

## Façade 409 Main St. Racine Proposed Improvements

Project Name : 409 Main St. Façade  
Owner : 409 Main St. LLC  
Owner Phone : 626 824 7216  
Representative for Plans : Tim Ryan

Date : 7/13/2021

### Scope of project:

Fabricate & install new storefront door & window system, remove old signage, add new sign platform, paint façade, demo door to upper apartment, install new door & paint to match façade, install new light fixtures according to architectural plans.

### Cost is as follows:

| Scope of Work                             | Vendor 1                | Cost        | Vendor 2                  | Cost     |
|---|-------------------------|-------------|---------------------------|----------|
| Lights and Electrical                     | RIC Electric            | \$2,291.03  | Vans Electric             | \$2,155  |
| Storefront Glass and Windows              | Greene Glass LLC        | \$9,988     | Flat Glass Specialist LLC | \$10,025 |
| Demo, Signage, Paint, Sidewalk permitting | Elcano Construction LLC | \$14,549.37 | Ogden Construction        | \$22,674 |

### Tim Ryan

Owner 409 Main St. LLC  
626.824.7216  
[tim.mtroyal@gmail.com](mailto:tim.mtroyal@gmail.com)

RECEIVED

DEPT. OF CITY DEVELOPMENT  
CITY OF RACINE

For Office Use Only

Appl. # \_\_\_\_\_

Appl. date: \_\_\_\_\_

Approval date: \_\_\_\_\_

### Applicant Information

Name: 409 Main St. LLC

Referred by: White Box Program

Building Owner Telephone: 626 824 7216

Business Owner Telephone: 626 824 4370

### Business Information

Name & Type of Business: Plush Clothing, Retail

Owner's Name: Yolanda Coleman

Address: 409 Main St. Racine, WI

Telephone: 262 951 6879 Yrs. In Business: 2 years

Building occupancy %: Plush is 50% of Building Total

Occupancy.

### Property Owner Information

Name: 409 Main St. LLC

Address: 125 E. Santa Clara St. #19 Arcadia, CA 91006

Years Owned: 2 years

### Proposed Improvements

Storefront: Fabricate & Install new storefront door

& window system, remove old signage, add new

sign platform, paint facade, demo door to upper apt.

install new door to match facade

Upper facade: \_\_\_\_\_

Paint Facade

Other: \_\_\_\_\_

Estimated total cost: \$ 25,000

### Applicant Certification

I have read the "Commercial Façade Design Guidelines" (attached). If the application is approved, I will make the above improvements to the property.

Signature: [Signature] Date: 7/13/2021

Facade Grant Application

**CITY OF RACINE, WISCONSIN  
APPLICATION FOR PROJECT REVIEW**

**BY A DESIGN OR DEVELOPMENT REVIEW AUTHORITY**

Downtown ☒ State Street \_\_\_\_\_ West Racine \_\_\_\_\_ Uptown \_\_\_\_\_ Douglas Avenue \_\_\_\_\_  
Olsen Industrial Park \_\_\_\_\_ Young Industrial Park \_\_\_\_\_ (Jacobsen/Textron) Redevelopment Area \_\_\_\_\_ (Racine Steel)  
Redevelopment Area \_\_\_\_\_ Plan Commission \_\_\_\_\_ Landmarks Commission \_\_\_\_\_

**(Not a substitute for building or sign permit approval)**

Submit Completed Application and Supporting Materials To:

Department of City Development

730 Washington Ave., Room 102, Racine, WI 53403

Phone: (262)636-9151 or Fax: (262)635-5347

**IMPORTANT NOTICE: Failure to submit a complete application and required supporting materials may result in an application being rejected, or the review body deferring or denying a proposal.**

**PROJECT ADDRESS OR LOCATION:** 409 Main St. Racine, WI 53403

**PROJECT TYPE:** Exterior Remodel \_\_\_\_\_ Addition \_\_\_\_\_ New Construction \_\_\_\_\_ Façade Restoration ☒ Sign \_\_\_\_\_ Other \_\_\_\_\_  
**Provide Estimate of Aggregate Project Cost:**

**BRIEFLY DESCRIBE PROJECT:** Fabricate & Install new storefront door & window system, remove old signage, add new sign platform, paint facade, demo door to upper apartment, install new door, paint to match facade.

**Anticipated Start Date:** September 1<sup>st</sup> 2021 **Estimated Completion Date:** October 1<sup>st</sup> 2021

**PROPERTY OWNER:** Owner Name: 409 Main St. LLC  
(Required Information)  
Address: 125 E Santa Clara St. #19 Arcadia State: CA Zip Code: 91006 Phone #: 626 824 7216  
Fax #: \_\_\_\_\_ E-Mail: tim.mtroyal@gmail.com Date: 7/13/21 Signature: [Signature]

**BUSINESS INFO:** Business Representative: Yolanda Coleman Business Name: Plush Clothing  
Business Address: 409 Main St. Racine State: WI Zip Code: 53403 Phone #: 262 951 6879  
Fax #: \_\_\_\_\_ E-Mail: yolanda@plushclothingstore.com Date: \_\_\_\_\_ Signature: \_\_\_\_\_

**AGENT INFO:** Firm Name: RPY Architecture and Contact: Robert Yuhas  
(Architect/Engineer/Designer)  
Address: 3316 N Wisconsin St. State: WI Zip Code: 53402 Phone #: 262 994 9285  
Fax #: \_\_\_\_\_ E-Mail: mb-yuhas@yahoo.com Date: 7-13-21 Signature: [Signature]

**CITY STAFF COMPLETE THIS SECTION**

Date received: \_\_\_\_\_ Date to be reviewed: \_\_\_\_\_ Action: \_\_\_\_\_

**SUBJECT PROPERTY IS (CHECK ALL THAT APPLY):**

In a Historic District \_\_\_\_\_ Designated Local Landmark \_\_\_\_\_ State Landmark \_\_\_\_\_ National Landmark \_\_\_\_\_ NA \_\_\_\_\_

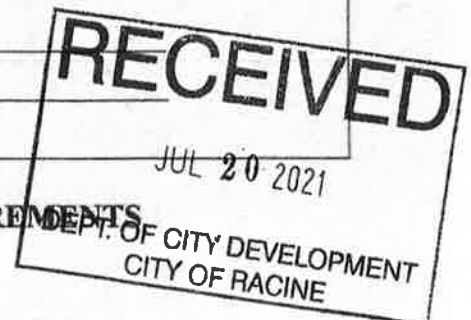
**ADDITIONAL CITY ACTION THAT MAY BE REQUIRED:**

Date of Plan Commission review: \_\_\_\_\_ Plan Commission action: \_\_\_\_\_

Date of Common Council review: \_\_\_\_\_ Common Council action: \_\_\_\_\_

Other: \_\_\_\_\_

**SEE REVERSE SIDE FOR SUBMITTAL REQUIREMENTS**



Current Façade







**Silken Pine**  
2144-50

**Mount Saint Anne**  
1565

**Gray Pinstripe**  
1588

4 to be ordered.

9:00 AM Tue Aug 18

rejuvenation.com



#### DETAILS YOU'LL APPRECIATE

- Industrial design inspired by 20th century warehouse lights
- Classic gooseneck sconce design
- High-quality construction with a lightweight aluminum fixture
- Optional, removable cage for industrial finish

#### PRODUCT SPECIFICATIONS

- Lightweight aluminum fixture, powder-coated steel shade with black rim accent
- Spun aluminum shade with enamel color and black rim accent
- Hardwired, professional installation recommended
- Suitable for indoor and outdoor use (UL Rated Wet)
- Imported

### PRODUCT SPECIFICATIONS

|            |        |
|------------|--------|
| Item #     | A0152  |
| Width      | 6 1/2" |
| Height     | 13"    |
| Projection | 36"    |

|                   |      |
|-------------------|------|
| Canopy Diameter   | 5"   |
| Number of Sockets | 1    |
| Voltage           | 100W |

INSTALLATION INSTRUCTIONS

DOWNLOAD TEAR SHEET

PRINT IT

9:00 AM Tue Aug 18

rejuvenation.com



### PRODUCT DESCRIPTION

Inspired by vintage warehouse lights from the late 19th century, the Carson wall sconce features a timeless gooseneck design. Choose from several versatile shade styles in this classic silhouette. The Carson adds industrial appeal to spaces both large and small, from the outdoor entry to a bathroom vanity.

#### DETAILS YOU'LL APPRECIATE

- Industrial design inspired by 20th century warehouse lights
- Classic gooseneck sconce design
- High-quality construction with a lightweight aluminum fixture
- Optional, removable cage for industrial finish





1400 Rapids Dr  
Racine, WI 53404  
Phone: (262) 632-8639  
Email: garym@ricelectric.com

# Bid Proposal

| Bid Date   | Bid No |
|------------|--------|
| 08/24/2020 | B685   |

## Proposal For

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

## Work Performed At

Plush Clothing  
Facade Improvements  
409 Main Street  
Racine, WI 53403

## Scope of Work

## Amount

### BASE BID:

1. Extend the existing time clock-controlled circuit from the existing time clock in the basement to the new storefront façade. We will need an access panel installed in the storefront soffit by Mt. Royal to access the new wiring to the fixtures.
2. Install (4) new Mt. Royal supplied light fixtures on the new storefront façade.
3. Install (1) photocell on the new storefront façade to work in conjunction with the time clock to control the new fixtures.
4. Permit fee is included.
5. All work is to be performed during normal operating hours.

1,596.93

### ALTERNATE #1:

1. Install a new switch-controlled receptacle in the storefront soffit to serve the show window signage. There is currently an extension cord running to the open signage.
2. Install a wall switch to control the new receptacle.

286.44

### ALTERNATE #2:

1. Install a new exit/emergency combination fixture with an exterior remote egress fixture above the new entry door.

407.66

**Proposal Amount \$ 2,291.03**

**\*NOTE: BID IS SUBJECT TO REVIEW AFTER 90 DAYS**

Sales tax, if applicable, has been included for all material. Sales tax, if applicable, is NOT included on labor and is added at time of billing.

**ACCEPTANCE SIGNATURE** \_\_\_\_\_



Electric Service, Inc.



COMPLETE ELECTRICAL SERVICES

INDUSTRIAL \* COMMERCIAL \* RESIDENTIAL

## PROPOSAL

August 24, 2020

Mt. Royal Property Management Co.  
Attn: Kristina Lynn  
[Kristina.mtroyal@gmail.com](mailto:Kristina.mtroyal@gmail.com)

**Quotation #** CP-8058

**Project:** 409 Main St

**Description:**

Install four (4) white gooseneck scone light fixtures supplied by owner.  
Wiring to be run concealed behind sign board.  
Coordinate with other trades.

Currently there is an abandoned conduit and fitting in the upper right hand corner of the sign. Re-purpose this conduit for the new lights.

On the inside, run the conduit into the basement. Run cable to the panel for power.

Furnish and install a timer to provide set times to turn the lights on and off. Coordinate times with tenant.

---

Van's Electric Service, Inc.

632 High Street  
Racine WI 53402

Phone: 262-632-724 1  
Fax: 262-632-8081

email: [vans@vanselectric.com](mailto:vans@vanselectric.com)  
web: [www.vanselectric.com](http://www.vanselectric.com)

MAINTENANCE & CONSTRUCTION \* LAMPS & BALLASTS \* LIGHTING SERVICES \* COMPUTER SERVICES \* MACHINE SERVICES \* DESIGN ENGINEERING

MT. Royal Property Management  
Quote: CP-8058

**Notes:**

1. Price includes Sales Tax and Electrical Permit.
2. All work done by Van's Electric is under warranty for one year.
3. Van's Electric is fully licensed, bonded and insured to perform electrical work of this type.
4. Additional work not specified above, or any changes requested, will be billed as an extra on a time and material basis.
5. It is the Customer's responsibility to unplug all electronic equipment prior to our electricians starting any work.
6. Please see the back of this contract for the "10 Day Notice" as required by State Law.
7. Van's Electric accepts these credit cards for down payments and final payments: Visa, Master Card and American Express.

**Amount:** \$2,155.00 (Two Thousand One Hundred Fifty Five and 00/100 dollars)

**Terms:**

1. 50% down with return of signed contract prior to scheduling of any work.
2. Balance of quoted amount due 15 days from date of completion of work.
3. 1-1/2% per month service charge will be assessed on late payments.
4. This proposal is valid for a period of 60 days from date of proposal.

VAN'S ELECTRIC SERVICE, INC.

\_\_\_\_\_  
Tim Shea, President      Is

**CUSTOMER'S ACCEPTANCE FOR QUOTATION # CP-8058**

The above project description, notes, amount and terms are satisfactory and are hereby accepted. You are authorized to do the work as specified.

DATE OF ACCEPTANCE: \_\_\_\_\_ BY: \_\_\_\_\_

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



# **GREENE GLASS LLC**

1120 N. Main Street Racine, WI 53402  
Phone: 262-632-0550 Fax: 262-632-3040  
Email: [rpk@greeneglassllc.com](mailto:rpk@greeneglassllc.com)

**July 1, 2020**

**Kristina Watanabe  
Façade Quotes**

**436 Main Street**

**Provide and install three (3) commercial window frames, includes 2" x 4 ½" bronze color storefront framework with 1" o.a. clear insulated glass.**

**Total Cost \$7,975.00**

**409 Main Street**

**Provide and install one (1) commercial window frame, includes 2" x 4 ½" bone white color storefront framework with 1" o.a. clear insulated glass and one (1) 42" x 84" commercial entry door with transom frame in bone white color and 1" o.a. clear insulated glass.**

**Total Cost \$9,988.00**

**Thank-you,**

**Rich Kosterman**

**Flat Glass**  
**Specialist llc.**

**(262) 880-8684**

924 Monroe Ave  
Racine, WI 53405 US  
flatglassspecialist@gmail.com  
http://glassracine.com

**ADDRESS**

409 Main St. Llc.  
409 Main St.  
Racine, Wi 53403

**1257**

**DATE 06/26/2020**

**ACTIVITY**

**QUANTITY**

**RATE**

**AMOUNT**

**Sales**

1

10,025.00

10,025.00

Fabricate and install new storefront door and window system using Tubelite 14000 series 2" x 4 1/2" white colored framing and 1" clear tempered insulated glass panels. Doors narrow stile (84" height) with standard push/pull handles, butt hinges, LCN 1461 door closers, Keyed cylinder/thumbturn locking, brush sweeps.  
1) window system 126" wide x 104" high, (6) divided lites 3 wide, 2 high with transom windows to match transom height above door.  
1) 3'0" x 7'0" door with transom frame (110" height)  
1) 3'6" x 7'0" door with transom frame (110" height).  
\*\*\*All framing to be installed into prepped rough openings framed by others\*\*\*

Price includes: materials, labor (fabrication/installation).

Price does not include: demo, framing rough openings.

To proceed with work described, please sign and return with 60% deposit, balance due on completion.

Lead time from final field measurements 2-3 weeks.

**TOTAL**

**\$10,025.00**

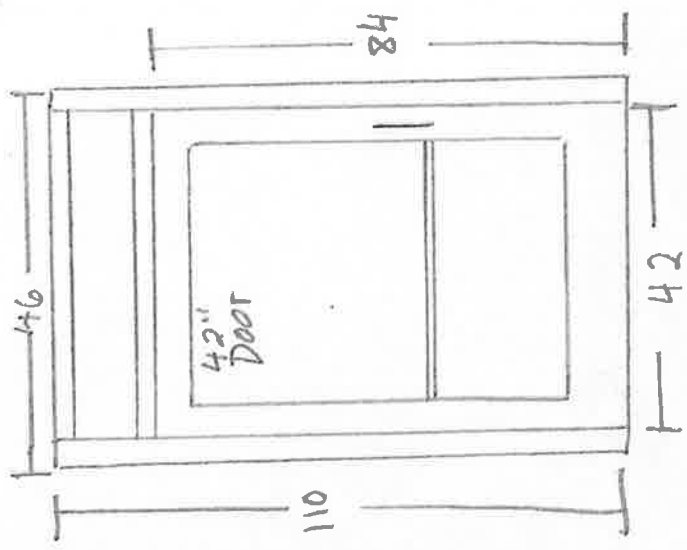
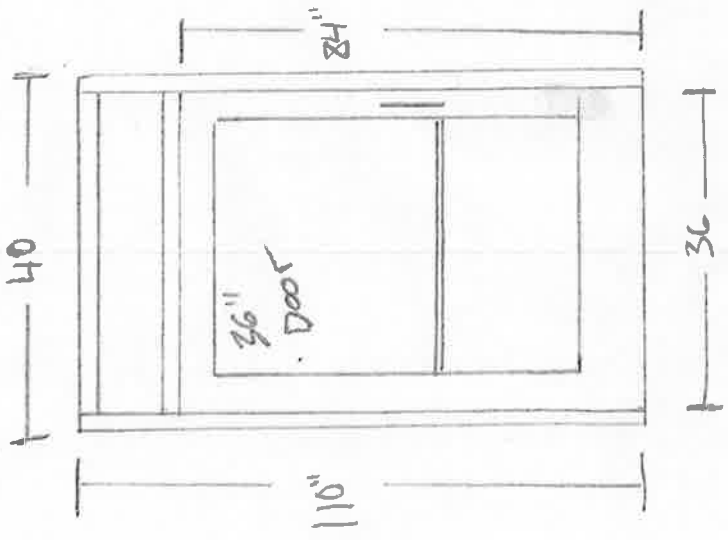
Accepted By

Accepted Date

Shop Drawing  
per: EST# 1257

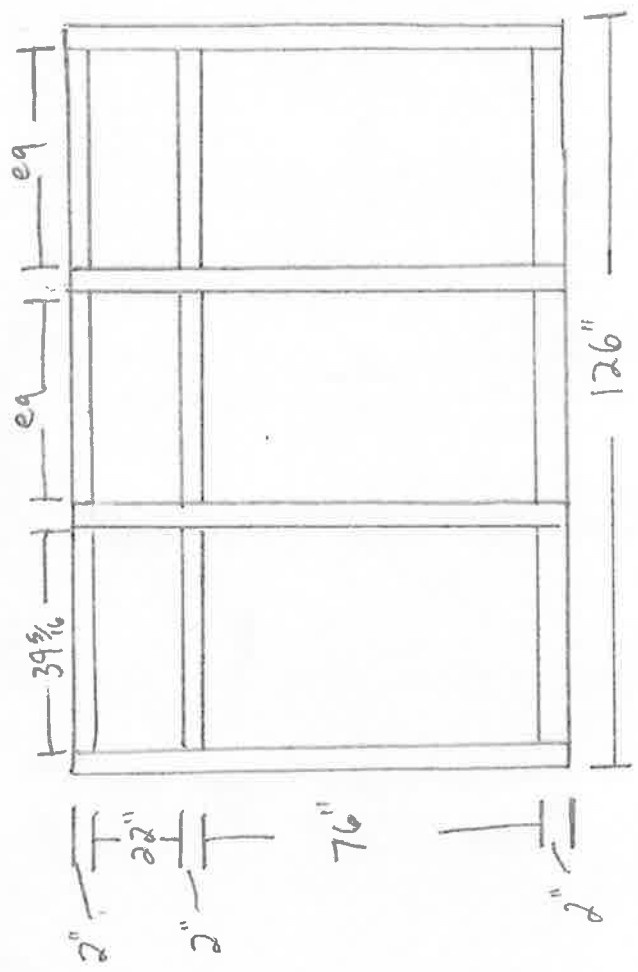
409 Main St.

Tubelite 14000 series 2" x 4 1/2" glass 1" tempered  
White painted/clear insulated  
Framing



Sizes are approximate

**Flat Glass Specialist LLC**  
924 Monroe ave.  
Racine, WI 53405



**Elcano Construction**

6314 60th St Ste B  
Kenosha, WI 53144  
262-764-0562  
Tax ID:81-0905072

**21-409MAINSTLLC****Main Level****Facade****Height: 4"**

| DESCRIPTION   | QTY         | UNIT PRICE | TOTAL    |
|---|-------------|------------|----------|
| 1. R&R Window trim set (casing & stop) - hardwood<br><b>Needed to repair/replace and rotted or damaged exterior window trim before painting.</b>                                    | 100.00 LF @ | 6.05 =     | 605.00   |
| 2. Scrape the surface area & prep for paint<br><b>Needed to prep areas of facade and windows for paint.</b>   | 200.00 SF @ | 0.57 =     | 114.00   |
| 3. Caulking - silicone<br><b>Needed to install new window trim and seal any missing/damaged areas of windows.</b>   | 50.00 LF @  | 3.64 =     | 182.00   |
| 4. Mask and prep for paint - plastic, paper, tape (per LF)  | 250.00 LF @ | 1.25 =     | 312.50   |
| 5. Painting (Bid Item)<br><b>Bid came from our subcontractor, Primary Painting, which includes pressure washing to prep, painting of the facade, window trim and new door slab.</b> | 1.00 EA @   | 6,550.00 = | 6,550.00 |
| 6. Material Only Exterior door, 8' - metal - insulated - flush or panel   | 1.00 EA @   | 360.83 =   | 360.83   |
| 7. Carpenter - Finish, Trim / Cabinet - per hour<br><b>Labor to remove and install new door to the upper units.</b>   | 4.00 HR @   | 64.08 =    | 256.32   |
| 8. R&R Commercial sign face   | 55.00 SF @  | 30.09 =    | 1,654.95 |

**General**

| DESCRIPTION  | QTY       | UNIT PRICE | TOTAL    |
|--|-----------|------------|----------|
| 9. Boom lift - 30'-45' reach (per day)   | 3.00 DA @ | 374.90 =   | 1,124.70 |
| 10. Fall protection harness and lanyard - per day<br><b>Two lanyards for two guys per a three day period.</b>  | 6.00 DA @ | 8.00 =     | 48.00    |
| 11. Taxes, insurance, permits & fees (Bid Item)<br><b>Permits for exterior facade work &amp; window replacement ( to be done by glass company ).</b> | 2.00 EA @ | 400.00 =   | 800.00   |



## Elcano Construction

6314 60th St Ste B  
Kenosha, WI 53144  
262-764-0562  
Tax ID:81-0905072

Client: 409 Main St, LLC.  
Property: 409 Main St  
Racine, WI 53403

Home: (626) 824-4370

Operator: MCOMBS

Estimator: Mike Combs  
Position: Estimator  
Company: Elcano Construction  
Business: 6314 60th St Ste. B  
Kenosha, WI 53144

Business: (262) 455-8110  
E-mail: mcombs@elcanoconstruction.com

Type of Estimate: Other

Date Entered: 6/23/2021

Date Assigned: 6/16/2021

Price List: WIRA8X\_APR21

Labor Efficiency: Restoration/Service/Remodel

Estimate: 21-409MAINSTLLC

We would like to thank you for the opportunity to provide you with this **PROPOSAL**. The total cost for the repairs detailed in the Proposal is **\$14,549.37**.

The attached Proposal details the specific work to be completed. Additional work beyond that which is specified in this Proposal will be through separate proposal(s) and/or change order(s) detailing the additional/changed scope of work as well as the terms and pricing of the additional work. Repairs will be scheduled after a signed copy of this Proposal is received by Elcano Construction.

This Proposal requires a **50% deposit (\$7,274.68)** to schedule the work as outlined in the following pages. The balance of **\$7,274.68** will be due upon completion of the work outlined in this Proposal.

Unless noted otherwise, the customer is required to provide heat, water and electricity on-site for the duration of this project. The customer is responsible for providing continuous access to the project area during normal business hours, Monday - Friday, 8:00 am - 5:00 pm. Where an item is being replaced, we will be matching the existing item's quality, color, finish, texture or material as close as possible where applicable unless noted otherwise, there is no guaranty either specified or implied on exact matches. This estimate does not include hazardous material testing or abatement unless specifically detailed in the following estimate.

This Proposal is valid for 30 days from 6/24/2021. If you have any questions about this Proposal, please contact Mike Combs to discuss those questions.

I/we agree to the terms and conditions of this Proposal.

Owner/Authorized signature \_\_\_\_\_ Date \_\_\_\_\_

Elcano Representative \_\_\_\_\_ Date \_\_\_\_\_



## Elcano Construction

6314 60th St Ste B  
Kenosha, WI 53144  
262-764-0562  
Tax ID:81-0905072

### Grand Total Areas:

|                           |                                    |                             |
|---------------------------|------------------------------------|-----------------------------|
| 40.00 SF Walls            | 819.00 SF Ceiling                  | 859.00 SF Walls and Ceiling |
| 534.06 SF Floor           | 59.34 SY Flooring                  | 120.00 LF Floor Perimeter   |
| 0.00 SF Long Wall         | 0.00 SF Short Wall                 | 120.00 LF Ceil. Perimeter   |
| 534.06 Floor Area         | 534.06 Total Area                  | 40.00 Interior Wall Area    |
| 160.00 Exterior Wall Area | 120.00 Exterior Perimeter of Walls |                             |
| 0.00 Surface Area         | 0.00 Number of Squares             | 0.00 Total Perimeter Length |
| 0.00 Total Ridge Length   | 0.00 Total Hip Length              |                             |



## Elcano Construction

6314 60th St Ste B  
Kenosha, WI 53144  
262-764-0562  
Tax ID:81-0905072

### Summary

|                               |                    |
|-------------------------------|--------------------|
| Line Item Total               | 12,008.30          |
| Material Sales Tax            | 116.17             |
| Subtotal                      | 12,124.47          |
| Overhead                      | 1,212.45           |
| Profit                        | 1,212.45           |
| <b>Replacement Cost Value</b> | <b>\$14,549.37</b> |
| <b>Net Claim</b>              | <b>\$14,549.37</b> |

Mike Combs  
Estimator



11113 West Forest Home Avenue  
Suite 100  
Franklin, WI 53132

Phone 414.342.7200 • Fax 414.342.4203  
Website: ogdenre.com

July 20, 2021

Shane Ryan  
Mount Royal LLC  
212 Foothills Blvd  
Monrovia, CA 91016

**RE: 409 Main St- Façade Renovation**

Ogden Construction Group is pleased to submit our proposal for the façade renovations per the drawings prepared by RYP Architecture dated 3/11/21.

|  |                    |
|--|--------------------|
| Window Repairs                                     | \$ 1,104.00        |
| Paint Entire Exterior                              | \$ 6,075.00        |
| Sign Band  | \$ 8,705.00        |
| Demo Store Front (New Store Front Glass by Others) | \$ 1,518.00        |
| Temporary Enclosures                               | \$ 1,541.00        |
| Permits  | \$ 500.00          |
| Replace Apartment Entry Door                       | \$ 1,506.00        |
| Equipment  | <u>\$ 1,725.00</u> |
|  | <b>\$22,674.00</b> |

If you have any questions, please do not hesitate to call us.

Sincerely,  
**Ogden Construction Group, LLC**

Joel Cook  
President

CC: Tim Royal; Mt. Royal