

Milwaukee Historic Preservation Commission

Re: Modjeska Theater

Modjeska Theater Project LLC  
C/O Kesselman Real Estate R/E LLC  
10620 N Port Washington Road  
Mequon WI 53092

The following are the orders we are working with the City of Milwaukee to complete:

The exterior windows on the second floor space that faces both Historic Mitchell St and S 12<sup>th</sup> Street have paint that is peeling and has exposed raw wood

We are in the process of obtaining financing to replace the windows on the second floor. As part of this process we are developing Architectural drawings to convert the second floor space in to an Arts Collaborative with a 99 set theater. With this use it will allow us to obtain the financing for the interior remodeling and for the replacement of the windows. We have been obtaining bids on both wood and metal historic window replacements that are attached to this letter. Our time line for this work is to start at the end of 2017.

The other order we are working on is the sidewalk vaults. We have two vaults under the sidewalk on S 12<sup>th</sup> street that are in need of repair or to be abandoned. We have been working with a Structural engineer on this issue and we are now working to hire a new Structural Engineer that is certified by the city to provide a specification that will be accepted by the city for either a repair or abandonment. Once we have the engineering report we will be able to obtain bids from qualified contractors who can perform the work which will allow us to have the work done upon receiving the required financing for the work. Our time line to perform this work is that we are active in obtaining the specification from an Structural Engineer to get the process started, we anticipate that once we have the specification, construction bids, and the financing for the work that this process will take at least six months. We are asking for an eight month timeline to begin the work on the vaults.

We were ordered to obtain an engineering report on the exterior emergency exit stairs which we have and there is minor repair that is in the works.

We were ordered to repair areas of the existing masonry façade which we have completed and the invoice for the work is attached to this letter.

We were ordered to remove or encapsulate the window caulking that contains asbestos which that work has been completed and the proposal for the work and the invoice is attached to this letter.

We have also completed work on the interior including removing years of old items from the building, electrical repair and removal of the extension cords, installation of new emergency exit/egress lights, and we have obtained a building permit to make some modifications to the theater in preparation of the opening of the historic theater for events including plays, concerts, and many other special events.



**Softer Lite**  
Window Company

SHINE THROUGH®

**Chicago**

5800 N. Northwest Highway  
Chicago, Illinois 60631  
Phone 773.774.6400  
Fax 773.774.6506

**Milwaukee**

W290 S5298 Ridgefield Road  
Waukesha, Wisconsin 53189  
Phone 262.853.2130  
Fax 262.968.2165

[www.softerlite.com](http://www.softerlite.com)

November 28, 2016

Mr. Thomas Vavra  
Vavra Design LLC  
1905 South 1<sup>st</sup> Street  
Milwaukee, Wisconsin 53204

Re: Modjeska Theater

Mr. Vavra:

We propose to furnish and install the new aluminum windows for the Modjeska Theater project as follows:

18—Graham GT2200 single hung aluminum windows.

7—Graham GT1400 fixed aluminum windows.

AAMA 2604 painted finish in manufacturer's standard colors.

Insulated glass with 3/16" lites and Cardinal 272 low E on the #2 surface.

Preset exterior panning system and interior snap trim.

Sweep locks, Class 5 balances and sash lugs at all single hung windows.

4" mull covers at the multiple window openings.

Installation and installation materials.

Freight to the project site.

Broom clean up of all work areas.

Total sum of \$79,550.00, Wisconsin tax included.

Alternate Bid:

To add fiberglass mesh half screens at all operable windows, ADD \$690.00 to the above bid.

We do not include:

- Removal and disposal of the existing windows.
- Abatement of any hazardous materials.
- Repairs or modifications to the existing window openings.
- Final washing of the new glass and aluminum surfaces.
- Protection from vandalism or other trades.
- Field testing or project bonding.

Current delivery is running 22 weeks after return of approved submittal drawings and final color selection. Drawing submittal would be 2 weeks after completion of final field measurements.

I would be happy to meet with you to discuss the use of the Graham products in your project. Feel free to call with any questions or comments.

Thank you for the opportunity of presenting this quotation to you.

Sincerely,

Softer Lite Window Company



James A. Moon



MTP  
1136 West Historic Mitchell Street  
Attn John jnanez@kesselmangroup.com

February 9, 2016  
PH 982-9378 Jesus

Estimate for budgeting purposes

**Location West Elevation 2nd Floor**

(2) Single DH Window Units

Frame with 6-1/4" Jamb Depth NOTE Does not include interior extension box jamb and casing  
Sash at 2-1/4" thickness Glass Size of Each Sash 33"x 42"

Both Top and Bottom Sash with OG Lugs

Sash balanced with weights, pulley and bronze chain

Estimate figured ReUsing original weights and pulleys and with new bronze chain

Sash weatherstripped at vertical sides to jamb with zinc weatherstrip

Top rail, check rails and bottom rail weatherstripped with bulb type weatherstrip

Exterior frame details, layout, sash overalls (stile & rail dimensions) To match originals

Frame & Sash Manufactured in Clear Solid Northern White Pine

Machine & Finish hand sanded, woodlife treated and oil-base primed

Sash constructed with mortise and tenon waterproof glued joints

Glazed Clear LowE Tempered insulating glass

DH Window Unit As Described Above

\$4,669.00 Per Unit + 5.6% Sales Tax

Alternate 1

Window Unit with 1-FIXED Sash

\$2,672.00 Per Unit + 5.6% Sales Tax

Sash divided 2 lite high Horizontal bar-Wide to simulate a checkrail

Alternate 2

DH Sash ONLY To be installed into the original frame

\$2,577.00 Per Set + 5.6% Sales Tax

Supplied with zinc jamb weatherstrip and new bronze chain

Alternate 3

1-Fixed Sash ONLY To be installed into the original frame

\$1,620.00 Per Sash + 5.6% Sales Tax

Sash divided 2 lite high Horizontal bar-Wide to simulate a checkrail

**OMISSIONS - By Others** • Sash Locks & Lifts • Finishing • Installation

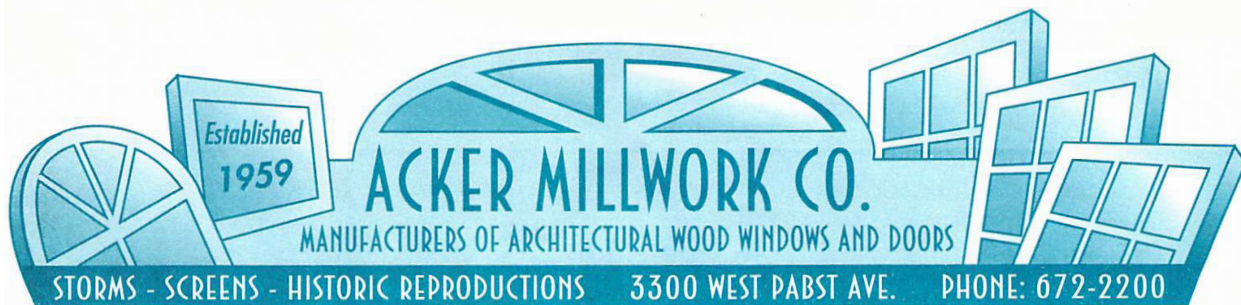
Manufacturing time TBD

50% deposit required on all orders

Balance due at pick up Our Plant

Thank You...  
Pete Acker





MTP  
1136 West Historic Mitchell Street  
Attn John jnanez@kesselmangroup.com

February 9, 2016  
PH 982-9378 Jesus

Estimate for budgeting purposes

**Location South Elevation 2nd Floor**

3-Wide Window Unit DH Flanker Units Left & Right with Fixed One-Lite Picture Unit at Center  
DH and Picture Sash Figured at 2-1/4" thickness Glazed Clear LowE Tempered insulating glass  
DH Sash balanced with weights, pulley and bronze chain  
Estimate figured ReUsing original weights and pulleys and with new bronze chain  
DH Sash weatherstripped at vertical sides to jamb with zinc weatherstrip  
Top rail, check rails and bottom rail weatherstripped with bulb type weatherstrip  
Both Top and Bottom Sash with OG Lugs  
Exterior frame details, layout and sash overalls (stile & rail dimensions) To match originals  
Frame & Sash Manufactured in Clear Solid Northern White Pine  
Machine & Finish hand sanded, woodlife treated and oil-base primed  
Sash constructed with mortise and tenon waterproof glued joints  
Glass Size of Each DH Sash 38" x 42-1/4"  
Glass Size of Center Picture Sash 71-3/4" x 85-1/2"  
5" Vertical Mull Posts between units

3-Wide Window Unit As Described Above \$14,053.00 Per Unit + 5.6% Sales Tax

**Alternate 1**

Left & Right Flanker Units with 1-Fixed Sash \$9,684.00 Per Unit + 5.6% Sales Tax  
Each Sash divided 2 lite high Horizontal bar-Wide to simulate a checkrail

**Alternate 2**

DH Sash ONLY To be installed into the original frames \$2,790.00 Per Set + 5.6% Sales Tax  
Supplied with zinc jamb weatherstrip and new bronze chain

**Alternate 3**

1-Fixed Sash ONLY To be installed into the original frames \$1,815.00 Per Sash + 5.6% Sales Tax  
Each Sash divided 2 lite high Horizontal bar-Wide to simulate checkrail

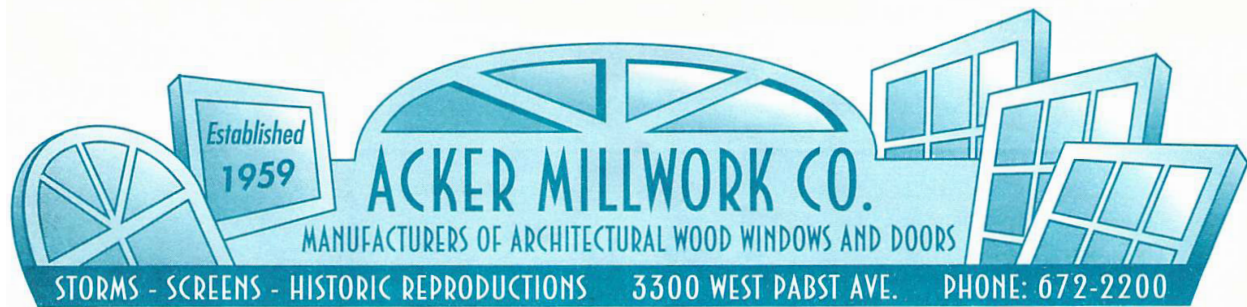
**Alternate 4**

Picture Sash ONLY To be installed into the original frame \$2,675.00 + 5.6% Sales Tax

**OMISSIONS - By Others** • Sash Locks & Lifts • Finishing • Interior Casing • Installation

Manufacturing time TBD  
50% deposit required on all orders  
Balance due at pick up Our Plant

Thank You...  
Pete Acker



MTP  
1136 West Historic Mitchell Street  
Attn John jnanez@kesselmangroup.com

February 9, 2016  
PH 982-9378 Jesus

Estimate for budgeting purposes

**Lineal Footage of Exterior Frame Material**

Manufactured in Clear Solid Northern White Pine  
Finish sanded, woodlife treated and oil-base primed  
Profiles and Dimensions To match originals

2-Member Exterior Casing [Flat Casing with Overlay Cove]	\$10.65 Per Foot + 5.6% Sales Tax
Sill Stock	\$17.25 Per Foot + 5.6% Sales Tax
Vertical Mull Caps	\$7.90 Per Foot + 5.6% Sales Tax

**OMISSIONS - By Others** • Finishing • Installation

Manufacturing time TBD  
50% deposit required on all orders  
Balance due at pick up Our Plant

Thank You...  
Pete Acker

On Behalf Of: Milwaukee Millwork & Lumber

Address: 11712 West Dixon Street

Milwaukee, WI 53214-1079

Phone: 414-774-8248

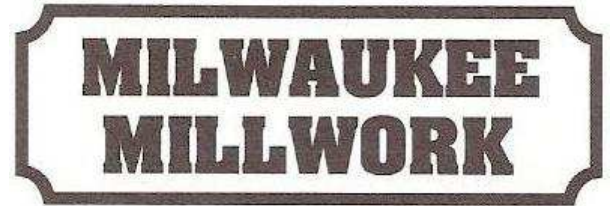
Fax: 414-774-1773

Contact: Dean Bruemmer

Email: DEAN@MILWAUKEEMILLWORK.COM

Phone: 414-774-8248 Ext 113

Fax: 414-774-1773



**We're for the visionaries.™**

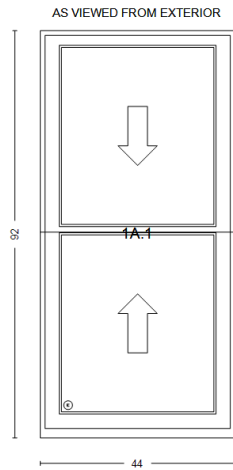
**Quote 586302D: MODJESKA THEATRE PROJECT,LLC**  
**Project: MODJESKA THEATRE PROJECT,LLC**  
**Printed: 9/6/2016 2:08:03 PM**



## Window and Door Details

Line Number 001-1  
Product Name Heritage Rectangle Double Hung (WMDH)  
Configured in PK Version 434

Scaled To Fit



Quantity (7)  
Cubic Feet 34.74  
Unit Price \$2,482.18  
Extended Price \$17,375.26

## \*\*\* Pricing Details \*\*\*

Base Price	\$1,194.15
Lift Handle	\$5.46
Mull 1 Vertical Mull Charge	\$369.10
Mull 1 NOFJ Mull Casing	\$39.96
Mull 2 Vertical Mull Charge	\$369.10
Mull 2 NOFJ Mull Casing	\$39.96
Exterior Casing	\$166.92
Sill Nosing	\$157.08
Casing Loose	\$35.70
NOFJ Casing	\$95.52
NOFJ Sill Nosing	\$9.22

## \*\*\* Notes \*\*\*

**Manufacturer Note: Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check your local codes for product compliance for your application.**

## \*\*\* Overall Dimensions \*\*\*

Overall Frame Width	173"
Overall Frame Height	92"
Overall Rough Opening Width	173 1/2"
Overall Rough Opening Height	92 1/2"
Overall Unit Dimension Width	174 7/8"
Overall Unit Dimension Height	94 15/32"

## \*\*\* Dimensions \*\*\*

Call Width	Custom
Call Height	Custom
Individual Frame Width	44"
Individual Frame Height	92"
Glass Width	35 7/16"

Glass Height 40 31/32"

## \*\*\* Mull 1 \*\*\*

Connects Units	Unit 1A.1, 1B.2
Type	Field Mull
Connection	Spread Mull
Width	5 1/8" Spread

## \*\*\* Casing-Jamb-Trim \*\*\*

Exterior Casing/Accessories	Prospect Casing
Back Bevel	No
Sill Nosing	2" x 2" Sill Nosing
Extended Horns	No
Apply Exterior Casing/Accessories	No
Jamb Depth	5 9/16"
Installation Clips	None
Show Mull Info on Drawing	Mull Options

## \*\*\* Performance \*\*\*

Performance	Standard Performance
-------------	----------------------

## \*\*\* Unit \*\*\*

Unit Type	Complete Unit
Production	Current
Model	Magnum
Sash Material	Wood

## \*\*\* Glass \*\*\*

Glass	H-K LoE 270 Insulated
Glass Spacer	Mill Finish
High Altitude	No
Glass Preserve / Neat Coating	No Preserve or Neat Coating
Glazing Bead	Ovolo
Upper Glass - Glass Type	Clear
Upper Glass - Obscure / Opaque Glass	None
Upper Glass	NOT Tempered
Lower Glass - Glass Type	Clear
Lower Glass - Obscure / Opaque Glass	None
Lower Glass	NOT Tempered

## \*\*\* Hardware-Accessories \*\*\*

Hardware Color	Clay (Rustic)
Bottom Sash Lift Handle(s)	Traditional Style
Sash Lift Handle Color	Clay (Rustic)
Sash Lift Handle Quantity	2 Per Bottom Sash
Screen	No Screen - No Prep
Jambliner	Beige

## \*\*\* Species-Finish-Color \*\*\*

Change Species	Leave All Pine
Exterior Frame Finish	Primed Latex
Exterior Sash Finish	Primed Latex
Interior Frame Finish	Unfinished
Interior Sash Finish	Unfinished
Fingerjoints	Specify Fingerjoint Options
Fingerjoint Exterior Casing/Accessories	No
Fingerjoint Sill Nosing	No





## Window and Door Details

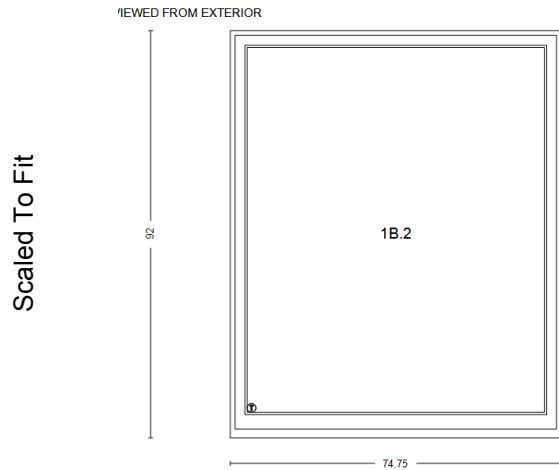
---

Fingerjoint Head Jamb	Yes
Fingerjoint Side Jamb	Yes
Fingerjoint Sill	Yes
Fingerjoint Blindstop	Yes
Fingerjoint Exterior Mull Casing	No



## Window and Door Details

Line Number **001-2**  
Product Name **Heritage Rectangle DH/SH Studio (WMDHS)**  
Configured in PK Version **434**



Quantity **(7)**  
Cubic Feet **59.02**  
Unit Price **\$2,939.92**  
Extended Price **\$20,579.44**

## \*\*\* Pricing Details \*\*\*

Base Price **\$2,046.45**  
Glass **\$769.39**  
NOFJ Casing **\$108.41**  
NOFJ Sill Nosing **\$15.66**

## \*\*\* Overall Dimensions \*\*\*

Overall Frame Width **173"**  
Overall Frame Height **92"**  
Overall Rough Opening Width **173 1/2"**  
Overall Rough Opening Height **92 1/2"**  
Overall Unit Dimension Width **174 7/8"**  
Overall Unit Dimension Height **94 15/32"**

## \*\*\* Dimensions \*\*\*

Individual Frame Width **74 3/4"**  
Individual Frame Height **92"**  
Glass Width **68 3/16"**  
Glass Height **83 7/16"**

## \*\*\* Mull 1 \*\*\*

Connects Units Unit 1A.1, 1B.2  
Type Field Mull  
Connection Spread Mull  
Width **5 1/8" Spread**

## \*\*\* Mull 2 \*\*\*

Connects Units Unit 1B.2, 1C.3  
Type Field Mull  
Connection Spread Mull  
Width **5 1/8" Spread**

## \*\*\* Casing-Jamb-Trim \*\*\*

Exterior Casing/Accessories Prospect Casing  
Back Bevel No  
Sill Nosing 2" x 2" Sill Nosing  
Extended Horns No  
Apply Exterior Casing/Accessories No  
Jamb Depth **5 9/16"**  
Installation Clips None  
Show Mull Info on Drawing Mull Options

## \*\*\* Performance \*\*\*

Performance Standard Performance

## \*\*\* Unit \*\*\*

Unit Type Complete Unit  
Production Current  
Model Match Magnum Profile  
Sash Material Wood

## \*\*\* Glass \*\*\*

Glass H-K LoE 270 Insulated  
Glass Spacer Mill Finish  
High Altitude No  
Glass Preserve / Neat Coating No Preserve or Neat Coating  
Glazing Bead Ovolo  
Glass Type Clear  
Obscure / Opaque Glass None  
Tempered

## \*\*\* Species-Finish-Color \*\*\*

Change Species Leave All Pine  
Exterior Frame Finish Primed Latex  
Exterior Sash Finish Primed Latex  
Interior Frame Finish Unfinished  
Interior Sash Finish Unfinished  
Fingerjoints Specify Fingerjoint Options  
Fingerjoint Sash Yes  
Fingerjoint Exterior Casing/Accessories No  
Fingerjoint Sill Nosing No  
Fingerjoint Head Jamb Yes  
Fingerjoint Side Jamb Yes  
Fingerjoint Sill Yes  
Fingerjoint Blindstop Yes  
Fingerjoint Outside Filler Yes  
Fingerjoint Exterior Mull Casing No



## Window and Door Details

Line Number 001-3  
Product Name Heritage Rectangle Double Hung (WMDH)  
Configured in PK Version 434



Quantity (7)  
Cubic Feet 34.74  
Unit Price \$1,304.35  
Extended Price \$9,130.45  
\*\*\* Pricing Details \*\*\*  
Base Price \$1,194.15  
Lift Handle \$5.46  
NOFJ Casing \$95.52  
NOFJ Sill Nosing \$9.22

## \*\*\* Notes \*\*\*

Manufacturer Note: Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check your local codes for product compliance for your application.

## \*\*\* Overall Dimensions \*\*\*

Overall Frame Width 173"  
Overall Frame Height 92"  
Overall Rough Opening Width 173 1/2"  
Overall Rough Opening Height 92 1/2"  
Overall Unit Dimension Width 174 7/8"  
Overall Unit Dimension Height 94 15/32"

## \*\*\* Dimensions \*\*\*

Call Width Custom  
Call Height Custom  
Individual Frame Width 44"  
Individual Frame Height 92"  
Glass Width 35 7/16"  
Glass Height 40 31/32"

## \*\*\* Mull 2 \*\*\*

Connects Units Unit 1B.2, 1C.3  
Type Field Mull  
Connection Spread Mull  
Width 5 1/8" Spread

## \*\*\* Casing-Jambs-Trim \*\*\*

Exterior Casing/Accessories Prospect Casing  
Back Bevel No  
Sill Nosing 2" x 2" Sill Nosing  
Extended Horns No  
Apply Exterior Casing/Accessories No  
Jamb Depth 5 9/16"  
Installation Clips None  
Show Mull Info on Drawing Mull Options

## \*\*\* Performance \*\*\*

Performance Standard Performance

## \*\*\* Unit \*\*\*

Unit Type Complete Unit  
Production Current  
Model Magnum  
Sash Material Wood

## \*\*\* Glass \*\*\*

Glass H-K LoE 270 Insulated  
Glass Spacer Mill Finish  
High Altitude No  
Glass Preserve / Neat Coating No Preserve or Neat Coating  
Glazing Bead Ovolo  
Upper Glass - Glass Type Clear  
Upper Glass - Obscure / Opaque Glass None  
Upper Glass NOT Tempered  
Lower Glass - Glass Type Clear  
Lower Glass - Obscure / Opaque Glass None  
Lower Glass NOT Tempered

## \*\*\* Hardware-Accessories \*\*\*

Hardware Color Clay (Rustic)  
Bottom Sash Lift Handle(s) Traditional Style  
Sash Lift Handle Color Clay (Rustic)  
Sash Lift Handle Quantity 2 Per Bottom Sash  
Screen No Screen - No Prep  
Jambliner Beige

## \*\*\* Species-Finish-Color \*\*\*

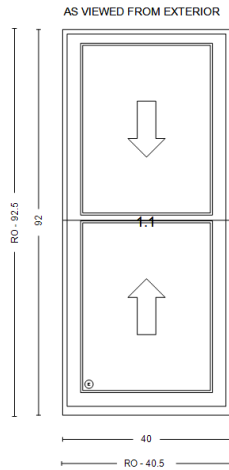
Change Species Leave All Pine  
Exterior Frame Finish Primed Latex  
Exterior Sash Finish Primed Latex  
Interior Frame Finish Unfinished  
Interior Sash Finish Unfinished  
Fingerjoints Specify Fingerjoint Options  
Fingerjoint Exterior Casing/Accessories No  
Fingerjoint Sill Nosing No  
Fingerjoint Head Jamb Yes  
Fingerjoint Side Jamb Yes  
Fingerjoint Sill Yes  
Fingerjoint Blindstop Yes  
Fingerjoint Exterior Mull Casing No



## Window and Door Details

Line Number **002-1**  
Product Name **Heritage Rectangle Double Hung (WMDH)**  
Configured in PK Version **434**

Scaled To Fit



Quantity **(6)**  
Cubic Feet **31.59**  
Unit Price **\$1,412.07**  
Extended Price **\$8,472.42**

## \*\*\* Pricing Details \*\*\*

Base Price **\$1,155.54**  
Lift Handle **\$5.46**  
Exterior Casing **\$110.60**  
Sill Nosing **\$38.25**  
NOFJ Casing **\$93.84**  
NOFJ Sill Nosing **\$8.38**

## \*\*\* Notes \*\*\*

**Manufacturer Note: Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check your local codes for product compliance for your application.**

## \*\*\* Overall Dimensions \*\*\*

Overall Frame Width **40"**  
Overall Frame Height **92"**  
Overall Rough Opening Width **40 1/2"**  
Overall Rough Opening Height **92 1/2"**  
Overall Unit Dimension Width **41 7/8"**  
Overall Unit Dimension Height **94 15/32"**

## \*\*\* Dimensions \*\*\*

Call Width **Custom**  
Call Height **Custom**  
Individual Frame Width **40"**  
Individual Frame Height **92"**  
Glass Width **31 7/16"**  
Glass Height **40 31/32"**

## \*\*\* Casing-Jambs-Trim \*\*\*

Exterior Casing/Accessories **Prospect Casing**  
Back Bevel **No**

Sill Nosing **2" x 2" Sill Nosing**  
Extended Horns **No**  
Apply Exterior Casing/Accessories **Yes**  
Jamb Depth **5 9/16"**  
Installation Clips **None**

## \*\*\* Performance \*\*\*

Performance **Standard Performance**

## \*\*\* Unit \*\*\*

Unit Type **Complete Unit**  
Production **Current**  
Model **Magnum**  
Sash Material **Wood**

## \*\*\* Glass \*\*\*

Glass **H-K LoE 270 Insulated**  
Glass Spacer **Mill Finish**  
High Altitude **No**  
Glass Preserve / Neat Coating **No Preserve or Neat Coating**  
Glazing Bead **Ovolo**  
Upper Glass - Glass Type **Clear**  
Upper Glass - Obscure / Opaque Glass **None**  
Upper Glass **NOT Tempered**  
Lower Glass - Glass Type **Clear**  
Lower Glass - Obscure / Opaque Glass **None**  
Lower Glass **NOT Tempered**

## \*\*\* Hardware-Accessories \*\*\*

Hardware Color **Clay (Rustic)**  
Bottom Sash Lift Handle(s) **Traditional Style**  
Sash Lift Handle Color **Clay (Rustic)**  
Sash Lift Handle Quantity **2 Per Bottom Sash**  
Screen **No Screen - No Prep**  
Jambliner **Beige**

## \*\*\* Species-Finish-Color \*\*\*

Change Species **Leave All Pine**  
Exterior Frame Finish **Primed Latex**  
Exterior Sash Finish **Primed Latex**  
Interior Frame Finish **Unfinished**  
Interior Sash Finish **Unfinished**  
Fingerjoints **Specify Fingerjoint Options**  
Fingerjoint Exterior Casing/Accessories **No**  
Fingerjoint Sill Nosing **No**  
Fingerjoint Head Jamb **Yes**  
Fingerjoint Side Jamb **Yes**  
Fingerjoint Sill **Yes**  
Fingerjoint Blindstop **Yes**



---

**Notes / Totals / Signature**

---

---

<b>Total Quantity:</b> 27	<b>Total Cubic Feet:</b> 1,089.09	<b>Sub-Total*:</b>	\$55,557.57
---------------------------	-----------------------------------	--------------------	-------------

<b>Total Tax:</b>	\$3,111.22
-------------------	------------

<b>Total Freight:</b>	\$0.00
-----------------------	--------

<b>Total Labor:</b>	\$0.00
---------------------	--------

---

<b>Total Amount:</b>	\$58,668.79
----------------------	-------------

---

Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

**Terms & Conditions:**

Payments by cash, check, or credit card.

Thank you for your order. This is a custom fabricated product made to your requests and specifications. Please sign and date below to acknowledge receipt of the quantities and specifications included in this order. Any corrections or changes to this order must be made in writing within 3 days of your date of signature. No verbal corrections or changes can be accepted. Changes made at this time will be assessed a \$50.00 charge. Any change will delay your order an additional week. After 3 days, NO changes or cancellations will be allowed. Window units are not returnable or exchangeable.

The approximate lead time for most orders is four weeks, for an exact week of expected delivery consult your sales representative a week after ordering .

This form, with your signature will take precedence over all previous paperwork, plans, or other notes.

Charges will be assessed on all windows left in our warehouse over 30 days. Charges are 2% of the total order per month for storage. Windows will be invoiced after 30 days from arrival and would accrue finance charges at the rate of 1% per month from that time.

Note: If this is an estimate, prices are good for thirty days. Please reconfirm thereafter.

I have checked the above order and agree it is correct as written, and agree to the above conditions of sale.

\*Homeowners are solely responsible for obtaining any tax credits and are required to maintain their own records that the products they buy meet the qualification requirements. Kolbe & Kolbe Millwork Co., Inc., our suppliers, and the installers assume no liability in relation to the ability or inability to obtain tax credits

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Purchase Order:** \_\_\_\_\_



Printed By: Dean Bruemmer

Created: 9/6/2016

2016 Pricing

Notes / Totals / Signature Page 7 of 7





## CHRISTIANSEN & ASSOCIATES MASONRY INC.

P.O. BOX 125

Union Grove, WI 53182

Phone: 262-637-8152 ~ Fax: 262-878-9531

Email: christiansenandassociatesmasonry@yahoo.com

Invoice # :10272015 CHANGER ORDER

Date: 10/27/15

Customer ID: Modjeska

**BILL TO:**

**Modjeska Theater**

**JOB LOCATION**

**Modjeska Theater**

**Attn: Bob Sheehy**

DATE	YOUR JOB#	OUR JOB # NEW GLARUS	TERMS
10/27/2015			
DATE	DESCRIPTION		TOTAL
10/27/2015	Additional tuckpointing (facebrick and back side of parapet).		
	50 hours @\$50.00 per hour.		\$2500.00
	6 Days of Cherry Picker @ \$100.00 per day		\$600.00
	Replace lental on west elevation with concrete. Labor and materials.		\$1250.00
	<b>TOTAL</b>		<b>\$4350.00</b>

Quality Inspections and Abatement Inc.  
1117 Adams Street  
Waukesha Wisconsin 53186  
Phone: (262) 389-4194 Fax: (262) 922-4407

March 20, 2014  
Project # QIA #30714

Kesselman Real Estate  
C/o John Kesselman  
10620 N Port Washington Rd  
Mequon, WI 53092

**RE: Window Putty Removal and Replacement**  
**Modjeska Theater**  
**1122-1138 W. Historic Mitchell Street**  
**Milwaukee, WI 53207**

Dear Mr. Kesselman,

We are pleased to present the following proposal for the above said property. Quality Inspections and Abatement Inc. will furnish labor, materials, equipment, hauling, disposal, OSHA compliant air monitoring for the proper removal and disposal of the following asbestos containing building materials:

- Set up scaffolding with walk through to keep the flow of sidewalk traffic in place for open businesses so there are no interruptions. Use mechanical boom lift to access windows from lower ground area.
- Remove and dispose of loose and/or damaged asbestos-containing window glazing materials from the exterior windows of the building as noted above. This is to replace all missing or defective window putty per the City of Milwaukee Department of Neighborhood Services order to Correct # 010364341
- Repair some defective windowsills and window frames that need to be addressed. This will also include scraping and hepa vacuuming any loose paint that could contain lead paint.
- Repaint windows that are to be repaired. Paint will be color matched to the existing paint that is on the windows at the present time.

This work is to be done above address as follows:

Unit 1124  
Unit 1126  
Unit 1130

**Please note:** During removal, the material will be wetted and all debris will go to an approved landfill that accepts demolition and or construction debris that does not burn, crush, grind or recycled material.

The price is also based on: Water and Electric will be supplied to Quality Inspections and Abatement Inc. throughout the **duration of the abatement, repair and cleanup. All permits for the City of Milwaukee and for sidewalk permits.**

**The total cost of the project will be THREE THOUSAND FIFTY DOLLARS and 0 Cents (\$3,050.00).**

**A retainer of 30% will be due prior to the start of the project to cover all permits.**

**Any other work outside this scope of work will be an additional cost. This will need to be in writing and approved prior to any work being performed.**

# Quality Inspections and Abatement Inc.

1117 Adams Street

Waukesha Wisconsin 53186

Phone: (262) 389-4194 Fax: (262) 513-8842

The price is based on the enclosed terms and conditions of this agreement. All work will be performed per USEPA and OSHA guidelines, using only state certified personnel.

Should have any questions or need further assistance, please do not hesitate to contact us. Thank you for your consideration.

Best regards,

*Timothy A. Klingbiel*

Timothy A. Klingbiel - President

**Quality Inspections and Abatement Inc.**

If building Owner/Representative agrees to the conditions of this Proposal, please sign, fax to (262) 922-4407 and MAIL a hardcopy of this Agreement and/or Purchase Order to the address at the top of this proposal.

Initial Contract work:

Owner or Representative Signature of Acceptance:

*John S. Kesselman*

Printed Name:

*John S. Kesselman*

Title

*Property Manager*

Date

*6/5/14*

*Agent For owner  
V.P. of MSDOC*

For the proposal of this agreement, any assigned document transmitted by facsimile shall be treated in all respects as an original document and the signatures thereon shall be considered original signatures.

Quality Abatement Inc.  
1117 Adams Street Waukesha, WI 53186  
Phone: (262) 389-4194 Fax: (262) 922-4407

# INVOICE

Date: 08/06/2015  
INVOICE# 80415

TO Kesselman Real Estate  
C/o John Kesselman  
10620 N. Port Washington Rd  
Mequon, WI 53092

SHIP TO Kesselman Real Estate  
C/o John Kesselman  
10620 N. Port Washington Rd  
Mequon, WI 53092

Salesperson	Job	Shipping Method	Claim # or Job #	Delivery Date	Payment Terms	Due Date
Timothy A. Klingbiel	Modjeska Theater	Email	QIA 30714		Payment due upon receiving Please	08/06/2015

Name	Description	Qty.	Unit Price	Discount	Line Total
Modjeska Theater	Clean up window glazing and pull and replace repaired windows in the front of the Theater above Units 1124, 1126, 1130 per the order of the City of Milwaukee.		\$3,050.00		\$3,050.00
				\$0.00	
				Payment Thank You:	\$915.00
				Subtotal:	\$2,135.00
				Credit:	
				Total Balance:	\$2,135.00

Thank you for your business!

Make all checks payable to:

Quality Abatement Inc.

1117 Adams Street

Waukesha, Wisconsin 53186

Phone 262-389-4194 Fax 262-922-4407

[rainnovations@aol.com](mailto:rainnovations@aol.com)