STOUGHTON OPERA HOUSE

381 East Main Street • Stoughton, WI 53589 • 608-877-4400

www.stoughtonoperahouse.com

June 8th, 2023

Finance Committee & City Council Members,

As I know many of you are aware, over the last decade the Stoughton Opera House Friends Association has raised hundreds of thousands of dollars for capital improvements at the Opera House.

An opportunity has come up to fund an expansion of the women's restrooms, an outline of the project has been attached here for your reference. The projected cost is $55,000.

We expect to receive a grant for $30,000 of the cost, but those funds are contingent on an investment from the City towards the project of $10,000 – along with an investment from the friends association in the amount of $15,000.

I believe this a much needed improvement to facilities that were not designed to accommodate groups numbering in the hundreds on a regular basis. Due to the time sensitive nature of the grant and our desire to make the renovations before the 23-24 performance season begins in September, I am asking for your support in passing an amendment to the 2023 City budget to cover that portion of the costs.

Thank you for your consideration.

Sincerely,

William H Brehm, Director

MATSON
CUSTOM HOMES
INC.

05/30/2023

Mr. Jonathan Lewis
Stoughton Opera House
381 E. Main Street
Stoughton, WI 53589

Re: Renovations to Opera House

Jon:

Matson Custom Homes, Inc. agrees to furnish construction labor and materials as follows for the lower-level ladies' restroom. Construction shall be limited to the area designated on the attached plan as "women's toilet (04) and storage (09). The scope of the project shall be to add three additional toilets within this area and relocate the sinks.

Remove the existing wall between rooms (04) & (09)
Remove the existing sink bank
Remove concrete as required for rough plumbing
Install rough plumbing
Provide necessary framing and drywall of disturbed areas
Remove and replace as necessary the suspended ceiling tiles. There may be an area "dropped" to allow for the existing HVAC ducting.
Repair and replace tile flooring with similar size and color as existing
Install new steel toilet partitions to match existing partitions as close as possible.
Finish plumbing to include installation of new Kohler ADA toilets and sinks as required.

The area of the four existing toilets shall not be a part of this proposal and the partitions, toilets, ceilings and flooring shall remain unchanged.

All work to be performed in accordance with the drawings and specifications and will be completed in a workmanlike manner for the sum of: Fifty-Four Thousand Eight Hundred Fifty Dollars. ($54,850.00)

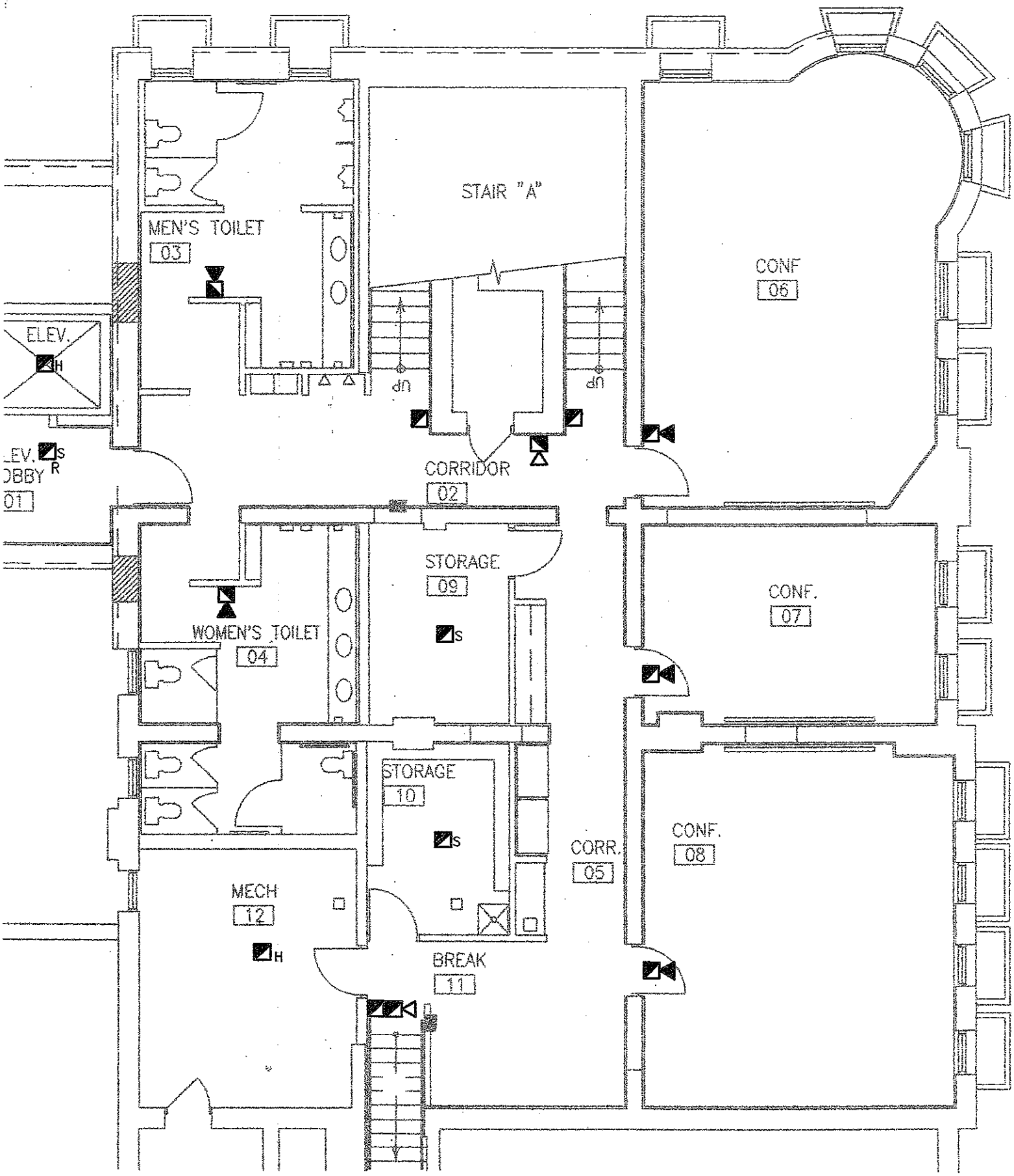
Once funding for this project has been obtained and contractor is notified of same, contractor shall provide for client a scale drawing of the areas discussed for approval. In the event contractor and client fail to agree on said drawing, this contract shall be null and void. In the event the wall dividing the two rooms contains factors unknown to contractor which creates a substantial additional cost to the project, contractor shall have the option to return the area to its pre-construction condition and be released from this contract. In the event this option is exercised, there shall be no expense borne by the client.

Alteration or deviation from the plans and specifications involving extra costs will be executed only upon written change orders and will become an extra cost over and above the proposal. Worker's compensation and liability insurance will be provided by Matson Custom Homes, Inc.

Lien Clause- **As required by Wisconsin Construction Lien Law, you are hereby notified that persons or companies furnishing labor or materials for the construction on your property located at 381 E. Main Street located in the City of Stoughton, Dane County, Wisconsin. May have lien rights on your land and buildings if they are not paid. Those entitled to lien rights, in addition to the undersigned prime contractor, are those who contract directly with you or those who give you identification notice within sixty (60) days after they first furnish labor or materials for the construction.**

X_____
Thomas W. Matson
For Matson Custom Homes, Inc.

X_____
Customer


STAIR "A"
MEN'S TOILET
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06
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