Wendell Downtown Development Committee

Board Room

409 Landing View Drive, Wendell, NC, 27591

Regular Session Agenda

Wednesday, May 27, 2026 @ 6:00 PM

CALL TO ORDER

1. ADJUSTMENT AND APPROVAL OF THE AGENDA

2. ADJUSTMENT AND APPROVAL OF THE MINUTES

2.a July 23, 2025 Downtown Development Committee Minutes

Staff Contact: Jeannine Ngwira
Planner II

jngwira@townofwendellnc.gov

3. NEW BUSINESS

3.a Downtown Improvement Grant (DIG) for 37 N Main Street- Kathy & Peter Dara- Mac's Restaurant

Staff Contact: Bryan Coates
Planning Director

bcoates@townofwendellnc.gov

ADJOURN

AGENDA ITEM NO. 2.a

Item Cover Page

DOWNTOWN DEVELOPMENT COMMITTEE AGENDA ITEM REPORT

DATE:	May 27, 2026
SUBMITTED BY:	Jeannine Ngwira , Planning
ITEM TYPE:	Minutes
AGENDA SECTION:	ADJUSTMENT AND APPROVAL OF THE MINUTES
SUBJECT:	July 23, 2025 Downtown Development Committee Minutes

ATTACHMENTS:
07-23-2025 DDC Meeting Minutes - DRAFT.pdf

Town of Wendell
Town of Wendell Downtown Development
Wednesday July 23, 2025 @ 6:00 PM
Town Board Room

MINUTES

Members Present: Star Brantley-Jefferson, Ryan Smith, Dustin Ingalls and Ray Hinnant

Members Absent: Christin Byrd, Brian Batchelor, Taunia Edwards and Natalie Pazmino

Staff Present: Bryan Coates, Planning Director; Jeannine Ngwira, Planner II

Others Present: Rob & Ginger Lee

Call to Order

The meeting was called to order at 6:00 p.m. A quorum was established per the bylaws.

1. **Adjustment and Approval of the Agenda and May 14, 2025 Minutes**

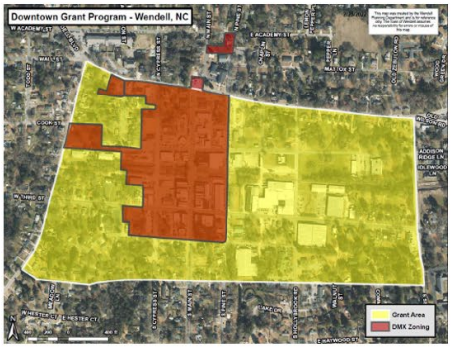
   Ryan Smith made a motion to approve the agenda and minutes. Dustin Ingalls seconded the motion.

2. **New Business**

   a. **Downtown Improvement Grant- 31 N Main Street**

Mr. Coates gave the following presentation:

Downtown Improvement Grant – 31 N Main Street – Rob Lee



- Repair or replacement of façade materials, removal of false fronts (such as aluminum or vinyl panels)
- Repair or replacement of windows, doors, transom glass, and cornices
- Repair or replacement of character defining architectural features and 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)

- Application- exterior painting, brick & mortar repair, new windows and doors, fire suppression, interior steel beams for 2nd floor activation.

Grant Eligibility Criteria

- For the purposes of the Town's Downtown Improvement Grant Program, a building's façade shall be defined as any exterior wall which fronts on a public right-of-way. Further, a single façade is the eligible side 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 improvement and may not receive a grant for the same improvement within a 5-year period. 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.

- Application- Building is within the Downtown and older than 10 years. No other grants have been given for the applicant. Demolition permit has been granted for interior and the creation of dance studio/bathrooms.

Grant Eligibility Criteria

- 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.

- Work has begun on demolition and non grant funded activities, contains capital improvements. If granted, agreement will be created

Grant 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**

❖ **Project is a Tier 4 by staff and applicant. Applicant is requesting $50,000. Funds exist in FY26 budget**

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.**

Grant 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.

❖ **Applicant has submitted application, project details and estimates**

Grant 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.

❖ **Tier 4 Project, request will be scheduled for the Town Board meeting on August 11, 2025.**

Grant Approval Process

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.**

- **Applicant will have twelve months to complete project with up to a 6-month extension. Funding is reimbursed once work is completed. Building permit and inspections occur throughout the project.**
- **Staff Recommendation- Approval**

b. Discussion on Downtown Improvement Grant Application for 31 N Main Street

Mr. Lee explained in more detail the work he is doing on the building at 31 N Main Street.

Mr. Smith said that the dance studio is a way of bringing a diversity of clientele to patron the Downtown. He asked Mr. Lee if the intended use for the second floor is dance. Mr. Lee said that there will be dance classes upstairs and 2 bathrooms.

Mr. Smith asked if the existing fire suppression was inadequate. Mr. Lee explained that the previous owners didn't use the second floor except for storage. The Fire Marshal requires sprinklers for both floors now that the 2nd floor is activated.

Ms. Brantley-Jefferson asked what the purpose of the upstairs is. Mr. Lee said that it will be dance classrooms.

Dustin Ingalls made a motion to recommend approval of the Downtown Improvement Grant. Ryan Smith seconded the motion. The vote was unanimous.

3. Planning Director Update

Bryan Coates updated the DDC on the following projects that were previous recipients of the Downtown Improvement Grant:

- Butcher Shop at 8 N. Main Street is under construction.
- The work at 12 S. Pine Street has been completed.
- 16 E Third St windows and doors have been installed.

Mr. Coates also said that the Downtown Streetscape plan will go to the Town Board in August for adoption. Once adopted, it will go into design. Pine Street will be the first street where the plan will be implemented.

Adjourn
Meeting adjourned at 6:37 p.m.

AGENDA ITEM NO. 3.a

Item Cover Page

DOWNTOWN DEVELOPMENT COMMITTEE AGENDA ITEM REPORT

DATE:	May 27, 2026
SUBMITTED BY:	Bryan Coates, Planning
ITEM TYPE:	Facade Grant
AGENDA SECTION:	NEW BUSINESS
SUBJECT:	Downtown Improvement Grant (DIG) for 37 N Main Street- Kathy & Peter Dara- Mac's Restaurant
SPECIFIC ACTION REQUESTED:	Recommendation on the Downtown Improvement Grant (DIG) for 37 N Main Street - Kathy & Peter Dara- Mac's Restaurant
ITEM SUMMARY:	Kathy & Peter Dara submitted a Downtown Improvement Grant (DIG) application for 37 North Main Street to create Mac's Restaurant. The applicants submitted the original application on April 24th, 2026. The applicant is proposing to create a restaurant in the space currently operating as an event venue. The total estimated project cost is $130,000 and they are requesting the maximum grant of $50,000. Estimates attached include work related to the installation of a commercial kitchen with hood, fire system, sprinkler upgrade, gas lines, plumbing, electrical and other building updates. Tier 4 grants have 12 months to complete the grant work or can ask for a 6-month extension that could be approved by Town staff. Tier 4 grants also need to complete a grant recipient agreement form. The applicant previously was granted a $5,000 grant for facade improvements in 2022. The grant was completed and closed out. The current grant request does not include any facade work.

ATTACHMENTS:

37 N Main DIG Application.pdf
ECC Estimate Mac's.pdf
Est_47529_from_Select_Air_Systems_USA_Inc._21536.pdf
Estimate-Electric.pdf
Mac's Estimate from KD.pdf
Peter Dara- Restaurant Quote Plumbing.pdf
PR-160472 Statigic.pdf

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.

*** Applicant or Business Name:**

Kathy and Peter Dara Mac's Restaurant

*** Property Address:**

37 N Main St Wendell NC 27591

*** Phone**

919-272-6650

*** Email**

macsrestaurantwendell@gmail.com

*** Owner or Tenant Occupied:**

Owner

*** Owner Electronic Signature (if different from applicant):**

Kathy Dara

*** Current Building Use:**

Event Venue

*** Proposed Building Use (if different):**

Restaurant

*** Grant Type Requested:**

- ☐ **Tier 1**
- ☐ **Tier 2**
- ☐ **Tier 3**
- ☑ **Tier 4**

*** Description of project:**

Convert the venue into a new Restaurant with a full kitchen and bar

*** Total Estimated Project Cost:**

$130000

*** Grant Amount Requested:**

$50000

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 Electronic Signature:** Kathy Dara

* **Date** 04/24/2026

Format: MM/DD/YYYY

Staff Use Only:

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

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

History

Update By: Stephanie Smith

Private - 0 seconds ago () - #1

- Changed status from **Open** to **Acknowledged**

Update Submission

Status Acknowledged

Priority Normal

Due Date

Assigned To Stephanie Smith

Department Economic Development

Attachments

Choose Files No file chosen

Post a new Comment

Paragraph B I U S •••

p

Press Alt+0 for help 0 words Build with tinyMCE

Submit ☐ **Make Post Public?**

Send Manual Email On Save?

-- Select an Email --

Eastern Cornerstone Construction

Proposal for Brickview Resturant Remodel

Eastern Cornerstone Construction LLC

"Commit to the Lord whatever you do, and he will establish your plans" Proverbs 16:3

About Eastern Cornerstone Construction

Eastern Cornerstone Construction is a trusted, full-service general contracting company based in North Carolina. We specialize in residential and light commercial construction, with a strong focus on quality craftsmanship, reliability, and clear communication. From custom decks and porches to complete interior renovations and commercial upfits, our team brings a practical, detail-oriented approach to every project.

With decades of combined experience, we pride ourselves on doing the job right the first time—on schedule and within budget. We work closely with homeowners and business owners to deliver tailored solutions that meet both structural needs and aesthetic goals.

At Eastern Cornerstone Construction, we believe in building more than just structures—we build long-term relationships rooted in trust, transparency, and results.

You don't have to settle for "good enough." Let's build something you'll be proud of.

Licensed & Insured | Accredited Builder & Master Builder NC General Contractor License #86534

Scope of Work

We propose to furnish all labor, materials, and supervision necessary to complete a light commercial remodel converting an existing event space into a restaurant.

Framing & Drywall

- Frame (4) new interior walls:
- (2) walls approx. 20' long
- (2) walls approx. 10' long
- All walls approx. 10' tall
- Stud framing 16" O.C. (wood or metal as required)
- Install drywall, tape, finish

Roof Penetration & Weatherproofing (Flat Roof System)

- Layout and cut roof opening for exhaust duct
- Frame and reinforce opening as required
- Furnish and install prefabricated roof curb
- Install membrane flashing to match existing roof system (TPO/EPDM/PVC)
- Heat weld or fully adhere membrane tie-in
- Install termination bar, counter flashing, and sealants
- Install storm collar and complete waterproofing
- Ensure proper drainage around penetration

D & L Roofing LLC

Commercial Kitchen Hood & Ventilation (HVAC)

- Install corner hood system
- Ductwork routed through roof
- Roof penetration and flashing
- Exhaust fan and connections

Plumbing

- Relocate plumbing for new kitchen and bar layout
- Install new sinks, drains, and water lines
- Tie into existing supply and sanitary system

Electrical

- Modify and extend electrical as required for new layout
- Provide power for kitchen equipment, hood system, bar area, and general outlets
- Install switches, receptacles, and code-required circuits
- Coordinate with inspections

Bar Installation

- Exact tbd

Ceiling (Drop Ceiling System)

- Install suspended grid ceiling system
- Ceiling tiles in designated areas

FRP Wall Systems

- Install FRP in kitchen/prep area
- Install FRP in restroom (~120 LF)
- Include trims, adhesives

Project Estimate

ITEM	PRICE
Framing Labor and Material Wood or metal tbd	$2,800.00
Sheetrock Material & Labor Using 5/8" Sheetrock, hang, tape, skim, sand, and clean Approx 30 sheets	$4,068.00
HVAC Kitchen Hood install	$7,188.00
Roofing Water proofing the new roof penatration from the hood exhaust	$2,200.00
Plumbing Plumbing to accomodate new layout including under slab runs tbd exact	$6,500.00
Electrical Labor and working materials Electrical to accomadate new layout	$9,869.00
Interior Trim Bar Install and furnish	$35,000.00
Drop Ceiling Material and labor	$3,500.00
FRP Install	$4,500.00
Building Permit permit and Inspections exact tbd	$1,800.00
Painting Prime paint the new walls	$3,800.00
Windows Window Film (Office) Furnish and install one-way privacy film on (1) office window Prep glass surface and apply film for clean, bubble-free finish Furnish 1 fixed pane glass window - exact tbd	$1,200.00
Subtotal	**$82,425.00**
Tax	$0.00
Total	**$82,425.00**

Contract

ACCEPTANCE OF PROPOSAL
Eastern Cornerstone Construction, LLC
General Contractor License No. 86534
This Proposal serves as an agreement between **Eastern Cornerstone Construction, LLC** ("Contractor") and the undersigned Client ("Client") for construction services. By signing below, Client agrees to the terms and conditions set forth herein.

Scope of Work and Fees

- Contractor shall provide construction services in accordance with the North Carolina State Building Code.
- Contractor shall charge a **13% General Contracting Fee** to cover job oversight, project coordination, and administrative tasks.
- This proposal is based on standard site conditions. **Unforeseen conditions**, including but not limited to substandard materials, concealed damage, or code-mandated changes, are not included and may result in additional costs.
- Any additional work, changes in scope, or modifications must be **approved in writing** by the Client before proceeding. A change order will be issued for such items.

Plans and Permitting

- Contractor will assist in obtaining necessary building permits. Permit fees and required architectural/engineering plans are not included unless specifically stated.
- All work will be performed in compliance with applicable laws and ordinances.

Proposal Validity

- This proposal is valid for **30 calendar days** from the date of issuance. After that, terms and pricing may be subject to change.

Payment Terms
Payments shall be made according to the following schedule:

- **50% Deposit** due upon acceptance of proposal (prior to scheduling and procurement)
- **25% Payment** due at 50% project completion
- **15% Payment** due at 75% project completion
- **10% Final Payment** due upon substantial completion and final walkthrough

All payments are due within **5 calendar days** of the corresponding milestone. Late payments may be subject to additional charges.

Authorization
By signing below, Client acknowledges and accepts the terms of this proposal and authorizes Eastern Cornerstone Construction, LLC to proceed with the described work

Attachments

Signature

Builder

Name

Signature

Date

Client

Name

Signature

Date

Name

Signature

Date

Select Air Systems USA, Inc.
2716 Chamber Dr
Monroe, NC 28110-8472
Phone: (704) 289-1122

Quotation

DATE	QUOTE NO.
4/21/2026	47529

Price Will Be Honored for 30 Days

QUOTATION FOR:

MAC'S RESTAURANT
37 N. MAIN ST.
WENDELL, NC 27591
ATTN: KATHY DARA
PH: (919) 272-6650

CC PAYMENTS ADD UP TO 4% PROCESSING FEE

PROJECT NAME	QUOTED BY	FREIGHT	TERMS
MAC'S RESTAURANT (BUDGET)	LYNN PRICE	PICK-UP.	CREDIT CARD

QTY	ITEM	DESCRIPTION	TAG	COST	TOTAL
1	EC-FP	E.T.L./NFPA96/NSF Listed Wall Mounted Exhaust Only Canopy Kitchen Hood with Front Makeup Air Plenum. Hood and Plenum constructed of 430 STAINLESS STEEL where exposed. Hood includes U.L. Listed Incandescent Lights, U.L. Classified STAINLESS STEEL BAFFLE grease filters, removable grease container and Exhaust & Supply duct collars. Hood Size: 96" L x 51" W + 3" BACK STANDOFF + 14" W FRONT PLENUM x 24" H. Other Accessories: --- 3" Uninsulated Standoff at BACK --- FACTORY-ATTACHED CLOSURE ANGLE ON TOP (FRONT AND LEFT) --- FOUR (4) INCANDESCENT LIGHTS --- 20" HIGH STAINLESS STEEL BAFFLE FILTERS --- ONE (1) 96" LONG x 14" WIDE x 6" HIGH 430 S/S FRONT MAKE-UP AIR PLENUM WITH "PERFORATED DOWN DISCHARGE" --- ONE (1) 12" X 18" EXHAUST COLLAR (VERIFY IF FACTORY-CUT OR SHIPPED LOOSE) --- TWO (2) 12" X 28" SUPPLY COLLARS WITH BALANCING DAMPERS (VERIFY IF FACTORY-CUT OR SHIPPED LOOSE) --- 430 STAINLESS STEEL CONSTRUCTION WHERE EXPOSED	96" HOOD	3,678.96	3,678.96T
1	HEAT S...	"BUTTON-STYLE" HEAT SENSOR W/J BOX (FACTORY-INSTALLED IN HOOD)	96" HOOD	73.65	73.65T

Thank you for your business.

TOTAL

Accepted By:

Select Air Systems USA, Inc.
2716 Chamber Dr
Monroe, NC 28110-8472
Phone: (704) 289-1122

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MAC'S RESTAURANT (BUDGET)	LYNN PRICE	PICK-UP.	CREDIT CARD

QTY	ITEM	DESCRIPTION	TAG	COST	TOTAL
1	CP	Lot of 430 STAINLESS STEEL Closure Panels to close off distance between top of hood and ceiling. (for FRONT AND LEFT SIDE of 96" HOOD). ***NOTE: VERIFY FINISHED CEILING HEIGHT!	96" HOOD	626.59	626.59T
1	EC-FP	E.T.L./NFPA96/NSF Listed Wall Mounted Exhaust Only Canopy Kitchen Hood with Front Makeup Air Plenum. Hood and Plenum constructed of 430 STAINLESS STEEL where exposed. Hood includes U.L. Listed Incandescent Lights, U.L. Classified STAINLESS STEEL BAFFLE grease filters, removable grease container and Exhaust & Supply duct collars. Hood Size: 126" L x 51" W + 3" BACK STANDOFF + 14" W FRONT PLENUM x 24" H. Other Accessories: --- SW2 Control Panel ("Lights, Fans") Mounted on Hood --- 3" Uninsulated Standoff at BACK --- FACTORY-ATTACHED CLOSURE ANGLE ON TOP (FRONT AND RIGHT) --- SIX (6) INCANDESCENT LIGHTS --- 20" HIGH STAINLESS STEEL BAFFLE FILTERS --- ONE (1) 58" LONG x 14" WIDE x 6" HIGH 430 S/S FRONT MAKE-UP AIR PLENUM WITH "PERFORATED DOWN DISCHARGE" --- ONE (1) 12" X 18" EXHAUST COLLAR (VERIFY IF FACTORY-CUT OR SHIPPED LOOSE) --- TWO (2) 12" X 20" SUPPLY COLLARS WITH BALANCING DAMPERS (VERIFY IF FACTORY-CUT OR SHIPPED LOOSE) --- 430 STAINLESS STEEL CONSTRUCTION WHERE EXPOSED	126" HOOD	3,935.31	3,935.31T

Thank you for your business.

TOTAL

Accepted By:

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MAC'S RESTAURANT (BUDGET)	LYNN PRICE	PICK-UP.	CREDIT CARD

QTY	ITEM	DESCRIPTION	TAG	COST	TOTAL
1	HEAT S...	"BUTTON-STYLE" HEAT SENSOR W/J BOX (FACTORY-INSTALLED IN HOOD)	126" HOOD	73.65	73.65T
1	CP	Lot of 430 STAINLESS STEEL Closure Panels to close off distance between top of hood and ceiling. (for FRONT AND RIGHT SIDE of 126" HOOD). ***NOTE: VERIFY FINISHED CEILING HEIGHT!	126" HOOD	691.14	691.14T
1	WALLP	Lot of 430 STAINLESS STEEL Wall Panels and Trim Strips as follows: --- ONE (1) 126" LONG X 80" HIGH WALL PANEL, --- ONE (1) 96" LONG X 80" HIGH WALL PANEL, --- ONE (1) 2" X 2" X 80" HIGH INSIDE CORNER.	BOTH HOODS	648.98	648.98T
3	HDWDI...	80" HIGH DIVIDER BARS (P/N 67500001450120)	BOTH HOODS	36.05	108.15T
2	HDW10'...	80" HIGH END CAPS	BOTH HOODS	41.20	82.40T
1	JSTXB24	U.L. 762 Listed Restaurant Exhaust Fan, roof mounted, constructed of heavy gauge spun aluminum. Fan includes safety disconnect switch and grease container. Fan CFM- 5025 S.P.- 1.25" Mtr. HP- 2 Voltage- 230/1/60 Fan RPM- 896	BOTH HOODS	2,802.76	2,802.76T

Thank you for your business.

TOTAL

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PROJECT NAME	QUOTED BY	FREIGHT	TERMS
MAC'S RESTAURANT (BUDGET)	LYNN PRICE	PICK-UP.	CREDIT CARD

QTY	ITEM	DESCRIPTION	TAG	COST	TOTAL
1	SAS15	E.T.L. Listed Roof Mounted Filtered Supply Fan, constructed of heavy gauge galvanized steel. Fan includes intake hood with cleanable mesh filters, heavy duty forward curved blower mounted on rubber vibration isolators, pre-wired fan motor with adjustable motor pulley for air balancing, and pre-wired safety disconnect switch. Fan CFM- 4020 S.P.- 0.625" Mtr. HP- 2 Voltage- 230/1/60 Fan RPM- 621	BOTH HOODS	1,877.75	1,877.75T
1	MCC*	Motor Control Center includes Main safety disconnect switch, Fan motor starters and terminal block wiring. Voltage: 230/1/60 Number of Fans Controlled: 2 (SHIP LOOSE INSIDE REMOTE GALVANIZED BOX).	BOTH HOODS	763.00	763.00T
1	RC-P	"HINGED" 34.5" SQ. (O.D.) X 18" HIGH Heavy Gauge Galvanized EXHAUST roof curb for pitched roof. ***NOTE: VERIFY ROOF PITCH!	BOTH HOODS	240.83	240.83T
1	RC-P	34.5" SQ. (O.D.) X 10" HIGH Heavy Gauge Galvanized SUPPLY roof curb for pitched roof. ***NOTE: VERIFY ROOF PITCH!	SUPPLY CURB	151.62	151.62T

Thank you for your business.

TOTAL

Accepted By:

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MAC'S RESTAURANT (BUDGET)	LYNN PRICE	PICK-UP.	CREDIT CARD

QTY	ITEM	DESCRIPTION	TAG	COST	TOTAL
1	FREIGH...	FREIGHT (FOR EXHAUST FAN TO SELECT AIR). (QUOTED FREIGHT IS AN ESTIMATE ONLY, BASED ON CURRENT FUEL SURCHARGE. ACTUAL FREIGHT COST WILL BE INVOICED AT TIME OF SHIPMENT. THIS QUOTE IS BASED ON ONE (1) SHIPMENT ONLY FROM THE FACTORY. ANY ITEMS REQUESTED TO SHIP EARLY WILL RESULT IN ADDITIONAL FREIGHT CHARGES).	FREIGHT	199.99	199.99T
1	CREDIT ...	CREDIT CARD FEE	CREDIT CARD FEE	681.27	681.27
		THE FOLLOWING IS BY OTHERS OR NOT INCLUDED: HOOD INSULATION FOR ZERO CLEARANCE TO COMBUSTIBLES (VERIFY IF REQUIRED!), FIRE SYSTEM, INSTALLATION, DUCTWORK, FIELD WIRING, AIR BALANCE.			
		Sales Tax Union County		6.75%	1,076.95

Thank you for your business.

TOTAL $17,713.00

Unless indicated in the above quote, the following are Not Included: Electrical wiring, Hood system installation, Air Balance, Union labor charges or Sales Tax. Prices include 1 year warranty.

Accepted By: _____

Estimate #EST-7add

Issue Date: **Apr 1, 2026**
Learn more about us at:
Www.guidinglightelectric.co

Business Info

Guiding Light Electric Co
wes@guidinglightelectric.co
7728 Tuscan Ridge Dr
Wendell, NC 27591, USA
+1 (919) 325-6674
License Number:
2980354

Project Breakdown

Electrical Work for Kitchen Hood, Lighting, and Bar Receptacles:

- Demo approximately five runs of conduit in kitchen where future hood will be installed
- Install dedicated 20 amp shunt trip circuit for hood power supply
- Install dedicated 30 amp pole circuit for hood exhaust fan
- Install dedicated 20 amp circuit for mini split system
- Run approximately 200 feet of exposed half inch EMT conduit for eight sconce lights on booth walls in restaurant
- Lower existing run of exposed half inch EMT and associated receptacles to new height
- Demo and raise approximately 50 foot run of dedicated boxes for receptacles behind the bar to new locations
- Install approximately 10 to 12 new lighting outlets above the bar
- Relocate three existing lighting outlets to behind the bar
- Run approximately 150 feet of MC cable from electrical panels to kitchen for two pole 30 amp circuits and two dedicated 20 amp shunt trip circuits
- Demo and re-feed electrical circuit to location where new door will be installed in wall
- Pull permit for all electrical work
- Estimated 40 hours of labor including idle time for all work described

Costs Table

Item Description	Unit Price	Total
Electrical Work For Kitchen Hood, Lighting, And Bar Receptacles		
Material		$6,469.41
1/2 Inch Emt Conduit 10 Foot Lengths Quantity: 300	$2.65	$796.12
10 Awg Mc Cable With Ground Quantity: 150	$4.56	$683.62

10 Awg Thhn Copper Wire Quantity: 200	$3.18	$636.12
12 Awg Mc Cable With Ground Quantity: 300	$3.30	$991.12
12 Awg Thhn Copper Wire Quantity: 800	$1.91	$1,526.12
20 Amp Single Pole Breaker Quantity: 1	$81.12	$81.12
20 Amp Single Pole Shunt Trip Breakers Quantity: 2	$148.06	$296.12
3/4 Inch Emt Conduit 10 Foot Lengths Quantity: 100	$3.71	$371.12
30 Amp Double Pole Breaker Quantity: 1	$131.12	$131.12
4 Inch Square Electrical Boxes With Covers Quantity: 20	$15.06	$301.12
Emt Conduit Fittings And Couplings Quantity: 1	$231.12	$231.12
Emt Conduit Straps And Hangers Quantity: 4	$46.53	$186.12
Single Gang Electrical Boxes Quantity: 25	$6.69	$167.37
Wire Nuts And Electrical Connectors Quantity: 1	$71.12	$71.12
Labor		$3,400.00
Labor Quantity: 40	$85.00	$3,400.00

Subtotal	$9,869.41
Total	**$9,869.41**

Notes

demo and relocate approximately five runs of conduit in kitchen where future hood is to be installed I will need to provide power for said hood to dedicated 20 amp shunt trip circuits and one dedicated to pole 30 amp circuit for exhaust for the hood in the same kitchen, I will be providing a dedicated 20 amp circuit for a mini split I will be running approximately 200 feet of exposed half inch EMT for eight sconces lights for booths for the restaurant on the wall where these sconce slides are going to be on. I will need to lower a run of exposed half inch EMT and receptacles I will need to demo and raise approximately 50 foot run of dedicated boxes for receptacles behind the bar. I will be providing approximately 10 to 12 new lighting outlets for above the bar and relocating three existing lighting outlets for behind the bar. I will be pulling a permit for this work and I anticipate 40 hours of labor including idle time from the panels to the kitchen is approximately 150 feet and that will be ran in MC cable that will be the two pole 30 amp circuit and the two dedicated 20 amp shunt trip circuits I will also need to demo and re-feed a location where a door is going to be installed in a wall

Disclaimer

This estimate is valid for 30 days. Prices are subject to change based on material availability, market conditions, project specifications, and other factors.

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KD Interior Design Inc.

207 E Sycamore St
Zebulon NC 20597
919-995-0668 Cell
www.kd-interiordesign.com

Date: *04/20/2026*

Customer Name: *Mac's Restaurant*

Address: *37 N Main St Wendell NC 27597*

Space to be Decorated: *Renovation of Event Space to Restaurant*

Please Note: *Items listed are subject to availability. All work to be performed and all items to be purchased are to be approved in writing by home owner. Approximate prices do not include installation and tax except where noted. Contractor prices are estimated only.*

Kitchen, Prep, Dishwashing Bar and Walls

- ***L shaped hood - $41713***
  - *$17713*
  - *Installation $18000*
  - *Fire System $6000*
- ***Prep Kitchen as per Health Dept regulations $10500***
  - *Ceiling Work $3800*
  - *Wall prep FRP Paneling $4200*
  - *Thermoplastic wall base mldg $2500*
- ***Construction $33069.41***
  - *Demo, reframe existing walls And new framing $3000*
  - *Sheetrock and paint prep $4300*
  - *Paint $3400*
  - *Plumbing $12500*
  - *Electrical $9869.41*
- ***Gas and A/C Install $16963***
  - *Gas lines and hookups $7228*
  - *Mini Spit $9735*

- ***Bar $26725***
    - *Wall Framing $4000*
    - *Cement board face $1200*
    - *Tile Face Materials and Labor $5225*
    - *Bar Top $9800*
    - *Built-in Shelves $6500*
    - *Plumbing See Estimate (already included)*
    - *Electrical See Attached Estimate(already included)*

- ***Sprinkler System upfit $9728***

    - ***Totals $137998***

Contract Accepted By: _____ *Contract Presented By:*_____

Date: _____ *Deposit Amount:* _____

4.20.26

Pearce Pump & Plumbing Inc.
1025 Eagle Rock Rd.
Wendell, NC 27591

Job: Peter Dara- Restaurant

Description of Work: Quote

-Cut up and remove concrete

-Pour back concrete

-Dig and install underground plumbing

-Rough in water and sewer for all fixtures

-Trim out all fixtures

-Test and inspect

Materials & Labor Total: $12,500

***Please note the address change to send checks to.**

New address: 1025 Eagle Rock Rd. Wendell, NC 27591

All invoices not paid within 30 days from due date shall be subject to interest charges at the rate of 18% per annum on any unpaid balance until paid. If the account is turned over to an attorney or collections, then the account may be subject to an additional charge for attorney's fees in an amount not to exceed 15% of any unpaid balance.

Strategic Connections
Fire Protection Division
NC License #24400 FS-1

3000 Spring Forest Rd.
Raleigh, NC 27616
Tel: (919) 878-0550
Fax: (919) 878-7930
www.StrategicConnections.net

Date: April 20, 2026

Bid Number: PR-160472

Ref: Brick View Events
37 N. Main Street
Wendell, NC 27591

Attn: Peter Dara

We are pleased to submit to you our proposal in the amount of **Twenty-Five Thousand Four Hundred Fifteen Dollars ($25,415.00)** to provide labor and material for the existing fire sprinkler system.

Fire sprinkler work ……. $ 9,728.00
Kitchen Hood System ……$15,687.00

Scope of Work:

- Removing one section of sprinkler line in the area where the new kitchen is going and cap off
- Install (2) new sprinkler heads in the area of the stairs for proper coverage
- Installation of Ansul system in the new kitchen hood being installed by owner.
-

All existing equipment including, but not limited to, pipe, fittings, hangers, valves and sprinklers shall be utilized in the renovation process. This includes mains, branch lines, riser nipples, arm overs, drops, sprigs and all other equipment attached to such.
We do not include raising and/or relocating any existing mains or branch line piping. Existing elevations of all piping shall remain as is.

We are pricing our work for performance during SCI normal business hours of 7:30 am and 4:30 pm Monday through Friday.

DESIGN

We include in our price the preparation of shop drawings for the sprinkler portion for submittal to the Architect for permitting. We can make no reference as to the acceptance of the design by any authority. Contract values shall be adjusted by change order should additional cost be incurred to

comply with the requirements of any authorities having jurisdiction. Design shall be based on NFPA-13 (2013). BIM Coordination is not included in this pricing.
*Please note our price is based on all of the CAD files from the architect being made available to us at no extra charge.

MATERIALS

Materials used for pipe sizes 2" and smaller shall be either schedule 40 Black Steel with cast iron screwed fittings or schedule 10 with standard grooved fittings. Pipe sizes 2.5" and larger shall bschedule 10 Black Steel with roll grooved ends and standard grooved fittings. All materials utilized shall comply with NFPA 13 – 2013 Edition.

EXCLUSIONS

We do not include in our price any of the following items, if required;

1- Liquidated Damages.
2- Painting and/or preparation of any equipment to receive paint or pipe identification.
3- Electrical work or wiring of any nature.
4- Central station alarm equipment.
5- Fire extinguishers and/or hose stations.
6- Seismic hangers, restraints and/or bracing.
7- Sprinklers for equipment or fixtures including duct, canopies, racks, concealed spaces, Raised floors, columns, etc.
8- Special protection such as FM200, clean agent, pre-action, foam, anti-freeze, dry Systems.
9- Additional water supplies such as ground storage tanks, fire pumps, etc.
10- Adequate water supply in both volume and pressure.
11- Any other work outside the scope stated above.
12- Shutdown fees.
13- Galvanized pipe and/or fittings.
14- Freeze protection or heat to protect any equipment.
15- Fire Watch and/or temporary fire protection means during construction.
16- Any pre-existing code violations pertaining to the existing sprinkler system.

Your consideration for our services is greatly appreciated and we trust our proposal will be of value to you. Should you have any questions, please do not hesitate to contact me.

Respectfully,

Donnie A. Massey

Donnie A. Massey
Fire Protection Division
donnie.massey@strategicmail.net
Direct Line: (919) 719-4915
Cell: (919) 622-2668

Price subject to revision if not accepted within 30 days. Purchaser's written execution of this proposal shall constitute acceptance thereof and shall be deemed to form a written contract between the parties that specifically includes all terms and conditions as set forth below.

COMPANY_____ ACCEPTED BY (PRINT) _____

TITLE _____ SIGNATURE _____

DATE _____ WITNES _____

PROPOSAL TERMS AND CONDITIONS

Customer agrees to Terms and Conditions posted here: www.StrategicConnections.net/Terms