

Sanger, Texas

Application for Property Enhancement Incentives

Contact: Shani Bradshaw, Executive Director - (940) 458-2059 - sbradshaw@sangertexas.org

1 PROJECT INFORMATION							
A	Property Address: <u>400 Bolivar St. Sanger, TX 76266</u>						
B	Estimated Begin Work Date: <u>May 1, 2026</u>			Estimated Completion Date: <u>May 15, 2026</u>			
C	Years in business at this location: <u>12 years / owner</u>						
D	Reason for requesting grant: <u>Repair to facade of building/storefront</u>						
2 ELIGIBILITY OF PROPERTY							
	Yes/No	Item	Notes				
A	<input checked="" type="checkbox"/>	Within the City?	•				
B	<input checked="" type="checkbox"/>	Commercially zoned?	•				
C	<input checked="" type="checkbox"/>	Tax Paying entity?	•				
D	<input checked="" type="checkbox"/>	City taxes in good standing?	•				
E	<input checked="" type="checkbox"/>	No City liens existing?	•				
F	<input checked="" type="checkbox"/>	Proof of ownership provided?	•				
G	<input checked="" type="checkbox"/>	Outstanding code violations?	•				
H	<input checked="" type="checkbox"/>	Frequency of Grants OK?	• In accordance with Section 3.1.8				
3 ELIGIBILITY OF BUSINESS							
	Yes/No	Item	Notes				
A	<input checked="" type="checkbox"/>	Business taxes in good standing?	•				
B	<input checked="" type="checkbox"/>	Tax Paying entity?	•				
C	<input checked="" type="checkbox"/>	Continuous operations of 6 months?	• (within the City)				
D	<u>N/A</u>	If not owner, authorization provided?	•				
4	Enhancements		Total Cost	Policy Max 50%	Policy Max \$10,000	Amount Requested	Amount Approved
A	<u>Facade: (Section 4.3)</u>		<u>15,400</u> \$	50 %	\$10,000	<u>7,525</u>	\$
B	<u>Interior Renovation: (Section 4.4)</u>		\$	50 %	\$10,000	\$	\$
C	<u>Landscaping: (Section 4.5)</u>		\$	50 %	\$10,000	\$	\$
D	<u>Lighting: (Section 4.6)</u>		\$	50 %	\$10,000	\$	\$
E	<u>Parking / Driveways: (Section 4.7)</u>		\$	50 %	\$10,000	\$	\$
F	<u>Pedestrian Amenities: (Section 4.8)</u>		\$	50 %	\$10,000	\$	\$
G	<u>Signage: (Section 4.9)</u>		\$	50 %	\$10,000	\$	\$
H	<u>Utilities: (Section 4.10)</u>		\$	50 %	\$10,000	\$	\$
I	<u>Code Compliance: (Section 4.11)</u>		\$	50 %	\$10,000	\$	\$
J	<u>Demolition: (Section 4.12)</u>		\$	50 %	\$10,000	\$	\$
K	(Max. Grant Per Policy = \$10,000) TOTAL PROPERTY ENHANCEMENT GRANT APPROVED:						
L	Describe any planned Non-Grant Enhancements:						

5 GRANT PRIORITIES (Section 5.0)				
	Yes	No	Preferred Area?	Notes
A	✓		Downtown Sanger	•
B			Areas where greatest benefit obtained	•
	Yes	No	Preferred Business?	Notes
C			Retail	•
D	✓		Restaurant	•
E	✓		Professional Office	•
F			Sales tax generating business	•
6 ATTACHMENTS / EXHIBITS				
	Yes	No	Item	Notes
A	✓		Ownership documentation	•
B	✓		Photos of existing conditions	•
C		✓	Drawing, renderings, plans of the proposed enhancements	•
D	✓		Written description of the enhancements including building materials and color schemes	•
E	✓		Construction cost estimates from two contractors	•
F	N/A		Copy of the signed lease agreement	• If Applicant is not propertyowner
G	N/A		Written support of the grant application from the owner	• If Applicant is not propertyowner
7 CONTRACTOR INFORMATION				
A	Contractor for:			
	Company Name: White Horse Painting / DEW			
	Contact Person: Isaac Hale	Title: Area Manager / Co Owner		
	Address: P.O. Box 685 Aledo, TX 76008			
	Wk Phone: 817-565-3132	Cell: 817-565-3132	Fax:	
	Email: www.whitehorsepainting.com		Website: www.whitehorsepainting.com	
B	Contractor for:			
	Company Name: The Job Hog			
	Contact Person: James	Title: Owner		
	Address: 2321 N. Masch Branch Rd, Ste. 313, Denton, TX 76207			
	Wk Phone: 972-626-3104	Cell: 972-626-3104	Fax:	
	Email: accounting@thejobhog.com		Website: accounting@thejobhog.com	
C	Contractor for: McCain's Construction			
	Company Name: McCain's Construction			
	Contact Person: Brad McCain	Title: Owner		
	Address: 14535 Metz Rd, Valley View, TX 75266			
	Wk Phone: 940-442-3126	Cell: 940-442-3126	Fax:	
	Email: handymanmccain@gmail.com		Website: handymanmccain@gmail.com	
D	Contractor for:			
	Company Name:			
	Contact Person:	Title:		
	Address:			
	Wk Phone:	Cell:	Fax:	
	Email:	Website:		

8	Applicant / Owner Certifications: In accordance with Resolution 11-14-20 adopting the Property Enhancement Incentives Policy, the undersigned do hereby certify the following:
A	Section 7.1 - Application Accuracy: The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the City / Board may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.
B	Section 7.2 - Compliance: I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Property Enhancement Grant upon completion of the project shall constitute approval of the project by any City department, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.
C	Section 7.3 - Insurance: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.
D	Section 7.4 - Maintenance: I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.
E	Section 7.5 - Discretionary Rights: I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this Policy.
F	Section 7.6 - Policy Promotion: I (we) authorize the City to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.
G	Section 7.7 - Indemnification: I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.
9	I (we) hereby affirm the Certifications noted above and approve this Application for Property Enhancement Incentives and the Enhancements Identified herein.

Property Owner	Applicant / Business Representative
Company: <u>The Wilfong Building</u>	Company: <u>The Wilfong Building</u>
Signed: <u>[Signature]</u>	Signed: <u>[Signature]</u>
Name: <u>Robert Cooper</u>	Name: <u>Tammi Cooper</u>
Title: <u>Building Owner</u>	Title: <u>Building Manager/Co-owner</u>
W: <u>940.368.4331</u> C: <u>940.368.4331</u>	W: <u>940.367.2146</u> C: <u>940.367.2146</u>
EM: <u>cooperbob@msn.com</u>	EM: <u>cooper.tammi@gmail.com</u>
Address: <u>400 Bolivar St., Sanger, TX 76266</u>	Address: <u>400 Bolivar St., Sanger, TX 76266</u>

FOR SEDC USE	
Application Received Date: _____	
Date Approved by the 4B Board: _____	
Grant Payment Date: _____	Grant Payment Amount: _____

Description of Proposed Improvements for 400 Bolivar St., Sanger, Tx. 76266

Improvements at this location will include removing and then replacing all rotted wood from front facade around glass windows and entry area. All wood that is currently white will be painted black. (Tricorn Black-Sherwin Williams, paint swatch included with application). All windows on the building will be painted the same black as the new trim work.

The rotted and damaged wood (beams/soffit) under the awning at the top of the building will be replaced and painted Tricorn black as well.

The tarp only will be replaced on the awning over suite #105 entrance (music studio).

The shell of this awning is in tact and in good condition.

All limestone on front and east side of the building will be power washed to remove dirt and scum.

2026 NOTICE OF APPRAISED VALUE

This is NOT a Tax Statement

DENTON CENTRAL APPRAISAL DISTRICT
 3911 Morse Street
 Denton, TX 76208

The appraisal district determines the value of your property. The governing body of each taxing unit in which your property is located decides whether taxes on your property will increase by adopting budgets and tax rates

Phone: 940-349-3800
 Date of Notice: April 10, 2026
 Protest Deadline: May 15, 2026

Property ID: 58870
Ownership %: 100.000000
Geo ID: SS0024A-000019-0000-0001-0000
DBA: WILFONG BUILDING
Legal: O T SANGER BLK 19 LOT 1(E 50)
Legal Acres: 0.1147
Situs: 400 BOLIVAR ST SANGER 76266-8961
Owner ID: 867320

Property ID: 58870



COOPER, ROBERT SHEPARD
 19 S HIGHLAND DR
 SANGER TX 76266-5780

E-File PIN: 4760
 To file a Protest on this Property go to
<https://www.dentoncad.com>

Dear Property Owner:

We have appraised the property listed above for the tax year 2026. As of January 1, our appraisal is outlined below.

A Breakdown of Your Property's Values

Appraisal Information	Last Year's - 2025	Proposed - 2026
Market Value of Building & Other Structures	693,697	816,886
Market Value of Non Ag/Timber Land	30,000	30,000
Market Value of Ag/Timber Land	0	0
Market Value of Personal Property/Minerals	0	0
Total Market Value	723,697	846,886
Productivity Value of Ag/Timber Land	0	0
Appraised Value	723,697	846,886
Homestead Value Limitation	0	0
Circuit Breaker Value excluding Homesite Value & Special Use	0	0
Net Appraised Value	723,697	846,886
Exemptions (DV - Disabled Vet; DP - Disabled Person; HS - Homestead; OV65 - Over 65)		

Taxing Unit	2026 Exemption	2026 Exemption Amount	2026 Exemption	2026 Exemption Amount	Exemption Amount Change	2026 Taxable	2026 Taxable
DENTON COUNTY		\$0		\$0	\$0	\$723,697	\$846,886
SANGER CITY OF		\$0		\$0	\$0	\$723,697	\$846,886
SANGER ISD		\$0		\$0	\$0	\$723,697	\$846,886

Taxable value is Net Appraised value minus qualified exemptions.

New USPS Mailing Standards: Due to updated USPS processing rules, placing your application, protest, or other documents in a mailbox does not guarantee a postmark for that day. To ensure a timely protest, please mail your documents early or request a hand-stamp at the post office.

**See reverse side for additional information.*



- Free Written Estimates
- Insured For Your Protection
- 3-year Written Warranty

Cell 817-565-3132

www.whitehorsepainting.com

aaron.hale@whitehorsepainting.com

PROPOSAL SUBMITTED TO: Tammi	Proposal # 032326_EXT	HIS	HERS (940) 367-2146
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ADDRESS 400 Bolivar St.	MAPSCO	CITY, STATE, ZIP Sanger TX 76266	DATE 3/20/2028
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LEAD SOURCE Old customer	EMAIL coopertammi@gmail.com	TERRITORY S	AREA MANAGER Isaac Hale
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Preparation:

<input checked="" type="checkbox"/>	Powerwash areas to be painted
<input checked="" type="checkbox"/>	Repair rotting or broken wood
<input checked="" type="checkbox"/>	Prime areas that need to be primed
<input checked="" type="checkbox"/>	Mask off brick
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	

Application:

<input checked="" type="checkbox"/>	Brush
<input checked="" type="checkbox"/>	Roll
<input checked="" type="checkbox"/>	Spray

Doors:	Front	Back	Side
	Yes	No	YES
	1		2

Material Specifications:

<input checked="" type="checkbox"/>	Sherwin williams Paints and Primers
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	

Other:

<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>			

Step 1: Painting		
Options	Description:	Labor only
Windows	Paint windows around building Apprimately 38 windows	\$4,700
Facia and soffit	Brown beams and facia and soffit on top of the building to be painted	\$3,500
400 Bolivar St.	Paint store front after wood repairs are completed	\$1,500
Awning	Replace awning	\$1,300

Step 2: Repairs		Repairs Price
20 16 foot 1x4 / 1x6 hard pine wood to be replaced on 400 bolivar St.	\$1,800	\$4,400
12 pieces of Hard pine or hard wood plywood for front of 400 Bolivar to be replaced	\$1,400	
lift Rental	\$1,200	

Comments

We hereby propose to furnish material and labor, complete in accordance with above specifications, for the total to be paid as follows: **Due upon completion.**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. White Horse Painting will do any necessary punch-out only once. This proposal is valid for a 30 day period and may be withdrawn by White Horse Painting at any time without reason or prior notification. ><< READ THE BACK ><>

Authorized Signature *Isaac Hale* **TOTAL: \$15,400.00** ← Total h

Office Use Only	The prices, specifications and conditions shown above and on the reverse of this sheet are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above and on the reverse.
Check#:	
Amount:	
Dep. Date:	

Signature _____ Date of acceptance _____

Thank you for selecting White Horse Painting to handle your new painting project! We think you'll find you've made a smart, safe, responsible decision.

Getting started (how to proceed):

1. We cannot begin your project without receiving a signed / dated copy of the work proposal we left with you or emailed to you. So take a moment to make sure everything has been listed correctly and send the signed / dated copy back to us by way of email to brad.hale@whitehorsepainting.com.
2. If you have not selected a Sherwin Williams or Pittsburgh paint color or we haven't made special arrangements, it is YOUR RESPONSIBILITY to have your color matches done at Sherwin Williams or Pittsburgh AND to verify that the match is correct prior to the start of work.
3. Note any changes or modifications directly on your proposal, such as: modifications to the scope of work for a particular room, deletion of a room from the work scope, etc.
4. If you have any date-critical events for your project, please include that information on a fax cover sheet so we can work with you to get the work done per your schedule.

Work days (When do we start):

1. Typically, the first day of your project begins at around 9:30 a.m. or so, give or take 10 minutes or so for traffic delays, etc. On subsequent days, the painters may start a little earlier.
2. Usually the crews will work until around 6:00 or 6:30 each day. If you like to have specific times in the evening with your family, please let us know and we'll do our best to honor your wishes.
3. If we are painting an empty interior, the crew may stay as late as 9:00 p.m. or so.

Project Completion / Payment:

1. When your project is complete, feel free to tour the work with the foreman to review what has been done. He will handle any final touch-up issues with you at that time if possible, or, if need be, we will schedule a time for final touch-up that works with your schedule.
2. **Payment is due immediately upon completion of work.** Your White Horse Painting proposal will serve as your invoice. **Absolutely do not send payment by mail.**
3. **All of our supervisors and foremen are authorized to accept payment by check.** All checks should be made payable to **White Horse Painting**. **If you are not able to leave a check with the painting crew, please call us right away so we can make arrangements to pick up your check. Call 817 312-9664**

Work-related costs you will incur:

1. Due to the nature of our painting environment, you will incur higher than normal heating, cooling, and water utility costs. We consider these a side-effect of the painting project and payment of abnormally high utility bills is solely your responsibility.

Exterior plants

We will make reasonable attempts to work around your plantings, bushes, and trees, however you should expect some limb breakage if the shrubs or bushes are close to the house. We have to move large cumbersome ladders in and around these plantings so some will receive damage. Similarly, if you have vines on or around areas that we have to paint, we will pull the vines down, or away from where we have to work to provide you the best possible paint job.

Window blind disclaimer

At White Horse Painting, we are happy to remove and re-install window blinds (not plantation shutters) when painting interior rooms. We consider it part of a professional job. However, we will not be held responsible for broken plastic valance clips, actuator rods, or for the deterioration of any functional aspect of the operation of any window blind we remove and re-install.

Unfortunately, window blinds are somewhat delicate devices that can fall when handled through no fault of our painters. We appreciate your understanding in this matter and apologize for any inconvenience. Feel free to remove and re-install any blinds in the project rooms, if you like. FYI, the valance clips are very difficult to find in retail outlets, but Velcro 'dots' or strips work wonderfully as an alternative.

New Texture In bathrooms

White Horse Painting cannot remove or re-install toilets or toilet tanks for the purpose of applying texture to wall surfaces behind the toilet. We will make every reasonable attempt to apply new texture to this area but there will be some places where texture may be missing completely or it will be inconsistent with the main wall areas. If you feel this to be unacceptable, you will need to make arrangements to have the tank or the toilet removed prior to the start of our work and have it re-installed after we leave.

Bathroom mirrors

We will review each job situation with respect to bathroom mirror removal and advise you about it for texturing purposes. In most cases we would rather leave the mirrors in place, however, if we agree that the mirrors could be removed we will not, under any circumstances, repair or replace any mirror that breaks, is chipped, or has the mirror coating on the back scratched or damaged.

By authorizing us to begin your project, you are thereby indicating that you accept the terms, conditions, and disclaimers listed above.



ESTIMATE #	DATE	EXPIRES
297	03/18/2026	

Title: 400 Bolivar St

CUSTOMER

Tammi Cooper
400, Bolivar Street
Sanger, TX 76266

SERVICE ADDRESS

400, Bolivar Street
Sanger, TX 76266

SUMMARY

This estimate has been prepared based on the current visual scope requested for Tammy's place of business in Sanger, Texas, and is intended to clearly communicate the expected repair and restoration process in a detailed and professional manner.

First Story Wood Rot Replacement, 70% Replacement Allowance	Qty	Cost/Unit	Total
<i>Option A</i>			
First Story Wood Rot Replacement, 70% Replacement Allowance	1	\$6,879.00	\$6,879.00
<p><i>We will remove and replace approximately 70% of the deteriorated wood components located on the first story of the building, based on current visual assessment and the areas showing obvious signs of failure, softness, paint breakdown, swelling, separation, and water-related deterioration. This scope is intended to address the majority of the visibly compromised wood while preserving a limited amount of wood that appears to be sheltered from direct weather exposure and currently shows signs of being potentially salvageable.</i></p> <p><i>This work is expected to include replacement of a substantial portion of the existing 1x4 and 1x6 wood trim boards, along with the deteriorated wood surrounding both front posts on the building. Replacement materials will consist of dried smooth pine in matching or closely corresponding dimensions, installed in a neat and workmanlike manner to restore the appearance and continuity of the existing wood features. All newly installed joints, seams, transitions, and connection points will be properly caulked to help reduce future moisture intrusion and to create a cleaner finished appearance prior to paint.</i></p> <p><i>Because wood rot frequently extends beyond what is visible from the surface, this line item includes a contingency notice for concealed structural framing damage. If deterioration is found in the substrate, support framing, nailers, blocking, or other concealed structural wood behind the trim once demolition begins, any required structural repairs will be reviewed with the customer and priced separately before that additional work is performed.</i></p>			

Subtotal: \$6,879.00



ESTIMATE #	DATE	EXPIRES
297	03/18/2026	

First Story Full Wood Replacement, 100% Replacement Allowance	Qty	Cost/Unit	Total
<i>Option B</i>			
First Story Full Wood Replacement, 100% Replacement Allowance	1	\$10,349.00	\$10,349.00
<p><i>This line item is provided as a full replacement option for all first story wood components, and is intended as an alternative to Line Item 1. This scope would include everything described in Line Item 1, plus the additional estimated 30% of first story wood that may currently appear serviceable, but due to age, paint buildup, hidden moisture retention, and the possibility of concealed deterioration beneath the painted surface, may ultimately be better replaced at the same time for uniformity and long-term performance.</i></p> <p><i>The purpose of this option is to provide the customer with a more complete restoration approach where all first story wood is removed and replaced rather than attempting to preserve portions that may be questionable due to the age and condition of the building materials. This can often provide a more uniform finished appearance, better paint adhesion over time, and a reduced chance of needing spot repairs in the near future after the project has been completed.</i></p> <p><i>All replacement wood under this option will also consist of dried smooth pine, installed to match the existing layout as closely as practical. All seams, butt joints, penetrations, and transitions will be caulked thoroughly in preparation for painting and weather resistance.</i></p> <p><i>Please note that this line item is intended to be an alternative option to Line Item 1 and is not to be added together with Line Item 1.</i></p>			

Subtotal: \$10,349.00

Painting of First Story Wood Replacement	Qty	Cost/Unit	Total
Painting of First Story Wood Replacement	1	\$3,115.00	\$3,115.00
<p><i>Upon completion of the wood replacement work on the first story, we will prepare and paint all newly repaired or replaced wood areas with two full coats of black paint, applied to the customer's satisfaction for coverage, consistency, and overall visual finish. This scope is intended to provide a uniform appearance across the repaired areas and help protect the new wood from exterior exposure.</i></p> <p><i>Painting will include normal brush and roller application methods, or other practical methods as needed based on location and detail. Surfaces will be addressed after caulking and basic prep work have been completed. This line item is intended to cover the painting of the first story wood replacement areas only, and does not include painting unrelated sections unless specifically described elsewhere in this estimate.</i></p>			

Subtotal: \$3,115.00

Painting of Second and Third Story Windows	Qty	Cost/Unit	Total
Painting of Second and Third Story Windows	1	\$5,278.00	\$5,278.00



ESTIMATE #	DATE	EXPIRES
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Painting of Second and Third Story Windows	Qty	Cost/Unit	Total
<p>We will perform preparation and repainting of the second story and third story windows, including a light scraping of loose, flaking, and failing paint where accessible and necessary to promote better adhesion of the new finish. The purpose of this work is to improve the appearance of the upper level windows and help unify the color scheme with the lower level restoration work.</p> <p>After surface preparation, we will apply two coats of black paint to match the intended appearance of the first story wood and surrounding trim. Work will be performed to customer satisfaction within the limitations of existing substrate condition. This line item is for painting and surface prep only and does not include full window replacement, reglazing, sash rebuilding, or specialty historic restoration unless specifically noted elsewhere.</p>			

Subtotal: \$5,278.00

Removal and Replacement of Window Caulking, First Through Third Story	Qty	Cost/Unit	Total
Removal and Replacement of Window Caulking, First Through Third Story	1	\$3,836.00	\$3,836.00
<p>We will remove all visibly aged, cracked, separated, brittle, or failing caulking from around the windows on the first, second, and third stories in the designated work areas. Once the old material has been removed and the surfaces are prepared, we will install new black siliconized caulking from the wood windowsills upward around the window assemblies where needed to create a cleaner finish and improve weather resistance.</p> <p>This line item is intended to address sealant failure that can allow moisture intrusion, staining, air infiltration, and ongoing deterioration around window trim and adjoining wood components. Care will be taken to provide neat, consistent caulk lines where practical. This scope is limited to re-caulking and does not include replacement of hidden flashing systems or correction of internal water infiltration conditions not visible during initial inspection.</p>			

Subtotal: \$3,836.00

Power Washing of White Brick Accent Areas	Qty	Cost/Unit	Total
Power Washing of White Brick Accent Areas	1	\$2,193.00	\$2,193.00
<p>We will power wash the white brick accent areas on the building, including the sections above the windows and the decorative horizontal white brick divider areas used to contrast the darker brick for design purposes. This scope is intended to brighten the appearance of these masonry features and remove as much surface dirt, environmental staining, and buildup as reasonably possible through pressure washing alone.</p> <p>No chemical cleaners will be used under this line item. This is strictly a water-only power washing service, performed to the best achievable result based on the current age and staining condition of the brick. Because no specialty cleaning chemicals, restoration agents, or masonry brighteners are included, final whiteness may vary depending on embedded staining and the porosity of the material.</p>			

Subtotal: \$2,193.00



ESTIMATE #	DATE	EXPIRES
297	03/18/2026	

Demolition and Haul-Off	Qty	Cost/Unit	Total
Demolition and Haul-Off	1	\$1,142.00	\$1,142.00
<p><i>We will perform the demolition, removal, cleanup, and haul-off of all designated rotten wood, failed caulking, loose deteriorated materials, and related debris generated by the approved scope of work. This line item is intended to clearly separate the labor and disposal cost associated with removing the damaged materials from the installation cost shown in the other repair line items.</i></p> <p><i>Please note that the wood replacement pricing in the other line items does not include demolition and haul-off, which is why this portion is broken out separately for transparency. All debris resulting from the described repair work under this scope will be collected and removed from the jobsite in a professional manner.</i></p>			

Subtotal: \$1,142.00

Interior B-Board Paneling at First Story Window Showcase Areas	Qty	Cost/Unit	Total
Interior B-Board Paneling at First Story Window Showcase Areas	1	\$948.00	\$948.00
<p><i>This line item includes repairs and repainting of the B-board paneling on the interior side of the first story, specifically in the window showcase areas. We will re-caulk selected cracked joints where needed, scrape away loose and deteriorated paint, and prepare the surface for recoating.</i></p> <p><i>Once prep work is complete, we will apply two coats of flat black paint to improve the appearance and uniformity of these interior-facing display areas. This scope is intended as a cosmetic improvement and minor touch-up restoration of the paneling surfaces and joints. It does not include complete panel replacement unless later found necessary and approved as an additional repair item.</i></p>			

Subtotal: \$948.00

Suite 402, Rotten Wood Repair and Repaint	Qty	Cost/Unit	Total
Suite 402, Rotten Wood Repair and Repaint	1	\$1,837.00	\$1,837.00
<p><i>This line item applies specifically to Suite 402 and includes repair of rotten or compromised wood components located over and under the door jamb and around the windows. We will address the visibly damaged wood in these localized areas and restore them with appropriate replacement material where needed to improve both appearance and integrity.</i></p> <p><i>After repairs are completed, we will paint the affected areas with two coats of black paint to match the surrounding finish and to the customer's satisfaction. As with other rot-related areas on this project, there is a possibility that concealed damage could exist in the framing or support materials behind the visible surfaces. If additional structural repair is required after opening the area, this would be discussed with the customer as a contingency item before proceeding beyond the approved scope.</i></p>			

Subtotal: \$1,837.00



ESTIMATE #	DATE	EXPIRES
297	03/18/2026	

Third Story 2-Foot Awning Repair and Repaint	Qty	Cost/Unit	Total
Third Story 2-Foot Awning Repair and Repaint	1	\$8,330.00	\$8,330.00

This line item includes repair work to the third story 2-foot awning areas on both sides of the building where bird activity has caused visible damage and deterioration. We will remove and replace the bottom 1x6 cap board where needed, and we will perform sister boarding on damaged framing members at the exposed rafters in order to reinforce and visually restore the affected sections.

After reinforcing the exposed framing, we will cap off the repaired areas in a manner intended to conceal the damaged wood and provide a cleaner finished appearance. Once repairs are complete, we will paint the repaired awning areas on both sides of the building with two coats of black paint to the customer's satisfaction. This line item is intended to address the visible damage and improve the appearance and serviceability of the awning structure, but does not include full structural redesign or complete awning reconstruction unless later determined necessary and approved separately.

Subtotal: \$8,330.00

New Canvas for Metal Skeleton Awning Over Music Suite	Qty	Cost/Unit	Total
New Canvas for Metal Skeleton Awning Over Music Suite	1	\$1,296.00	\$1,296.00

We will furnish and install a new black canvas covering over the existing metal skeleton awning located above the music suite. There is currently nothing in place that requires demolition under this item. The new material will be stretched over the existing framework and fitted to provide a clean and functional finished appearance.

The canvas will be approximately 8 feet by 8 feet prior to trimming, and will be field-cut and fitted as needed to properly conform to the existing awning frame dimensions and shape. This line item includes a plain black canvas only, with no logo, wording, graphics, or printed information. Final trimming and fitting will be performed onsite for proper alignment and presentation.

Subtotal: \$1,296.00

400
26,487

402
1,837.00

Subtotal	\$45,203.00
Tax: Tax (8.25%)	\$0.00
Total	\$45,203.00



ESTIMATE #	DATE	EXPIRES
297	03/18/2026	



EXCLUSIONS

This estimate does **not** include plans, engineering, architectural design, permitting, permit fees, inspections, code upgrades, structural redesign, specialty historical restoration, hidden framing repairs beyond visible scope, window replacement, masonry repair, waterproofing systems, flashing replacement not exposed in normal scope, or any work not specifically described above.

Any concealed structural deterioration, substrate failure, water intrusion damage, framing damage, or fastening issues discovered after demolition begins will be reviewed with the customer and handled only through approval of additional work if needed.



ESTIMATE #	DATE	EXPIRES
297	03/18/2026	

TERMS & CONDITIONS

Important Project Notes:

This proposal is based on visible jobsite conditions at the time of inspection and pricing. This project will **not include plans, permitting, engineering, or design services**. Any concealed damage discovered after demolition, especially structural deterioration hidden behind rotten trim, siding, fascia, window surrounds, or decorative wood components, will be brought to the customer's attention and discussed before proceeding with additional work outside the scope of this estimate. This estimate is intended to provide a thorough outline of the expected work, materials, preparation, and finishing procedures for each area discussed.

APPROVAL

This Estimate has been accepted on _____ by _____

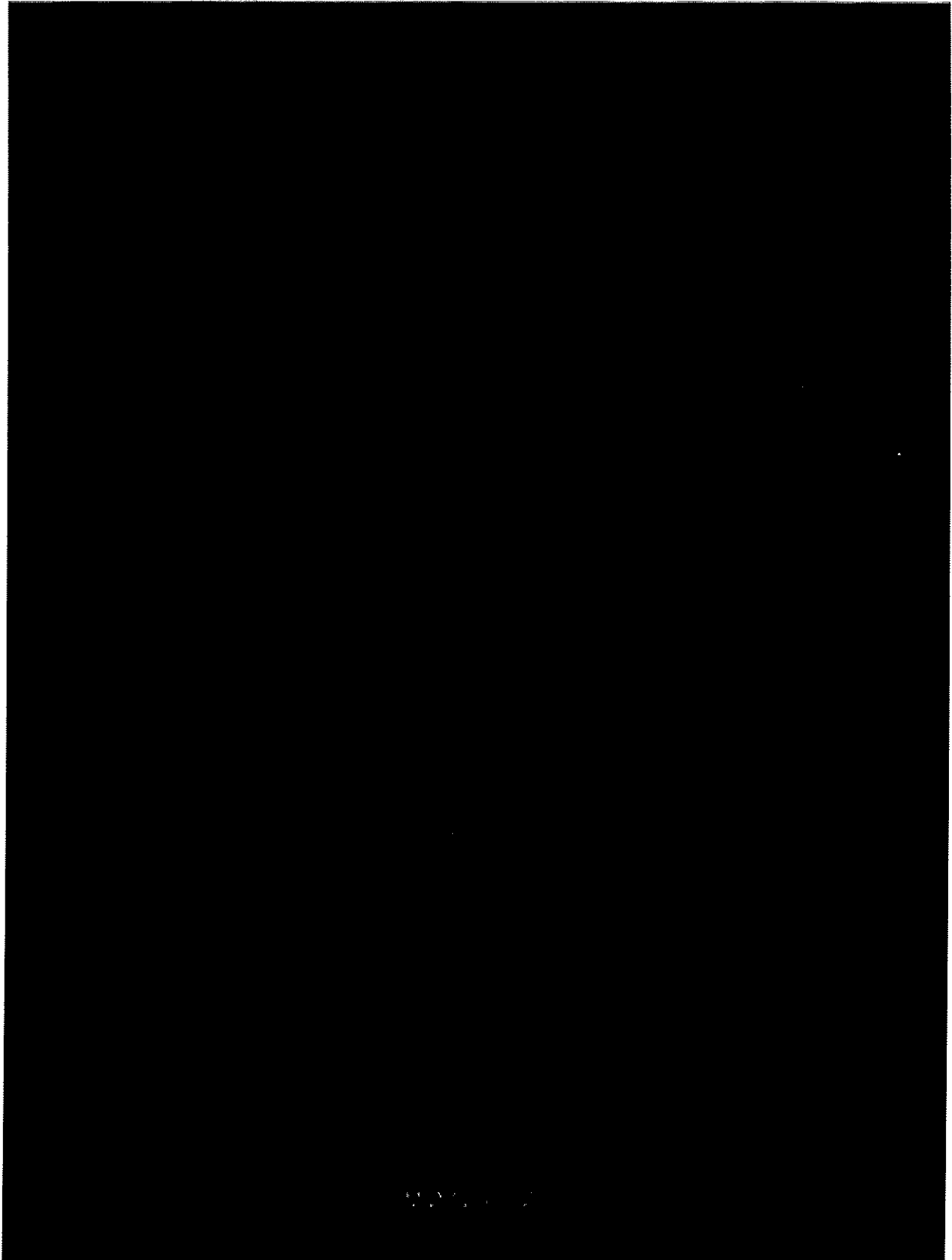
Signature: _____

"Tricorn Black"

Paint Swatch goes
w/ both apps (400¹/₂
402)

"1905 Green" swatch
goes w/ 402 app
only

1905 GREEN



SW 6258

251-C1

Tricorn Black



WILLFONG BUILDING

WILLFONG BUILDING

Handicapped parking sign

Green sign on window

Green sign on window

Green sign on window

Green sign on window

Green sign on window

Green sign on window

Green sign on window







RESERVED
PARKING
NO OTHER
VEHICLES
OR TRAILERS