

Attached

Exhibit C

“General Contract Proposal”

5300 W. National Avenue
 Mike and Debbie O'Brien

Commercial Façade Grant

Item	Price/Budget	%	Owner	%	Grant Amount	Spray-o-bond
Permit Fees	-	0%	\$ -	0%	\$ 0	
Masonry	48,200	76.00%	\$ 36,632	24.00%	\$ 11,568	\$10,200.00
Masonry	58,650	76.00%	\$ 44,574	24.00%	\$ 14,076	
Siding	-	0%	\$ -	0%	\$ -	
Storefront windows	22,494	40%	\$ 8,998	60%	\$ 13,496	31070
Reuse Coral	-	0%	\$ -	0%	\$ -	
Entrance Door	-	0%	\$ -	0%	\$ -	
Electrical	-	0%	\$ -	0%	\$ -	
Garage Siding	-	0%	\$ -	0%	\$ -	
Tiles	-	50%	\$ -	50%	\$ -	
Parking Lot *	-	0%	\$ -	0%	\$ -	
Painting	-	0%	\$ -	0%	\$ -	
Awning	-	50%	\$ -	50%	\$ -	
Privacy Fence	-	50%	\$ -	50%	\$ -	
Retaining	-	0%	\$ -	0%	\$ -	
Architectural Services	-	50%	\$ -	50%	\$ -	
Plan Review	-	0%	\$ -	0%	\$ -	
Signs	-	0%	\$ -	0%	\$ -	
Revised Plans	-	0%	\$ -	0%	\$ -	
Landscaping	-	0%	\$ -	0%	\$ -	
Misc.	-	0%	\$ -	0%	\$ -	
TOTAL GRANT	139,344	90%	\$ 9,000	10%	\$ 1,000	
					\$ 40,140	
					\$ 10,000	
					\$ 139,344	
Total Project Cost	139,344	71%				
Owner	99,204	29%				
City	40,140	100%				

Spray-o-bond \$10,200.00
 Lumens 31070

3800

Mortl Restoration, Inc.

610 N. 119th Street
Wauwatosa, WI 53226

Proposal

Date	Job #
1/2/18	641

Name / Address
Bence Builds Attention: Tyler

Terms

Qty	Description	
	<p>GOLDFISH UNIFORMS 5300 W LINCOLN AVE LINTEL REPAIRS</p> <p>We will provide all labor, material and equipment to Repair the lintels located in the stone facades of the building.</p> <ul style="list-style-type: none"> - We will remove and reuse the existing masonry , cut off the existing lintel and weld a new lintel onto the beam - Install a flashing system with a peel and stick material, a drip edge and weeps - Relay the masonry with color matched mortar to match the existing <p>Labor/material Breakdown- Labor= \$40,000 / Materials= \$8,200</p> <p>Included is sidewalk scaffolding to allow pedestrian traffic.</p> <p>Temporary heat Interior repairs at the window head</p> <p>Labor : \$40,000 Material : \$8,200</p>	<p>38,200.00</p> <p>5,000.00</p> <p>5,000.00</p>
		\$48,200.00

Signature _____

Phone #	Fax #	E-mail
414-397-5915		jmortl@att.net

Mortl Restoration, Inc.

610 N. 119th Street
Wauwatosa, WI 53226

Proposal

Date	Job #
1/25/18	645

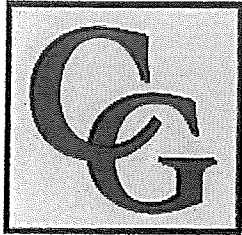
Name / Address
Bence Builds Attention: Tyler

Terms

Qty	Description	
	<p style="text-align: center;">GOLDFISH UNIFORMS 5300 W LINCOLN EAST AND WEST ELEVATIONS</p> <p>We will supply all labor, material and equipment to repair the masonry on the east and west elevations.</p> <ul style="list-style-type: none">- The East elevation includes blocking up 3 large windows and repairing the lintels over two small windows.- The West elevation includes blocking in the large windows, repairing the pushed out wall at the step crack and repairing the door per the drawings.- This proposal includes 32 hours of Misc. interior masonry work through out the plant <p>Labor : \$49,582 Material : \$8,798</p>	58,650.00
		\$58,650.00

Signature _____

Phone #	Fax #	E-mail
414-397-5915		jmortl@att.net



CORCORAN GLASS LLC

3697 Kettle Court East • Delafield, WI 53018 • (262) 646-5055 • Fax: (262) 646-5075

February 7, 2018

Mr. Tyler Bence
Bence Build
1301 West Canal St Suite 100
Milwaukee, WI 53233

Ref: Goldfish Uniforms

Dear Tyler:

We propose to furnish and install 2" X 4 ½" dark bronze anodized thermally broken framing with 1" clear high performance Low E #2 tempered insulating glass per the drawings dated 1-03-18 and the below qualifications for the sum of Eighteen Thousand Nine Hundred Ninety Four Dollars (\$18,994.00).

If a standard Milwaukee County prevailing wage is required for a glazer please add to the above price the sum of Three Thousand Five Hundred Dollars (\$3,500.00)

Labor : \$8,998

Material : \$13,496

Qualifications

- The above price does not include final cleaning, removal of glass labels, replacement of glass breakage, demolition, minority participation, bonding, testing, temporary enclosure, premium time, dumpsters, allowances or wood blocking.
- The above price is valid for 30 days from the above date.
- Anything not directly called out is considered an exclusion.
- The above price does not include any demolition of existing.
- The above price does not include any aluminum doors, miscellaneous interior glazing, or mirrors.

Please let me know if you have any questions. Thank you for the opportunity to quote this project.

Sincerely,

Robert J. Corcoran

Robert J. Corcoran
President
Corcoran Glass, LLC

Please send a purchase order or sign and date below to accept the terms of this proposal. No work can begin until this is signed and returned.

Name: _____

Date: _____



Klein-Dickert Milwaukee, Inc.

WWW.KDGLASS.COM

Main Office: W231 N2837 Roundy Circle East
P.O. Box 444
Pewaukee, WI 53072-0444
Phone: (262) 650-7200
Fax: (262) 650-7210

PROPOSAL

To: Bence Build
1301 W Canal St, Suite 100
Milwaukee, WI 53233

Project: Goldfish Uniforms
Location: West Allis
Architect: Bence Build
Documents Dated: n/a
Proposal Dated: 1/22/2018
Proposal Sheet: 1 of 1

Attn: Tyler Bence

Labor and materials to install:

- The exterior aluminum window will be Kawneer 451TCG 2 x4 1/2 the finish will be dark bronze. Glass will be 1" Tempered clear glass units.

Base Price: \$24,577.00

Alternate 1

- Add Mullion in the 139x63 sizes window frames.

Base Price \$23,543.00

Demo

Add \$4,200.00

total BID \$27,743

Qualifications And Clarifications To This Proposal/Quotation

- This proposal supersedes any previously written or verbal proposal/ quotation for this project.
Quoted dollar amounts are valid for 30 days from date of this proposal, unless extended at our written option.
An additional fee of \$75.00 will added to the above total quoted dollar amount if a waiver of subrogation is required for the Workers Compensation Insurance ,and the above total proposal/quotation including alternates (if applicable) is under \$5,000.00 in total value.
Acceptance of a contract and or issuance of a payment, performance and warranty bond is contingent upon review and approval of the final contract agreement, final project documents and bond forms by Klein-Dickert Milwaukee, Inc. and our Surety.
Payment terms are 30 days net from date of invoice. Payment terms may be extended by mutual agreement or terms of subcontract.

Excluded Items To This Proposal/Quotation

- Cleaning or washing of glass, aluminum and other items covered in this proposal/quotation.
Protection of installed materials, nor replacement/repair of materials, aluminum or glass damaged by others.
Furnishing and/or installation of any wood blocking, subframe blocking, steel, masonry, etc required for installation of our materials to the building or installation of any electrical, insulation etc. which may be required, except as specifically noted in our proposal/quotation, is not included.
Special shifts or overtime for material installation, unless specifically included in this proposal/quotation, or agreed to in writing.
Temporary protection, enclosures or barricades against weather, pilferage or for other reasons, unless specifically included in this proposal/quotation.

Accepted By:
Printed name:
Title:
Date:

Klein-Dickert Milwaukee, Inc.

By: Matt Longley

E-Mail: Mlonglev@kdglass.com

Should you accept this proposal, please sign and return one copy.

Tyler

From: Matt Longley <mlongley@kdglass.com>
Sent: Tuesday, February 6, 2018 4:16 PM
To: Tyler
Subject: Goldfish

Tyler,

Here is the breakout that you requested

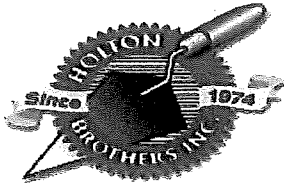
58% Material

42% Labor

Sorry for the delay
Thank you

Matt Longley
Project Manager
Klein-Dickert Milwaukee, Inc.
W231 N2837 Roundy Circle East
Pewaukee, WI 53072

262-650-7200 ext 110
262-212-7260 - Cell
262-650-7210 - Fax



Holton Brothers, Inc. Contractors

1257 Terminal Road
Grafton, WI 53024

Phone: 262-377-7887
Fax: 262-377-0615

Masonry Repairs - Tuckpointing - Caulking – Waterproofing

Please check if project is tax exempt (attach certificate of exemption)

Proposal Number AABQ10513

Date Jan 26, 2018

Proposal Submitted To:	Project Site	Your Sales Rep
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Bence / Build
1301 W. Canal Street, Suite 100
Milwaukee, WI 53233

5300 W. Lincoln Avenue

Thomas F. Holton

President
262-377-7887

Attn: Mr. Tyler Bence

Tom@holtonbrothers.com

We hereby propose to furnish, labor, materials, equipment and insurance complete in accordance with the following specifications.

EXTERIOR RESTORATION

Pursuant to our walk-thru on 01-17-18, the south, east and west facades of the building, have been visually inspected by this contractor. It is my opinion the proper procedure for repair should be as outlined in the following specifications.

FACADE REPAIRS

South Elevation

- Remove stone above (7) large window openings, remove and replace rusted I-beam flange and relay stone.
- Saw cut new door opening and salvage existing stone
- Infill existing door opening with salvaged stone

East Elevation

- Remove stone above (1) large window opening, remove and replace rusted I-beam flange and relay stone
- Remove rusted I-beam flange above (2) large window openings, remove existing concrete sill and infill openings with (8") cmu
- Dismantle shifted and deflected cmu from pilaster over to northwest corner and rebuild with new (8") cmu

West Elevation

- Remove stone above (1) large window opening, remove and replace rusted I-beam flange and relay stone
- Remove rusted I-beam flange above (2) large window openings, remove existing concrete sill and infill openings with 8" cmu
- Dismantle shifted and deflected cmu from pilaster over to northwest corner and rebuild with new 8" cmu

COST BREAKDOWN

1) Replace rusted I-beam flange and relay stone above (7) Openings on south elevation and (1) opening on west elevation	\$62,145.00
Alternate- Prevailing wage rate for above repairs	\$88,420.00
Sidewalk canopy protection scaffold on south elevation	\$10,235.00
2) Rebuild northwest corner cmu, infill (3) openings on east and (2) openings on west elevation with cmu, saw cut new door opening and infill existing door on south elevation	\$54,240.00
Alternate -Prevailing wage rate for above repairs	\$77,563.00
3) Interior ceiling patching at (36) openings	\$11,355.00

Note: As discussed, roofing contractor will need to create opening in roof to allow for these areas to be formed and poured in place.

Total	SEE COST ABOVE
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TERMS AND CONDITIONS

The following terms and conditions (these 'Terms') between Holton Brothers, Inc., ('HB') and HB's customer identified in the Proposal to which these Terms are attached ('Contracting Party') (Contracting Party is one of the following: 'Property Owner' or 'Management Company as Authorized Agent for Property Owner' or 'General Contractor'), together with the Proposal, represent the agreement between the parties for construction and other contracted services to be performed at the location listed on the Proposal.

PROPOSAL TERMS

1. **Payment Amount:** The amount due to HB from Contracting Party is the amount listed on the Proposal as the 'Total Amount,' plus the total sum of all change orders referenced in Paragraph 6, and any fees or interest assessed pursuant to these Terms.
2. **Payment Due Date:** As agreed upon by the parties, HB may require periodic payments during the construction period. Payment in full must be received by HB no later than the 30th day after the work has been completed.
3. **Late Payments:** Any invoice amounts outstanding after the 30th day following the completion of the work will result in a late payment fee of 1.5% of the outstanding balance, assessed monthly until paid in full. In addition to a late payment fee, HB reserves its right to pursue all available remedies, including filing and perfection of a lien as described in Paragraph 4.
4. **LIEN NOTICE:** AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, HB HEREBY NOTIFIES CONTRACTING PARTY AND PROPERTY OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING, OR PROCURING LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON PROPERTY OWNER'S LAND MAY HAVE LIEN RIGHTS ON PROPERTY OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO HB, ARE THOSE WHO CONTRACT DIRECTLY WITH THE CONTRACTING PARTY OR PROPERTY OWNER OR THOSE WHO GIVE THE CONTRACTING PARTY OR PROPERTY OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, CONTRACTING PARTY OR PROPERTY OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO CONTRACTING PARTY'S OR PROPERTY OWNER'S MORTGAGE LENDER, IF ANY. HB AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.
5. **Work Performed:** All work performed by HB is subject to the Proposal, which lists all of the work specifications, as well as all change orders (as of the date of the Proposal) contemplated in Paragraph 6.
6. **Changes to Proposed Work:** Any alterations or deviations from the work specifications included in the Proposal that result in additional costs shall be agreed to via written agreement between the parties. Any costs associated with the changes shall be paid by Contracting Party. All written change orders shall be considered a part of the original proposal.
7. **Work Schedule:** Work shall commence on a date agreed upon by both parties. HB shall perform the work during normal business hours. As the project progresses, the parties may agree to vary the work schedule and adjust the costs accordingly.
8. **Work Completion:** The completion date shall be date Contracting Party receives a final invoice from HB. HB shall provide such notice when the work specified in the Proposal has been completed, inclusive of all change orders contemplated in Paragraph 6, and HB has removed all of its materials from the project location.
9. **Workmanlike Manner:** HB shall complete all work in a workmanlike manner according to standard industry practices.
10. **Agreement Applies to General Contractor:** Where this agreement includes language making a section applicable to a general contractor, it is assumed that HB is acting as the subcontractor, was hired by, and will be paid by the general contractor. Where HB acts as the subcontractor, the guarantees in Paragraph 9 are assumed to be made to the general contractor and not to the property owner. In the event that the property owner pursues an action against HB based on those guarantees, general contractor agrees to indemnify and defend HB in such action. General Contractor guarantees that the property owner is aware of all responsibilities and liabilities listed in these terms and conditions.
11. **Subcontractors:** HB reserves the right to hire subcontractors at its discretion to fulfill the proposed work specifications, and agrees to pay the subcontractors for their efforts at an agreed upon price.
12. **Force Majeure:** HB is not liable for the failure to complete the work specifications included in the Proposal when the failure is caused by acts of God, such as, but not limited to, fire, tornado, flooding, and other natural disasters, labor disputes, strikes, materials shortages, terrorist activities, or government action affecting construction.
13. **Suspension of Work:** HB may suspend work on account of weather or natural disasters, LATE PAYMENTS BY CONTRACTING PARTY, government action, or other emergencies not anticipated by this agreement. Any additional charges that result from the suspension shall be paid for by Contracting Party.
14. **Clean-up:** HB shall dispose of materials used in construction, including hazardous materials, and will leave the worksite in a clean and orderly condition following completion of construction.
15. **HB's Insurance and Hiring Practices:** HB shall carry general liability insurance, employer's liability insurance, worker's compensation insurance, and automotive insurance. HB shall provide a certificate evidencing such policies upon request by Contracting Party. HB shall seek and retain qualified and skilled craftspeople to complete the proposed work and will not discriminate on the basis of race, color, sex, age, handicap, veterans status, religious belief, or national origin when hiring its employees.
16. **Information and Access:** Contracting Party shall provide HB directly with all relevant information necessary to complete construction, and shall do so in a timely manner. Contracting Party will be responsible for any resulting defects, damage, or additional costs caused by a failure to provide HB with such relevant information. Contracting Party shall provide HB and any subcontractors retained by HB with ready access to the work site.
17. **Property Owner's Insurance:** The property owner shall maintain general liability and property insurance, including waiver of subrogation, where applicable. The property owner shall provide a certificate evidencing such policies if requested by HB.
18. **Termination:** HB reserves the right to terminate this agreement, at its discretion, in the event that Contracting Party is late in procuring payment, or if HB has a reasonable belief that Contracting Party will not pay following the completion of the proposed work.
19. **Governing Law and Dispute Resolution:** This agreement is governed by the laws of the State of Wisconsin, irrespective of conflicts of laws principles. Any disputes or claims arising under the Proposal, these Terms, or any contract entered into thereunder shall be resolved by binding arbitration administered by a single arbitrator in accordance with the American Arbitration Association's Construction Industry Arbitration Rules in effect as of the date of submission of any such dispute or claim. All disputes or claims shall be aggregated and resolved in one arbitration proceeding. The arbitration proceeding shall take place in Milwaukee, WI/Wis.
20. **Attorneys' Fees:** Contracting Party shall be liable for HB's attorneys' fees incurred in connection with enforcing these Terms and/or the Proposal, collecting payment, or defending or pursuing claims in which HB is the prevailing party.
21. **Waiver:** Any exception made to any of these Terms or any extension granted by HB to any of the deadlines described in these Terms shall not be considered as a waiver of that provision.
22. **Complete Agreement:** These Terms shall be read in conjunction with the accompanying Proposal, shall constitute the final and complete agreement of the parties, and shall supersede any conflicting terms contained in any other document, or expressed orally. Any amendments to the Proposal in the form of change orders shall be considered as part of the original agreement and also subject to these Terms.
23. **Execution of the Proposal; Right of Rescission:** By signing the Proposal, Contracting Party accepts both the Proposal and these Terms and consequently agrees to be bound by them. CONTRACTING PARTY MAY TERMINATE THIS AGREEMENT WITH HB BY PROVIDING WRITTEN NOTICE TO HB OF ITS ELECTION TO DO SO WITHIN THREE DAYS OF THE DATE OF THE PROPOSAL.

If accepted, please sign and return one copy. Thank you.

PAYMENT TO BE MADE WITHIN 30 DAYS OF COMPLETION OF WORK - Or a 1 1/2% Service Charge per month for any past due amount along with all attorney fees involved with collection.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed upon written and/or verbal orders, and will become an extra charge over and above the estimate. This agreement is contingent upon weather, strikes, accidents or delay beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

ACCEPTANCE OF PROPOSAL

The work specifications, pricing, payment terms, and other terms and conditions (including the attached Proposal Terms, which are incorporated by reference) are hereby accepted; and Holton Brothers is hereby authorized to perform the proposed services in accordance with the foregoing Proposal. Holton Brothers reserves the right to withdraw or modify this proposal at any time prior to acceptance.

CUSTOMER (please sign and return one executed contract)

Owner/Authorized Officer or Agent:

(Name)

Date Accepted: _____

HOLTON BROTHERS, INC.

By: Thomas F. Holton

Thomas F. Holton
President