

107 4th Street Racine WI

Proposed Improvements

Project Name : 107 4th Street

Owner: 107 4th Street, LLC 125 E. Santa Clara #19, Arcadia, CA 91006

Owner Phone: 262-770-4482

Representative for plans: Michael Bain, Mt. Royal Property Management, 524 Main #106, Racine, WI 53403 262-770-4482 or 262-909-7150

Most current Preparation; 2/14/19

Scope of project:

Demo and remove existing white box wall on west wall east and south walls stripped down to studs. Demo 150-200 sq. Ft of concrete floor for plumbing access to be replaced after plumbing inspection. Frame up ADA restrooms per plan and west wall. Plumber to finish ADA restrooms required floor and condensate drains. Electrician to wire and light per white box plan, LED lighting. HVAC relocated to mechanical room. Drywall and finish all walls. Cover all floors with commercial grade glue down Vinyl Planking. Ceiling will be 2x2 drop in reveal tile.

Cost is as follows:

Demo Wall and Carpet:	Carlos	\$ 4950.00	Barbs	\$ 7987.00
Concrete	PCR	\$ 3280.00	New Again	\$ 4500.00
Framing and trim	Clean Cut	\$13150.00	Postorino	\$18249.00
Plumbing	Lepow	\$ 7740.00	Feiner	\$ 8806.09
Electric	Kreuser	\$ 6660.00	Shaffer	\$ 6710.00
Drop Ceiling	Strictly	\$ 3500.00	Postorino	\$ 4075.00
Paint	L&B Drywall	\$ in bid	Postorino	\$ 1640.00 Not allowed
Drywall	L&B Drywall	\$ 2800.00	JMK	\$ 3900.00
HVAC	K&R	\$ 9210.00	Kenosha	\$11650.00
Flooring	Carpets +	\$ 6196.00	Carpetland	\$ 9480.00

Total

~~\$58526.00~~

~~\$78037.09~~

Total = \$57,486.00

\$75,357.09

x 50%

\$28,743.00

-

x 50%

\$37,678.55

Building Age: 169 Years Old

1512 sq. ft. x \$10.00 per sq. ft. = \$15,120.00

Maximum Grant = \$15,120.00

COMMERCIAL "WHITE BOX" GRANT APPLICATION

Applicant/Project Contact Information

Name: MICHAEL J. BAIN, PROJECT MANAGER FOR MT. ROYAL
PROPERTY MANAGEMENT AND 107-4TH ST LLC.
Address: 524-MAIN STREET, UNIT 106, RACINE WI 53403
Phone: 262-909-7156

Business or Leaseholder Information

Name of business: UNKNOWN.

Business Owner's/Leaseholder's Name:

Address:

Phone:

Property Owner Information

Name: 107-4TH ST LLC.
Address: 125 E. SANTA CLARA ST #19, ARCADIA CA 91006
Years Owned Building: 3-5 MONTHS
Age of Building: 1850
Area of First Floor (Square Feet): 1512
159 YEARS

Proposed Improvements (describe in detail)

SEE ATTACHED.


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: 107-4TH ST LLC.

Address of Subject Property: 107-4TH ST RACINE WI 53403

Signature of Property Owner:  MICHAEL J. BARN AGENT

Date: 2-14-19

Carlos 4 Seasons
262.620.0927

4509 47 Street
Kenosha, Wisconsin
53144
United States

Billed To
Mike Bain
Tim.mtroyal@gmail.com
107 4th street
Racine, Wisconsin
53403
United States

Estimate Date
02/15/2019

Estimate Number
0000020

CARLOS

Description	Rate	Qty	Line Total
Interior Demo Remove tiles, carpets three double plaster walls, also some concrete	\$4,950.00	1	\$4,950.00
Subtotal			4,950.00
Tax			0.00
Estimate Total (USD)			\$4,950.00

Terms

We will be paid the full amount after we complete 100% of the job

DEMO

PROPOSAL

TOTAL SUBMITTED TO:

Mount Royal Property Management

WORK TO BE PERFORMED AT:

ADDRESS 107 4th St
Pawnee, WY
DATE OF PLAN
ARCHITECT

by propose to furnish the materials and perform the labor necessary for the completion of

Demo 1,000 ft. of floor with some
being double floor
1,500 ft. of wall with some
being double wall

Remove all debris including debris
left over from other contractors

If the west wall is not demoed to brick
it would be 2,000⁰⁰ less

intend to be as specified, and the above work to be performed in accordance with the drawings and
work, and completed in a substantial workmanlike manner for the sum of 7,987⁰⁰
Dollars (\$

made as follows:

Respectfully submitted

B. S. Salav
Per B. S. Salav

above specifications involving extra costs
on order, and will become an extra charge
if agreements contingent upon strikes, ac
'01

2/13/97

Note - This proposal
by us if not accepted

ACCEPTANCE OF PROPOSAL

tions and conditions are satisfactory and are hereby accepted. You are authorized
be made as outlined above.

Signature

Signature

PROPOSAL

DEMO
107-4th St

BARB'S

PCR SERVICES LLC
583 SHERIDAN ROAD
RACINE , WI 53403

Estimate

Date	Estimate #
2/15/2019	343

Name / Address
MIKE BAIN 4619- PLEASANT TRAIL MT PLEASANT , WI 53403

Project	
Project	
Description	Total
MOUNTAIN ROYAL PROPERTY MANAGEMENT LLC	
WORK PERFORMED @ 107- 4TH STREET LLC	
1. SAWCUT CONCRETE, REMOVE AND DISPOSE OF. INSTALL 4" THICK CONCRETE FOR APPROXIMATELY 164 SQ. FT	3,280.00
2. SAWCUT CONCRETE , REMOVE AND DISPOSE OF. INSTALL 4" THICK CONCRETE FOR 3' X 20' AREA	1,860.00
OPTION 2 SAWCUT CONCRETE , REMOVE AND DISPOSE OF , INSTALL 4" THICK CONCRETE FOR 3' X 9' AREA	1,340.00
WORK PERFORMED @ 411 MAIN STREET	
calculate Drain o.	
Total	
\$6,480.00	

New Again Renovation, Inc.

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

Proposal

RE: 107 4th Street

2/14/2019

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

Saw cut 150 Square Feet area to open area for plumbing, re-pour at 4" Thick. We will dispose concrete .

\$4500.00



New Again Renovations

*ewar
07/11/19*

Mt. Royal Property Management
107-4th street



Date 2/13/2019

**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 per plan
- Install insulation in bathroom walls only
- Install 3 36 inch doors and 1 5ft slide double door six panel primed
- Install casing onto doors and new windows
- Install base on walls where necessary
- Trim will be primed white colonial style
- Install door knobs and stops
- Clean up debris and throw in dumpster provided by Mt. Royal

All work listed for the sum of \$13,150.00. Payment schedule is as follows 50% down, and 50% when project is completed.



Clean Cut
Carpentry



PM MtRoyal <pm.mtroyal@gmail.com>

107 4Th Street White Box Proposal

1 message

Jim Bishop <jbishop@postorinodecorating.com>
To: PM MtRoyal <pm.mtroyal@gmail.com>

Thu, Feb 14, 2019 at 2:26 PM

2/14/19

PM Mt Royal

524 Main Street #106

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.

107 4Th Street White Box...\$18,249.00

← FRAMING

- All demo by owner.
- Fur west wall using steel studs 16" on center.
- Frame two restrooms per plan using steel studs 16" on center.
- Install backing as needed for restroom accessories.
- Insulate restroom walls for sound.
- All new walls and existing to receive drywall, tape all seam and sand to a smooth finish.
- Furnish and install three 3/0x7/0 hollow metal frame and oak flush doors no hardware figured.
 - Clean and haul all debris into owners dumpster.

Acoustical Ceilings.. \$4,075.00

← DROP CEILING

- Furnish and install 15/16" white metal grid at main area and mechanical room.
- Furnish and install 2x2 tile.

107 - 4TH ST.

LEPLOW Plumbing
262-664-1755

Proposal

PROPOSAL NO.

SHEET NO.

DATE 2-13-2019

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME Mike Bain - Mount Royal	ADDRESS 107 4th St. - 1st Fl Unit
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 Installation of sanitary waste + vent, Hot + Cold waterlines to Accommodate - 2 toilets, 2-Lavs, 3-Floor drains, 1-slop Sink, and 1-electric Water Heater. Install future sanitary drains for future Restaurant. All Restaurant Fixtures by others. NO Hot + Cold waterlines. Re-work 2nd floor sanitary drains when 1st Floor drains are moved. Re-work 2-water meters and Piping to Accommodate Access. Run Gas Piping from 1st Floor meter to Furnace and leave future tee for Restaurant. Plumbing PERMIT Included. All Materials included to complete Plumbing.

Fixtures:

- 2-Kohler 2005-0 ADA LAVS
- 2-Moen L64601 Lav Faucet ADA Chrome
- 2-Kohler 4309 Cimarron ADA Bowl EL6 / seat white
- 2-Kohler 4418 Cimarron TANK white
- 1-Mustee 63MX 24X24" mop Basin
- 1-Mustee 63.600 A mop sink Faucet
- 1-A.O. SMITH ENT 50
- Pro Max 50 gallon water Heater

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 Seven thousand seven hundred forty dollars + 00/100 Dollars (\$ 7,740.⁰⁰) with payments to be made as follows.

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

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

David Lepow

Per LEPLOW Plumbing

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

T + M 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

107-4TH ST.

PROPOSAL

FEINER

Plumbing Company, Inc.

524 Villa Street

Racine, Wisconsin 53403

262-632-8994 Phone

262-632-9699 FAX

feiner_plumbing@sbcglobal.net

Project

Owner Mike Bain

Address 107 4th St.

Phone RACINE, WI

Date 2-14-2019

BATHROOMS

- 1) Install qty of two Water closets
- 2) Install qty of two lavatories & faucets
- 3) Install Mop basin & faucet
- 4) Install qty of one electric water to serve lavatories only
- 5) Install hot & cold water piping line serving bathrooms only
- 6) Plumbing permit included, State plan approval not included
- 7) Install one receptor serving mechanical room & floor drain serving main room.
- 8) Cut & patch of concrete floor by others

Alternate:

- A1) Install qty of four 2" pipe size stub-in at east wall of bathroom
for future provisions Add \$ 600.00 to below price

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 (\$ 8,806.09) with payments to be made as follows:

\$ 2,500.00 down, - balance at final inspection

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 extra cost will be executed only upon written orders, and will become an extra charge over and above the Estimate. This Estimate is conditioned upon contract terms being acceptable to Feiner Plumbing Company, Inc. The means, methods, techniques, and sequencing of the work shall be solely by Feiner Plumbing Company, Inc.

This proposal is paramount to any signed contract. All agreements are contingent upon strikes, accidents, of delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon the work. Workmen's Compensation and Public Liability Insurance

PROPOSAL

on the above work to be taken out by Feiner Plumbing Company, Inc.

Signed _____ Vice President

Note: This Estimate may be withdrawn by us if not accepted within 10 days.

Limited Warranty -----90 Days Labor-----Materials as per Manufacture.

Kreuser Electric LLc

6014-28 Ave
Kenosha WI 53144
262-748-5840

Estimate

Mike Bain

107-4 street Racine WI

Thank you for the opportunity to bid this work.

Price includes;

16-2x4 led lay in fixtures $16 \times 65.00/\text{per} = \1040.00

3- em/exit lights

2-em lights for bathrooms

2- 80 cfm bath fans

10- duplex receptacles 20 amp

3 - GFI per code 20 amp

4- 3 way switches

2- single switches

All conduit, and associated hardware

AC circuit, Furnace circuit

2- show window signage circuits

2- egress em lights exterior

Re ground system

City of Racine electrical permit.

All work to be to code, customer has choice of lighting temp and receptacle color.

All conduit to be EMT and flex in walls. THHN wire to be used.

Labor and Material \$7700 - \$1040 = \$6660.00

Payment as follows;

\$2000 down

\$2500 after rough inspection

\$3200 upon final electrical inspection



LICENSED IN WI & IL
COMMERCIAL * INDUSTRIAL * AGRICULTURAL * RESIDENTIAL
262.605.6968

Proposal # 02112019

Proposed Contract Submitted To:

Name Mike Bain / My Royal llc.
Street 524 Main St. Suite 105
City/State Racine, WI
Phone

Work To Be Performed At (if different):

Name White box interior alteration
Street 107 4th St. lower
City/State Racine, WI

We respectfully propose the following for your consideration:

1. *Completion of electrical installation for white box alteration construction located at 107 4th St. lower in Racine Wisconsin.*
 2. *Estimate based on white box plan dated February 5, 2019, and discussions with Mike Bain and also minimum electrical code.*
 3. *All device numbers are approximate and can be upgraded at a later date.*
-
- a. Provide and install (16) 2 x 4 lay in flat-panel LED light fixtures / 50 W LED / 4000 lm associated with the main floor area, bathrooms and mechanical room. **16 x 65.00/per = \$1040.00**
 - b. Provide and install (3) Exit / EM battery backup LED light fixtures where required by code.
 - c. Provided install (2) EM battery backup LED light fixtures for the bathrooms.
 - d. Provided install (2) 80 CFM bath fans. (Venting by others.)
 - e. Installation of (10) duplex receptacle locations and (2) GFI protected receptacles in the bathrooms.
 - f. Installation of (4) three-way switch locations for the main floor lighting & the rear mechanical room entrances.
 - g. Installation of (2) single pole switch locations for the bathrooms.
 - h. Installation of a three-quarter inch conduit home run from the panel board area extended to the front of the storefront with various junction box locations and approximately (6) separate circuits to be use as needed.
 - i. Provide separate circuits or feeders for a furnace location and an air conditioner location.

107 - 4th St. AON

SHAFER ELECTRICAL & GENERAL
CONTRACTORS
LICENSED IN WI & IL
COMMERCIAL * INDUSTRIAL * AGRICULTURAL * RESIDENTIAL
262.605.6968

Proposal # 02112019

- j. Provide separate circuitry for show window lighting and signage circuit required by code.
- k. Provide and install (2) LED exterior egress light fixtures powered by interior remote exit light required by code.
- l. Installation of new Cold water grounding system for the electrical service that has previously been removed by prior owners are tenants.
- m. Manifest the proper city of 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: **\$7,750.00 - 1040.00 = \$6710.00**



Respectfully Submitted By:

Accepted By:

Dale B Shaffer

Dale Shaffer

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
Fax: 262-997-1326

STRICTLY CEILINGS LLC

7311 Overlook Ter. Caledonia, WI 53108 ~ Phone: (262) 822-6620 ~ Fax: (262) 835-2788 ~
~ Email: strictlyceilings@wi.rr.com ~ Website: www.strictlyceilings.com ~

PROPOSAL

February 14, 2019

PM MtRoyal
pm.mtroyal@gmail.com

PROJECT: Acoustical Ceiling Installation

PROPOSAL: We are pleased to submit a bid for the following:

107 4th St ~Supply & install 1520 sf of 2x2 15/16" white grid as per plan
~Supply & install 1400 sf of 2x2 CertainTeed HHF-154 in same.
~Supply & install 120 sf of 2x2 vinyl sheetrock in bathrooms.
~Electrical & HVAC by others

Total cost including material and labor \$3500

OPTIONAL: ~Use 2x2 flat tile in place of revealed edge tile: **Deduct \$400 from above**

4111 Main St. ~Supply & install 1760 sf of 2x2 15/16" white grid as per plan
~Supply & install 1600 sf of 2x2 CertainTeed HHF-154 in same.
~Supply & install 160 sf of 2x2 vinyl sheetrock in bathrooms.
~Custom build approx...20 lineal feet of vertical drop
~Electrical & HVAC by others

Total cost including material and labor \$4500

OPTIONAL: ~Use 2x2 flat tile in place of revealed edge tile: **Deduct \$450 from above**

TERMS:

-**Proposal:** Valid for 45 days. This proposal is based on information provided by the prospective customer. Should the dimensions, site conditions, or scope change upon our arrival to complete the project, a new proposal must be agreed upon. Additional charges will apply for work required to be performed outside normal business hours.
-**Special Instructions:** Strictly Ceilings does not install support wires for other trades; including but not limited to electricians for light fixtures or any other means. SC Ceilings installs wires only for suspended ceiling support.
-**Payment:** Due no later than 30 days after completion of work. Pay by Credit Card: add 3.5%
-**Special Order** materials will require a non-refundable down-payment upon contract acceptance.
-**Insurance:** A standard Certificate of Insurance is available upon request. Additional charges will apply for each additional license, bond, waiver of subrogation, limit increase, or other special coverage request and will be added to the invoice at the completion of the project. There is no charge for "Additional Insured" requests.
-**Lien Waiver:** NOTICE IS HEREBY GIVEN AS REQUIRED BY WI CONSTRUCTION LIEN LAW THAT THE CONTRACTOR THAT PERFORMS AND/OR PROCURES LABOR, FURNISHES AND/OR PROCURES MATERIALS FOR THE OWNERS PROPERTY MAY HAVE LIEN RIGHTS ON OWNERS LAND OR PROPERTY IF NOT PAID. A LIEN WAIVER IS AVAILABLE UPON RECEIPT OF PAYMENT.

Your signature on this contract or submission of a Subcontract signifies agreement to these terms. Please sign and return this Proposal along with any insurance requirements for the project.

Customer

Date

Timothy Chapel
Strictly Ceilings LLC

2/14/19
Date

107- 4TH ST



PM MtRoyal <pm.mtroyal@gmail.com>

107 4Th Street White Box Proposal

1 message

Jim Bishop <jbishop@postorinodecorating.com>
To: PM MtRoyal <pm.mtroyal@gmail.com>

Thu, Feb 14, 2019 at 2:26 PM

2/14/19

PM Mt Royal

524 Main Street #106

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.

107 4Th Street White Box...\$18,249.00

- All demo by owner.
- Fur west wall using steel studs 16" on center.
- Frame two restrooms per plan using steel studs 16" on center.
- Install backing as needed for restroom accessories.
- Insulate restroom walls for sound.
- All new walls and existing to receive drywall, tape all seam and sand to a smooth finish.
- Furnish and install three 3/0x7/0 hollow metal frame and oak flush doors no hardware figured.
 - Clean and haul all debris into owners dumpster.

 **FRAMING****Acoustical Ceilings.. \$4,075.00**

- Furnish and install 15/16" white metal grid at main area and mechanical room.
- Furnish and install 2x2 tile.

**DROP
CEILING****107 - 4TH ST.**



PM MtRoyal <pm.mtroyal@gmail.com>

107 4th street

1 message

Randy Sharkey <rsharkey@postorinodecorating.com>
To: "pm.mtroyal@gmail.com" <pm.mtroyal@gmail.com>

Thu, Feb 14, 2019 at 3:31 PM

2/14/19

Mike

107 4th street

Description of work

Painting:

- New drywall will receive one coat of primer
- New and existing walls will receive two (2) coats of finish
- Existing cabinets wood trim and doors will receive one coat of primer and two (2) coats of semi-gloss finish
- Exterior façade on the north side only will be washed as needed all bare areas will be primed all previously painted surfaces will receive two (2) coats of finish
- Areas not receiving paint will be protected

White box primer only
Labor & Materials
\$1,640.00

PRIMER
DRY WALLER INCLUDED

107 Apt & stairwell

Labor & Materials

\$16,750.00

Exterior façade North side

Labor & Materials

\$6,350.00

Thanks

Randy Sharkey

V.P. of Operations



: (262) 633-7805



: (262) 770-2332

rsharkey@postorinodecorating.com



"Your painting resource since 1946"

MT. ROYAL PROPERTY MANAGEMENT.
524- MAN #106
AFCN WI 53403

INVOICE NO. 836616

Invoice

SOLD TO 107 LOWR		SHIPPED TO LTB Drywall and Painting LLC		VIA	
ADDRESS 107 4 St		ADDRESS 2844 S 7th St			
CITY, STATE, ZIP Racine WI 53403		CITY, STATE, ZIP MILWAUKEE WI 53215			
CUSTOMER ORDER NO.		SOLD BY		TERMS Estimate	F.O.B.
					DATE 2/12/19

1 Floor
work and materials
drywall, and finish drywall walls
and primer
\$ 2800.00

107 4th

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



PROPOSAL

ADDRESS

Mt Royal

PROPOSAL # 1523

DATE 02/14/2019

ACTIVITY

AMOUNT

Drywall

4th Street, Racine, WI White Box drywall

3,900.00

Hang, tape, embed, skim and sand smooth 5/8" drywall for approximately 175 linear feet of 10' tall drywall walls

WE PROPOSE hereby to furnish material and labor -- complete in accordance with above specifications.

TOTAL

\$3,900.00

Accepted By

Accepted Date

107-4TH ST

Proposal

Page No.

of

Pages

K & R HEATING, INC.

21119 North Cape St
Union Grove, Wisconsin 53182
(262) 835-4689 Fax (262) 835-0416

PROPOSAL SUBMITTED TO

Mike (Mount Royal Property Management)

PHONE

(262)-909-7150

DATE

02-13-2019

STREET

524 main st. Suite 106

JOB NAME

Interior Alteration

CITY, STATE and ZIP CODE

JOB LOCATION

107 4th street

ARCHITECT

DATE OF PLANS

JOB PHONE

We hereby submit specifications and estimates for:

Install 20,000 BTU - 95% Single stage Armstrong furnace with media filter cabinet. All gas line and high voltage wiring done by others.

total: \$2,400.00

Install 3 ton - 13 seer 410A puron Armstrong single stage Air conditioner, with new evaporator coil, lineset, and outside brackets.

total: \$2,850.00

All Supply ducts, return ducts, 8 supply runs, 2 - four inch bath fans vented, and 1 supply grill in drop ceiling

total: \$3,960.00

Alternate 1: Permits / Plans / Balancing

total: \$ cost

\$ 9210.00

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

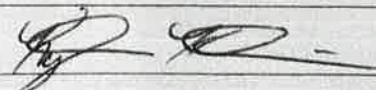
Payment to be made as follows:

dollars (\$ _____).

60% down - partial payment when equipment is delivered, partial payment when finished

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 _____

107-4TH ST

Kenosha Heating and Cooling, LLC.

4421 Sheridan Road
Kenosha, WI. 53140

Quote #4825

Sent on 02/08/2019

Phone 262-652-6900

Email info@kenoshaheatingandcooling.com

Website www.kenoshaheatingandcooling.com

Mike Bain

107 4th Street Lower unit
Racine, Wisconsin 53403

SERVICE / PRODUCT	DESCRIPTION	QTY.	UNIT COST	TOTAL
New Construction-Commercial	Provide and Install (1) 92%, 60,000 BTU, Heil Furnace with venting Provide and Install supply and return duct work (insulate the supply) Provide and Install supply and return grille package Provide and Install (1) Honeywell T4 thermostat with low voltage wiring Provide and Install (1) 13-seer 3.5 ton condensing unit Provide and Install (2) bathroom exhaust fans Notes: 1. Price and equipment based off of heat calculations for retail space 2. Five year limited parts warranty 3. One year limited labor warranty 4. Gas and Electrical to be done by others	1	\$11,650.00	\$11,650.00*

* Non-taxable

- 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

Subtotal	\$11,650.00
Install (0.0%)	\$0.00
Total	\$11,650.00

107-4TH

CARPETS PLUS OUTLET

1241 22nd Avenue, Kenosha WI 53140
Ph. 262-883-9494 * Fx. 262-883-9495
www.carpetsplusoutlet.com

Prices Valid for 30 Days

Date: 2/14/19

Salesperson: J.C.

Area _____ Installer _____ Date _____

Area _____ Installer _____ Date _____

Area _____ Installer _____ Date _____

Name MOUNT ROYAL CONTR.

Job Site 107 4TH ST. Rental? Y N

City/State/Zip RAVINE WI Selling? Y N

Home Ph. _____

Cell/Work MIKE BAIN- 909-7150

Bill to Address: _____

City/State/Zip _____

EMAIL:

Room/Area	Description (Include product manufacturer and type of flooring)	Pattern Match	Qty.	Price	Total Price
MAIN FLOOR	KRAVUS- ASPEN PEAK - COLOR T.O.S.				
	GLUE DOWN VINYL PLANK		12600 SF	\$1.69/SF	\$2129.70
	EMBOSS (SKIN) EXISTING CONCRETE FLOOR				\$762.00
	LABOR TO PREP FLOOR AND INSTALL				\$2405.00
	PROVIDE AND INSTALL 4" CORE BASE ON WALLS				\$520.00
				GLUE	\$314.60
				FREIGHT	\$65.00
	(* PLANK DIRECTION TO BE DETERMINED)				
	(IT MUST BE 65" WIDE BUILDING)				
				Concrete	
				Adhesive	
				Metals	
				Step Labor	
				Subtotal	
				Sale Tax	
				Total	\$6196.00
				Deposit	
				Balance Due	

WE DO NOT MOVE ELECTRONICS, LARGE SCREEN TV'S OR BREAKABLES

Customer Must Do:

<input checked="" type="checkbox"/> Remove Furniture	<input type="checkbox"/> Customer Initial _____	<input checked="" type="checkbox"/> Remove & Replace Base or 1/4
<input type="checkbox"/> Disconnect Gas	<input checked="" type="checkbox"/> Move Appliances	<input checked="" type="checkbox"/> Tear Up Existing Carpet & Pad
<input type="checkbox"/> Touch Up Baseboards	<input checked="" type="checkbox"/> Cut Off Doors	<input checked="" type="checkbox"/> Remove & Replace Toilet(s)
<input checked="" type="checkbox"/> OTHER <u>TEAR-UP ALL EXISTING FLOOR.</u>		

Padding	Steps	Floor
<input type="checkbox"/> 1/2" 8#	<input type="checkbox"/> Waterfall	<input type="checkbox"/> Wood
<input type="checkbox"/> 3/8" 8#	<input type="checkbox"/> Undernose	<input type="checkbox"/> Concrete
<input type="checkbox"/> 1/2" Stainmaster Deluxe Plus		<input type="checkbox"/> Gypcrete
<input type="checkbox"/> Other		

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 _____

107-4TH
FLOORING



February 14, 2019

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

Re: 107 4th St.

Carpetland USA Kenosha, Inc will supply and install the following budget bid for the Resilient work for this project referenced above except for back storage area. Bid is per drawing from Mt. Royal and line items below.

Resilient flooring complete. **\$9,480.00**

Bid includes:

- Toilet to removed and reset by others.
- Sand new concrete and patch any construction floor joints.
- Supply & install LVP with a material allowance of \$2.90/sf wholesale cost.
- Supply & install standard 4" vinyl cove base in store area, 6" in toilets.
- All work during normal working hours.

Bid excludes:

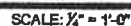
- Prep work beyond above.
- Protection or vacuuming of installed flooring.

Terms: 50% down and balance on day of installation

Thank you for having us quote this project.

Respectfully submitted,
Dave Kirsch
Carpetland USA Kenosha, Inc Commercial Sales
5407 Green Bay Rd
Kenosha, WI 53144
davek@carpetlandwi.com

107-4th





107-4TH ST.



LOOKING EAST



LOOKING NORTH.



LOOKING SOUTH



WAST WRU