Redevelopment Authority

335 South Broadway
De Pere, WI 54115
http://www.de-pere.org

Regular Meeting

Agenda

Monday, February 23, 2015 **6:00 PM** **De Pere City Hall Council Chambers**

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Redevelopment Authority** of the City of De Pere will be held on **February 23, 2015** at **6:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

Call to Order

1. Roll Call.

2. Approval of the minutes of the December 1, 2014 Redevelopment Authority meeting.

3. Review request by Rick Nell (380 Main Ave Properties, LLC) for a facade grant and redevelopment assistance from TID #5.

4. Discuss status of redevelopment agreement between the City of De Pere, the Redevelopment Authority of the City of De Pere and Centre Ville LLC (MAC Dental).

   PLEASE TAKE NOTICE, that pursuant to Wis. Stats. §19.85(1)(e), the RDA may convene in closed session for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

   The RDA may then reconvene in open session to take action on any matter discussed in closed session or for such other purposes as are allowed by law.

   PLEASE TAKE NOTICE, that pursuant to Wis. Stats. §19.85(1)(g), the RDA may convene in closed session for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.

   The RDA may then reconvene in open session to take action on any matter discussed in closed session or for such other purposes as are allowed by law.

5. Consideration of disposition of 102 N. Broadway (Creviere Commons site).

   PLEASE TAKE NOTICE, that pursuant to Wis. Stats. §19.85(1)(e), the RDA may convene in closed session for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

   The RDA may then reconvene in open session to take action on any matter discussed in closed session or for such other purposes as are allowed by law.

6. Future agenda items.

Adjournment

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by Noon on Monday, February 23rd, 2015 so that arrangements can be made.

AGENDA SENT TO:
Redevelopment Authority Members
Alderpersons
Department Heads
News Media
Brown County Library, De Pere Branch
De Pere Area Chamber of Commerce
Definitely De Pere
380 Main Ave Properties LLC

City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE:	**February 23, 2015**
DEPARTMENT:	**Planning**
FROM:	**Ken Pabich**
SUBJECT:	**Approval of the minutes of the December 1, 2014 Redevelopment Authority meeting.**

ATTACHMENTS:

- RDA_Minutes_Dec2014_Draft (PDF)

Redevelopment Authority

335 South Broadway
De Pere, WI 54115
http://www.de-pere.org

Special Meeting

Draft Minutes

Monday, December 1, 2014 6:00 PM De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 6:00 PM by Board Member Ted Penn

Attendee Name	Title	Status	Arrived
Julie Van Straten	Board Member	Present	
Jerry Henrigillis	Board Member	Present	
Bill Komsi	Board Member	Present	
John Nusbaum	Board Member	Excused	
William Patzke	Board Member	Present	
Ted Penn	Board Member	Present	
Joe Van Deurzen	Board Member	Present	

2. Minutes Approval.

August 25, 2014 joint meeting of the Plan Commission and the Redevelopment Authority.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Joe Van Deurzen, Board Member
SECONDER:	William Patzke, Board Member
AYES:	Straten, Henrigillis, Komsi, Patzke, Penn, Van Deurzen
EXCUSED:	John Nusbaum

September 16, 2014 joint meeting of the Common Council and the Redevelopment Authority.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Joe Van Deurzen, Board Member
SECONDER:	William Patzke, Board Member
AYES:	Straten, Henrigillis, Komsi, Patzke, Penn, Van Deurzen
EXCUSED:	John Nusbaum

October 7, 2014 joint meeting of the Common Council and the Redevelopment Authority.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Joe Van Deurzen, Board Member
SECONDER:	William Patzke, Board Member
AYES:	Straten, Henrigillis, Komsi, Patzke, Penn, Van Deurzen
EXCUSED:	John Nusbaum

October 21, 2014 joint meeting of the Common Council and the Redevelopment Authority.

Attachment: RDA_Minutes_Dec2014_Draft (3140 : Approval of the minutes of the December 1, 2014 Redevelopment)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Joe Van Deurzen, Board Member
SECONDER:	William Patzke, Board Member
AYES:	Straten, Henrigillis, Komsi, Patzke, Penn, Van Deurzen
EXCUSED:	John Nusbaum

November 5, 2014 joint meeting of the Common Council and the Redevelopment Authority.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Joe Van Deurzen, Board Member
SECONDER:	William Patzke, Board Member
AYES:	Straten, Henrigillis, Komsi, Patzke, Penn, Van Deurzen
EXCUSED:	John Nusbaum

3. Review Facade Grant receipts for 365 Main Av. Applicant: Saks Holdings. *

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Joe Van Deurzen, Board Member
SECONDER:	Bill Komsi, Board Member
AYES:	Straten, Henrigillis, Komsi, Patzke, Penn, Van Deurzen
EXCUSED:	John Nusbaum

4. Review Facade Grant receipts for 123 S Broadway. Applicant: Saks Holdings.*

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Julie Van Straten, Board Member
SECONDER:	Jerry Henrigillis, Board Member
AYES:	Straten, Henrigillis, Komsi, Patzke, Penn, Van Deurzen
EXCUSED:	John Nusbaum

5. Future agenda items.

None.

Adjournment

Julie Van Straten motioned, seconded by Joe Van Deurzen, to adjourn the meeting at 6:30 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

Attachment: RDA_Minutes_Dec2014_Draft (3140 : Approval of the minutes of the December 1, 2014 Redevelopment)

City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE:	**February 23, 2015**
DEPARTMENT:	**Planning**
FROM:	**Ken Pabich**
SUBJECT:	**Review request by Rick Nell (380 Main Ave Properties, LLC) for a facade grant and redevelopment assistance from TID #5.**

ATTACHMENTS:

- RDA_Staff_Feb_2015 (PDF)
- 315-317Main (PDF)

Item #3: Review request by Rick Nell (380 Main Ave Properties, LLC) for a façade grant and redevelopment assistance from TID #5. *

Attached is a request for TID assistance for a project at 315-317 Main Avenue. The proposed project would completely remove the interior of the building and also make improvements to the existing façade (see attached drawings). The renovated building would be used as commercial and office space. Given the cost of the overall project, the owner is requesting financial assistance from the City.

The existing value of the entire site is $305,000. The proposed value that the owner is willing to guarantee is $540,000. The net taxable increment is $235,000. 380 Main Ave Properties is requesting a development grant representing 20% of this new increment or $47,000. (Please note letter requests 25%, but staff worked on request to match previous approvals of 20%).

The project will also include significant façade renovations to both the front and back.
380 Main Ave Properties is also requesting approval of a façade grant not to exceed $10,000 which would be based on qualifying expenses (please see scope of work).

Recommendation:
Staff is requesting authorization from the RDA to develop the required agreements for the project based on the structure outline above. In addition, staff is recommending that a façade grant be approved not to exceed $10,000 for qualifying expenses.

Attachment: RDA_Staff_Feb_2015 (3139 : Nell)

Attachment: 315-317Main (3139 : Nell)

NELL & ASSOCIATES sc
ATTORNEYS & COUNSELORS

January 21, 2015

Mr. Kenneth Pabich
Community Development
City of De Pere
335 S. Broadway
De Pere, WI 54115

RE: 315-317 Main Avenue
Acquisition and Renovation

Dear Ken:

Please find enclosed our proposal to purchase and renovate the property at 315-317 Main Avenue which contains the former Kerkhoff Interiors, Gever's Barbershop and two apartments. Exhibit A is the layout proposal from the state plans for the former Kerkhoff location. Exhibit B is the proposed green space for part of the Kerkhoff space being removed.

The renovation will encompass the exterior of the front, the complete gutting and renovation of the original space of Kerkhoffs, the removal of the Kerkhoff addition facing the alley and return of the green space.

We will not renovate Gever's interior at this time per their request. However, the HVAC and electrical will be replaced. The front windows and doors will be replaced and the exterior returned to the look as shown in the 1930 picture of the building, which is attached as Exhibit C.

The rental units will not be renovated at this time, but a complete renovation of one unit is expected in the next year.

The rear of the Kerkhoff space will be removed and restored to green space as set forth in Exhibit B. The only exception is that the wooden fence will be replaced with a five foot high wrought iron fence so that the space can be seen from the alley. The window in the back will be one large window looking into the conference room.

Attachment: 315-317Main (3139 : Nell)

Exhibit A shows the layout for the Nell & Associates law firm. Nell & Associates is moving because my business partner in the library is expanding and adding people. This move works for the both of us. 380 Main Avenue Properties, LLC will own both properties. When we move, Nell & Associates will have seven to eight employees initially depending on the time of the year.

Because of lessons learned from the 313 Main Avenue project, we are approaching this project differently. First, we have engaged Slusarek Construction to do the work. I am quite familiar with them and have complete confidence in their conservative approach to this project. I have enclosed Exhibit D which provides the scope of the project for your review.

We intend to start as soon as we receive the necessary approvals and financing commitment. We are working towards the restoration of the exterior as we did with the library.

Our cost of the building is $230,000.00. Our cost of demolition, exterior restoration, and interior restoration is projected at $256,000.00. The green space is projected at $40,000.00. We are working to reduce some of this cost, but would propose to the City that we base the request on $540,000.00, which 380 Main Avenue Properties, LLC would agree as its minimum tax base upon completion.

Based upon the 4 to 1 guidelines, we are asking the RDA and City Council to approve a grant of $58,750.00, plus a $10,000.00 exterior improvement grant for a total of $68,750.00. The $58,750.00 is based on the $540,000.00 total investment minus a value of $305,000.00. (We understand that is the base amount that must be used. We believe our price of $230,000.00 is over fair market value, but understand the $305,000.00 is not intended to be the fair market value.) The difference is $235,000.00 which multiplied by .25 equals $58,750.00.

While we are requesting $68,750.00 for the project, we are accepting a couple of big liabilities. Main Avenue will close for a prolonged period of time in a couple of years. The bigger issue is that this building will have approximately ten day workers and four overnight people in the upstairs. We have no guaranteed parking for these people and acquiring parking space for them is likely going to be very difficult moving forward. We are actively looking to acquire a long-term parking solution but have found no acceptable solution to date.

Attachment: 315-317Main (3139 : Nell)

In addition, the planning for the square does not seem to be picking up any steam and the square has many issues, including garbage removal and parking. These issues mean that there will be future costs to this location that create risks not assumed by other projects I have been involved in. For this reason, we are asking for the amount of $68,750.00.

Thank you for your consideration of this request.

Respectfully,

RICHARD E. NELL

REN:bh

Main Avenue Peter, WI 1940

Attachment: 315-317Main (3139 : Nell)

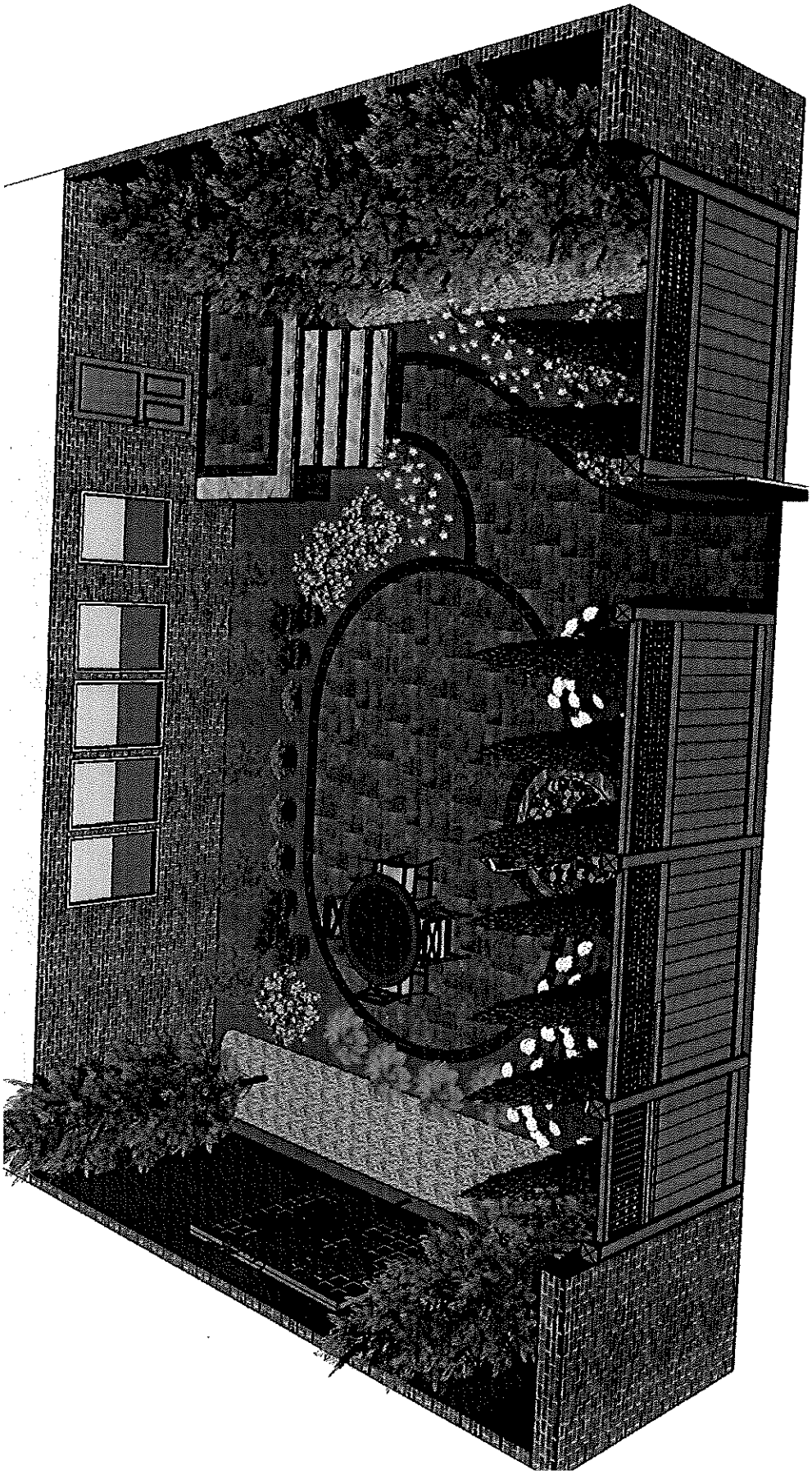


Exhibit A

Attachment: 315-317Main (3139 : Nell)

Room Schedule

Number	Name	Ceiling Finish	Wall Finish	Base Finish	Floor Finish
1	RECEPTION	12' HIGH PAINT FINISH	PAINT / BRICK	WOOD	LAMINATE WOOD FLOOR
2	PARALEGAL WORKSTATION 1	12' HIGH PAINT FINISH	PAINT / BRICK	VINYL	LAMINATE WOOD FLOOR
3	PARALEGAL WORKSTATION 2	12' HIGH PAINT FINISH	PAINT / BRICK	VINYL	LAMINATE WOOD FLOOR
4	PARALEGAL WORKSTATION 3	12' HIGH PAINT FINISH	PAINT / BRICK	VINYL	LAMINATE WOOD FLOOR
5	PARALEGAL WORKSTATION 4	12' HIGH PAINT FINISH	PAINT / BRICK	VINYL	LAMINATE WOOD FLOOR
6	PRINTER ROOM	12' HIGH PAINT FINISH	PAINT	VINYL	LAMINATE WOOD FLOOR
7	PARALEGAL OFFICE	12' HIGH PAINT FINISH	PAINT	VINYL	LAMINATE WOOD FLOOR
8	CONFERENCE ROOM	12' HIGH PAINT FINISH	PAINT	WOOD	LAMINATE WOOD FLOOR
9	KITCHENETTE	12' HIGH PAINT FINISH	PAINT	WOOD	LAMINATE WOOD FLOOR
10	BATH	12' HIGH PAINT FINISH	PAINT	TILE	TILE
11	OFFICE	12' HIGH PAINT FINISH	PAINT	VINYL	LAMINATE WOOD FLOOR
12	OFFICE	12' HIGH PAINT FINISH	PAINT	VINYL	LAMINATE WOOD FLOOR
13	OFFICE	12' HIGH PAINT FINISH	PAINT	VINYL	LAMINATE WOOD FLOOR
14	OFFICE	12' HIGH PAINT FINISH	PAINT	VINYL	LAMINATE WOOD FLOOR

TOILET ROOM NOTES (SEE ELEV. ON PG. A-1)

1. URINALS SHALL BE STALL-TYPE OR WALL-HUNG W/ AN ELONGATED RIM @ A MAXIMUM OF 17" ABOVE THE FINISHED FLOOR. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY W/ 4.27.4. OF THE ADA GUIDELINES AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FINISHED FLOOR.
2. WATER CLOSET FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY W/ ADA GUIDELINES. CONTROL FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA NO MORE THAN 44" ABOVE THE FLOOR.
3. EVERY TOILET ROOM SHALL HAVE THE ENTIRE FLOOR AND THE SIDE WALLS TO HEIGHT OF NOT LESS THAN 6" OF A MATERIAL IMPERVIOUS TO WATER.

Door Schedule

Mark	Family and Type	Count	Width	Height	Frame Material	Comments
001	Single-Panel: 36" x 80"	1	3' - 0"	6' - 8"	WOOD	
002	Single-Panel: 36" x 80"	1	3' - 0"	6' - 8"	WOOD	
003	Bifold-4 Panel: 48" x 80"	1	4' - 0"	6' - 8"	WOOD	
004	Single-Panel: 36" x 80"	1	3' - 0"	6' - 8"	WOOD	
005	Single-Panel: 36" x 80"	1	3' - 0"	6' - 8"	WOOD	
006	Single-Glass 1: 36" x 80"	1	3' - 0"	6' - 8"	WOOD	
007	Single-Glass 1: 36" x 80"	1	3' - 0"	6' - 8"	WOOD	
008	Single-Panel: 36" x 80"	1	3' - 0"	6' - 8"	WOOD	
009	Single-Panel: 36" x 80"	1	3' - 0"	6' - 8"	WOOD	
010	Single-Panel: 36" x 80"	1	3' - 0"	6' - 8"	WOOD	
011	Single-Panel: 36" x 80"	1	3' - 0"	6' - 8"	WOOD	
012	Single-Panel: 36" x 80"	1	3' - 0"	6' - 8"	WOOD	

Window Schedule

Mark	Construction Type	Count	Rough Width	Rough Height	Frame	Comments
A	FIXED	1	6' - 8"	6' - 0"	WOOD	
B	FIXED	1	6' - 8"	6' - 0"	WOOD	

CONSTRUCTION NOTES

1. INTERIOR WALLS ARE TO BE 3 1/2" WOOD STUDS UNLESS OTHERWISE SHOWN @ 16" O.C. AND MINIMUM OF 1/2" GYP. BOARD ON EACH SIDE
2. SOUND BATT INSULATION IS TO BE PROVIDED IN CONFERENCE ROOM AND OFFICE WALLS.
3. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE CURRENT PUBLICATIONS OF THE PORTLAND CEMENT ASSOCIATION
4. DARKEN WALL LAYERS INDICATE PROPOSED WALLS, LIGHTER LAYERS INDICATE EXISTING WALLS.
5. ALL HEATING EQUIPMENT SHALL BE SEALED COMBUSTION / DIRECT VENT ROOF-TOP MOUNTED OR ELECTRIC.
6. ALL ROOMS ARE ON HANDICAPPED ACCESSIBLE ROUTES, UNLESS OTHERWISE NOTED

DRAWING SYMBOLS

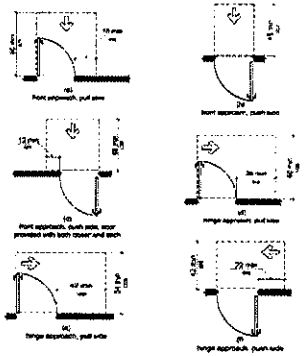
001 DOOR TAG | 1 ROOM TAG | EXIT LIGHT

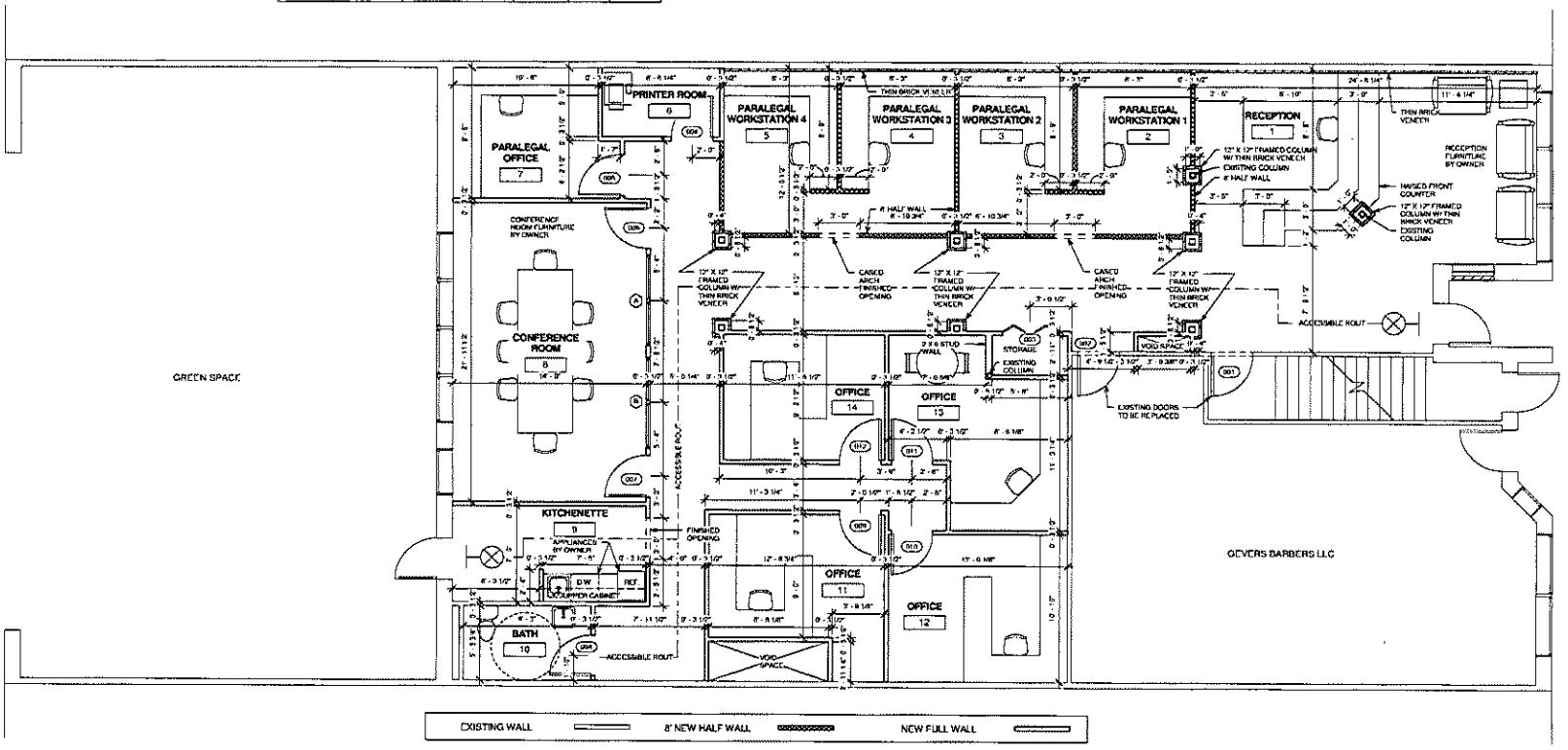
GENERAL NOTES

1. CONTRACTORS SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS IN FIELD
2. CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED ALL APPLICABLE ORDINANCES CODES AND STANDARDS, IN CASE OF CONFLICT, THE MOST STRINGENT SHALL APPLY. STATE OF WISCONSIN ENROLLED COMMERCIAL BUILDING CODE VOLUME 1 & 2.
3. ALL CONTRACTORS SHALL PROVIDE BARRICADES, FENCES, SAFETY EQUIPMENT, AND PRECAUTIONS REQUIRED BY ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.
4. COORDINATE W/ ALL TRADES FOR LOCATIONS AND SIZE OF ALL OPENINGS IN FLOORS, WALLS, CEILINGS AND ROOF FOR MECHANICAL EQUIPMENT AND ETC.

DOOR NOTES

1. ALL DOORS IN ABOVE SHALL COMPLY W/ CLEARANCES SHOWN BELOW
2. ALL DOOR HANDLES SHALL BE LEVER OR LOOP TYPE





FLOOR PLAN
1/4" = 1'-0"

Slusarek Planning Architectural Design and Construction Management
14331 Vista Ave Phone (920) 434-2919
Sturtevant, WI 53177

PROFESSIONAL SEAL BY:
BAY ARCHITECTS, LLC.
901 PARKVIEW ROAD
GREEN BAY, 54304

PROJECT FOR:
RICK NELL

SHEET TITLE:
FLOOR PLAN

DATE	10/03/2014
SCALE	1/4" = 1'-0"
DESIGN BY	TMJ
DRAWN BY	GS

A-2

THESE DOCUMENTS ARE THE PROPERTY OF SLUSAREK CONSTRUCTION
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#	DESCRIPTION	DATE
1	PERMIT & BUILDING COMMENTS	10/03/2014
2	OWNER REVISIONS	11/03/2014

Attachment: 315-317Main (3139 : Nell)

Build-Out

Owner:	Rick Nell
Builder:	Slusarek Construction
Location:	WD-909
	317 Main Ave.
	De Pere
Date:	12/22/14

Scope of Project

Project Specifications

1. Permits
    a. General Contractor Build-Out: $409.72 permit allowance
2. Planning
    a. Will include expediting the project, and material selections. Any plan changes will be designed at an expense of $40.00 per hour.
    b. Any engineering calculations will need to be charged accordingly.
3. Demolition
    a. Will include removing back portion of the building, and all interior walls and haul away for disposal.
    b. Will be based on a $5,000 material dumping, and $20,000 labor, allowance.
    c. Existing masonry walls of area being demolished will be left on east side to eliminate relocating gas meters.
4. Framing Specifications
    a. Frame new wall height and layout per plans.
    b. Frame false ceiling (to provide strips to hang gypsum board, and a chase to run electrical).
5. Wall Finish
    a. Wall and Ceiling Finish:
        1. Blue-board with a standard skip trowel plaster finish throughout finished areas.
    b. Masonry Option:
        1. Apply thin brick behind reception counter and on corridor columns. See proposal for option cost.
6. Interior Doors, Trim, Hardware, and Rail
    a. Base trim species and size: 11/16" x 5" oak, located in corridors, reception, kitchenette, and conference room. All other rooms will be 4" vinyl base.
    b. Casing species and size: ¾" x 2 ¾" oak
    c. Interior doors type, species, and size: 6 panel oak, sized per plan

Attachment: 315-317Main (3139 : Neil)

d. Interior door hardware: based on a $650.00 material allowance (chosen by customer)

7. Interior Windows
   a. Layout will be based on floor plan and will not include any transoms and or window grills.
   b. Casing Species and Size: ¾" x 2 ¾" oak
   c. Glass: Clear
8. Staining or Painting
   a. Interior painting:
      1. Walls and ceiling: paint (one color chosen by customer)
      2. Trim, cabinetry, doors: stain (chosen by customer)
9. Exterior Finish work
   a. Remove bead board strip above windows, window shutters, and existing sign work.
   b. Front Masonry:
      1. Place brick at front entrance where stone will be removed.
      2. Place thin brick over existing effis areas in front entry, round column to be squared up.
      3. Do all necessary tuckpointing of existing brick/ mortar joints on front side of building.
      4. Repair or touch up existing masonry on back of the building after demolition.
      5. All front exterior masonry will be based on a $10,480 labor/material allowance.
      6. All rear exterior masonry will be based on a $2,400 labor/material allowance.
   c. Woodwork:
      1. Install decorative cedar molding and paneling on bump out dormers and paint/stain to customers specifications. Based on $1,501.50 material allowance.
10. Exterior Windows/Doors
    a. Remove existing windows in Gever's and in front of build-out and replace with taller dark bronze aluminum with clear low-e glass. Front windows will replicate a transom look and will include grids between the glass, similar to the building across the street.
    b. Rear windows will be installed and built to fit existing header locations shown on build-out plan, and will also be dark bronze aluminum with clear low-e glass.

Attachment: 315-317Main (3139 : Nell)

c. All doors will be located per build-out plan and will all be commercial dark bronze aluminum storefront glass doors, except the apartments entrance, which will have obscured glass.

d. The exterior window/door price is based on $18,578.00 material/labor allowance.

11. Insulation

a. All interior office and conference room walls will be insulated to provide sound barrier.

12. Electrical

a. Will be based on the following labor and material allowance of $33,301.00:

DEMO WIRING AS NEEDED
RELOCATE ELECTRIC SERVICE
3-100 AMP SERVICES 2-UPSTAIRS, BARBER
1-200 AMP SERVICE-NELLS OFFICE
1-RECEPTION:
1-SINGLE POLE SWITCH
5-PENDANT LIGHTS-INSTALLED
2-QUAD OUTLETS
3-DUPLEX OUTLETS
3-TELE/DATA JACKS
2,3,4,5, EACH PARALEGAL WORK STATIONS:
2-SINGLE POLE SWITCHES
1-2x4 ACRYLIC FIXTURE
1-QUAD OUTLET
1-DUPLEX OUTLET
1-TELE/DATA STUB
6-PRINTER ROOM:
1-SINGLE POLE SWITCH
1-2x4 ACRYLIC FIXTURE
2-DUPLEX OUTLETS
1-TELE/DATA STUB
7-PARALEGAL OFFICE:
1-SINGLE POLE SWITCH
1-2x4 ACRYLIC FIXTURE
1-QUAD OUTLET
2-DUPLEX OUTLETS
1-TELE/DATA STUB

Attachment: 315-317Main (3139 : Nell)

8-CONFERENCE ROOM:
1-SINGLE POLE DIMMER
2-LARGE CHANDALIERS-INSTALLED
2-DUPLEX OUTLETS
1-FLOOR OUTLET
1-FLOOR TELE/DATA STUB
9-KITCHENETTE:
1-OCCUPANCY SENSOR
1-SINGLE POLE SWITCH
1-2x4 ACRYLIC FIXTURE
1-ROUND RECESS LED FIXTURE
2-GFI OUTLETS
2-DUPLEX OUTLETS
1-TELE JACK
1-GARBAGE DISPOSAL WIRING
1-DISHWASHER WIRING
10-BATHROOM:
1-OCCUPANCY SENSOR
1-2x4 ACRYLIC FIXTURE
1-EXHAUST FAN WIRING
1-ELECTRIC HEATER WIRING
11,12,14 OFFICES EACH:
1-SINGLE POLE SWITCH
1-2x4 ACRYLIC FIXTURE
1-QUAD OUTLET
2-DUPLEX OUTLETS
1-TELE/DATA JACK
13-OFFICE:
2-SINGLE POLE SWITCHES
1-2x4 ACRYLIC FIXTURE
1-ROUND RECESS FIXTURE
1-QUAD OUTLET
3-DUPLEX OUTLETS
1-TELE/DATA JACK
HALLWAY:
2-OCCUPANCY SENSORS
8-PENDANT LIGHTS-INSTALLED
2-WALL SCONCE N.L--COURT YARD-INSTALLED

Attachment: 315-317Main (3139 : Neil)

1-PHOTOCELL TIME CLOCK CONTROL

OUTSIDE:

REWIRE LIGHTING/SIGN FRONT OF BUILDING

6-WALL SCONCES-COURT YARD-INSTALLED

1-PHOTOCELL TIME CLOCK CONTROL

BASEMENT:

CLEAN UP AND REWIRE AS NEEDED ALLOW $1000.00

3-FURANCES IN BASEMENT

3-ROOF TOP AC UNITS

MISCELLANEOUS:

6-LED BATTERY BACK EMERGENCY EIXT LIGHTS

2-EMERGENCY LIGHTS

2-EGRESS LIGHTS

PERMIT FEE ALLOWANCE $563.00

PHONE DATA INCLUDES WIRING, JACKS, PATCH PANELS, RACK

NO UTILITY CO CHARGES INCLUDED

ACCORDING TO THIS PRICE FROM KEN, RICK WILL BE RESPONSIBLE TO PURCHASE HIS OWN ELECTRICAL FIXTURES!!

13. Heating and Cooling
    a. Will be based on a $35,035 material and labor allowance.

Build-Out:

Furnaces would be set in the Basement; 2 new units, 92% efficient,

1 – 80,000 BTU and 1 – 60,000 BTU.

2 – New 13 seer air conditioners, 1 – 3.5 ton and 1 – 2.5 ton.

All new duct work, registers, thermostats, insulating duct work in the Basement, new venting, drain lines, etc.

2 – 6" fresh air intakes with motorized dampers through the roof.

2 – Exhaust fans with venting through the roof.

New air conditioning lines, cased coils, low voltage wiring, etc.

Rerouting gas piping from meter bases to upstairs apartment and basement for the 3 – furnaces and water heater.

State approved plans (build out only)

Testing & balancing (build out only)

GEVERS BARBER SHOP:

1 – 60,000 BTU furnace, 92% efficient.

1 – 2 ton, 13 seer air conditioner.

1 – New 10" supply air.

2 – New return airs.

1 – Fresh air intake with motorized damper.
Gas piping, venting, drain lines, low voltage wiring, etc.
New duct work from Basement and connect to 3 – supply air existing ducts in the ceiling.
Duct work to existing return air and new return airs.
Gevers would not be on State Approved Plans or Testing & balancing.
I could put Gevers on and then I would have to bring it to code.
I think all I would need to do is change the bath fan to 150 CFM
and duct it up through the roof. I don't know where it goes
now or what size it is.
State Plans and T&B would go up some as well.
Gevers and new build-out to be kept on the same meter.
Curbing for air conditioning units based on $1,500 allowance.

14. Plumbing
    a. Will be based on a $6,260 material and labor allowance.
       Restroom:
       1-Kohler Coralias single lever faucet grate drain
       1-Mansfield wall hung in lav in white
       1-American Standard A.D.A. elongated toilet w/10CC open seat cover self-sustaining
       1-Package of padding for exposed P-Traps
       1-Set of grab bars for A.D.A toilet
       1-10 gallon water heater located in basement
       Kitchenette:
       1-Sterling double basin kitchen sink stainless steel self-rimming, with garbage disposal
       1-Aqueous Kitchen sink faucet in chrome
       1-Dishwasher hookup (dishwasher not included)
    b. Does not include:
       No water pipe insulation included
       No previsions for storm piping or ground water sump piping included (Sump pump is currently draining into the sanitary system. Usually there is an ordinance that storm water must discharge separately from sanitary system). If not grandfathered in, this will have to be resolved on a time and material basis with local inspector's approval.

15. Flooring
    a. Laminate flooring chosen by customer. Laminate flooring will be chosen based on a $2.99 per square foot material allowance. Locations per plan.

Attachment: 315-317Main (3139 : Nell)

b. Floor tile chosen by customer. Tile flooring will be chosen based on a $1.20 per square foot material allowance.

16. Cabinetry
    a. Specifications:
        1. Door Type: Flat panel
        2. Hinge Type: Standard concealed
        3. Drawer Type: Slab with standard drawer box
        4. Molding Style: 3-1/4" crown
        5. Counter Top Material: Triple cove laminate with backsplash in kitchenette.
        6. Cabinet Interior: Melamine (no backs)
        7. Hardware: Standard allowance
        8. Cabinet Finish: Standard stain
    b. Kitchenette: 89" refrigerator/sink wall including an open area for full refrigerator, and an open area for dishwasher.
    c. Office 13: 132" x 102" L-shaped desk including 36" base cabinet with 2 drawers and 2 doors, 18" base cabinet with 2 file drawers, laminate tops with open areas to sit, an angled top and angled support brackets.
    d. Office 14: 110-1/2" x 93" x 72" U-shape desk including 36" base cabinet with 2 drawers and 2 doors, 18" base cabinet with 2 file drawers, 72" plain back panel, laminate top with open areas to sit, and angled support brackets.
    e. Reception: 105" x 30" x 60" x 48" desk with 18" deep raised laminate ledge, paneled electrical wall, 36" base cabinet with 4 file drawers, 36" base cabinet with 2 drawers and 2 doors, 48" base cabinet with 2 false doors and 2 doors, laminate tops with open areas to sit and angled support brackets.
    f. All cabinetry is based on a $13,462.35 material/labor allowance.

Project Notes

1. Any changes to the scope of the work will require an adjustment to the overall cost of the project.
2. Anything not categorized on the project specifications is not included.
3. Categories based on allowances, may produce surpluses, or deficits that depending on customer preferences. These categories will be adjusted at the intervals decided by Slusarek Construction.

Gregg Slusarek **Date**	**Tyler Jorgensen** **Date**
President	Designer/Estimator
Rick Nell **Date**	

City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE:	**February 23, 2015**
DEPARTMENT:	**Planning**
FROM:	**Ken Pabich**
SUBJECT:	**Discuss status of redevelopment agreement between the City of De Pere, the Redevelopment Authority of the City of De Pere and Centre Ville LLC (MAC Dental).**

City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE:	**February 23, 2015**
DEPARTMENT:	**Planning**
FROM:	**Ken Pabich**
SUBJECT:	**Consideration of disposition of 102 N. Broadway (Creviere Commons site).**

City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE:	**February 23, 2015**
DEPARTMENT:	**Planning**
FROM:	**Ken Pabich**
SUBJECT:	**Future agenda items.**