



**Proposal for St. Francis Brewery
Humboldt Park
Restroom Remodels**

Date 02/28/2017

**Provided by:
J.R. PLUMBING INC.**

Proposal is Provided By

J.R. PLUMBING INC.
16817 W. Greenfield Ave
New Berlin, WI 53151
262-432-4444



Proposal is Provided To

St. Francis Brewery / Humboldt Part
3000 S. Howell Ave,
Milwaukee, WI 53207

Bid To: Tom Dillon / St. Francis Brewery
414-744-4448
Tom@stfrancisbrewery.com

*Restroom Remodels *

Proposal

Bid#1

Women's Bathroom

- + Furnish & install (4) water closets
 - + (1) Handicap (top spud)
 - + (3) Elongated (top spud)
 - + (4) Sloan flush valves
 - + (4) Elongated, open front, self sustaining seats
 - + Installed as per speck sheet
 - + Repipe flush valves as per code (all piping to be exposed)
- + Furnish & install (2) lavatories
 - + (2) Wall hung sinks
 - + (2) Lavatory faucets
 - + (2) Flat grid strainers
 - + (2) Trap wrap (+supplies)
 - + Installed as per spec sheet
- + Includes repiping water to fixtures
 - *Walls opened up by Materna's Maintenance*
- + Sinks to be installed as per specs
 - + (1) Handicap height
 - + (1) Standard height
- + Wall repair by Materna's Maintenance
- + Furnish / Install (1) hose connection.
 - + Includes isolation valve, boiler drain, and vacuum breaker

Replace Women's Bathroom Floor Drain

- + Disconnect floor drain riser in basement
- + Partial floor to be removed by Materna's Maintenance that will expose floor drain.
Remove existing floor drain.
- + Furnish / Install new commercial floor drain (see spec sheet)
- + Reconnect / re-pipe riser and test for proper operation
- + Rubber liner furnished / installed by Materna's Maintenance
- + Power snake floor drain piping up to 20 feet. Add \$100.00 to proposal
- + Tile repair by Materna's Maintenance
- + Includes all miscellaneous material and labor

Men's Bathroom

- + Furnish & install (2) toilets handicap top spud, (1) elongated top spud
- + Furnish & install (3) toilet seats
- + Furnish & install (2) lavatories
- + Furnish & install (2) lav faucets
- + Furnish & install (2) flat grid strainers
- + Water piping will be partially exposed
- + 2" water main galvanized piping to be replaced into crawl space.
 - + Includes isolation valve to be installed in crawl space (below floor)
- + Wall repairs by others (if needed)
- + Furnish / Install (1) hose connection.
 - + Includes isolation valve, boiler drain, and vacuum breaker

Replace Men's Bathroom Floor Drain

- + Disconnect floor drain riser in basement
- + Partial floor to be removed by Materna's Maintenance that will expose floor drain.
Remove existing floor drain.
- + Furnish / Install new commercial floor drain (see spec sheet)
- + Reconnect / re-pipe riser and test for proper operation
- + Rubber liner furnished / installed by Materna's Maintenance
- + Power snake floor drain piping up to 20 feet. Add \$100.00 to proposal
- + Tile repair by Materna's Maintenance
- + Includes all miscellaneous material and labor

Insulate 2" Copper Cold Water Piping in Men's Bathroom

- + Includes fiberglass pipe insulation (see spec sheet)

Miscellaneous

- + Includes Plumbing Permit and Fees
 - + Rough and Finish Inspection
- + No drinking fountain replacement
- + Distribution copper piping (hot & cold) to remain. (Main floor)
- + Work quoted during normal business hours of 8:00AM-4:30PM

+ Any extra work needed to be completed on a Time&Material Basis

Fixture Information

- + (4) Kohler Toilets
- + (4) Toilets Seats (Strong hold) open front self sustaining
- + (4) Sloan water closet flush valves
- + (4) Kohler lavatories
- + (4) Kohler lavatory (flat grid strainers)
- + (4) Trap wrap (and supply)

Standard Fixture Specs

Water Closet Flush Valves-

- + Sloan Royal Flush Valve #111 or Regal #110

Water Closet Toilet Seats-

- + Bemis Toilet Seat 1955SSC or Kohler K4731-SC-0

Floor-Mounted Water Closet-

- + Kohler Welcomme K-4350

Wall-Hung Wash Basin-

- + Kohler Hudson (Enameled Cast Iron) K-2861 4" C-C

Wash Basin Faucets-

- + Chicago #844 E12-665PSHCP (Single)
- + Chicago #802-V665CP (Dual Metering)

A.D.A. Fixture Specs

Floor-Mounted Water Closet-

- +Kohler Highcliff K-4368

Water Closet Flush Valve-

- + Sloan Royal Flush Valve #111 or Regal #110

Water Closet Toilet Seats-

- +Bemis Toilet Seat 1955SSC or Kohler K4731-SC-0

Wash Basin (Wall Hung)-

- +Kohler Hudson (Enameled Cast Iron) K-2861 4" C-C

Wash Basin Faucet-

- + Chicago #844E12-665PSHCP (Single)
- +Chicago #802-V665CP (Dual Metering)

Proposal:

Services	Description	Quantity	Price
Plumbing	Rest Room Remodels	1	\$17,580.00

*Notice of contractor lien rights:

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HERBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOES ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOES WHO CONTRACT DIRECTLY WHITH THE OWNER OR WHO HAVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH

LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICE FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO CO-OPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

If J.R. Plumbing institutes any suit or action to enforce any of the terms of this Invoice, J.R. Plumbing shall be entitled to recover such sum as the court deems reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, all reasonable expenses J.R. Plumbing incurs that in its opinion, are necessary at any time for the protection of its interest of the enforcement of its rights, shall become a part of the indebtedness payable on demand and shall bear interest at the rate of 18% from the date of the invoice, until repaid. Expenses covered by the paragraph include, without limitation, however subject to any limits under applicable law, J.R. Plumbing's attorneys' fees and legal expenses whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings, (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports. Customer also will pay any court cost, in addition to all other sums provided by law.

****Any dispute in billing amount must be addressed within 30 days of invoicing.**

**** J.R. Plumbing, Inc. does not warrant existing plumbing and/or plumbing fixtures that may be connected to or tied-in to newly installed and/or newly repaired plumbing fixtures and/or plumbing lines.**

**** Materials and/or fixtures supplied by customer/general contractor/other are not warranted by J.R. Plumbing, Inc. Extra expenses incurred by J.R. Plumbing, Inc. due to incorrect, defective, missing and/or incomplete materials and/or fixtures supplied by other will be billed directly to customer on a time-and-material basis (including, but not limited to, travel time, labor charges, freight charges, materials and fixtures).**

Project Total Not to Exceed: \$17,580.00

I am authorized to offer, on behalf of my company, to provide the goods and services specified in this proposal. I agree to all terms specified in this proposal.

X_____ Date: _____

Thank you

-----Thank you for the opportunity to bid this project-----