



CITY COUNCIL STAFF REPORT

DATE: May 7, 2014 CONSENT CALENDAR

SUBJECT: APPROVE ONE (1) SPECIAL ECONOMIC DEVELOPMENT FOCUS INCENTIVE AREAS PROGRAM GRANT AGREEMENT BETWEEN THE CITY OF PALM SPRINGS AND REGINALD HALL

FROM: David H. Ready, City Manager

BY: Community & Economic Development Department

SUMMARY

Review and approve a Grant Agreement under the Special Economic Development Focus Incentive Areas program for Interior Remodel. The applicant has met the program criteria and qualifies for the grant reimbursement upon evidence of payment of all eligible expenditures allowed under the program.

RECOMMENDATION:

- 1) Approve an Interior Remodel Grant Agreement with Reginald Hall, Mama Ola's Soul Food at 410 San Rafael in the amount of \$25,000;
- 2) Authorize the City Manager to execute all necessary documents.

STAFF ANALYSIS:

On July 3, 2013, the City Council adopted Resolution 23413 approving the creation of two Special Economic Development Focus Incentive Areas generally located along the major corridors south of Ramon Road and north of Tachevah Road, along the entryways into the Downtown and Uptown areas. On September 4, 2013, the City Council adopted Program Guidelines and Resolution 23433, amending the budget for Fiscal Year 2014-14 to provide the \$1,000,000 in funding for the Special Economic Development Focus Incentive Areas.

The Special Focus Incentive Area Program is a collection of several City incentives to create an inducement to redevelop vacant properties or spur stalled development projects in the area. The four types of investments that the City approved include:

ITEM NO. 24

- assisting stalled vacant land projects
- renovating and repositioning major vacancies as catalyst projects
- creative uses of the Hotel Incentive Program for small, dilapidated hotels
- extending the Facade Improvement and Interior Remodel programs for the area

Interior Remodel Grant Program

The Interior Remodel Grant Program is designed to encourage the improvement and investment in retail/commercial properties that contribute to the revitalization of the City of Palm Springs. The Interior Remodel Grant Program features a match grant up to \$25,000 to assist in the cost of interior improvements made by a property owner or tenant. Eligible uses include interior painting or wall coverings, window treatments, floor covering, lighting systems, ceiling tiles, display cases (permanent), partition walls and interior electrical to dedicated spaces.

Interested tenants or landlords can apply for the Interior Remodel Grant by completing and submitting the application form to the Economic Development Department. Staff reviews the application and if the applicant has met the qualifications a confirmation letter is sent explaining the additional documentation that may be needed to initiate an Agreement. It is at this point that an applicant may be in the planning and building process waiting for project approvals and permits. Waiting for permits may delay the completion of the actual Agreement, which ensures reimbursement to the Applicant up to the grant limit, and upon evidence of payment for the Scope of Work described in the Agreement. Evidence of payment by the Applicant is the only way the reimbursement request is initiated. If the Applicant is unable to provide evidence of payment for the work, the City is under no obligation to pay the grant reimbursement for unverified invoices. Staff also meets with the applicant to help with the application process and conducts on-site visits to view the work being done.

Following is a brief description of applicant for the Interior Remodel Program and the scope of work similarly described in the Agreement. Some Agreements are incomplete because the permits or other documentation are in process and had not yet been issued obtained.

- 1) Reginald Hall, Mama Ola's Soul Food, 410 San Rafael Drive: Scope of work includes: adding service windows, construct and install display cases, lighting, replace doors, door jams and casing, install bar wing doors to kitchen, texture all walls and ceilings, repair ceiling leaks, paint, and window coverings. Agreement Status: Tentative building permits issued, and ready for signature. Total expenditure: \$51,480/Grant amount: \$25,000.


The Special Focus Area Incentive Program represents a significant commitment by the City as a way to encourage new business investment in the project area. To date, the private investment committed by the Interior Remodel Grant Applicants totals \$929,169.37. The City's match grant contribution totals \$200,000.

FISCAL IMPACT:

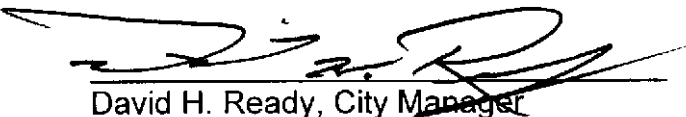
Funding established by Resolution 23433; no additional funding is being requested at this time.



John Raymond, Director



Cathy Van Horn, Economic
Development Administrator



David H. Ready, City Manager

Attachments:

Program Application and Guidelines
Agreement: Reginald Hall, Mama Ola's Soul Food



SPECIAL FOCUS AREA INCENTIVE PROGRAM

**COMMERCIAL- RETAIL
INTERIOR REMODEL GRANT PROGRAM
Application**

Application packet for the City of Palm Springs' Special Focus Area Incentive Program. The areas are generally north of the Downtown and Uptown Area and South of Ramon and along East Palm Canyon. Included are the Property Remodel Grant Program, the Façade Improvement Program, the Hotel Incentive Program and the Catalyst Vacancy Program Applications.

**Community & Economic Development Department
8/21/2013**



SPECIAL FOCUS AREA INCENTIVE PROGRAM

The program is a collection of several City incentives to create an incentive to redevelop vacant properties or spur stalled development projects in the area. It "layers" several different incentives to get to a threshold that provides the necessary assistance. A single incentive program would not be applicable to every potential project in the area. However, this application packet is for four types of investments that the City may consider:

- Commercial Façade Improvement Program
- Commercial – Retail Interior Remodel Program
- Major Need-Based Assistance for Renovating Major Vacancies as Catalyst Projects
- Major Need-Based Assistance for Assisting Stalled Vacant Land/Demo Projects
- Creative uses of the Hotel Incentive Program for small, dilapidated hotels
- Assistance with Public Works/Infrastructure Requests

The **Façade Improvement Program** is the smallest and simplest of the programs, with a match up to \$5,000 for exterior improvements.

Most interior renovations in the Program Area would be eligible for the **Commercial – Retail Interior Remodel Program**, with a match up to \$25,000 from the City for a similar investment by the owner.

The **Major Need-Based Catalyst Vacancy Program** requires that a building or single space be at least 8,000 s.f., have approved renovation plans, undergo a pro forma analysis by the City, and propose an expenditure of at least \$1,000,000 – excluding the acquisition of the property.

The **Stalled Vacant Land Program** requires that a development parcel be at least 5 acres, have an approved Planned Development District and/or Tentative Parcel Map, undergo a pro forma analysis by the City, and propose an expenditure of at least \$10,000,000 – excluding the acquisition of the property.

The **Hotel Incentive Program** is an incentive program for the operation and maintenance of hotel facilities which enhance the tourist and travel experience for visitors to the city of Palm Springs, maximize the use of the city's convention center, provide attractive and desirable visitor serving facilities and experiences, and assist the city in achieving its tourism goals. Most projects assisted under the program are "qualified renovation programs," meaning a property improvement program undertaken by an existing hotel which invests no less than \$15,000 per room in a single renovation project on the property.



COMMERCIAL- RETAIL INTERIOR REMODEL GRANT PROGRAM

The City of Palm Springs has established a Interior Remodel Grant Program designed to encourage the improvement and investment in retail properties that contribute to the revitalization of the City of Palm Springs. The Interior Remodel Grant Program features a match grant up to **\$25,000** to assist in the cost of interior improvements made by a property owner or tenant.

Eligible uses:

- Interior painting or wall covering
- Window treatments
- Flooring covering
- Lighting systems
- Ceiling tiles
- Display cases (permanent)
- Partition walls
- Interior electrical to dedicated space

Ineligible Uses:

Grant funds may not be used for improvements that are not permanent or mounted or affixed to the interior of a building. Ineligible uses include, but are not limited to:

- Exterior signs, vinyl letter signage (windows)
- Portable signs, such as sandwich board or A-frame signs, signs not mounted or attached to storefronts
- Flags or banners
- Benches and trash receptacles
- Tables, chairs, or umbrellas
- Equipment (not affixed to structure), merchandise, supplies or products
- Landscaping
- Patios

Eligible Applicants:

Property owners or tenants located in leased or owned commercial properties in the Incentive Zone areas: South Palm Canyon Drive (and Indian Canyon Drive) between Ramon Road and Sunrise Way; with the inclusion of East Sunny Dunes and Industrial Place up to Palo Fierro; and, North Palm Canyon Drive (and Indian Canyon Drive) between Via Lola/Tachevah and Tramway Road (along Palm Canyon) and Tramview Road (along Indian).



COMMERCIAL – RETAIL INTERIOR REMODEL GRANT PROGRAM

Grant Amounts:

The maximum City matching grant shall not exceed \$25,000. Example: if the applicant's interior improvement cost is \$50,000 the City Match Grant would be \$25,000. If the total improvement cost is \$10,000, the City Match Grant would be \$5,000.00.

Process:

Applications are available in the Department of Community & Economic Development and on the City's website. The application will ask for a narrative description of the project scope. The applicant will hire the contractor and is responsible for obtaining design approvals. The City shall provide some assistance in scoping the project and will reimburse the applicant for work performed, based on submittal of evidence of work performed and paid invoices.

Contact Information:

City of Palm Springs
Department of Community & Economic Development
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Phone: 760-323-8175

Fax: 760-322-8325

Email: cathy.vanhorn@palmspringsca.gov

Mailing Address: P.O. Box 2743, Palm Springs, CA 92263

**COMMERCIAL – RETAIL
INTERIOR REMODEL GRANT PROGRAM
APPLICATION ON NEXT THREE PAGES**



**COMMERCIAL – RETAIL
INTERIOR REMODEL GRANT PROGRAM**

APPLICATION FORM

APPLICANT INFORMATION

Business Name:	
Business Address:	
Applicant's Name:	
Address:	
Phone:	
Email:	

PROJECT DESCRIPTION

<p>Description of Requested Improvements:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Estimated Cost: _____</p> <p>Is this your estimated cost, or have you obtained a bid or estimate from an architect or contractor?</p> <p>___self ___contractor ___architect</p> <p>(Please provide a copy of estimate if available)</p>	<p>Please note that the maximum matching grant shall not exceed \$25,000. The grant increases on a dollar for dollar basis up to the \$25,000 cap. Example: if the applicant's interior improvement cost is \$50,000 the City will pay the match grant of \$25,000. If the total improvement cost is \$10,000 the applicant pays \$5,000 and the City will pay a match grant of \$5,000.</p> <p>Amount applying for: \$ _____</p>
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**COMMERCIAL – RETAIL
INTERIOR REMODEL GRANT PROGRAM**

**APPLICATION FORM
PAGE 2**

PROPERTY INFORMATION

<p>FOR OWNER OCCUPANTS</p> <p>I hereby certify that I am the owner of my business property. The property is vested (owned) under the following name:</p> <p>Property Owner Legal Name: _____</p> <p>Contact Information: _____ _____</p> <p>Assessors Parcel Number: _____</p>	<p>FOR TENANT/LESSEES</p> <p>I am a lessee/renter of the space for which I am applying for a Interior Remodel Grant. The owner of the property is: _____</p> <p>Contact information for the property owner: _____ _____</p> <p>Remaining years on lease term: _____</p> <p>Assessors Parcel Number: _____</p>
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PROGRAM BOUNDARIES

Businesses located in the following areas: South Palm Canyon Drive (and Indian Canyon Drive) between Ramon Road and Sunrise Way; and North Palm Canyon Drive (and Indian Canyon Drive) between Via Lola/Tachevah and Tramway Road (along Palm Canyon) and Tramview Road (along Indian).



COMMERCIAL – RETAIL INTERIOR REMODEL GRANT PROGRAM

APPLICATION CHECKLIST

All applicants must provide:

- Application (Completed and Signed by Applicant)
- If incorporated, evidence that applicant has authorization to apply for program
- Verification of Property Ownership, if owner (Title or Deed of Trust)
- Evidence of Tenant's Right to Make Improvements, if tenant or lessee (Signed)
- Description of Scope of Work
- Estimate or Bid, if available
- Copy of Valid Palm Springs Business License (Applicant)
- Copy of Valid Palm Springs Business License (Contractor hired to perform work)

No assistance may be provided for any contract awarded before the application is approved. Once the application is approved by the City, the applicant must provide the following:

- If applicable, evidence of required permit approvals from the City of Palm Springs
- If claiming cash match, provide verification of funds availability (loan agreement, canceled checks, etc.)

I hereby declare that the foregoing information is true and correct to the best of my knowledge. I authorize the City of Palm Springs to verify the information to determine my eligibility and to conduct an inspection of my property. I understand that as the applicant I will hire the contractor and am responsible for obtaining design approvals. I understand that the program provides that the City will reimburse the applicant for work performed, based on submittal of evidence of work performed and paid, and that the City will not pay contractors or vendors directly.

Applicant Signature

Date

Mail or deliver completed application with copies of required documents to:

City of Palm Springs
Department of Community & Economic Development
3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262

Fax 760-322-8325 or email to cathy.vanhorn@palmsspringsca.gov

Mail to: P.O. Box 2743, Palm Springs, CA 92263

Any questions please call: 760-323-8175 or 760-323-8259



**CITY OF PALM SPRINGS
COMMERCIAL – RETAIL PROPERTY
PROPERTY REMODEL GRANT PROGRAM**

INTERIOR REMODEL GRANT AGREEMENT

THIS REMODEL GRANT AGREEMENT (the "Agreement") is made and entered into this 19 day of March, 2014, by and between the City of Palm Springs, ("City"), and Reginald Hall the ("Owner/Tenant"). Collectively the City and Owner/Tenant are referred to as the Parties.

RECITALS

- A. City has established a Property Remodel Grant Program for Owners and Tenants of commercial-retail businesses in the City of Palm Springs.
- B. Owner/Tenant is the owner or tenant of a real property/business (circle one) located within the eligible area at **410 San Rafael**, Palm Springs, ("Property"), otherwise known as **Mama Ola's Soul Food** (building or business).
- C. Grant Limitations. The maximum City matching grant shall not exceed \$25,000. Example: if the applicant's interior improvement cost is \$50,000 the City Match Grant would be \$25,000. If the total improvement cost is \$10,000, the City Match Grant would be \$5,000.00
- D. Owner/Tenant has applied for a Grant in the amount of **25,000.00** to make interior improvements to the Property as described in Exhibit "B," Scope of Work.
- E. Owner/Tenant has received all necessary approvals from the City's Planning, Building or Engineering Departments, which are shown in Exhibit "C", Evidence of Approval. The estimated cost of the work proposed is **51,480.00**, as shown in Exhibit "D".
- F. The City has reviewed the application, the evidence of financial participation by Owner/Tenant, the location of the Property, and the approvals, and has approved the Grant Application.

NOW, THEREFORE, in consideration of the promises and mutual agreements contained herein, City agrees to grant to Owner/Tenant the amount of **\$25,000.00** and Owner/Tenant agrees to undertake the approved improvements, under the following terms and conditions:

1. **Property Ownership/Right to Undertake Work.** Owner/Tenant represents that it is the Owner/Tenant of the Property or holds Tenancy in the Property which entitles it to undertake interior physical improvements to the Property.
2. **Schedule.** The Parties agree that all interior improvements shall be completed within **90** days of the date of this Agreement.
3. **Contractor.** The Parties agree that Owner/Tenant has sole responsibility for choosing and hiring the contractor, which shall be shown in Exhibit "D", Contractor/Vendor Agreements, and the acceptance of the material used and the work performed is Owner/Tenant's responsibility, and the City is not a party to any agreement with the vendor or contractor and does not guarantee the quality of workmanship of the property improvements, nor have any liability whatsoever therefor. At all times hereunder, the Contractor shall have a valid City of Palm Springs Business License.
4. **Design Approval and Permits.** The Parties agree that Owner/Tenant has sole responsibility for obtaining design approval and evidence of required permit approvals from the City of Palm Springs as shown in Exhibit C, and ensuring the compliance with those permits.
5. **Grant Limitations.** The maximum City matching grant shall not exceed **\$25,000.00**. The estimated cost of the work proposed is **\$51,480.00** as shown in Exhibit "D".
6. **Evidence of Completion.** The Parties agree that the City will release the Grant funds upon the completion of the work by the Owner/Tenant or his contractor. Evidence of completion shall include but is not limited to: photographs of the finished work; a final inspection by a representative of the City of Palm Springs; and, a copy of the final invoice for the work completed and proof of payment to the contractor.
7. **Release of Liens.** The Parties Agree that the Owner/Tenant is responsible for obtaining the release of any Mechanics Liens or other liens placed upon Owner/Tenant's property by any contractor or subcontractor hired under this program.
8. **Maintenance.** Owner/Tenant agrees and covenants that, after the City issues its Certificate of Completion, Owner/Tenant shall be responsible for maintenance of all improvements that may exist at the Property from time to time, including without limitation buildings, parking lots, lighting, signs, and walls in first-class condition and repair, and shall keep the Property free from any accumulation of debris or waste materials. Owner/Tenant shall also maintain all landscaping required pursuant to Property's approved landscaping plan, if any, in a healthy

condition, including replacement of any dead or diseased plants with plants of a maturity similar to those being replaced. Owner/Tenant hereby waives any notice, public hearing, and other requirements of the public nuisance laws and ordinances of the City that would otherwise apply.

MISCELLANEOUS PROVISIONS

9. **Covenant Against Discrimination.** Owner/Tenant covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination or segregation in the performance of or in connection with this Agreement regarding any person or group of persons on account of race, color, creed, religion, sex, marital status, disability, sexual orientation, national origin, or ancestry.
10. **Notice.** Any notice, demand, request, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by pre-paid, first-class mail to the address set forth below. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed communicated seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

To City:

City of Palm Springs
Economic Development Administrator
3200 E. Tahquitz Canyon Way
Palm Springs, California 92262

To Owner/Tenant:

Reginald Hall
Mama Ola's Soul Food
410 San Rafael
Palm Springs, CA 92262

11. **Integrated Agreement.** This Agreement contains all of the agreements of the parties and cannot be amended or modified except by written agreement.
12. **Amendment.** This Agreement may be amended at any time by the mutual consent of the parties by an instrument in writing.
13. **Severability.** In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement, which shall be interpreted to carry out the intent of the parties hereunder.

14. **Indemnification.** Owner/Tenant shall indemnify and hold harmless, the City of Palm Springs ("City"), the City Council, its officers, agents, employees and contractors free and harmless from any liability whatsoever based and asserted upon any act or omission of the City for property damage, bodily injury, or death or any other element of damage of any kind or nature, relating to or in any way connected with participation in the Program.

15. **Authority.** The persons executing this Agreement on behalf of the parties hereto warrant that they are duly authorized to execute this Agreement on behalf of said parties and that by so executing this Agreement the parties hereto are formally bound to the provisions of this Agreement. Owner/Tenant certifies that the above statements are true and accurate to the best of Owner/Tenant's belief. Failure to meet any of the terms of this Agreement shall result in the forfeiture of any Grant funds from the City for this program.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates stated below.

"City"
City of Palm Springs

Date: _____

By: *Cathy Van H...*
Community & Economic Development

Date: _____

By: *[Signature]*
Director, Community & Economic Development

Date: _____

By: _____
David H. Ready, Esq., PhD.
City Manager

ATTEST:

APPROVED AS TO FORM:

By: _____
James Thompson
City Clerk

By: _____
Douglas C. Holland
City Attorney

"OWNER/TENANT"

Date: 3-19-14

By: *Reginald Hall*

Date: _____

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EXHIBIT "A"
MAP

See Attached

Northern Section - Special Economic Development Focus Incentive



Map 1 - Northern Section
Special Economic Development Focus Incentive Program Area

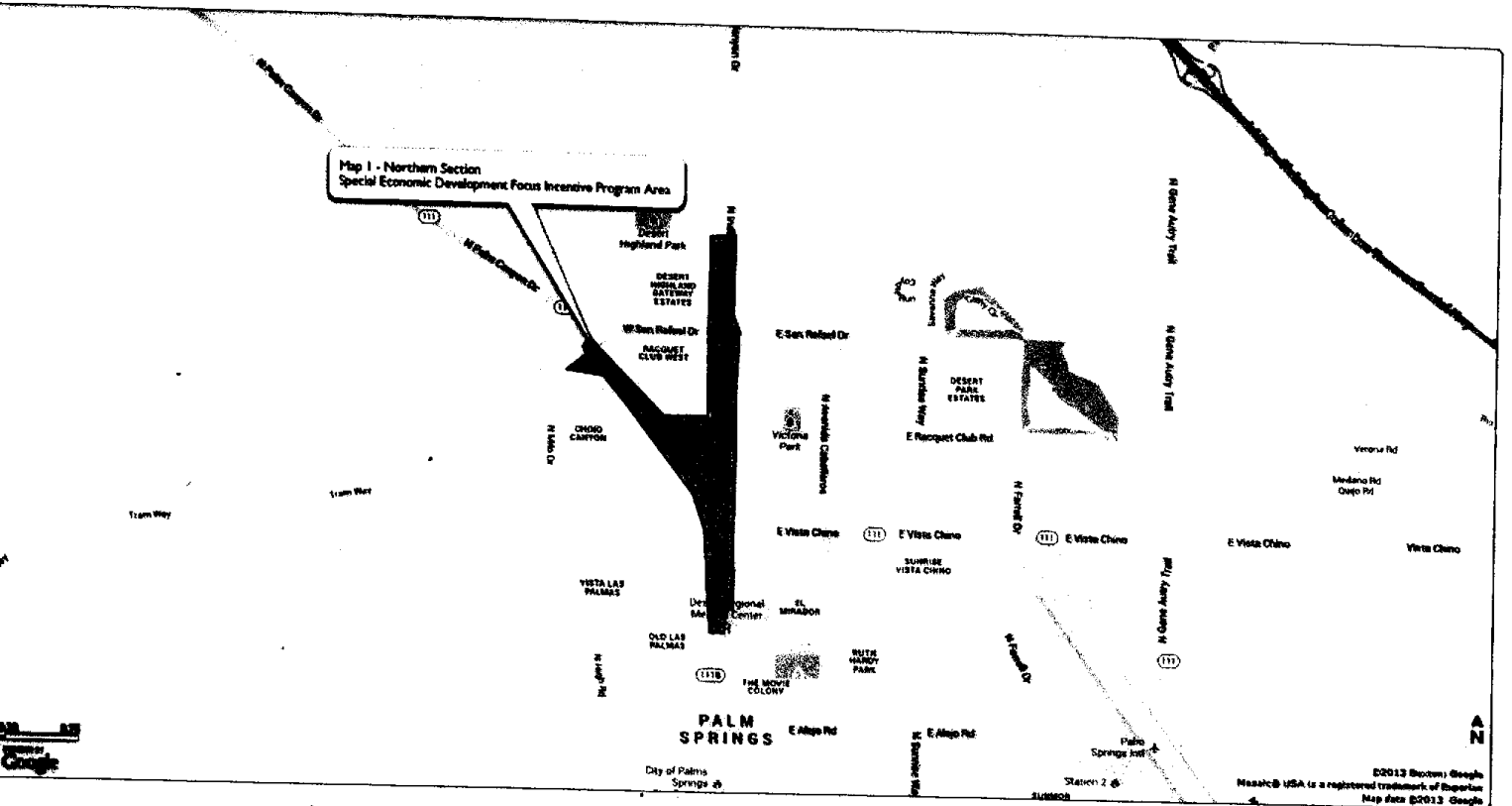


EXHIBIT "B"
SCOPE OF WORK

Add service window
Enclose hot water heater
Construction and install display cases with lights
Repair all tile throughout building
Construct privacy wall and install restroom door
Install new lighting fixtures in dining room
Construct new door jams and casings
Install bar wing doors at entrance to kitchen
Replace rear entrance door
Install security doors at front rear entrances
Apply Waynes coating in dining room
Skim coat and apply texture to all plaster walls and ceilings
Repair leak in ceiling
Prime & paint all walls and ceilings
Install new window coverings throughout

EXHIBIT "C"
EVIDENCE OF APPROVAL
(PLANNING, BUILDING, ENGINEERING DEPARTMENT)

Building permit required on all or a portion of the work described in Exhibit "B" Scope of Work. Yes ___ No ___

If yes, Building Permit # _____

Community & Economic Development Eligibility Letter



2014-1013

City of Palm Springs TENTATIVE BUILDING PERMIT

Building Address: 410 San Rafael Dr W MASTER

Date Submitted 04/02/2014

Case No.

Permit Technician John Shoemaker

Owner Reginald Hall Address 898 Gateway Dr Palm Springs CA Phone 760 534 6094

Contractor TSD Address Palm Springs CA Phone Lic. Number

Architect Address Phone

Engineer Address Phone

Lot # Block # Tract Parcel Number
+ + 669-430-018
Lot Size 19500 Zone Occupancy

Addition Building Sq. Ft. Garage/Carport Roofed Patio/Porch Remodeled Area
0 0 0 0
Use of building Permit Type Const. Type Fixture Units
Commercial Addition/alteration
Fire Sprinkler Units Valuation Permit Fees Due
Yes 0 51480.00 1838.66

Describe work in detail:
Tenant Improvement

Special Conditions:



January 6, 2014

City of Palm Springs

Community and Economic Development Department

3200 E. Tahquitz Canyon Way • Palm Springs, California 92262
TEL: (760) 323-8259 • FAX (760) 322-8325 • TDD (760) 864-9527

Community Redevelopment Agency • Community Development Block Grant
Downtown Development • Economic Development • Housing • Public Art

Reginald Hall
Mama Ola's Soul Food
410 San Rafael
Palm Springs, CA

RE: Interior Remodel Grant Program – 410 San Rafael

Dear Reginald:

The City of Palm Springs has received your application for an owner/tenant grant under the Interior Remodel Program. Based on your application you are eligible for a reimbursement grant up to \$25,000.00 from the City following completion of the work. The exact reimbursement grant amount will be defined in the Agreement once all the supporting documents are received.

The next step is for you to obtain all necessary permits and approvals from the City's Building Department. You may need to submit diagrams or floor plans showing the work proposed. It is recommended that you check with the building department at 760-323-8242 to determine what permits will be necessary to comply with the 2013 California Building Codes. Please show a copy of this letter to the planning or building staff when you apply for permits as evidence of your enrollment in the Interior Remodel Program. All fees must be paid at the time permits are issued.

Once you obtain a permit from the Building Department, have a signed contract with your contractor, you will enter into a Reimbursement Agreement with the City. To complete the Reimbursement Agreement, please provide copies of the contractor's proposal; a copy of their Contractors License and a copy of their City of Palm Springs Business License. When the Agreement is signed you will be notified via email, mail or phone. When you are notified that the Agreement has been fully executed you may authorize your contractor to do the work.

When the work is completed you will need to submit proof of payment to the City for reimbursement, as well as a signed job card showing all applicable inspections, including final building inspection. If you have any questions or require further assistance, please don't hesitate to contact me at 323-8175 or email Cathy.Vanhorn@palmssprings-ca.gov.

Sincerely,

Cathy VanHorn
Economic Development Administrator

P.S. Don't forget to take some digital before and after photos and email them to us!

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EXHIBIT "D"
CONTRACTOR/VENDOR AGREEMENT

SEE NEXT PAGE

PROPOSAL

MARTIN CONTRACTING

66365 Desert View Avenue
Desert Hot Springs, CA 92240

Daniel Martin (909) 353-9352

James Laker (760) 969-9202

PROJECT: Mama Ola's Kitchen (Remodel-grant)
410 San Rafael, Palm Springs, CA 92262

To: Reginald Hall
410 San Rafael
Palm Springs, CA 92262
(760) 534-6094

SCOPE OF WORK

- | | |
|---|--------------------------------------|
| 1) Add service window and order/pick-up window | 1- a-32" w x 36" h, 1b-existing size |
| 2) Enclose hot water heater | 2- 3' w x 8' h x 2' |
| 3) Construct & install display cases w/lights | |
| 4) Install partitions-dining room | 4- 5' h x 6' w |
| 5) Repair all tile (throughout building) | 5- as explained |
| 6) Construct privacy wall and install restroom door | 6- 6' wall w/3' w opening |
| 7) Install new lighting fixtures in dining room | 7- replace existing |
| 8) Construct new door jams and casings | 8- same size as existing |
| 9) Install bar wing doors at entrance to kitchen | 9- |
| 10) Replace rear entrance door | 10- same as existing |
| 11) Install security doors (screened) at front & rear entrances | 11- same size |
| 12) Apply Waynes Coating in dining room | |
| 13) Skim-coat and apply texture to all plaster walls and ceilings | 13- all walls and ceilings |
| 14) Repair leak in ceiling | 14- above water heater |
| 15) Prime & paint all walls and ceilings | |
| 16) Install new window coverings throughout | 16- all windows |

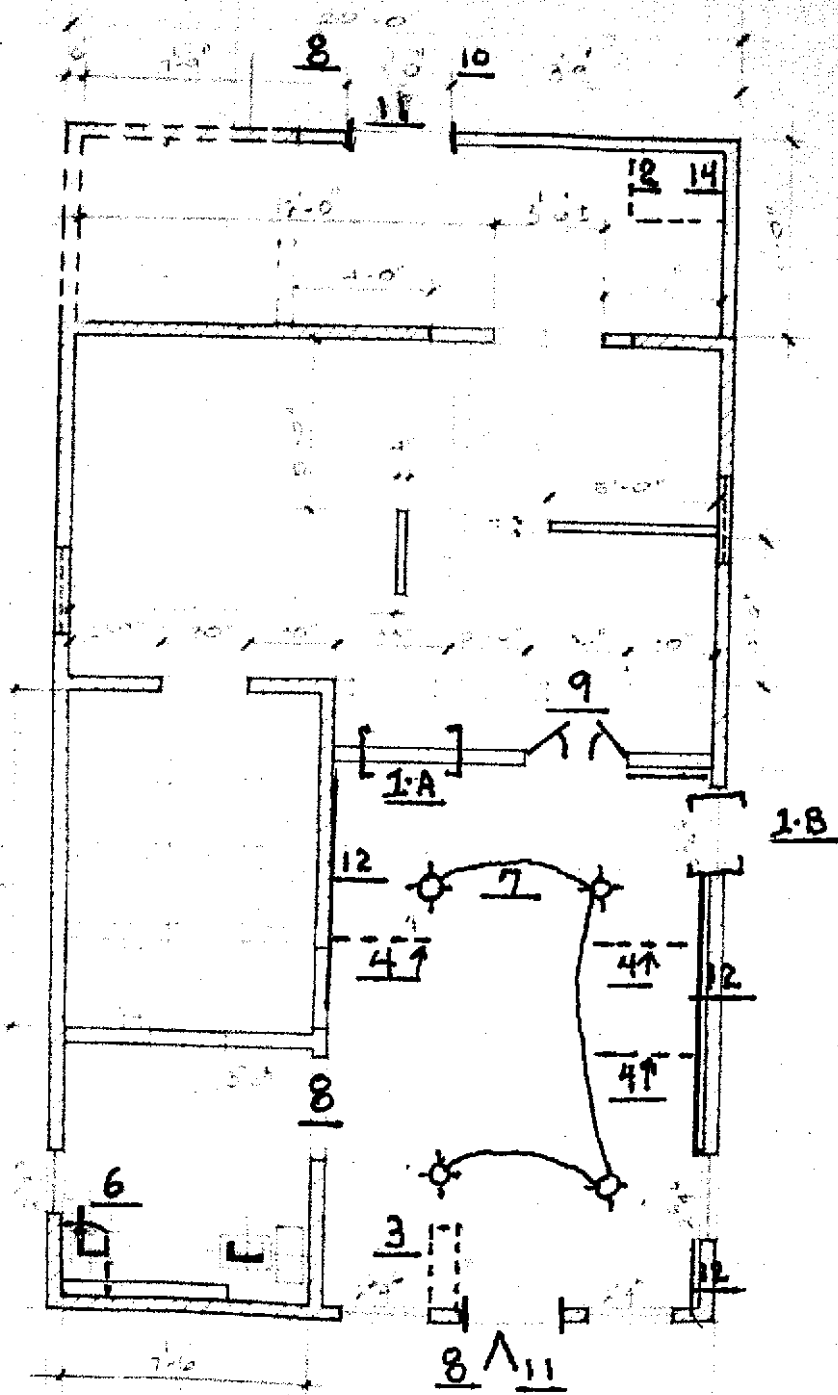
Total for all labor and materials.....\$ 51,480

Martin Contracting will honor this proposal for a period of 30 days, forth of this day, of March 13, 2014.

Daniel J. Martin

James R. Laker

Thank you for your business!



EQUIPMENT

- 1. S/S J
- 2. S/S TR
- 3. S/S OR
- 4. S/S HA
- 5. S/S WA
- 6. 42" X
- 7. ICE MAC
- 8. S/S WC
- 9. TWO (2
- 10. EXHAUST
- 11. (GAS)
- 12. (GAS)
- 13. (GAS)
- 14. (GAS)
- 15. 50" RE
- 16. 60" RO
- 17. 48" REI
- 18. DOUBLE I
- 19. S/S UTJ
- 20. S/S WAY
- 21. S/S WAE
- 22. DROP IN
- 23. UNDERCOO
- 24. BUILT-IN
- 25. S/S WALL
- 26. S/S WALL
- 27. WIRED SHE
- 28. WIRED SHE
- 29. WIRED SHE
- 30. (50 GAL.
- 31. WIRED S
- 32. WIRED S
- 33. AT DUM
- 34. GREASE IN

FLOOR PLAN