



AGENDA
**HISTORIC PRESERVATION/
DESIGN REVIEW COMMISSION**

Members

- Chairperson Tim Siebert
- Vice Chair Mary McComb
- Alderperson Marc Christianson
- Sarah Scripps
- Carol Molepske (Alternate 1)
- Peter Munck (Alternate 2)

Date and Time: April 6, 2022
4:00 PM

Location: Community Room
933 Michigan Avenue, Stevens
Point, WI

OR

Zoom Teleconferencing

Meeting ID: 880 3007 0246
| Passcode: 008282

By

Computer: <https://us02web.zoom.us/j/88030070246?pwd=aTRQZVIyMHRtRlcwT2k4aGFFUHV4d>

By Phone: +1-312-626-6799 (US
Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the March 2, 2022 meeting of the Historic Preservation / Design Review Commission.
3. A request from Gregg Gokey, representing Opera House LLC, for a facade improvement grant in the amount of \$114,473.98 to perform exterior improvements to the building located at 1124 Main Street (Parcel ID 281240832202973).
4. Discussion only: A request from Mike Beacom for a conceptual plan review to perform exterior improvements to the property located at 1052 Main Street (Parcel ID 281240832202938).
Information from the applicant will be provided during the meeting.

Closing Section:

5. Adjourn

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

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REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

March 2, 2022 – 4:30 PM
933 Michigan Ave, Stevens Point, WI 54481

PRESENT: Chairperson Siebert, Alderperson Christianson, Commissioner McComb, Commissioner Molespske, Commissioner Munck, and Commissioner Scripps.

ALSO PRESENT: Associate Planner/Zoning Administrator Kuhn, Ryan Wanta, Brian Cummins, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the December 2, 2021 meeting of the Historic Preservation / Design Review Commission.
3. A request from Ryan Wanta, representing Great Northern Distilling, for a design review to construct a principal structure at 1009 Second Street (Parcel ID 281240832200424), consistent with Ch. 22.05(2).

Closing Section:

4. Adjourn
-

Opening Section:

1. Roll Call

Present: Siebert, Christianson, Molespske, Munck, Scripps

Excused: McComb

Discussion and Possible Action on the Following:

2. Report of the December 2, 2021 meeting of the Historic Preservation / Design Review Commission.

Motion by Alderperson Christianson to approve the report of the December 2, 2021 meeting of the Historic Preservation / Design Review Commission; seconded by Commissioner Scripps

Motion carried 5-0.

3. A request from Ryan Wanta, representing Great Northern Distilling, for a design review to construct a principal structure at 1009 Second Street (Parcel ID 281240832200424), consistent with Ch. 22.05(2).

Associate Planner/Zoning Administrator Kuhn provided a summary for a design review to construct a principal structure at 1009 Second Street. The commission had previously approved a design review request, but major changes to the structure and site due to a redesign triggered the need for a secondary request.

Commissioner McComb arrived at 4:33PM

Ryan Wanta, applicant, made the following comments:

1. Changes to the structure and ultimate site modifications including but not limited to:
 - a. To meet cost restrictions/reductions, expanded footprint of the building, removed public second floor, moved building location more south on the lot.
 - b. Modification in turn eliminated parking and larger public outdoor area.
 - c. Relocated outdoor space to the west, moved HVAC system to the roof, proposed fake windows on the northern wall among other exterior redesign.

Commissioners made the following comments:

1. Inquiry as to whether the outdoor structure would still be present, to which the applicant indicated that the outdoor patio greatly reduced.
2. Inquiry as to whether there would still be an interior gathering space, to which the applicant confirmed that the event space and tasting room would exist on the main floor, and the footprint had been increased.
3. Good addition to the downtown.
4. Redesign of the space is an improvement; space was well utilized.

Motion by Alderperson Christianson to approve the request from Ryan Wanta, representing Great Northern Distilling, for a design review to construct a principal structure at 1009 Second Street (Parcel ID 281240832200424), consistent with Ch. 22.05(2) with the following:

1. The applicant shall select paint colors from the Commission's approved color palettes (Sherwin Williams, Benjamin Moore and Valspar) to be used in painting masonry walls. Selected paint colors shall be reviewed and approved by Community Development staff.
2. The applicant shall submit final details on the choice of wood that will be used for the trash enclosure, subject to the review and approval of Community Development staff.
3. A building permit shall be obtained prior to the start of construction.
4. Staff shall have the ability to approve minor changes to the site plan, building design and materials.

seconded by Commissioner Munk

Motion carried 5-0.

Closing Section:

4. Adjourn.

Meeting adjourned at 4:38 PM.

A recording of this meeting can be viewed/heard at: <https://stevenspoint.com/365/AgendasMinutesVideos>

Administrative Staff Report

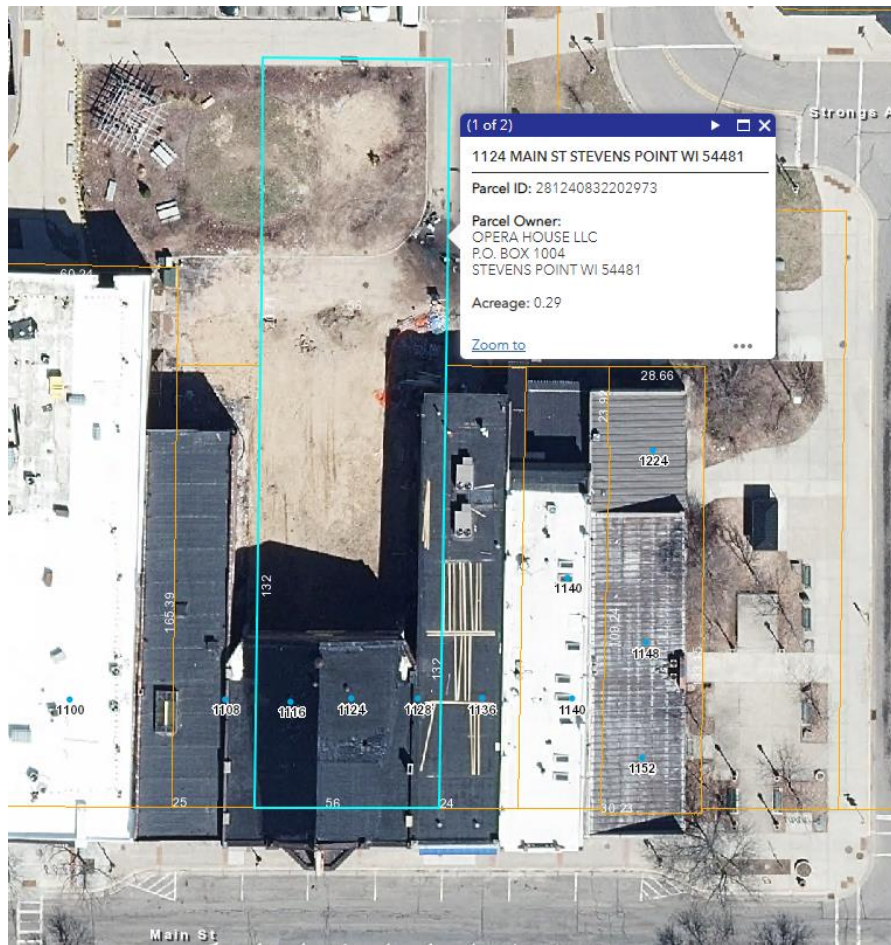


Façade Grant Review
1124 Main Street
April 6, 2022

Department of Community Development
1515 Strong's Avenue, Stevens Point, WI
54481
Ph: (715) 346-1568 - Fax: (715) 346-1498

Applicant(s): - Gregg Gokey, representing Opera House, LLC. Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240832202973 Zone(s): "B-3" Central Business District Council District: - District 1 – Ald. Christianson Lot Information: - Actual Frontage: 56 feet - Effective Depth: 132 feet - Square Footage: 12,465 - Acreage: 0.29 Current Use: - Commercial / Vacant Applicable Regulations: - Chapter 22 - Downtown Design Guidelines - Façade Grant Guidelines	Request A request from Gregg Gokey, representing Opera House LLC, for a façade improvement grant in the amount of \$114,473.98 to perform exterior improvements to the building located at 1124 Main Street (Parcel ID 281240832202973). Attachment(s) - Application - Renderings / Photo's - Bids City Official Design Review / Historic District - Downtown Design Review District - Mathias Mitchell Public Square District Staff Recommendation Approve the façade improvement grant request in the amount of \$114,473.98 for the property at 1124 Main Street (Parcel ID 281240832202973), subject to the following conditions: - The chairperson and designated agent shall have the authority to review and/or approve minor amendments to the project. - Applicable building permits shall be obtained. - All work shall be completed in accordance to the timeline transcribed within the most recent development agreement. - Project must adhere to Façade Improvement Grant Program Guidelines. - No funds shall be disbursed until project is fully completed.
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Vicinity Map



Scope of Work

In October of 2020, the City's Historic Preservation / Design Review Commission approved a design review to perform various exterior improvements to the former Fox Theatre. Earlier in 2020, the City entered into a development agreement with The Opera House, LLC, who has proposed to renovate the former theatre into an event space and beer garden. The interior event space is proposed to be used for both public and private events—having the ability to house multiple services, such as informational meetings, wedding ceremonies and civic events. A catering kitchen will be installed in the northeast corner of the building to accommodate food and beverage catering for private events in the Opera House.

The exterior use plan consists of constructing an outdoor beer garden. The beer garden is proposed to house both public and private events, with ample seating and entertainment features being placed on the paved patio area. Additional buffering techniques, such as installing landscaping and fencing is proposed to better contain the activities proposed within the beer garden.

The design review request that was brought before the Commission centered on the applicant's proposal to perform several exterior improvements, such as installing new brick on the front and rear facades, roof repair, masonry work, window and door installations, and general maintenance. The south façade is intended to be restored as how it was

originally built (as the Opera House), which included removing the Fox marquee sign. The north façade of the former Fox Theatre, as mentioned, is proposed to be converted into a beer garden and event space.

To help finance the improvements, the applicant is requesting to apply for a façade improvement grant to proceed with the project. The request entails asking for matching grant assistance in the amount of

\$114,473.98. As discussed below, this request exceeds the 40% in matching grant assistance that is allowed as part of the façade improvement grant program. With that said, the agreed-upon development agreement between the City and The Opera House, LLC allows for the applicant to exceed the 40% threshold as part of this development. Besides the Historic Preservation / Design Review Commission reviewing the proposed façade grant, the City's Finance Committee and Common Council will need to review the request. The Finance Committee will need to review the grant request to exceed the 40% in matching assistance that is allowed, while the Common Council will need to review the grant request as the total monies requested exceeds \$30,000. Both government bodies are anticipated to take action on the request during the April meeting.



City of Stevens Point Façade Improvement Grant Program

Eligible Activities

Restoration and rehabilitation of your building's exterior wall(s) that are viewable from a public street (alleys are not included). Examples include (list is not all inclusive):

Storefronts

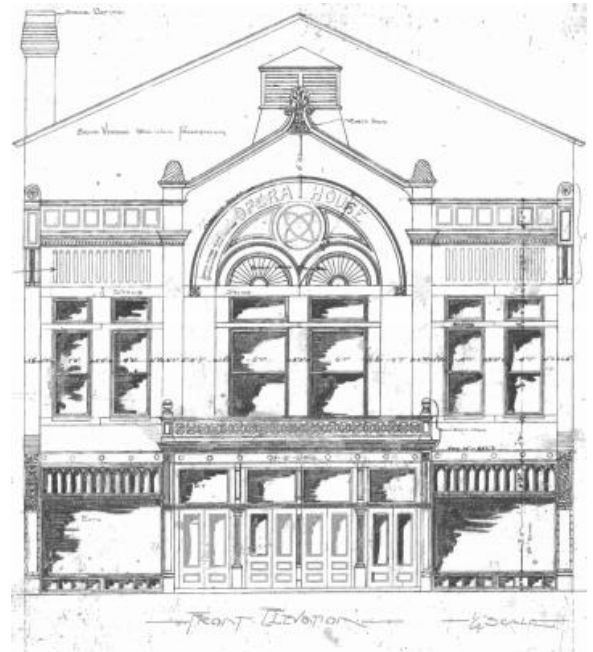
*Signage **

*Doors and windows **

Wall treatments (painting, acid washes, etc.)

*Details (light fixtures, awnings, etc.) **

Building additions that meet local building codes and zoning requirements and the principles and guidelines of the Program.



** Costs associated with these improvements may only be considered for matching grant funds if they are part of an overall building improvement project or restoration project. For example, replacing your awning, signage, or windows that are not historically relevant does not meet the intent of the program and will not qualify for matching grant funds. The Commission reserves the right to approve these improvements for projects that restore the historical integrity of the building.*

Award Reimbursement

Reimbursement shall be limited to no more than 40% of the total cost of eligible improvements. No single City reimbursement shall exceed thirty thousand dollars (\$30,000) unless it is approved by the Common Council.

The following provides an analysis of each façade improvement grant standard relative to the planned project.

Façade Improvement Grant Standards

1. The project is being proposed on an existing building within the Downtown Design Review District.

Analysis: The building and property are located within the Downtown Design Review District and the Downtown TIF District (TIF 6).

Findings: This standard is met.

2. Restoration and rehabilitation of building exterior walls are viewable from a public street.

Analysis: The south façade faces Main Street. The north façade will be visible from Strongs Avenue.

Findings: This standard is met.

3. Activities proposed are part of an overall building improvement project.

Analysis: Façade improvement activities are numerous and are listed on pages two and three of this staff report.

Findings: This standard is met.

4. Structural or decorative elements should be repaired or replaced to match or be compatible with the original materials and design of the building to the greatest extent possible.

Analysis: A design review was approved by the Historic Preservation / Design Review Commission on October 7, 2020. Please see the attached staff report corresponding to the design review submittal.

Findings: The façade grant submittal focuses on the following improvements: windows and doors, painting, masonry and roofing. Based on the bids that were received for each of the four improvements, staff believes that it aligns with the design review that was brought before the Commission in 2020.

5. The applicant has obtained more than one bid from contractors.

Analysis: The applicant has submitted two bids from different contractors for each façade improvement activity.

Findings: This standard is met.

6. Matching grant assistance shall not exceed \$30,000 unless approved by the Common Council.

Contractor

	Improvements	Commercial Roofing of Wisconsin	Mauer Roofing	D&D Masonry	Cornerstone Restoration	CertaPro Painters	Wildcard Worx	Precision Glass & Doors	Pella Windows & Doors	Wildcard Worx
Roofing										
1	Remove existing roofing material	\$49,919.00	\$57,180.00	-	-	-	-	-	-	-
2	Install new insulation & fiberboard	\$ above	\$ above	-	-	-	-	-	-	-
3	Install edging, tile and associated rooftop equipment	-	-	-	-	-	-	-	-	-
Masonry										
4	Cut and flush wing walls	-	-	\$24,300.00	\$113,400.90	-	-	-	-	-
5	Tuckpointing at side and rear elevations	-	-	\$ above	\$ above	-	-	-	-	-
Painting										
6	Remove dirt and debris from masonry surface	-	-	-	-	\$8,873.71	\$17,822.00	-	-	-
7	Paint fascia, metal accents and exterior decorative elements	-	-	-	-	\$ above	\$ above	-	-	-
Windows & Doors										
8	Install windows & doors at front and rear elevations	-	-	-	-	-	-	\$124,775.00	\$75,126.95	\$61,780.00
TOTAL:		\$49,919.00	\$57,180.00	\$24,300.00	\$113,400.90	\$8,873.71	\$17,822.00	\$124,775.00	\$136,906.95	
Lowest Bid(s)		\$49,919.00		\$24,300.00		\$8,873.71		\$124,775.00		
TOTAL Project Cost:		\$207,867.71								
Requested Matching Grant Assistance:		\$114,473.98 (approximately 55.07% of total project cost)								
NOTE:		The bids for Pella Windows and Doors & Wildcard Worx, LLC combine for improvement #8								

Analysis: The total project cost estimates for bid proposals are above.

Findings: The applicant has provided two bids for all improvements, however a few of the bids do not go into great detail (e.g., D&D Masonry and Cornerstone Restoration). As this request exceeds \$30,000, the applicant will need to obtain approval from the Common Council prior to the façade grant contract being executed.

6. **The applicant is current on all real estate and personal property taxes, has provided proof of insurance, and has no outstanding amounts owed to the City of Stevens Point.**

Analysis: Proof of insurance has been provided and the applicant does not owe any money to the City.

Finding: This standard is met.

7. **The project meets all components outlined within the Downtown Design Guidelines.**

Analysis: The design standards that apply to this request, including addition guidelines, windows and doors, roofs, storefronts, safety and accessibility, and signage were reviewed and approved with conditions applied to the design review approval in 2020.

Findings: This standard is met.

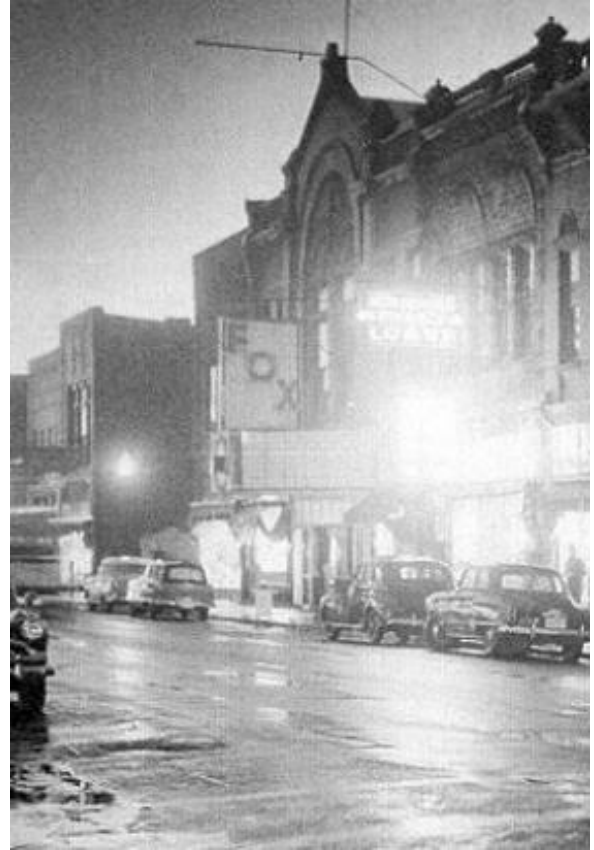
8. **The project conforms to all zoning regulations within Chapter 23 of the City's Revised Municipal Code.**



Analysis: A conditional use permit was issued by the Common Council in 2020 to allow for the planned beer garden use of the project. No additional zoning approvals are needed outside of the applicant meeting conditions as outlined in the conditional use approval.

Findings: Applicable building permits will need to be obtained as part of this restoration and development project.

Historic Photos



Department of Community Development
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481



Adam Kuhn
Associate Planner/Zoning Administrator
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Fax: (715) 346-1498
akuhn@stevenspoint.com
stevenspoint.com

Façade Improvement Grant Program Application

ADMINISTRATIVE SUMMARY (Staff Use Only)

Date Submitted		Date Reviewed		Approved	Yes ☐ (\$ _____) No ☐
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APPLICANT/OWNER INFORMATION

APPLICANT INFORMATION		Owner Information (Same as Applicant? ☐)	
Applicant Name	Opera House llc	Contact Name	Erin Batzler
Address	1124 Main St	Address	1300 College Ct.
City, State, Zip	Stevens Point, WI, 54481	City, State, Zip	Stevens Point, WI, 54481
Telephone	715-869-3440	Telephone	715-869-3440
Cell		Cell	
Fax		Fax	
Email	info@stevenspointoperahouse.org	Email	info@stevenspointoperahouse.org

PROJECT SUMMARY

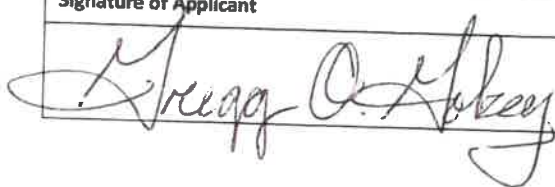
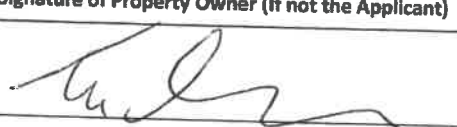
Scope of Work to be Undertaken (attach contractor estimates, if available)	
Please see attachment	
Describe the Positive Impact Your Project will Bring to Stevens Point	
Please see attachment	
Total Cost of Project Improvements	Amount of Matching Grant Assistance Requested
\$228,947.95	\$114,473.98
Estimated Start Date	Estimated Completion Date
April 16th, 2022	May 21st, 2022
Number of Commercial Tenant Spaces Within the Building	Number of Residential Tenant Spaces Within the Building
1	0

EXHIBITS (The following materials must accompany your application in order to be considered for matching grant assistance funding)

Complete detailed list of project revenues and expenses.	☐	Additional Exhibits If Any (List):
Two bids from qualified contractors detailing the cost of the work to be done.	☐	
Drawings detailing all of the work to be completed as part of the project.	☐	
A description/sample of project materials and colors.	☐	
Proof of insurance.	☐	
Must be current on all real estate and personal property taxes.	☐	
No outstanding amounts owed to the City of Stevens Point.	☐	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner (If not the Applicant)	Date
	3/29/22		3/29/22

PROJECT SUMMARY

Scope of Work to be Undertaken

1. **South Facade** (Front of building, facing Main Street)
 - a. Uncover and repair the original decorative metal work and steel beams
 - b. Clean, repair and apply protective paint to the decorative metal work on the upper elevation of the building including the pressed metal tympanum, parapets, cornices and cast iron capings
 - c. Restore the original lettering located over the tympanum spelling "Opera House"
 - d. Reinstall center entrance doors on building on Main St. with ADA standard doors
 - e. Replace all windows with aluminum wrapped energy efficient versions
 - f. Repair damaged masonry and re-tuck point areas where needed
 - g. Recreate the original 'band stand' balcony that canopied the front entrance doors
2. **North Facade** (Rear of building, facing Cobblestone Hotel)
 - a. Re-tuck point the brick and restore historic window brick trim elements
 - b. Two windows on the upper elevation will be replaced with aluminum wrapped energy efficient versions in their historic spots
 - c. Two aluminum wrapped energy efficient windows will be installed in historic exit doors on the lower level
 - d. Energy efficient glass patio doors will be installed in the original doorway location to the original balcony.
3. **Roof System**
 - a. Replace roof covering with a water tight system that protects the integrity of the structure and masonry work that gives its distinct shape.
 - b. Repair of roof drainage system to facilitate water direction away from masonry and foundation structures

Standards for Rehabilitation

We have utilized The Secretary of the Interior's Standards for Rehabilitation as a guide to identify and explain the repairs and/or alterations needed to return the historic building at 1124 Main Street in Stevens Point to contemporary use while preserving those portions and features of the property which are significant to its historic and architectural value.

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

These standards are deferred to with regard to the preservation of historic properties listed in the National Register of Historic Places. The standards have been widely adopted by historic districts and planning commissions across the country and are commonly used by State and local officials in reviewing historic rehabilitation proposals which is why we referenced them in our rehabilitation work.

The Secretary of the Interior's Standards for Rehabilitation are available for download through the U.S. National Parks Service website at the following URL:

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

Description of Work

Plans include the restoration of the south façade (facing Main Street downtown) to its original 1896 appearance and the renovation and improvement of the north façade (facing towards the Cobblestone hotel), which used to be an interior wall and which will need repairs and modifications to make it weather resistant and water tight exterior wall.

Weatherproofing

Over the many years that it has sat vacant and unmaintained, the Opera House has suffered from significant moisture penetration due to deterioration of the roof and drainage systems. This has led to the deterioration of other building elements including its windows, doors and masonry. Replacing the roof and drainage system is the foremost element in The Opera House LLC's plan to revitalize and maintain the appearance and integrity of the building's exterior. Replacing the roof and drainage systems will ensure the building is water tight and not at risk of deterioration from moisture penetration or standing water. The Secretary of the Interior's Standards for Rehabilitation recommended preservation efforts for masonry include, *"Protecting and maintaining masonry by ensuring that historic drainage features and systems that divert rainwater from masonry surfaces (such as roof overhangs, gutters, and downspouts) are intact and functioning properly."* (Page 80)

Directing water away from a building is especially important for a brick building since brick and mortar are porous materials that absorb moisture easily. When splashed with water regularly or when exposed to poor drainage, brick and mortar can turn crumbly and sandy. When brick masonry loses its integrity and begins to crumble away, it is called spalling. Many things contribute to spalling bricks, but the most common cause is water exposure. If left untreated, spalling can worsen until it interferes with the overall stability and safety of a building. Masons have identified several areas on the building's exterior where the masonry is spalling and the brickwork needs to be removed and replaced. There are many areas across the building's exterior where the masonry needs cleaning, repair, and replacement.

In addition to the replacement of the roof, The Opera House LLC's plan includes the simultaneous replacement of all windows and doors in order to fully weatherproof the building. The new windows will be customized to mimic the appearance of early 1900 window design while providing the thermal efficiency and durability of modern window technology. The simultaneous installation of all new windows and doors will ensure a uniform appearance across the building's exterior and will greatly enhance its visual appeal.

Another architectural feature in need of repair is the wrought metal work adorning the south facade. These features include studded iron columns and beams on street level, to the metal tympanum, parapets, cornices, paneling and wrought iron capings on the upper elevation of the facade. These metal features have been exposed to the elements for so long without proper maintenance that they have begun to deteriorate in spots and need patching. The oxidation (rust) off these features is so extensive that streaks of it can easily be seen staining the pressed brick in streaks down the face of the building. See Image B.

In order to maintain the integrity of these architectural features, the metal will require detailed repair and the application of a rust preventative and protective paint to stop further deterioration. The Secretary of the Interior's Standards for Rehabilitation recommended preservation efforts for metal work include, "Cleaning metals, when necessary, to remove corrosion prior to repainting or applying other appropriate protective coatings," (Page 93) and "Applying appropriate paint or other coating systems to historically-coated metals after cleaning to protect them from corrosion." (Page 94).

South Facade

The Opera House LLC plans to apply for the facade improvement grant to help restore the building's brick, windows, lower entrance and the intricate details across the facade facing Main Street. The building is faced with pressed brick, is capped with pressed metal cornices and has cast iron brackets at the outer edges of the building.

Plans include the full restoration of the facade as it was originally built. The Opera House LLC has successfully sourced the original architectural sketches for this purpose. The restoration of the face of the building includes the removal of the FOX marquee and all other 1940's features, masonry cleaning and repairs, repair and painting of the metal ornamentation, and the installation of new, era-appropriate windows and doors. See Image A.

After the removal of the marquee, the damage left from the bolts will need to be repaired and a new balcony constructed. Alterations to the original balcony design may be necessary to ensure its stability and to improve safety, but the overall appearance of the balcony will mimic the original design. See Image B.

Main Entrance (South Facade)

The center portion of the ground floor contains the entrance to the theater, consisting of two pairs of double doors (recessed some 10 feet from the building line) together with poster display cases both facing and perpendicular to the street. Materials consist of aluminum, clear and opaque glasses, and "carrara glass." The existing doors, display cases, glass paneling, and other 1940's elements will be removed and the front entrance will be restored to its original appearance, consisting of era-appropriate double doors with transom windows. The new entrance will need to be altered slightly from the original sketches, which show 4 sets of double doors with transom windows. Instead, the entrance will maintain the existing two sets of double doors, in order to accommodate a wider door design that adheres to ADA accessibility standards. The doors will be custom made to accurately reflect the structure's architectural style and period. Large windows will be installed adjacent to the doors, replacing the existing display cases. See Image C.

Above the main entrance, the center section of the Opera House contains a pair of oversized double hung windows. On either side of this center section are slightly narrower sections each having a pair of transom-covered oversized windows similar to the larger center units. These windows will also be replaced. The design and appearance of the new windows will closely match the old windows. See Image D.

North Facade

The existing north face of the building was once an interior wall and was left exposed after demolition of the theater auditorium in December of 2019. There is a significant amount of work needed to preserve the structural integrity of this wall and to ensure it can withstand long term exposure to the natural elements. The necessary modifications needed to weatherize the north facade include extensive masonry repairs and the installation of windows and doors. See Image E.

Our window and door installation plan will utilize existing openings in the wall where original doorways and windows used to exist. Custom doors and windows will be installed and the surrounding masonry fixed to prevent further damage from water penetration.

See Image F.

Describe the Positive Impact Your Project will Bring to Stevens Point.

The building facade at 1124 Main St. will be repaired and reconstructed to closely match the original architectural style of the building as it was designed in 1894. We hope that by taking the building back to its original appearance, the building will stand as a symbol of community pride; a gathering place for the community from the very beginning, throughout its history, and continued to this day.

Our restoration plan involves uncovering and revitalizing the original historic elements of the facade while also incorporating modernized improvements that will both enhance the appearance of the building and make it a functional and sustainable structure for many years to come.

The most noticeable change from the original facade design is in the layout of the front entrance doors. The new design includes four ADA compliant doors located in the center of the front entryway, compared to the original four sets of narrow double doors that used to exist there. Complimentary windows will fill the space to either side of these doors and, with the installation of surface applied grids, will mimic the appearance of early 1900s wood windows. The door and window styles will closely imitate the building's historical appearance while ensuring that the building is ADA accessible and, therefore, able to serve the entire community.

EXHIBITS

(The following materials must accompany your application in order to be considered for matching grant assistance funding)

1. Complete detailed list of project revenues and expenses.
2. Two bids from qualified contractors detailing the cost of the work to be done.
3. Drawings detailing all of the work to be completed as part of the project.
4. A description/sample of project materials and colors.
5. Proof of insurance.
6. Must be current on all real estate and personal property taxes.
7. No outstanding amounts owed to the City of Stevens Point.
8. Additional Exhibits If Any (List):

1. Complete detailed list of project revenues and expenses.

- See Attachment 1

2. Two bids from qualified contractors detailing the cost of the work to be done.

- Bids have been acquired from each of the following contractors:
 - Roofing
 - Commercial Roofing of Wisconsin
 - Mauer Roofing
 - Masonry
 - D&D Masonry
 - Cornerstone Restoration
 - Painting
 - CertaPro Painters
 - Wildcard Worx, LLC
 - Windows & Doors
 - Precision Glass & Door, LLC
 - Pella Windows and Doors of Wisconsin

3. Drawings detailing all of the work to be completed as part of the project.

- See Images included as additional exhibits

4. A description/sample of project materials and colors.

- Included in contractor bids.

5. Proof of insurance.

- See Attached Proof of Insurance

6. Must be current on all real estate and personal property taxes.

- N/A

7. No outstanding amounts owed to the City of Stevens Point.

- N/A

8. Additional Exhibits If Any (List):

- Letter to Alder Marc Christianson
- Images
 - Image A
 - Image B
 - Image C
 - Image D
 - Image E
 - Image F

Revenue & Expenses

1124 Main Street, Stevens Point, WI 54481

Expected project expenses:

- Roofing
 - Commercial Roofing of Wisconsin
 - \$49,919.00
 - Mauer Roofing
 - \$57,180.00
- Masonry
 - D&D Masonry
 - \$24,300.00
 - Cornerstone Restoration
 - \$113,400.00
- Painting
 - CertaPro Painters
 - \$8,873.71
 - Wildcard Worx, LLC
 - \$17,822.00
- Windows & Doors
 - Precision Glass & Door, LLC
 - \$124,775.00
 - Pella Windows and Doors of Wisconsin/Wildcard Worx
 - \$136,906.95

Project total: \$228,947.95



OPERHOU-01

KMCKELVEY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/16/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Compass Insurance Services Inc
5569 Hwy 10 E Ste B
Stevens Point, WI 54482

CONTACT NAME: Katie McKelvey

PHONE (A/C, No, Ext): (715) 303-3678

FAX (A/C, No): (715) 544-1587

E-MAIL ADDRESS: katie.mckelvey@compassinsurance.net

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : Evanston Insurance Company

35378

INSURER B :

INSURER C :

INSURER D :

INSURER E :

INSURER F :

INSURED
Opera House LLC
PO Box 1004
Stevens Point, WI 54481

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY						
	☐ CLAIMS-MADE ☒ OCCUR	X		3FC8327	11/22/2021	11/22/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☐						
	UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐						EACH OCCURRENCE \$ AGGREGATE \$
	DED ☐ RETENTION \$ ☐						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Community Development Department is included as Additional Insured with respects to the General Liability.

CERTIFICATE HOLDER

CANCELLATION

Community Development Department
1515 Strongs Ave
Stevens Point, WI 54481

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

March 18th, 2022

TO: Alder Marc Christianson
1641 Clark St
Stevens Point, WI 54481

FROM: Opera House llc
Wildcard Corp.
1300 College Ct.
Stevens Point, WI 54481

RE: Facade Grant Application

Good day Alder Christianson:

We are pleased to be reaching out to you today to inform you about the next steps in our process to rebuild the Fox Theater into the Opera House. Today we are applying for a facade grant for the Opera House. This is the only public funding we are requesting for this project.

The building facade at the Opera House, located at 1124 Main St., will be repaired and reconstructed to closely match the original architectural style of the building as it was designed in 1894. We hope that by taking the building back to its original appearance, the Opera House will not only stand as a symbol of community pride, but be viewed as a jewel in the heart of Central Wisconsin.

We are working hard to make sure that we restore this building back to the beauty that was originally envisioned by G. F. Andrae, one of the architects of the city. This facade grant will help us reach that goal to revive this masterpiece.

On a final note, we wanted to thank you for your support in our project in downtown Stevens Point. With our work on 1324 Centerpoint Drive, 1136 Main Street, and now with the Opera House, we have enjoyed being able to work with our Alder to make a better Stevens Point. It is our belief that you hold the same beliefs that we do in updating buildings to reflect their historic origins while making them functional for a modern workforce. Thank you for your support and we hope to continue to work with you throughout this project and into the future.

Please let us know if you have any questions or concerns as we move forward with this project.

Thank you for your time and have a good day,

Gregg Gokey
Director of Operations
Wildcard Corp.

Image A

Original Architectural Sketch of South Facade by Oscar Cobb.

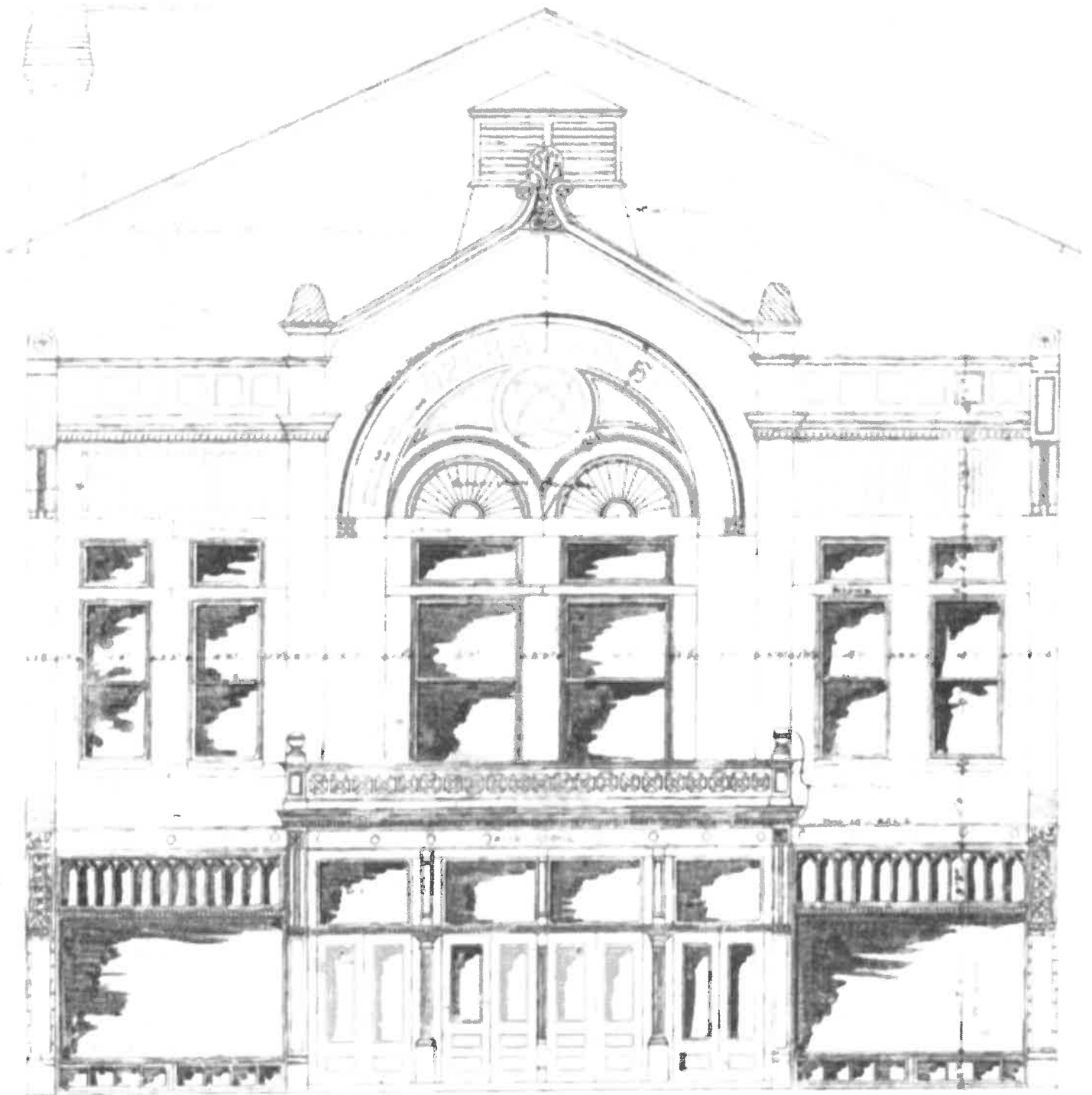


Image B

South Facade - Current Condition

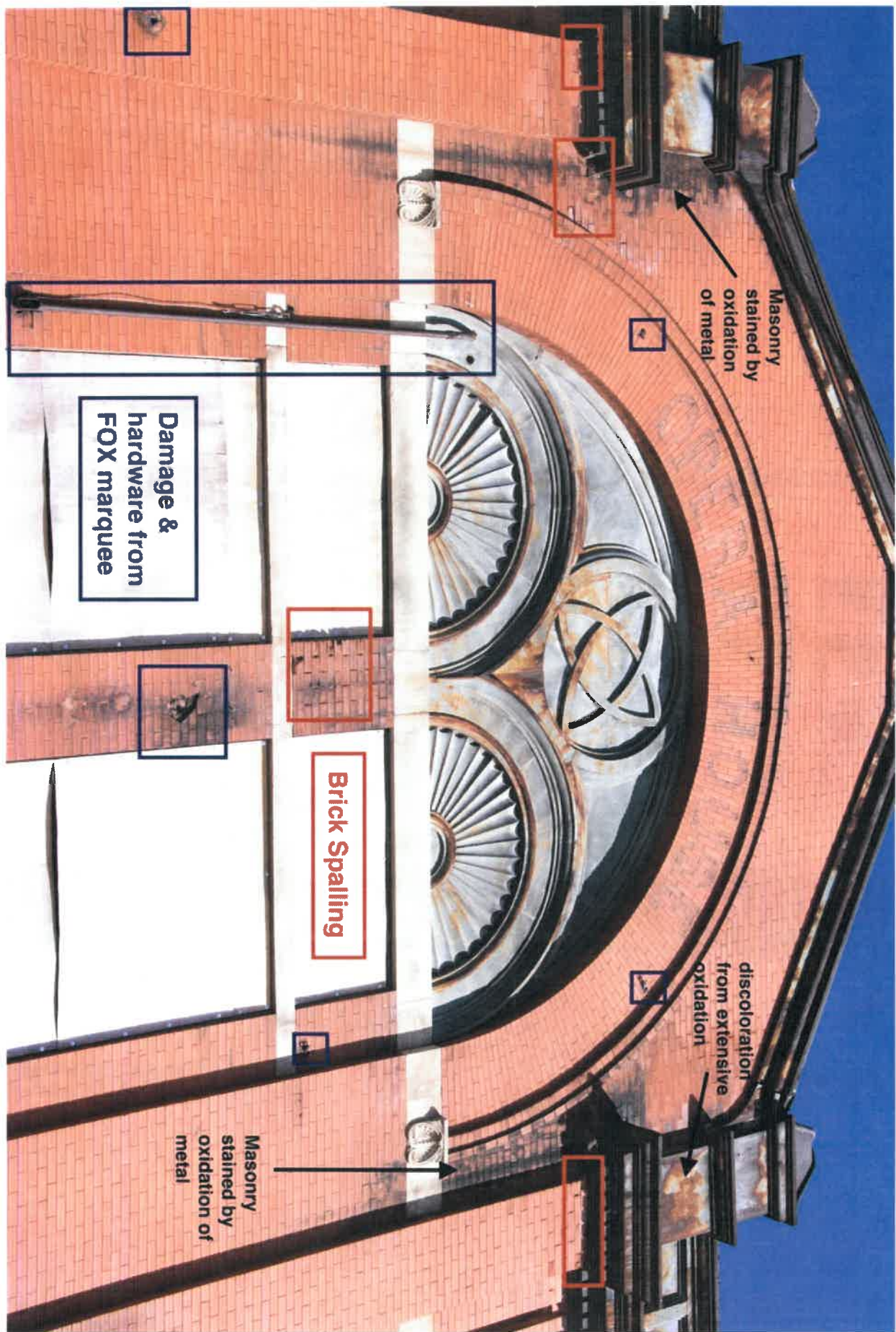


Image C

South Facade - Street View



Image D

South Facade -



Image E

North Facade - Current condition



Image F

North Facade - Finished appearance without the mezzanine





COMMERCIAL ROOFING

A  TECTA AMERICA COMPANY, LLC

2300 Maple Drive
Plover, WI 54467
Phone (715) 341-2178
Fax (715) 341-2541

OWNER / BILLING Wild Card		JOB NAME Opera House	
ADDRESS 1300 College Court		ADDRESS 1124 Main Street	
CITY Stevens Point	ST/ZIP WI, 54481	CITY Stevens Point	ST/ZIP WI, 54481
CONTACT Erin Batzler	PHONE 715-869-3440 Ext.132	DATE OF PROPOSAL March 14, 2022	

We hereby submit specifications and estimates for:

1. Remove and dispose of wet built up roofing and replace with new insulation of same thickness at a rate of \$3.25 per square foot. *
2. Inspect wood deck, replace where rotten at \$150.00 per 4' x 8' sheet of plywood. *
3. Furnish and install a layer of 1/2" high density wood fiber insulation.
4. Furnish and install a Carlisle adhered 60 mil single-ply roofing system.
5. Furnish and install new 24 gauge metal edging with standard color Kynar finish on north side gable end.
6. Furnish and install an aluminum bar on perimeter roof edge.
7. Furnish a Carlisle 20 year total system warranty.

Notes:

- * Remove and dispose of wet built up roofing and replace with new insulation of same thickness at a cost of \$3.25 per square foot is an additional charge as we are unable to determine how much, if any, is wet until membrane is removed.
- * Inspect wood decking, replace where rotten at \$150.00 per 4' x 8' sheet of plywood is an additional charge as we are unable to determine how much is rotten until re-roofed.
- * Owner is responsible for any Historical Society approvals prior to Commercial Roofing A Tecta America Company, LLC. installing the new roofing system
- * Owner is responsible for any drain and pipe repair and/or replacement prior to Commercial Roofing A Tecta America Company, LLC. installing the new roofing system to allow for a proper termination at the drains.
- * Owner is responsible for having all brick/block repaired and tuck pointed prior to Commercial Roofing A Tecta America Company, LLC. installing the new roofing system to allow for a proper termination at the roof's edge.
- * Owner is responsible for any roofing permits.
- * Furnish and install 2 layers of 2.5" isocyanurate insulation (R-28.8) in lieu of 1/2" high density wood fiber insulation. Add: \$15,700.00

This bid is based on information available or provided prior to proposal date. Any new information or changes will require a new bid or change order.

Investment & Terms Page

We propose hereby to furnish material and labor-complete in accordance with the above specifications for the sum of:
Forty nine thousand nine hundred nineteen dollars.

Dollars (\$49,919.00)

Submitted by: Lee Portmann

Note:

*This proposal is for **BUDGETING PURPOSES ONLY**. Actual numbers can be significantly lower or higher depending on market conditions at the time. Please call your Sales Representative at 715-341-2178 for updated numbers prior to awarding work.

*Due to recent material price volatility, our proposal is valid for 30 days, however, is subject to any material increases greater than 1% prior to the order shipping from the manufacturer.

*Snow removal is not included and will be billed at an additional \$95.00/per man hour.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to or above 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 the estimate. All agreements contingent upon strikes, accidents or delays or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

PAYMENT TERMS: 30 days from date of invoice

Total Proposal Amount **\$49,919.00**; not including accepted Upgrades or Deductions
Deposit Due **\$19,968.00**

- 1) A finance charge of 1½% per month, which is an annual percentage of 18%, will be charged on all accounts which become past due.
- 2) Until the 40% deposit is received, the contract price may be adjusted to compensate for any increase in material prices which have occurred since the proposal date.
- 3) Certain projects may require additional monthly progress billings.
- 4) Start dates cannot be guaranteed by salesperson. There are variables beyond the control of Commercial Roofing such as weather, product shortages, etc. that affect scheduling. A company representative will contact you to schedule a tentative start date.
- 5) Owner responsible for furnishing electrical, mechanical or refrigeration work as needed when units need to be raised, with necessary supports.

Proposal/Contract - STATEMENT OF WORK

THIS STATEMENT OF WORK ("SOW") is made and entered into as of March 14, 2022 by and between:
Wild Card, located at 1300 College Court, Stevens Point, Wisconsin and
Commercial Roofing, a Tecta America Company, LLC, located at 2300 Maple Drive, Plover, Wisconsin.

Customer and Contractor are parties to this Proposal/Contract Agreement, dated March 14, 2022 (the "**Agreement**"). This SOW is a statement of work to the Agreement and is subject to the terms and conditions set forth in the Agreement. Capitalized terms used but not defined in this SOW shall have the meanings given in the Agreement. In the event of any conflict or inconsistency between the terms and conditions of the Agreement and this SOW or other documents incorporated by reference herein, the terms and conditions of the Agreement shall prevail unless this SOW specifically states the term or condition of this SOW will prevail. The parties shall disregard any terms and conditions (including any preprinted terms and conditions) on or contained in any of Contractor's documents that are used as part of this SOW.

1. **Scope of Work.** The Work to be performed by Contractor under the Agreement is either described in Contractor's proposal dated March 14, 2022 or attached hereto as Exhibit A.
2. This proposal/Contract may be withdrawn by the Contractor prior to acceptance and shall automatically expire 30 days after the date of submission.

IN WITNESS WHEREOF, the parties have caused this SOW to be duly executed and delivered as of the day and year first above written.

OWNER
[OWNER'S COMPANY NAME]

By: _____

Title: _____

Date: _____

CONTRACTOR
COMMERCIAL ROOFING, A TECTA AMERICA COMPANY, LLC

By: Lee Portmann

Title: Sales Manager

Date: 3/14/2022



MAURER ROOFING, INC.

The Roofing Experts

10771 S. Cherry Street P.O. Box 98
Marshfield, WI 54449



Telephone No: 715-387-2570

FAX No.: 715-384-8976

October 22, 2021

Wildcard Worx
1300 College Court
Stevens Point, WI 54481

Re: Reroofing Opera House – 1124 Main St

Attn: Mr. Gregg Gokey,

We wish to submit the following proposal as outlined below.

Base Bid:

We will begin by installing a layer of ½" high density fiberboard over the existing smooth surface built up roof. The existing roof will function as a vapor barrier in the new assembly. The Carlisle 60 mil Fully Adhered EPDM roof will be installed over the fiberboard. All details will be performed in strict accordance to the manufacture's specifications. Wall flashings will be terminated under the tile coping and existing cap metal. On areas where tile/cap metal are not present, we will install cap metal. There will be some exposed fasteners to secure the cap metal properly. No work is included by the ornamental area in the front.

Complete labor and materials including tax on materials for the sum of:

FORTY-FIVE THOUSAND THREE HUNDRED SIXTY DOLLARS \$45,360.00

Alternate Add Price:

The base bid will require the area to be insulated from the bottom side. If we switch out the fiberboard for 5" polyisocyanurate roof insulation (R-value 29) you would not insulate underneath.

For this alternate Add: \$11,820.00

NOTE: Roof drains will need to be replaced. This is not included in the pricing.

All workmen will be covered by our policies as to compensation, liability, and property damage insurance. All debris caused by us doing the above work will be cleaned up and removed from the premises.

Respectfully submitted,

MAURER ROOFING, INC

Todd R. Maurer
TRM/mm

Single Ply Roofing Systems • Modified Bitumen Roofing Systems • Built-Up Roofs
Tapered Roof Insulation Systems • Waterproofing • Prefinished Metal Systems

D&D masonry LLC

30 Wilson Ave
Rothschild, Wi 54474 US
+1 7152522971
ddmasonry7@gmail.com

Estimate

ADDRESS
Erin Batzler

ESTIMATE
DATE

9995
10/29/2021

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Construction	Masonry on the fox theater. This price includes all equipment labor and materials needed. I'm figuring for roughly a 3 week time line to complete this. Barring any major set backs. This does not include the price for the brick needed for the front. Once either of us has a match we can figure that in.	1	24,300.00	24,300.00

We appreciate the opportunity to bid this project. We hope to work together soon and build a relationship. Thanks!

TOTAL

\$24,300.00

Accepted By

Accepted Date



CORNERSTONE
♦ RESTORATION ♦

Cornerstone Restoration LLC
901 Front St.
Sullivan, WI 53156
(262) 832-1179
Info@MasonryWI.com
www.MasonryWI.com

ADDRESS

Erin Batzler
Wild Card Corp
1124 Main St
Stevens Point, WI.

Proposal 4336

DATE 09/22/2021

EXPIRATION DATE 10/22/2021

ACTIVITY	AMOUNT
Patch holes in masonry at rear elevation. Cut and flush off wing walls. Voids will be patched.	48,530.00
Provide tuckpointing and washing repairs at front elevation. Great effort will be taken to ensure a color match of installed materials, however as is the nature of tuckpointing and repair it is not the original and is not guaranteed to appear as such.	64,870.00

TOTAL \$113,400.00

Accepted By

Accepted Date



CertaPro Painters of NE Wisconsin
 785 Scheuring Rd Suite C
 De Pere, Wisconsin 54115
 920-984-9295

Full Worker's Compensation Coverage
 General Liability / Umbrella Insurance / Auto Insurance

COMMERCIAL EXTERIOR

Job #: JOB-1311-7781

Date 09/15/2021



We proudly feature Sherwin-Williams paints and stains

JOB SITE

Wildcard Worx- The Opera House

📍 1124 Main St
 Stevens Point, WI 54481

☎ (715) 869-3440
 ✉ sonia.pllroth@wildcardcor

PREPARED BY

Neal Sannes

Production Associate
 ☎ (920) 391-1444
 ✉ nsannes@certapro.com



CLIENT

Wildcard Worx

📍 1300 College Ct
 Stevens Point, WI 54481

☎ (715) 869-3440
 ✉ sonia.pllroth@wildcardcorp.com

CLIENT CONTACTS

PRICING:

Exterior Decorative Metal Accent	\$8,873.71
Subtotal:	\$8,873.71
Total:	\$8,873.71
Balance	\$8,873.71

GENERAL SCOPE OF WORK

1. Remove dirt and debris from surfaces being painted
2. Full prime with 1 coat of Sherwin-Williams Kem-Kromik Red Oxide Rust Inhibitive Primer
3. Apply 2 coats of Sherwin-Williams Pro Industrial Metalstic DTM (Color Sheen TBD)

Customer to provide lift equipment capable of accessing all paintable areas within the scope of work.

INCLUDES AND EXCLUDES

Includes:

Metal decorative accents

Excludes:

Masonry surfaces
 Windows/frames
 Doors/frames

SURFACE PREPARATION

STANDARD LEVEL OF PREP

Unless stated otherwise in pictures and/or text in this proposal, this project is priced to include our standard level of prep. This includes the following:

- Wash or wipe down surfaces being painted.
- Spot priming bare wood and metal in areas being painted. We do not spot prime areas being stained.

This level of prep DOES NOT include (Unless specified otherwise in this proposal) the following:

- Wood replacement
- Fixing imperfections that require feather sanding and bondo application.
- Full recaulking if caulk is not failing or missing.
- Stripping existing surface coating.

SETUP**CUSTOMER TO:**

Properly prep steel and apply a coat of rust converter

CERTAPRO WILL COVER & PROTECT

Surfaces not being painted

Additional set up instructions from defaults.

CLEAN UP

Daily: Ladders are taken down and stored in a designated area along with all other tools and supplies. All debris will be swept and removed from the property or deposited in the appropriate trash receptacle according to the customer's preference. We clean up daily and upon completion to make sure your property is "presentable" and perform a full clean-up when we are complete (including sweeping and vacuuming paint chips). The procedures performed to properly clean your house may create literally thousands of very small paint chips that are near impossible to fully cleanup.

Upon Completion: All tools, supplies & equipment will be removed from the property. If there is leftover paint, we will leave leftover paint for your future use.

PROPOSAL AND COLOR SPECIFICATIONS

Surface/Item	Notes/Description	Product	Paint / Primer Coats	Color
Exterior Decorative Metal Accent				
Fascia		Metalastic DTM-Acrylic Modified Enamel-Semi-Gloss	2 / 1	TBD
Fyphon		Metalastic DTM-Acrylic Modified Enamel-Semi-Gloss	2 / 1	TBD
Metal - Airless		Metalastic DTM-Acrylic Modified Enamel-Semi-Gloss	2 / 1	TBD
Prep & Repair				
Included Details				

ADDENDUM - ALL PICTURES

Exterior Decorativ...

All decorative metal accents included.



Exterior Decorativ...

All decorative metal accents included.



Exterior Decorativ...

All decorative metal accents included.



Exterior Decorativ...

All decorative metal accents included.



Exterior Decorativ...

All decorative metal accents included.



Exterior Decorativ...

All decorative metal accents included.



Exterior Decorativ...

All decorative metal accents included.



Exterior Decorativ...

All decorative metal accents included.



Exterior Decorativ...

Final project rendering.

NOTES

OUR CERTAINTY SERVICES SYSTEM: To ensure that the project meets your expectations, we will:

- Meet with you at the beginning of the project to ensure all information is up to date and accurate.
- Communicate with you daily to inform you of what has been completed, what will be done tomorrow and any possible issues.
- And finally, have you do a final inspection with us to make sure that you are completely satisfied with the completed project.

CHANGE ORDERS: Any changes to the scope of work detailed above, or to the color or gloss level of the paint to be used, requires customer sign-off on a change order form and will result in additional charges to cover time and materials.

UNFORESEEN CONDITIONS: Cannot be predicted, and therefore are not included in this bid, should something outside the scope of work be encountered, we will notify you and proceed upon your approval.

SCHEDULING: To schedule your project we will need a signed contract. Our office will call you directly to discuss potential start dates once it is received. If you have any special considerations or deadlines that you need us to assist you with, please let us know and we will make the necessary special accommodations. To be fair to all our customers, all projects are scheduled in the order in which they are received in our office signed.

PRODUCTION DELAYS: Delays in production can happen for many reasons. Depending on the season of the year our work day lengths are affected. Such as spring and fall our work days can be shorter. Rain plays a huge part in our schedule and even a shower in the morning can stop us from doing any work on a given day. Also saturating rains may require additional drying days before we can start work again.

COLOR SELECTION: Please complete color selection five days prior to the start of production so that we may uphold our commitment of scheduling. As part of our service we are happy to assist you in making color selections by supplying manufacturer's color charts. The samples on the chart are ink representations and only approximate the actual paint color that will be applied. One way to be certain that the paint color you have chosen will meet your expectations is to apply a Test Patch. A sample purchased from the paint store can be applied to the area that will be painted prior to making the final selection. If you choose to have your old paint can matched because it was the color used last time or use a surface paint chip that there maybe a difference in look due to sheen differences or fading.

NUMBER OF COATS: We quoted the project based on our conversation with you at time of estimate. The following number of coats required is being provided for you in case you change your mind as to what the color will be so you understand why the number of coats may change. **1 Coat** - Keeping same color that is currently on surface (This includes faded colors on surfaces that can be cause from many environmental reasons) - Surface must also be in good condition. Dry wood may absorb the first coat regardless of it being the same color. **2 Coats** - Color change (This includes using the original color if surface has faded) - We recommend a 2nd coat if the house has not been painted or stained within the last 5 years or if it is dry. **3+ Coats** - Shades of Yellow or Red or Orange or a Dark Deep Base color - Or if it is a significant color change. Very old dry wood may even require 3+ coats in special cases.

- Extensive carpentry may effect the number of coats based on the surface and color selection

COLOR AND COATS: The Customer is considering updating the color of their home/building. CertaPro highly recommends 2 coats of paint/stain to ensure uniform color/sheen and for longevity reasons between projects.

Due to the paint failure on the wood substrates, CertaPro highly recommends priming those areas prior to painting. We use Sherwin Williams Prime RX Wood Bonding Primer. This will extend the amount of time between painting projects.

SURFACE PREPARATION: We will power-wash the Customer's home using TSP or Simple Green before we commence any surface preparation to remove any surface dirt and kill any mildew. This will prepare the surfaces for painting. The Customer is aware that this will happen a few days before we actually start the other prep work.

As discussed with the Customer, their home/building is in relatively good shape, but there will still be some surface preparation (scraping, caulking, sanding and priming) needed to bring the substrate to a condition where it will readily and properly accept the application of the finish coat of paint.

DEPOSITS:

Residential - A 30% deposit is required in order to secure a place on our schedule. Balance due upon completion. Pricing assumes payment by check.

Commercial - A 50% deposit is required in order to secure a place on our schedule. Balance is due upon completion. Pricing assumes payment by check.

PAYMENT METHODS: We accept checks and credit cards. The credit cards we accept are Visa, MasterCard and Discover. If paying with check please provide check made out to CertaPro Painters to the Job Site Supervisor assigned to your project. If paying by credit card please contact our office at 920-964-9295.

CREDIT CARD FEES: We are pleased to offer you the option to pay for your project using Visa, MC or Discover. If you choose to pay with this method there will be 3% credit card processing fee on the amount being processed.

COLOR CONSULTATION: When you work with CertaPro to enhance your exterior, we want you to paint with certainty - especially regarding your color choice. We understand color decisions can be overwhelming. This process is made a little easier when an experienced color coordinator brings samples to your home and helps you choose a color palette that best suits your home, personal taste and style. It is our pleasure to offer our customers a color consultation at NO CHARGE (\$250 value) to provide expert paint advice and counsel to our valued customers prior to the start of their interior paint project (Limit 1). If additional color consults are requested, they will be done with a service charge of \$100 per consultant.

DECKS & STEPS: Horizontal surfaces take a beating from foot traffic, rain, ice, and snow and will show wear before anything else. Many people choose to maintain them biannually or annually.

SEMI-TRANSPARENT STAINS: These stains do not result in uniform coloring of stained surfaces; some areas will be lighter and others, darker.

CARPENTRY: Any carpentry work to be done by anyone other than CertaPro must be 100% completed before CertaPro can begin the painting project. All carpentry will be done on a time and material basis at \$75 per man hour + materials. The Customer will need to approve all additional work.

*** Carpentry Services, EIFS, Dryvit and Stucco Repairs are excluded from any discount(s) that may be offered. ***

ADDITIONAL NOTES

CUSTOMER SERVICE COMMITMENT: The goal for this job is to provide the best customer experience possible. This is accomplished by being friendly and courteous, by making the client feel part of the process with daily updates and excellent communication, by doing things right the first time, and by respecting your property and your home. We recognize that we are guests.

LEAD SAFE PRACTICES: Although not all home require LEAD SAFE practices to be followed, CertaPro Painters elects to educate all of its customers about the hazards of LEAD paint. Go to <http://www.epa.gov/lead/pubs/renovatorightbrochure.pdf> and read through the Renovate Right Brochure. Then please sign the Pre-Renovation Form and return to CertaPro Painters.

SAFETY: CertaPro Painters requires and practices safe working conditions for our customers and staff. CertaPro Painters practices the following safety procedures including but not limited to: Occupational Safety & Health Administration (OSHA), Environmental Protection Agency (EPA) & Department of Health Services (DHS). In the event you ever witness a CertaPro Painters crew member not following safe practices please immediately call (920) 964-9295.

The terms and conditions on the back side of this document are incorporated into the agreement of the parties. All coupons and discounts must be provided at time of approving work. No combination of discounts are allowed.

LIMITED WARRANTY: QUALITY OF WORK. All work performed by CertaPro will be completed according to customary industry standards. Damage to CertaPro's finished work caused by other contractors or persons, or resulting from surfaces conditions which are not addressed in CertaPro's work, including dry wall pops, are not considered warranty repair and may, at CertaPro's option, require separate payment to remedy.

REMEDY. CertaPro must be given the first opportunity to correct any problem and the remedy will not be deemed insufficient so long as CertaPro is willing and able to repair, correct, or repaint the alleged defective area.

Entire Agreement; Change Orders. No modification of this agreement by Customer will be binding on CertaPro unless in writing and signed by the authorized representative of CertaPro.

Billing Service Charges; Collection Expenses. Full payment due upon completion of work described in proposal and change order (if applicable). Following final billing, all open accounts will be subject to service charges if not paid within 15 days after the amount becomes due. Amounts not paid when due will incur a service charge of 1.5% per month so long as the amounts remain unpaid. All collection costs, including attorney's fees and court costs, incurred by CertaPro in the collection of amounts becoming due will be the responsibility of Customer.

Indemnification. Customer agrees to hold harmless and indemnify CertaPro from any claim for injuries to persons or damage to property which is suffered by CertaPro's employees, subcontractor's or subcontractor's employees as the result of latent defects or hidden hazards which exist on Customer's premises, or which are caused by the negligent acts or omissions of Customer, Customer's family, property occupants or Customer's invitees.

Disputes. All disputes between the parties which relate to the quality of the work or the outcome of CertaPro's services must be submitted to mediation. If not resolved by mediation, the parties agree to submit to binding arbitration of all such disputes. This provision will not apply to any claim by CertaPro for the payment of money owed, nor any claim arising from the circumstances set forth in the Indemnification paragraph.

Credit Cards are gladly accepted for payment but will be assessed a 3.0% process fee of the total invoice for the project and will be charged in addition to the proposed amount.

If ladder work is deemed unsafe to access high points then a man-lift may be required. Costs for safety equipment are in addition to this estimate.

Windows, stormers, and doors are priced per side unless otherwise specified. Additional coats of paint beyond what is included in the proposal will incur additional costs.

LEAD SAFE PRACTICES: Although not all home require LEAD SAFE practices to be followed, CertaPro Painters elects to educate all of its customers about the hazards of LEAD paint. Go to <http://www.epa.gov/lead/pubs/renovatorightbrochure.pdf> and read through the Renovate Right Brochure. Then please sign the Pre-Renovation Form and return to CertaPro Painters.

SAFETY: CertaPro Painters requires and practices safe working conditions for our customers and staff. CertaPro Painters practices the following safety procedures including but not limited to: Occupational Safety & Health Administration (OSHA), Environmental Protection Agency (EPA) & Department of Health Services (DHS). In the event you ever witness a CertaPro Painters crew member not following safe practices please immediately call (920) 264-3886.

LIEN NOTICE: AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CLAIMANT (ALSO DESCRIBED HEREIN AS "SELLER") HEREBY NOTIFIES OWNER (ALSO DESCRIBED HEREIN AS "BUYER") THAT PERSONS OR COMPANIES PERFORMING, FURNISHING OR PROCURING LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATION FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION, TO THE UNDERSIGNED CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER THE NOTICE WITHIN 60 DAYS AFTER THEY FIRST PERFORM, FURNISH OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, 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 THE MORTGAGE LENDER, IF ANY. CLAIMANT AGREES TO COOPERATE WITH THE OWNER AND OWNER'S LENDER, IF ANY, TO SEE ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Wood rot will be repaired with customer's approval on time & material basis. Labor rate is \$75.00 /Man Hour. Material is billed from supplier's invoice plus 50% for handling. If securing owner's approval proves to be a lengthy process CertaPro reserves the right to proceed with the repair work without approval. This is done for the sake of expediency, economy and to avoid damage resulting from adverse weather conditions that may be upon us if approval was not secured in a timely manner and the work was left exposed to the elements. The carpentry man-hours and material stated below are approximate and may vary either way depending on the extent of wood rot that cannot be fully determined from ground level at the time of the estimate.

SIGNATURES



09/15/2021

CertaPro Painters Authorized Signature

Date

Authorized Client Signature

Date

Authorized Client Representative Name & Title

Client

PAYMENT

Payment is due: In full upon job completion

THE CERTAINTY PLEDGE®

Schedule & Routine

- The crew will work hours specified by specified by Gregg Gokey. The crew will park in the main lot away from any guest or employee entrances. The crew may clean and store their equipment only in an area designated by Gregg Gokey. There is access to water and electricity onsite. The crew will do their best to minimize the hassle of painting at your facility, we understand we are guests. As usual, a highly professional, customer service oriented CertaPro Painting experience is expected and guaranteed.

COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT

RELATIONSHIP — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

COLORS — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

UNFORESEEN CONDITIONS — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

PROPOSAL — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH,

COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller **CertaPro Painters of NE Wisconsin**

DATE OF TRANSACTION _____

NOT LATER THAN MIDNIGHT OF _____

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature)

(Date)

LIMITED TWO YEAR WARRANTY

Subject to the limitation set forth below, for a period of 24 months from the date of completion of the work described on the front of this contract, the Independent Franchise Owner named on the front of this contract (the "Contractor") will repair peeling, blistering or chipping paint resulting from defective workmanship.

THIS LIMITED WARRANTY DOES NOT COVER:

- Any work where the Contractor did not supply the paint or other materials.
- Any work which was not performed by the Contractor.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of paint required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design permits moisture to collect. Surfaces include, but are not limited to, decks, railings, stairs, porches, roofs and wood gutters.
- Exact paint match as environmental conditions will affect the color and finish of all paints over time.
- Any repairs which are necessitated as a result of a defect in the paint regardless of whether the paint was supplied by the Contractor or the customer.
- Bleeding caused by knots, rust or cedar.
- Cracks in drywall, plaster or wood.
- Peeling, blistering or chipping where they are caused by:
 - mill-glazing from smooth cedar
 - ordinary wear and tear.
 - abnormal use or misuse.
 - peeling of layers of paint existing prior to the work performed by the Contractor.
 - structural defects.
 - settling or movement.
 - moisture content of the substrate.
 - abrasion, mechanical damage, abrasive cleaning, abuse or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids or gases.
 - damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alteration, abuse, vandalism, negligence, or any other similar causes beyond the control of the Contractor.

Repairs under this limited warranty will be performed only on the specific areas where peeling, blistering or chipping has occurred and only to the level of surface preparation described in the preparation section of the Contract.

FOR THIS WARRANTY TO BE VALID, YOU MUST:

- Pay the full contract price.
- Retain a copy of the original contract.
- Retain a copy of your cancelled check or other evidence of payment in full.
- Pay for all materials used to perform the repairs.
- Make the property accessible to the Contractor, or his employees, to perform the repairs.

THIS LIMITED WARRANTY IS THE ONLY EXPRESS WARRANTY MADE BY THE CONTRACTOR AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. THIS WARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY THE CONTRACTOR TO THE ORIGINAL PURCHASER NAMED ON THE FRONT OF THIS CONTRACT. IN NO EVENT SHALL THE CONTRACTOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES IN EXCESS OF THE ORIGINAL CONTRACT PRICE. THIS WARRANTY MAY NOT BE ALTERED OR EXTENDED FOR ANY PURPOSE UNLESS DONE SO IN WRITING IN A DOCUMENT EXECUTED BY ALL PARTIES TO THIS CONTRACT.

This warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above limitations or exclusions may not apply to you.

For warranty service, you should contact your Contractor to schedule an inspection of your property by calling CertaPro Painters® at 800.462.3782.



Wildcard Worx LLC
PO Box 1004
Stevens Point, WI 54481
+1 7152612660
sales@wildcardworx.com
wildcardworx.com

Estimate 1048

DATE 03/08/2022	TOTAL \$17,822.00	EXPIRATION DATE 03/22/2022
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ADDRESS

Gregg Gokey
Wildcard Corp.
1300 College Court
Stevens Point, WI 54481

TITLE	ESTIMATED START	JOB ADDRESS
Metal facade repair and paint	6/1/2022	1124 Main St

ACTIVITY	QTY	RATE	AMOUNT
Services	1	9,147.00	9,147.00
Repair and prep metal surfaces			
Services	1	8,675.00	8,675.00
Prime and paint repaired surfaces			
This estimate is to repair decorative metal on the front of the building with caulk, bondo, foam or other standard practices, and coat entire area with a rust converting product. After rust converter application, one coat of primer, and two coats of paint will be applied. Final product selection TBD. Complex color schemes could result in additional charges.			
SUBTOTAL			17,822.00
TAX			0.00
TOTAL			\$17,822.00
THANK YOU.			

All permits and approvals will be invoiced separately if not obtained by customer.

Due to market volatility, this estimate is valid for 14 days, after which, pricing would need to be re-evaluated.

Payment: 50% upon agreement, remainder upon completion.

Accepted By

Accepted Date



3101 POST ROAD
STEVENS POINT, WI 54481
CL: 715.347.8040
brandt@precisionglasswi.com

Date: 11/16/21

Project: Opera House

To: Wildcard Corp

Location: Stevens Point WI

Att: Erin

Proposal #: 21-111 REV1

WE PROPOSE TO FURNISH materials and/or labor as follows:

PROJECT SPECS:

GLASS: 1" OA CLEAR AGC ES-73 LOWE (#3) INSULATED TEMPERED
GRIDS: M ARVIN STANDRD SURFACE APPLIED TO MATCH ADJACENT BUILDING (@ MARVIN DOORS ONLY)
KAWNEER FLAT STOCK SURFACE APPLIED (UNLESS NOTED OTHERWISE)
FRAMING: KAWNEER 451T 2" x 4 1/2" THERMALLY IMPROVED CENTER SET STOREFRONT @ ALL FIXED
KAWNEER 451 2" x 4 1/2" NON-THERMAL CENTER SET STOREFRONT @ DOOR FRAMES
DOORS: MARVIN TO MATCH ADJACENT BUILDING
FINISH: BLACK ANODIZED @ KAWNEER PRODUCT
EBONY @ MARVIN PRODUCT

BUILDING FRONT SCOPE:

A: QTY (4) - (1) LITE WIDE x (2) LITES HIGH
B: QTY (4) - SINGLE LITE
C: QTY (2) - (1) LITE WIDE x (2) LITES HIGH
D: QTY (2) - SINGLE LITE
E: QTY (2) - SINGLE LITE
F: QTY (2) - (1) LITE WIDE x (2) LITES HIGH
G: QTY (1) - (2) PAIR OR MARVIN DOORS, CENTERED BETWEEN SIDELITES, ALL WITH TRANSOM

TOTAL AS DESCRIBED FOR BUILDING FRONT SCOPE, FABBED FURNISHED AND INSTALLED, TAX INCLUDED, IS: \$67,000.00
ADD FOR PRECISION TO DEMO/DISPOSE OF THE EXISTING GLASS/FRAME (ON-SITE DUMPSTER BY OTHERS) IS: \$7,500.00

BUILDING REAR SCOPE:

H: QTY (1) - SINGLE MARVIN DOOR, NO TRANSOM, NO SIDELITE(S)
J: QTY (2) - SINGLE LITE
K: QTY (2) - SINGLE LITE
L: QTY (1) - (1) PAIR OF MARVIN DOORS, CENTERED BETWEEN SIDELITES, ALL WITH TRANSOM
M: QTY (1) - (1) PAIR OF MARVIN DOORS, NO TRANSOM, NO SIDELITE(S)
N: QTY (1) - (5) LITES WIDE x (1) LITE HIGH

TOTAL AS DESCRIBED FOR BUILDING REAR SCOPE, FABBED FURNISHED AND INSTALLED, TAX INCLUDED, IS: \$50,275.00

PROJECT GENERAL INCLUSIONS:

STANDARD SIZE DOORS/DOOR FRAMES, SHOP DRAWINGS/SUBMITTALS, ALUMINUM FINISH SAMPLES, INSULATED GLASS SAMPLE, FIELD MEASURING AND CAULKING

PROJECT GENERAL EXCLUSIONS:

DEMO/DISPOSAL, ALL OPENING PREP, SPANDREL GLASS, PANELS, CUSTOM FINISH OVER KNEEWALL AS SHOWN PER RENDERING, CUSTOM DOOR BOTTOM RAIL AS SHOWN PER RENDERING, REPAIR/PATCH-BACK OF SURROUNDING FINISHES, ALTERNATE PRODUCTS, COVID TESTING, LIFTS AS REQUIRED, ALL PERMITS, AFTER HOURS LABOR, TEMP. ENCLOSURES/BARRICADES, MOCK-UPS, THERMAL MODELING, CLEANING OF OTHER TRADES PRODUCTS FROM OURS, ALL GLASS CLEANING, ALL ALUMINUM CLEANING, FINAL CLEANING, FIELD TESTING AND ANYTHING/EVERYTHING NOT SPECIFICALLY NOTED

PROJECT NOTES:

~~PRICE ABOVE IS BASED ON FRAMES E, F AND G (SIDELITES) SITTING ON A KNEEWALL BUILT BY OTHERS
~~GRIDS ON THE GLASS WITHIN THE STOREFRONT FRAMING WILL NOT MATCH THE GRIDS ON THE DOOR GLASS
~~DOOR HARDWARE PROPOSED IS TO MATCH DOOR HARDWARE AT ADJACENT BUILDING CLOSE AS POSSIBLE
~~NOTE THAT THE MAXIMUM TEMPERED GLASS SIZE IS 84" x 144"
~~IF THE MARVIN DOORS COME PRE-GLAZED, THE GLASS WITHIN THE STOREFRONT MAY NOT MATCH EXACT

This proposal offer is valid for **5 DAYS** from the above date **UNLESS NOTED OTHERWISE**. If the proposal offer is not accepted within the specified period this offer becomes invalid unless extended in writing by parties. This proposal offer is subject to Precision Glass standard terms and conditions which are an integral part of this offer and can be provided upon request

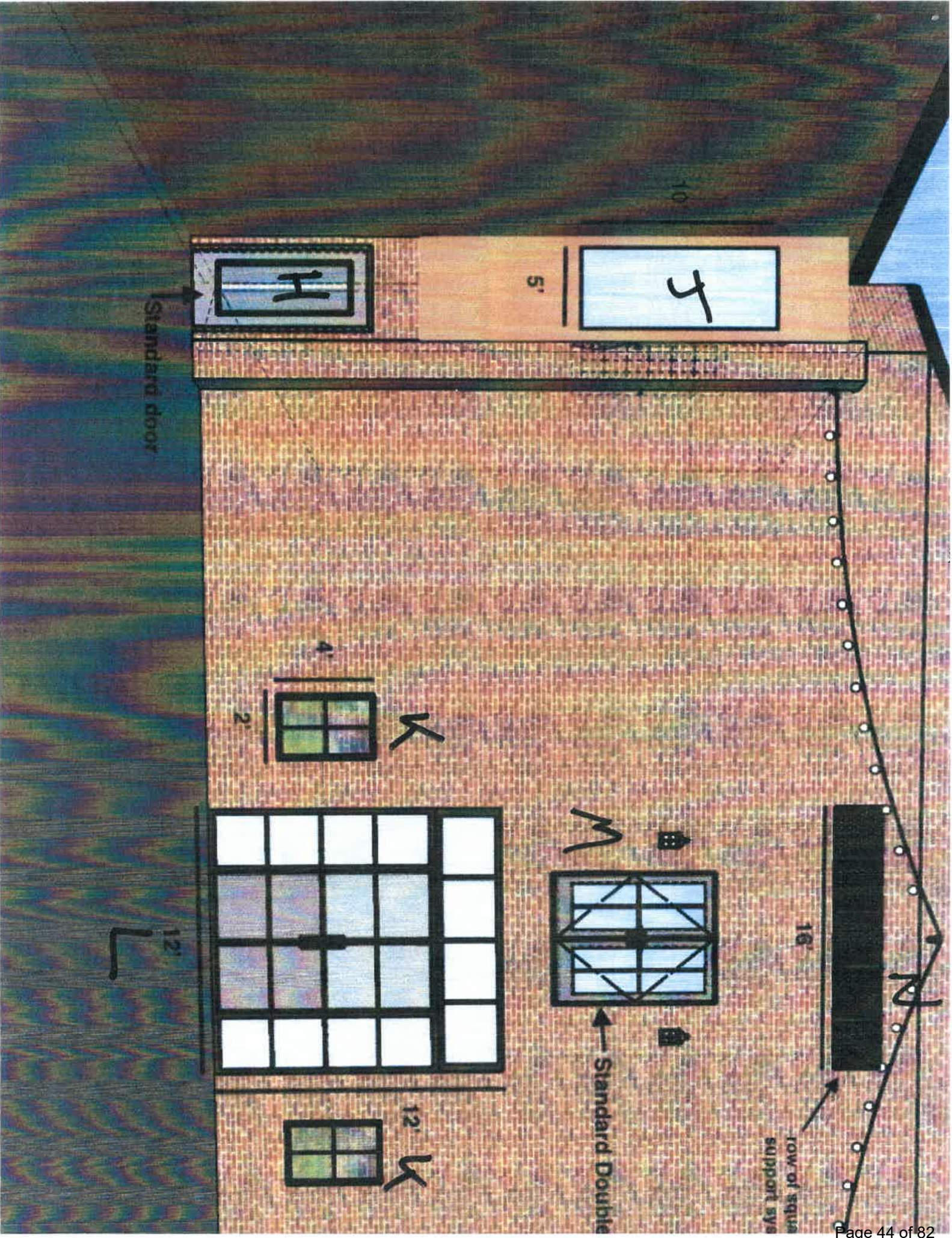
ACCEPTED: _____

PROPOSAL BY: _____

DATE: _____

Brandt Laughnan





Project Name: 21-111 Opera House

Frame Name: A

9/8/2021 10:08 AM

Frame Set Name: Frame Set 1

Frame Type: Standard

Rows: 2

Metal Group: M451T CG/SS/OG STOPS UP

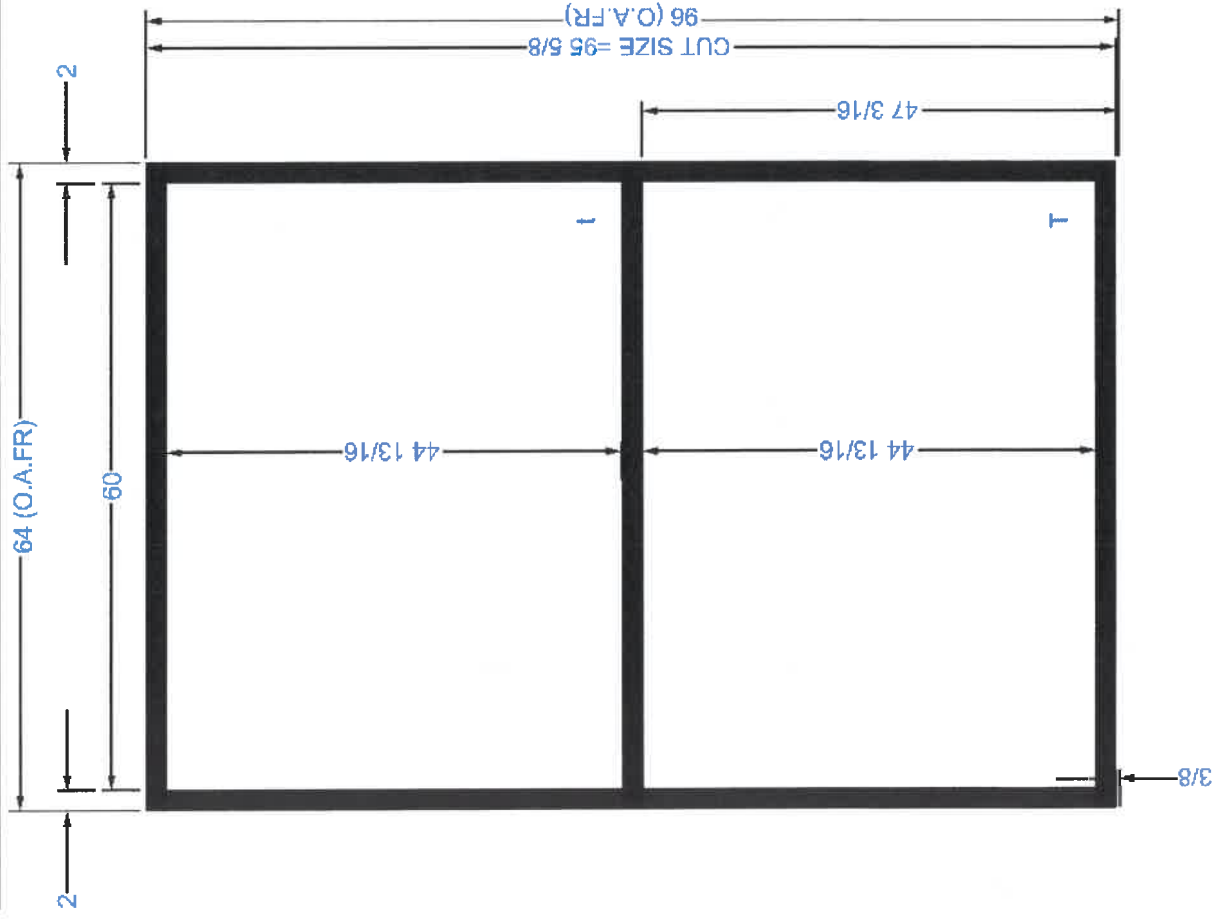
Frame Width: 64

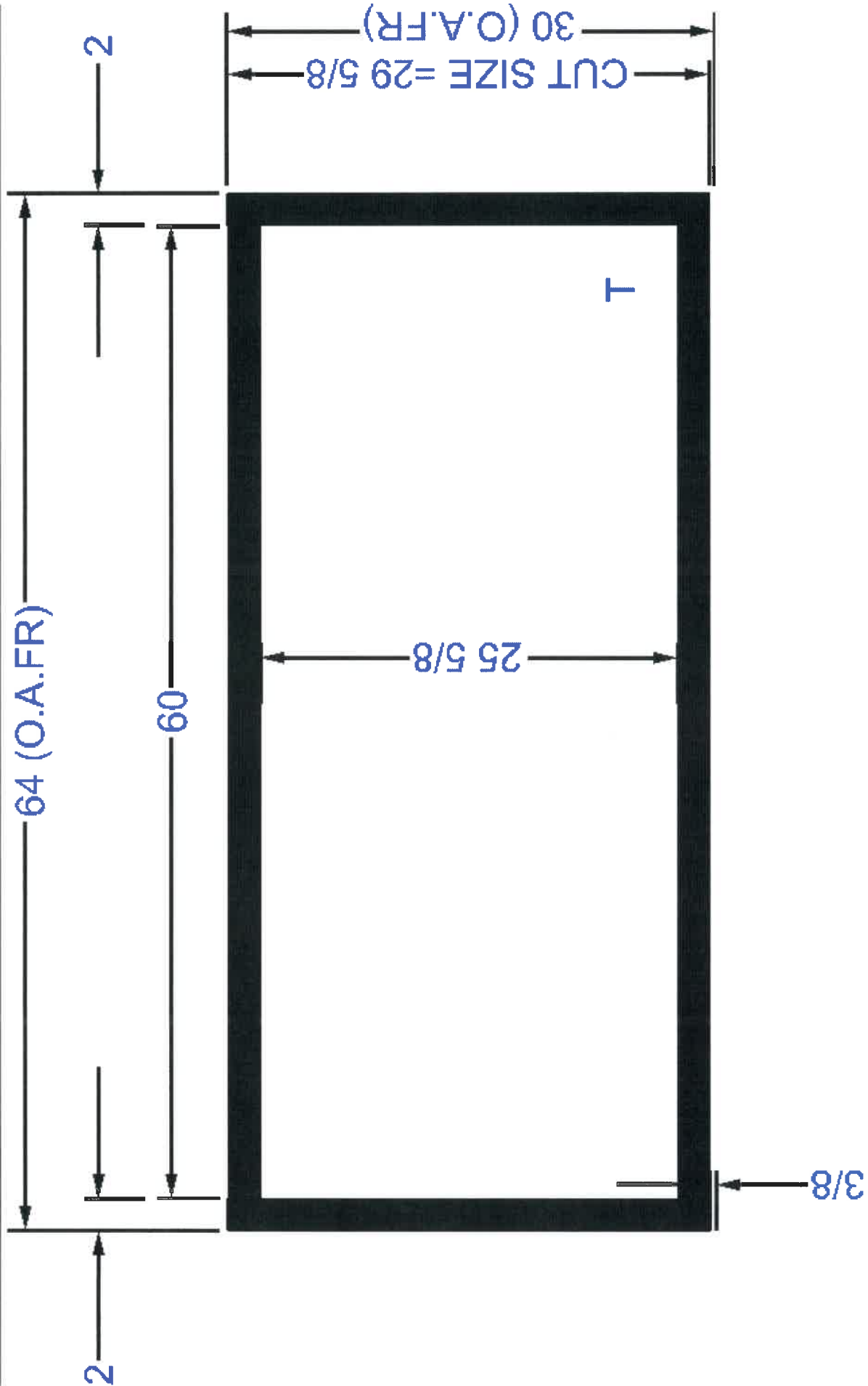
Frame Height: 96

Required: 4

Back Member Color: #29 BLACK : PERMANODIC

Face Member Color: #29 BLACK : PERMANODIC

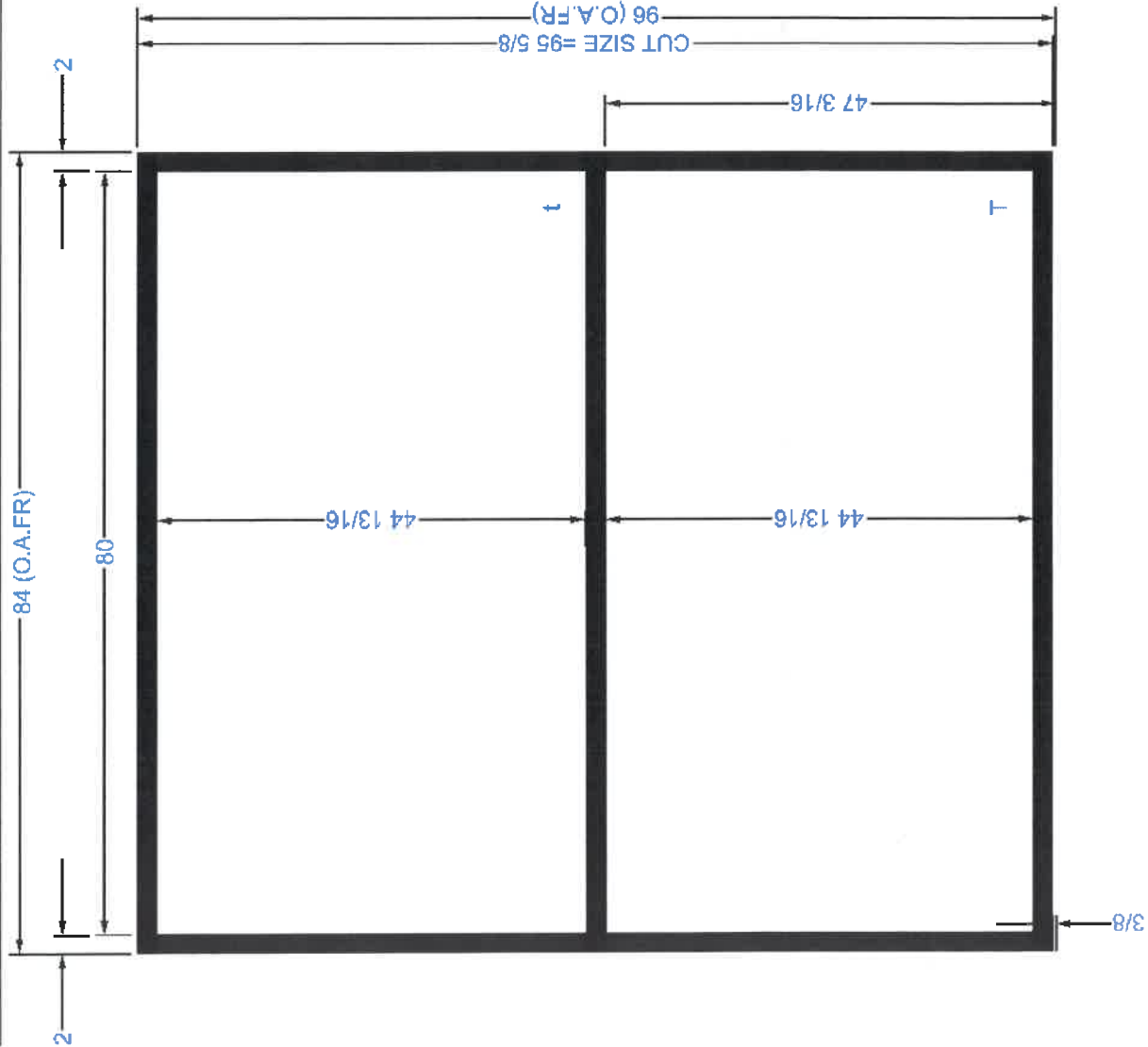


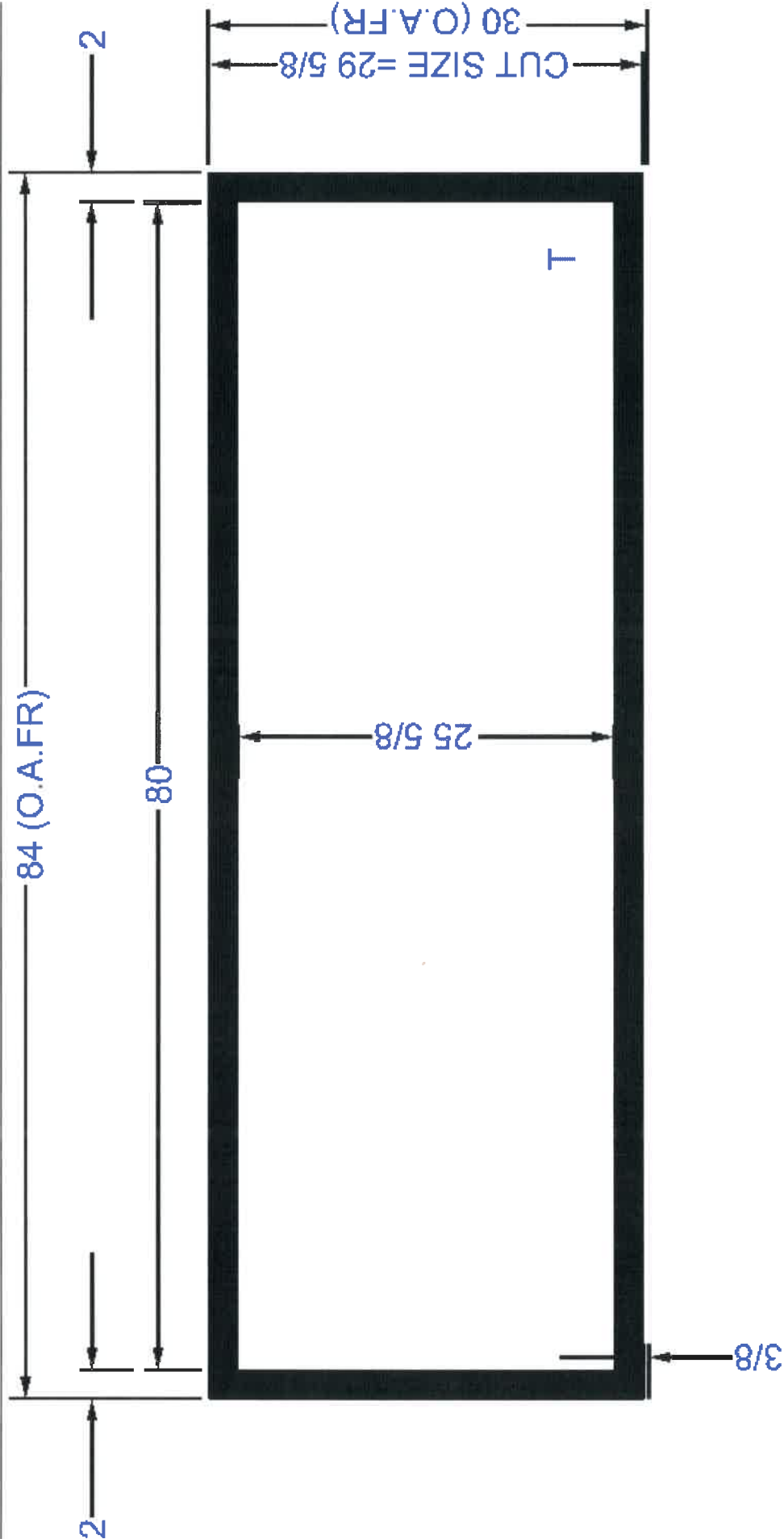


Project Name: 21-111 Opera House
Frame Set Name: Frame Set 1
Metal Group: M451T CG/SS/OG STOPS UP
Required: 2

Frame Name: C
Frame Type: Standard
D/S: 1
Back Member Color: #29 BLACK : PERMANODIC

9/8/2021 10:08 AM
Panels: 1
Rows: 2
Frame Width: 84
Frame Height: 96
Face Member Color: #29 BLACK : PERMANODIC





Project Name: 21-111 Opera House
Frame Set Name: Frame Set 1
Metal Group: M451T CG/SS/OG STOPS UP
Required: 2

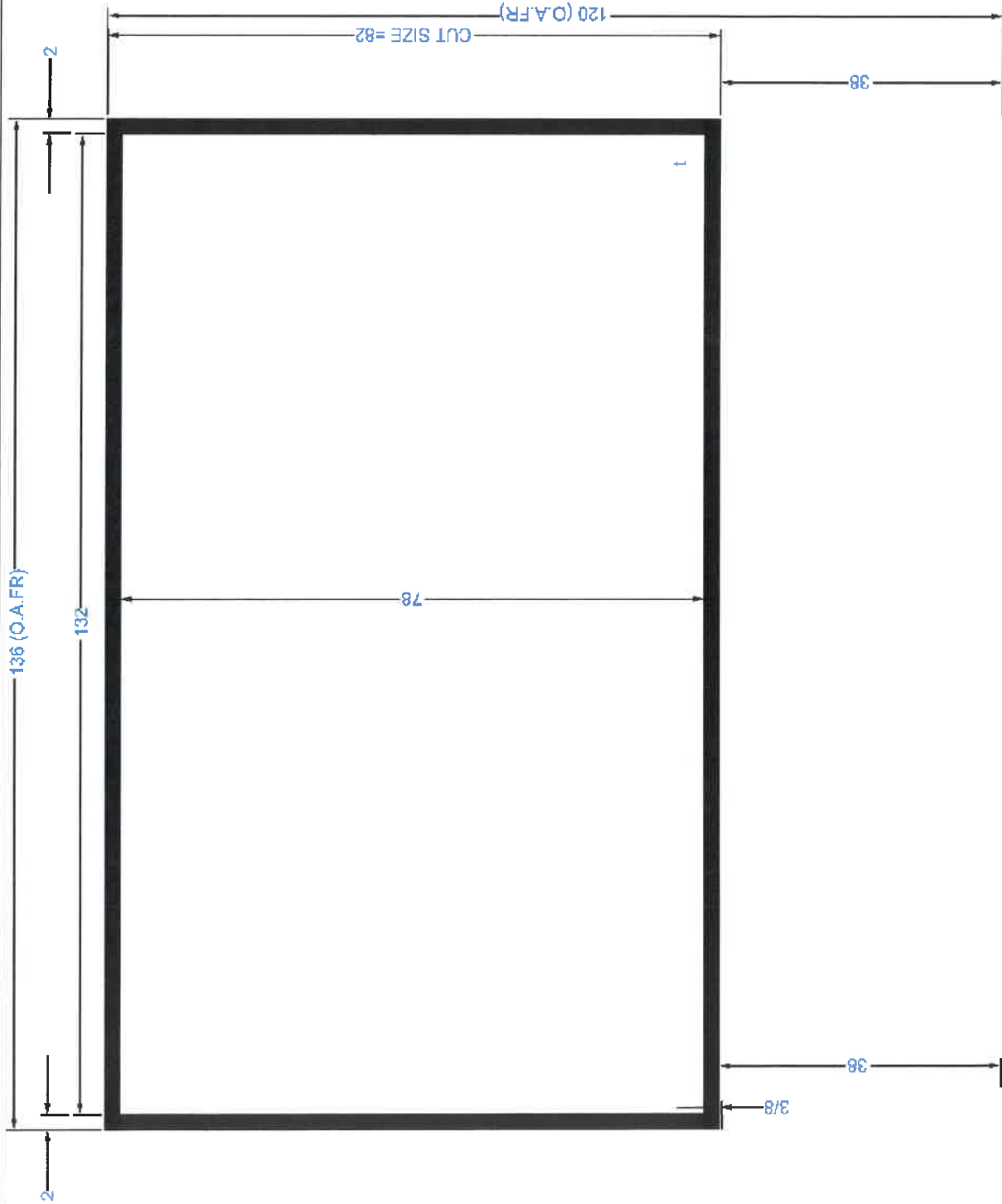
Frame Name: E
Frame Type: Standard
Face Member Color: #29 BLACK : PERMANODIC

D/S: 1
Back Member Color: #29 BLACK : PERMANODIC

Panels: 1
Frame Width: 136
Frame Height: 120

Rows: 1

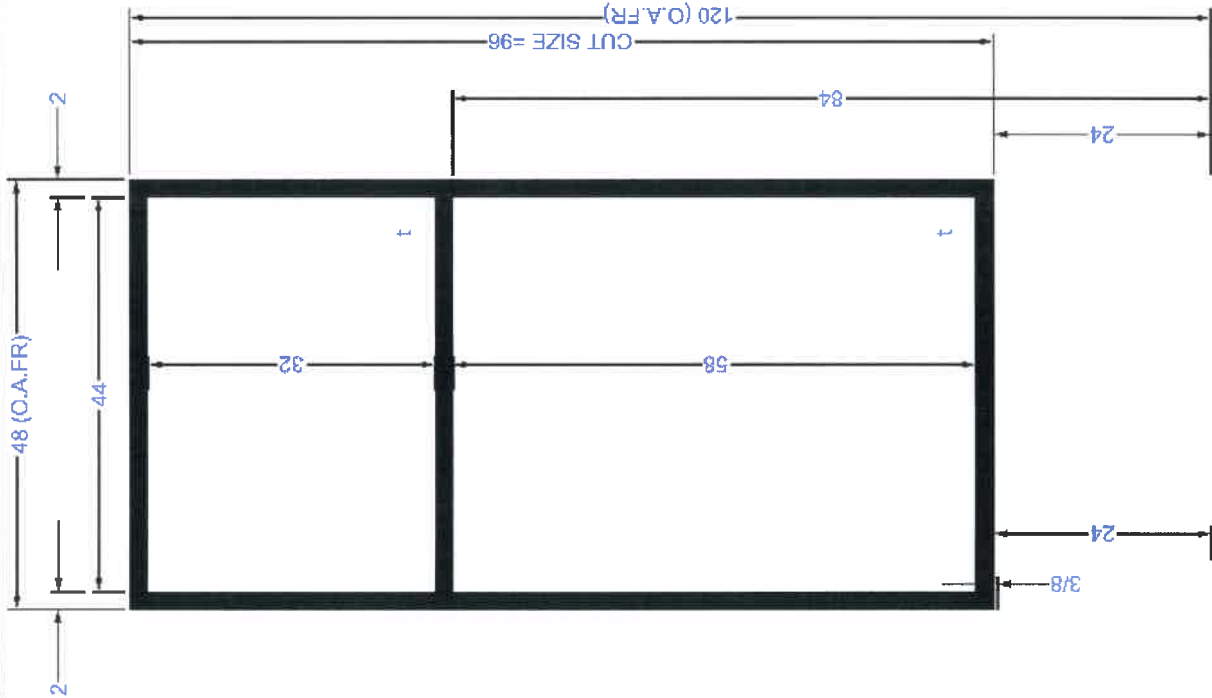
9/8/2021 10:08 AM

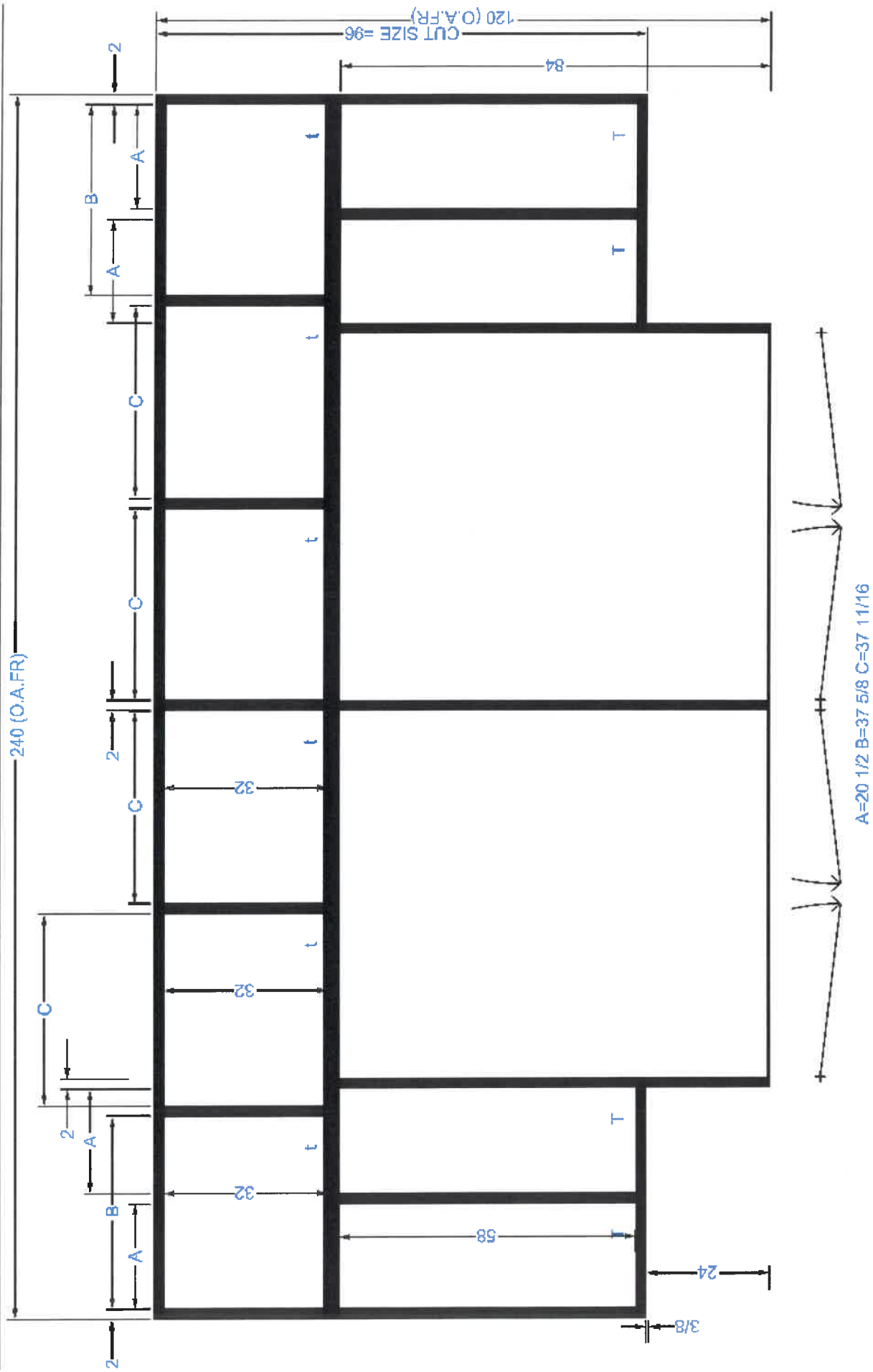


Project Name: 21-111 Opera House
Frame Set Name: Frame Set 1
Metal Group: M451T CG/SS/OG STOPS UP
Required: 2

Frame Name: F
Frame Type: Standard
Face Member Color: #29 BLACK : PERMANODIC

D/S: 1
Panels: 1
Rows: 2
Frame Width: 48
Frame Height: 120







Proposal - Detailed

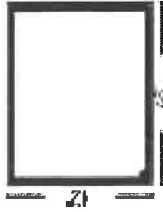
Pella Window and Door Showroom of Green Bay
500 Pilgrim Way
Green Bay, WI 54304
Phone: (920) 435-3791 Fax: (920) 435-0377

Sales Rep Name: Mueller, Ben
Sales Rep Phone: 715-496-4320
Sales Rep E-Mail: bmueller@pellawi.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
Wildcard 1300 College Ct Stevens Point, WI 54481-2824 Primary Phone: (715) 8693440 Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #: 1006498511 Customer Number: 1010317028 Customer Account: 1006498511	The Opera House 1300 College Ct Lot # Stevens Point, WI 54481-2824 County: Owner Name: Owner Phone:	Quote Name: The Opera House Order Number: 408 Quote Number: 14750553 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Tax Code: PO Cust Delivery Date: None Quoted Date: 10/25/2021 Contracted Date: Booked Date: Customer PO #:

Line #	Location:		Attributes	Qty
15	Front Entry		Pella® Reserve, Contemporary, 2-Wide Double Outswing Door, Contemporary,, 143 X 86, Black	1
		PK # 2100	1: Contemporary, 7286 Active / Active Double Outswing Door Frame Size: 71 1/4 X 86 General Information: Standard, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Black Composite Threshold Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Black Stain Interior Sash / Panel: Square, Square, Standard Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Aluminum Adjustable, Black Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.39, CPD PEL-N-212-02861-00001 Grille: No Grille, Vertical Mull 1: FactoryMull, 1/2" mullion for 3-9/16", Mull Design Pressure- 20 2: Contemporary, 7286 Active / Active Double Outswing Door Frame Size: 71 1/4 X 86 General Information: Standard, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Black Composite Threshold Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Black Stain Interior Sash / Panel: Square, Square, Standard Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Aluminum Adjustable, Black Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.39, CPD PEL-N-212-02861-00001 Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 8 9/16", 9 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 458".	
		Viewed From Exterior	Rough Opening: 144" X 86.5"	

Line #	Location:	Attributes	Qty
25	entrance side trans	Impervia, Direct Set, Fixed Frame Rectangle, 48 X 42, Black 1: 4842 Fixed Frame Direct Set Frame Size: 48 X 42 General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 3 1/4", Interior Access Only Required Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.32, VLT 0.60, CPD PEL-N-257-00208-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11 Grille: No Grille, Wrapping Information: Prep for Screw Through Frame With Standard Fin, Factory Applied, No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 180".	2



Line #	Location:	Attributes	Qty
30	Entrance Trans	Impervia, Direct Set, Fixed Frame Rectangle, 43 X 42, Black 1: 4342 Fixed Frame Direct Set Frame Size: 43 X 42 General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 3 1/4", Interior Access Only Required Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.32, VLT 0.60, CPD PEL-N-257-00208-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11 Grille: No Grille, Wrapping Information: Prep for Screw Through Frame With Standard Fin, Factory Applied, No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 170".	6



Line #	Location:	Attributes	Qty
35	Entrance door side	Impervia, Direct Set, Impervia, Direct Set, 66.375 X 72, Black 1: 22.12572 Fixed Frame Direct Set Frame Size: 22 1/8 X 72 General Information: Impervia Direct Set (New), Duracast®, Block, Foam Insulated, 3 1/4", 3 1/4", Interior Access Only Required Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.32, VLT 0.61, CPD PEL-N-257-00206-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11 Grille: No Grille. Vertical Mull 1: FactoryMull, Integral Mullion 2: 22.12572 Fixed Frame Direct Set Frame Size: 22 1/8 X 72 General Information: Impervia Direct Set (New), Duracast®, Block, Foam Insulated, 3 1/4", 3 1/4", Interior Access Only Required Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.32, VLT 0.61, CPD PEL-N-257-00206-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11 Grille: No Grille. Vertical Mull 2: FactoryMull, Integral Mullion 3: 22.12572 Fixed Frame Direct Set Frame Size: 22 1/8 X 72 General Information: Impervia Direct Set (New), Duracast®, Block, Foam Insulated, 3 1/4", 3 1/4", Interior Access Only Required Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.32, VLT 0.61, CPD PEL-N-257-00206-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11 Grille: No Grille. Wrapping Information: Prep for Screw Through Frame With Standard Fin, Factory Applied, No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 277". 2100 22.12572 Fixed Frame Direct Set 2100 22.12572 Fixed Frame Direct Set Viewed From Exterior Rough Opening: 66 - 7/8" X 72 - 1/2"	2

Line #	Location:	Attributes	Qty
40	2nd floor front	Replacement: Interior Head Cover. Impervia, Large Awning, Vent, 47.5 X 53.5 1: 4854 Vent Awning Frame Size: 47 1/2 X 53 1/2 General Information: Standard, Duracast®, Block, Foam Insulated, 3 1/4", 3 1/4" Service: Interior Head Cover Interior Color / Finish: Black Hardware Options: Sill Horizontal Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20 2: FOR CONFIGURATION ONLY: 47.554.5 Fixed Frame Direct Set Frame Size: 47 1/2 X 54 1/2 General Information: Standard, Duracast®, Block, Foam Insulated, 3 1/4", 3 1/4", Interior Access Only Required Exterior Color / Finish: Black Wrapping Information: Perimeter Length = 311", Glazing Pressure = 205.	4
	 PK # 2100 Viewed From Exterior Rough Opening: 47 - 1/2" X 108 - 1/2"		

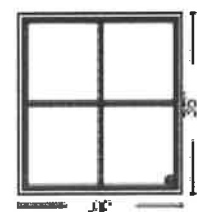
FOR CONFIGURATION ONLY - units are for illustration purposes only. They will not be manufactured and are not included in the price.

Line #	Location:	Attributes	Qty
45	2nd floor front	Impervia, Direct Set, Fixed Frame Rectangle, 48 X 24, Black 1: 4824 Fixed Frame Direct Set Frame Size: 48 X 24 General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 15/16", Interior Access Only Required Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.32, VLT 0.61, CPD PEL-N-257-00206-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, Year Rated 08/11 Grille: No Grille, Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 144".	4
	 PK # 2100 Viewed From Exterior Rough Opening: 48 - 1/2" X 24 - 1/2"		

Line #	Location:	Attributes	Qty
50	None Assigned		2
PK # 2100 Viewed From Exterior Rough Opening: 72 - 1/2" X 108 - 1/2"			
Impervia, Direct Set Fixed Frame Rectangle, Impervia, Direct Set Fixed Frame Rectangle, 72 X 108, Black 1: 7253.5 Fixed Frame Direct Set Frame Size: 72 X 53 1/2 General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 15/16", Interior Access Only Required Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.32, VLT 0.60, CPD PEL-N-257-00208-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11 Grille: No Grille, Horizontal Mull 1: FactoryMull, 1/2" Structural Mullion, Mull Design Pressure- 20 2: 7254 Fixed Frame Direct Set Frame Size: 72 X 54 General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 15/16", Interior Access Only Required Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.32, VLT 0.60, CPD PEL-N-257-00208-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11 Grille: No Grille, Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 360".			

Line #	Location:	Attributes	Qty
55	front 2nd floor tran	Impervia, Direct Set, Fixed Frame Rectangle, 72 X 24, Black 1: 7224 Fixed Frame Direct Set Frame Size: 72 X 24 General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 15/16", Interior Access Only Required Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.32, VLT 0.61, CPD PEL-N-257-00206-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, Year Rated 08/11 Grille: No Grille, Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 192"	2
		 PK # 2100 Viewed From Exterior Rough Opening: 72 - 1/2" X 24 - 1/2"	

Line #	Location:	Attributes	Qty
60	rear 2nd floor	Impervia, Direct Set, Fixed Frame Rectangle, 60 X 120, Black  PK # 2100 Viewed From Exterior Rough Opening: 60 - 1/2" X 120 - 1/2" 1: 60120 Fixed Frame Direct Set Frame Size: 60 X 120 General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 15/16", Interior Access Only Required Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.28, VLT 0.53, CPD PEL-N-257-00212-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11 Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W2H), Black, Black Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 360"	2

Line #	Location:	Attributes	Qty
65	rear 2nd floor	Impervia, Direct Set, Fixed Frame Rectangle, 36 X 36, Black  PK # 2100 Viewed From Exterior Rough Opening: 36 - 1/2" X 36 - 1/2" 1: 3636 Fixed Frame Direct Set Frame Size: 36 X 36 General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 15/16", Interior Access Only Required Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.29, VLT 0.55, CPD PEL-N-257-00206-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, Year Rated 08 11 Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W2H), Black, Black Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 144"	5

Line #	Location:	Attributes	Qty
75	rear 1st floor	Pella® Reserve, Traditional, Outswing Door, Left, 36 X 86, Black 1: Traditional, 3686 Left Outswing Door Frame Size: 36 X 86 General Information: Standard, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Black Finish Sill, Standard Frame Stops, Black Composite Threshold Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Black Stain Interior Sash / Panel: Ogee, Ogee, Standard Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Standard, Matte Black, Order Handle Set, Multipoint Lock, No Integrated Sensor, Aluminum Adjustable, Black Performance Information: U-Factor 0.28, SHGC 0.19, VLT 0.33, CPD PEL-N-212-02862-00001, Performance Class LC, PG 70, Calculated Positive DP Rating 70, Calculated Negative DP Rating 70, Year Rated 11 Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W5H), Black, Black Wrapping Information: No Exterior Trim, 8 9/16", 9 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 244".	2
		 PK # 2100 Viewed From Exterior Rough Opening: 36 - 3/4" X 86 - 1/2"	

Line #	Location:	Attributes	Qty
80	None Assigned 	Impervia, Direct Set, Fixed Frame Arch Head, 36 X 65, Black 1: 3665 Fixed Frame Direct Set Arch Head Frame Size: 36 X 65 X 54 General Information: Fiberglass, Block, Foam Insulated, 3 1/4", 1 15/16" Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.29, VLT 0.55, CPD PEL-N-127-02501-00004, Performance Class CW, PG 30, Year Rated 11 Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W3H), Black, Black Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 189"	1

Line #	Location:	Attributes	Qty
85	rear 	Impervia, Direct Set, Fixed Frame Rectangle, 24 X 48, Black 1: 2448 Fixed Frame Direct Set Frame Size: 24 X 48 General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 15/16", Interior Access Only Required Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.29, VLT 0.55, CPD PEL-N-257-00206-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, Year Rated 08/11 Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W2H), Black, Black Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 144"	2

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Printed on 10/25/2021

Detailed Proposal

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Vertical Mull 4: AlignedWith, 0.5"

6: Traditional, 35.937536 Fixed Frame Direct Set

Frame Size: 35 15/16 X 36

General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Painted, Standard Enduraclad, Black

Interior Color / Finish: Black Stain Interior

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Performance Information: U-Factor 0.28, SHGC 0.32, VLT 0.62, CPD PEL-N-18-03365-00001, Performance Class CW, PG 90, Calculated Positive DP Rating 90, Calculated Negative DP Rating 90, Year Rated 08/11

Grille: No Grille,

Vertical Mull 5: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20

7: Traditional, 35.937536 Fixed Frame Direct Set

Frame Size: 35 15/16 X 36

General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Painted, Standard Enduraclad, Black

Interior Color / Finish: Black Stain Interior

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Performance Information: U-Factor 0.28, SHGC 0.32, VLT 0.62, CPD PEL-N-18-03365-00001, Performance Class CW, PG 90, Calculated Positive DP Rating 90, Calculated Negative DP Rating 90, Year Rated 08/11

Grille: No Grille,

Wrapping Information: No Exterior Trim, 8 9/16", 9 7/8", Standard Four Sided Jamb Extension, Applied By Branch, Pella Recommended Clearance, Perimeter Length = 563".

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insyncive Products Software License Agreement and Pella Insyncive Products Privacy Policy in effect at the time of sale, which can be found at [insynctive.pella.com](https://www.pella.com/insynctive). By installing or using Your Insyncive Products you are acknowledging the Insyncive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

BRANCH WARRANTY:

NOTICE OF LIEN RIGHTS

As required by the Wisconsin construction lien law, VerHalen, Inc DBA Pella Windows and Doors of Wisconsin hereby 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. Those entitled to lien rights, in addition to VerHalen, Inc DBA Pella Windows and Doors of Wisconsin, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction and should give a copy of each notice received to the owner's mortgage lender, if any. VerHalen, Inc DBA Pella Windows and Doors of Wisconsin agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

ELECTRONIC SIGNATURE AGREEMENT: Customer agrees that its electronic signature of this Arbitration Agreement is the legal equivalent of a manual/handwritten signature on this Arbitration Agreement. By electronically signing this Arbitration Agreement using any device, means or action, Customer consents to the legally binding terms and conditions of this Arbitration Agreement. Customer further agrees that its signature on this Arbitration Agreement (hereafter referred to as Customer's "E-Signature") is as valid as if Customer signed this Arbitration Agreement in writing. Customer also agrees that no certification authority or other third party verification is necessary to validate its E-Signature, and that the lack of such certification or third party verification will not in any way affect the enforceability of Customer's E-Signature or any resulting agreement between Customer and Pella of Wisconsin. Customer is also confirming that it is an authorized agent of Customer and has been authorized to enter into this Arbitration Agreement.

CONSENT TO ELECTRONIC DELIVERY: By electronically signing this Arbitration Agreement, Customer specifically agrees to receive, obtain, and/or submit any and all documents and information relating to this Arbitration Agreement electronically. These documents and information will be collectively known as "Electronic Communications," and will include, but not be limited to, any and all current and future required notices and/or disclosures, as well as such documents, statements, data, records and other communications regarding the Services and/or Customer's account with Pella of Wisconsin. Customer acknowledges that it is able to retain Electronic Communications by printing and/or downloading and saving this Arbitration Agreement and any other agreements, Electronic Communications, documents, or records that are signed using Customer's E-Signature. Customer accepts Electronic Communications provided via email as reasonable and proper notice for the purpose of fulfilling any and all rules and regulations, and Customer agrees that such Electronic Communications fully satisfy any requirement that communications be provided to Customer

in writing or in a form that Customer may keep.

Date: _____

Customer Printed Name: _____

Customer Signature: _____

TERMS & CONDITIONS:

All prices quoted are valid for 10 BUSINESS DAYS from the date of this proposal.

Thank you for the opportunity.

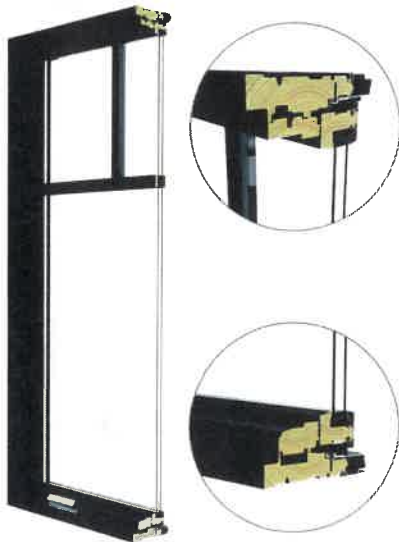
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Taxable Subtotal	\$71,210.38
Sales Tax @ 5.5%	\$3,916.57
Non-taxable Subtotal	\$0.00
Total	\$75,126.95
Deposit Received	
Amount Due	\$75,126.95

Pella® Architect Series® Contemporary WOOD



Modern wood windows and patio doors featuring smart styling and clean sightlines

Interior



- **SLEEK DESIGNS AND EXPANSIVE GLASS**

Achieve that sophisticated style you are looking for with our industry-leading contemporary design. A narrow frame and sash provide more expansive glass and an unobstructed view.

- **ENHANCED STYLE OPTIONS**

Meet your unique project specifications with extensive size options, square grille widths, finishes, wood types and glass options.

- **EXPANSIVE CUSTOM CAPABILITIES**

Work with Pella's dedicated, custom design teams to bring your project vision to life with custom sizes, configurations and installation solutions.

- **AUTHENTIC LOOK OF TRUE DIVIDED LIGHT**

Pella's Integral Light Technology® grilles use the industry's only foam spacer to create the most authentic look of true divided light, by casting a more realistic shadow.

- **INTERIOR FINISH OPTIONS**

From light to dark to modern gray, Pella Architect Series Contemporary wood windows and patio doors are available in an array of on-trend colors. Pine interiors are available in four paints, 11 stains or primed and ready-to-paint.

- **MINIMALIST HARDWARE AND MODERN FINISHES**

Choose from Pella's exclusively designed hardware to complement the other modern fixtures in the home.

- **OPTIONAL INTEGRATED SECURITY SENSORS**

Thoughtfully designed to live discreetly in the frame, wireless sensors with Pella Insynctive® technology maintain aesthetics without voiding the warranty. Sensors compatible with major security panels and home automation systems.

- **ENERGY STAR® CERTIFIED¹**

You don't have to sacrifice performance for design. Pella Architect Series Contemporary products are the most modern windows and doors available with options to meet or exceed ENERGY STAR® in all 50 states.¹

- **LONG-LASTING DURABILITY**

Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.

- **THE BEST LIMITED LIFETIME WARRANTY²**

Pella Architect Series Contemporary products are covered by the best limited lifetime warranty for wood windows and patio doors in the industry.²

- **TESTING BEYOND REQUIREMENTS**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Exterior



AVAILABLE IN THESE WINDOW & PATIO DOOR STYLES:



Fixed and special shape windows also available.

^{1,2} See back cover for disclosures.

COLORS

WOOD TYPES

Choose the wood species that best complements your project's interior.



PREFINISHED PINE INTERIOR COLORS

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁸



Custom colors are also available.

ADDED SECURITY

INSYNCTIVE® TECHNOLOGY

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors are compatible with major security panel systems. For more information, go to connectpella.com.

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at installpella.com/warranties or contact Pella Customer Service.

³ Performance ratings vary based on product configuration.

⁴ Color-matched to your product's interior and exterior color.

⁵ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

⁶ Flush multi-slide handle is a Pella exclusive design.

⁷ Flush multi-slide handle is not available in Antique Brass, Champagne or Polished Nickel.

⁸ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

Pella Impervia

Fiberglass windows and patio doors

Exceptional durability

Achieve commercial grade strength and lasting durability for your customers' long-term return on investment.

- Our proprietary fiberglass is the strongest fiberglass material for windows and patio doors.¹
- Our fiberglass has, on average, 1.8x the tensile strength of conventional fiberglass.²
- Powder-coat finish meets AAMA 624, the highest-rated fiberglass coating among leading national competitors.
- The baked on powder-coat finish resists chalking and fading and is more durable than conventional paint.
- Added strength, durability and reliable water performance including a durable three-way corner joint.

Glazing flexibility

Pella Impervia products are available with a variety of glazing options.

- Optional sound control and triple glazing for casement, awning and direct set windows.
- Optional louvers and spandrel.
- Available in large sizes with sleek profiles and more glass.
- Available with extruded aluminum grilles that are adhered to both sides of the insulating glass to provide the look of an aluminum storefront with the energy efficiency of fiberglass.³

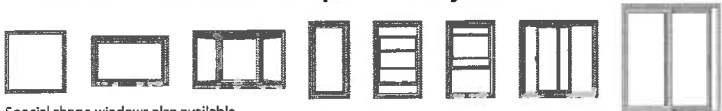
Engineered structure

We offer several engineered options so you can meet the unique needs of your project.

- Fully factory joined or factory prepared joining kits for full flexibility in design and jobsite coordination.
- Structured mulls for commercial buildings are verified through rigorous engineering evaluation and testing to ensure your products are built to last.



Available in these window and patio door styles:



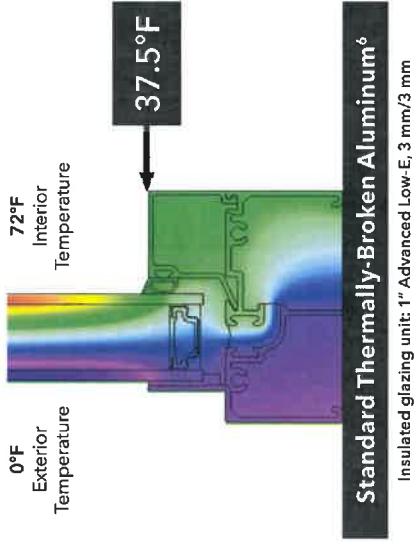
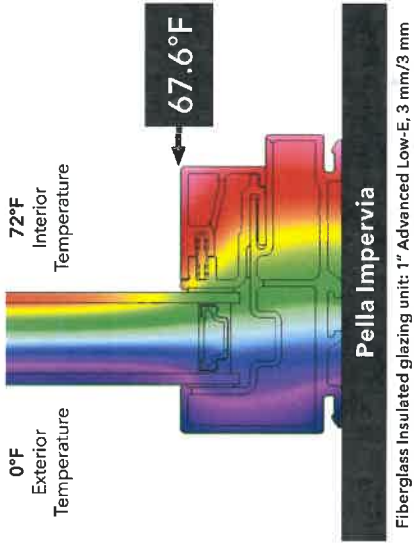
Special shape windows also available.

^{1,2,3} See back cover for disclosures.



COMMERCIAL
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Pella® Impervia® vs. Aluminum



Commercial performance.

Engineered to meet the rigorous specification and performance requirements of a commercial building, Pella Impervia products provide outstanding resistance to water, wind and outside noises.⁴ Pella Impervia windows and patio doors offer an incredible value for water and structural performance, energy efficiency and cost-effectiveness. Our engineers perform an engineering review of proposed windows and doors to verify performance requirements are met.

Commercial installation systems and support.

Our exclusive installation methods help save you time and reduce costly callbacks. From the latest construction trends in new buildings to existing buildings needing retrofits, we provide a comprehensive array of installation solutions and accessories to meet most low- to mid-rise commercial project requirements. And with our dedicated team of engineers, architects, drafters and installation experts, we are ready to collaborate with you, from initial concept to punch list.

Confidence of a strong warranty.⁵

We know your reputation matters and we're committed to doing things right - even if it means doing things a little differently. So we stand behind our products with some of the strongest warranties in the business.

Glass & Additional Energy Efficiency Upgrades

InsulShield® Low-E Glass⁷

Pella Impervia products offer energy-efficient options that will meet or exceed ENERGY STAR® guidelines in all 50 states.⁸



Advanced Low-E insulating dual- or triple-pane glass with argon



Advanced Comfort Low-E insulating dual-pane glass with argon

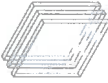
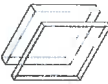
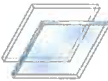
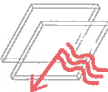


Natural Sun Low-E insulating dual- or triple-pane glass with argon



SunDefense™ Low-E insulating dual- or triple-pane glass with argon

Additional Glazing Options

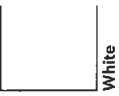


Colors & Finishes

Frame Colors

Dual-color
Our long rated fiberglass

Solid-Color



Dual-Color



Window Hardware

Casement & Awning

Introducing windows that will open in either direction. Neither.



Easy-Slide Operator

Sliding, Single & Double-Hung

Pella's cam



Cam-Action Lock



Wildcard Worx LLC
PO Box 1004
Stevens Point, WI 54481
+1 7152612660
sales@wildcardworx.com
wildcardworx.com

Estimate 1049

DATE 03/16/2022	TOTAL \$61,780.00	EXPIRATION DATE 03/30/2022
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ADDRESS

Gregg Gokey
Wildcard Corp.
1300 College Court
Stevens Point, WI 54481

TITLE	ESTIMATED START	JOB ADDRESS
Door and window installation	5/1/2022	1124 Main St

ACTIVITY	QTY	RATE	AMOUNT
Services	1	37,839.00	37,839.00
Rough opening preparation (Prep masonry opening, Build and install lumber frame to facilitate window installation, build knee walls and frame door openings)			
Services	1	23,941.00	23,941.00
Install new windows as supplied by customer			
This estimate is to prepare the masonry openings in the building with treated lumber in order to facilitate window and door installation per the manufacturer's specifications. After the openings are prepared, this estimate also installs and seals the windows and doors to the manufacturer's specifications.			
SUBTOTAL			61,780.00
TAX			0.00
TOTAL			\$61,780.00
THANK YOU.			

Major/structural repairs to the masonry is considered out of scope and will be invoiced separately. Customer to provide necessary permits and approvals, and dumpster for waste, or these items will be billed separately.

Due to market volatility, this estimate is valid for 14 days. Payment: 50% upon agreement, remainder upon completion.

Accepted By

Accepted Date

Administrative Staff Report



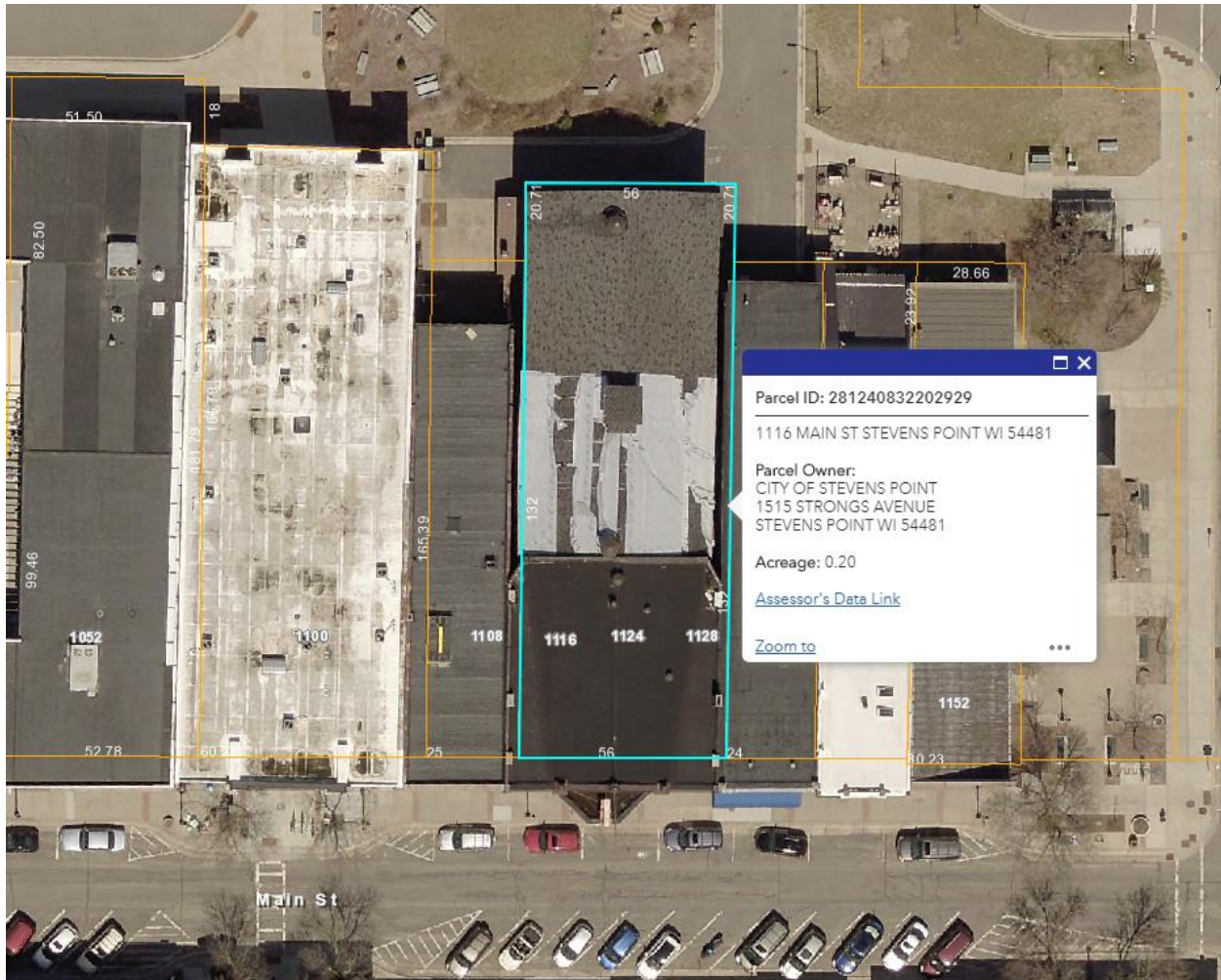
**Design Review
1124 Main Street
October 7, 2020**

**Department of Community
Development
1515 Strongs Avenue, Stevens Point,
WI 54481
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1498**

Applicant(s): - Gregg Gokey Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240832202929 Zone(s): "B-3" Central Business District Council District: - District 1 – Ald. Jennings Lot Information: - Lot Size: 8,551 sq. ft. (0.196 ac.) Current Use: - Vacant Applicable Regulations: - Chapter 22 - Downtown Design Guidelines	Request Request from Gregg Gokey for a design review to perform exterior improvements at 1124 Main Street (Parcel ID 281240832202929) Attachment(s) - Application - Renderings / Photo's City Official Design Review / Historic District - Mathias Mitchell Public Square District Staff Recommendation Based on the findings below, staff would recommend approval of the design review request for 1124 Main Street with the following conditions: - Window and door openings shall not be expanded beyond what is stated in this design review request. - Window and door trim color shall match. - Gentle means shall be used when cleaning masonry prior to tuckpointing and other general maintenance done during project construction. Only organic non-toxic chemicals shall be used to clean. - Powerwashing or sandblasting shall be prohibited on any building components. - The applicant shall submit final details regarding the window grids (design, color, etc.) to be reviewed and approved by staff. - Transom windows installed on the first and second floor shall match original openings and design.
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| | <ol style="list-style-type: none">7. The chairperson and designated agent shall have the authority to review and/or approve minor amendments to the project.8. Applicable building permits shall be obtained.9. All work shall be completed within one year. |
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Vicinity Map



Scope of Work

The applicant is requesting approval of their intended land use plan for the former Fox Theatre, located at 1116, 1124 and 1128 Main Street. Earlier this year, the City has entered into a Development Agreement with The Opera House, LLC, who has proposed to renovate the former theatre into an event space and beer garden. The interior event space is proposed to be used for both public and private events—having the ability to house multiple services, such as informational meetings, wedding ceremonies and civic events. A catering kitchen will be installed in the northeast corner of the building to accommodate food and beverage catering for private events in the Opera House.

The exterior use plan consists of constructing an outdoor beer garden. The beer garden is proposed to house both public and private events, with ample seating and entertainment features being placed on the paved patio area. Additional buffering techniques, such as installing landscaping and fencing is proposed to better contain the activities proposed within the beer garden.

The request before the Commission centers on the applicant's proposal to perform several exterior improvements, such as installing new brick on the front and rear facades, roof repair, masonry work, window and door installations, and general maintenance. The south façade is intended to be restored as how it was originally built (as the Opera House), which includes removing the Fox marquee sign. The north façade of the former Fox Theatre, as mentioned, is proposed to be converted into a beer garden and event space. To help finance the proposed improvements, the applicant is intending to apply for a façade improvement grant at a later time.

Below you will find the design review standards for the proposed request.

CHAPTER 22: HISTORIC PRESERVATION

Division 5.02 Regulation of Construction, Reconstruction, Alteration, and Demolition

No owner or person in charge of a historic structure or historic site, or property located within a historic district shall reconstruct, alter, or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property unless approval has been granted by the commission.

Upon the filing of any request for a design review certificate with the commission, the commission shall review the request in accordance with the design guidelines. If the commission determines that the application for a design review certificate and the proposed changes are consistent with the design guidelines, it shall issue the design review certificate. Upon the issuance of such certificate, any other required permits shall be obtained.

Guidelines of Review (numbers below pertain to the pertinent guideline standards)

*****Other standards within the design guidelines not specifically mentioned below have been reviewed and are met or not applicable pertaining to the proposed building improvement activities.**

ADDITION GUIDELINES (Sec. 5.3)

1. Additions should be located to the rear or non-character defining elevation. With historic residential structures, additions should be placed in a manner that they are not clearly seen from the public right-of-way. Landscaping can often be used to minimize the visual impact that additions may have to the historic structure.

Analysis: The proposed addition is to be located along the existing south façade of the former Fox Theatre. While most of the proposed uses will be outside, such as the beer garden, the applicant will place fencing and landscaping around its perimeter.



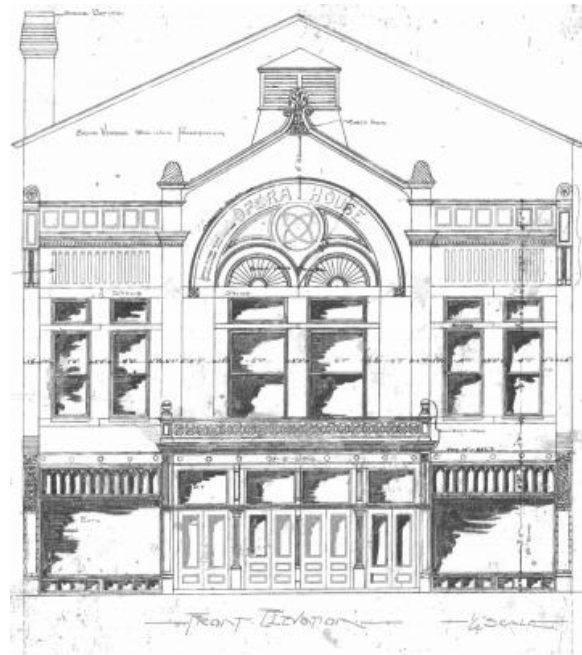
Findings: The location of the building addition will not hinder the historic and architectural features of the building's south façade. As a condition of approval to the applicant's conditional use permit, a landscaping plan shall be submitted and approved by staff. Staff is likely going to take the visual impact of the beer garden into consideration in determining what landscaping and fencing is appropriate.

2. New additions should not remove, damage, or obscure character-defining architectural features.

Analysis: The south façade will not be altered except for the removal of the Fox marquee sign. While the sign has been a fixture of the building for years, the applicant's intent is to restore the architectural features that pre-date the Fox Theatre (i.e., the Opera House).

Findings: This standard is met.

3. Additions should be compatible in materials, design, roof form, and proportion to the main structure. However, new additions should be constructed at a scale smaller than the historic structure so as not to overpower the existing historic building.



Analysis: Project proposals include installing new brick on the front and rear facades, roof repair and other masonry work on the south façade.

Findings: The applicant intends to install new brick that is compatible with previous masonry used on the building. A significant location for the new brick will be where the Fox marquee sign is, as the sign is proposed to be removed. Lastly, while the roof is proposed to be replaced, the overall roof form will not change.

WINDOWS AND DOORS (Sec. 3.4)

2. Windows and doors should be repaired when necessary by splicing or patching only the deteriorated section to match the original.

Analysis: A wider door design is needed to adhere to ADA accessibility standards.

Findings: The applicant is proposing to restore the two pairs of double doors with poster display cases both facing perpendicular to the street. The architectural nature of the south façade will match the pre-1940's renovation to the building.



3. If replacement of a window or door unit is necessary, the new unit should be replaced to match the original in size, scale, material, detail, pane and/or panel configurations. Exterior aluminum clad is permitted to be installed on new wooden windows.

Analysis: A wider door design is needed to adhere to ADA accessibility standards.

Findings: While having a wider doorway will increase the existing door configurations, it is necessary to comply with existing ingress/egress and ADA requirements.

ROOFS (Sec. 3.5)

1. Retain and preserve historic roofs and roofing materials including its overall design, shape, pitch, and line.

Analysis: Significant moisture penetration has led to the deterioration of the existing roof. As such, the applicant's plan includes replacing the roof to ensure the building is weather tight and properly ventilated to prevent moisture retention, condensation and insect infestation.

Findings: By replacing the roof, the overall design, shape, pitch and line will not be significantly different. Although rehabbing the existing roof elements is ideal, it was virtually impossible due to its structural composition and moisture decay.

STOREFRONTS (Sec. 3.7)

2. Retain and preserve commercial storefronts and storefront details that contribute to the historic character of the building including display windows, recessed entryways, doors, transoms, corner posts, columns, and other decorative features.

Analysis: No changes are proposed to the existing doors and windows except for widening the storefront door design to adhere to ADA accessibility standards. The doors will be custom made to accurately reflect the structure's architectural style. The display windows will be removed and replaced with large, singular windows.

Findings: Staff does not have reservations about the widening of the storefront door design as the applicant's intent is to adhere with present ADA requirements. Due to continued deterioration of the display cases, the new windows will mimic the size of the display cases.

3. If replacement of a deteriorated storefront or storefront feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.

Analysis: Continued disrepair of the window panel details has left replacing it the only option.

Findings: As mentioned earlier, while the display windows are proposed to be replaced, the applicant's intent is to install new windows that are similar in size, scale, and detail as the previous windows.

SAFETY & ACCESSIBILITY (Sec. 3.13)

1. When projects must include the addition of health and safety features, whatever means possible should be used to minimize visual impact, and protect the historic character of the structure, and its character-defining details.

Analysis: Original renderings depict four sets of double doors with transom windows. However, to accommodate ADA accessibility requirements, the entrance will maintain the existing two sets of double doors with transom windows.

Findings: The visual appearance of the proposed doors will be similar to existing doors on the building. Pertinent building code requirements will need to be followed when submitting a commercial building permit.

SIGNS (Sec. 4.4)

1. Some signage has gained historic significance in its own right. Whenever possible, retain and preserve historic signage.

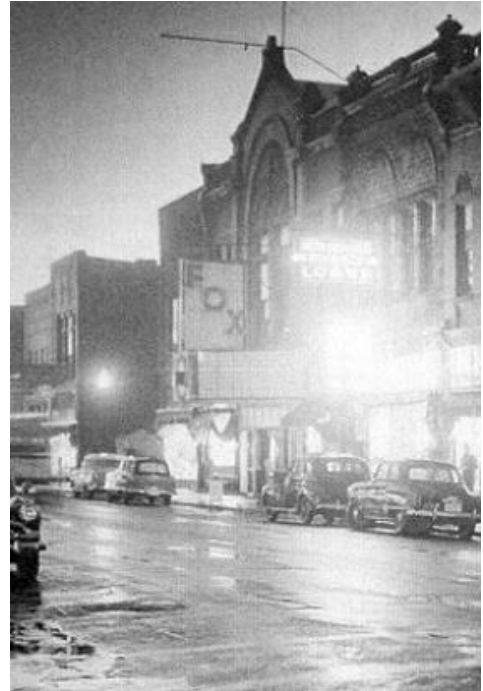
Analysis: The Fox marquee sign was installed well after the construction of the building, during the transition from an opera house to a theater in the 1940s.

Findings: The marquee sign took place of an original wood balcony that once extended over the front entrance and above the sidewalk. It is the applicant's intent to construct a balcony where the sign is now to resemble the historic features of the opera house balcony.

Conclusion

In conclusion, staff would recommend approving the design review request at 1124 Main Street subject to the conditions outlined on page one. The overall project will restore the storefront to a more contemporary design while restoring and extenuating the historical elements of the building. Furthermore, the façade improvements not only promote business operations at the site, but also ensure necessary safety and maintenance requirements are fulfilled.

Historic Photos



Building Images



