

CITY OF WEST ALLIS
DEPARTMENT OF DEVELOPMENT
STOREFRONT IMPROVEMENT AGREEMENT GRANT
National Avenue Commercial Corridor District

CONTRACT

CONTRACT NO 2017-1 SIP

DATE OF AWARD 1-17-17

Distribution:

Original 1 - Clerk

Original 2 - Owner

Copy - Department of Development

PROPERTY DESCRIPTION: 1825 South 72 Street

TAX KEY NUMBER: 453-0665-000

IMPROVEMENTS (General): See attached Exhibit A – “Contractor Quotes” Exhibit B – “Approved Architectural Plans” and Exhibit C – “Budget”

TIME OF PERFORMANCE: Completed by 6/30/17

TOTAL AMOUNT OF CONTRACT: Up to \$30,000.00

THIS AGREEMENT, entered into by and between Automotive PHD, LLC (hereinafter referred to as the "OWNER"), and the City of West Allis, a municipal corporation of the State of Wisconsin (hereinafter referred to as the "CITY").

Performance and schedules will be approved by John F. Stibal, Director, Department of Development (or his designee) of the City of West Allis, Department of Development.

Work may commence in accordance with approved performance and work schedules.

WITNESSETH THAT:

WHEREAS, The OWNER represents itself as being capable and qualified to undertake and have installed those certain facade improvements, as hereinafter set forth, as are required in accomplishing fulfillment of the obligations under the terms and conditions of this Contract.

NOW, THEREFORE, the parties hereto do mutually agree as follows:

- I. **FACADE IMPROVEMENTS AND REQUIREMENTS.** The OWNER hereby agrees to make the facade improvements as hereinafter set forth, all in accordance with the terms and conditions of this Contract. OWNER agrees time is of the essence and will meet all deadlines, any schedules as herein set forth, and is required to:
 - A. Do, perform, and carry out in a satisfactory, timely, and proper manner, the facade improvements delineated in this Contract.
 - B. Comply with requirements listed with respect to reporting on progress of the services, additional approvals required, and other matters relating to the facade improvements.

- C. Comply with time schedules and payment terms.
 - D. Make no changes to the building facade without Department of Development approval for a period of five (5) years from and after completion of the facade improvements, except for maintenance and changes to sign fascia for new tenants.
- II. SCOPE OF SERVICES. The OWNER shall in a satisfactory, timely and proper manner, undertake and complete the following project(s) as set forth in the attached Exhibit(s). Any Budget Amendment or Activity Report Amendment to be considered by the CITY from the OWNER must be submitted no later than ninety (90) days prior to the expiration of this Contract.
- III. AVAILABILITY OF FUNDS.
- A. Funds are made available through the Storefront Improvement Program Grant that was established to assist properties within the National Avenue Commercial Corridor. Funds are provided through various Tax Increment Finance Districts (TIF) that budget funds for improvements that are within ½ mile of the TIF boundaries.
 - B. This contract award is 100% funded under Tax Increment District 14 – Milwaukee Ductile. If the availability of funds were to be reduced, the City reserves the right and the Owner agrees that Department of Development for the City of West Allis can modify and reduce grant compensation (as listed on Page 1 as the “Total Amount of the Contract”). The amount of Owner’s match may be modified as well. The Department of Development will notify the Owner of such reduction as provided under Section IV.
- IV. NOTICES. Any and all notices shall be in writing and deemed served upon depositing same with the United States Postal Services as "Certified Mail, Return Receipt Requested," addressed to the OWNER at:

Name: Todd Antczak
 Address: W257 S4684 Wood Lilly Lane
 City and State: Waukesha, WI 53189

and to the CITY at:

John F. Stibal, Director
 Department of Development
 City of West Allis
 7525 West Greenfield Avenue
 West Allis, Wisconsin 53214

All other correspondence shall be addressed as above, but may be sent "Regular Mail" and deemed delivered upon receipt by the addressee.

- V. TIME OF PERFORMANCE. The facade improvements to be made under the terms and conditions of this Contract shall be in force and shall commence from approval of performance and work schedules by the Director of Development, and shall be undertaken and completed in such sequence as to assure its expeditious completion in the light of the purposes of this Contract, but in any event all of the services required hereunder shall be completed as indicated on Page 1 under "Time of Performance", which is the termination date of this Contract. In addition to all other remedies incurring to the CITY should the Contract not be completed by the date specified in accordance with all of its terms, requirements and conditions therein set forth, the OWNER shall continue to be obligated thereafter to fulfill OWNER's

responsibility to amend, modify, change, correct or expand thereon until the Contract is fully completed.

VI. CONDITIONS OF PERFORMANCE AND COMPENSATION.

- A. Performance. The OWNER agrees that the performance of work, services and the results therefore, pursuant to the terms, conditions and agreements of this Contract, shall conform to such recognized high professional standards as are prevalent in this field of endeavor and like services.
- B. Place of Performance. The OWNER shall make the facade improvements to the following property:
1825 South 72 Street
West Allis, WI 53214
- C. Compensation. The CITY agrees to reimburse the OWNER, subject to satisfactory completion and acceptance of the facade improvements by the Department of Development and the other contingencies herein, and the OWNER agrees to accept for the satisfactory completion of the facade improvements under this Contract an amount not to exceed the maximum as indicated on Page 1 under "Total Amount of Contract", inclusive of all expenses, it being expressly understood and agreed that in no event will the total compensation to be paid hereunder exceed said maximum sum for all of the required improvements. OWNER shall submit such invoices, statements, checks and other evidence of payment as the Department may require to verify the amount of reimbursement due under this Contract.
- D. Taxes, Social Security, and Government Reporting. Personal income tax payments, social security contributions, insurance and all other governmental reporting and contributions required as a consequence of the OWNER receiving payment under this Contract shall be the sole responsibility of the OWNER.

Approved as to form this 7th day
of February, 2017.

Jenna Merten
Jenna Merten, Assistant City Attorney

CITY OF WEST ALLIS

AUTOMOTIVE PHD, LLC

By: John F. Stibal
John F. Stibal, Director
Director of Development

By: Todd M. Antczak
Todd Antczak
Owner

Date: 2-8-17

Date: 2-14-17

Countersigned:

By: Peggy Steeno
Peggy Steeno
Director of Finance

Date: 2-8-17

Attached

Exhibit A

“Contractor Quotes”



Invoice 583

1 March 2016

Mr. Todd Antczak
Westallion Brewing Company
W257 S4684 Wood Lilly Lane
Waukesha, Wi. 53189

Project: **Westallion Brewing Company**
Project No: 16.1

Basis of Compensation: Time is billed an hourly rate of \$95.00/hr. NTE \$8,500.00 plus reimbursable expenses. This invoice covers the time period from 1 February 2016 to 29 February 2016.

Professional Services

Develop Plans for West Allis Plan Commission Meeting

P.D. # 1391

22.5 hrs @ \$95.00/hr.

\$2,137.50

3-16-16

Reimbursable Expenses

Printing	67.35
Photocopying	9.16
Travel 148 mi. @ .540	79.92

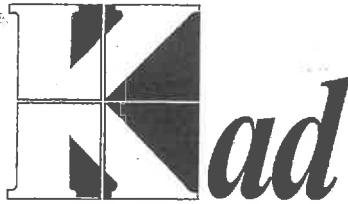
Total **\$2,293.93**


R.G. Keller A.I.A.
Principal

Terms: Net due upon receipt. Amounts not paid thirty days after invoice date shall bear the interest of 1.5% interest per month until paid.

Keller Architectural Design LLC

W237 S5585 Maple Hill Drive Waukesha, WI 53189
C (414) 254-8780 F (262) 446-2024 Email: rgkeller@ymail.com



Invoice 593

1 February 2016

Mr. Todd Antczak
Westallion Brewing Company
W257 S4684 Wood Lilly Lane
Waukesha, Wi. 53189

Project: **Westallion Brewing Company**
Project No: 16.1

Basis of Compensation: Time is billed an hourly rate of \$95.00/hr. NTE \$8,500 plus reimbursable expenses. This invoice covers the time period from 1 March 2016 to 31 March 2016.

Professional Services

Attend Plan Commission Meeting
Contract Documents

51.5 hrs @ \$95.00/hr. \$4,892.50

Reimbursable Expenses

Printing 298.86
Photocopying 13.65
Travel 222 mi. @ .540 119.88

Total \$5324.99

R.G. Keller A.I.A.
Principal

P.D. # 1395 (mailed)
4-29-16

Terms: Net due upon receipt. Amounts not paid thirty days after invoice date shall bear the interest of 1.5% interest per month until paid.

Keller Architectural Design LLC

W237 S5585 Maple Hill Drive Waukesha, WI 53189
C (414) 254-8780 F (262) 446-2024 Email: rgkeller@ymail.com



Invoice 671

1 August 2016

Mr. Todd Antczak
Westallion Brewing Company
W257 S4684 Wood Lilly Lane
Waukesha, Wi. 53189

Project: Westallion Brewing Company
Project No: 16.1

Basis of Compensation: Time is billed an hourly rate of \$95.00/hr. NTE \$8,500 plus reimbursable expenses. This invoice covers the time period from 1 July 2016 to 31 July 2016.

Professional Services

Contract Documents	
Submit Plans to City	
8.0 hrs @ \$95.00/hr.	\$760.00
Structural Eng.	600.00

P.A. 8-24-16
#1324

Reimbursable Expenses

Printing	204.71
Photocopying	.30
Travel 126 mi. @ .540	68.04
Plan Review Fee	500.00

Total \$2,133.05

R.G. Keller A.I.A.
Principal

Terms: Net due upon receipt. Amounts not paid thirty days after invoice date shall bear the interest of 1.5% interest per month until paid.



Invoice 678

1 August 2016

Mr. Todd Antczak
Westallion Brewing Company
W257 S4684 Wood Lilly Lane
Waukesha, Wi. 53189

Project: **Westallion Brewing Company**
Project No: 16.1

Basis of Compensation: Time is billed an hourly rate of \$95.00/hr. NTE \$8,500 plus reimbursable expenses. This NTE total will change based on revisions requested by owner. This invoice covers the time period from 1 August 2016 to 31 August 2016.

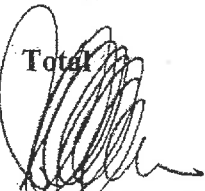
Professional Services

Revisions to Contract Documents
7.0 hrs. @ \$95.00/hr. \$665.00

Reimbursable Expenses

Printing
Photocopying 1.50
Travel

Total \$666.50


R.G. Keller A.I.A.
Principal

P.D. # 1327
9-26-16

Terms: Net due upon receipt. Amounts not paid thirty days after invoice date shall bear the interest of 1.5% interest per month until paid.

Keller Architectural Design LLC

W237 S5585 Maple Hill Drive Waukesha, WI 53189
C (414) 254-8780 F (262) 446-2024 Email: rgkeller@ymail.com



Invoice 714

1 December 2016

Mr. Todd Antczak
Automotive PHD, LLC.
W257 S4684 Wood Lilly Lane
Waukesha, Wi. 53189

Project: **Westallion Brewing Company**
Project No: 16.1

Basis of Compensation: Time is billed an hourly rate of \$95.00/hr. NTE \$8,500 plus reimbursable expenses (not including City of West Allis or Client changes). This invoice covers the time period from 1 November 2016 to 30 November 2016.

Professional Services

City of West Allis requested changes
Client changes
Structural changes

16.5 hrs @ \$95.00/hr. \$1,567.50

Reimbursable Expenses

Printing	332.82
Photocopying	8.25
Travel 288 mi. @ .540	155.52

Total **\$2,065.09**

R.G. Keller A.I.A.
Principal

Terms: Net due upon receipt. Amounts not paid thirty days after invoice date shall bear the interest of 1.5% interest per month until paid.

P.D. 12-30-16
1347

Keller Architectural Design LLC

W237 S5585 Maple Hill Drive Waukesha, WI 53189
C (414) 254-8780 F (262) 446-2024 Email: rgkeller@gmail.com

BID PROPOSAL

DATE: December 8, 2016
Project Name: 1825 S 72nd Street
Location: Greenfield, WI



Todd Antczak
1825 S 72nd Street
Greenfield, WI

11233 W Greenfield Ave.
West Allis, WI 53214
414-771-5660
Fax 414-771-7924

Per site visit on 10/24/16

We propose to furnish and install:

FRAMING: 2" x 4-1/2" Storefront Framing

DOORS: Narrow Stile with ADA compliant 10" bottom rails

HARDWARE: Offset pivots, Dorma 8916 closers, MS1850 locks w/ Thumbturn & Cylinder, Standard Push/Pull, Threshold, Vinyl Sweeps & Weatherstripping

GLASS: 1" clear insulating with low E, tempered per code.

FINISH: Black Anodized

CLARIFICATIONS: Includes furnishing and installing (6) storefront openings, (2) of which will have ADA compliant doors installed in them.
Includes caulking the interior and exterior of each aluminum frame.
Does not include removal of any of the existing framing.

EXCLUSIONS:

- 1) Final cleaning is excluded. We will remove labels and excess sealants from framing and glass surfaces at time of installation.
- 2) Glass is not warranted against breakage. We will replace broken glass caused directly by our employees at time of installation.
- 3) Furnishing of temporary enclosures, temporary material protection and removal or resetting of temporary enclosures is excluded.
- 4) Customer to provide solid anchoring at perimeter conditions to withstand loads.

FOR THE SUM OF

Seventeen Thousand Nine Hundred Fifty Six Dollars

\$17,956.00

ALTERNATES:

THIS PROPSAL IS SUBJECT TO THE FOLLOWING TERMS & CONDITIONS:

- 1) Proposal is subject to revision if not accepted in writing within 30 days.
- 2) Proposal, if accepted, is subject to approval by the Credit Department of Milwaukee Plate Glass. Terms of payment are NET 30 unless other terms are negotiated. Milwaukee Plate Glass does not accept the risk of Customer's receipt of payments from any source, and in no event will payments to MPG be based upon, or subject to, Customer's receipt of payment for MPG's work. Subcontractor does not accept the risk of Customer's receipt of payments from any source, and in no event will payments to Subcontractor be based upon, or subject to, Customer's receipt of payment for Subcontractor's work.
- 3) No back charge or claim of Customer for services shall be valid except by an agreement in writing by Subcontractor before the work is executed. In such event, Customer shall notify Subcontractor of such default, in writing, and allow Subcontractor reasonable time to correct any deficiency before incurring any costs chargeable to Subcontractor.
- 4) Subcontractor shall be entitled to equitable adjustments of the contract price. Including but not limited to any increased costs of labor, supervision, equipment or materials, and reasonable overhead and profit, for any modification of the project schedule differing from the bid schedule, and for any other delays, acceleration, out-of-sequence work and schedule changes beyond Subcontractor's reasonable control, including but not limited to those caused by labor unrest, fires, floods, acts of nature or government, wars, embargos, vendor priorities and allocations, transportation delays, suspension of work for non-payment or as ordered by Customer, or other delays caused by Customer or others. Should work be delayed by any of the aforementioned causes for a period exceeding ninety (90) days, Subcontractor shall be entitled to terminate the subcontract. Subcontractor change proposals must be processed in not more than 30 calendar days or as otherwise indicated on the change proposal.
- 5) Subcontractor shall be entitled to equitable adjustments of the contract time for extra work it performs in accordance with the subcontract documents, and for extra work it performs pursuant to written or verbal instructions of Customer, provided that Subcontractor gives Customer notice prior to starting such extra work, identifying the date and source of the instructions considered as requesting extra work. Subcontractor shall also be entitled to payment for said extra work. Subcontractor may also claim damages for cumulative impact of multiple changes on Subcontractor's efficiency. Subcontractor's entitlement to adjustments shall not be contingent upon, or limited to, adjustments received by Customer.
- 6) Except as specifically required in subcontractor's scope of work, Customer shall furnish all temporary site facilities, including but not limited to site access, storage space, hoisting facilities, guard rails, covers for floor, roof and wall openings, security, parking, safety orientation, break and lunch facilities, toilet and wash facilities, drinking water and other water facilities, electrical service, telecommunication service, lighting, heat, ventilation, weather protection, fire protection, and trash and recycling services.
- 7) Any indemnification or hold harmless obligation of Subcontractor extends only claims relating to bodily injury and property damage (other than to the subcontractor's work), and then only to that part or proportion of any claim caused by the negligence or intentional act of Subcontractor, its sub-subcontractors, their employees, or others for whose acts they may be liable. Subcontractor shall not have a duty to defend. This paragraph does not, however, restrict obligations of Subcontractor, if any, to indemnify Customer against intellectual property infringement claims or against claims for payment for work for which Subcontractor has been paid.
- 8) Subcontractor's work shall be executed in substantial compliance with the Subcontract Documents, in a good and workmanlike manner, and free of defect not inherent in the design or specified materials. This warranty excludes any remedy for damages or defects caused by ordinary wear and rear, and agrees that Subcontractor does not warrant the adequacy, sufficiency, suitability or building code compliance of the plans, specifications, or other Contract Documents including, without limitation, any specified sole source of brand-name products, equipment, or materials, and Customer accepts the manufacturer's warranty as its sole recourse with regard to such items. THIS WARRANTY IS PROVIDED IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY DISCLAIMED BY SUBCONTRACTOR. Subcontractor is not responsible for special, incidental, or consequential damages, Subcontractor is not responsible for damage to its work by other parties, and any repair work necessitated by such damage is extra work. Subcontractor's responsibility for damage or loss in transit ceases upon delivery in good condition to a public carrier. All materials shall be furnished in accordance with the respective industry tolerance of color variation, thickness, size, finish, texture and performance standards. All warranty claims must be received by Subcontractor in writing not more than one (1) year after completion of subcontractor's work, and Subcontractor must be provided a reasonable opportunity to inspect and make corrections, or such warranty claims are barred.

ACCEPTED: _____

YOURS TRULY,

MILWAUKEE PLATE GLASS COMPANY

DATE: _____

Andrew J Marx

Proposal

Dick Noll Glass Service Inc.
P.O. Box 382
Greendale, WI 53129
Office (262) 786-8869
Fax (414) 421-1803
Date: 11/27/2016

Submitted to: Westallion Brewing Co
Address: w/a
City, State, Zip: w/a, WI

Phone: 414-350-1474
Job Location: new bldg

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

Furnish and install new commercial aluminum framing as shown in drawing for total of six openings in exterior of building with two entry doors with the following specifications: standard push/pull hardware, MS 1850 lock with keyed cylinder and thumb turn and heavy duty door closers on drop plates and with all glass to be insulated clear glass (tempered as necessary for code compliance). Finish color is black anodized aluminum. This does not include interior doors and frames. Price adjustment for requested change.

Thank you for allowing us to bid this work.

We propose to furnish material and labor –complete in accordance with above specifications, for the sum of **\$22,191.65**

Please note that unless otherwise indicated applicable taxes will be added to the price shown above.

Payment to be made as follows: **50% down net 30 days**

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner, according to specifications submitted per 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 this estimate. All agreement contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's compensation insurance.

Authorized signature:



Note this agreement 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.

Signature:

Date:



PRODUCT ORDER FORM

Order Date:	12/20/16	Purchase Order Number:		Control Number:	
Time Rec'd:		Date Needed:		Time Needed:	
Order Entered By:		Pick Up	<input type="checkbox"/>		
		Delivery	<input type="checkbox"/>		
Sold to:			Ship to:		
Name	TODD ANTZAK		Name	Tom Wilson	
Street	1825 South 72nd St.		Street		
City, State, Zip	West Allis		City, State, Zip		
Contact:	Bid		Telephone:	(262) 370-1996	

Int or Ext (circle one)	Product Description	Sheen	Formula / Color	Sales / Rex Number	Size (circle one)	Qty	Price
Int Ext	1.) POWERWASH ALL BLOCK TO REMOVE ANY CHALKING				-44 -16 -20		
Int Ext	2.) SPOT PRIME ANY BAD AREAS				-44 -16 -20		
Int Ext	3.) SPRAY EXTERIOR A100 PAINT				-44 -16 -20		
Int Ext	4.) BRUSH WINDOW TRIM AND DOOR TRIM.				-44 -16 -20		
Int Ext					-44 -16 -20		
Int Ext					-44 -16 -20		
Int Ext					-44 -16 -20		



REPEAT CUSTOMER ORDER and OBTAIN VERBAL CONFIRMATION

\$3400⁰⁰

SPECIAL INSTRUCTIONS:

PLEASE LET KNOW ASAP FOR SCHEDUALING

THANKS Tom

This form is to be used for internal purposes only. DO NOT release any merchandise unless the corresponding sale has been processed on the Point of Sale system. If the Point of Sale is not operating properly, use a Manual P.O.S.T to complete the sale. Follow normal procedure when the Computer System is operating properly. Rev.3-14-13

**GEIS
BUILDING
PRODUCTS, INC.**

20520 Enterprise Ave
P.O. Box 622
Brookfield, WI 53008-0622

Ph : (262) 784 4250
Fax: (262) 784-2139

TO: Todd Antczak

DATE: December 2, 2016

Bid void unless signed and returned within 30 days

Attn: Same

Terms: Net 30

1.5% serv charge will be assessed monthly for all charges past due

Job for Bid: 1825 S. 72nd St., West Allis

Furnish and Install to Existing Openings:

Southeast OH Door=	1--	8'2" w x 8' h	CHI Model 3216—No windows	\$ 1,130.00
Southwest OH Door=	1--	10' w x 10' h	“ “ “ ----No Windows	\$ 1,465.00
West OH Door=	1--	10' w x 10' h	“ “ “	\$ 1,800.00

3-24" w x 12" h Insulated Windows in 4th Section from Bottom

All Doors are Thermally Broken, Sandwich Insulated Urethane Core, R= 17+

HD Angle Mount Track w/Standard Lift

SW Door tracks overlap West OH Door tracks like existing

Pre Finished White, Almond, Brown or Sandstone

New Perimeter Weather Seals, Inside Locks and Manual Operation

Remove and Haul old doors, tracks, springs, etc.-Reconnect Operators as is-no warranty

2--	Metal Service Doors and Frames-Primed Steel	\$ 3,980.00
	New HD Hinges w/NRP, Weather Seals, Thresholds, Sweeps Closers and Locksets—Remove and Haul old doors/frames and hdwe	

Total Material, Labor and Tax \$ 8,375.00

Add For: HD Residential Electric Operators (if needed) add \$ 700.00 Each

Lead Times: 3-4 weeks from any given Thursday at noon (order cut off at factory)

All building permits are the responsibility of the owner.

All work must be done on safe and level concrete surface. Any type of scissor or boom lift rental may incur additional costs to general contractor.

Please note that since Geis works with many general contractors, it is impossible to meet everyone's insurance requirements.

Therefore, Geis' standard certificate of insurance (up to \$4,000,000 general liability/umbrella) is included and available upon request. Additional Insurances may be available upon special request and needs, at additional costs.

CONTRACTORS AGREEMENT

We guarantee all material used in this contract to be as specified above the entire job is to be done in a neat, workmanlike manner. Any variations from plan or alterations requiring extra labor or material, will be performed Only upon written order and billed in addition to the sum covered in this contract. Agreements made with our workmen are not recognized. We comply with all workman's compensation & property damage liability insurance laws.

ACCEPTANCE OF:

The above specifications, terms and contract are satisfactory and I/we authorize the performance of this work.

DAN GALL - Commercial Sales - email: dgall@geisbldg.com ><(((^o>

DOOR PROFESSIONALS, INC.
 2211 BADGER COURT
 WAUKESHA, WI 53188
 (262) 544-1973 FAX (262) 544-1636
 www.doorprofessionals.com

PROPOSAL

DATE	PROPOSAL #
11/23/2016	7359

Westallion Brewing Company
 Todd Antczak
 1828 S 72nd St
 West Allis, WI 53214

Thank you for the opportunity! ~Chuck Scherwinski

Phone/Fax	PROJECT LOCATION
414-578-7998	Doors

ITEM	QTY	DESCRIPTION
HM LCQ	1	Hollow Metal Door and Frame Labor Commercial, Quoted NORTH WEST SERVICE DOOR TO REMOVE EXISTING WALK DOOR, FRAME AND HARDWARE. TO INSTALL ONE 40" X 86" HOLLOW METAL WALK DOOR, FRAME AND HARDWARE. TO INCLUDE BALL BEARING NON-RISE HINGES, QDC111 CLOSURE, DORMA HEAVY DUTY LEVER LOCKSET, LATCH GUARD, PERIMETER WEATHER STRIP, ALUMINUM THRESHOLD, BOTTOM SWEEP AND MOUNTING HARDWARE. WILL CHANGE SWING OF DOOR TO OUT-SWING. NOTE: DOOR AND FRAME TO HAVE PRIME FINISH ONLY; PAINTING BY OTHERS. TOTAL \$2354.00 OPTION: FOR GALVANIZED DOOR AND FRAME AND FOR HINGE REINFORCER, ADD \$220.00 INITIAL TO APPROVE OPTION: _____
HM LCQ	1	Hollow Metal Door and Frame Labor Commercial, Quoted SOUTH BREW HOUSE DOOR TO REMOVE EXISTING WALK DOOR, FRAME AND HARDWARE. TO INSTALL ONE 40" X 86" HOLLOW METAL WALK DOOR AND FRAME. TO INCLUDE BALL BEARING NON-RISE HINGES, QDC111 CLOSURE, DORMA HEAVY DUTY LEVER LOCKSET, LATCH GUARD, PERIMETER WEATHER STRIP, ALUMINUM THRESHOLD, BOTTOM SWEEP AND MOUNTING HARDWARE. WILL CHANGE SWING OF DOOR TO OUT-SWING. NOTE: DOOR AND FRAME TO HAVE PRIME FINISH ONLY; PAINTING BY OTHERS. TOTAL \$2354.00 OPTION: FOR GALVANIZED DOOR AND FRAME AND FOR HINGE REINFORCER, ADD \$220.00 INITIAL TO APPROVE OPTION: _____

PO required with half down and signature, balance upon completion

SIGNATURE _____

TOTAL

DOOR PROFESSIONALS, INC.
 2211 BADGER COURT
 WAUKESHA, WI 53188
 (262) 544-1973 FAX (262) 544-1636
 www.doorprofessionals.com

PROPOSAL

DATE	PROPOSAL #
11/23/2016	7359

Westallion Brewing Company Todd Antczak 1828 S 72nd St West Allis, WI 53214
--

Thank you for the opportunity! ~Chuck Scherwinski		Phone/Fax	PROJECT LOCATION
		414-578-7998	Doors
ITEM	QTY	DESCRIPTION	
Quoted Com ... LCQ	1	10' X 10' Overhead door Labor Commercial, Quoted WEST GROUND LEVEL OVERHEAD DOOR TO REMOVE EXISTING OVERHEAD DOOR, TRACK AND RESIDENTIAL OPERATOR. TO INSTALL ONE 10' X 10' CHI TWO SIDED STEEL INSULATED OVERHEAD DOOR IN WHITE. TO INCLUDE 2" ANGLE MOUNT TRACK, TORSION SPRINGS, SLIDE LOCK, PERIMETER WEATHER STRIP AND MOUNTING HARDWARE. NOTE: DOOR WOULD BE MANUAL LIFT. TOTAL \$1627.00	
Quoted Com ... LCQ	1	10' X 10' Overhead door Labor Commercial, Quoted SOUTH DOCK DOOR TO REMOVE EXISTING OVERHEAD DOOR, TRACK AND HARDWARE. TO INSTALL ONE 10' X 10' CHI TWO SIDED STEEL INSULATED OVERHEAD DOOR IN WHITE. TO INCLUDE 2" ANGLE MOUNT TRACK, TORSION SPRINGS, SLIDE LOCK, PERIMETER WEATHER STRIP AND MOUNTING HARDWARE. NOTE: DOOR WOULD BE MANUAL LIFT. TOTAL \$1660.00	
Quoted Com ... LCQ	1	8'2 x 8' Overhead door Labor Commercial, Quoted SOUTH GROUND LEVEL DOOR TO REMOVE EXISTING OVERHEAD DOOR, TRACK, HARDWARE AND RESIDENTIAL OPERATOR. TO INSTALL ONE 8'2 X 8' CHI TWO SIDED STEEL INSULATED OVERHEAD DOOR IN WHITE. TO INCLUDE 2" ANGLE MOUNT TRACK, TORSION SPRINGS, SLIDE LOCK, PERIMETER WEATHER STRIP AND MOUNTING HARDWARE. NOTE: DOOR WOULD BE MANUAL LIFT.	
PO required with half down and signature, balance upon completion		TOTAL	
SIGNATURE _____			

DOOR PROFESSIONALS, INC.
 2211 BADGER COURT
 WAUKESHA, WI 53188
 (262) 544-1973 FAX (262) 544-1636
 www.doorprofessionals.com

PROPOSAL

DATE	PROPOSAL #
11/23/2016	7359

Westallion Brewing Company Todd Antczak 1828 S 72nd St West Allis, WI 53214
--

Thank you for the opportunity! ~Chuck Scherwinski		Phone/Fax	PROJECT LOCATION
		414-578-7998	Doors
ITEM	QTY	DESCRIPTION	
		TOTAL \$1258.00	
PO required with half down and signature, balance upon completion		TOTAL	\$9,253.00
SIGNATURE _____			

ALL ELECTRICAL WORK by your licensed electrician. Workers fully covered by Worker's Comp Insurance. All material guaranteed to be as specified unless changed in writing. Quotes good 30 days.

Attached

Exhibit B

“Architectural Plans”

Attached

Exhibit C

“Budget”

1825 S. 72
Todd Antczak

Storefront Improvement Program Grant

Item	Quote 1	Quote 2	Price/Budget	%	Owner	%	Grant Amount	Total
1 Permit Fees	WEST ALLIS		\$ 500	100%	\$ 500	0%		\$ 500
2 Masonry	Meyer Masonry LLC	Timeless Masonry	\$ 18,934	50%	\$ 9,467	50%	\$ 9,467	\$ 18,934
3 Siding				50%	\$ -	50%	\$ -	\$ -
4 Windows	Milwaukee Plate Glass	Dick Noll Glass Service	\$ 17,956	50%	\$ 8,978	50%	\$ 8,978	\$ 17,956
5 Glass Block			\$ 900	50%	\$ 450	50%	\$ 450	\$ 900
6 Refuse Coral				50%	\$ -	50%	\$ -	\$ -
7 Doors	Geis Building Products	Door Professionals	\$ 8,375	50%	\$ 4,188	50%	\$ 4,188	\$ 8,375
8 Electrical				50%	\$ -	50%	\$ -	\$ -
9 Architectural Accents	Trecek Builders, LLC		\$ 4,384	50%	\$ 2,192	50%	\$ 2,192	\$ 4,384
10 Tiles				50%	\$ -	50%	\$ -	\$ -
11 Parking Lot *				50%	\$ -	50%	\$ -	\$ -
12 Painting	Sherwin Williams	Brahs Painting Services	\$ 3,400	50%	\$ 1,700	50%	\$ 1,700	\$ 3,400
13 Awning	Cream City Awning	Joe Wilde	\$ 5,100	50%	\$ 2,550	50%	\$ 2,550	\$ 5,100
14 Privacy Fence				50%	\$ -	50%	\$ -	\$ -
15 Rendering				50%	\$ -	50%	\$ -	\$ -
16 Architectural Services	KAD		\$ 2,294	100%	\$ 2,294	0%	\$ -	\$ 2,294
17 Plan Review			\$ 500	100%	\$ 500	0%	\$ -	\$ 500
18 Signs			\$ -	100%	\$ -	0%	\$ -	\$ -
19 Revised Plans				50%	\$ -	50%	\$ -	\$ -
20 Landscaping	Dahls	Wilson	\$ 2,055	77%	\$ 1,582	77%	\$ 1,582	\$ 2,055
21 Lighting	Lemberg	DRTJ Systems	\$ 4,100	100%	\$ 4,100	0%	\$ -	\$ 4,100
22 TOTAL GRANT			\$ 68,498		\$ 38,501		\$ 29,997	\$ 68,498

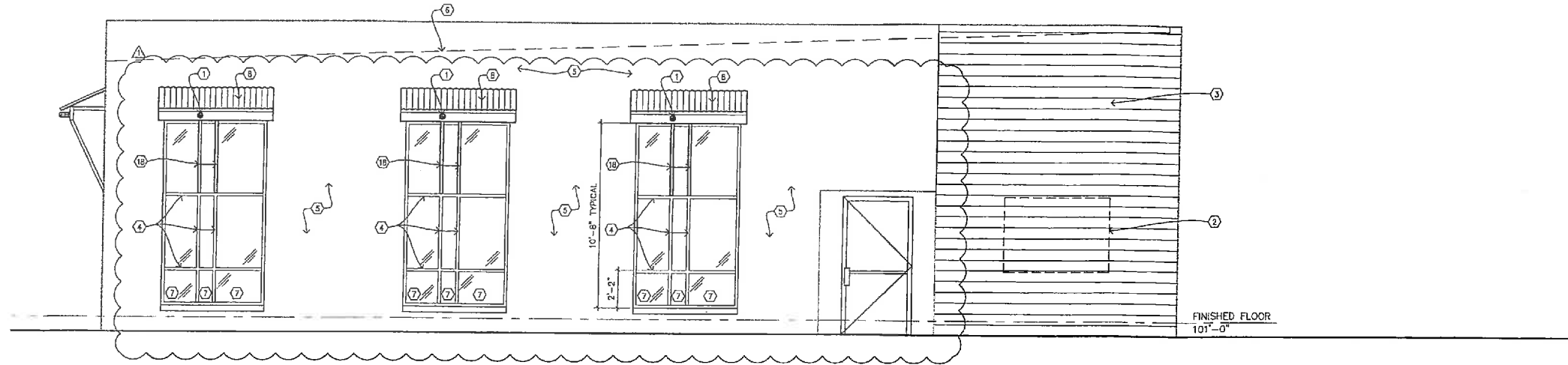
Grant Max. \$30,000
\$ (3)

Total Project Cost	Amount	%
Owner	\$ 38,498	50%
City	\$ 30,000	50%
Total	\$ 68,498	100%

Additional Investment by Owner		Amount	%
31 Acquisition		\$ 157,500	
32 Roof		\$ 50,000	
33 Electrical		\$ 39,000	
34 Plumbing		\$ 6,000	
35 Signs		\$ 500	
36 Other		\$ 10,000	
37 Total		\$ 263,000	
38			
Total Investment		Amount	%
40 Private	Property Owner	\$ 331,498	60%
41 Private	Business	\$ 157,000	28%
42 Public	Brewery	\$ 33,000	6%
43 Public	Façade	\$ 30,000	5%
44 Total		\$ 551,498	100%

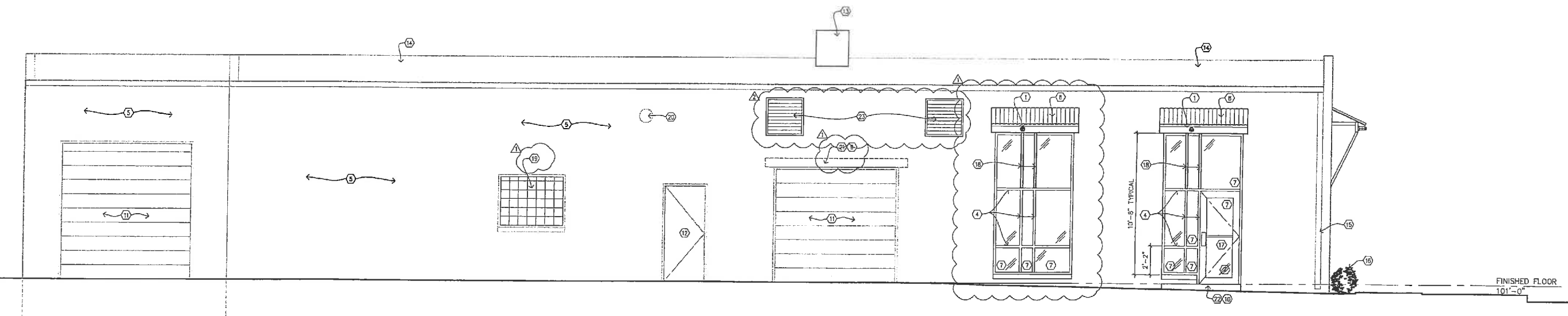
Leverag Ratio - Public/Private		
Private	Public	100%
\$ 488,498	\$ 63,000	13%
Ratio	8	\$ 1

Assessed Value	Year	2016	Amount
Land			\$ 31,000
Improvements			\$ 182,100
Total			\$ 213,100
Taxes			\$ 6,303



1 EAST ELEVATION

SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

- CONSTRUCTION NOTES:**
- ① NEW LIGHT FIXTURE
 - ② ENCLOSE EXISTING WINDOW WITH 12" NON-BEARING CMU
 - ③ NEW WOOD VENEER 1X8 CEDAR WITH 1/2" GAP (FUTURE)
 - ④ NEW BLACK ANODIZED ALUMINUM FRAME W/1" INSULATED GLASS (FUTURE PHASE)
 - ⑤ PAINT EXISTING MASONRY (COLOR BY OWNER)
 - ⑥ ROOF LEVEL BEYOND
 - ⑦ TEMPERED GLASS
 - ⑧ ALUMINUM CORRUGATED AWNING (FUTURE)
 - ⑨ NEW STEEL LINTEL
 - ⑩ NEW 4" CONCRETE SLAB W/6X6 WWF
 - ⑪ EXISTING OVERHEAD DOOR TO REMAIN. PAINT AS NECESSARY
 - ⑫ EXISTING MAN DOOR TO REMAIN. PAINT AS NECESSARY
 - ⑬ CONDENSOR
 - ⑭ NEW EPDM ROOF (BY SEPARATE PERMIT)
 - ⑮ EXISTING GUTTER/DOWNSPOUT TO REMAIN
 - ⑯ NEW LANDSCAPING - SEE SITE AND FLOOR PLANS
 - ⑰ NEW ALUMINUM DOOR W/ FULL LITE

APPROVED
DATE *11/17/16*

COPYRIGHT Keller Architectural Design, LLC, 2013
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED,
COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY
FORM OR MANNER WITHOUT FIRST OBTAINING THE
EXPRESSED WRITTEN PERMISSION OF Keller Architectural
Design, LLC. THE CLIENT AGREES TO INDEMNIFY AND
HOLD THE ARCHITECT HARMLESS FROM ANY
DAMAGES, LIABILITY, OR COST, INCLUDING
ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING
FROM ANY CHANGES OR ALTERATIONS MADE BY
ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY
REUSE OF THE DRAWINGS OR DATA WITHOUT THE
PRIOR WRITTEN CONSENT OF THE ARCHITECT.

Revisions:

Date	Number	Description
11/6/16	1	CB-1
11/17/16	2	REVISIONS

Sheet Title:
**EXTERIOR
ELEVATIONS**

Project:
Westallion Brewing Co.
1825 South 72nd Street
West Allis, WI

Owner:
Automotive PHD, LLC
W257 S4684 Wood Lilly Lane
Waukesha, WI 53189

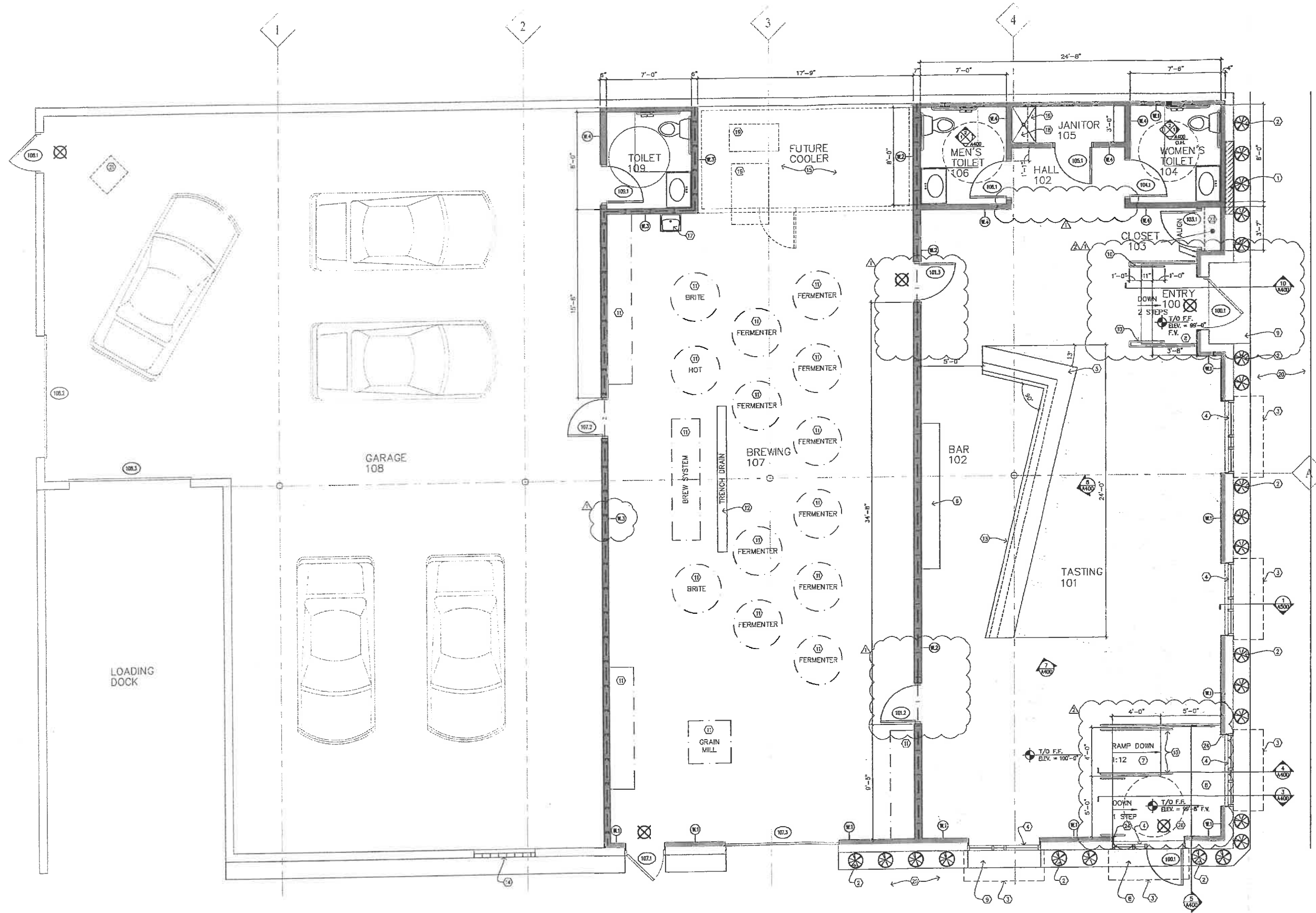
COPYRIGHT Keller Architectural Design, LLC. 2012
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED,
COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY
FORM OR MANNER WITHOUT FIRST OBTAINING THE
EXPRESSED WRITTEN PERMISSION OF Keller Architectural
Design, LLC. THE CLIENT AGREES TO INDEMNIFY AND
HOLD THE ARCHITECT HARMLESS FROM ANY
DAMAGES, LIABILITY, OR COST, INCLUDING
ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING
FROM ANY CHANGES OR ALTERATIONS MADE BY
ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY
REUSE OF THE DRAWINGS OR DATA WITHOUT THE
PRIOR WRITTEN CONSENT OF THE ARCHITECT.

Revisions:

Date	Number	Description
11/6/16	1	CB-1
11/17/16	2	REVISIONS

Sheet Title:
FLOOR PLAN

Project No.: 16.1



1 FLOOR PLAN

CONSTRUCTION NOTES:
 (1) NEW CONCRETE RAMP
 (2) BAR EQUIPMENT BY TENANT
 (3) FURNACE (CEILING HUNG)
 (4) EXISTING STEPS TO REMAIN

