

APPLICATION Retail Conversion Grant

Date application submitted: 2/21/24

Date of pre-application meeting with LDDA/LEDP: 2/28/24

City Sales & Use Tax License No: 0128633908

Date issued: 02/08/24

No. of existing employees (in Longmont, and globally if applicable): 0

No. of additional employees added as a result of this project (if applicable): 15-20

Business owner/operator: (Please include names of all owners/partners of the business)
LR Properties and Red Cedar Bistro

Business name (with dba if applicable):
LR Properties and L&S Biscuit LLC, dba: Red Cedar Bistro

Business address: 516 Main Street

City/state/zip code: Longmont, CO 80501

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

Year business was established: LR Properties in 2004 and Red Cedar Bistro 2024

Business phone: (303) 875-5500 Alternate phone: () _____

Email address: dtouchon@gmail.com

Description of type of business and products or services provided:
LR Properties owns the building, leasing it to Red Cedar Bistro, a Mediterranean Restaurant.

Number of square footage to be occupied at conversion location: 3,817

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

Description of eligible conversion improvements (attach additional sheets if needed):
In order to utilize the space to its full potential we are splitting the spaces into 2 - a front space (A) and a rear space (B). We will be adding a corridor to serve as an egress exit for tenant A, putting up a new wall to separate space A and B, updating the flooring to laminate wood tile, new paint, repurposing the old buffet to a service station, updating the restrooms with tile, partitions and toilets, updating the electrical panel and adding sub meters for each space, ceiling tile replacement and adding an HVAC to the building.

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).
We want to help with the revitalization of Downtown Longmont's Main street scene to bring more people to the area.

Total Project Cost (approximately): \$ 252,260 includes \$10k estimated permitting fees to the city (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)? \$0

Total Retail Conversion Grant Costs \$150,871 (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):

Dina Touchon and Larry Shore

Business Owner Signature:



Date: 02/22/24

If applicable: Property Owner Applicant Name (Print or Type):

Dina Touchon

Property Owner Signature:



Date: 2/22/24

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 E
mail: delrae.heiser@longmontcolorado.gov
Phone: (303) 651-8586

**FAÇADE GRANT (DIP)
APPLICATION FORM**

Applicant: Dina Touchon

Name of Business: LR Properties

Contact Name: Dina Touchon

Address: 31 Nickleby Down Brentwood, TN 37027

Telephone Work: **Home:** (303) 875-5500

Email: dtouchon@gmail.com

Project Information

Building Address: 516 Main Street, Longmont, CO 80501

Legal Description: Lot 12 and 13, Block 40, Longmont, City of Longmont
County of Boulder, State of Colorado

Year built: 1933

Is this a historic property? Yes No

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

Ownership 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.)

I will be adding a new main door, updated front windows, new lights, removal of the awning and decorative cork shingles, adding a metal pergola, metal address numbers (516).

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

Updating the façade will modernize the look and feel of the building. This is crucial as the Longmont DDA and local businesses endeavor to draw more people to the area, particularly the 5th block of Main Street. The revamped façade will enhance visibility and the sense of freshness, complemented by the introduction of Mediterranean cuisine, which will further enrich the charm of Main Street.

Project Schedule (Attach timeline for completion, if one exists)

Start Date: April 2024 **End Date:** June 2024

Source of Funds for the Project

a. High Country Bank \$300,000 b. _____

Total Cost of Project \$ 252,260
(include all improvement costs)


Total Cost of Façade Renovation: \$71,140

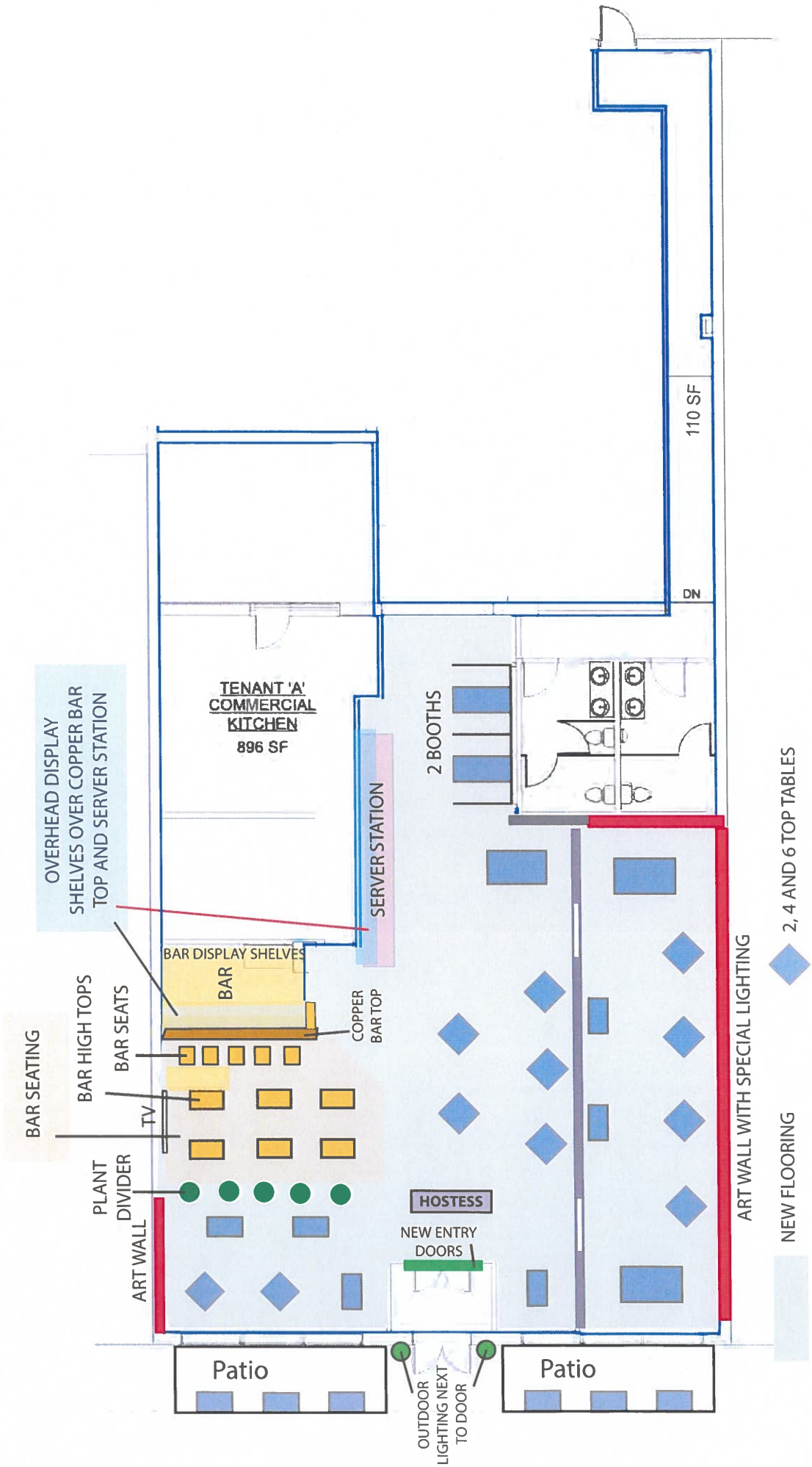
Façade Grant (DIP) Request: \$17,785
(25% of Façade Renovation cost, \$50,000 maximum)

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).

Date: 2/23/24

Signature: 



OVERHEAD DISPLAY SHELVES OVER COPPER BAR TOP AND SERVER STATION

BAR SEATING

BAR HIGH TOPS

BAR SEATS

BAR DISPLAY SHELVES

BAR

COPPER BAR TOP

PLANT DIVIDER

ART WALL

Patio

OUTDOOR LIGHTING NEXT TO DOOR

Patio

TENANT 'A' COMMERCIAL KITCHEN

896 SF

SERVER STATION

2 BOOTHS

110 SF

DN

ART WALL WITH SPECIAL LIGHTING

2, 4 AND 6 TOP TABLES

NEW FLOORING

CODE ANALYSIS

PROJECT DESCRIPTION: REMODEL COMMERCIAL SPACE FOR USE AS HOTEL REPAIRS, LOCATED IN BRIGHTON, COLORADO. TENANT AREA A, INTERIOR FOR A RESTAURANT UNDER SEPARATE PERMIT. TENANT AREA B, PHOTO DEVELOPMENT. CODE ANALYSIS INCLUDES LIMITATIONS FOR A-2, B, AND M.

APPLICABLE CODES:

- 303 INTERNATIONAL BUILDING CODE - OCCUPANCY CODE
- 303 INTERNATIONAL FIRE CODE - FIRE SPRINKLER
- 303 INTERNATIONAL MECHANICAL CODE
- 303 INTERNATIONAL PLUMBING AND MECHANICAL CODE
- 303 NATIONAL ELECTRICAL CODE (SECTION 17.7.01)

BUILDING DATA:

- 1- 57,640 SQ. FT.
- 3.0 STORY BUILDING
- TENANT AREA: RESTAURANT
- TENANT B: PHOTO DEVELOPMENT / BUSINESS (M (MERCANTILE))
- CONSTRUCTION TYPE: HOT SPRINKLED (EXISTING)
- ALLOWABLE BUILDING HEIGHTS:

ALLOWABLE NUMBER OF FLOORS:

- RESTAURANT: 5-6*
- RESTAURANT: 5-6*
- M (MERCANTILE): 5-6*
- M (MERCANTILE): 5-6*
- PHOTO DEVELOPMENT: 2
- PHOTO DEVELOPMENT: 2
- PHOTO DEVELOPMENT: 2
- M (MERCANTILE): 2

ALLOWABLE AREA:

- RESTAURANT: 7,000 SQ. FT.
- RESTAURANT: 9,000 SQ. FT.
- RESTAURANT: 9,000 SQ. FT.
- PHOTO DEVELOPMENT: 2,000 SQ. FT.
- PHOTO DEVELOPMENT: 2,000 SQ. FT.

SECTIONS/LOADS:

- TENANT A: 3.17 TO 6
- TENANT B: 1.60 TO 6
- TOTAL: 1,740 SQ. FT.
- TENANT A: A-2 (RESTAURANT)
- TENANT B: M (MERCANTILE)
- TOTAL: 1,740 SQ. FT.

TOTAL OCCUPANCY LOAD:

- TENANT A: 115 PEOPLE
- TENANT B: 115 PEOPLE
- TOTAL: 230 PEOPLE
- TENANT A: 115 PEOPLE
- TENANT B: 115 PEOPLE
- TOTAL: 230 PEOPLE

EXEMPT:

- TENANT A: 115 PEOPLE
- TENANT B: 115 PEOPLE
- TOTAL: 230 PEOPLE
- TENANT A: 115 PEOPLE
- TENANT B: 115 PEOPLE
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EXEMPT:

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EXEMPT:

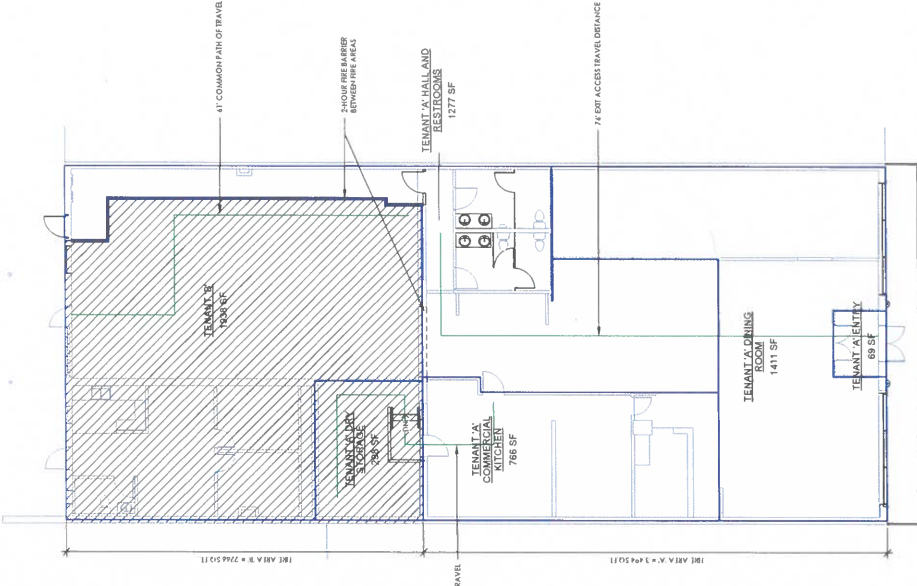
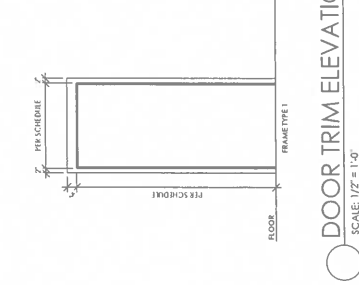
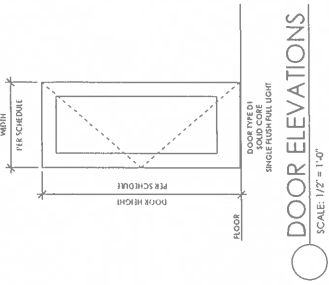
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- TENANT B: 115 PEOPLE
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DOOR/HARDWARE SCHEDULE

Item #	Quantity	Description	Finish		Hardware		Door Hardware	
			Frame	Panel	Handle	Lockset	Door	Frame
101	1	DOOR	WOOD	GLASS	WOOD	WOOD	WOOD	WOOD
102	1	DOOR	WOOD	GLASS	WOOD	WOOD	WOOD	WOOD
103	1	DOOR	WOOD	GLASS	WOOD	WOOD	WOOD	WOOD
104	1	DOOR	WOOD	GLASS	WOOD	WOOD	WOOD	WOOD
105	1	DOOR	WOOD	GLASS	WOOD	WOOD	WOOD	WOOD



1 MAIN LEVEL CORE/SHELL
SCALE: 1/8" = 1'-0"

CORE AND SHELL REMODEL
516 MAIN STREET
516 MAIN STREET
LONGMONT, COLORADO 80501

PROJECT #:	22-111	
DRAWING TITLE:	SCHEDULES	
DATE:	2/21/24	
DRAWN:	CHECKED:	
ISSUE RECORD:	DATE	
NO. REV.	DESCRIPTION	
#	REVISION	DATE

The information shown on this drawing is for informational purposes only. It is not to be used for construction without the prior consent of LODESTONE DESIGN GROUP.

LODESTONE DESIGN GROUP
3011 VALLEY STREET
LONGMONT, CO 80501
PHONE: 303-600-4323
WWW.LODESTONEDESIGN.COM



LODESTONE DESIGN GROUP

CO.1

516 MAIN STREET

CORE AND SHELL REMODEL

516 MAIN STREET
LONGMONT, COLORADO 80501

PROJECT # 23-111
DRAWING TITLE:

ELEVATIONS

DATE: 2-21-24

DRAWN: CHECKED:

ISSUE RECORD: DATE

REVISION: DATE

REVISION: DATE

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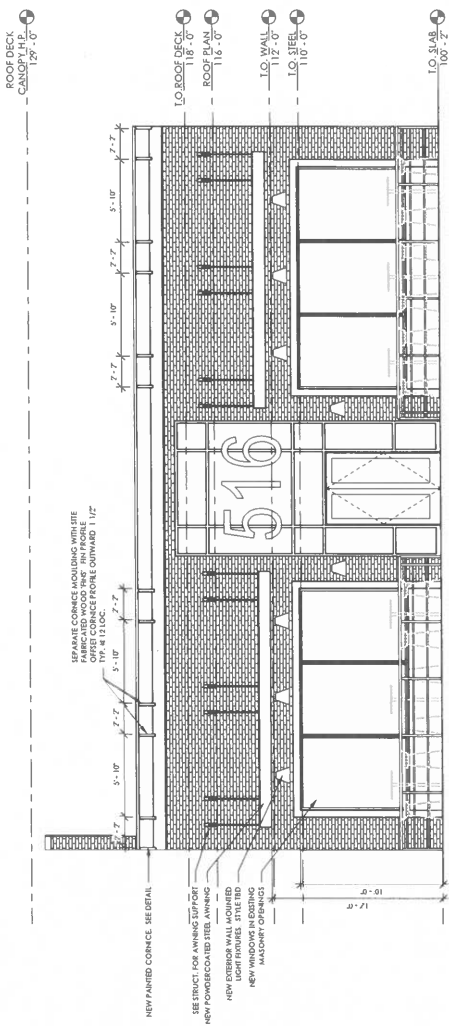
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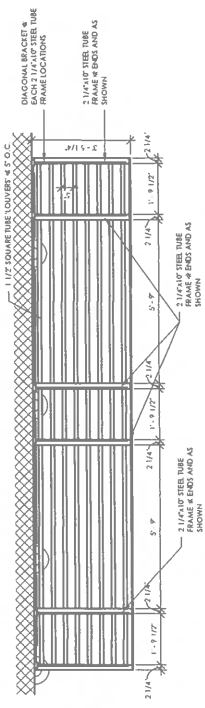


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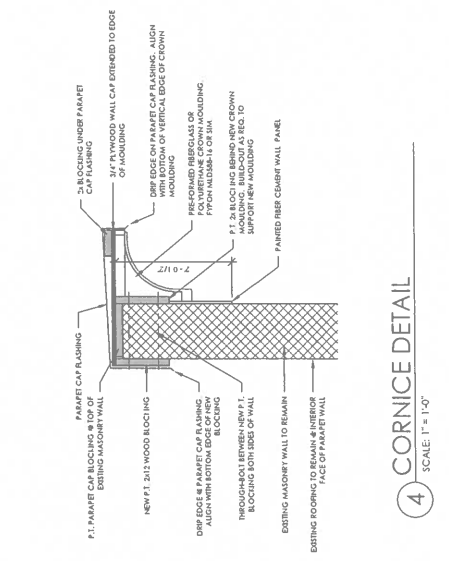
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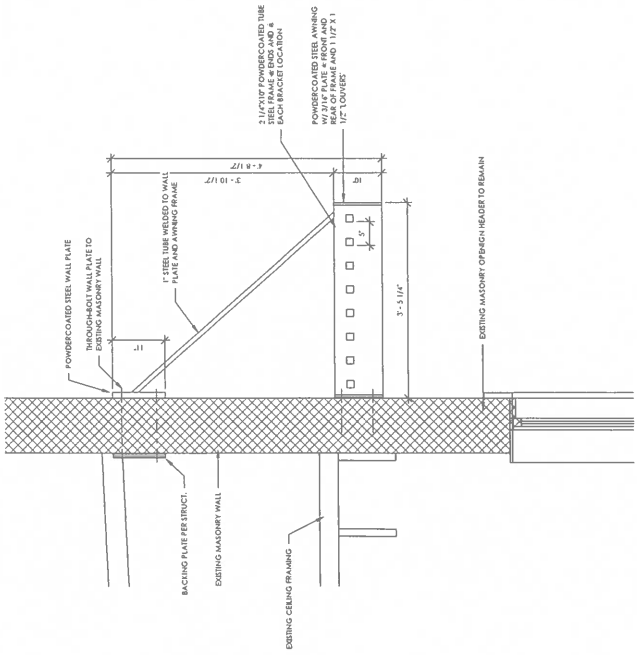
1 FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



2 AWNING PLAN DETAIL
SCALE: 1/2" = 1'-0"



4 CORNICE DETAIL
SCALE: 1" = 1'-0"



3 AWNING SECTION DETAIL
SCALE: 1" = 1'-0"



ESTIMATE

February 23, 2024

Contractor: **Altitude Construction Services, Inc.**
1849 Cherry Street #11
Louisville, CO 80027

303-225-1011

Client: **LR PROPERTIES, LLC**
DINA TOUCHON
31 NICKLEBY DOWN
BRENTWOOD, Tennessee
303.875.5500
dtouchon@gmail.com

Project: **PR-2402-0164**
516 MAIN STREET CORRIDOR

Project Address: **516 MAIN ST**
LONGMONT, Colorado 80501

GENERAL CONDITIONS

01051 PROJECT MANAGEMENT	\$1,000.00
<u>General Notes:</u> OFFICE AND SITE MANAGEMENT	
01052 PROJECT SUPERINTENDENT	\$10,800.00
<u>General Notes:</u> ON-SITE SUPERVISION AS NEEDED	
01060 PERMITS & REQUIREMENTS	\$1,000.00
<u>General Notes:</u> ALLOWANCE FOR ROW PERMIT THAT WILL BE NEEDED TO PARTIALLY CLOSE SIDEWALK DOWN TO DEMO FACADE ALL OTHER PERMITTING TO BE HANDLED BY OWNER	
01801 CLEAN-UP	\$3,520.00
<u>General Notes:</u> GENERAL CONSTRUCTION CLEAN-UP	

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01802 FINAL CLEAN-UP	\$2,500.00
<u>General Notes:</u> FINAL DETAIL CLEAN	
01810 PROJECT PROTECTION	\$910.00
<u>General Notes:</u> PROTECTION OF NEW AND EXISTING FINISHES AS NEEDED TO COMPLETE SCOPE OF WORK	
01815 DUMP/HAULING	\$1,500.00
<u>General Notes:</u> HAULING AND DUMP FEES	
SUBTOTAL GENERAL CONDITIONS	\$21,230.00

SITE WORK

02050 DEMOLITION	\$11,985.00
<u>General Notes:</u>	
<ul style="list-style-type: none"> - REMOVE STOREFRONT SEPARATING FRONT AND BACK SPACES - DEMO INFILL AT KITCHEN - REMOVE DOOR AND FRAME NEXT TO COOLER - REMOVE BLOCK WALL AT NEW CORRIDOR - REMOVE RESTROOM COUNTERTOPS AND PARTITIONS - REMOVE FLOORING IN RESTROOM - REMOVE WALLS AROUND ELECTRICAL PANELS - REMOVE FRONT FACADE - CUT NEW BACK DOOR OPENING - REMOVE RAMP AT INTERIOR STOREFRONT - DEMO DUMPSTER ENCLOSURE 	
02840 ON-SITE CONCRETE	\$5,800.00
<u>General Notes:</u>	
<ul style="list-style-type: none"> - TEAR OUT 6' X 4' OF EXISTING CONCRETE AT BOTTOM OF NEW RAMP LOCATION - POUR NEW RAMP PER PLANS 	
SUBTOTAL SITE WORK	\$17,785.00

METALS

05700 ORNAMENTAL METAL

\$19,487.00

General Notes:

- INSTALL LINTELS AT NEW CORRIDOR OPENING PER PLANS
- PROVIDE AND INSTALL NEW STEEL AWNINGS PER PLANS
- 2 X 10 STEEL TUBE FRAME ENDS, 3/16" PLATE AT FRONT AND BACK, 1 1/2" SQUARE TUBE LOUVERS, (6) TURN BUCKLE BRACES, POWDER COATED

SUBTOTAL METALS

\$19,487.00

WOOD & PLASTICS

06400 ARCHITECTURAL WOODWORK

\$1,650.00

General Notes:

- PROVIDE AND INSTALL (2) NEW P-LAM LAVATORY COUNTER TOPS WITH SUPPORTS
- *ALTERNATE: \$3,400.00
- CHANGE THE NEW LAVATORY TOPS TO SOLID SURFACE IN LIEU OF P-LAM

SUBTOTAL WOOD & PLASTICS

\$1,650.00

DOORS & WINDOWS

08250 DOORS/FRAMES

\$5,896.00

dup

General Notes:

PROVIDE AND INSTALL THE FOLLOWING

- (1) 3070 HM 16GA WELDED EXTERIOR DOOR FRAME WITH A 4" HEAD - PUNCH AND DIMPLE
- (1) 3070 HM 16 GA INTERIOR FRAME - 90 MINUTE FIRE RATED
- (1) 3070 HM 18 GA EXTERIOR DOOR WITH 24" X 64" METAL LITE KIT WITH 1" CLEAR TEMPERED INSULATED GLASS
- (1) 3070 HM 18GA FLUSH INTERIOR DOOR - 90 MINUTE FIRE RATED
- 1 LOT TO INCLUDE: (6) HAGER BALL BEARING HINGES, (1) HAGER RIM EXIT DEVICE WITH ESCUTCHEON TRIM AND CYLINDER, (1) HAGER EXIT DEVICE SHIM KIT, (1) HAGER GRADE 2 CYLINDRICAL LEVER PASSAGE SET, (1) HAGER DOUBLE CYLINDER DEADBOLT, (1) HAGER CLOSER X STOP ARM, (1) HAGER SMOKE SEAL, (1) HAGER EXTERIOR PACKAGE (THRESHOLD, WEATHERSTRIP, SWEEP), (1) HAGER EXTERIOR FLOOR STOP

EXCLUDES KEYING

08400 ENTRANCES & STOREFRONTS

\$21,405.00

Facade

General Notes:

- PROVIDE AND INSTALL (1) SET OF (4) EACH MANKO 3232XPT THERMAL WINDOWS MULLED TOGETHER AT APPROXIMATELY 192" X 84" OVERALL WITH SUB SILL AND RECEPTOR SYSTEMS. TOP TWO WINDOWS WILL BE

GLAZED WITH 1" OVERALL CLEAR OVER CLEAR LOW E SN-68 #2 TEMPERED GLASS WITH TRISEAL SPACER AND ARGON INFILL.

*ALTERNATE: \$8,208.00

- PROVIDE AND INSTALL (1) PANDA WALL UTS.60 THERMALLY BROKEN ALUMINUM 5 PANEL SLIDING DOORS, EACH AT APPROXIMATELY 192" X 84" OVERALL. INCLUDE STANDARD LOCKING HARDWARE, FLOOR AND UPPER TRACK. PANELS TO BE GLAZED WITH 1" OVERALL CLEAR OVER CLEAR LOW E CARDINALL 366 #2. FINISH TBD PER MANUFACTURERS STANDARD AVAILABLE COLORS

SUBTOTAL DOORS & WINDOWS

\$27,301.00

FINISHES

09250 DRYWALL/FRAMING

\$18,050.00

General Notes:

- BUILD NEW CORRIDOR WALLS PER PLANS TO DECK @ 15'
- INFILL WHERE STOREFRONT WALL WAS REMOVED WITH A NEW 2 HR RATED WALL PER PLAN
- INFILL WALL AT KITCHEN THAT WAS DEMOED WITH A 2 HR RATED WALL. 8' X 13'6"
- TOUCH UP IN RESTROOMS WHERE PARTITIONS WERE REMOVED
- 2 HR WALL CONSTRUCTION TO BE 3 5/8" METAL 20 GA STUDS, 16" O.C., AND (2) LAYERS OF 5/8" DRYWALL ON EACH SIDE

09300 GRID/TILE

\$940.00

General Notes:

- PROVIDE AND INSTALL NEW 2 X 4 ARMSTRONG "FINE FISSURED" #1729 SQUARE EDGE CEILING TILE IN EXISTING GRID IN RESTROOMS

09600 FLOORING

\$5,525.00

General Notes:

- PROVIDE AND INSTALL NEW 8" X 8" HEXAGONAL FLOOR TILE AND BASE CUT FROM FIELD TILE WITH ANODIZED ALUMINUM CAP AT (2) RESTROOMS
 - PROVIDE AND INSTALL NEW 8" X 8" HEXAGONAL WALL TILE 1' HGH AT BACKSPLASH WITH ANODIZED ALUMINUM CAP AT (2) VANITIES
 - TILE HAS BEEN PRICED AS CROSSVILLE - ANATOLIA PRESSED GRAPHITE MATTE - 8 X 8
- IF ADDITIONAL PREP IS NEED AFTER DEMO OF ORIGINAL FLOORING IT WILL BE PRICED ONCE INSPECTED

*ALTERNATE: NO ADDITIONAL CHARGE

- IN LIEU OF HEXAGONAL TILE, PROVIDE AND INSTALL NEW 12 X 24 FLOOR TILE AND 3 X 24 BULLNOSE TILE BASE
- PROVIDE AND INSTALL NEW 12 X 24 WALL TILE 1' HIGH AT BACKSPLASH WITH ANODIZED ALUMINUM CAP AT (2) VANITIES
- TILE HAS BEEN PRICED AS CROSSVILLE - STILE 2 - PRIMA - CHARCOAL MATTE

09900 PAINTING	\$3,085.00
General Notes:	
- PRIME AND PAINT (2) COATS SHERWIN WILLIAMS PRO MAR 200 EGGSHELL	
- CORRIDOR WALLS, BOTH SIDES	
- RESTROOM WALLS	
- (2) DOORS AND FRAMES	
SUBTOTAL FINISHES	\$27,600.00

SPECIALTIES

10125 MISC.	\$1,000.00
General Notes:	
- MISCELLANEOUS ITEMS AS NEEDED TO COMPLETE SCOPE OF WORK	
10810 TOILET & BATH ACCESSORIES	\$5,250.00
General Notes:	
- PROVIDE AND INSTALL (3) NEW PARTITION COMPARTMENTS	
- PROVIDE AND INSTALL (1) NEW URINAL SCREEN	
- STANDARD COLORS	
- (2) B 6806 18" GRAB BARS	
- (2) B 6806 36" GRAB BARS	
- (2) B 6806 42" GRAB BARS	
SUBTOTAL SPECIALTIES	\$6,250.00

MECHANICAL

15300 FIRE PROTECTION	\$300.00
General Notes:	
- PROVIDE AND INSTALL (3) FIRE EXTINGUISHERS. ONE AT EACH EXIT DOOR	
15400 PLUMBING	\$12,700.00
General Notes:	
- DEMO/ADJUST PLUMBING AS NEEDED	
- DEMO GAS TO UNIT HEATER	
- SUPPLY AND INSTALL (4) DROP IN LAVS WITH DELTA 501 FAUCETS, MIXING VALVES, AND TRAP WRAPS	
- SUPPLY AND INSTALL (3) ADA TOILETS AND (1) ADA URINAL	
15500 HVAC	\$14,057.00
General Notes:	
- DEMO EXISTING DUCTWORK	
- DEMO EXISTING MINI SPLIT SYSTEMS	
- DEMO EXISTING UNIT HEATER	
- EXTEND TRUNKLINES FROM EXISTING RTU TO TENANT B	

- EXTEND TRUNKLINES FROM EXISTING RTU TO KITCHEN AREA WITH SUPPLY AND RETURN GRILLES
- RELOCATE EXISTING THERMOSTATS

SUBTOTAL MECHANICAL

\$27,057.00

ELECTRICAL

16000 ELECTRICAL

\$28,555.00

General Notes:

- DEMO EXTERIOR LIGHTS FROM FACADE
- DISCONNECT POWER FROM UNIT HEATER
- DEMO (2) SURFACE MOUNT RECEPTACLES NEAR COOLER
- DEMO EXIT SIGN WHERE INTERIOR STOREFRONT WAS REMOVED
- PROVIDE (3) NEW STRIP FIXTURES IN NEW CORRIDOR, INCLUDES NEW LIGHTING CONTROLS
- REWORK POWER RUNNING ALONG BACK WALL WHERE NEW REAR DOOR WILL BE INSTALLED
- PROVIDE AND INSTALL (4) NEW EXIT SIGNS FOR NEW CORRIDOR, INCLUDES EGRESS LIGHT FOR NEW BACK DOOR
- DEMO POWER FOR SWAMP COOLER (TBD)
- PROVIDE (1) NEW E-MON METER TO READ INDIVIDUAL LOADS IN UNIT B
- SEPARATE EXISTING LOADS THAT ARE SHARING SPACE WITH UNIT B

SUBTOTAL ELECTRICAL

\$28,555.00

COMPANY OVERHEAD & MARGIN

01000 OVERHEAD

OVERHEAD & INSURANCE 6.5% \$11,499.48

Subtotal 01000 OVERHEAD \$11,499.48

19000 FEE

FEE 5% \$8,845.75

Subtotal 19000 FEE \$8,845.75

SUBTOTAL COMPANY OVERHEAD & MARGIN \$20,345.23

Grand Total: \$197,260.23

Please see attached for qualifications and alternates.
Thank you for the opportunity to bid this project.

Respectfully,

Ryan Jackson
Estimator

QUALIFICATIONS / EXCLUSIONS

PROJECT: **516 MAIN STREET CORRIDOR**
516 MAIN ST, LONGMONT

PROJECT #: **PR-2402-0164**

THIS ESTIMATE IS BASED ON: **PLANS DATED 10/27/2023 AND SCOPE OF WORK DETAILED IN PROPOSAL.**

ALTERNATE(S): **ALL ALTERNATES ARE SHOWN BY DIVISION IN ESTIMATE.**

ADDENDUM(S): **NONE NOTED OR APPLIED.**

THE FOLLOWING ITEMS ARE NOT INCLUDED IN THIS LINE ITEM ESTIMATE AND MAY REQUIRE ADDITIONAL COSTS.

- ARCHITECTURAL OR ENGINEERING FEES OR DRAWINGS.
- REVISIONS REQUIRED BY GOVERNING AUTHORITIES.
- SPECIAL INSPECTIONS OR MATERIAL TESTING.
- HAZARDOUS MATERIAL TESTING OR ABATEMENT.
- PAYMENT AND/OR PERFORMANCE BONDS.
- BUILDERS RISK INSURANCE.
- OVERTIME BEFORE OR AFTER NORMAL WORKING HOURS.
- SPECIAL FEES INCLUDING, BUT NOT LIMITED TO, UTILITY COMPANY FEES, DEVELOPMENT FEES, SEWER/WATER TAP FEES.
- DELAYS CAUSED BY CITY, STATE, OR COUNTY OFFICIALS, WEATHER, ACTS OF GOD, OR UNFORESEEN CONDITIONS.
- UTILITY USAGE FEES DURING CONSTRUCTION.
- VANDALISM
- ANY PRICE INCREASES DUE TO TARIFFS WILL IMPOSE A COST INCREASE. TARIFFS IMPOSED AFTER DATE OF PROPOSAL ARE NOT INCLUDED AND MAY BE SUBJECT TO REQUOTE.
- PLUMBING PIPE INSULATION UNLESS REFERENCED IN THE SPECIFIC DIVISION.
- KEYING OF DOORS/MASTER KEYING, SECURITY WORK INCLUDING CARD ACCESS SYSTEMS.
- FURNITURE MOVING.
- MAJOR FLOOR PREP AND UNFORSEEN CONDITIONS BENEATH EXISTING FINSHES.
- SERVICE AND/OR REPAIRS TO EXISTING BUILDING EQUIPMENT.
- UPGRADE TO ELECTRICAL SERVICE.
- FIRE ALARM WORK.
- AMP/MUSAK OR ANY SOUND SYSTEMS.
- PHONE/DATA WORK.

ANY ITEM(S) THAT ARE NOT SPECIFICALLY LISTED IN THIS LINE ITEM ESTIMATE.

CONDITIONS

PROJECT: **516 MAIN STREET CORRIDOR**
516 MAIN ST, LONGMONT

The following conditions are hereby made a part of the Estimate and are to be considered a part of the contract entered into between us by the signing of the acceptance and approval and the performance of each of which shall be a condition precedent to any right of claim or recovery hereunder.

This contract constitutes the entire agreement between the parties and no oral modification thereof shall be made unless a specific contract is written and executed.

ADDITIONAL WORK: Contractor shall not proceed with any additional work until the Owner accepts the Change Order Request (COR) that clearly states cost of additional work and additional time as required.

PAYMENT: Progress payments will be paid as agreed upon. Accounts not paid within 30 days from billing shall be charged interest at the rate 18% per annum.

UNFORESEEN CONDITIONS: This contract is based on visual conditions. Should unforeseen conditions arise that could not be determined by visual inspection prior to starting work, such additional work shall be performed on a Time and Material or Firm Bid Basis, after Owner or his agent has been notified of same.

REMEDIES FOR BREACH: In the event of any breach of the Agreement, the non-breaching party shall be entitled to all of its remedies at law or equity, including its costs to enforce this agreement including, but not limited to, fees and costs of collections. If any claim, legal action or any arbitration or other proceeding is brought for the enforcement of this Agreement or because of a dispute, breach, default or misrepresentation in connection with any of the provisions of this Agreement, the successful or prevailing party shall be entitled to recover from the other all attorneys' fees and other costs incurred in that claim, action, arbitration or proceeding, in addition to any other relief to which such party may be entitled.

LIMITED WARRANTY: Unless otherwise specified in this agreement, Contractor will repair or replace at Contractor's expense and at the convenience of the Purchaser and Owner, any defective work discovered within one (1) year from the date of completion, provided, however, that any defect shall be reported to Contractor within 30 days of its discovery and that Purchaser shall have 30 days from the date of warranty completion to inspect the work and report any immediately apparent defect to Contractor. This warranty is limited to repair or replacement by the Contractor.

ESTIMATE #: **PR-2402-0164**

ACCEPTED BY: _____

COMPANY: _____

SIGNATURE: _____

DATE: _____

This Estimate may be withdrawn by Altitude Construction Services, Inc. if not accepted within 30 days.



Blue Spruce Construction Services

7101 La Vista Place, Suite 100 • Niwot, CO 80503 • Phone: 303-652-1150

Dina Touchon
Cell: +13038755500

Job Address:
516 Main Street
Longmont, CO 80501

Print Date: 2-23-2024

516 Main Street

Revised Preliminary Proposal for budget purposes only based on Lodestone Plans dated 2-6-24.

01000 General Conditions

Items	Description	Price
01000.2 Building Permit	Allowance	\$10,050.00
01002.5 Consulting Engineer	NIC Owner to pay directly for engineering services	\$0.00
01065.2 Dumpster	Trash haul	\$1,050.00
01200.1 Supervision	Based on approximately 8 weeks construction schedule	\$19,600.00
01200.4 Closeout (Punch / O&M / As-Bui	Warranties, Operations and Maintenance Manual with hard drive	\$900.00
01200.5 Construction Labor	Construction and site clean up. Help securing new openings in front and rear. Building protection	\$7,870.00
01200.7 Project Management	Weekly meeting as need with Owner, Architect and Contractor; scheduling; Submittals; RFIs(request for information); subcontracts	\$12,920.00
01500.6 Temporary Sanitary	Portajohn with lock	\$575.00
01700.1 Final Clean Up	Final clean up of construction related areas; wash new storefront	\$1,100.00

01000 General Conditions Total: \$54,065.00

02000 Site Work

#2

Items	Description	Price
02100.1 Demolition	Site Mobilization: We will provide landfill, recycle, and donation hauling. Back entrance: Remove dumpster enclosure in the alley Donation/Recycling Back Suite and Front Suite :Remove storefront assembly door and windows for future wall Front Suite: Remove fixtures, partitions, sinks in restrooms Remove concrete ramp between suites Cap impacted plumbing Back Entrance: Remove awning at back entrance Front Entrance: Remove awning structure at front entrance ALLOWANCE to remove existing storefront Option # ALT Remove and salvage mural painted over wooden fence ADD \$1,260 plus O&P	\$12,800.00

02000 Site Work Total: \$12,800.00

03000 Concrete

Items	Description	Price
03300 Flatwork	Overlay new concrete on existing concrete slab-20'; slope floor; pump truck NOTE: Does not include any floor patching where the interior ramp is being removed	\$4,000.00
03400 Sawcutting / Coring	Allowance: sawcutting	\$1,200.00

03000 Concrete Total: \$5,200.00

04000 Masonry

Items	Description	Price
04040.1 Brick	Allowance: Add lintel; patch/tooth in brick for new rear door. Tooth in brick at new storefront.	\$3,500.00

04000 Masonry Total: \$3,500.00

05000 Steel and Metal

Items	Description	Price
05010.1 Structural Steel	Allowance: Limited to two new steel awnings with powder coat finish in stock color Does not include traffic control, if needed for crane	\$20,000.00

05000 Steel and Metal Total: \$20,000.00

06000 Wood

Items	Description	Price
06100.1 Carpentry Materials	Framing materials for new revised corridor framed to deck. Frame stair/landing/half wall with handrails. Does not include any framing materials for new storefront construction	\$1,400.00
06100.2 Carpentry Labor	Framing labor to deck for approximately 56' corridor. Frame stair/landing/half wall/railing	\$5,500.00

Items	Description	Price
06300.5 Counter Tops	Allowance: Two Nustone Blanca 3cm countertops with cut outs for sinks; sink polishing	\$2,484.00

06000 Wood Total: \$9,384.00

07000 Thermal

Items	Description	Price
07100.1 Insulation	NIC. Does not show on plans	\$0.00
07000 Roofing	24ga Custom Cap Metals - Standard Color 24ga Cleat Drive Joints/Corners/EndCaps Standard Color Novaflex (tube) #43 Stainless Rivet Standard Color Cleat Fasteners 2x12 Blocking concrete anchors 3/4 in. x 4 ft. x 8 ft. Ground Contact Pressure Treated Pine Performance Rated Sheathing Plywood FYPON MLD588-16 Labor Cap Metal Labor install cornice Install blocking	\$7,900.00

07000 Thermal Total: \$7,900.00

08000 Doors and Windows

Items	Description	Price
08100.1 Exterior Doors	Exterior 3-0x7-0 hollow metal door and frame; closer, egress lock, weathstrip, sweep, threshold; tax; delivery NOTE: does not include exterior window Labor to install door	\$1,895.00
08100.3 Interior Doors	No new interior doors	\$0.00
08300.3 Mirrors	Allowance-(2) Bathroom mirrors	\$650.00
08400.4 Storefront	ALLOWANCE per rendering on C0.0 84113 - Aluminum Framed Entrances & Storefront; • Removal of existing glazing system and pair doors at front of building ? Alpine to dispose of all material at our shop • New Storefront included as Manko 2450CG, 2 x 4-1/2" Thermal, center glaze with head comp & sub-sill in Clear Anodized • New Curtainwall included as Manko 250, 2-1/2 x 7-5/8" Thermally isolated in Clear Anodized • Doors included as Medium stile with 10" bottom rail, finish to be Clear anodized ? 1 Pair Doors, (6'-0" x 8'-0" x 1-3/4") to receive manufacturers standard hardware to include CVR exit devices with keyed cylinder at exterior of active leaf, full mortise cont hinge, exterior pull handles, surface closers, threshold and bottom door sweeps • Perimeter caulking in/out • Shop drawings included • Lift included • 2 year material and finish warranties included 88000 - Glass & Glazing; • 1" OA LowE insulated; SN68(#2) / Clear tempered for new glazing • 10 year insulated warranty included	\$43,660.00

08000 Doors and Windows Total: \$46,205.00

09000 Finishes

Items	Description	Price
09100.1 Drywall	Allowance: Non rated Demising wall for new corridor-hang drywall to deck. Infill areas between front and rear tenant spaces Bathroom walls-patch only Does not include any work associated with the new storefront	\$11,450.00
09300.1 Acoustical Ceilings	NIC Does not include any work associated with the patching between the front and rear tenant spaces. Does not include any work at new hallway. Does not include any work associated with the new storefront	\$0.00
09600.23 Rubber Base	Johnsonite 1/8" thick x 6" tall vinyl base in corridor-one side only Replace rubber base in existing restrooms	\$900.00
09650 Concrete Polishing	Allowance: Remove mastic/self leveler/epoxy from corridor and bathroom areas Grind & hone existing concrete floors-approx 250 sq ft 1:OPTION Repair cracks and holes in concrete: * Additional, large or excessive patching may affect price. Patching does not include perimeter joint repairs ADD \$130 plus O&P 2: OPTION Slurry coat to floors * Fills small pinholes to create nicer finish ADD \$420 plus O&P 3: Traction grip additive included NOTE: ADD allowance \$455 plus O&P to clean and fill joints Concrete Polishing Steps: - Grind the floor with 30, 70 grit metal diamonds - Apply slurry coat (if option selected) - Grind and hone the floor with 120 grit metal diamonds - Apply silicate-based hardeners - Apply penetrating "Guard" sealer - IMPORTANT! DO NOT USE TAPE ON FLOORS. DO NOT PUT WATER ON FLOORS FOR 72 HOURS	\$1,950.00
09900.5 Paint	Paint side of new demising wall, infill wall, new doors and frames and bathrooms. Paint new exterior door Paint brick at front facade NOTE: no painting to rear of building. No pergola work NOTE: ADD allowance for Main Street exterior facade \$2000 plus O&P	\$5,575.00

09000 Finishes Total:**\$19,875.00****10000 Specialties**

Items	Description	Price
10000.1 Signage	Bath signs	\$150.00
10100.1 Bath Accessories	Allowance Toilet paper holders-Uline standard dispenser H-1918 Paper towel holders-Uline hands free 8" standard dispenser H-2272 Installed-one per bathroom. Assumes existing grab bars meet code. No change is included Toilet partitions-3 stalls: Furnish and Install Hadrian Standard Series (58" Doors/Panels @ 12" A.F.F.) Toilet Partitions Powder Coated Steel Floor Mounted & Headrail Braced; Standard Color	\$430.00

10000 Specialties Total:**\$580.00**

15000 Mechanical

Items	Description	Price
15100 Plumbing	Demo old sinks. Pull old toilets and urinal. Install 4 new drop-in lavatories with faucets. Replace stops (total of 11). Set 3 new toilets, and re-rough and install new urinal. Does not include any work outside of bathrooms.	\$3,260.00
15100.7 Plumbing Fixtures Allowance	- 4 American Standard, round, drop-in lavatories - 4 Delta commercial lavatory faucets - 4 sets of padded handicap shields - 4 poin-of-use mixing valves - 3 American Standard ADA toilets w/seats - 1 American Standard urinal w/touchless flush valve	\$4,178.00

15000 Mechanical Total:**\$7,438.00****16000 Electrical**

Items	Description	Price
16000.1 Electrical	Allowance: Demo power and lighting in exterior awning Demo power and lighting in bathrooms Provide/install (2) Exterior emergency lights Provide/install (2) 8' base board heaters in corridor with integral T-Stat's Provide/install (3) 4' strip lights in corridor with (2) occupancy sensors Provide/install (2) Exit signs in corridor Provide/install (3) Egress lights in corridor	\$14,500.00

16000 Electrical Total:**\$14,500.00****25000 Contingency**

Items	Description	Price
25000.1 Contractor Contingency	Contractor Contingency	\$6,044.00

25000 Contingency Total:**\$6,044.00****90000 Overhead and Profit**

Items	Description	Price
99999.999 Overhead & Profit		\$31,124.00

90000 Overhead and Profit Total:**\$31,124.00****Total Cost: \$238,615.00**

Alex's Remodeling LLC.

Alejandro Juarez

720-917-4666

Alejandroj22@gmail.com



BILL TO	INVOICE #	DATE
Larry	2172	1/31/24

516 Main st
Longmont CO. 80501

DESCRIPTION	AMOUNT
Prepere the floor for flooring installation	
Install around 2000 sqft of laminate Flooring	\$7,600
Fix the floor before the installation	

Thank you for your business!!!

Subtotal;	\$7,600
TOTAL;	\$7,600.00

If you have any questions about this invoice , please contact.
[Alejandro Juarez. 720-917-4666. Alejandroj22@gmail.com]

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#1

The Final Touch

Property Management and General Contracts

- Drywall Construction & Repair
- General Plumbing
- Interior & Exterior Painting
- Electrical Installation
- Carpet & Tile Flooring
- Granite and Quartz
- Gutters Installation
- Garbage Container Rental



Job Quote

DATE: 01/08/2024

Quote For Remodeling Of Mediterranean Restaurant In Longmont Co

PLEASE PAY THE BILL TO THE ORDER OF: Final Touch Maintenance or Oscar Sandoval

EXPENSE	ITEMIZATION	TOTAL
Prepare floors floor Installation	. Installation Of 200 Square Feet Of Laminate Flooring	\$8,200
GRAND TOTAL		\$8,200

If you have any questions, please contact Oscar Sandoval, Project Manager @ 720-684-8860 or finaltouchoscar@gmail.com

The Final Touch LLC, Thank You For Your Business!

Exceeding your quality expectations in complete maintenance and remodeling services

- 24 Hour Emergency Service
- Free Estimates
- Licensed & Insured
- On-Time Job Completion
- Commercial & Residential Service

#2

Alex's Remodeling LLC.

Alejandro Juarez

720-917-4666

Alejandrojl22@gmail.com



BILL TO	INVOICE #	DATE
Larry	2171	1/31/24

516 Main st
Longmont, CO. 80501

DESCRIPTION	AMOUNT
DEMO; buffet cabinets, panels above buffet area, bar area, half walls as need it.	
PREP; fix wall with new texture. Fix electrical outlets on same wall, fix electrical outlets on kitchen area,	
Build new cabinets in the buffet area, 3 fake cabinets and 3 more with shelves for storage. Paneling installation on bar area. Build new wood shelves for wine on bar area and above the bar.	
Install new french doors, resand all wood and restain, build a new half wall, Build new wood box by the bar and by the bathroom install new light fixtures by the buffet area, change light switches for dimmer, replace ceiling panels in kitchen area.	\$37,500

Thank you for your business!!!

Subtotal;	\$37,500
TOTAL;	\$37,500.00

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#1

The Final Touch

Property Management and General Contracts

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EXPENSE	ITEMIZATION	TOTAL
Garvaje Demolition	Electricity Installation ON One OF The Walls And Extra Connections In The Kitchen Room. Walls Repair, Cabinets InstallationIn The Bar Area. Wooden Shelves , Cabinets And New Saint Paint . Installation Of New Entry French Door	\$34,700
cabinets		
Electrical Installation		
Walls Repair And Texture As Nide		
GRAND TOTAL		\$34,700

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#2

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