

APPLICATION Retail Conversion Grant

Date application submitted: 12/12/23
Date of pre-application meeting with LDDA/LEDP: 10/23
City Sales & Use Tax License No: to be issued Date issued: 10/15/23 # 0031011190
No. of existing employees (in Longmont, and globally if applicable): 0
No. of additional employees added as a result of this project (if applicable): 4

Business owner/operator: (Please include names of all owners/partners of the business)
Sarah Marchand Cory Marchand Kim Brain

Business name (with dba if applicable): Pelo's Deli and Provisions

Business address: 630 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: 2023

Business phone: (720) 771 9164 Alternate phone: ()

Email address: info@pelosdeli.com

Description of type of business and products or services provided:

Deli & Grocery. Hot food, togo food, drinks, music, events, family friendly.

Number of square footage to be occupied at conversion location: 920

Percent of products sold outside Boulder County, if applicable: NA

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

stucco, paint, patio upgrade, kitchen flood, kitchen tile wall in kitchen, Electrical Box upgrade, gas line upgrade, Deli build out counters, grocery shelves, seating & standing bar. Equipment

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).

Goal is economic vitality.
As downtown Longmont continues to grow as a business corridor & residential neighborhood we noticed a need for a downtown deli & grocer with grab and go. I have a background in deli, grocery & cooking. I grew up in a deli grocery store and I have a degree in Culinary Arts

Total Project Cost (approximately): \$ 115,000

(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)? \$ 45,000

Total Retail Conversion Grant Costs \$ _____

(Include only project costs eligible in the grant.)

Total Grant Request: \$ _____

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

Business Owner Applicant Name (Print or Type): _____

Business Owner Signature: Kemi Brain

Date: 12/13/23

If applicable:

Property Owner Applicant Name (Print or Type): _____

Property Owner Signature: Kemi Brain

Date: 12/13/23

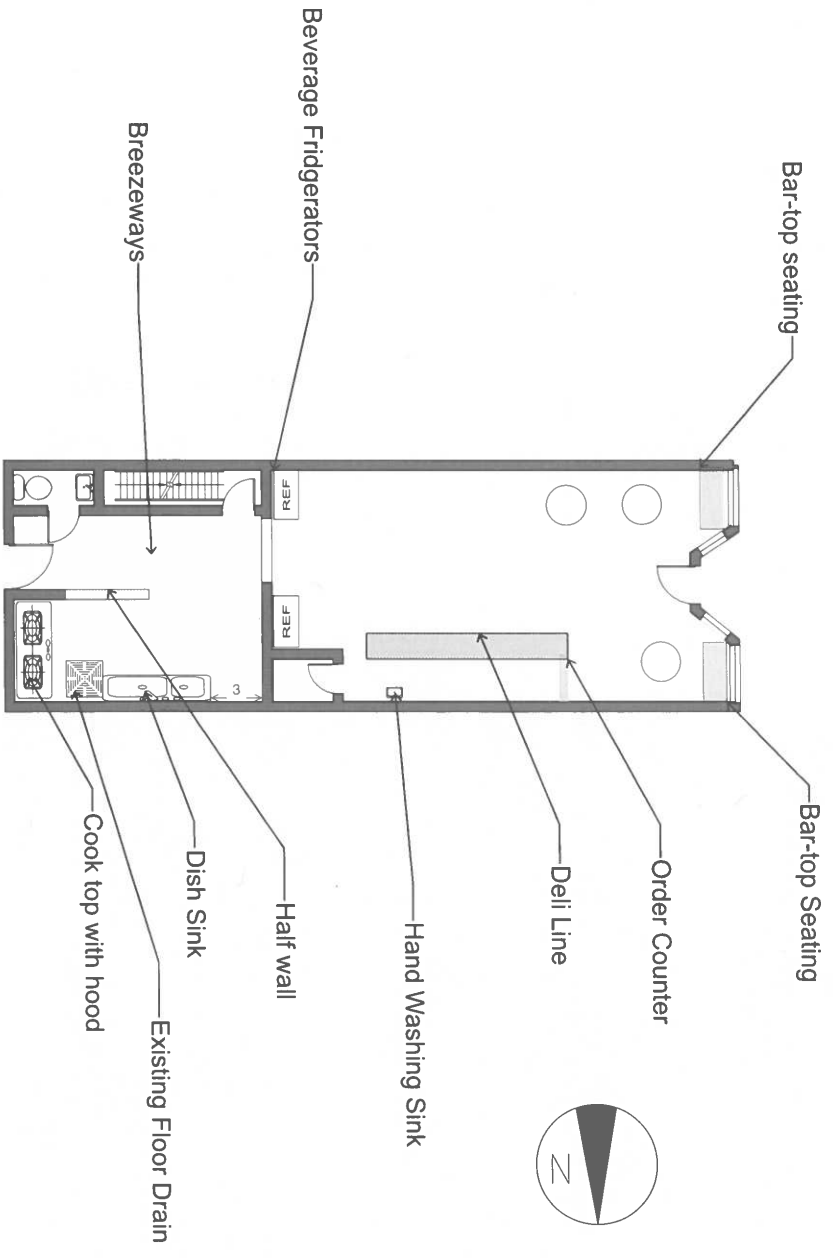
Submit completed application to the LDDA. Incomplete applications will not be accepted.
Hard copy or electronic copy is allowed.

Del Rae Heiser, Downtown Specialist
Longmont Downtown Development Authority
320 Main St., Longmont, CO 80501
Email: delrae.heiser@longmontcolorado.gov / Phone: (303) 651-8586

electrical
grease trap

Pelo's Deli & Provisions Before Pictures





PC



STERLING STEEL

Sterling Steel

303 S Broadway # 379 • Denver, CO 80209-1558 • Phone: 303-219-8775

Print Date: 12-11-2023

Electrical Pelo's Bodega

Below is the estimated proposal and cost of services for your project as outlined in the "price breakdown" section of this document. These numbers represent preliminary pricing based on what we know about your property and current industry pricing of materials and labor costs. Once this proposal is approved, Sterling Steel will move forward with getting actual bids from the trades specific to your property, and will then develop the actual cost estimate. Sterling Steel will then submit the final cost estimate and official contract for your review and approval in order to begin work on the property.

Items	Description	Qty/Unit	Unit Price	Price
42.10 Electrical	Main panel upgrade and relocation 200 amp main service disconnect Exterior safety switch	1	\$5,075.00	\$5,075.00

Total Price: \$5,075.00

I confirm that by signing this proposal, I give Sterling Steel authorization to move forward with my project.

Signature: _____

Date: _____

Print Name: _____

electric #1

Lucas Crawford

2515 Eaton St Denver, CO, 80214-1213
(714) 944-4262



RC

Estimate

Estimate No: 1
Date: 10/27/2023

For: Kim Brain
kim@magicfairycandles.com
(720) 771-0359

Description	Quantity	Rate	Amount
Main panel upgrade and relocate Relocate main service panel to adjacent wall and upgrade it to a 200a main service, will also need to upgrade existing 100amp main disconnect to a 200amp	1	\$0.00	\$0.00*
200amp main service disconnect Safety switch outside	1	\$600.00	\$600.00*
Indoor main panel	1	\$1,250.00	\$1,250.00*
Wire, conduit, boxes, devices	1	\$1,750.00	\$1,750.00*
Labor	1	\$1,000.00	\$1,000.00*
*Indicates non-taxable item			
	Subtotal		\$4,600.00
	Total		\$4,600.00
Total			\$4,600.00

electric #2



STERLING STEEL

Sterling Steel

303 S Broadway # 379 • Denver, CO 80209-1558 • Phone: 303-219-8775

Print Date: 12-11-2023

Pelo's Kitchen

Below is the estimated proposal and cost of services for your project as outlined in the "price breakdown" section of this document. These numbers represent preliminary pricing based on what we know about your property and current industry pricing of materials and labor costs. Once this proposal is approved, Sterling Steel will move forward with getting actual bids from the trades specific to your property, and will then develop the actual cost estimate. Sterling Steel will then submit the final cost estimate and official contract for your review and approval in order to begin work on the property.

Items	Description	Qty/Unit	Unit Price	Price
Framing 33.20 Framing Material	M&L for pony wall	1	\$2,610.00	\$2,610.00
Hood and Vent System 40.10 HVAC	M&L install new hood (hood fixtures is provided by client all installation material provided by contractor),	1	\$21,750.00	\$21,750.00
Flooring 58.10 Tile Labor	M&L for installation of 6x6 tile flooring in kitchen breezeway.	1	\$8,410.00	\$8,410.00

RC
DIP
RC

Total Price: \$32,770.00

I confirm that by signing this proposal, I give Sterling Steel authorization to move forward with my project.

Signature: _____

Date: _____

Print Name: _____

1

RC

Proposal 55-2

Issue Date December 7, 2023
Expires December 12, 2023



PREPARED BY
Audrey Rauschkolb
Real Estate Construction Group
audrey@realestateconstructiongroup.com
1630A 30th Suite 200, #379, Boulder, CO 80301, USA

PREPARED FOR
Kim Brian
Kim Brain
(720) 771-0359
kim@magicfairycandles.com
630 Main St, Longmont, CO 80501, USA

PROPOSAL DETAILS
630 Main St, Longmont, CO 80501, USA

Real Estate Construction Group, Inc CONSTRUCTION SERVICES AGREEMENT

THIS CONSTRUCTION SERVICES AGREEMENT (the "Agreement") BETWEEN Kim Brain (CLIENT) and Real Estate Construction Group, Inc, (CONTRACTOR) is made for work located at: 630 Main St, Longmont, CO 80501 and for work described below:

RECITALS

WHEREAS Contractor has the necessary qualifications, experience, and abilities to provide services to the Client; and WHEREAS Client desires to hire Contractor to provide such services and the Contractor is agreeable to providing such services to the Client on the terms and conditions set out in this agreement. NOW THEREFORE, in consideration of the matters described above and of the mutual benefits and obligations set forth in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the Client and the Contractor (individually the "Party" and collectively the "Parties" to this Agreement) agree as follows:

DESCRIPTION	TOTAL
Framing #1	\$2,081.16
Framing Material Framing material required for demising/pony wall.	\$131.16
Framing Labor Framing labor required per plan for demising/pony wall.	\$1,950.00
HVAC	\$18,200.00
HVAC Labor HVAC labor required to install the <u>new hood vent system</u> per plan. <i>hood install - DIP</i>	\$18,200.00 #2
HVAC Material New Hood Vent system, ducting, insulation and/or any required make up air to be supplied by the business owner.	\$0.00
Tile	\$7,309.07
Option for the use of 6x6 quarry tile for the kitchen, breezeway, bathroom and basement landing flooring	
Tile Grout Allowance for Tile Grout	\$130.00
Tile Material Allowance for 6x6 quarry tile, typically used in commercial kitchens. Priced to install in the breezeway, basement stair landing and bathroom and to be used as base at all areas.	\$936.47
Tile Labor Labor for tile install.	\$6,242.60
***Final style of install could result in a change order.	
TOTAL	\$27,590.23

Order Summary

Email Cart | Empty Cart

Pickup at Longmont Lowe's · 75 Items

Item Subtotal (75) \$7,589.60
 Estimated Tax Calculated in Checkout
 Add Promo Code

You're saving \$197.20 today on this order!

Estimated Total \$7,589.60

Start Secure Checkout

Feedback



Longmont Lowe's [Change](#)

The Baltic Butcher Block Birch
 72-in x 25-in x 1.75-in Unfinished...
 Item #1647277
 Model #BCT1752572

15 +
 \$284.00/ea

[Details](#)
[Save For Later](#)

FREE Pickup
 Ready by Tue, Dec 26 (Est.)
 At Longmont Lowe's
Delivery to 80501

Get it by Mon, Dec 25 (Est.)
 Ship to Home

Get it by Sat, Dec 23
 Scheduled Delivery
 Delivery Scheduling in Checkout

**Affinity Tile - Quarry Red 6-in x 6-in
 Satin Ceramic Tile (5.98-sq. ft./...)**
 Item #5280320
 Model #FGA6KRD

40 +
 \$73.50/ea

[Details](#)
[Save For Later](#)

FREE Pickup
 Ready by Tue, Dec 26 (Est.)
 At Longmont Lowe's
Delivery to 80501

Get it by Mon, Dec 25 (Est.)
 Ship to Home

Get it by Sat, Dec 23
 Scheduled Delivery
 Delivery Scheduling in Checkout

\$4,260.00 X

\$2,940.00 X
 Wes-\$75-43
 You Saved \$197.20
 + 389.60
 \$ 3329.60



Order Summary

Item Subtotal (75) \$7,589.60
 Estimated Tax Calculated in Checkout
 Add Promo Code

You're saving \$197.20 today on this order!

Estimated Total \$7,589.60
 Start Secure Checkout

Delivery to 80501

Get it by Mon, Dec 25 (Est.)
 Ship to Home

Get it by Sat, Dec 23
 Scheduled Delivery
 Delivery Scheduling in Checkout

MAPEI - Ultracolor Plus FA Black #5010 All-in-one Grout (10-lb)
 Item #1024923 Model #6BU501005

40 \$73.50/ea

FREE Pickup
 Ready by Wed, Dec 20
 At Longmont Lowe's
 Check Other Stores

Delivery to 80501

Get it by Tue, Dec 19
 Ship to Home

Get it by Sat, Dec 23
 Scheduled Delivery
 Delivery Scheduling in Checkout

\$389.60

Details
 Save For Later

FREE & Easy Returns
 View Returns Policy

Lowest Price Guarantee
 View Details

Pickup & Delivery Options
 View Details

Feedback



homedepot.com/cart
 Outlook Faire FedEx Stamps QuickBooks Papermart Lone Star Candle... Wholesale Supplie... Nature in Bottle Crystal River Gems New Age Imports,...

FREE
 Save for Later Save to List Remove

#2
Daltile
 Quarry Ashen Flash 8 in. x 8 in. Ceramic Floor and Wall Tile
 (11.11 sq. ft. / case)
\$2,217.20
 (\$55.43/item)

Pack Size: case
 Color/Finish: **Ashen Flash**
 Approximate Tile Size: 8x8
 Pickup at Longmont Delivering to 80501

Ship to Store
 Dec 22 - Dec 28
 648 available
FREE

Delivery
 Dec 26 - Jan 2
 648 available

Your Order

Subtotal	\$6,471.00
Pickup	FREE
Sales Tax (determined in later step)	---
Total	\$6,471.00

Have a Promo Code?

Checkout Or **PayPal Checkout**

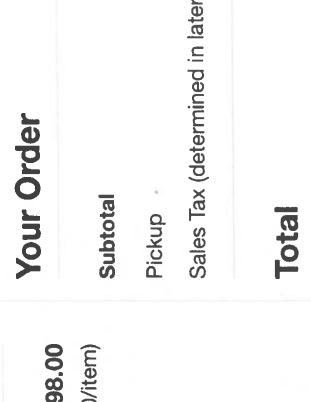
[Feedback](#)

Save for Later Save to List Remove

Crates & Pallet
 12 in. Black Steel Shelf Bracket for Wood Shelving
\$770.80
 (\$19.27/item)

homedepot.com/cart

Longmont (4 items)



Hampton Bay
 8 ft. L x 25 in. D Unfinished Birch Butcher Block Countertop in With Standard Edge
 Color/Finish: unfinished
 Butcher Block Countertop Type: Standard Countertop
 Approximate Product Length (ft.): 8 ft.

Pickup at Longmont
 Delivering to 80501

Ship to Store
 Dec 22 - Dec 28
 1,045 available
FREE

Delivery
 Monday, Dec 18
 1,045 available

Save for Later Save to List Remove

--- 2 +

#2

\$498.00
 (\$249.00/item)

Feedback

--- Or ---

Checkout

PayPal Checkout

--- Or ---

Easy In-Store and Online Returns
 Read Our Return Policy.

Get Up to \$100 Off

\$2,985.00
 (\$199.00/item)

Hampton Bay

6 ft. L x 25 in. D Unfinished Birch Butcher Block Countertop in With Standard Edge
 Color/Finish: unfinished
 Butcher Block Countertop Type: Standard Countertop

Save for Later Save to List Remove

--- 2 +

\$3483

Navigation bar with icons for Home, Mail, Calendar, Photos, and various social media and utility apps like Zoom, Chrome, and Apple TV.

