

**Audrey Langenfeld**  
**402 Main Street**  
 White Box Program Estimates

	<u><b>HK Construction</b></u>	<u><b>Bane Nelson Contractors</b></u>
General Conditions	Not Included	Lump Bid
Demolition	\$16,500.00	Lump Bid
Carpentry and Drywall	\$59,400.00	Lump Bid
Doors	Not Included	Lump Bid
Flooring	Not Included	Lump Bid
Painting	Not Included	Lump Bid
Plumbing	\$14,000.00	Lump Bid
Electrical	\$18,000.00	Lump Bid

Total =	\$107,900.00	-	\$317,125.00
	<u>          x 50%          </u>		<u>          x 50%          </u>
	\$53,950.00		\$158, 563.00

Building Age 140 Years

3600 sq. ft. x \$10.00 per sq. ft. = \$36,000.00

Maximum Grant Award = \$20,000.00

## COMMERCIAL "WHITE BOX" GRANT APPLICATION

### Applicant/Project Contact Information

Name: John & Audrey Langenkeld

Address: 3324 13th St Racine, WI 53405

Phone: 262-697-0884 (LWK - Gold Diamond + Design)  
262-497-8098 - Cell - Audrey

### Business or Leaseholder Information

Name of business: Langsky enterprise LLC

Business Owner's/Leaseholder's Name: Gold diamond + Design

Address: 402 main St Racine, WI 53403

Phone: 262-697-0884

### Property Owner Information

Name: John + Audrey Langenkeld [Langsky Enterprise]

Address: 3324 13th St Racine, WI 53405

Years Owned Building: Purchased 11-15-2018

Age of Building: built 1878

Area of First Floor (Square Feet): 3600 sq ft

140 yrs old

### Proposed Improvements (describe in detail)

Front 1/2 of building to be used as a Jewelry showroom w/ soffit (shadow box) dry wall ceiling w/ Tile etc. Lighting - to be installed over show cases in both drywall + Tile ceiling. Demise temp walls and build a design room w/ glass panel walls + a soffit header. Run electrical around to all walls for additional outlets + wall light boxes + wall cases. Repair wood floor if needed where temp walls once stood. back room: bathroom walls moved. sink replacement (plumbing) changed + walls + ceiling (hard-drywall) redone. Hallway next to bathroom @ end of hall w/ (emergency box) office, shop, storage, mechanical rooms built. stair case blocked in, stair moved - 2x12's put in to shore up sagging floor - floor needs to be leveled. now approx 2-3' drop from the mid of the room to back wall. New grid to be run in front (show room) and back rooms - drop ceiling - Tiles in all but bathroom + storage room (for ~~fire~~ security) must be drywall. Lighting changed to fit room configuration, duct work - moved + some new added. 220 v. electric added for equipment (clean room) Floor supported or beefed up to support 6000lb + 4000 lb safes. Plumbing added for sinks in shop + clean room. Will need Electrical receptacles, ~~see~~ know, wiring + running 220. Tile for shop, clean room, storage, mechanical room, bathroom, carpet for office floor - drain in bathroom. ~~Pen~~ Point walls that have no wall cases.

## 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:** John and Audrey Langenfeld

**Address of Subject Property:** 402 main street Racine, WI 53403

**Signature of Property Owner:** Audrey Langenfeld

**Date:** Jan 17, 19<sup>th</sup> 1-17-19



January 16, 2019

Audrey Langenfeld  
10320 – 75<sup>th</sup> Street Suite B  
Kenosha, WI

**RE: Budget Proposal 18215-R2: 402 Main Street, Racine Modifications**

Dear Audrey,

HK Construction, LLC proposes to perform as a General Contractor for the above referenced project. This budget proposal is based on our site meeting, plans by Partners in Design dated 1-11 & 1-13-19 and the following scope. The following divisions are included in our budget proposal:

**10 General Conditions = \$8,000**

**20 Demolition = \$16,500**

**60 Carpentry and Drywall = \$59,400**

**80 Doors = \$5,100**

**96 Flooring = \$7,000**

**99 Painting = \$7,500**

**220 Plumbing = \$14,000**

**260 Electrical = \$18,000**

**HK Construction proposes the budget amount of: \$135,500.00**

Thank you for the opportunity to submit a budget quotation on this project. Please feel free to contact me at my office with any questions.

Sincerely,  
HK Construction LLC

*Herbert W. Katt*

Herbert W. Katt  
Owner



**Bane NELSON Inc.**

INDUSTRIAL & COMMERCIAL CONTRACTOR

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*Since 1965 "Known by the customers we keep"*

Audrey Vesnefsky  
Gold Diamond & Design  
402 Main Street  
Racine, WI 53402

January 16, 2019

RE: New Store Buildout

Quote #46-1901

[golddiamonddesign@sbcglobal.net](mailto:golddiamonddesign@sbcglobal.net)

## QUOTATION

As discussed, and per onsite walkthrough and preliminary drawings provided by Partners In Design Architects (A2.1,A3.1,A8.1) dated 1/13/19, Bane-Nelson, Inc. is pleased to provide preliminary pricing for your new store buildout as detailed below:

- **General Demolition**
  - Remove existing walls, ceilings, flooring and trims as described on demolition plan
  - Provide openings for glazing to be installed during construction
  - Remove existing basement staircase and demo floor for new staircase
- **General Construction**
  - Construct new walls per plan using steel stud framing, sound batt insulation, and 5/8" drywall
  - Construct new drywall soffits around perimeter of retail area
  - Provide drywall returns to new aluminum window units on office/shop areas
  - Provide and install new door frames to accommodate doors salvaged by owners, no new doors or hardware to be provided (install only of doors/hardware)
  - Construct new basement stairs per plan layout
  - Allowance of \$8,000.00 included for floor reinforcement to accommodate new floor load from safes – must be designed by engineer
- **Plumbing**
  - Plumbing layout per drawings dated 1/11/19
  - Type L Copper with press fit fittings for the domestic water supply
  - Sch. 40 PVC pipe and fittings for the waste and vent
  - 1 – Elongated ADA compliant floor mount tank type toilet
  - 1 – Wall mounted ADA compliant lavatory
  - 3 – Single bowl S.S. sinks
  - 1 – 2" Floor drain in the Mechanical room for code compliance
  - 1 – 3" Floor drain in the basement by the water heater for code compliance
  - Connection to owner supplied dishwasher
  - Air admittance valves to be used at each new fixture due to unknown existing venting layout
  - Removal and reconnection of 1 existing lavatory and 1 existing toilet
  - Coring of the cobblestone demising wall
  - All work figured for normal working hours
  - Shutdowns to be scheduled and coordinated by General Contractor / Owner

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- The oven shown in break room 105 is assumed to be electric
- Wall, ceiling or plaster patching if required to be by others
- Excludes extra time associated with piping found to be in disrepair, inoperable valves and existing unforeseen code violations
- Excludes pipe insulation as a majority of the existing water piping is not covered
- **HVAC**
  - Inclusions
    - Ductwork take-offs (relocate as required)
    - Permits
    - Insulate existing Supply Duct (above ceiling as best as is possible)
  - Exclusions
    - Engineering
    - Penetrations or patching of walls, floors, ceilings, roof
    - Bonds (can be obtained for additional cost)
    - Remediation of existing code violations
    - Roofing
    - Balancing
    - Smoke or fire alarm systems
- **Electrical**
  - Selective demolition as required for new construction.
  - Lighting:
    - (25) 6" recessed LED can fixtures
    - 192' of 2-circuit track with (168) LED fixtures
    - (13) 2x4 LED troffer fixtures
    - (2) 2x2 LED troffer fixtures
    - (4) 4' LED utility strip fixtures
    - (2) 2-head emergency egress fixtures
    - (4) remote capable exit/emergency combination fixtures
    - (4) exterior remote emergency egress fixtures
    - (4) exit/emergency combination fixtures
  - Switching:
    - (12) single pole switches for retail area lighting
    - (10) three-way switches
    - (2) four-way switches
    - (1) single pole switch (basement)
    - (5) occupancy sensor switches
    - (5) ceiling mounted occupancy sensors
  - Receptacles:
    - (3) show window receptacles
    - (22) duplex receptacles
    - (7) GFCI receptacles
    - (1) range receptacle
  - Mechanicals:
    - (1) furnace connection
    - (1) water heater connection

- (1) air conditioner connection
  - (2) exhaust fan connections
  - (1) range hood connection
- Electrical Panel:
  - (1) 200A 120/240V electrical panel in Storage 107
- Inclusions:
  - Permit fee is included.
  - Shop drawings, record drawings and as-built drawings.
  - Maintenance manuals.
  - 1 Year warranty and service costs.
  - Daily clean-up and disposal.
  - On-site storage facilities, including container and/or trailer.
  - Parking.
  - Miscellaneous labeling and testing.
  - Core drilling & fire stopping for penetrations.
  - Scissor lifts and scaffolding where required.
  - Safety equipment and supervision.
  - Mobilization.
  - Laminated label plates
  - Type written panel directories
  - All wiring to meet the requirements of the 2017 National Electrical Code.
- Exclusions:
  - Utility Company Charges.
  - Waiver of Subrogation fee. If a Waiver of Subrogation is required an additional fee will be added to the contract.
  - Concrete, cutting, patching, coring and roof penetrations.
  - HVAC and Mechanical, controls, control wiring and starters.
  - Performance Bonding.
  - Equipment termination omissions on Electrical Drawings or Specifications.
  - Low voltage systems, voice, data, security, fire alarm, and sound.
- Flooring
  - \$7,500.00 allowance for supply and installation of new flooring in the "back room" areas of the first floor only
- SAT Ceilings
  - Install new acoustical ceiling grid and tile in back area (Rooms 101-110)
    - Allowance of \$.75/sq ft for new ceiling tile
    - Install new grid in Retail Area (Room 100)
  - Re-install existing ceiling tile in Retail Area (Room 100)
- Painting
  - Prime new drywall
  - Paint new and existing drywall and soffit
  - Paint new HM door frames
  - Patch/spot prime existing walls

Preliminary Project cost as described \_\_\_\_\_ \$317,125.00

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Notes:

- Bane-Nelson, Inc. has not included any work not specifically mentioned above
- Work is figured during normal working hours, no premium time included
- A permit allowance of \$1,500.00 is included in this proposal
- This pricing is preliminary, and subject to change upon completion of final construction documents by Partners In Design Architects
- This pricing does not include any remediation of existing code violations
- Pricing is subject to change due to plan review official's requirements
- Pricing does not include engineering

Thank you for this opportunity to be of service to your company, we look forward to working with you on this project.

With regards,

A handwritten signature in dark ink, appearing to read "Brian L. Nelson", written in a cursive style.

Brian L. Nelson  
Estimator/Project Manager  
Bane-Nelson, Inc.





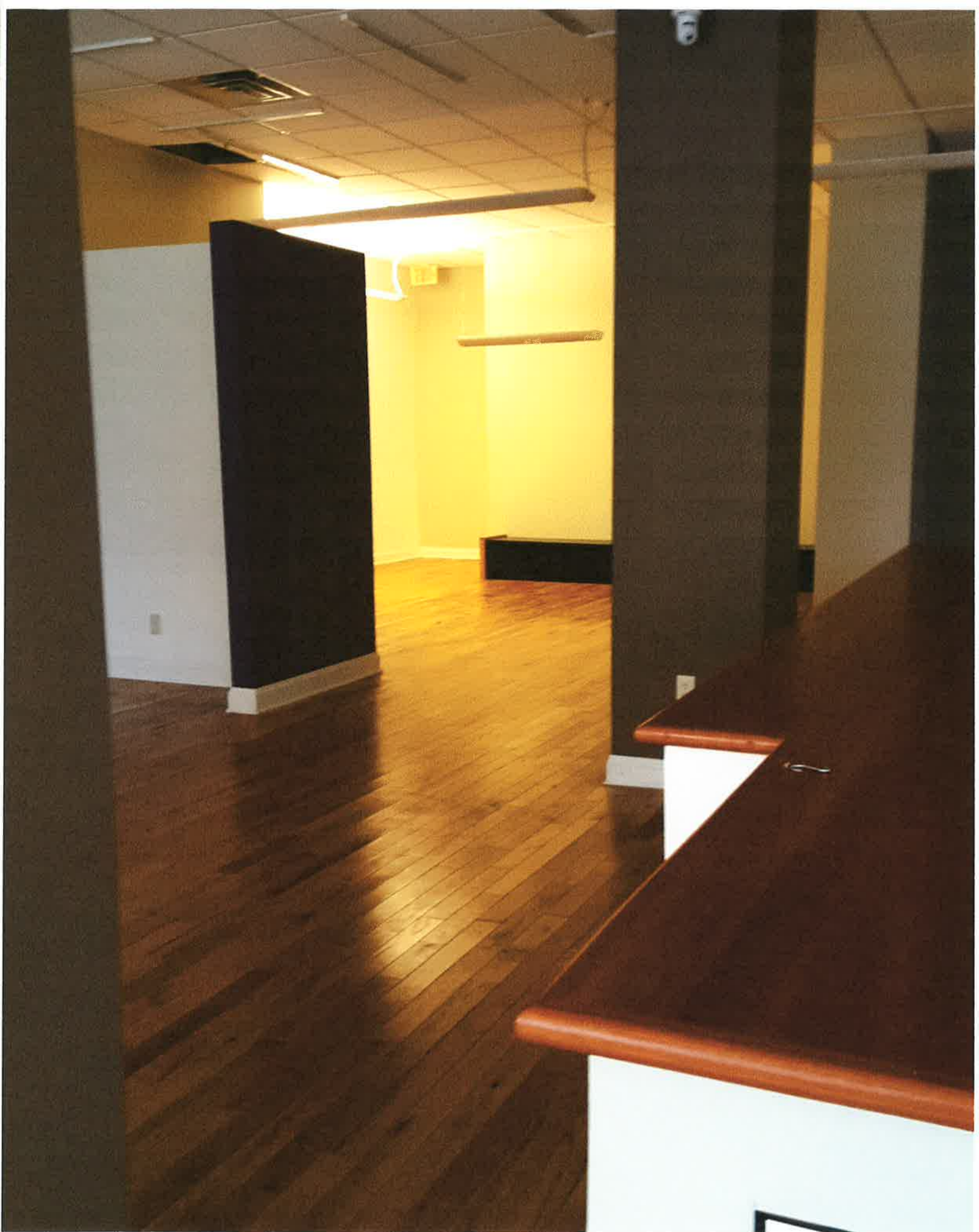
JEWELRY & ART

SEEBEK'S

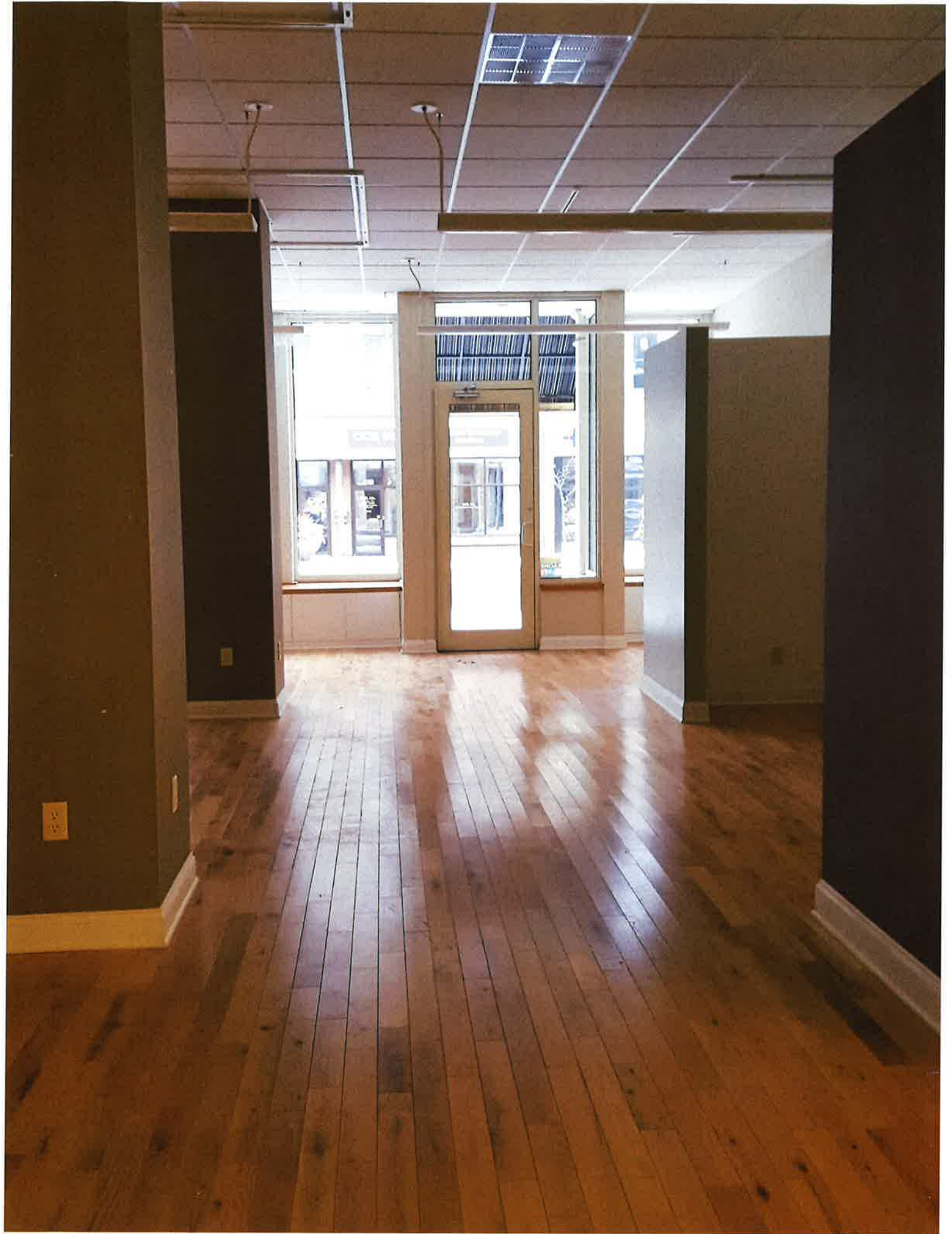
GIFTS & FRAME

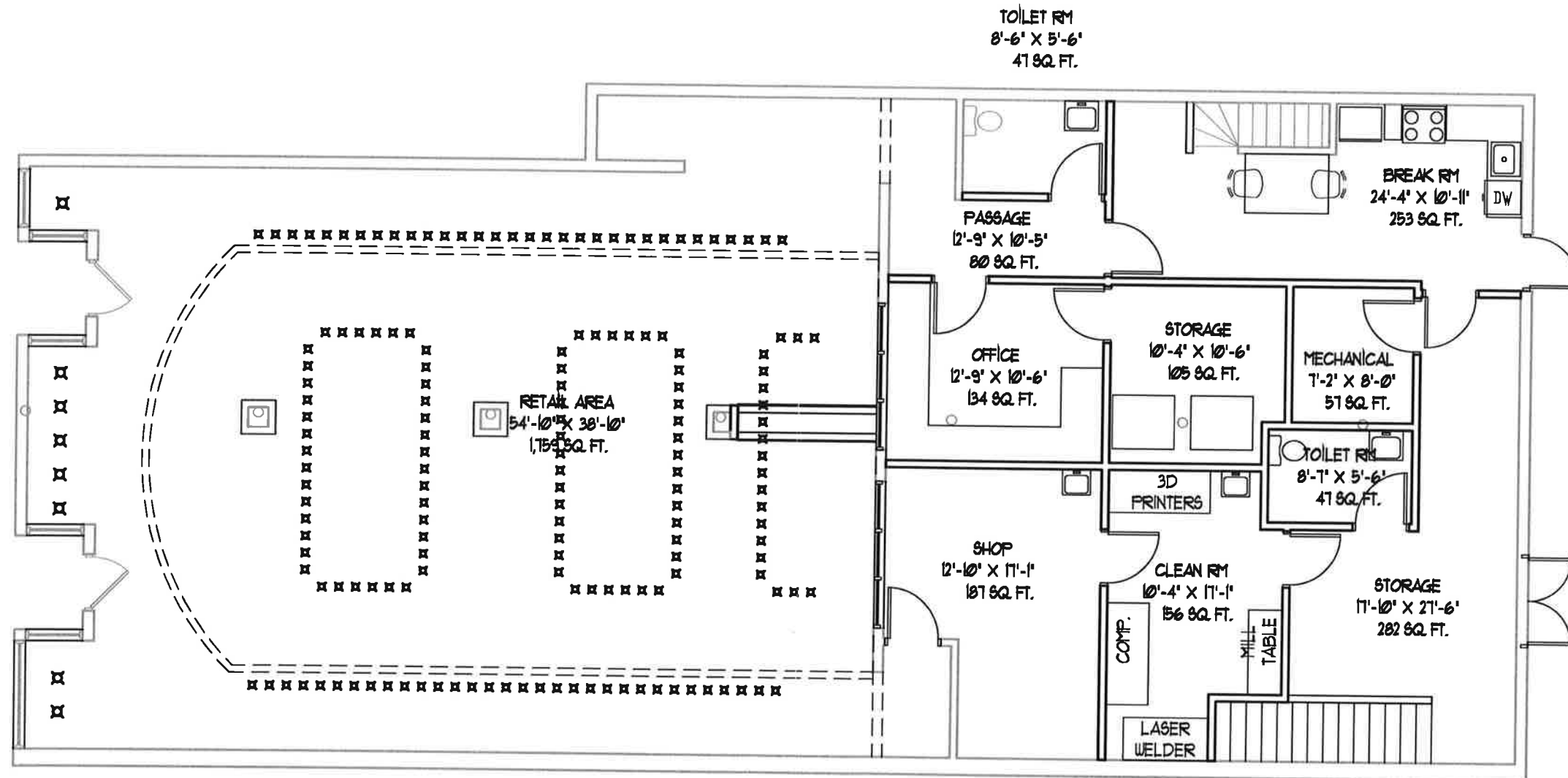
SALE

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GOLD DIAMOND  
RACINE, WI

SCHEMATIC DESIGN OPTION 1

600 Fifty-Second Street  
Suite 220  
Kenosha, Wisconsin 53140  
Ph.: (262) 652-2800

Partners in Design  
ARCHITECTS



PROJECT NO.:  
871.18.146  
DRAWN BY: JEB  
CHECKED BY: JEB  
DATE: 1.10.19  
SHEET NO.:

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