

115 Harbor Real Estate Investments
115 W Virginia St
McKinney, TX 75069

March 1, 2024

City of McKinney
Historic Preservation
221 N Tennessee St
McKinney, TX 75069

To Whom It May Concern:

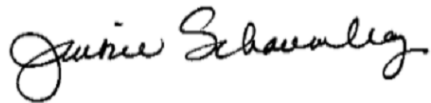
This letter is written to express our desire to return the front façade of the building located at 115 W Virginia St in Downtown McKinney, to brick. The improvements will be more in line with the historical feel of the downtown area.

We are proposing to remove the existing, damaged stucco exterior and expose the original brick façade. If the original brick is not usable, a new brick veneer will be applied. We hope to reintroduce the transom windows, if possible, that we expect to be behind the existing finish. We will bump the windows out to the edge of the building for a smoother look and to prevent people from sitting on the bulkheads below the windows. New display windows will be installed, and the aluminum entry door will be replaced with a new wood and glass door with a sidelight.

An angled, steel canopy secured with tie rods will be attached over the transom windows across the building's full width. We will have lights attached to the underside of the canopy to shine down on the sidewalk.

The new signage will consist of a large plaque with "HARBOR" written on it. We will also have two blade signs indicating the occupancies.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Jackie Schaumburg". The signature is fluid and cursive, with the first name "Jackie" being more prominent than the last name "Schaumburg".

Jackie Schaumburg



Jeison Hernandez
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Website: www.mystoncco.com

Commercial Store Front Remodeling/Renovation work proposal

April 02, 2024

Contractor:

Stoncco Contractors INC

Builder/Owner:

Jackie Schaumburg
Owner

Job Address:

115 West Virginia Street McKinney TX

General Notes:

1. G.L Insurance is included (coverages provided per Stoncco Contractors INC standard limits Insurance) if needed per city requirement, any city permit fees will be charged separate-
2. This estimate is valid for 60 days after the date of April 9th, 2023-
3. This estimate is based on the existing store front walls of the building-
4. Please reference to the rendering (detail graphic sheet) that follows this proposal agreement-
5. Demolition work of existing store front-
6. Installation work of new Brick Veneer using Metal Lath and Scratch Coat Cement and E.I.Fs molding design on the store front (Top of the store front walls)
7. Installation work of new doors and windows-
8. New exterior framing and sheathing work of the new store front walls-
9. New Interior insulation installation work (Fiber-Glass)-
10. New Sheet-Rock installation work, tape & bed, texture, carpentry around interior windows and paint work of the new store front interior walls-

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11. Framing work of one new custom awning canopy-
12. Electrical work to feed power to the new lights of the new proposed canopy-
13. Interior drywall repair work allowance is limited at \$6,788.11 (Sheetrock, drywall, paint and carpentry work around window)-
14. Any Special ordered materials might delay time frame to complete the project as stated in this proposal agreement-
15. All Materials will be provided by Stoncco Contractors INC-
16. All payments made to Stoncco Contractors INC will be by Cash, Check, or Wire transfer (bank transfer or "Zelle" Transfer)-
17. Owner/Builder will notify the contractor by written form of any change order(s) throughout the project-
18. Make safety zone around job areas for passing by pedestrians-
19. Trash/haul away service is included-

Exclusions:

1. Any errors and omissions in design by architect or engineers are expressly excluded and are not the responsibility of the Contractor unless specifically noted in the attached construction Proposal-
2. Project design-
3. Rock excavation or removal-
4. Xray of building slab for existing underground utilities-
5. Casing of drilled piers-
6. Landscaping and Maintenance. Revision of existing irrigation system-
7. Design changes related to plan review comments-
8. Hazardous Material testing and abatement are by Others unless specifically listed-
9. Any other type of work not related to store front renovation work as stated above-

Scope of work for Commercial Store Front Renovation work: Please refer to rendering that follows this proposal agreement

- Cover and protect surrounding areas such as floors, windows, doors, canopies, roofs, lights/lamps, etc.
- Set up and Secure of Scaffoldings throughout each work section, make a safe zone for ongoing traffic-
- Demolition work of the existing store front-
- Jack and support store front while performing new framing work-
- Framing work to recess outward the new windows and flush them with the wall (Includes framing reinforcement work of the support beam, new insulation new sheathing)-

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- Masonry work, Installation work of new brick veneer using galvanized Metal Lath 2.5 and Scratch Coat Cement to install the new brick veneer (New Brick Veneer selected by owner and purchased by contractor)-
- Stucco work: Installation work of new custom E.I.F.s Stucco Molding on the top of the store front)-
- Installation work of one new commercial glass wooden door and new glass overhead-
- Custom Fabricate one new store front canopy as shown on rendering design-
- Electrical work to run power to the new lights that will light the new canopy and add four exterior lights/lamps-
- Installation of a wooden type of façade design on the face of the canopy-
- Sign installation work as shown on the rendering design-
- Roofing coping/flashing and all commercial exterior waterproofing-
- All Interior work, insulation, drywall, tape and bed, texture, primer and paint work included-

Any changes not stated in this agreement will be charged separate as a change order-
Any unseen work to be charged separate as an extra charge-

Total Cost for Commercial Store Front Renovation work:

\$60,812.09 (Labor and Materials) (reference to attached photos that follow this agreement)

Note: Scope of work will differ if existing brick is to be reused, there is no warranty if the existing brick is to be reuse. A total of \$7,011.44 is to be deducted from the original amount stated on this proposal agreement if the existing brick is to be reused-

Time to Complete the Project:

4-5 weeks business days (Good weather days for exterior work)-

Warranty:

(2)-year warranty on labor and materials

The Contractor (Stoncco Contractors INC) guarantees that the Work shall be free from any defects in workmanship and materials for a period of no less than 2 years from the date of completion thereof. The Contractor (Stoncco Contractors INC) is responsible for repairs, without additional charge, of all work done or furnished in accordance with this agreement which shall become defective within two (2) years after completion of the work.

The Contractor (Stoncco Contractors INC) Is to follow all supplier/manufacture's specifications to apply materials accordingly, The Contractor (Stoncco Contractors INC) is to supply all materials, labor and equipment necessary to complete the job.

Method of Payment: (Initial payment is required prior to start the job to order any special ordered materials)

First Initial payment is due prior to starting the job for \$36,487.25 (initial payment due prior to starting the job)-

Second payment when the job has been advanced halfway for \$18,243.63-

Final payment when the job has been completed for \$6,081.21 (Final payment due no more than 3 days after the job has been completed)-

This agreement acts as a valid & legal document between the Owner/Builder and the Contractor. This document is valid when both parts have signed or if the project has been started, a detailed and more documented contract may follow this agreement.

Stoncco Contractors INC

Date

Jackie Schaumburg (owner)

Date

