

FAÇADE GRANT (DIP)
APPLICATION FORM

Applicant

Name of Business Teocalli Cocina

Contact Name Grant Hopfenspirger

Address 15958 Humboldt Peak Dr Broomfield CO 80023

Telephone Work 303.868.6647 Home _____

Email hopsmtn74@gmail.com

Project Information

Building Address 460 Main St

Legal Description LOTS 5&6 BLOCK 51 LONGMONT O T SEE SPLIT ID 122332

Year built 1900 Is this a historic property? Yes No

Is there a formal historic designation of the property? Yes No

Ownership Grant Hopfenspirger 100% - LLC

Property Owner (if different from applicant). Please attach property owner permission document to application.

Contact Name _____

Phone _____

Email _____

Mailing Address _____

Lease term (if applicable) _____ Lease expiration date _____

Description of Façade Project (include all work to be completed, even those items not eligible in the Façade Grant, i.e. interior improvements, roofing, etc.)

Complete renovation of the property. All new facade: windows, doors, brick, paint, patio. Interior completely remodeled with all new mechanical, electrical and plumbing. New dining room and mezanine dining. New bar and kitchen. New FFE, paint, structural, flooring, walls.

Briefly describe how your project meets the Goals and Strategies of the Downtown Longmont Master Plan of Development.

Teocalli will add to the vibrancy and help Longmont move towards a more vibrant downtown. We offer a modern vibe that is unique and that will add a new vibe to the downtown that we feel is currently missing. We are also excited to collaborate with other local businesses and hope to develop the basement space into additional entertainment in the near future.

Project Schedule (Attach time line for completion, if one exists)

Start Date 12/1/2023 End Date 04/01/2024

Source of Funds for the Project

a. Personal \$ 1,000,000
b. First Bank \$ 3,000,000

Total Cost of Project \$ 4,000,000
(include all improvement costs)

Total Cost of Façade Renovation \$ 326,588

Façade Grant (DIP) Request \$ 50,000
(25% of Façade Renovation cost, \$10,000 maximum)

Total Grant Request should be based on bids you plan to use for your project. Applicant is not required to use low bid. If using higher bid, applicant should note on the bid the reason for choosing the high bid.

Applicant, by virtue of signature on this applicant document and upon acceptance of funds provided by the Longmont Downtown Development Authority agrees to the terms and requirements of the Façade Grant (DIP).

12/3/2023

Date

Grant Hopfenspinger

Signature

Type text here



Investments • Construction • Management • Consulting

474 S Taylor Ave, Suite B / Louisville, CO 80027
Telephone: 303.786.8061 • FAX: 303.786.8051JOB NAME: **Teocalli Longmont**
ADDRESS: 460 Main Street
Longmont, CO 80501
SQ. FT. 8955OWNER: Grant Hopfenspirger
ESTIMATOR: Kathy Palm
ARCHITECT: Bray Architecture, Inc.
PLANS DATED: 09-22-23

ITEM #	DIVISION	AMOUNT	
00000 GENERAL REQ.			
00501	PERMIT(S)		By Owner
00502	ARCHITECT		By Owner
00503	GEOTECHNICAL ENGINEER		By Owner
00504	STRUCTURAL ENGINEER		By Owner
00505	MECHANICAL ENGINEER		By Owner
00506	ELECTRICAL ENGINEER		By Owner
00507	MATERIAL TESTING		By Owner - Third party inspections for steel, concrete, etc.
00508	ASBESTOS TESTING		No further testing is anticipated
01000 GENERAL REQ.			
01000	PRE-CONSTRUCTION	\$27,500.00	Contract with owner, sub contracts, insurance, preliminary schedule, permit coordination, etc.
01010	PROJECT MANAGEMENT	\$54,000.00	Permit coordination, on-site meetings, owner's liaison, schedules, cost management, closeout, etc. BASED ON 20 WEEK DURATION
01020	SUPERVISION	\$64,000.00	Site supervision, sub coordination, quality, safety, inspections, daily clean-up, etc. BASED ON 20 WEEK DURATION
01030	COMMON LABOR	\$22,400.00	Assist super with assembly of owner supplied tables and chairs, hanging owner supplied signage and artwork, material handling, loading/unloading, cleaning, general labor, etc. (Install blocking, purse hooks,
01200	ON-SITE COMMUNICATION	\$800.00	PM & super phones
01210	PARKING		Parking for super & PM
01340	BLUEPRINTS	\$1,436.40	Plan sets, updates, and as-builts. 30" x 42" plans
01500	TEMP FACILITIES	\$3,500.00	ALLOWANCE - Labor and materials to construction temp. walls for use during 2nd floor façade and 1st floor storefront removal and replacement.
01505	TEMP. SANITARY	\$895.00	Port-O-Let
01510	TEMP. UTILITIES		Use on site water, power, and heat. Bills to be paid by Owner.
01520	TEMP. PROTECTION	\$2,238.75	Dust drapes, finished product protection
01530	WINTER PROTECTION		Winter conditions - Heaters, propane, tenting, boarding-up openings, snow removal, etc. - None anticipated assuming that existing heating system is functional and that temp. walls can be used to seal the new building openings for the overhead doors and storefront.
01540	TRASH REMOVAL	\$2,910.00	30 c.y. dumpster with 6 pulls. Assumes that dumpster can be located in alley
01542	TEMP. SCAFFOLDING	\$2,000.00	5 x 5 x 7 Rolling tower for interior work
01545	TEMP. SHORING / BRACING	\$5,000.00	Temp. bracing at front wall for overhead door openings, and 1st floor framing support during concrete removal for patio.
01550	SITE OFFICE		Trailer, mobile-mini, space rental for job office
01560	TEMP. FENCING & BARRICADES	\$16,190.48	ALLOWANCE - Temp, scaffolding and pedestrian protection on sidewalk during removal of brick and CMU for 2nd floor overhead door openings. Includes traffic control signage at closed sidewalk.
01600	TOOL RENTAL	\$500.00	Small tool rental e.g. demo saw, jack-hammer, floor grinders, etc.
01610	EQUIPMENT RENTAL		Long term equipment - Forklift, skid-steer, dingo, scissor lift, snorkel, etc.
01620	CRANE / FORK LIFT TIME	\$2,500.00	Single crane mobilization to hoist steel, roofing, roofing materials, cooler condensers, and curbs onto roof. Chiller to be removed at the same time. Cranes for skylight and HVAC equipment by those subs.
01630	SMALL TOOLS	\$500.00	Consumables - Bits, blades, adhesive, fasteners, etc.
01710	FINAL CLEANING	\$4,477.50	Professional cleaning of space
01905	INSURANCE	\$4,000.00	ALLOWANCE - Builder's Risk
01906	BONDING		
02000 SITework			
02100	HAZARDOUS MAT'L REMOVAL		
02200	SITE PREP	\$63,040.00	Demolition through to building permit.
02220	DEMOLITION/HAULING	\$11,510.00	Remove exterior storefront and brick knee walls, awning and existing concrete / terrazzo entry. Demo and haul-off upper run of Stair #2.
02700	SITE UTILITIES		Longmont Fire directed that existing fire line and riser are nothing from the street is needed. Tee and shut off requested by LFD is included in Fire Sprinkler cost below.
02870	SITE FURNISHINGS		
02900	LANDSCAPE & IRRIGATION		

JOB NAME: Teocalli Longmont		OWNER: Grant Hopfenspirger	
ADDRESS: 460 Main Street Longmont, CO 80501 SQ. FT. 8955		ESTIMATOR: Kathy Palm ARCHITECT: Bray Architecture, Inc. PLANS DATED: 09-22-23	
ITEM #	DIVISION	AMOUNT	
03000 CONCRETE			
03300	CAST-IN-PLACE CONCRETE	\$30,600.00	Concrete slab at patio with tapered insulation and drain board. Interior infill at Stair #1 and top of Stair #2, pour treads at Stair 1 and Stair 2.
03345	CURB & GUTTER		
03810	SAWCUTTING / CORING	\$9,000.00	ALLOWANCE - Vertical cuts for new OH door openings. Core and cut for conduit, pipes, floor sinks, floor drains and duct penetration. Sawcut patio slab for demo (assumes 4" total thickness).
04000 MASONRY			
04200	MASONRY		None shown on plans
05000 METALS			
05100	STRUCTURAL FRAMING	\$143,530.00	Structural steel - Structural per Gebau drawings. New run of metal pan stairs at Stair 2 and 3-riser stair at Stair 1. Includes \$1000 ALLOWANCE for cross member at new MUA.
05200	METAL JOISTS		
05300	METAL DECKING	\$3,000.00	ALLOWANCE - Metal decking and pour stop for Stair 1 floor infill, Stair 2 infill at mezzanine level and main level
05500	MISC. METAL FABRICATIONS		Included in 05100 - Guardrails, handrails, screen framing at Stair 1, Stair 2 and banquette, channel railing at patio, perforated screen at Stair 1, two-tier bar shelf, host stand, (2) support frames for "plant shelves", "festoon" lighting rack.
05510	METAL STAIRS		Included in 05100
05520	METAL HANDRAILS & RAILINGS		Included in 05100
06000 WOOD AND PLASTICS			
06090	FASTENERS / ADHESIVES	\$500.00	Misc. anchors and epoxy
06100	ROUGH FRAMING	\$38,170.00	ALLOWANCE - Labor to install fake joists and bracing, frame bases for booths, 2 x 6 plates at skylight, 14" LVLs on each end of the skylight.
06110	ROUGH FRAMING (MATERIAL)	\$50,000.00	ALLOWANCE - Material for above
06200	FINISH CARP. & ARCH. WOODWORK	\$35,000.00	ALLOWANCE - Plywood subtop at bar, 2x chamfer at light strip below bar, 2 x 4 decorative fins above bar and mezzanine, 2x6 grid inside of skylight shaft, bead board wainscot (vertical and 45) throughout, Azek base throughout, barnwood at banquette nook walls & ceilings, (10) MDF "mirror" frames.
06400	MILLWORK	\$6,600.00	ALLOWANCE - 2-box cabinet under stair 2, 4-box wait station at west end of booth "C", 4-box wait station at top of stair 2.
06415	COUNTERTOPS	\$24,428.00	Corian quartz, "Dove Grey", leathered finish. 2cm with 3" bullnose at bar. 3cm with straight edge at (2) host station counters, Wait station under Stair 2, Wait station at south end of Booth "C", and Mezzanine wait station.
07000 THERMAL & MOISTURE			
07100	WATER-PROOFING / DAMP-PROOFING		
07200	THERMAL INSULATION	\$6,930.00	R-13 batts at west wall furring, R-21 batts at curb, %.5" closed cell foam (R-41) at mezzanine cantilever.
07240	STUCCO / EFIS		No exterior plaster is included.
07300	ROOFING	\$10,763.39	ALLOWANCE Flash & patch at skylight, (2) cooler condenser curbs, (3) hood exhaust fan curbs, 3" VTR, and 8" VTR.
07600	FLASHING & SHEET METAL		
07650	GUTTERS & DOWNSPOUTS		
07900	JOINT SEALERS	\$1,200.00	Miscellaneous caulking at dissimilar materials and fire caulk by GC
08000 DOORS & GLASS			
08100	DOORS, FRAMES & HARDWARE	\$17,476.16	(6) 3070 frames with (4) flush doors and (2) reeded glass doors, (1) 1870 frame with flush door, (1) 3070 frame for Eliason door with Eliason SCP-8 with 9x14 window.
08100	DOORS, FRAMES & HARDWARE (LABOR)	\$4,000.00	ALLOWANCE - Install above
08300	SPECIAL DOORS	\$27,209.00	Renlita folding door at OH-1
08330	COILING & OVERHEAD DOORS	\$27,400.00	(1) 15' X 6' and (2) 12' X 6' 3 section, 4 panel OH doors by Overhead Door Company.
08380	KITCHEN DOORS		Eliason door included in door pricing above
08400	SPECIALTY GLASS	\$1,500.00	ALLOWANCE - (10) Mirrored acrylic sheets at booths
08600	SKYLIGHTS & GREENHOUSES	\$46,396.48	9'-8" x 20'-5" glass, bronze aluminum framed, gabled ridge skylight, with clear glass.
08800	GLASS & GLAZING	\$49,049.00	Manko 2450 storefront framing with 1", Low E, tempered glass. Includes custom color at (2) exterior doors.
08810	WINDOW FILM		
08830	MIRRORS	\$2,800.00	ALLOWANCE - 2' x 8'-6" Restroom mirrors (GL-M)

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ITEM #	DIVISION	AMOUNT	
09000 FINISHES			
09200	LATH & PLASTER	\$10,240.00	ALLOWANCE - Interior plaster 5' band at top of north, east, and south walls.
09250	DRYWALL	\$188,090.00	Framing and drywall, 2-1/2" 20 ga. hat channel at faux joists, knee walls with support posts. Level 4 finish throughout, level 5 behind WC-1A.
09510	ACOUSTICAL CEILING	\$9,915.00	ACT 1: 2' x 4" vinyl faced tile / ACT-2: 2' x 2", black grid with "Gunmetal" tin / ACT-3: No spec provided. BiD as 2' x 2" Armstrong "Dune" tegular tile
09600	FLOORING	\$109,455.00	Wall and floor tile, quarry tile, LVT, with Schluter trims.
09710	F.R.P. PANELS	\$24,343.00	Class C smooth white panels in kitchen to 8'-6" AFF. Class C, smooth, black, behind bar
09720	STAINLESS STEEL PANELS	\$11,219.00	18 ga stainless sheet at Dish 112 to 8'-6" AFF and two walls of Cook 106 to 36" AFF. Includes 18 ga SS corner guards and end wall caps
09800	ACOUSTICAL TREATMENT	\$17,256.00	1" sound board above faux joist and mezzanine
09900	PAINTING	\$31,610.00	
10000 SPECIALTIES			
10150	COMPARTMENTS & CUBICLES	\$6,076.00	3 Compartments, floor mounted, overhead braced, satin stainless steel partitions with chrome plated hardware.
10520	FIRE PROTECTION SPECIALTIES	\$573.00	(1) 10# ABC and (1) Class K extinguisher on wall hooks
10800	TOILET & BATH ACCESSORIES	\$2,000.00	Grab bars, coat hooks, wall bumpers, (2) soap dispensers, and (2) automatic paper towel dispensers.
11000 EQUIPMENT			
11100	RETAIL EQUIPMENT		
11400	FOOD SERVICE EQUIPMENT		By owner
11420	HOODS		Included in HVAC
11425	ANSUL SYSTEMS		Included in HVAC
12000 FURNISHINGS			
12400	FURNISHINGS & ACCESSORIES		BY OWNER - Table, chairs, etc.
12540	HOSPITALITY / RESTAURANT FURNITURE	\$36,720.92	Channel back booths and banquette per plan. Based on \$40/yard material per plans.
13000 SPECIAL CONSTRUCTION			
13700	SECURITY ACCESS & SURVEILLANCE		By Owner
14000 CONVEYORS & HOISTS			
14200	ELEVATORS		No work on elevator. Infill door openings to abandon.
15000 MECHANICAL			
15300	FIRE SPRINKLER	\$75,384.00	
15400	PLUMBING	\$154,000.00	
15500	HVAC	\$197,390.00	
15600	REFRIGERATION EQUIPMENT	\$62,026.00	
15990	TESTING, ADJUSTING & BALANCING	\$3,500.00	
16000 ELECTRICAL			
16000	ELECTRICAL	\$159,450.00	Electrical per plan with wired controls.
16100	FIXTURES	\$47,800.00	Lighting package per plan
16300	SITE ELECTRICAL DISTRIBUTION		EXCLUDED -Public utility upgrade charges for transformers, poles, service connections
16400	LOW VOLTAGE		By Owner
16700	COMMUNICATIONS		By Owner
16750	FIRE ALARM SYSTEMS	\$15,057.82	
16760	SECURITY ALARM SYSTEMS		By Owner
16800	SOUND & AUDIO		By Owner
		SUBTOTAL:	\$1,987,055.90
		O&P:	\$168,899.75 8.5%
		CONTINGENCY:	
		TOTAL	\$2,155,955.65
		COST PER SQ. FT.	\$240.75
NOTES:			
1			
2			
3			

ALL PURPOSE MECHANICAL, CORP

October 25, 2023

Kathy Palm
Narvaes Westen, LLC
474 S, Taylor Ave.
Suite B
Louisville, CO 80027

HVAC + hood

Please accept this quotation for the Teocalli located at 460 Main St. Longmont, CO. Below are the inclusions for HVAC work on this project with drawings dated on 09-21-2023:

- Furnish and install two (2) 3-ton constant variable speed fan coil units with roof mounted condensing units, low ambient controls, condensate pumps, condensate overflow switches, refrigerant line sets, 1" lined rectangular supply/return ductwork, insulated round branch ductwork, ceiling diffusers, return air grilles, and stand-alone controls.
- Furnish and install one (1) lot of 1" lined rectangular supply ductwork, spiral exposed ductwork, diffusers, sidewall grilles and controls for three (3) zones.
- Furnish and install one (1) direct fired make-up air unit set on existing rails with 20" roof curb, DX cooling, VFD. Slope intake damper, 1" line supply ductwork, and connections to hoods.
- Furnish and install two (2) roof mounted grease exhaust fan with hinged roof curb, Captive Aire grease ductwork, cleanouts, connection to hoods, and controls.
- Furnish and install one (1) roof mounted condensate exhaust fan with roof curb, Stainless steel ductwork, connection to hood, and controls.
- Furnish and install two (2) Type I kitchen exhaust hood with lights, grease gutter, PSP plenum, back splash, connection collars and controls.
- Furnish and install one (1) Type II kitchen condensate hood with lights, connection collar, and controls.
- Furnish and install two (2) ceiling mounted exhaust fans with back draft dampers, ductwork, and rain cap.
- Provide professional balancing upon completion.
- Provide evaluation of components, safety, and recommend repairs or maintenance of existing equipment.

Note: Due to current market conditions, All Purpose Mechanical, Corp. quotes are valid for 30 days. To maintain pricing a contract must be received within 30 days of the date of the quote.

P.O. BOX 909 BENNETT, CO 80212 720-409-7121
pat@allpurpose-mechanical.com

#1

INCLUDED PRICE: \$197,390

Parts and Labor Warranties (All Purpose Mechanical, Corp on New Work Only):One Year
Proposal is valid for: 30 days.

Payment Terms: Payment on stored materials and labor shall be subjected to monthly billing of one hundred percent less retention as estimated by All Purpose Mechanical Corp. Final payment shall be paid within 30 days after completion. Interest accrued at 2.5% per month thereafter. "All" legal fees incurred will be acceptors responsibility. Non payment will result in lien(s) and repossession of equipment and material all right reserved for non-payment.

Excluded Work For This Quotation:

Electrical Contractor

Power Wiring/Control Interlock
Wiring, Regardless Of Voltage
Kitchen Interlock Between Hood
Fan(S) And MUA(S)
Heat Trace
Smoke Dectors/Smoke Detector
System Interface
Electrical Conduits for Control Wiring
(if required)

Plumbing Contractor

Gas Piping and Regulators
Condensate Drain Lines
Drain Connection Within 5' Of The
Appliance(S)
PVC Water Heater Flue/Combustion
Air

General Contractor

Roof Work
Demolition Of Any Kind
Final Cleaning
Temporary Heat/Temporary Filters

Fire Rated Chases Or Ceramic
Blankets
Architectural Access Doors
Structural Openings
Angle Frames At Roof Openings
Concrete Work (Pads, X-Ray,
Cutting, Coring, Patching, Etc.)
Trash Removal From Site: We Will
Place Our Trash In On-Site
Dumpster Provided By Others.
Permit Fee's/City Use Taxes

Drywall Contractor

Framed Openings for
Ducts/Registers in Ceiling and
Walls

Painting Contractor

Painting and/Or Paint Prep for
Ductwork, Equipment, Diffusers
Etc.

Misc. Clarifications

HVAC Work Not Specifically Noted
Above

Cooler Assembly or Refrigeration
Work
Walk-In Cooler Assembly
Asbestos Removal
Mold/Mildew Mitigation
Ceiling Removal/Replacement
Hot Water Heater Flue & Combustion
Air For Same
Fire Dampers If Required!
Price Is Predicated On Our Insurance
Coverage With Limits Of Liability;
General Liability \$2,000,000 And
Auto & Collision \$1,000,000
All Purpose Mechanical, Corp. Not
Responsible For Existing
Installation Of Equipment Piping,
Ducting Wiring And Design
Performance Bond
Engineering Fees
Premium Overtime Work
Parking Fees

Thank you for your business.

Respectfully Submitted,

Pat Manzo

Del Rae Heiser

From: pat allpurpose-mechanical.com <pat@allpurpose-mechanical.com>
Sent: Friday, December 1, 2023 3:02 PM
To: peter@narvaes.com
Cc: pat allpurpose-mechanical.com
Subject: Teocalli (Longmont)

Peter,

The cost of the kitchen package and installation is \$92,390.

Thanks,

Pat Manzo

All Purpose Mechanical, Corp
[720-409-7121](tel:720-409-7121)

pat@allpurpose-mechanical.com
www.allpurpose-mechanical.com

hood only

#1

Hood Builders Inc.
 5925 E Evans Ave Suite 215
 DENVER, CO 80222
 303-777-7720
 main.hoodbuilder@gmail.com

Estimate



ADDRESS
NARVAES WESTERN, LLC TEOCALLI CUCINA 460 MAIN ST LONGMONT, CO 80501 KATHY PALM 970-371-2555 KATHY@NARVAES.COM

SHIP TO
NARVAES WESTERN, LLC TEOCALLI CUCINA 460 MAIN ST LONGMONT, CO 80501 KATHY PALM 970-371-2555 KATHY@NARVAES.COM

ESTIMATE #	DATE	EXPIRATION DATE
HB82862A	10/13/2023	11/13/2023

SALES REP
 JOEL

ITEM #	DESCRIPTION	QTY	RATE	AMOUNT
HB1.) HOOD, EXHAUST FAN, AND MAU PACKAGE	Hoods and Exhaust Fans: Furnish and install 6', 3" x 4', 5" Type 1 Stainless Steel Hood and Exhaust Fan (UL and NFPA complaint)	1	15,550.00	15,550.00
HB2.) DUCT WORK	Furnish and Install 16g. Grease Duct Work, MUA Duct work, 2 flat pieces, Flex Duct for a single-story building, straight path to the roof. up to 20'	1	14,720.00	14,720.00
HB3.) FIRE SUPPRESSION INSTALLATION	Furnish and Install Complete UL300 Compliant Fire Suppression System Installation Chemical Bottle, Control Head, CO2, Pull Station, Chemical Line, and Fusible Link line	1	5,540.00	5,540.00
HB1.) HOOD, EXHAUST FAN, AND MAU PACKAGE	Hoods, Exhaust Fans, and a MAU Package: Furnish and install 9', 7" x 4', 5" Type 1 Stainless Steel Hood, Exhaust Fan, and a Heated Make Up Air Unit (MAU 3057 CFM, as per plan). (UL and NFPA complaint)	1	24,050.00	24,050.00
HB2.) DUCT WORK	Furnish and Install 16g. Grease Duct Work, MUA Duct work, 2 flat pieces, Flex Duct for a single-story building, straight path to the roof. Up to 20'	1	19,880.00	19,880.00
HB3.) FIRE SUPPRESSION INSTALLATION	Furnish and Install Complete UL300 Compliant Fire Suppression System Installation Chemical Bottle, Control Head, CO2, Pull Station, Chemical Line, and Fusible Link line	1	8,260.00	8,260.00
HB1.) HOOD, EXHAUST FAN, AND MAU PACKAGE	Hoods and Exhaust Fans: Furnish and install 7' x 3', 5" Type 2 Stainless Steel Hood and Exhaust Fan (UL and NFPA complaint)	1	17,300.00	17,300.00
HB2.) DUCT WORK	Furnish and Install Duct Work 2 flat pieces, Flex Duct for a single-story building, straight path to the roof. up to 10'	1	7,100.00	7,100.00
HB4.) ELECTRICAL INTERLOCKING	Furnish and install Control Panel. Electrical Connections for Hood, MAU, Microswitch Assembly, and all safety interlocks per NFPA and UL sequence requirement (Not including the wiring to the units and	1	12,500.00	12,500.00

#2

ITEM #	DESCRIPTION	QTY	RATE	AMOUNT
	the Electrical Panel). (For both Type 1 Hoods)			
HB5.) ENGINEERING DRAWINGS AND PERMIT PROCESS	Fire System Drawings including Permitting Process will be done by HB and the inspections will be done by HB. (All other drawings, approvals, and permit fees/taxes are paid and provided by customer. All mechanical inspections will be done by HB) If any of the inspections fail due to the fault of others, there will be a \$500.00 reinspection fee paid to the contractor	1	6,500.00	6,500.00
ROOF MARKING AND PENETRATION	Marking and penetration for 3 fans, 1 MAU and their curbs.	1	12,500.00	12,500.00
HB7.) FIRE WRAP	Furnish and install Two layers of Fire Wrap for the Grease Ducts. (For both type 1 hoods)	1	3,900.00	3,900.00
HB8.) STAINLESS STEEL WALL FLASHING	5 Sheets of stainless steel wall flashing installed behind the hood. Parts, labor and materials included.	5	950.00	4,750.00

TOTAL

\$152,550.00

Notes: This bid pertains to the items listed above only. All additional work will be at extra cost. ITEMS NOT INCLUDED UNLESS LISTED ABOVE: Wall Flashing (\$), Skirting (\$), Gas Piping, Air Balancing, Automatic Gas Shut-off Valve: up to 1.5 inch: (\$750), Structural Engineering, Electrical Drawings, Electrical wiring and connections to the Exhaust Fan, MAU, Lights, Outlets and Microswitch Assembly, Other Electrical, and Alarm. Asbestos testing and/or removal, any structural work or penetration of walls, and repair of walls and ceilings. All drawings, Taxes, Permit Fees, and all other fees. This bid is based on work being performed 8- hours during daylight, Monday-Friday unless we decide otherwise. Customer must always provide proper and safe access to the work area. Customer must provide proper toilet facilities for our workers. Terms: 50% down, 25% due upon equipment delivery, 20% due upon rough inspection, and 5% due at final.

Accepted By

Accepted Date

ELECTRICAL INNOVATIONS CONTRACTING

Electrical PROPOSAL

TO: Kathy Palm
Narvaes Construction

Project: Teocalli
460 Mian St.
Longmont, CO 80501

Date: 10/15/2023

Inclusions:

1. E drawings dated: 09/21/2023
2. Light Fixtures and Lighting controls per schedule. All labor and materials. Type F1 ceiling fan no light kit included.
3. Power for outlets and equipment per drawings.
4. New 400 amp disconnect, L1A panel board and L1B panel board.
5. Faceless GFIC, GFIC breakers, (2) single/3 phase GFIC relays for kitchen equipment in leu of GFIC breakers. Shunt trip breakers for the kitchen hood area.
6. Demo
7. Daily clean-up to trash can in space removal by others.
8. Scaffolding for the large open area.

Exclusions:

1. Existing 400-amp CT to remain.
2. Electrical permit fee
3. Radiant heaters and controls.
4. All Low voltage wiring by others.
5. Fire Alarm/detection or security system.
6. Saw cutting, Core holes/patching of interior, exterior concrete, or asphalt. X-ray
7. Sealing of Roof penetrations.
8. Tel/Data/CATV cabling or devices, WIFI.
9. Mechanical controls or control wiring.

Clarifications:

1. This is based upon normal working hours of (Mon-Fri) 7:00am – 3:30pm.
2. This proposal is valid for 30 days.
3. Use EMT raceways and/or MC Cable as applicable.
4. Standard equipment leads times apply.
5. LED tape included in this bid is a total of (5) at 21 feet and (2) 17 feet.

Electrical Quote \$196,500.00

Add Alt. to install new 400-amp CT/combo \$5,700.00.

Thank you very much for this opportunity! Should you have further questions or comments, please do not hesitate to call.

William Schuh
EIC
Cell 720-353-7032

#1

October 13, 2023

Kathy Palm
Narvaes Western, LLC
474 S. Taylor Ave., Ste B
Louisville, CO 80027

RE: **Teocalli Longmont**
Division 16000- Electrical Quotation

Arens Electric, Inc. is pleased to offer the following quotation for the above-referenced project in the amount of **\$ 240,374.00.**

Please review the following inclusions, exclusions and clarifications and call with any questions or concerns that you may have.

 **ALTERNATE DEDUCT:**

1. Furnish and install wireless lighting controls in lieu of wired lighting controls.
Total deduct = \$ 1,725.00

 **THIS PROPOSAL INCLUDES:**

1. Electrical build out per plans dated 09/21/23, Sheets E1.1-E5.1
2. Make safe Demo only (Others to remove demoed materials off site)
3. Temporary power and lighting (Not task specific)
4. Furnish and install 1- 400 amp disconnect and fuses next to existing CT cabinet.
This will require the Utility company to come out shut down this service.
5. Furnish and install new 400-amp feeders from 400 amp disconnect to new panel L1A.
6. Furnish and install new Panels LIA and LIB.
7. Furnish and install lighting fixture package: (Subject to review and approval)
8. Furnish and install lighting controls package: (Subject to review and approval)
9. Furnish and install branch power.
10. Core drills for walls and floors as needed.
11. Electrical connections to mechanical equipment with disconnect means.
12. Refeed existing mechanical equipment.
13. Daily clean up by Arens Electric, Inc. to dumpster provided and paid for by others.
14. Telephone/Data/ back boxes and conduit stubs with pull strings only.
15. Scissor lift rental for exterior work.
16. Utilizing MC Cable, where applicable.
17. Utilizing set screw, die cast fittings.
18. Applicable taxes, excluding use tax.

#2



THIS PROPOSAL CLARIFIES:

1. This proposal is valid for **10** days, due to fluctuations in copper prices. If the project is awarded copper wire will be immediately ordered and invoiced.
2. This proposal is based on normal working hours (7:00 a.m. to 3:30 p.m., Monday through Friday.)
3. This proposal is based on the General Contractor paying for electrical permit fees.
4. Any price increases due to tariffs or by the manufacturer after submittal approval for lighting and gear could impact pricing and may be subject to requote.
5. This proposal is based on the General contractor supplying scaffold for the interior high work since lifts cannot be used.



THIS PROPOSAL EXCLUDES:

1. Access doors.
2. Lift or scaffold.
3. Main Telephone/Data conduit. Not shown on plans.
4. Fire alarm systems and permits.
5. Duct detectors and remote test stations for any mechanical equipment.
6. Any fire tenting, if applicable, for all fixtures and devices.
7. Fire stops and / or fire caulking.
8. Telephone backboard.
9. Any phone, data, security cabling or devices.
10. Cutting, patching, and / or painting to any surface.
11. Saw cutting of any surfaces.
12. X-rays.
13. Security and paging systems or electrical provision.
14. HVAC controls wiring and / or piping, regardless of voltage.
15. Utility development fees for main and / or temporary power.
16. Performance and payment bond cost.
17. Use tax.

Arens Electric, Inc. is dedicated to providing you with the highest level of customer satisfaction possible. If you should have any questions or concerns, please feel free to contact the undersigned. Again, we thank you for this opportunity and look forward to working with you on this project.

Sincerely,

Jeff Mueller
Estimator



Statement Of Taxes Due

Account Number R0055777
Assessed To

Parcel 131503133003
460 MAIN STREET LLC
6400 MODENA LN
LONGMONT, CO 80503

Legal Description	Situs Address				
LOTS 5 & 6 BLK 51 LONGMONT O T SEE SPLIT ID 122332	460 MAIN ST LONGMONT 80501				
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$38,221.56	\$0.00	\$0.00	(\$38,221.56)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 12/03/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 001017 - 001017

Authority	Mill Levy	Amount	Values	Actual	Assessed
BOULDER COUNTY GENERAL OPER	19.7570000	\$6,818.13	2112 - merchandising land	\$252,000	\$73,080
BOULDER COUNTY ROAD & BRIDG	0.1860000	\$64.19			
BOULDER COUNTY PUBLIC WELFA	0.9780000	\$337.51	2212 - merchandising-improvements	\$938,000	\$272,020
BOULDER COUNTY DEVEL DISABI	1.0000000	\$345.10			
BOULDER COUNTY CAPITAL EXPE	1.2160000	\$419.64	Total	\$1,190,000	\$345,100
BOULDER COUNTY REFUND ABATE	0.1010000	\$34.86			
BOULDER COUNTY HEALTH & HUM	0.6080000	\$209.82			
BOULDER CO TEMP HS SAFETY N	0.9000000	\$310.59			
ST VRAIN REIJ GENERAL OPERA	26.9950000*	\$9,315.98			
ST VRAIN REIJ BOND REDEMPTI	17.5500000	\$6,056.51			
ST VRAIN REIJ OVERRIDES	13.5900000	\$4,689.91			
ST VRAIN REIJ ABATEMENT REF	0.2500000	\$86.28			
CITY OF LONGMONT GENERAL OP	13.4200000	\$4,631.24			
NORTHERN COLO WATER CONTRAC	1.0000000	\$345.10			
ST VRAIN LEFT HAND WATER GE	1.4060000	\$485.21			
LONGMONT GID GENERAL OPERAT	6.7980000	\$2,345.99			
LONGMONT DOWNTOWN DEVEL GEN	5.0000000	\$1,725.50			
Taxes Billed 2022	110.7550000	\$38,221.56			
* Credit Levy					

This information does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

All Tax Lien Sale amounts are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees. Changes may occur and the Treasurer's Office will need to be contacted prior to remittance. **TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIERS CHECK.**

Special taxing districts and the boundaries of such districts may be on file with the Board of County Commissioners, the County Clerk, or the County Assessor.

PAUL WEISSMANN
BOULDER COUNTY TREASURER
PO BOX 471
BOULDER, CO 80306-0471
(303) 441-3520