

APPLICATION Retail Conversion Grant

Date application submitted: 12/4/23

Date of pre-application meeting with LDDA/LEDP: Completed

City Sales & Use Tax License No: 0036011551 Date issued: 6/8/23

No. of existing employees (in Longmont, and globally if applicable): 170

No. of additional employees added as a result of this project (if applicable): 65

Business owner/operator: (Please include names of all owners/partners of the business)

Grant Hopfenspinger

Business name (with dba if applicable): Teocalli460 Main St/Teocalli Cocina

Business address: 460 Main St

City/state/zip code: Longmont CO 80501

Note: Only businesses located in the LDDA are eligible for this grant program.

Year business was established: 2019

Business phone: (303) 868-6647 Alternate phone: () _____

Email address: hopsmtn74@gmail.com

Description of type of business and products or services provided:

Full service modern mexican restaurant.

Number of square footage to be occupied at conversion location: 6000

Percent of products sold outside Boulder County, if applicable: N/A

Description of eligible conversion improvements (attach additional sheets if needed)

Complete interior and exterior remodel.

Addition of commercial kitchen.

Addition of outdoor seating on main level and indoor/outdoor seating at mezanine above.

Asbestos removal.

Addition of fire supression system.

All new tile and vinyl flooring.

New restrooms.

All new mechanical, electrical and plumbing.

Description of how the project is compatible with the Downtown Longmont Master Plan of Development and/or the Advance Longmont Strategic Plan (documents on-line,

<http://www.downtownlongmont.com/about/master-plan>,

<http://www.longmont.org/Advance-Longmont.aspx> or on request).

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

Total Project Cost (approximately): \$ 4,100,000

(Include all eligible grants costs and ineligible costs for the entire conversion project.)

If applicable, how much of this project cost is for equipment (approximately)? \$ 400,000

Total Retail Conversion Grant Costs \$ 2,100,000

(Include only project costs eligible in the grant.)

Total Grant Request: \$ 22,500

(25% of eligible project costs, maximum \$22,500)

Business Owner Applicant Name (Print or Type): Grant Hopfenspirger

Business Owner Signature: Grant Hopfenspirger

Date: 12/4/23

If applicable:

Property Owner Applicant Name (Print or Type): _____

Property Owner Signature: _____

Date: _____

Submit completed application to the LDDA. Incomplete applications will not be accepted.
Hard copy or electronic copy is allowed.

Del Rae Heiser, Downtown Specialist

Longmont Downtown Development Authority

320 Main St., Longmont, CO 80501

Email: delrae.heiser@longmontcolorado.gov / Phone: (303) 651-8586



CITY OF LONGMONT, COLORADO
DEPARTMENT OF FINANCE

SALES AND USE TAX LICENSE

This License does not entitle Licensee
to make tax exempt purchases.

Account No.: 0036011551

Filing Frequency: Monthly

Date Issued: 06/08/2023

NAME: Teocalli 460 Main St LLC

BUSINESS: Teocalli Cocina

ADDRESS: 460 Main St.
Longmont , CO, 80501

THIS CERTIFIES THAT THE LICENSEE IS
AUTHORIZED TO COLLECT SALES TAX FOR
THE CITY OF LONGMONT, COLORADO, OR
REMIT USE TAX IN ACCORDANCE WITH
THE PROVISIONS OF CHAPTER 1.01 AND
CHAPTER 6.08 OF THE LONGMONT
MUNICIPAL CODE.

A handwritten signature in black ink, appearing to read "James M. Golden", is written over a horizontal line. Below the line, the name "James M. Golden, Director of Finance" is printed in a standard font.

Full Service Restaurant

NATURE OF BUSINESS

- Cut along line -

Teocalli Before Pictures – 460 Main St.



master budget

DATE: 10/27/2023



Investments • Construction • Management • Consulting

474 S Taylor Ave, Suite B / Louisville, CO 80027
Telephone: 303.786.8061 • FAX: 303.786.8051

JOB NAME: Teocalli Longmont	OWNER: Grant Hopfenspinger
ADDRESS: 460 Main Street Longmont, CO 80501	ESTIMATOR: Kathy Palm
SQ. FT. 8955	ARCHITECT: Bray Architecture, Inc.
	PLANS DATED: 09-22-23

ITEM #	DIVISION	AMOUNT	
0000 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) 1370 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)

JOB NAME: Teocalli Longmont	OWNER: Grant Hopfenspinger
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	
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

Overhead Door Company of Denver



3291 Peoria St
Aurora, CO 80010-1541

Contact: Shaylyn Garriepy
Phone: +13033664300
Email: shaylyn.garriepy@overheaddoor-denver.com

This proposal is valid till Saturday, December 16, 2023 Quote: SQDZ007572-1 | Created: 11/16/2023 10:53 AM

Job:

Teocalli Cucina-521 alt
460 Main St
Longmont, 80501

Prepared For:

General Contractor

Item	Qty
1 521.CS 521, 14' 11" x 6' 1", Clear Anodized	1
DOOR:	521, 14' 11" x 6' 1", Standard Panel, Clear Anodized, 3 Sect, 4 Pnl, SES, Std Btm Seal, Dual Flap
WEATHERSTRIP:	Sides Only, Side: Saverstrip, Black, Black
LITES:	Custom, AFV, 1/2" IGU, Tempered, Clear, DSB, Bottom: AFV, S2: AFV, Top: AFV
RAILS:	Top: 3.750", Bottom: 3.750", Finned
STRUTS:	Standard, S1: Bottom Rail: HS1 x 1, S2: NONE, S3: Top Rail: HS1 x 1
LOCK:	ISL, 1
TRK/HDW:	2", 15"R, Angle In, Steel, 0.067 V.Trk, 0.083 H.Trk, 1" X 1.750" X .099" H.Ang, 84.125 FTSC
SPRING:	Torsion, Qty: 2, Front, 10K, 1" Solid, Two-Piece Split Solid Shaft w/Coupler, 2" x 0.263 x 29.5, 7.14 Turns, D400-123, 1/8" x 92", Bal Wt: 378.66
OPERATION:	Push Up
Last Changed:	11/16/2023 12:35 PM MST
2 521.CS 521, 11' 10" x 6' 1", Clear Anodized	2
DOOR:	521, 11' 10" x 6' 1", Standard Panel, Clear Anodized, 3 Sect, 3 Pnl, SES, Std Btm Seal, Dual Flap
WEATHERSTRIP:	Sides Only, Side: Saverstrip, Black, Black
LITES:	Custom, AFV, 1/2" IGU, Tempered, Clear, DSB, Bottom: AFV, S2: AFV, Top: AFV
RAILS:	Top: 2.375", Bottom: 3.750"
STRUTS:	Standard, S1: NONE, S2: NONE, S3: NONE
LOCK:	ISL, 1
TRK/HDW:	2", 15"R, Angle In, Steel, 0.067 V.Trk, 0.075 H.Trk, 1" X 1.750" X .099" H.Ang, 84.125 FTSC
SPRING:	Torsion, Qty: 2, Front, 10K, 1" Solid, Two-Piece Split Solid Shaft w/Coupler, 2" x 0.244 x 27.75, 7.14 Turns, D400-123, 1/8" x 92", Bal Wt: 281.07
OPERATION:	Push Up
Last Changed:	11/16/2023 11:01 AM MST

Total (USD): \$23,800.00

Quote

Laughlin Garage Door
 7911 Wolff Ct
 Westminster CO 80030
 Phone: 3038846222
 jameswlaughlin@msn.com

* Invoice is subject to 10% increase for every 30 days past due

ALL QUOTES ARE VALID FOR 14 DAYS



Narvaes Western LLC
 Kathy Palm
 474 S Taylor Ave #B
 Louisville CO 80027

Customer number	Document number	Page	Date	Valid to
1984	1488	1 / 1	10/31/2023	1/29/2024

Tiocalli

Item	Quantity	Price	Sales tax	Total
14'2 x 6 Full view Insulated Tempered glass Aluminum Anodized Chain hoist operation Pusher springs to accommodate chain hoist	1	13,245.00		13,245.00
12'2 x 6 Full view Insulated Tempered glass Aluminum Anodized Chain hoist operation Pusher springs to accommodate chain hoist	2	12,495.00		24,990.00
Including No Sales Tax: 38,235.00 x 0% = 0.00				

Total ex. tax \$38,235.00
No Sales Tax \$0.00
Total \$38,235.00

The work will be invoiced upon completion.

#2



1770 38th Street Boulder, CO 80301
303-442-3662 FAX: 303-442-4537

504 5th Ave, Longmont, CO 80501
303-776-3400 FAX: 303-651-6253

SLADEGLASS.COM
Your Most Trusted Source for Everything Glass Since 1961

Proposal

PROPOSAL DATE: October 16, 2023
SUBMITTED TO: Narvaes Western
ATTN: Kathy
EMAIL: kathy@narvaes.com
PROJECT: Teocalli
PROJECT LOCATION: 460 Main Street, Longmont, CO 80501

SLADE GLASS CO., PROPOSES TO FURNISH AND INSTALL MATERIALS AS FOLLOWS:

Exterior Storefront

Manko 2450 Series, 2" x 4 1/2", Thermally Improved, Center Set, Clear Anodized Aluminum storefront framing, glazed with 1" Low-E Tempered insulated glass units. Demo of existing storefront included.

SF-A (Door 100)

(1) opening, approximately 78" x 106", consisting of one 3' x 7' storefront door with transom frame and one sidelite with one horizontal. The sidelite is to have a 4 1/2" corner post connecting to SF-B.

SF-B

(1) opening, approximately 78" x 106", consisting of one lite wide, with one horizontal, and one 4 1/2" corner post connecting to SF-A.

SF-D

(1) opening, approximately 88" x 82", consisting of two lites wide, each with one horizontal.

SF-E

(1) opening, approximately 75" x 82", consisting of two lites wide, each with one horizontal.

SF-F (Door 101B)

(1) opening, approximately 90" x 106", consisting of one 3' x 7' storefront door with transom frame and one sidelite with one horizontal.

Doors to be medium stile with 10" bottom rails, full continuous hinges, rim panics with keyed cylinder, offset exterior pulls, surface mounted door closers, aluminum thresholds, and standard seals and door sweeps.

#1

Interior Storefront

Manko 450 Series, 1 3/4" x 4 1/2", Non Thermal, Center Set, Clear Anodized Aluminum storefront framing, glazed with 1/4" Clear Tempered glass.

SF-C (Door 101)

(1) opening, approximately 78" x 106", consisting of one 3' x 7' storefront door with transom frame and one sidelite, with one horizontal and a 4 1/2" corner post connecting SF-B.

Door to be medium stile with 10" bottom rail, full continuous hinge, rim panic with keyed cylinder, offset exterior pull, and surface mounted door closer.

SF-B

(1) opening, approximately 18" x 106", consisting of one lite with one horizontal and one 4 1/2" corner post connecting SF-C.

Materials, Tax, and Labor.....\$47,319.00

Add for doors to be custom color.....\$1,730.00

Exclusions:

Disposal of Existing Storefront Materials

Final Keying

Window Flashing

Professional/Engineered Shop Drawing

Work Performed Outside of Normal Business Hours

Respectfully submitted by, Jessica Marble

PROPOSAL VALID FOR 30 DAYS

ACCEPTED: SLADE GLASS CO.

Signed _____ By: Jessica Marble

Title _____ Title: Estimator/Project Manager

Date _____ Date: 10/16/2023

TERMS AND CONDITIONS

PROGRESS PAYMENT CONSISTING OF 90% OF VALUE OF ALL MATERIALS DELIVERED TO JOB SITE OR IN OUR WAREHOUSE AND WORK PERFORMED DURING THE MONTH IS TO BE PAID UPON BEFORE THE 10TH OF THE FOLLOWING MONTH. BALANCE IN FULL IS DUE UPON COMPLETION OF THE CONTRACT. ALL SUMS NOT PAID WHEN DUE SHALL BEAR INTEREST AT THE RATE OF 1 1/2 % PER MONTH FROM THE DATE DUE UNTIL PAID, OR AT THE MAXIMUM LEGAL RATE PERMITTED BY LAW, WHICHEVER IS MORE. SLADE GLASS CO., SHALL BE ENTITLED TO ALL COSTS OF COLLECTION, INCLUDING COURT COSTS AND REASONABLE ATTORNEY'S FEES. SLADE GLASS CO., CAN TERMINATE THIS CONTRACT IF PAYMENT IS NOT MADE AS AGREED, AND IS THEN ENTITLED TO PAYMENT FOR THE WORK DONE AND MATERIALS SUPPLIED AS OF THE DATE OF TERMINATION.



RAM GLASS SERVICE

P.O. Box 273003

Fort Collins, Colorado 80527

Ph: [970/207-1914](tel:9702071914) Fax: [970/207-1916](tel:9702071916) Email: info@ramglass.com

www.ramglass.com

RESIDENTIAL AND COMMERCIAL GLASS

BID PROPOSAL

Bid submitted on: 11/10/2023

This Bid Proposal is subject to change if not accepted within 30 days.

Project Name and Location: 460 Main St Teocalli Cucina
Longmont, CO 80501

Architect: Bray Architecture Inc.

Governing Bid Documents:

Architectural Plans Dated: 9/22/2023
Specification Section(s): 7900, 8400, 8700, 8800
Addenda: N/A
Instructions to Bidders: N/A

Proposed to: Narvaes Western LLC Attn: Kathy Palm

Ram Glass Service Contact Name: Jodi Becker Phone: 970-207-1914
Email: jbecker@ramglass.com

Ram Glass Service proposes to furnish and install the following:

(Material)	Manko 2450 series thermally broken commercial aluminum storefront 2" x 4 1/2", clear anodized finish. - 1 ea. SF-A storefront entry 100, RO 6'6 1/2" x 8'10". - 1 ea. SF-B storefront window (2 parts) RO 6'5 3/4" x 8'10" and 1' 6 3/4" x 8'10". - 1 ea. SF-C storefront entry 101, RO 6' 6 1/2" x 8'10". - 1 ea. SF-D storefront window on knee wall RO 7' 3 1/2" x 8' 10". - 1 ea. SF-E storefront window on knee wall RO 6' 3" x 8' 10". - 1 ea. SF-F storefront entry 101B RO 7' 6 1/2" x 8'10".	(Mfr.): <div style="border: 1px solid black; padding: 5px; width: 150px; height: 40px; margin: 5px 0;">Manko</div>
		Value: <u>\$29,970.67</u>
(Material)	3 ea. 3'0" x 7'0" doors Kynar painted (door leaf), medium stile, 10" bottom rail, concealed continuous hinge, First Choice rim, panic, Best core keyed cylinder, 1" wire pull, Guardian 1" OA 3/16" clear tempered over 3/16" clear tempered, SN68 surf #2, mill spacer, bottom sweep, LCN 1250 Hold Open Closer. SHGC .38	(Mfr.): <div style="border: 1px solid black; padding: 5px; width: 150px; height: 40px; margin: 5px 0;">Manko</div>
	- All other glazing to be Guardian 1" OA 1/4" clear tempered over 1/4" clear tempered, SN68 surf #2, mill spacer. SHGC .38 - 2 ea. bathroom mirror 24" x 109" wall mounted with mastic.	Value: _____

#2

(Material)

Estimated lead time from manufacture 8 to 10 weeks.

(Mfr.):

[Empty box for manufacturer name]

Value:

Labor:

\$12,320.00

NOTE: MANUFACTURING DELAYS MAY OCCUR DUE TO MATERIAL SHORTAGES, PERSONNEL, AND TRANSPORTATION ISSUES OUT OF OUR CONTROL.

Sub Total

\$42,290.67

Tax

2.90%

\$ 869.15

Bid Total

\$43,159.82

Included in Bid

- field measure of openings will be checked when finish opening is complete.
- Rough sketches provided.
- Removal and disposal.
- 2.9% sales tax (Please provide permit)
- sill panning provided.
- .040" aluminum break metal.
- Guardian SN68 Low-E clear glazing.
- 2 year manufacturer warranty on aluminum storefront.
- 10 year glazing warranty.
- Shop Drawings.

Excluded From Bid

- Interior caulking.
- Safety Film or Tint (others).
- Any vinyl coverings or signage (others).
- Concrete floor work (leveling, grinding, cutting, ect.).
- ADA automatic closers, key pads, card readers, key fob reader, handicap push pads, electric stikes, to be installed by others.
- All electrical wire pulls and terminations.
- No electric strikes or electrified panics and associated equipment included in this proposal.
- Any openings that are not square and plumb will be corrected by GC before installation.

Clarifications:

1. No permits, fees, testing procedures or special inspection costs are included
2. No payment or performance bonds are included. No liquidated damages are included.
3. No engineering calculations or engineer's stamps are included.
4. No demolition, cutting, patching or erection of any concrete, masonry, steel or wood is included. Backing is to be provided by others.
5. Breakage or Damage to Materials is not covered unless caused by Ram Glass Service. Protection of our installed work is excluded.
6. Cleaning or protection of glass, aluminum or adjacent materials is excluded.
7. Bid Proposal is based upon NON-UNION Labor and based upon normal working hours.
8. Terms of this proposal are included as noted below (page 3 of this proposal).
9. Bid proposal is based upon NORMAL Working Hours - Monday through Friday 8 am to 5 pm.

Accepted by: _____

Date: _____

Proposed by: **RAM GLASS SERVICE**

Estimator: Jodi Becker 11/10/2023

EXCLUSIONS:

- 1. Wood blocking. _____
- 2. Demolition (unless stated otherwise). _____
- 3. Glass for mill work. _____
- 4. Final cleaning or protection. _____
- 5. Liquidated damages and/or other penalties. _____
- 6. Interior caulking. _____
- 7. Performance bonds. _____
- 8. Shop drawings, engineering, performance specifications and calculations. _____
- 9. Any and all applied films. _____
- 10. Locksmithing services, changing or re-keying lock cylinders. _____

QUALIFICATIONS:

- 1. Our proposal is based upon generally accepted glazing standards and/or applicable building codes. Some variation in architectural intent may occur to meet such criteria.
- 2. This proposal and offer are contingent upon the signing of a mutually agreed upon contractual instrument.
- 3. All applicable material warranties will be passed through from the manufacturer without modification by Ram Glass Service.
- 4. Our standard (1) year workmanship warranty is included as a part of this proposal.
- 5. Building structure, or any component which our system (s) attach to, must be capable of carrying all loads imposed by our system (s).
- 6. All schedules must be mutually agreed upon by Ram Glass Service and the Customer.
- 7. All factory and field labor will be performed during normal business hours.
- 8. It is assumed that electricity will be provided at no additional charge to Ram Glass Service.
- 9. All Sealants to be standard in color unless specifically described otherwise.
- 10. We do not include a cost provision within our proposal for glass broken or damaged by other trades. Any glass breakage caused by Ram Glass Service will be replaced at no additional charge to the Customer.
- 11. All materials shall be furnished in accordance with the respective industry tolerance of color variation, thickness, size, finish, texture and performance standards.
- 12. Notwithstanding any provisions contained in this Proposal or the contract documents between Owner and General Contractor, Ram Glass Service may file a lien or claim on its behalf in the event that any payment to Ram Glass Service is not made as and when provided for by the agreement.

PAYMENT EXPECTATIONS:

Ram Glass Service expects to receive monthly progress payments from the Customer by or before the 10th of each month. Ram Glass Service will include stored materials that it has received for the project whether the materials are stored on the job site or stored at Ram Glass Service's facility. All applicable overhead and profit will be included in each progress payment application. The majority of the project material cannot be stored on the job site because of the fabrication process that must take place in a controlled environment prior to job site delivery and installation. Larger projects will require glass to be delivered to and stored on the job site and the Customer must be willing to assist in providing an appropriate storage and staging area for it. If the Customer fails to make payment to Ram Glass Service as herein provided, then Ram Glass Service may stop work without prejudice to any other remedy it may have.

ROUGH OPENING TOLERANCES AND PREPAREDNESS:

It is the Customer's responsibility to insure that the rough openings created for the proposed window systems are built to acceptable tolerances. Sill and head conditions are to be level, jamb conditions are to be plumb and openings are to be square unless architectural requirements dictate otherwise. Hard surfaces such as concrete or tile floors where window frames are to be installed must be poured and installed level, especially at door locations. Out-of-tolerance or poorly built rough openings will result in potentially sub-standard installations and could add cost increases due to the need to fill larger caulk joints or build out-of-square framing. Poor floor conditions can interfere with door movement and increase labor requirements and unsatisfactory results. Customer is to prepare all work areas so as to be acceptable to Ram Glass Service under the contract. Ram Glass Service will not be called upon to start work until sufficient areas are ready to insure continued work until job completion.

SPECIAL REQUEST:

We strongly urge the Customer to hold a post-bid scope review meeting prior to awarding the contract to insure all products, services, issues, etc.

X _____ Date _____



12280 RIDGE ROAD
WHEAT RIDGE, CO 80033

303-421-1188
303-421-2127 FAX

apachest@qwestoffice.net
www.apachesteel.com

October 25, 2023

Narvaes Western, LLC
Attn: Kathy Palm
Re: Teocalli Cucina, 460 Main Street, Longmont, CO

Kathy,

We propose to furnish all material and labor for the above referenced project for **\$133,530.00**.

Included in our proposal are:

Columns and channels per details 1 & 2/S2.1,

Beams and channels per roof framing plan on S1.3,

HSS 1-1/2 x 1-1/2 x 1/8 tube frame per details 3&4/A5.4 (panels and MDF by others),

3 – Exterior canopies per detail 7/A5.2 and plan view/A5.1,

Guardrail and screen at mezzanine dining overhead doors per detail 6/A5.2 and plan view A5.1,

1/4" plate bent steel sills and jambs at both levels per A5.1,

Approximately 40 linear feet of channel railing with 4' 0" return at sidewalk per plan view A5.1 (we are quoting C5x6.7),

3 – Decorative guardrails at interior side of mezzanine dining per detail 4/A5.3,

Handrails to basement at Stair #1 per plan view A5.3,

Handrail at Stair #1 detail 8/A6.1 and plan view on A5.3,

Bar shelf per section 2/A5.0 and detail 5/A5.4,

Stair #2 full set steel pan stairs and decorative guardrail (concrete by others),

Three riser pan stair @ Stair #1 per detail 8/A6.1,

Host stand per detail 8/A6.2,

2 – Stands for wood shelves per detail 7&8/A4.3,

1 – Screen @ stair #1 per detail 3/A4.1 (frame from HSS 4 x 2 x 1/8 and McNichols perforated metal infill) (we will have to make this in two pieces because largest sheet from McNichols is 5' 0" x 10' 0" and screen is approximately 6' 0" x 7' 0'),

Approximately 14 linear feet of guardrail at roof hatch per A2.4,

Handrail at both sets of entry stairs per A6.1,

9 - Powder coated (stock color) pendant arms above booths per detail 3/A6.2,

Frames above east banquette per detail 1/A5.4 (panels and MDF by others),

Screen at Stair #2 per detail 3& 4/A5.4 (panels and MDF by others),

1 – 6" standard pipe bollard x 7' 6" at gas meter per A2.2 (supply only),

Approximately 56 linear feet of 11 gauge steel cap per detail at 5/A6.2 (supplied in 8'0" lengths, supply only),

Approximately 80 linear feet of 1-1/2" steel nosing at booth bases with counter sunk holes per detail 6/A6.2 (supply only),

#1



**303-421-1188
303-421-2127 FAX**

**apachest@qwestoffice.net
www.apachesteel.com**

Anchor bolts (supply only) and steel to steel connection bolts (for our steel only),
Shop drawings, one shop coat primer, delivery to the job site, erection and field welding,
Applicable taxes on materials (5.185% State, RTD, Boulder County). **General contractor is responsible for all other sales taxes not listed including City of Longmont.**

Qualifications:

All work to be performed per AISC specifications and guidelines
All work to be performed in a 40 hour work week; Monday thru Friday
Any weekend or overtime work needs to be negotiated prior to work being performed
We require reasonable access to unload material and perform our work

Exclusions:

AISC and or/ IAS AC172 certifications, engineer stamped shop drawings, structural calculations,
Engineering, design of connections, MDF and panels for screens and frames, embeds, ladders,
Planter boxes on channel railing, steel "bridge" to support the new HVAC equipment,
Loose lintels, responsibility for location and layout of anchor bolts, location layouts of any kind,
Steel to wood connection bolts, field measurement, any other steel not mentioned in the inclusions,
Backing and/or blocking, roof access door, core drilling, concrete, concrete sawing, Simpson connectors,
Concrete reinforcing steel, signage, any steel for signage, bicycle racks, sidewalk chase, chase drain,
Any other pipe bollards, bollard covers, grid lines, benchmarks and elevations, Unistrut, licensing,
Any light gauge metals (includes but not limited to cold formed framing, aluminum and stainless steel),
Installation of any items embedded in concrete or masonry, liquidated damages, permits, bonds,
Protection of existing equipment, flooring, material, etc., street and/or sidewalk closures, testing,
Inspections, grouting, shoring, demolition, powder coating, galvanizing, anodizing, finish paint,
Touch up paint, any items not listed in inclusions.

Due to the volatility of the steel market we cannot guarantee pricing until the steel is ready to be ordered. Be aware the job may be subject to repricing at that time.

Thank you for the opportunity to work with you on this project. If you have any questions, please call.

Sincerely,

JEG

John E. Geiger

President

Del Rae Heiser

From: Apache Steel <apachest@qwestoffice.net>
Sent: Monday, November 20, 2023 12:16 PM
To: peter@narvaes.com
Subject: RE: Longmont City Rebates-Breakout

Material, fabrication labor and 5.185% sales tax	\$8,400.00
Installation	\$3,000.00

Thanks,
Erika

From: peter@narvaes.com [mailto:peter@narvaes.com]
Sent: Friday, November 17, 2023 8:32 AM
To: 'Apache Steel'
Subject: Longmont City Rebates-Breakout

John,
The owner needs to apply for some grants from the city of Longmont to help with the costs of upgrading the front of the building. Can you tell me how much material and labor is for just the new garage door openings?
Thanks, Pete

Peter Touzjian
Sr Project Manager
Narvaes Western LLC
O: 303-786-8061
M: 720-299-2019

Mile High Metal Works
7399 Miller court
Frederick, CO. 80504



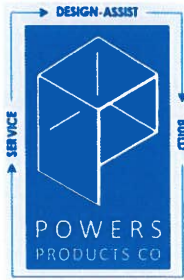
ph.303-485-8283
fax 303.485.8206
www.MHMW.com

**Mile High Metal Works (MHMW)
Steel Quote**

Narvaes Western, LLC - ATTN: Kathy Palm
Teocall - Permit Set 09-22-23
Longmont, CO
October 11, 2023
Addenda #
revision dates: 10/16/2023

Base Bid ↓ Teocall - Permit Set 09-22-23, Metal Items Included in Quote:	
New Handrails at Stair #01 per 1/A5.3, Installed, Powder Coated Finish (updated per 10-13-23 conversation with Kathy), Total	\$6,209.22
Stair Core #02 with Decorative Railing per details on A5.3, and per MHMW design due to lack of details, Installed, Powder Coated Finish, Total	\$30,353.39
Freestanding Handrails at Entry Stairs similar to detail 1/A5.3, Installed, Powder Coated Finish, Total	\$2,126.70
Patio Guardrail per 1/A5.1 and per MHMW design due to lack of details, Installed, Powder Coated Finish (Allowance), Total	\$7,231.56
Exterior Guardrail with decorative laser cut infill detail 6/A5.2 and redesign per 10-04-23 walk-thru meeting with GC (Kathy), Installed, Powder Coated Finish, Total	\$13,091.20
Footrails at Bar per 1 & 4/A6.2, Installed, Powder Coated Finish, Total	\$1,714.20
Structural Steel Columns, Installed Primed Finish, Total	\$9,079.32
Structural Steel Beams & Channels, Installed Primed Finish (updated per 10-16-23 conversation with Kathy), Total	\$36,969.53
Roof Canopy Framing per 7/A5.2, and 2/S2.1, Installed, Powder Coated Finish, Total	\$17,753.70
Hanging Bar Shelving and Support Posts per 1/A5.0, 5/A5.4, and 5/S2.1, Installed, Primed Finish, Total	\$34,833.24
Screen Support Framing per details on A5.4, Installed, Powder Coated Finish, Total	\$8,646.04
Perforated Screen Unit shown on 3/A4.1 (near Stair #01), and per MHMW design due to lack of details, Installed, Powder Coated Finish (Allowance), Total	\$2,373.53
Faux Mirror Framing shown on 1/A4.1, 1/A4.2, and per MHMW design due to lack of details, Installed, Powder Coated Finish (Allowance), Total	\$26,319.80
Bent plate at exterior openings per detail 6/A5.2, Installed, Primed Finish, Total	\$35,923.98
Host Support Framing per 7 & 8/A4.1, and per detail 8/A6.2, Installed, Powder Coated, Total	\$8,124.81
Light Pendant Frame per 3/A6.2, Installed, Powder Coated Finish, Total	\$8,798.22
Ceiling Light Fixture Support shown on 2/A4.2, and per MHMW design due to lack of details, Installed, Primed Finish (Allowance), Total	\$7,158.52
Reinforcement angles at roof openings per 11/S2.2, Installed, Primed Finish, Total	\$4,725.06
Slab Angle and Decking per 6/S2.2, Installed, Primed Finish, Total	\$2,694.64
Platform Angles at Booth Seating Areas per detail 6/A6.2, Installed, Powder Coated Finish, Total	\$6,319.50
Chord Support Angles per detail 5/S2.1, Installed, Primed Finish, Total	\$7,214.40
Metal Cap at Booth Half Wall per detail 5/A6.2, Drop Ship, Powder Coated Finish, Total	\$2,106.78
Bollard at Gas Meter per MHMW design due to lack of details, Drop Ship, Powder Coated Finish (Safety Yellow), Total	\$657.73
Roof Guardrail on A2.4, and per 10-13-23 conversation with Kathy, Installed, Powder Coated Finish (Allowance), Total	\$1,916.46
Engineering Services Provided by Mile High Metal Works (MHMW) with Stamped Shop Drawings and Calculations by Registered Engineer Licensed in the State of Project, Total	TBD
Base Bid - Teocall - Permit Set 09-22-23, Total	\$282,341.53
Optional Finish ↓	
OF#01: New Handrails at Stair #01: Use primed finish (final painting by others), DEDUCT:	-\$94.50
OF#02: Stair Core #02: Use primed finish (final painting by others), DEDUCT:	-\$536.49
OF#03: Freestanding Handrails at Entry: Use primed finish (final painting by others), DEDUCT:	-\$79.92
OF#04: Patio Guardrail: Use primed finish (final painting by others), DEDUCT:	-\$186.48
OF#05: Exterior Guardrail: Use primed finish (final painting by others), DEDUCT:	-\$337.60
OF#06: Footrails at the Bar: Use primed finish (final painting by others), DEDUCT:	-\$40.80
OF#07: Roof Canopy Framing: Use primed finish (final painting by others), DEDUCT:	-\$303.75
OF#08: Screen Support Framing: Use primed finish (final painting by others), DEDUCT:	-\$253.14
OF#09: Perforated Screen Unit: Use primed finish (final painting by others), DEDUCT:	-\$25.31
OF#10: Faux Mirror Framing: Use primed finish (final painting by others), DEDUCT:	-\$506.20
OF#11: Host Support Framing: Use primed finish (final painting by others), DEDUCT:	-\$202.50
OF#12: Light Pendant Framing: Use primed finish (final painting by others), DEDUCT:	-\$303.75
OF#13: Ceiling Light Fixture Support: Use primed finish (final painting by others), DEDUCT:	-\$204.24
OF#14: Platform Angles at Booth Seating: Use primed finish (final painting by others), DEDUCT:	-\$222.75
OF#15: Metal Cap at Booth Half Walls: Use primed finish (final painting by others), DEDUCT:	-\$131.82
OF#16: Roof Guardrail: Use primed finish (final painting by others), DEDUCT:	-\$57.72
Optional Finish, OF#01-15 - DEDUCT TOTAL (reference only):	-\$3,486.97
Deferred Submittals ↓	
Engineering Services Provided by Mile High Metal Works (MHMW) with Stamped Shop Drawings and Calculations by Registered Engineer Licensed in the State of Project	
1. To Include this service at Pre-Manufactured Steel Stair System, if required - Add	\$1,000.00
2. To Include this service at Steel Guardrails, if required - Add	\$2,000.00
3. To Include this service at Steel Canopy, if required - Add	\$1,000.00
4. To include this service at Structural Steel Connections, if required - Add	\$2,000.00
5. To include this service at Steel Framing Supports (various), if required - Add	\$2,000.00

#2



BID PROPOSAL

TO:	Narvae Western	E-mail:	kathy@navares.com
ATTN:	Kathy Palm	Phone:	970-371-2555
DATE:	10/12/2023	Fax:	
PROJECT:	Teocalli Longmont	Pgs:	Page 1 of 2
Based on Drawings & Specs Dated:	9/22/2023		
Amendment Acknowledged:			

SPEC SECTION	SPEC TITLE	SCOPE	BID AMOUNT
	Renlita folding door system	Furnish & install	\$25,584
		Tax – 8.26%	\$1,625
		TOTAL	\$27,209
		ADD for Bonds	1.1%
Vol. Alternate		Add or deduct	

Due to extreme pricing volatility from our manufacturers, this price can only be held for 30 days. In addition, material release for production beyond 120 days may be subject to escalation.

DESCRIPTION OF WORK:

We propose to furnish and install (1) Renlita Door System (Sovereign)

- Approximately 14'-0" X 6'-10"
- Aluminum door frame
- Aluminum/Steel track system
- Motor operator with flush mount keyswitch
- 1/2" insulated clear glass units
 - Other coatings available, possibly at additional cost
- REDD motor, includes soft start and stop, no need for additional safety edge with built-in torque control
- All aluminum to be clear anodized
- Torsion spring counterbalance system

Exclusions:

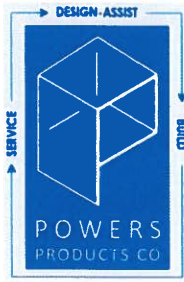
- 1) Conduit, wire, and wiring for power
- 2) Conduit, wire, and wiring for controller
- 3) Backing/structural support as shown in submittals

LEAD TIMES: Allow 1-2 weeks for shop drawing preparation and 14-16 weeks for delivery of materials after receipt of approved drawings and guaranteed or field verified dimensions.

Respectfully Submitted,
 Keith Lunsford
 Direct: (303) 226-1609 Email: KeithL@PowersProducts.com

NOTICE TO PROCEED*: _____ DATE: _____

*Authorizes Powers to proceed with Submittals prior to receipt of a Subcontract or Purchase Order. Contractor acknowledges that expenses associated with Submittals may be incurred, and Contractor will be held responsible for payment of said expenses should the project order be cancelled for any reason. Materials will not be released for fabrication or site work performed until executed Subcontract or Purchase Order has been received. If no Subcontract or Purchase Order is issued, the terms outlined herein shall govern.



BID PROPOSAL

Standard Terms and Conditions:

- 1) This bid is conditional on purchase order or subcontract terms which are fully acceptable to the bidder. Quote is valid for 60 days.
- 2) One-year workmanship warranty and manufacturer's standard product warranty are included unless otherwise noted above.
- 3) Freight included (curbside delivery for furnish only scope).
- 4) **PAYMENT TERMS:**
 - a. Special Payment terms as required by the factory:
 - i. 15% of materials per approved schedule of values with acceptance of bid proposal to initiate shop drawings (non-refundable if cancelled)
 - ii. 70% of materials per approved schedule of value prior to shipping
 - iii. Balance of materials and installation per standard subcontract terms
 - b. **VISA OR MASTER CARD PAYMENT IS ACCEPTABLE. Payment processing fees are excluded from bid. If Powers is required to enter into a "paid-when-paid" or "paid-if-paid" contract, Powers shall be provided upon request with the following: (i) legal description of the property (ii) the name, address and representative of the Owner (iii) name, address and representative of the Bonding company if applicable and (iv) evidence of adequate owner project financing. Powers is entitled to interest on past due accounts plus attorney fees for collection.**
- 5) **RETAINAGE IS EXCLUDED ON FURNISH ONLY PROPOSALS.** For Furnish and Install proposals, retainage shall be the lower of 5% or the amount withheld from Contractor by Owner, and in no event shall retainage be held longer than 6 months after substantial completion of Powers' scope of work.
- 6) Notwithstanding any provision to the contrary, Powers may take all steps reasonably necessary to preserve and enforce its lien and bond rights. All Lien Releases are subject to subsequent collection of Retainage.
- 7) Powers is entitled to reasonable additional compensation for all extra work performed at the direction of the Contractor.
- 8) For furnish only scopes, Powers is not responsible for protection of materials after delivery and receipt at the jobsite. On furnish and install scopes, Powers is not responsible for protection of installed work-in-place after substantial completion of said scope.
- 9) Powers shall have no liability for consequential damages. Contractor may not assert or withhold liquidated or other delay damages except to the extent (i) such damages have been assessed and paid by Contractor to the Owner (ii) any such delays are caused solely by Powers and (iii) such damages have been assessed specifically on account of such delays caused solely by Powers.
- 10) Disputes, if any, shall be governed by, and conducted within, the State where the project is located.
- 11) Any indemnification or hold harmless provision shall extend only to that part or proportion of any claim, damage, loss or defect that results from the negligence or intentional act of the indemnitor or someone for whom it is responsible.
- 12) Notwithstanding any provision to the contrary, Powers shall maintain the types and limitations of insurance as summarized below. Amendments or additions may incur additional costs. Insurance Certificate and Additional Insured Endorsements shall be provided on Standard Acord Format. Other forms may incur additional costs. If differences exist between the summary below and the actual certificate of insurance, the actual certificate shall govern. Powers does not provide Pollution Liability or Professional Liability coverage.

Type of Insurance Coverage	Limit (Each Occurrence / Aggregate)
General Liability	\$1,000,000 / \$2,000,000
General Liability: Products and Completed Operations	\$1,000,000 / \$2,000,000
Umbrella	\$5,000,000 / \$5,000,000
Workers Compensation	\$1,000,000 / \$1,000,000
Automobile and Personal Injury	\$1,000,000



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	\$252,000	\$73,080
BOULDER COUNTY ROAD & BRIDG	0.1860000	\$64.19	land		
BOULDER COUNTY PUBLIC WELFA	0.9780000	\$337.51	2212 - merchandising-	\$938,000	\$272,020
BOULDER COUNTY DEVEL DISABI	1.0000000	\$345.10	improvements		
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	1.0000000	\$345.10			
CONTRAC					
ST VRAIN LEFT HAND WATER GE	1.4060000	\$485.21			
LONGMONT GID GENERAL OPERAT	6.7980000	\$2,345.99			
LONGMONT DOWNTOWN DEVEL	5.0000000	\$1,725.50			
GEN					
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