



**Wendell Downtown Development Committee
Board Room
409 Landing View Drive, Wendell, NC, 27591
Special-Called Meeting Agenda
Wednesday, December 13, 2023 @ 5:30 PM**

CALL TO ORDER

RECOGNITIONS, REPORTS, AND PRESENTATIONS

Downtown Improvement Grant Update

Staff Contact: Matt Garner
Economic Development Specialist

mgarner@townofwendellnc.gov

ADMINISTRATIVE ITEMS

Downtown Improvement Grant Application

Staff Contact: Matt Garner
Economic Development Specialist

mgarner@townofwendellnc.gov

ADJOURN



Item Cover Page

DOWNTOWN DEVELOPMENT COMMITTEE AGENDA ITEM REPORT

DATE: December 13, 2023

SUBMITTED BY: Matt Garner, Administration

ITEM TYPE: Policies

AGENDA SECTION: RECOGNITIONS, REPORTS, AND PRESENTATIONS

SUBJECT: Downtown Improvement Grant Update

SPECIFIC ACTION REQUESTED: Receive the presentation

ITEM SUMMARY: At its November 27th meeting, the Town Board of Commissioners voted to adopt the new Downtown Improvement Grant Policy which both combined and replaced the former Facade Grant and Downtown Building Upfit Grant Programs. The new policy was crafted after a number of presentations and feedback from the Town Board, comparative analysis, and feedback from the DDC. It combines the purposes of the restaurant grant and facade grants into a single program with a shared scoring system allowing projects to be compared objectively. Once scored, grants are broken into funding tiers by score.

ATTACHMENTS:
[Downtown Improvement Grant.pdf](#)



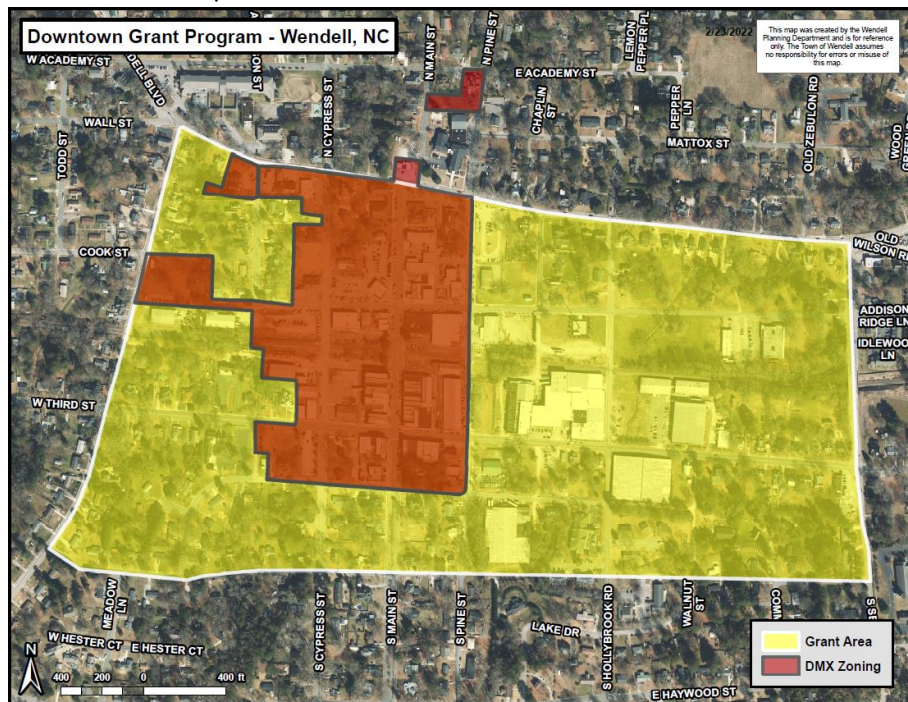
Downtown Improvement Grant

Wendell, NC was settled in the 1850's and later incorporated in 1903. Soon after the Town's incorporation, Main Street was created, and Downtown Wendell sprang to life. Since this time, business and commerce in Wendell has concentrated on its downtown core. Wendell's Downtown Commercial Historic District was placed on the National Register of Historic Places in 1998.

The Downtown Improvement Grant is intended to promote private investment in the downtown built environment and encourages the preservation of Wendell's small-town charm and historic character by giving tenants and property owners access to no-cost capital for façade improvements and other building improvements such as multi-story activations and new restaurant space.

Who can apply?

Property owners and/or their tenants of commercial properties within Downtown Wendell as defined in Blueprint Wendell 2030's "Downtown Focus Area".



Eligible Uses

- Removal of false fronts (such as aluminum or vinyl panels)
- Repair or replacement of windows, doors, transom glass, and cornices
- Repair or replacement of façade materials
- Repair or replacement of character defining architectural features
- New awnings
- Structural Improvements that allow for new and higher uses of 2nd and 3rd story spaces or that are necessary for residential habitation or increased occupancy

- Improvements related to the creation of new commercial kitchens and restaurants
- Exterior lighting
- Exterior Painting or Murals (murals must be approved by the Appearance Commission)

Eligibility Criteria

- For the purposes of the Town’s Façade Grant Program, a building’s exterior shall be defined as any exterior wall which fronts on a public right-of-way. Further, a single façade is the eligible sides of a building using a single address. Separate addresses within a single building may qualify as separate facades if the tenants are different.
- Only existing buildings constructed more than 10 years prior to the date of application are eligible.
- The applicant shall agree at the time of application to maintain the façade and may not receive a grant for the same façade within a 5-year period. Façade grants will not be awarded for the same type of work to the same tenant in a 10-year period. These restrictions may be waived for a new tenant at the Board’s discretion.
- Improvements and/or rehabilitations must comply with all state and local regulations and obtain required permits through the applicable sources.
- Proposed work may not be begun prior to applying for a grant.
- Proposed work may not incorporate signage or advertisements for any business.
- Grant-eligible improvements are limited to capital improvements that are attached to and remain with the building’s structure.
- Ineligible costs include but are not limited to financing of existing debt, working capital, non-capital equipment inventory, operation and maintenance costs, and soft costs such as fees for engineering, architectural, financing, or legal services.
- Tier-4 grantees must sign an agreement stating that the proposed improvements will remain in place for a minimum of three years. If the business closes or the property is sold for a different use, the appropriately pro-rated portion of the grant will be returned to the Town.

Award Amount

The Downtown Improvement Grant Program is designed to provide incentive funds to applicants by matching up to 50% of the cost of the improvements or the maximum dollar amount by tier (as set forth below), whichever is lesser. Funds are allocated by the Town Board of Commissioners each fiscal year through the annual budgeting process. Once grant funds expire for the fiscal year, applications may still be considered, and additional funds may be allocated pending approval by the Town Board.

Improvements are given a point value and grants are scored utilizing the attached scoring matrix.

- Tier 1 – Up to a maximum of \$2,000 2-4 points
- Tier 2 – Up to a maximum of \$5,000 5-11 points
- Tier 3 – Up to a maximum of \$10,000 12-14 points
- Tier 4 – Up to a maximum of \$50,000 15+ points

Application Requirements

1. Completed application form signed by the applicant and property owner submitted electronically.
2. Photographs of the structure and its existing condition.
3. Paint or fabric samples for new paint, murals, or awnings.
4. Detailed drawings, renderings, or written details of the proposed work including the proposed façade improvements, building plans, etc.
5. Two (2) cost estimates from a qualified professional (e.g., licensed contractor, mason, or professional painter or awning company) for Tier 2, 3 and 4 grants, and one (1) for Tier 1 grants. Cost estimates must be itemized.
 - a. Cost estimates may not be provided by the applicant for their own work.

Approval Process

1. Once a full and complete application packet is received, Town staff will review the application to determine program eligibility. Staff will inform the applicant of the next meetings dates of the Downtown Development Committee and subsequent Board of Commissioners meeting. Attendance by the applicant or their designee at both meetings is strongly encouraged for grant consideration.
 - a. Applicants must determine their grant tier eligibility using the provided scoring matrix. Staff will include an independent scoring recommendation to the applicable Boards as part of the approval process.
2. The Downtown Development Committee (DDC) will review the application at its regular meeting and make a recommendation to the Town Board of Commissioners for approval or denial.
3. The Board of Commissioners will review the application and approve or deny the application and grant amount at their next meeting following a DDC meeting.
4. Once approved, façade improvements must be completed within six (6) months for Tier 1 grants, and one year or twelve (12) months for Tier 2, 3, and 4 grants.
 - a. Town staff may grant a one-time six (6) month extension by request, following significant explanation from the applicant, for Tier 2-4 grants.
5. Once approved, Tier-4 grantees must complete the grant recipient agreement form.
6. Once the improvements have been completed, copies of the applicant's canceled checks or contractors' paid statements must be sent to Town staff. An inspector will ensure work is in conformance with the application and applicable permits and ordinances. Completed paperwork is then forwarded to the Finance Department for grant disbursement.

Downtown Improvement Grant Scoring Matrix

Downtown Improvement Grant Scoring Matrix	
Improvement	Points Awarded
Exterior Painting	1
Exterior Lighting	1
Awning Installation/Repair	1
Mural Installation*	2
Improvement of Multiple Facades	2
Compliance with SOI Historic Preservation Guidance**	4
Repair/Replacement of Windows or Doors	5
Repair/Replacement of Façade Materials	5
Second/Third Story Activation***	12
Project Creates a New Restaurant	15

*Murals are subject approval by the Appearance Commission and the points are not additive with general painting.

**Applicant must provide details of how their project complies with the applicable Secretary of the Interior's standards.

***Multi-story activation includes internal and external improvements that allow for new commercial, retail, or residential space where it does not currently exist.



Downtown Improvement Grant Program Application

Economic Development Department, 409 Landing View Drive, Wendell NC 27591
Matt Garner | (919) 366-6892 | mgarner@townofwendellnc.gov

Applicant Information:

Applicant or Business Name: _____

Property Address: _____

Phone: _____ **Email:** _____

Owner or Tenant Occupied: _____

Owner Signature (if different from applicant): _____

Current Building Use: _____

Proposed Building Use (if different): _____

Grant Type Requested (circle one): Tier 1 Tier 2 Tier 3 Tier 4

Description of project:

Total Estimated Project Cost: _____

Grant Amount Requested: _____

By signing below, you attest that you have read and fully understand the façade program guidelines and requirements and agree to conform to them. You also agree to indemnify and hold harmless the Town of Wendell against any and all claims or actions which might result from any occurrence in connection with this grant.

Applicant Signature: _____ **Date:** _____

This application and all other required materials to be submitted electronically to
Matt Garner at mgarner@townofwendellnc.gov

Staff Use Only:

Date Received: _____ **Staff Signature:** _____

Next DDC Meeting Date: _____ **Next Board Meeting Date:** _____



Item Cover Page

DOWNTOWN DEVELOPMENT COMMITTEE AGENDA ITEM REPORT

DATE: December 13, 2023

SUBMITTED BY: Matt Garner, Administration

ITEM TYPE: Facade Grant

AGENDA SECTION: ADMINISTRATIVE ITEMS

SUBJECT: Downtown Improvement Grant Application

SPECIFIC ACTION REQUESTED: Recommend Approval or Disapproval of the Downtown Improvement Grant Application

ITEM SUMMARY: This Downtown Improvement Grant Application is for 18 E Third Street. The application was submitted by Keri Ayscue of Bee-Rista LLC for the building improvements related to the creation of Parallax Coffee in the currently vacant space. The eligible work includes exterior painting and lighting, improvement of multiple facades, replacement of windows and doors, and replacement of façade materials. The proposed work also includes a submission of compliance with historic preservation standards. The total cost for the eligible work is \$45,964.85 and the requested grant amount is \$22,982.42.

After reviewing the application and scoring matrix, staff confirms the applicant's eligibility for a tier-4 grant and recommends approval.

ATTACHMENTS:

[18 E Third Street- Downtown Improvement Grant Application.pdf](#)



Downtown Improvement Grant Program Application

Economic Development Department, 409 Landing View Drive, Wendell NC 27591
Matt Garner | (919) 366-6892 | mgarner@townofwendellnc.gov

Applicant Information:

Applicant or Business Name: BEE-RISTA, LLC

Property Address: 18 E Third Street, Wendell NC 27591

Phone: 919-757-5242 Email: keri@beardedbeebrewing.com

Owner or Tenant Occupied: Tenant - Parallax Coffee

Owner Signature (if different from applicant): _____

Current Building Use: Vacant

Proposed Building Use (if different): coffee shop

Grant Type Requested (circle one): Tier 1 Tier 2 Tier 3 (Tier 4)

Description of project:
Renovation and restoration of existing downtown property located at 18 E Third Street.

Total Estimated Project Cost: \$277,000.00

Grant Amount Requested: \$22,982.43 (50% of Total)

By signing below, you attest that you have read and fully understand the façade program guidelines and requirements and agree to conform to them. You also agree to indemnify and hold harmless the Town of Wendell against any and all claims or actions which might result from any occurrence in connection with this grant.

Applicant Signature: *Keri Ayers* Date: 11/17/23

This application and all other required materials to be submitted electronically to
Matt Garner at mgarner@townofwendellnc.gov

Staff Use Only:

Date Received: _____ Staff Signature: _____

Next DDC Meeting Date: _____ Next Board Meeting Date: _____

November 15, 2023

TOWN OF WENDELL

ATTN: Economic Development Department, Matt Garner

Re: Downtown Improvement Grant for 18 E Third Street (North and East façades)

Bee-Rista LLC is requesting consideration for the Town of Wendell's Downtown Improvement Grant Program for the north and east façades of the property located at 18 E Third Street, Wendell NC 27591. The property was built in approximately 1920 and last remodeled in 1960.

Bee-Rista LLC will be renovating their property at 18 E Third Street for a new commercial tenant to occupy the space. The improvements will include new exterior doors, new exterior door hardware, new exterior storefront frames and glazing, exterior painting, new exterior light fixtures, relocation of electrical wiring and associated electrical costs (in effort to reduce overhead power lines on Pine Street), replacement of exterior roof cap, installation of grease trap, and masonry repair to exterior facades.

For reference, attached is a copy of the construction document set of plans and permit for the project.

Based upon the Downtown Improvement Grant Scoring Matrix, we anticipate being considered a Tier 4. Below are the improvements and their associated points that we anticipate being applicable to this project.

- Exterior Painting 1 point
- Exterior Lighting 1 point
- Improvement of Multiple Facades 2 points
- Compliance with SOI Historic Preservation Guidance* 4 points
- Repair/Replacement of Windows or Doors 5 points
- Repair/Replacement of Façade Materials 5 points
- Total 18 points

**Note: See following description of the SOI Historic Preservation Guidelines and associated project information pertaining to each guideline.*

Multiple quotes for the elements mentioned above have been obtained. The costs for each trade reflect the most cost-effective quote received. Copies of quotes are included in this packet.

- Door & Hardware \$ 4,949.31 (Martin Architectural Products)
- Storefront Framing & Glass \$10,804.00 (Raleigh Contract Glazing)
- Painting \$ 4,800.00 (Alfa Painting Services)
- Electrical \$11,180.48 (Dodson & Associates Electrical Co., Inc.)
- Utility \$ 1,031.06 (Duke Energy Progress)
- Roofing \$ 3,000.00 (Southern Exterior)
- Plumbing \$ 4,200.00 (Cutchins Plumbing)
- Masonry \$ 6,000.00 (Masonry by Stewart)
- TOTAL \$45,964.85

The scope of work documented in this application has not begun as of the date of this application.

Feel free to let us know if you have any questions or need further documentation. Below is my contact information.

Keri Ayscue

keri@beardedbeebrewing.com

919-757-5242 mobile

Sincerely,

Keri Ayscue

Owner, Bee-Rista LLC

HISTORIC IMAGE OF BUILDING

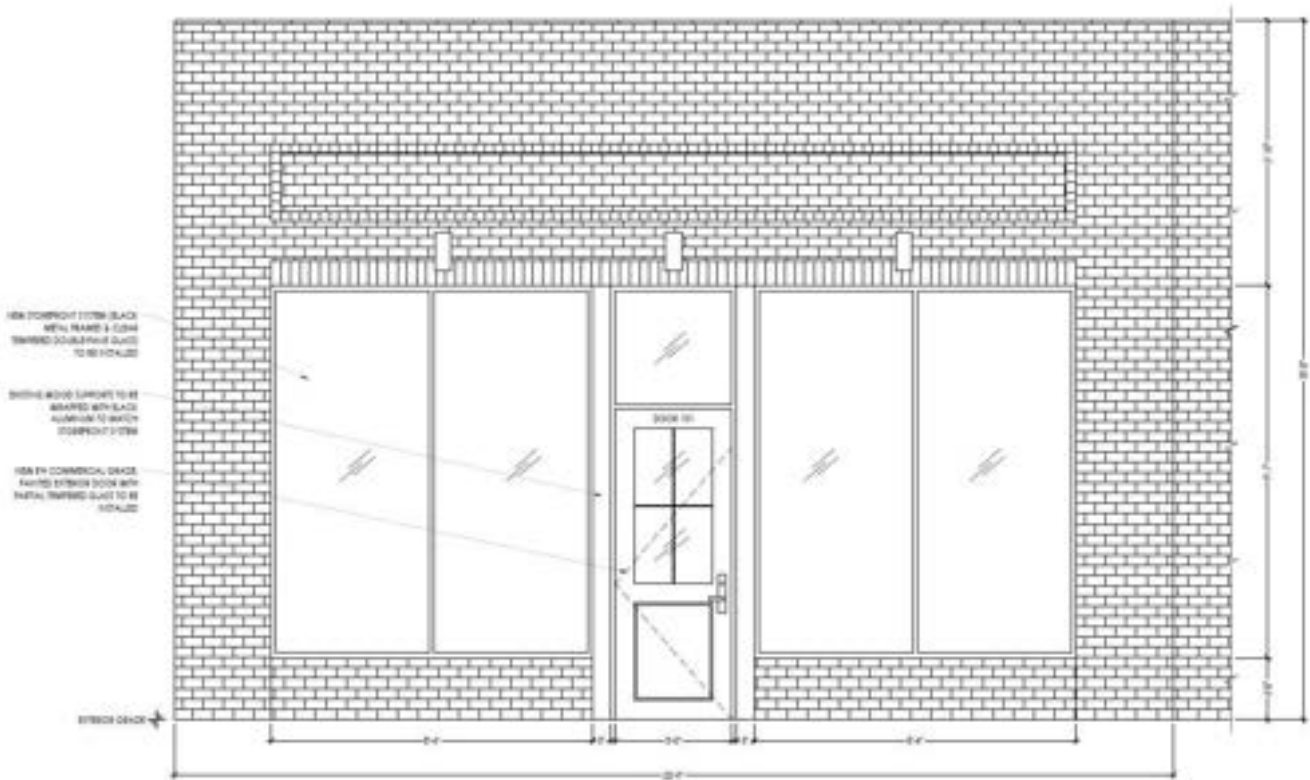


KEY PLAN

(North and East façades highlighted in red)



ELEVATION OF NORTH FAÇADE SHOWING PROPOSED RENOVATION



EXTERIOR PHOTOGRAPHS OF STRUCTURE IN EXISTING CONDITION



North Façade photos



East Façade photo

PROPOSED FINISHES, EXTERIOR & INTERIOR ELEMENTS



Exterior rendering, Exterior paint color



Interior 3D rendering, Interior finishes

**SECRETARY OF THE INTERIOR'S STANDARDS
FOR RESTORATION AND GUIDELINES FOR RESTORING HISTORIC BUILDINGS**

Source: <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part2-reconstruction-restoration.pdf>

1. A property will be used as it was historically or be given a new used that interprets the property and its restoration period.
 - a. The property has been used as a bowling alley, ABC store, furniture store, art space, and boutique (among other uses). The new use of the property will be for a coffee shop.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
 - a. Existing masonry and wood ceilings will be retained and preserved. Materials added during the 1960 renovation have been carefully removed so that the character of the original period will be evident.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
 - a. Existing masonry and wood ceilings will be repaired. Existing storefront glazing and paneling that was installed in the 1960's will be removed, and new glazing that extends to the lintel will be installed – which will be more compatible with the original glazing design.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
 - a. Existing pictures of elements from the 1960's have been documented.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
 - a. Existing masonry, structure, and wood ceilings will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
 - a. The severity of deterioration of the existing storefront glazing system requires replacement. During that replacement, the existing paneling that was installed in the 1960's will be removed. New storefront glazing that meets current North Carolina Energy Code requirements will be installed in the area where the original storefront glazing existed.
 - b. A portion of the existing tongue & groove pine roof decking was rotting. The rotten planks were replaced with matching pine tongue & groove pine roof decking – fabricated to match existing specifications and source locally.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existing together historically.
 - a. A false sense of history will not be added to the property.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 - a. Correct. Great care will be taken to preserve these elements.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 - a. Yes.
10. Designs that were never executed historically will not be constructed.
 - a. No new exterior elements will be constructed.

NORTH FACADE - DOOR & HARDWARE #1



A DIVISION of COOK and BOARDMAN

511 EAST CHATHAM STREET, CARY, N.C. 27511
P.O. BOX 3249, CARY, N.C. 27519-3249
PHONE: 919-469-9661 FAX: 919-469-9630

ESTIMATE #: T230115

DRAWING DATE: 1-4-23

DATE: 10-4-23

RE: Parallax Coffee

ATTN: Estimating

FAX:

EMAIL:

Martin Architectural Products, Inc. proposes to furnish architectural material for the above construction project as follows:

Shipping Terms: FOB Origin, Freight Prepaid

ADDENDUM SEEN-0

ENTRY 101 Section \$2,210.37 + TAX Front Facade

EXIT 109 Section \$2,738.94 + TAX Side Facade

*** QUALIFICATIONS ***

1. ALL GLASS & GLAZING BY OTHERS, UNLESS NOTED OTHERWISE ABOVE
2. FIELD ASSEMBLY & SPLICING OF ELEVATION FRAMES IS NOT INCLUDED
3. NO PLATE GLASS MIRRORS INCLUDED
4. ANY ALUMINUM DOOR HARDWARE BY US TO SHIP TO JOBSITE!

Above prices are quoted subject to acceptance within 30 days, and Do not include State or other sales tax. Terms net - 30 days. Material to be billed proportionately as shipped or stored. Full amount of each invoice due when rendered - retainage not acceptable. 1 1/2% interest charged on invoices over 30 days.

Accepted by: _____

Date: _____

FOR QUESTIONS CONCERNING THIS PROPOSAL, CONTACT:

Division 8 - Todd Pelosi, EXT. 3238
Email - tpelosi@napdoors.biz
Division 10 - Todd Pelosi, EXT. 3238
Email - tpelosi@napdoors.biz

EAST FACADE - DOOR & HARDWARE #1



A DIVISION of COOK and BOARDMAN

511 EAST CHATHAM STREET, CARY, N.C. 27511
P.O. BOX 3249, CARY, N.C. 27519-3249
PHONE: 919-469-9661 FAX: 919-469-9630

ESTIMATE #: T230115

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Accepted by: _____

Date: _____

FOR QUESTIONS CONCERNING THIS PROPOSAL, CONTACT:

Division 8 - Todd Pelosi, EXT. 3238
 Email - tpelosi@mapdoors.biz
 Division 10 - Todd Pelosi, EXT. 3238
 Email - tpelosi@mapdoors.biz

NORTH FACADE - DOOR & HARDWARE #2



QUOTATION

1-844-TRU DOOR (844-878-3667 ext. 104)
www.trudoor.com

Date	Quote #
11/3/2023	221031

Bill To
Bee-Rista LLC Wendell NC 27591

Ship To
Bee-Rista LLC Wendell NC 27591

Ship Via	PO #	Quoted To	Sales Rep
Priority1 LTL			Gwen Davis (ext. 104)

Qty	Item Description	Each	Total
1	F16 Hollow Metal Frame - 16ga. - 3'0" x 7'0" - 5-3/4" Jamb Depth (4-7/8" Throat) - RH	\$163.55	\$163.55
1	Parallel Arm Closer Reinforcement (Frame)	\$12.50	\$12.50
1	EWA - Existing Wall Anchor Frame Prep; Punch & Dimple w/ (8) Butterfly Anchors and (8) 3/8" x 5" Flat Head Wood Screws *** KD Frame (knocked down) - 3 Pieces *** *** Frame Outside Dimension = 40" x 86" - Frame to Butt Wall ***	\$49.00	\$49.00
1	Hollow Metal Door (6-Panel Embossed) - A40 Galvanneal 18ga. - 3'0" x 7'0" x 1-3/4" (Actual Size = 35-3/4" x 83-1/8") - Polystyrene Core - 161 Lock Prep - Steelcraft Locations	\$469.85	\$469.85
3	Trudoor BB-NRP (Non-Removable Pin) Ball Bearing Hinge - 4.5" x 4.5" - F-BLK (Flat Black)	\$7.88	\$23.64
1	Schlage ND53PD RHO (Rhodes) Entry Lever Lockset - Heavy Duty Grade-1 - 2-3/4" B.S. - C Keyway - 622 (Matte Black)	\$471.74	\$471.74
1	LCN 4040XP Hw/PA Door Closer w/ Hold Open Arm - Heavy Duty Grade-1 (Size 1-6) - BLK 693 (Black)	\$423.31	\$423.31
1	Pemko Saddle Threshold - 36" x 1/2" H x 5" W - Black Suede Powder Coat Aluminum (ADA Compliant)	\$64.31	\$64.31
1	Ives FS438 Dome Floor Stop - BLK-622 (Black)	\$7.26	\$7.26
3	Rubber Door Silencer - Gray	\$0.20	\$0.60
1	Crate Charge for LTL Freight - Back of Truck, Tailgate Delivery (Recipient Responsible for Unloading)	\$95.00	\$95.00

Quotation Good for 30 Days. To place order, please submit payment through our secure online payment gateway https://www.trudoor.com/pay/	Tax Total	\$167.01
Please review this quote carefully. By submitting payment, you approve this quote and agree to our terms and conditions, which can be found at https://www.trudoor.com/terms-conditions	Subtotal	\$1,780.76
Sales Tax: If applicable this quote may contain sales tax. The tax total is an estimate and is subject to change based on exact shipping addresses. If sales tax has been added to this quote or a recent order and you need to take advantage of your tax exempt status, please email a copy of the tax exemption form to tax@trudoor.com	Shipping Cost	\$522.79
	Total	\$2,470.56



EAST FACADE - DOOR & HARDWARE #2



QUOTATION

1-844-TRUDOOR (844-878-3667 ext. 104)
www.trudoor.com

Date	Quote #
11/3/2023	221033

Bill To
Bee-Rista LLC Wendell NC 27591

Ship To
Bee-Rista LLC Wendell NC 27591

Ship Via	PO #	Quoted To	Sales Rep	
Priority1 LTL			Gwen Davis (ext. 104)	
Qty	Item Description	Each	Total	
1	F16 Hollow Metal Frame 16ga. 2'10" x 7'0" - 5-3/4" Jamb Depth (4-7/8" Throat) - LH	\$163.55	\$163.55	
1	Parallel Arm Closer Reinforcement (Frame)	\$12.50	\$12.50	
1	EWA - Existing Wall Anchor Frame Prep. Punch & Dimple w/ (8) Butterfly Anchors and (8) 3/8" x 5" Flat Head Wood Screws *** KD Frame (knocked down) - 3 Pieces *** *** Frame Outside Dimension = 38" x 86" - Frame to Butt Wall ***	\$49.00	\$49.00	
1	Flush Hollow Metal Door - 18ga. - 2'10" x 7'0" x 1-3/4" (Actual Size = 33-3/4" x 83-1/8") - Honeycomb Core - 161 Lock Prep - Steelcraft Locations LH	\$362.80	\$362.80	
1	Air Louvers VLFEZ-IG Vision Lite Frame (for 1" Thick Glass) - 18" x 64" (for 1-3/4" thick door) - (G) Gray	\$434.28	\$434.28	
1	17" x 63" x 1" (3/16" tempered each side) Clear Insulated Glass Unit w/ MIL Spacer	\$318.40	\$318.40	
1	Lite Kit Cutout and Installation	\$60.00	\$60.00	
3	Trudoor BB-NRP (Non-Removable Pin) Ball Bearing Hinge - 4.5" x 4.5" - F-BLK (Flat Black)	\$7.88	\$23.64	
1	Schlage ND53PD RHO (Rhodes) Entry Lever Lockset - Heavy Duty Grade-1 - 2-3/4" B.S. - C Keyway - 622 (Matte Black)	\$471.74	\$471.74	
1	LCN 4040XP Hw/PA Door Closer w/ Hold Open Arm - Heavy Duty Grade-1 (Size 1-6) - BLK 693 (Black)	\$423.31	\$423.31	
1	Ives 8400 Kick Plate - 10" x 32" x .050" - BLK (Black Stainless Steel)	\$125.27	\$125.27	
1	Pemko Saddle Threshold - 36" x 1/2" H x 5" W - Black Suede Powder Coat Aluminum (ADA Compliant)	\$64.31	\$64.31	
1	Pemko S88BL 17ft - Adhesive-Backed Gasketing - Black Silicone	\$20.55	\$20.55	
1	Ives FS438 Dome Floor Stop - BLK-622 (Black)	\$7.26	\$7.26	
3	Rubber Door Silencer - Gray	\$0.20	\$0.60	
1	Crate Charge for LTL Freight - Back of Truck, Tailgate Delivery (Recipient Responsible for Unloading)	\$95.00	\$95.00	



221033



QUOTATION

1-844-TRUDOOR (844-878-3667 ext. 104)
www.trudoor.com

Date	Quote #
11/3/2023	221033

Bill To
Bee-Rista LLC Wendell NC 27591

Ship To
Bee-Rista LLC Wendell NC 27591

Ship Via	PO #	Quoted To	Sales Rep
Priority1 LTL			Gwen Davis (ext. 104)

Quotation Good for 30 Days. To place order, please submit payment through our secure online payment gateway <https://www.trudoor.com/pay/>

Please review this quote carefully. By submitting payment, you approve this quote and agree to our terms and conditions, which can be found at <https://www.trudoor.com/terms-conditions/>

Sales Tax: If applicable this quote may contain sales tax. The tax total is an estimate and is subject to change based on exact shipping addresses. If sales tax has been added to this quote or a recent order and you need to take advantage of your tax-exempt status, please email a copy of the tax exemption form to tax@trudoor.com

Tax Total	\$228.74
Subtotal	\$2,632.21
Shipping Cost	\$522.79
Total	\$3,383.74



221033

NORTH FACADE - STOREFRONT #1



PROPOSAL

8/15/23

Atten; Bee Rista LLC

Re; Parallax Coffee Wendell

We appreciate the opportunity to provide:

Item# Qty; Description

- | | | |
|----|---|---|
| 1. | 1 | Black Anodized YKK 45TU Storefront Elevation & Transom Door Frame 21'0 x 11'3" Supplied & Installed.
1" Guardian SNX62/27 Low-E over Clear Tempered Insulated Glass Supplied & Installed Per Code.
Demo of Existing Storefront is Included. |
| 2. | 1 | Labor & 1 Year Warranty on Workmanship. |

Pricing Excludes Sales Tax **\$ 10,804.00**

Notes;

- * Carefully review all above quantities & listed details. Proposal is based on our interpretation of information that was provided at time proposal was prepared. Any material not specifically listed above is excluded from this proposal.
- * Please allow 1 Week for Glass Delivery Once Sizes are Verified.
- * Delivery Dates & Time frames are based upon current manufacturer's lead times.
- * Manufacturers do not expedite any materials for any reason.
- * **If removal of existing glass or install of supplied glass is needed for any reason, Raleigh Contract Glazing will not be responsible should any glass breakage, chipping or scratching occurs during removal or reinstallation. We will provide a cost to contractor for approval prior to ordering if replacement is needed.**
- * Proposal is Valid 20 Days after Proposal Date.

EXCLUSIONS ARE AS FOLLOWS:

*After hours & weekend work, Translucent panels, All window films, blinds of any type, out of square conditions, field testing, mock ups, bonding, engineering stamps, delegated design shop drawings, all types of wiring to electrified door hardware of any type, cleaning of glass, final cleaning, demo (Unless listed in proposal), board up of any type, temporary walls, blocking, bracing, protection after installation, special warranties, patching, painting, concrete, masonry, any type of flooring modifications, barricades, all types fire rated framing (Rated Glass Supplied & Installed Only), all door hardware supplied & installed by others (Unless listed differently in proposal) Any & All door hardware for all existing doors & prep for new hardware are EXCLUDED, Any & All Types of mortise/rim cylinders, Cylinder Housings, Rekeying & Cores other than storefront manufacturers standard are excluded for install on new & existing doors of any type or any items not specifically listed in above proposal are excluded.

Proposal Submitted by:
Cary H. Robertson

Proposal Accepted By:



NORTH
FACADE -
STOREFRONT
#2

Glass Depots Inc.
5111 ... Dr. Raleigh NC 27610
Tel: (919) 868-2085 Fax: (919) 868-2085
Info: glassdepots.com

ESTIMATE # 16923
DATE 08/18/2023
Reply to
PO Number

CUSTOMER

SERVICE LOCATION

Customer: Dave Lewis
Contact: Dave Lewis
Address:
Address 1:
Tel: (919) 868-2085
Tel:
Email: dave@lewisbell.com

Location:
Address: 2000 Vinnings Place
Address 1: Raleigh, NC, 27608
Tel: (919) 868-2085
Email: dave@lewisbell.com
CSR: Joe

DESCRIPTION Storefront Glazing

Storefront Glazing: Option

Storefront Glazing

Description	Qty	Rate	Total
Storefront Glazing Supply & install a set of black anodized thermally broken aluminum storefront system manufactured to fit existing opening. The quoted configuration is a 5 panel with center panel to be installed over new entry door. All other panels to match in size. NOTE: If the rough opening is not properly prepared the day of install and Glass Depots has to make changes or modifications in order to complete the installation, the Customer will be responsible for any additional charges related to said modifications/changes and will be charged at the current hourly labor rate. EXCLUSIONS: (a) Creating the rough opening, any drywall, paint, or trim work that may be required, (b) cutting of floor/subfloor, (c) screens, (d) scaffolding/lift, if required, and (e) brake metal is not included.	1.00	\$11,674.27	\$11,674.27
Sales Tax		7.25%	\$846.38

Option Total: \$12,520.65

NORTH FAZADE - PAINTING #1

Alfa Painting Services
PO.BOX 14187
RALEIGH, NC 27610

PROPOSAL

alfapaintingservices@gmail.com

RUBEN REYES
919 559 8427

136390

PROPOSAL SUBMITTED TO: STREET NUMBER CITY, STATE AND ZIP PROJECT MANAGER/CONTACT

Bee-Rista, LLC

Phon919 868 2085

Project Name: Parallax Coffee	Location: Wendell, NC	Date:08/ 21 /23
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DESCRIPTION OF WORK

Exterior painting

Furnish materials and labor to paint front facade of the brick building and front door **\$1,500.00**

Furnish materials and labor to paint the side facade of the brick building and side door & frame **\$3,300.00**

We Propose hereby to finish labor - complete in accordance with above specifications, for the sum of:

Seven thousand seven hundred eighty _____ DOLLARS — 00/ 100 ————— **\$ 4,800.00**

All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from the above specifications involving additional costs will be executed only upon written orders and will become an additional charge over and above the estimate herein. All agreements are contingent upon strikes, accidents and/or delays beyond the control of ALFA PAINTING SERVICES INC. Owner to carry fire, tornado and other necessary insurance. All workers utilized by ALFA PAINTING SERVICES INC. are fully covered by Workman's Compensation Insurance.

Method payment; job complete

Authorized Signature: _____ Date: _____

Acceptance of Proposal - The aforementioned prices, specifications and conditions are satisfactory and are hereby accepted. ALFA PAINTING SERVICES INC are authorized to complete the work as specified. Payment is to be made as outlined above.

Alfa Painting Services Authorized Signature: _____

Client : Print Name: Signature: Date of Acceptance:

EAST FACADE - PAINTING #1

Alfa Painting Services
PO BOX 14187
RALEIGH, NC 27610

PROPOSAL

alfapaintingservices@gmail.com

RUBEN REYES
919 559 8427

136390

PROPOSAL SUBMITTED TO: STREET NUMBER CITY, STATE AND ZIP PROJECT MANAGER/CONTACT

Bee-Rista, LLC

Phon919 868 2085

Project Name: Parallax Coffee

Location: Wendell, NC

Date:08/ 21 /23

DESCRIPTION OF WORK

Exterior painting

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Seven thousand seven hundred eighty _____ DOLLARS —00/ 100 ————— \$ 4,800.00

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Method payment; job complete

Authorized Signature: _____ Date: _____

Acceptance of Proposal - The aforementioned prices, specifications and conditions are satisfactory and are hereby accepted. ALFA PAINTING SERVICES INC are authorized to complete the work as specified. Payment is to be made as outlined above.

Alfa Painting Services Authorized Signature: _____

Client : Print Name: Signature: Date of Acceptance:

FINISH

SOLUTIONS, LLC

NORTH FAÇADE - PAINTING #2

P.O. Box 99084
Raleigh, North Carolina 27624

DATE 08/20/2023
TIME _____

COMMERCIAL PAINTING
(919) 873-0990 Fax (919) 872-3314

JOB <u>PARALEX COFFEE</u>		
LOCATION <u>18 E. THIRD STREET, WENDELL</u>		
FIRM <u>LEWIS BELL, LLC</u>	ATTN: <u>DAVE LEWIS</u>	
ADDRESS <u>P.O. BOX 18641, RALEIGH, NC 27628</u>		
CLASS of WORK <u>PAINTING</u>	Area Code _____	Phone No. <u>868-2085</u>
Work Included	Amount Bid	
WE PROPOSE TO PROVIDE LABOR, MATERIAL, EQUIPMENT, AND INSURANCES		
TO COMPLETE THE FOLLOWING PROJECT:		
1. PAINTING PER PLANS TO INCLUDE THE APPLICATION OF THREE COAT LATEX		
ENAMEL AND EPOXY PAINT FINISHES TO GWB WALL AND CEILING SURFACES,		
PAINT HM FRAMES, HM/SCW DOORS, AND WOOD BASE. POWER WASH, PREP,		
AND APPLY TWO COAT LOXON HP PAINT FINISH TO EXTERIOR BRICK ON EAST		
AND NORTH ELEVATIONS DURING REGULAR BUSINESS HOURS -		
	TOTAL	\$13,987.00
Exclusions and Qualifications		
<i>Lish Owens</i>		
EXPOSED CEILING & STRUCTURE, SKYLIGHTS, DUCTWORK, AND CONDUIT IS EXCLUDED. INTERIOR BRICK		
WALLS, AND FRP INSTALLATION IS EXCLUDED.		
COST BREAKDOWN FOR EXTERIOR ELEVATIONS: NORTH <u>\$1,900.00</u> EAST \$3,700.00		
Acknowledgement of Addenda	TAX Included <u>X</u>	Confirmation Yes _____
	Excluded _____	No _____
	By _____	

FINISH

SOLUTIONS, LLC

EAST FACADE - PAINTING # 2

P.O. Box 99084
Raleigh, North Carolina 27624

DATE 08/20/2023
TIME _____

COMMERCIAL PAINTING
(919) 873-0990 Fax (919) 872-3314

JOB PARALEX COFFEE

LOCATION 18 E. THIRD STREET, WENDELL

FIRM LEWIS BELL, LLC ATTN: DAVE LEWIS

ADDRESS P.O. BOX 18641, RALEIGH, NC 27628

CLASS of WORK PAINTING Area Code _____ Phone No. 868-2085

Work Included	Amount Bid
WE PROPOSE TO PROVIDE LABOR, MATERIAL, EQUIPMENT, AND INSURANCES TO COMPLETE THE FOLLOWING PROJECT:	
1. PAINTING PER PLANS TO INCLUDE THE APPLICATION OF THREE COAT LATEX ENAMEL AND EPOXY PAINT FINISHES TO GWB WALL AND CEILING SURFACES.	
PAINT HM FRAMES, HM/SCW DOORS, AND WOOD BASE. POWER WASH, PREP.	
AND APPLY TWO COAT LOXON HP PAINT FINISH TO EXTERIOR BRICK ON EAST AND NORTH ELEVATIONS DURING REGULAR BUSINESS HOURS -	\$13,987.00
TOTAL	\$13,987.00

Exclusions and Qualifications *Linh Owens*

EXPOSED CEILING & STRUCTURE, SKYLIGHTS, DUCTWORK, AND CONDUIT IS EXCLUDED. INTERIOR BRICK WALLS, AND FRP INSTALLATION IS EXCLUDED.

COST BREAKDOWN FOR EXTERIOR ELEVATIONS: NORTH \$1,900.00 EAST \$3,700.00

Acknowledgement of Addenda	TAX	Included <u> X </u>	Confirmation	Yes <u> </u>
		Excluded <u> </u>		No <u> </u>
			By	

NORTH FACADE - ELECTRICAL #1

DODSON & ASSOCIATES ELECTRICAL CO., INC.

3550 Tarheel Dr, Ste #109, Raleigh, NC 27609, Phone # 919-878-8996, Fax 919-878-8993

November 2, 2023

Bee.Rista

RE:Par allax Coffee,front façade lighting

Dave ,

Dodson and Associates is pleased to provide pricing for the above referenced project. Price based on plans dated 8-21-23 (rev-1). All work to be done during normal working hours.

Base Price:\$1675.00

Provide & install 2-C fixtures, 1-CE fixture & 1-inverter (emergency power supply for CE fixture)

Price excludes:

Permits

Other adds/changes

If you have any questions please call.

Sincerely,

Arthur Nebel

EAST FACADE - ELECTRICAL #1

DODSON & ASSOCIATES ELECTRICAL CO., INC.

3550 Tarheel Dr, Ste #109, Raleigh, NC 27609, Phone # 919-878-8996, Fax 919-878-8993

November 2, 2023

Bee.Rista

RE: Parallax Coffee, side façade lighting

Dave,

Dodson and Associates is pleased to provide pricing for the above referenced project. All work to be done during normal working hours.

Base Price:\$9,505.48

Provide & install 1-L fixture
Provide & install small pit and pad (Duke Energy spec)
Provide & install conduits for new pit/pad

Price excludes:

Permits
Other adds/changes

If you have any questions please call.

Sincerely,

Arthur Nebel



BOX ELECTRIC COMPANY

Commercial & Industrial Wiring



NORTH FACADE - ELECTRICAL #2

Quote based on E Sheets dated: July, 28 2023
Stamped by: Align Engineering

September 14, 2023

PARALLAX QUOTE

Front:

- Install (2) exterior light fixtures
- Install (1) exterior light fixture with emergency
- Install (1) emergency inverter
- Install breakers and homerun circuits as required

TOTAL PRICE: \$1,783.00

Side:

- Install (1) exterior light fixture
- Install breakers and homerun circuits as required
- Install pit for new transformer to meet Duke specs
- Install pad for new transformer to meet Duke specs
- Run wiring conduit for new transformer to meet Duke specs

TOTAL PRICE: \$11,208.00

Quote is good for 30 days. Call to confirm number after 30 days.
Additional strapping, egress lighting may be necessary. Not included in quote.
Assumptions are all existing to remain items are in working order.



BOX ELECTRIC COMPANY

Commercial & Industrial Wiring



**EAST FACADE - ELECTRICAL
#2**

Quote based on E Sheets dated: July, 28 2023
Stamped by: Align Engineering

September 14, 2023

PARALLAX QUOTE

Front:

- Install (2) exterior light fixtures
- Install (1) exterior light fixture with emergency
- Install (1) emergency inverter
- Install breakers and homerun circuits as required

TOTAL PRICE: \$1,783.00

Side:

- Install (1) exterior light fixture
- Install breakers and homerun circuits as required
- Install pit for new transformer to meet Duke specs
- Install pad for new transformer to meet Duke specs
- Run wiring conduit for new transformer to meet Duke specs

TOTAL PRICE: \$11,208.00

Quote is good for 30 days. Call to confirm number after 30 days.
Additional strapping, egress lighting may be necessary. Not included in quote.
Assumptions are all existing to remain items are in working order.



EAST FAZADE - UTILITY WORK
INVOICE

Email sent to customer on 09/19/2023

Invoice: N5047191201
Invoice Date: 9/19/2023
Page: 1 of 1

Bill to: BEE-RISTA LLC
18 E 3RD ST
KERI AYSCUE
WENDELL NC 27591

Customer ID: 000290660
PO / Contract No:
Payment Terms: Net 30
Due Date: 10/19/2023
Amount Due: \$1,031.06

Invoice for work or services performed at: 18 E 3RD ST WENDELL NC

For questions about your invoice, please contact Kelly Alphin at 919.210.2495

Line	Date of Charge	Description	Net Amount
1	09/18/2023	Customer contribution BORE COST TO BORE PRIMARY UNDER PINE ST FOR NEW PROJECT	\$1,031.06
Amount Due:			\$1,031.06

TO AVOID SERVICE INTERRUPTION, PLEASE DO NOT SEND MONTHLY UTILITY ACCOUNT PAYMENTS TO THIS ADDRESS

Please detach and return with your payment. Please indicate invoice number on check.

Payment Coupon

Please make check payable to:

Duke Energy Progress
PO Box 602874
Charlotte NC 28260-2874

ACH Instructions:

Wells Fargo - Progress
121000248
Duke Energy Progress
002062660000020

Invoice Number: N5047191201

Corporation Code: 50126
Please Pay By: 10/19/2023
Customer ID: 000290660
Total Amount Due: **\$1,031.06**

Fed Tax ID # 56-2155481

BEE-RISTA LLC
18 E 3RD ST
KERI AYSCUE
WENDELL NC 27591

Amount Enclosed



1814353034373139313230310000800001031066



ROOFING #1

1128 Raven Perch Drive
 Wendell, NC 27591
 (919)600-9935

QUOTE

Bill To:	DATE:	PAYMENT:	DUE DATE:
Derek Ayscue			
David Lewis			

JOB: Roof replacement	CONTRACT:	TASK: Roof replacement	
DATE	JOB DESCRIPTION	QTY	AMOUNT
8/23/23	Remove existing roof material		\$24,500.00
	Mechanically fasten 2 layers of 2.6" insulation		
	Mechanically fasten and install TPO		
	Perform all detail work for walls and penetrations		
	Install coping and edge metal (\$3,000.00, included)		
		SUBTOTAL	\$24,500.00
		TOTAL	\$24,500.00

** All worked performed before or after the roof is replaced will be charged for time and material.

Thank you for allowing us here at Southern Exterior to service your landscaping and roofing needs. If you have any questions or concerns then feel free to call/text (919) 600-9935 or email (sell1327@yahoo.com) .

PLUMBING - #1

Cutchins Plumbing Inc.

**Commercial & Residential
State Licensed and Insured**

Phone: (919) 366-3000

Fax: (919) 366-3025

P.O. Box 233

Zebulon, NC 27597

Parallax Coffee

Total Price - Labor & Materials - \$23,400.00

Breakout costs:

- Grease trap (as specified, materials & labor, included above)
\$4,200.00

WACO PLUMBING COMPANY
PROPOSAL

PLUMBING #2

TO: Dave Lewis	PHONE: 919-868-2085	DATE 7/23/2023
Lewis & Bell	JOB NAME: Third Street Coffee Shop	
PO Box 18641	JOB LOCATION: Wendell	
Raleigh, NC 27619	ESTIMATOR: Reed Stone	

PRICE: \$37,785.00

WACO PLUMBING CO. PROPOSES TO COMPLETE THE FOLLOWING PLUMBING WORK PER APPLICABLE PLUMBING CODES. ALL WORK COMPLETED BY US IS UNDER WARRANTY FOR A PERIOD OF ONE YEAR. ITEMS NOT INCLUDED IN QUOTATION ARE ALL ENGINEERING FEES, UTILITY COMPANY CHARGES, PLUMBING PERMITS, AND ANY OTHER ITEMS NOT SPECIFICALLY INCLUDED BELOW. IF YOU HAVE ANY QUESTIONS PLEASE CALL.

SCOPE OF WORK:

QTY	DESCRIPTION
1	Demo
2	Tank Type Toilet
2	Wall Hung Lavatory
1	Mop Sink
1	60 Gal Water Heater
1	Rec Pump
3	Floor Drain
3	Floor Sink
2	Espresso Connection
1	Hand Sink Rough In Only
1	3 Comp Sink Rough In Only
1	Dishwasher Connection
1	Drain Connection at Station Area
140	1/2" Type L Copper
40	3/4" Type L Copper
75	1" Type L Copper
15	1" Type K Copper
80	2" PVC Vent
25	2" PVC Sewer
15	3" PVC Sewer
85	4" PVC Sewer
1	Greasetrap-Trapzilla

WACO PLUMBING COMPANY PROPOSAL

TO: Dave Lewis Lewis & Bell PO Box 18641 Raleigh, NC 27619	PHONE: JOB NAME: JOB LOCATION: EST IM AT OR:	919-868-2085 DATE 7/23/2023 Third Street Coffee Shop Wendell Reed Stone
PRICE: \$37,785.00		
WACO PLUMBING CO. PROPOSES TO COMPLETE THE FOLLOWING PLUMBING WORK PER APPLICABLE PLUMBING CODES. ALL WORK COMPLETED BY US IS UNDER WARRANTY FOR A PERIOD OF ONE YEAR. ITEMS NOT INCLUDED IN QUOTATION ARE ALL ENGINEERING FEES, UTILITY COMPANY CHARGES, PLUMBING PERMITS, AND ANY OTHER ITEMS NOT SPECIFICALLY INCLUDED BELOW. IF YOU HAVE ANY QUESTIONS PLEASE CALL.		
SCOPE OF WORK:		
QTY	DESCRIPTION	
	Not Included Permit Fee After Hour Labor Concrete Cutting and Pour Back Roof Flashing Existing Plumbing Repairs Any Kitchen Equipment Individual pricing as requested (included in total above): Grease trap - materials and labor \$6,000.00	

MASONRY - #1

QUOTE

#460913

BILLED TO: Bec-Rista, LLC
PAY TO: Russ Stewart / Masonry by Stewart
1305 Brucemont Drive
Garner, NC 27529
Job: Parallax Coffee
Account Name: Dave Lewis

DESCRIPTION	AMOUNT
Masonry - repairs - infills - point up	
Labor	\$4,700.00
Materials	\$1,300.00
TOTAL	\$6,000.00

Payment is required within 30 business days of invoice date.
Please send remittance to address above.

Thank you for your business.

Custom Stone NC Inc.
 1001 Ellis Road
 Durham, NC 27703

MASONRY #2

Estimate

Date	Estimate #
8/30/2023	10272C

Customer
Dave Lewis Lewis Bell PO Box 18641 Raleigh, NC 27619

Job Name
Parallax Coffee

Description	Qty	Price	Amount
Labor & Materials Estimate Furnish, Fabricate, & Install to the following specifications: <ul style="list-style-type: none"> • Scaffolding • Cut Existing Masonry where previous openings existed per plans • Lintel: 4" x 6" x 6' • Clean Bricks for Retoothing, Soldier Courses, and & Rowlocks • Retooth sides of openings where noted • Fill bricks to match existing • Mortar as needed • Trowel finish • Infills * Excludes concrete demolition and removal, assumes bare soil exposed			
Measurements are based on customer's drawings		Total	\$13,400.00

Signature