) Honeywell T4 programmable thermostat on the back wall</li><li>8.) Line set and condensate line</li></ol> <p>Notes:</p> <ol style="list-style-type: none"><li>1. 5 year parts warranty</li><li>2. 1 year labor warranty</li><li>3. Permit is included</li><li>4. Gas line and electrical to be done by others</li><li>5. Bathroom exhaust fan provided by others</li></ol>	1	\$9,965.00	\$9,965.00
Parts/Upgrade	<p>Provide and install:</p> <ol style="list-style-type: none"><li>1.) Honeywell vision pro 8000 with wireless temp sensor</li></ol>	1	\$258.00	\$258.00
Heil Performance Series Air Conditioner	<p>Provide and install (1) Heil Performance Series 13 seer 3.5 Ton Condenser</p> <p>Includes:</p> <ol style="list-style-type: none"><li>1) Low voltage wiring from furnace to condenser</li><li>2) Condenser pad</li></ol> <p>Notes:</p> <ol style="list-style-type: none"><li>1. 5 year parts warranty</li><li>2. 1 year labor warranty</li><li>3. Electric for condenser needs disconnect with outlet and 208/230 40 amp breaker</li></ol>	1	\$1,970.00	\$1,970.00

*WITH OUT COND SW SW.**\$10223-**\$258.00*

# Kenosha Heating and Cooling, LLC.

4421 Sheridan Road  
Kenosha, WI. 53140



Quote #4626

Sent on 01/09/2019

Phone 262-652-6900

Email info@kenoshaheatingandcooling.com

Website www.kenoshaheatingandcooling.com

## Mike Bain

409 Main street  
Racine, Wisconsin 53403

1.) This quote is valid for the next 30 days, after which values may be subject to change.

2.) "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.

Customer agrees if legal action is taken to collect this account, all reasonable costs of the collection, including attorney's fees will be paid by the customer. 12% per month service charge will be assessed on late payments.

3.) The above price, specification, and conditions are satisfactory and are here accepted. You are authorized to do the work as specified with in terms of this agreement. Payments will be as outlined above. Party signing fully understands and accepts responsibility for this agreement in its entirety. Payments terms are as follows: 50% Due upon acceptance, balance upon installation.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Subtotal	\$12,193.00
Install (0.0%)	\$0.00
Total	\$12,193.00





Date 1/13/2019

**7017-35th avenue  
Kenosha Wi. 53142  
(262) 359-1559**

Clean Cut Carpentry will provide all labor and materials necessary to complete the project listed below

- Frame walls according to plan provided
- Remodel doorway as specified on plan
- Fix ceiling tile on north side of the unit ( materials needed provided for that aspect)
- Frame in hole on exterior east wall of the building
- Install approximately 200 ft of 3 ¼ inch primed baseboard ( paint by others)

All work listed for the sum of \$4925.00. Payment schedule is as follows 50% down, and 50% when project is completed.



Clean Cut  
Carpentry



**Phoenix Construction**  
**3101 55<sup>th</sup> Court**  
**Kenosha, WI 53144**  
**262-945-6543**

**Estimate**

Mt. Royal Property Management  
524 Main Street Suite 106  
Racine, WI 53403

January 15, 2019

RE: 409 Main Street

Frame walls according to plan provided, frame new door in existing wall, fix ceiling in show room, close up and frame hole in wall and install approximately 200 feet of 3 inch painted base.

Total: \$6300.00

Acceptance of estimate:

---

Name:

Date

# CARPETS PLUS OUTLET

1241 22<sup>nd</sup> Avenue, Kenosha WI 53140  
Ph. 262-883-9494 \* Fx. 262-883-9495  
[www.carpetsplusoutlet.com](http://www.carpetsplusoutlet.com)

**\*Prices Valid for 30 Days\***

Date: 1-15-19

Salesperson: \_\_\_\_\_

Area \_\_\_\_\_ Installer \_\_\_\_\_ Date \_\_\_\_\_

Area \_\_\_\_\_ Installer \_\_\_\_\_ Date \_\_\_\_\_

Area \_\_\_\_\_ Installer \_\_\_\_\_ Date \_\_\_\_\_

Name Mount Royal Prop. Mgmt.  
Job Site 409 Main St. Rental? Y N  
City/State/Zip Racine WI Selling? Y N  
Home Ph. Mike Bain 262-909-7150  
Cell/Work \_\_\_\_\_

Bill to Address: 524 Main St. Suite 106  
City/State/Zip Racine WI

## EMAIL:

Room/Area	Description (Include product manufacturer and type of flooring)	Pattern Match	Qty.	Price	Total Price																			
Bath & Changing Room	Tile to be Selected				\$2500 <sup>00</sup>																			
	includes tile, grout, adhesive, prep, metal & Base																							
	* Subject to measuring and condition of existing floor. Any floor prep needed will be billed out at \$45 <sup>00</sup> /Man Hour.																							
<div style="display: flex; justify-content: space-between;"> <div> <p><b>*WE DO NOT MOVE ELECTRONICS, LARGE SCREEN TV'S OR BREAKABLES*</b></p> <p><b>Customer Must Do:</b></p> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"> <input type="checkbox"/> Remove Furniture <input type="checkbox"/> Disconnect Gas <input type="checkbox"/> Touch Up Baseboards                 </div> <div style="width: 33%;"> <input type="checkbox"/> Customer Initial _____ <input type="checkbox"/> Move Appliances <input type="checkbox"/> Cut Off Doors <input type="checkbox"/> OTHER _____                 </div> <div style="width: 33%;"> <input type="checkbox"/> Remove &amp; Replace Base or 1/4 <input type="checkbox"/> Tear Up Existing Carpet &amp; Pad <input type="checkbox"/> Remove &amp; Replace Toilet(s)                 </div> </div> </div> <div> <table border="1"> <thead> <tr> <th colspan="2">Metals</th> </tr> </thead> <tbody> <tr> <td>Qty/Type</td> <td></td> </tr> <tr> <td>Color</td> <td></td> </tr> <tr> <td>Qty/Type</td> <td></td> </tr> <tr> <td>Color</td> <td></td> </tr> </tbody> </table> </div> <div> <table border="1"> <tbody> <tr><td>Concrete</td></tr> <tr><td>Adhesive</td></tr> <tr><td>Metals</td></tr> <tr><td>Step Labor</td></tr> <tr><td><b>Subtotal</b></td></tr> <tr><td><b>Sale Tax</b></td></tr> <tr><td><b>Total</b> \$2500<sup>00</sup></td></tr> <tr><td><b>Deposit</b></td></tr> <tr><td><b>Balance Due</b></td></tr> </tbody> </table> </div> </div>						Metals		Qty/Type		Color		Qty/Type		Color		Concrete	Adhesive	Metals	Step Labor	<b>Subtotal</b>	<b>Sale Tax</b>	<b>Total</b> \$2500 <sup>00</sup>	<b>Deposit</b>	<b>Balance Due</b>
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<b>Padding</b> <input type="checkbox"/> 1/2" 8# <input type="checkbox"/> Tahoe <input type="checkbox"/> 3/8" 8# <input type="checkbox"/> Felt/Hair <input type="checkbox"/> 1/2" Stainmaster Deluxe Plus <input type="checkbox"/> Other _____		<b>Steps</b> <input type="checkbox"/> Waterfall <input type="checkbox"/> Undernote		<b>Floor</b> <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Gypcrete																				

**NOTICE OF LIEN RIGHTS:** 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 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 VIE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY 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 TO THE MORTGAGE LENDER, IF ANY. BUILDER AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

**IMPORTANT NOTICE, CUSTOMER READ BEFORE SIGNING:** Carpet is a fabric. All seams will be visible, some are more visible than others. Buyer understands that there may be a dye-lot variation from sample. Seller is not responsible for chips, dents or conditions of existing moldings, doors, jambs or fixtures. Not responsible for wires behind door jambs/casings. Room must be clear of obstacles at time of installation. Seller is not responsible for cutting doors. Seller is not responsible for manufacturer or shipper delays. Unforeseen structural problems upon installation may require additional charges to the Buyer. A FINANCE CHARGE OF 1.5% (18% PER ANNUM) WILL BE CHARGED TO ACCOUNTS 30 DAYS PAST DUE. In the event Buyer defaults under the terms of this agreement, Buyer agrees to pay reasonable attorney fees, interest, legal fees and court costs.

**TERMS: 50% DEPOSIT REQUIRED WITH BUYER/OWNER PARTY SIGNATURE(S). BALANCE DUE UPON COMPLETION OF INSTALLATION UNLESS NOTED OTHERWISE.**  
**I/WE SIGN HEREBY ACCEPTING THE ABOVE TERMS AND CONDITIONS.**

Buyer/Owner Authorization \_\_\_\_\_

Date \_\_\_\_\_

Co-Buyer/Co-Owner \_\_\_\_\_

Date \_\_\_\_\_



**We Do It All...carpet, ceramic, wood, laminate, vinyl, area rugs and more!**

5407 Green Bay Road, Kenosha, WI 53144 • (262) 925-9090

Material pick-up & deliveries at our warehouse

9320 Michigan Ave., Sturtevant, WI 53177

January 16, 2019

Mike Bain  
Mt. Royal Property Management  
524 Main St.  
Racine, WI 53403

Re: 409 Main St.

Carpetland USA Kenosha, Inc will supply and install the following budget bid for the Ceramic work in one (1) toilet and one (1) Changing Room for this project. Bid is per drawing from Mt. Royal and line items below.

Ceramic complete.    **\$2,705.00**

**Bid includes:**

- Toilet to removed and reset by others.
- Supply and install 1/2" cement board.
- Supply & install Dal Tile "Heathland" 12x12 ceramic tile. Standard grid pattern installation.
- Supply & install matching 6x12 ceramic cove base to match floor tile.
- Supply & install transition metal in doorways
- All work during normal working hours.

**Bid excludes:**

- Prep work beyond above.
- Protection of installed flooring.

Terms: 50% down and balance on day of installation

Thank you for having us quote this project.

I have read, understand and agree to abide by the warranties, policies, terms and conditions on the reverse side of this sales order.

Seller \_\_\_\_\_

*David Kirsch*  
Carpetland USA Kenosha, Inc.

Buyer \_\_\_\_\_ (Title)

Buyer \_\_\_\_\_ (Title)

# Estimate

## Anchondo's Flooring

1520 Illinois St.  
Racine, WI 53405

(262) 994-2435 or (262) 632-7117

To

Mike Bain  
409 Main St.  
Racine, WI

Date

Estimate #

1/8/2019

21071

### Terms:

2/3 after sanding. Balance  
upon completion.

Project/job

Description	Qty	Rate	Total
Cost of vents	1	60.00	60.00
Sand. finish with (3) coats oilbase (natural)	1,550	3.75	5,812.50



Tim Winsall. Flooring  
4/4/19 - KENZIE Ave  
Racine, WI 53405

# JOB ESTIMATE

Phone	Date
262-909-7150	1/13/2019

job location/site	409 Main store
<b>Terms:</b> 1/2 payment due after sanding completed	
Balance due upon completion	

TO

Mt. Royal Property Mgmt

409 Main L.L.C

To: 524 Main St. #106

Racine, WI 53403

[pm.mtroyal@gmail.com](mailto:pm.mtroyal@gmail.com)

## JOB DESCRIPTION:

Board Replacement A	\$	15.00		
Price per board ( as nec )			TBD-10 seem evident	\$ 150.00
Sanding (A)	\$	2.75		
Price per sq/ft ( 1862 feet )				\$ 5,120.50
Stain Application	\$	0.40		
Price per sq/ft ( 1862 feet )				\$ 744.80
Emulsion Application (2 coats)	\$	0.50		
Price per sq/ft ( 1862 feet )				\$ 931.00
Street Shoe Application (2 Coats)	\$	0.60		
Price per sq/ft ( 1862 feet )				\$ 1,117.20
	\$	-		
				\$ -
	\$	-		
				\$ -
	\$	-		
				\$ -
			Subtotal	\$ 8,063.50
			Standard Costing	0%
			Total Discount	\$ -

See our reviews on Angies list

This estimate is for completing the job as described above. It is based on our evaluation and does not include material price increase or additional labor and materials which may be required should unforeseen problems or adverse weather conditions arise after the work has started.

ESTIMATED	JOB COST	\$	8,063.50
ESTIMATED	BY	Tim Winsall	



LICENSED IN WI & IL  
**COMMERCIAL \* INDUSTRIAL \* AGRICULTURAL \* RESIDENTIAL**

**262.605.6968**

Proposal # 01152019

***Proposed Contract Submitted To:***

***Name*** Mike Bain  
***Street***  
***City/State***  
***Phone***

***Work To Be Performed At (if different):***

***Name*** 409  
***Street*** Main Street  
***City/State***

***We respectfully propose the following for your consideration:***

1. ***Completion of electrical installation for remodel of various areas of the tenant space located at 409 Main St. in Racine, Wisconsin.***
1. **Demo electrical as necessary in the bathroom area, the existing back room or storage area and in areas being demolished by new construction.**
2. **Rough in and trim electrical for a new bathroom consisting of: (1) GFI receptacle, (1) ceiling 2 x 4 lay in light fixture, (1) bath fan installation and (1) wall switch to control bath fan and light fixture. (Venting of exhaust fan by others.)**
3. **Rough in and trim electrical for remodel back storage room / mechanical room: Rework existing conduit system to allow for installation. (2) 2 x 4 lay in light fixtures, (2) EXIT / EM emergency lights with battery backup, reworking of electrical wall switches to allow for new door installation.**
4. **Demo approximately (6) receptacles in various areas of the first floor to allow for drywall installation and reinstall after drywall and painting is completed.**



Proposal # 01152019

5. Demo electrical at the existing point-of-sale station and rework at a later date.
6. Pull Racine electrical permit.

We respectfully propose this contract to furnish labor and material required to complete the project aforementioned in a substantial workmanlike manner for the sum of: **\$3,795.00**



Respectfully Submitted By:

*Dale B Shaffer*

Dale Shaffer

Accepted By:

**Certified:**  
**WI Master Electrician**  
**WI Commercial Electrical Inspector**  
**WI UDC-Residential Electrical Inspector**  
**Illinois Electrical Contractor License**

Office Ph: 262-605-6968  
Email: [dale@shaffer-electric.com](mailto:dale@shaffer-electric.com)  
Fax: 262-997-1326

# Scott Hughes, Electrician

# Bid

5217 Shirley Avenue

Mt. Pleasant, WI 53406

Phone (262) 676-8732

Date: 1/14/19

**TO:** Mike Bain

**FOR:** 409 Main Street

Mt. Royal Property Management

Racine, WI

Description	Amount
<u>Time and Materials:</u> Remove old light fixtures and existing electrical in back of unit to build new walls per print Not to exceed	\$2000.00
<u>Changing Room:</u> 1 switch opening	\$ 30.00
1 2x4 LED troffer wired	\$ 150.00
1 outlet opening	\$ 30.00
<u>Bathroom:</u> 3 switch openings	\$ 90.00
1 fan-light supplied by us	\$ 220.00
1 vanity light opening - customer supplied fixture	\$ 30.00
1 GFI protected outlet	\$ 60.00
<u>Mechanical Room:</u> 2 switch openings	\$ 60.00
1 keyless light opening supplied by us	\$ 45.00
1 furnace on separate circuit	\$ 125.00
1 water heater power vent	\$ 80.00
<u>Office:</u> 1 switch opening	\$ 30.00
2 outlet openings	\$ 60.00
1 2x4 LED troffer light	\$ 150.00
<u>Back Hallway:</u> 1 2x4 LED troffer light on existing switch	\$ 150.00
1 exit - emergency light combo	\$ 150.00
Ground water line into building required by code	\$ 250.00
<u>Main Unit:</u> 1 exit - emergency light combo	\$ 150.00

	<b>Total</b>	<b>\$3860.00</b>
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**Additional Terms:**

**Permit fees paid by Mt. Royal Property Management.**

**LED troffer fixtures supplied by us.**

**50% down before starting work.**

**Remaining 50% owed upon completion.**

**Checks made payable to Scott Hughes.**

**Any extras not included in this bid, will be approved in writing and paid for at time of approval.**

**Thank you for your business!**





# QUOTE

Store 4926 RACINE  
2429 S GREEN BAY ROAD  
RACINE, WI 53406

Phone: (262) 633-0643  
Salesperson: RAT0754  
Reviewer:

# QUOTE

## SOLD TO

Name				Phone 1	
PROPERTY MANAGEMENT	MOUNT ROYAL			(262) 909-7150	
Address	4619 PLEASANT TRAIL DR			Phone 2	
City	MOUNT PLEASANT	Job Description	Solid core interior doors		
State	WI	Zip	53403	County	RACINE

2019-01-15 10:25

Prices Valid Thru: 01/22/2019

## CUSTOMER PICKUP #1

## MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

### STOCK MERCHANDISE TO BE PICKED UP:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R01	0000-154-849	2.00	EA	36"X80"4-9/16"SC MLD 6PNL FLT PH LH	A	Y	\$109.00	\$218.00
R02	0000-155-311	2.00	EA	36"X80"4-9/16"SC MLD 6PNL FLT PH RH		Y	\$109.00	\$218.00

SCHEDULED PICKUP DATE: 01/26/2019

MERCHANDISE TOTAL: \$436.00  
END OF CUSTOMER PICKUP - REF #W03

## TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

Policy Id (PI):  
A: 90 DAYS DEFAULT POLICY;

'The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in stores for details.'

ORDER TOTAL	\$436.00
SALES TAX	\$22.24
TOTAL	\$458.24
BALANCE DUE	\$458.24

END OF ORDER No. H4926-67003

## TERMS AND CONDITIONS

\*\*\* CONTINUED ON NEXT PAGE \*\*\*

NOT VALID FOR MERCHANDISE

FOR WILL CALL  
MERCHANDISE PICK-UP  
PROCEED TO WILL CALL OR  
SERVICE DESK AREA  
(Pro Customers, Proceed To The Pro Desk)

**WILL CALL**

Will Call items will be held in the store for 7 days. For Will Call merchandise pick up, proceed to Will Call/Service Desk area(Pro Customers, proceed to the Pro Desk).

**Returns:** A 15% restocking fee applies to the return of regular special orders, i.e., special orders merchandise that is not custom made. Special orders that are custom uniquely designed or fitted to accommodate the requirements of a particular space or environment (some examples are cabinetry, countertops, floor and wall coverings, and window treatments) are non-returnable. Exceptions: Cancellations made by midnight on the third business day after the date of Your purchase; merchandise incorrectly ordered by Home Depot or by Professional; or merchandise damaged beyond repair in delivery or by Professional. Unless otherwise specified in this Agreement, all returns must be made within Home Depot's posted time frame.



STORE # 3043 RACI  
3101 South Oakes Road  
Sturtevant, WI 53177

PHONE: (262) 554-1313  
FAX: (262) 554-9669

PICKING LIST - GUEST COPY

PAGE 1 OF 1

RACI 16237



SOLD BY: KERRY P.  
DATE: 01/15/19

GUEST NAME - ADDRESS - PHONE

Ph: ( ) -  
JOB DESC:

QUANTITY	DESCRIPTION	SKU NUMBER
2 EACH	PINE 6PNL 36RH PH SN HINGE	411-2512
2 EACH	PINE 6PNL 36LH PH SN HINGE	411-2513

**TO AVOID PRODUCT NOT BEING AVAILABLE ON A LATER DATE  
PLEASE PICK UP ALL MERCHANDISE TODAY. THANK YOU.**

This is a quote valid today. Upon payment this quote becomes a yard picking list subject to the terms and conditions below. Quantities listed above may exceed quantities available for immediate pick-up. Product is not held for a specific guest, but instead is available to the buying public on a first come, first serve basis. Please pickup all purchases made on this picking list immediately. Failure to pick up products on this picking list today will result in additional charge to you if, on the day of pick up, the retail price of the products are higher than on the day purchased. Menards liability to you is limited to refunding your original purchase price for any product not picked up.

**Guest Instructions:**

1. Take this picking list to a cashier to pay for the merchandise.
2. Enter the outside yard to pick up your merchandise. (All vehicles are subject to inspection.)
3. Load your merchandise. (Menards Team Members will gladly help you load your materials but cannot be held liable for damage to your vehicle.)
4. When exiting the yard, present this list to the Gate Attendant. (The Gate Attendant will record the items you are taking with you.)
5. Sign the Gate Attendant's signature pad verifying you've received the merchandise.

PRE-TAX TOTAL: 535.96

Our insurance does not allow us to tie down or secure your load, trunk lid, etc. For your convenience, we supply twine, but you will have to decide whether or not your load is secure and if the twine supplied is strong enough. If you do not believe the twine will suffice, stronger material can be purchased inside the store.

**READ THE TERMS AND CONDITIONS CAREFULLY.** All returns are subject to Menards' posted return policy. In consideration for Menards low prices you agree that if any merchandise purchased by you is defective, Menards will agree to exchange the merchandise or refund the purchase price based on the form of original payment. You agree that there shall be no other remedy available to you. If there is a warranty provided by the manufacturer, that warranty shall govern your rights and Menards shall be selling the product "AS IS." Oral statements do not constitute warranties, and are not a part of this contract. The guest agrees to inspect all merchandise prior to installing or using it. **UNDER NO CIRCUMSTANCES SHALL MENARDS BE LIABLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES. MENARDS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE MERCHANDISE.** Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association under its applicable Consumer or Commercial Arbitration Rules, and judgments on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The guest agrees to these terms and conditions through purchase of merchandise contained on this document.

**THIS IS NOT A RECEIPT GATE ATTENDANT-SCAN HERE ==>**



LEPow Plumbing  
262-664-1755

MP# 230381

Proposal

PROPOSAL NO.

SHEET NO.

DATE 1-10-2019

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME Mike BAIN - Mount Royal	ADDRESS 409 MAIN ST.
ADDRESS PROPERTY MANAGEMENT	RACINE, WI 53402
PHONE NO.	DATE OF PLANS
	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of 1-Toilet, 1-Lav sink, 1-Hot water Heater, and 1-sight drain. Demo existing fixtures - 1-toilet 1-Lav, 1-Hot water Heater. Re-rough in sanitary waste & vent, Hot & cold water lines to Accomodate new fixtures. Run new dedicated cold water line from meter to serve new bathroom only. Re-work water meter piping Tie into existing gas line for retail unit and run to new mechanical room and Hook up Hot water Heater and furnace - furnace by others. All materials furnished to complete job. Plumbing Permit Included IN Quote.

Fixtures:

- 1-A.O. Smith G.P.V.T 40 gallon Power Vent
- 1-Kohler 2005-0 ADA Kingston LAV
- 1-Kohler 4309-0 Cimarron Bowl ADA
- 1-Kohler 4418-0 Cimarron TANK
- 1-Kohler 4731-0 open front Seat

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Five thousand two hundred dollars + 00/100 - Dollars (\$ 5,200.00) with payments to be made as follows.

- 50% - Down Payment
- 25% - upon Rough-in
- 25% - upon Final Completion

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Per

LEPow Plumbing LLC

Note - this proposal may be withdrawn by us if not accepted within 30 days.

Time & MAT'L Basis

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature

Signature

Date



**Plumbing, Heating, Air Conditioning, Refrigeration**  
2101 Lathrop Ave Racine, WI 53405

Phone # 262-989-1001  
buildingwaters@gmail.com

Name / Address

Mike Bain  
524 Main St.  
Racine WI. 53405  
Unit 106



Estimate

Date	Estimate #
1/14/2019	10900

Description	Qty	Rate	Total
The following quote is for plumbing work to be performed at 409 Mainsheet Racine WI 53403			
Repipe waste piping for bathroom on first floor to accommodate handicapped bathroom requirements. And install floor drain for mechanical room being located on first floor		1,800.00	1,800.00
Repipe waterpiping and size correctly to accommodate new set up. Piping will be replace from meter to ceilings of basement and for remodeled areas Material quoted is PEX		2,700.00	2,700.00
Install 40 Gallon powervent. Vent out east wall, increase Gas line from basement furnace. Material and labor		2,937.00	2,937.00
Furnish and Install bathroom sink and watercloset. Material and labor		1,488.00	1,488.00
Permit fee		160.00	160.00
Payment Terms: 33% due before any work is performed 50% due upon successful completion of a rough in inspection Remainder due upon completion of final plumbing inspection			

Any questions regarding estimate, feel free to call 262-383-5111. Thank You!

[www.wisconsinmechanicalservice.com](http://www.wisconsinmechanicalservice.com)

**Subtotal**

**Sales Tax (5.1%)**

**Total** \$9,085.00



**From:** PM MtRoyal  
**Sent:** Tuesday, January 15, 2019 3:03 PM  
**To:** montaho@hotmail.com  
**Subject:** Fwd: 404 Main Street Proposal

----- Forwarded message -----

**From:** Jim Bishop <[jbishop@postorinodecorating.com](mailto:jbishop@postorinodecorating.com)>  
**Date:** Tue, Jan 15, 2019 at 1:56 PM  
**Subject:** 404 Main Street Proposal  
**To:** PM MtRoyal <[pm.mtroyal@gmail.com](mailto:pm.mtroyal@gmail.com)>

1/15/19

PM Mt Royal

Dear Mike,

Please review the following quote and feel free to contact me with any questions or if you need any additional information. We look forward to working with you on your project.

#### **404 Main Street**

- Furnish and install 15/16" white metal grid.
- Furnish and install 2x2 reveled edge tile. (Tile allowance of \$1.50 per square feet)
- Clean and haul all debris into owners dumpster.

#### **Labor & Material**

**\$550.00**

***James A. Bishop Sr.***

***Project Manager***

***Postorino Decorating Inc.***

***O: (262) 633-7805***

***C: (262) 620-9033***

***F: (262) 633-1678***

***[Jbishop@postorinodecorating.com](mailto:Jbishop@postorinodecorating.com)***



***POSTORINO  
decorating inc.***

***"Your painting resource since 1946"***

# **New Again Renovation, Inc.**

**4619 Pleasant Trail Drive  
Mount Pleasant, Wisconsin 53403  
262-909-7150**

## **Proposal**

**RE: 409 Main Street**

**1/14/2019**

**Mt.Royal Property Management  
524 Main Street  
Racine WI 53403**

**We will provide all material and Labor to install 2x2 drop ceiling in Hall and storage area.**

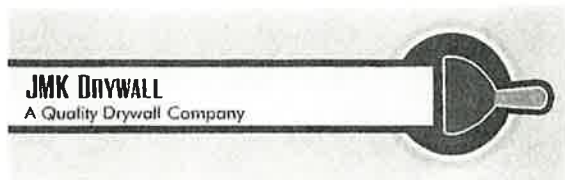
**\$725.00**



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**New Again Renovations**

1938 Sunset Dr.  
Twin Lakes, WI 53181-9325  
(262)770-6852  
jason@jmkdrywall.com  
http://www.jmkdrywall.com



## PROPOSAL

**ADDRESS**

Mike Bain

**PROPOSAL # 1513****DATE 01/14/2019****ACTIVITY****AMOUNT****Drywall**

409 Main St, Racine, WI

5,900.00

Hang drywall up to 8' height where wood trim extant; fill in gap between wood trim and drywall for a smooth transition;

Hang drywall up to ceiling on all other walls except for 2 rooms with gypsum ceilings;

Hang 2 rooms in back with drywall walls and ceilings;

Install corner beads and J bead or tear away L-bead where needed or requested especially at the top of walls going to 12';

Tape, finish and sand smooth all drywall;

Any additional work: Time and Material at \$65 / hour

We propose to furnish labor and materials, in accordance with the above specifications for the sum of:

**TOTAL****\$5,900.00**

Acceptance of Proposal: The above price, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment shall be made as described above.

**Accepted By****Accepted Date**

INVOICE NO. 836615

# Invoice

SOLD TO		SHIPPED TO		VIA	
ADDRESS		ADDRESS			
CITY, STATE, ZIP		CITY, STATE, ZIP			
CUSTOMER ORDER NO.		SOLD BY		DATE	
		TERMS		F.O.B.	
		ESTIMATE		01/12/19	
<p>instatm work and materials</p> <p>DRY wall and mod \$ 3800.00</p> <p><del>SUP</del> materials DRY wall, mod</p> <p>Tape, escrews \$ 2100.00</p> <p>Total \$ 5900.00</p>					















RACINE, WI 53403