

Ralph and Verdeep Schwarz  
434 Main Street  
White Box Program Estimates

Carpentry/Drywall	HK Construction	\$20,520.00
	Bukacek Construction	\$35,720.00

Plumbing	HK Construction	\$7,570.00
	Bukacek Construction	\$15,378.00

Electrical	Bukacek Construction	\$4,675.00
	HK Construction	\$18,186.00

	\$32,765.00	\$69,284.00
Total =	<u>          x 50%</u>	<u>          x50%</u>
	<b>\$16,383.00</b>	\$34,642.00

*Building is 160 years old*

1770 sq. ft. x \$10.00 per sq. ft. = \$17,700.00  
**Maximum Grant Award = \$16,383.00**

# COMMERCIAL "WHITE BOX" GRANT APPLICATION

## Applicant/Project Contact Information

Name: RALPH + VERDEEP SCHWARZ  
Address: 1135 LAKE AVE., RACINE, WI 53403  
Phone: 262 412 5688

## Business or Leaseholder Information

Name of business: BLACKTREE LLC  
Business Owner's/Leaseholder's Name: RALPH + VERDEEP SCHWARZ  
Address: 1135 LAKE AVE., RACINE WI 53403  
Phone: 262 412 5688

## Property Owner Information

Name: BLACKTREE LLC  
Address: 434 MAIN ST., RACINE WI 53403  
Years Owned Building: 2  
Age of Building: ~ 160 YEARS old  
Area of First Floor (Square Feet): 1850

## Proposed Improvements (describe in detail)

- SEE ATTACHMENTS
- IMPROVE CEILING
- CONSTRUCT 2 BATHROOMS 2 PLUMBING
- INSTALL ELECTRICAL



September 14, 2019

Ralph Schwarz  
1135 Main Street  
Racine, WI 53403

**Budget Proposal No. 19119R2: 434 Main Street, First Floor Renovation.**

Dear Ralph,

Thank you for giving HK Construction the opportunity to present a budget proposal for your proposed project. This price is based on the plans by RPY Architecture dated 8-29-19 and the following labor and material:

**General Conditions:**

- Local building permit. (Allowance of \$800.00)
- Field supervision of our work only.
- (1) Dumpster (for our work only).
- Clean up of our work only.

**Carpentry:**

- Construct new interior walls with steel studs and 5/8" drywall.
- New interior doors.
- Infill existing shaft opening.
- Construct pipe chases.
- Infill open ceiling perimeter areas with drywall.
- Install channels and drywall at entire ceiling.

**Plumbing:**

- Cut waste line in basement. Make tie into existing waste and supply material and labor to support (2) handicapped 1/2 bathrooms.
- Studor vents have been designed for this installation.
- Install PEX water piping to support the bathrooms.
- Furnish and install (2) lavs and (2) sinks. Tank type water closets.

**Electrical:**

- Selective demolition as required for new construction.
- Provide and install (1) new multi-tenant electrical service consisting of the following:
  - New overhead service drop
  - (1) 600A 120/240V main termination box (modular)
  - (1) 400A 120/240V combination CT/disconnect (modular) for the 1<sup>st</sup> floor and basement.
  - (1) 400A 120/240V electrical panel in the proposed kitchen area.

- (1) 100A 120/240V electrical panel in the basement fed from the 400A kitchen panel.
- (1) 3-gang meter stack (modular) for the 2<sup>nd</sup> and 3<sup>rd</sup> floor future residential tenant build-outs.
- Grounding per code.
- Provide and install the following switching:
  - (4) three-way switches
  - (2) motion sensor switches
  - (1) single pole switch
- Provide and install the following receptacles:
  - (5) GFCI receptacles
  - (2) show window receptacles controlled by a switch
- Provide and install connections to the following equipment:
  - (2) bathroom exhaust fans
  - (2) 60A 240V condensing units.
  - (2) 20A 120V air handling units.

**HK Construction proposes to perform the above referenced scope of work for the amount of:**

**\$61,994.00**

**Exclusions:**

- Demolition.
- Tuckpointing.
- Flooring.
- Painting.
- Lighting.
- Exterior work.
- Vestibule.
- HVAC.

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 or comments with regards to this quotation.

Sincerely,  
 HK Construction, LLC  
 WI Building Contractor Registration # 1563

*Herbert W. Katt*

Herbert W. Katt  
 Owner  
 Cell Phone: 262-620-6292

# 434 Main St.

"Building Strong Partnerships Since 1989"

436 Four Mile Road Racine, WI 53402  
Office: 262-320-7700



<b>Contact:</b>	Ralph Schwarz	<b>Bidding Phase:</b>	Budget	
<b>Project:</b>	434 Main Street Renovation	<b>Building Type:</b>	Masonry	
<b>Architect:</b>	RPY Architecture	<b>Square Feet:</b>	1,770	
<b>Date:</b>	9/14/2019	<b>Cost per SF:</b>	\$35.02	
<b>Proposal #</b>	19119R2	<b>Job #</b>	\$0.00	
<b>DIV. #</b>	<b>DIVISION</b>	<b>DESCRIPTION</b>	<b>TOTAL</b>	
10	General Requirements		7,632.00	
20	Existing Conditions	NA	0.00	
40	Masonry	NA	0.00	
60	Carpentry		20,520.00	
99	Painting	NA	0.00	
220	Plumbing		7,570.00	
260	Electrical		18,186.00	
	<b>Sub Total</b>		<b>\$53,908.00</b>	
	Management Fee		\$8,086.20	
	<b>HK Construction Budget Bid Total</b>		<b>\$61,994.20</b>	



## BUDGET ESTIMATE SUMMARY

**434 Main St. Whitebox  
9/20/2019  
P19146**

SECT.	DESCRIPTION	Qty.	UOM	CONTRACTOR	COST
1-001	GENERAL REQUIREMENTS		LS	Bukacek	\$8,389
1-015	PERMIT		CY	Allowance	\$1,500
2-050	DEMOLITION		CY	NIC	\$0
4-100	MASONRY (40 HRS PATCHING)		LS	Bukacek	\$3,730
6-100	ROUGH CARPENTRY		LS	Bukacek	\$10,834
6-200	FINISH CARPENTRY		LS	Bukacek	\$1,006
8-110	DOORS FRAMES & HARDWARE		EA	Bukacek	\$3,917
9-250	DRYWALL & TAPING		SF	Bukacek/JDR	\$19,963
9-900	PAINTING		SF	NIC	\$0
10-810	TOILET ACCESSORIES		EA	Bukacek	\$2,628
15-400	PLUMBING		LS	Allowance	\$12,750
15-500	HVAC		LS	Allowance	\$1,500
16-100	ELECTRICAL		LS	Allowance	\$4,675
					\$0
					\$0
<b>SUBTOTAL:</b>					<b>\$70,892</b>
	CONTINGENCY:				\$3,545
	OVERHEAD:		4%		\$2,977
	PROFIT:		2%		\$1,548
	GENERAL LIABILITY INSURANCE:			1.10%	\$869
	INFORMATION SYSTEMS & TECHNOLOGY			0.00%	\$0
	PERFORMANCE / PAYMENT BOND:				\$0
<b>GRAND TOTAL:</b>					<b>\$79,831</b>

**434 MAIN ST.**



Rear of building

**434 MAIN ST.**



Left

View from rear to front of building



Right

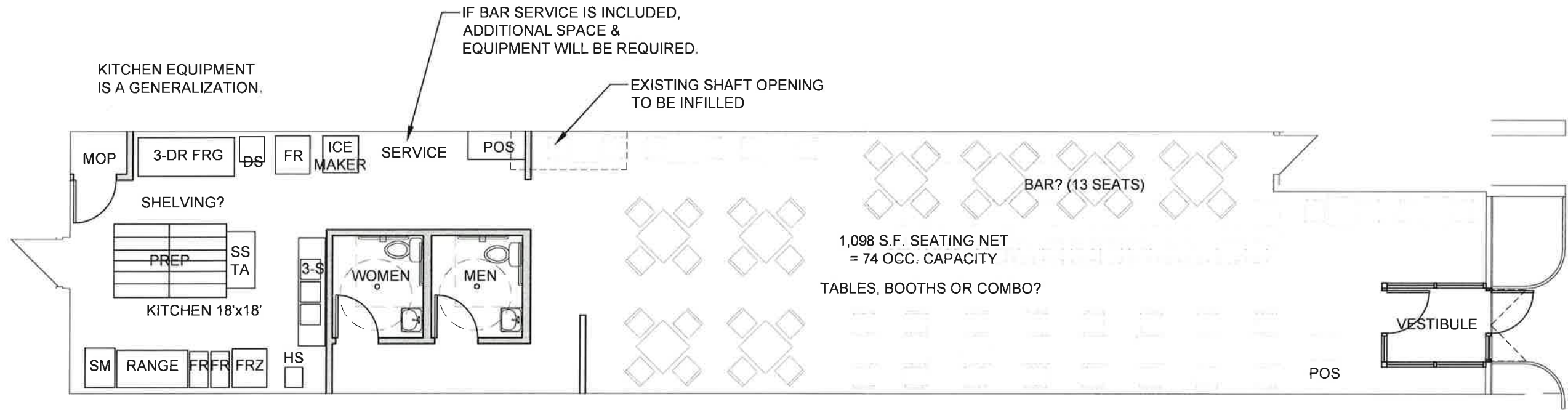


434 MAIN STREET



Image capture: Jul 2017 © 2019 Google

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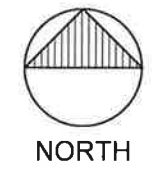


- ?????
- UTILITY/JANITOR/MOP SINK
  - STORAGE
  - OFFICE
  - MECHANICALS

BAR - 1 WC PER 40 MALE/FEMALE  
 RESTAURANT - 1 WC PER 75 MALE/FEMALE

# FLOOR PLAN

1,770 S.F. TOTAL NET      SCALE: 1/8" = 1'-0"



EXISTING 3-STORY BUILDING  
 - TYPE IIIB CONSTRUCTION  
 - 1st FLOOR TO BE RESTAURANT A2 OCCUPANCY  
 - 2nd & 3RD FLOORS TO BE RESIDENCE R-3 AND REQUIRES A 2-HR SEPARATION FROM THE RESTAURANT PER 2015 IEBC 1012.5.3

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**RPY Architecture, LLC**  
 3316 N Wisconsin St  
 Racine, WI 53402    262-994-9285  
 mb\_yuhas@yahoo.com

**1st Floor Alterations for:**  
**434 Main Street**  
 Racine, WI 53403

PLAN DATES:  
 7/17/2019  
 PERMIT PLAN

SHEET  
**1 OF 1**