



325 PEARL STREET  
LA CROSSE, WI 54601  
*merakilax@outlook.com*

March 2nd, 2023

Council Members & Mayor Reynolds,

I am submitting this letter in support of Agenda item 23-0204 - Allocation of Small Business ARPA funds. I write with appreciation that The City of La Crosse is considering offering financial support to help offset small business project costs that increase safety and access for all into our beautiful historic downtown spaces.

Last year I requested pricing to install a sprinkler system in my building as part of a restoration project of my upper floors. Without the sprinkler system these beautiful historic spaces are inaccessible to the public and underutilized. With the sprinklers, occupancy could be requested for a venue, office, and/or residential spaces. I chose not to move forward because such an investment was cost prohibitive. This year, prices have increased by 35%. Please see the sprinkler example below:

Sprinkler cost 2022- \$99,623.00  
Sprinkler cost 2023 - \$134,487.00  
Monitoring per year Cost \$7,000  
Water/Sewer Service 6" & Street Excavation 2023 - \$40,000  
**Total Cost - \$ 181,487.00**

Sprinkler systems are only one example. Additional project costs include: bringing exits to code, ADA updates (doors, elevators, bathrooms) and structural improvements. Some buildings also need new roofs, significant brick and tuck pointing work, etc. Every dollar counts in historic preservation projects. Allocating ARPA funds shows a commitment from The City of La Crosse to ignite a much larger investment from the small business owners that funnels directly back into our economy by hiring local contractors and increasing historic space accessibility to our community resulting in additional dollars being spent and enhanced vibrancy in the downtown.

Sincerely,

# Fireline

36360 Schansberg Rd.  
Whitehall, WI 54773

**SPRINKLER LLC**  
**WESTERN DIVISION**

Office: 715/538-1327  
Fax: 715/538-1329

Date: October 4, 2021

Meraki Design Co.  
323 Pearl St.  
La Crosse, WI  
Attn: Tiffany Smith

Phone: 608-769-7475  
Email: [merakilax@outlook.com](mailto:merakilax@outlook.com)

**RE: Buergermeister/Gund building Rehab  
Proposal 3374-21**

We are pleased to provide for your consideration the following proposal for installation of automatic fire protection sprinklers at the Burgermeister/Gund building rehab project. Our scope of work will be to design, furnish, install and test a complete sprinkler package based on the following information:

**Occupancy:** Assembly-A Business-B Mercantile-M Residential-R Storage-S  
**Designed Per:** NFPA-13  
**System Type:** Wet  
**System Design Density:** Light/ Ordinary  
**Pipe Materials:** T.W. / Schd 40 Black Steel  
**Sprinklers:** **Chrome Pendants & Sidewalls**  
**Center of Tile:** **Yes**  
**Supply:** No less than 6" pipe by Others  
**Plan Review:** Local Authority Having Jurisdiction / State of Wisconsin  
**Number of Sprinklers:** +/- 235  
**Comments:** Quoted from drawings dated 2-26-2021. Fireline Sprinkler acknowledges Addendum N/A.  
**Price Breakdown: \$70,680 for the Burgermeister building.  
\$28,940 for the Gund building**

We include design, submittals, state permits, materials, tools and equipment, installation, testing of system, owner training and taxes.

We exclude any underground lateral work, painting, all electrical, all alarms, alarm panels, central station monitoring, and after hours' labor.

**PRICE: \$ 99,623 Ninety-nine thousand six hundred twenty three dollars and 00/100.**

We would like to thank you for the opportunity to provide this quotation. If you have any questions or comments, please contact me.

Sincerely,



Landon Jorgenson  
Sales & Estimating

**This Section to Be Completed by General Contractor or Owner:**

Proposal Approved                      YES                       NO

Printed Name of Authorized Person: \_\_\_\_\_

Signature of Authorized Person: \_\_\_\_\_ Date: \_\_\_\_\_

# Fireline

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36360 Schansberg Rd.  
Whitehall, WI 54773

**SPRINKLER LLC**  
**WESTERN DIVISION**

Office: 715/538-1327  
Fax: 715/538-1329

February 23, 2023

Meraki Design Co.  
323 Pearl St.  
La Crosse, WI  
Attn: Tiffany Smith  
Phone: 608-769-7475  
Email: merakilax@outlook.com

**RE: Buergermeister/Gund building Rehab**

We are pleased to provide for your consideration the following proposal for installation of automatic fire protection sprinklers at the above referenced project. Our scope of work will be to design, furnish, install, and test a complete sprinkler package based on the following information:

<b>Occupancy:</b>	Storage-S, Residential-R, Business-B, Mercantile-M
<b>Designed Per:</b>	NFPA 13
<b>System Type:</b>	<b>Wet System</b>
<b>System Design Density:</b>	Light/Ordinary
<b>Pipe Materials:</b>	Sch. 7, Sch. 10, and Sch. 40 Black Steel Pipe/CPVC
<b>Sprinklers:</b>	<b>Chrome Pendants &amp; Sidewalls &amp; Brass Uprights</b>
<b>Supply:</b>	No less than 6" pipe by others
<b>Plan Review:</b>	State/Local Authority Having Jurisdiction

We include design, submittals, state permits, materials, tools and equipment, installation, testing of system, owner training and taxes.

We exclude **any underground lateral work, painting, all electrical, all alarms, alarm panels, central station monitoring, and after hours' labor.**

**Price: \$134,487.00 one hundred thirty-four thousand four hundred eighty-seven dollars and 00/100.**

**Add: \$7,000 for sprinkler alarm monitoring system.**

(Price valid for 30 days)

We would like to thank you for the opportunity to provide this quotation. If you have any questions or comments, please contact me.

Sincerely,



Landon Jorgenson  
Sales & Estimating  
Office: 715-538-1327  
Cell: 608-864-0253  
Email: [ljorgenson@firelinesprinkler.com](mailto:ljorgenson@firelinesprinkler.com)

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# PRIME SOURCE

PLUMBING & HEATING CORPORATION

Meraki LLC

2-10-2023

Project:

New water and sewer service to 325 Pearl St

Preliminary Budget includes.

Excavation

Removal and disposal of concrete and black top

Third party replacement of Concrete and Blacktop

Installation of new 6" ductile water service

Installation of new 6" sanitary sewer line

Installation of new 6" storm water line

Permitting

Road closer costs

Labor

\$40,000.00

This is a preliminary budget, work will be performed as a T/M and could exceed the budget based on excavation conditions, Blacktop and concrete costs.

This does not include the re piping inside of the building for reconnections of services.

**PROJECT SPECIFIC CONDITIONS/CLARIFICATIONS/EXCLUSIONS:**

- AHJ approved FDC connection (within 25' of the riser) will be provided on the building. An exterior horn and strobe will also be provided for the FDC location with all wiring provided for by others.
- All sprinkler piping will be Sch-40 (Threaded) or Sch-10/ Sch-7 (Grooved) or CPVC. No seamless (Type S), furnace-butt welded (Type F) or electric resistance weld (ERW) (Type E) piping is being provided as part of this proposal.
- All steel fittings for the fire protection system will be industry standard steel fittings (carbon steel threaded and cast grooved fittings).
- Sprinklers for any exposed area will be brass uprights. Sprinklers for any drop ceiling area will have chrome pendants.
- Seismic bracing or vibration isolation for hangers is not being provided as part of this proposal.
- No sleeves will be provided for dry wall penetrations or cleanly cored hole through concrete walls/floors. Fire caulk will be provided in any rated wall and no acoustical/sound caulking will be provided as part of this proposal.
- Fire sprinkler heads throughout the project have been estimated on the design-build status of the project. Fire sprinkler heads were placed based on proper code compliant coverage only with no special alignment or configuration considered for any fixtures, ceilings, or intended symmetry. If this is intended, additional costs will incur for number of sprinkler heads as well as design to coordinate these items.
- No after-hours/off hours costs for labor have been accounted for in this proposal.
- We will maintain, clean-up, and dispose of any of our own debris from the project site in provided dumpsters. No labor is provided for a site clean-up crew.
- No costs are assumed for any CAD/BIM files required for the design of the project.
- Fireline sprinkler acknowledges addendums N/A.
- No M/WBE participation, location residency participation, or government assistance hiring is assumed in this proposal.
- No additional protection of sprinkler heads will be provided other than manufacturer supplied plastic caps. Any damaged or painted sprinkler heads noted after installation will be required to be changed out at an additional cost as determined by the number and location of the sprinkler heads to be changed.
- Costs for general liability and workers' compensation insurances are included in this proposal.

**PRICE ADJUSTMENTS and ESCALATION CLAUSE:**

The pricing set forth in this proposal is based on Fireline Sprinkler’s quoted scope of work and known site conditions (“Scope of Work”). If the Customer requests additional work beyond that set forth in the Scope of Work, the price will be increased accordingly. Fireline Sprinkler cannot anticipate the true impact of any increases in pricing. As such, Fireline Sprinkler will use its best efforts to purchase the materials and equipment in such a manner as to limit the impact of escalation. Prices for materials and equipment covered may also be adjusted by Fireline Sprinkler to reflect any increase in cost of raw materials (e.g., steel, aluminum), including increases in the cost of procurement of such materials as a result of supply chain disruptions or product substitution cost due to specified material unavailability, incurred after issuance of Fireline Sprinkler’s applicable proposal, quotation or executed Agreement. Pricing for equipment and material covered by this proposal does not include any amounts for changes in taxes, tariffs, duties, or other similar charges imposed and/or enacted by a government.

**MATERIAL and EQUIPMENT SUBSTITUTIONS:**

Due to the potential of supply chain management disruption and delays, market volatility and material unavailability, Fireline Sprinkler reserves the right to substitute and provide materials and equipment of another manufacturer that meets the performance criteria and the general intent of the specifications in lieu of those listed in the specifications.

**FORCE MAJEURE:**

Fireline Sprinkler shall not be liable, nor in breach or default of its obligations under any Agreement, for delays, interruption, failure to perform under this Agreement, caused, in whole or in part, directly or indirectly, by a Force Majeure Event. A “Force Majeure Event” is defined as an event beyond the reasonable control of Fireline Sprinkler, foreseeable or unforeseeable, including, without limitation, acts of God, severe weather, declared or undeclared natural disasters, acts or omissions of any governmental authority including change in applicable law, epidemics, pandemics, disease, viruses, quarantines or other public health risks and/or responses, strikes, lock-outs, labor shortages or disputes, an increase of 5% or more in tariffs, fires, explosions or other casualties, thefts, vandalism, civil disturbances, riots, war, terrorism, power outages, interruptions or degradations in telecommunications, computer, network, or electronic communications systems, data breach, cyber-attacks, ransomware, unavailability or shortage of parts, materials, supplies, or transportation. If Fireline Sprinkler’s performance is delayed, impacted, or prevented by a Force Majeure Event or, its continued effects, Fireline Sprinkler shall be excused from performance under any Agreement pending or future. If Fireline Sprinkler is delayed in achieving any scheduled milestones due to a Force Majeure Event, Fireline Sprinkler will be entitled to extend such milestones by the amount of time Fireline Sprinkler was delayed as a result of such event, plus additional time and cost to overcome the effect of the delay.

**This Section to Be Completed by General Contractor or Owner:**

Proposal Approved YES  NO

Printed Name of Authorized Person: \_\_\_\_\_

Signature of Authorized Person: \_\_\_\_\_ Date: \_\_\_\_\_