

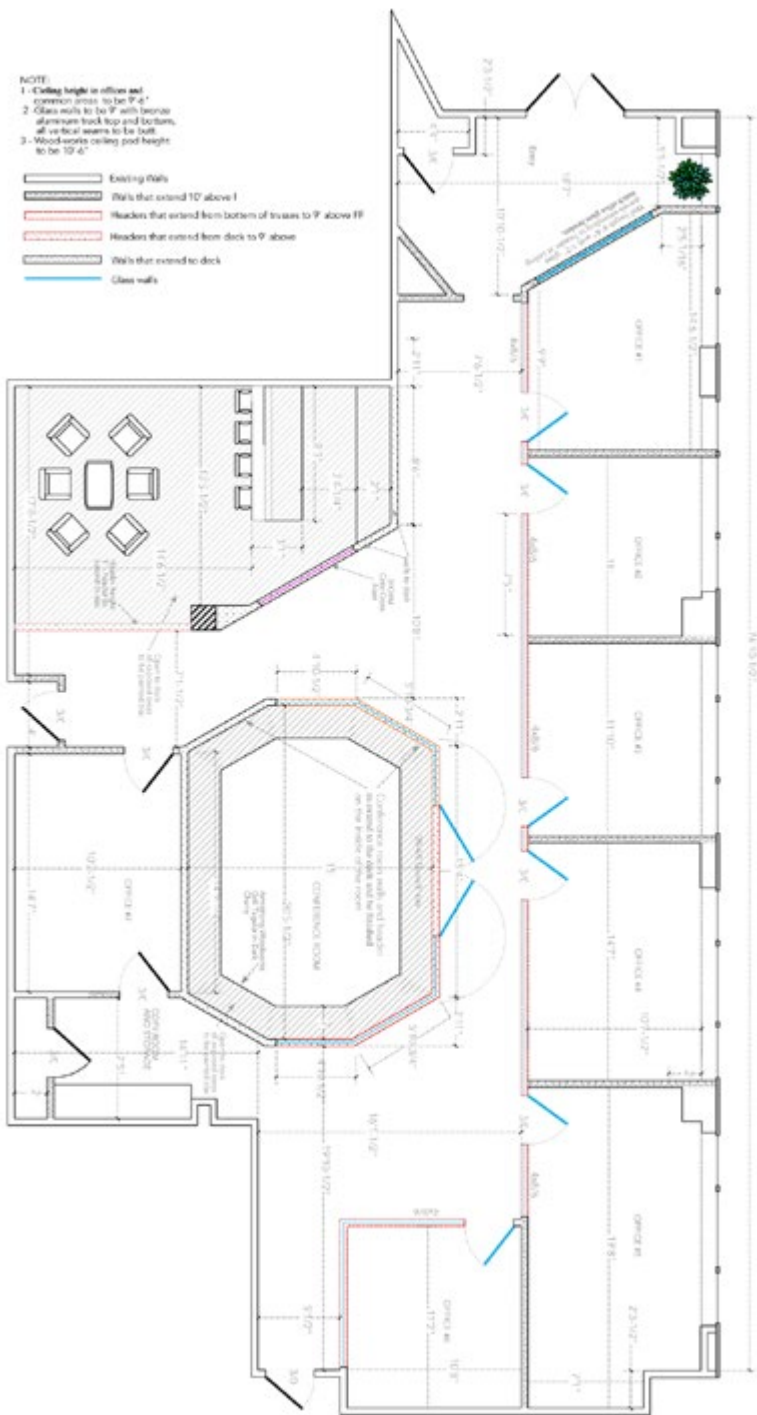


**WISCONSIN REMODELER AWARDS**  
COMMERCIAL INTERIOR



### **CUSTOMER COMMENTS: *BEFORE***

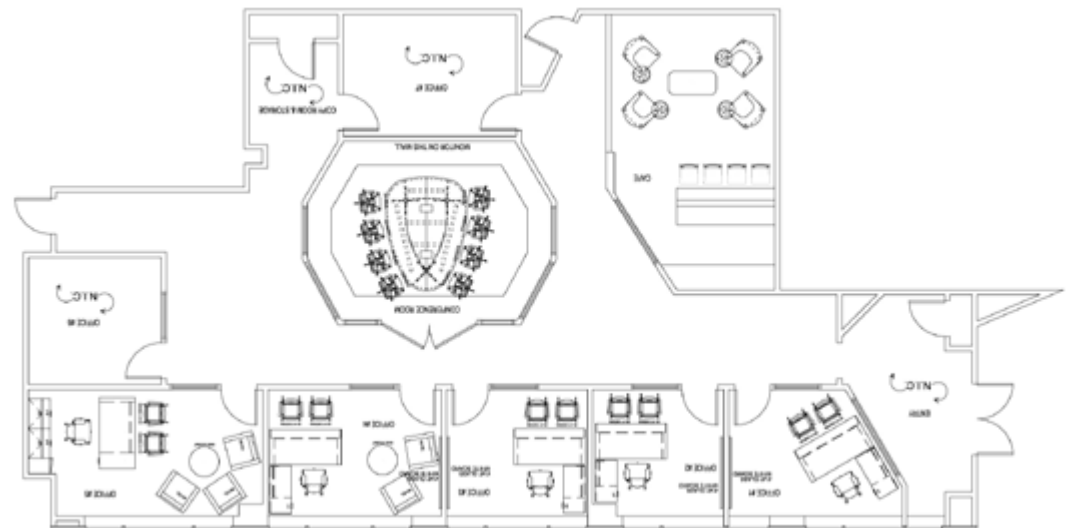
With a blank slate before us, I hoped for a more urban look in a very suburban setting. I was tired of traditional boring offices with low ceilings, generic lighting, and cube farms. My business is made up entirely of software executives and we work with billion-dollar private equity funds and their investments, and I needed the space to feel high-end and unique. I have zero use for cubes or cube-like open seating - I also have zero use for modern perks like ping pong tables and the like.



## DESIGNING A NEW SPACE

With a fresh, open space to begin with, the design team had a great opportunity to execute a design that satisfied the customer's wishes.

During the built-out it was imperative that the design team was able to provide a space that felt clean, classy, and cutting edge. It was important that the individual office spaces provide privacy, but don't feel like a row of classic cubicles. High-end finishes, luxurious textures and bold design choices would give this office space a truly unique look. Exactly what the business ownership had hoped for.





### **CUSTOMER COMMENTS: AFTER**

It turned out great, beyond our expectations. Everyone loves coming into the office and it definitely impresses our visitors. I think it shows how unique you can be with suburban offices. I've been blessed with being able to sit in my fair share of corner offices at businesses far larger than this one, and I think my office here is easily my favorite.



## **AN OPENING STATEMENT**

With an over-sized all glass entryway, it was easy to see that this area would need to be bold and beautiful, setting the tone for the rest of the space.

Ceramiche Caesar "Manor House" porcelain tiles imported from Italy make a bold statement for the foyer. The color-way accentuates the company logo and signage found above on a neutral privacy wall, and compliments the tile found in the adjacent lobby. Armstrong "Metalworks Concepts" ceiling blades in a walnut finish provide an upscale linear design that draws the eye from the floor, through the company logo and up to the ceiling.

The overall blend of design creates a truly unique space that is a perfect metaphor for what the customer company has to offer.



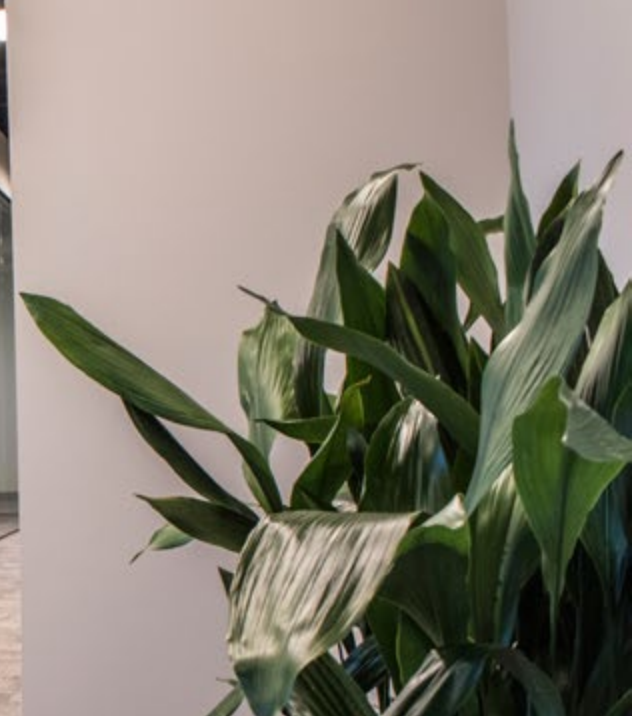
Silent Boost  
CONSULTING GROUP



## LETTING THE LIGHT IN

To maximize sight lines within the layout, and allow an influx of natural lighting, large glass panels were used in place of transitional walls and office doors. This form of transparency provided each individual space the privacy necessary for client meetings yet didn't create a visually separated areas.

Leaving the ceiling open and exposing the rafters was a bold decision for this type of office space. Finished in a black matte paint the ceilings here provide nice contrast, and make the space feel larger than it truly is.





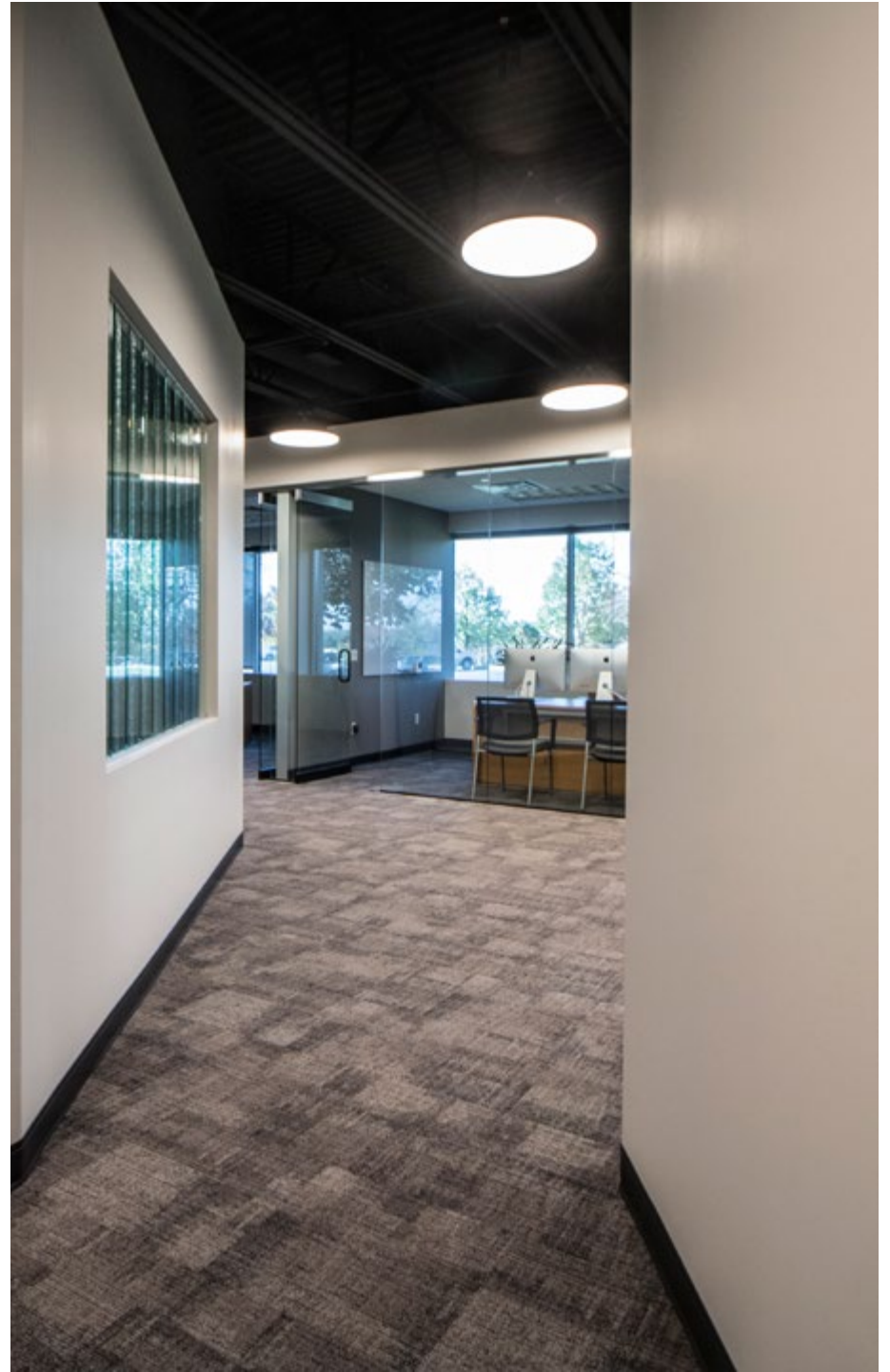


## A FLOORING SPACE

Each office was built with the goal of aiding, not distracting, from the general day to day work flow. They needed to be clean, integrated, and user friendly.

Milliken "Dissedent 2.0" carpet tiles in "Warehouse" a color-way offer a luxurious neutral base for the build-out. Painted in a "Bright White" the walls contrast nicely with the trim finished in "Iron Ore Black", and allow for the Herman Miller office furniture to truly be the star of the show.





## CONFERENCE CENTERPIECE

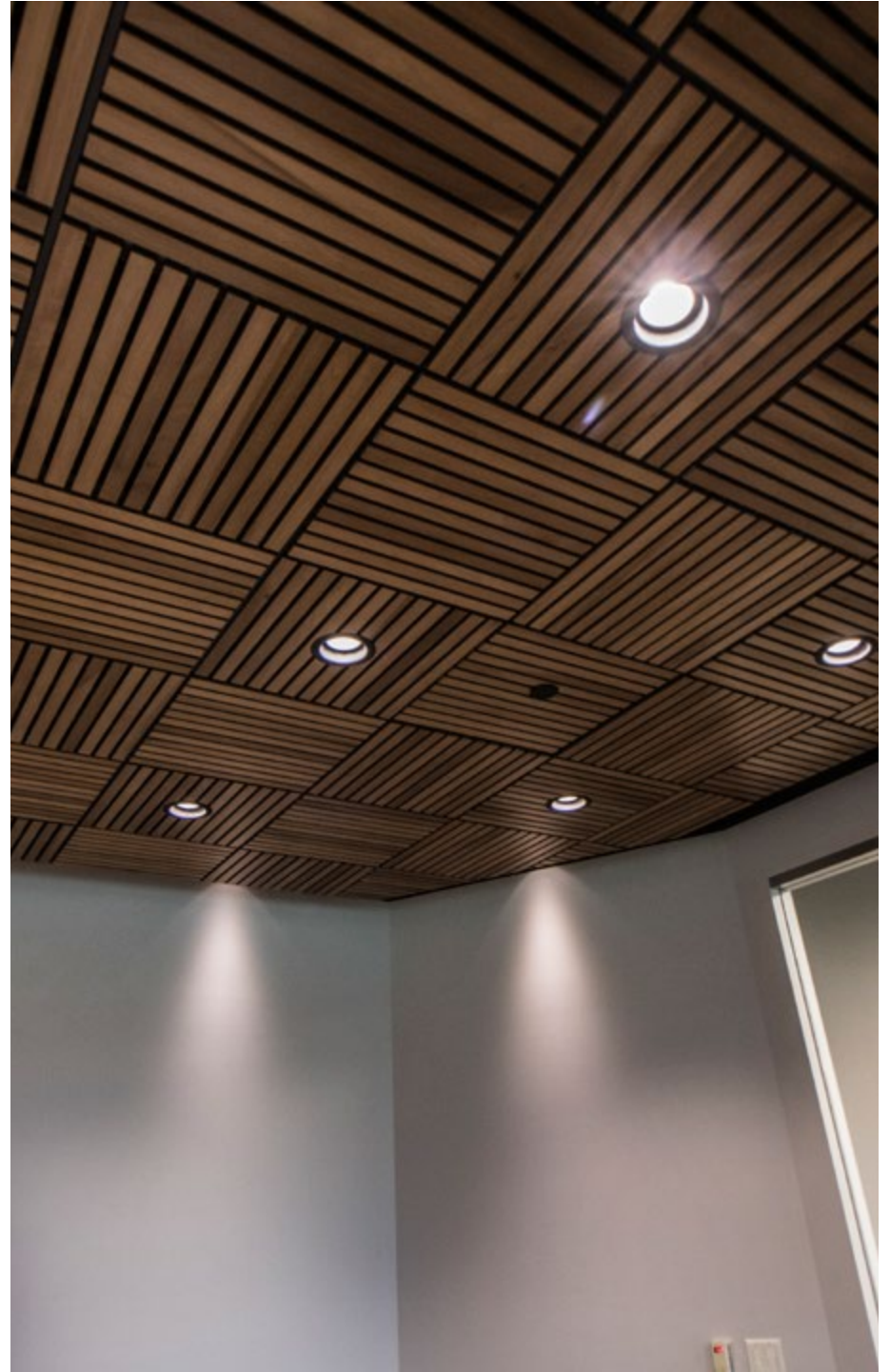
Playing host to a multitude of board meetings and conferences each year, it was crucial that the conference room serve as a communications hub and design showpiece.

With its central location, there was no easy access to natural light. The large glass panels bring in the environment, and natural light from the west exterior wall. Armstrong "Woodworks Grille" ceiling tile aids in bringing the outdoor environment inside. Dimmable LED can lights allow the ambiance to change depending on the users needs and contrast the oversized 16" flush-mount LEDs located in the offices transitional areas.



BEFORE





## A BREAK FROM IT ALL

The design of the break lounge within the office space definitely lived up to its name. A major shift from the rest of the office design, formal walls of separation divide it from the working area. 6" rain glass window panels were installed to allow natural light in, and provide a semi-transparent opening to the rest of the design.

Crestwood Frameless "Barcelona" cabinets in "Alder Smoke" border a backsplash of Island Stone "Crescent Interlock" tile. The finished design appears alive with undulating stone weaving the surface. A Delta "Trinsic" faucet installed on a Blanco Precis bowl sink serves as the wall's focal point. Naica Polished Quartz counters cap the base cabinets and island accentuating the Bolyu luxury vinyl floor tile. Finishing the look are 3 "Manette" island pendants from Tech Lighting.









## FINANCIAL SUMMARY

Demolition .....	\$2,142.86
Framing .....	\$22,857.14
Finish Carpentry.....	\$7,142.86
Ceiling.....	\$33,409.71
Glass Wall.....	\$76,330.00
Painting .....	\$7,500.00
Fire Protection .....	\$10,500.00
Heating.....	\$25,714.29
Plumbing .....	\$6,571.43
Electrical.....	\$51,785.71
Flooring.....	\$25,000.00
Cabinets .....	\$10,000.00
Countertops .....	\$8,857.14
Hardware .....	\$642.86
Project Management .....	\$7,000.00
Cleaning.....	\$1,142.00
Permits .....	\$6,000.00
<b>Total .....</b>	<b>\$302,596.00</b>

## Remodeling Contract

This AGREEMENT, including the TERMS AND CONDITIONS included herewith, is made this 1 day of December, 2016 between \_\_\_\_\_ ("CONTRACTOR"), and the person(s) ("OWNER") as identified by his/her/their signatures below. OWNER's contact information is as follows:

OWNER(s): Riverwood CW, LLC / MLG Commercial Address: 757 N. Broadway St. Suite 700 Milwaukee, WI 53202  
Phone: 414-347-9400 Cell: 262-402-2618 email: eac@mlgcommercial.com  
PROJECT SITE: N17-W2422 Riverwood Dr. Pewaukee, WI 53072

OWNER engages CONTRACTOR to supply labor and materials (the "WORK," as generally described below) at the PROJECT SITE in accordance with the written ESTIMATE. The WORK and ESTIMATE are subject to adjustment based upon changes to the scope of the WORK by OWNER and CONTRACTOR. Changes to the scope of work are to be provided in writing. The WORK generally includes: All aspects of attached Proposal Dated 10-26-16 for build out of suite 100 at one Riverwood

per the attached Addendum "A" Scope of Work, and any other attached related paperwork, designs or plans.

### Agreed Upon Amount

OWNER and CONTRACTOR agree in writing to the total cost for the scope of the WORK as follows:

For build out of suite 100 at one Riverwood \$ 219,305.00

Mortgage Holder(s) (if applicable) of all mortgages on the PROJECT SITE are as follows: N/A

OWNER agrees to direct all of its mortgage holder(s) to release funds from escrow per the Terms of Payments as described below:

Terms of Payments: OWNER agrees to pay the total agreed upon amount in the following increments:

- (1) An initial Down Payment in the amount of \$65,800.00, plus
- (2) A Progress Payment at completed rough inspection in the amount of \$65,800.00, plus
- (3) A Progress Payment at Completion of carpeting installation in the amount of \$65,800.00, plus
- (4) A Final Payment of all amounts owing upon a Work Stoppage (as defined in Para. 13 of the TERMS AND CONDITIONS), or Substantial Completion of the Work (as defined in Para. 15 of the TERMS AND CONDITIONS).

CONTRACTOR will commence performing the WORK within 7 working days after all the following occur: (1) this Agreement is signed by OWNER and CONTRACTOR; (2) the Down Payment is received by CONTRACTOR from OWNER (unless OWNER requests CONTRACTOR to begin the WORK on a Time and Materials basis); (3) CONTRACTOR receives proof (in its sole discretion) that the total amount to be paid for the WORK is secured by OWNER; and (4) all required state and local building and construction permits and approvals are issued. CONTRACTOR estimates that Substantial Completion will occur on or before 60 working days thereafter.

**OWNER'S RIGHT TO CANCEL.** OWNER may cancel this Agreement by mailing to Contractor at \_\_\_\_\_, before midnight of the third (3<sup>rd</sup>) business day after the date after the OWNER signed this Agreement, a notice signed by OWNER stating "I hereby cancel" and adding OWNER'S name and address. OWNER may use this page as the notice by writing, "I hereby cancel" on this page and mailing it to CONTRACTOR as provided above.

**OWNER remains liable for labor and materials furnished.** No cancellation of this Agreement by OWNER will relieve OWNER of any obligation to make proper payment when due for the value of all labor, services, equipment rental, set-up and take down charges, and products and materials furnished or delivered to the PROJECT SITE by CONTRACTOR and all subcontractors and material suppliers prior to the time of cancellation. OWNER should read carefully paragraph 18 of the "Terms and Conditions" regarding persons or entities furnishing labor or materials on the PROJECT SITE who may have lien rights on the Project Site if not paid.

By signing this Agreement, OWNER represents and warrants that OWNER has: (1) the legal authority to execute this Agreement for WORK at the PROJECT SITE, and (2) has reviewed and approved the entire Agreement, including authorizing payments directly from MORTGAGE HOLDER to CONTRACTOR (if applicable), and the TERMS AND CONDITIONS, and attached Addendum "A" Scope of Work. This Agreement will become binding on CONTRACTOR only after signed by OWNER and CONTRACTOR.

OWNER(S):  
Elizabeth Collins 12/1/16  
Signature Date  
Elizabeth Collins  
Print Name

For:  
Jack Bridges 12-1-16  
Signature Date  
Jack Bridges  
Print Name

## **COMPLETION PROCLAMATION**

October 18, 2017

To Whom It May Concern:

As of July 5, 2017 the commercial interior build-out at N17 W2422 Riverwood in Pewaukee, WI, has been completed.

Happy Remodeling,

*Contractor Name*