

FAÇADE GRANT (DIP)
APPLICATION FORM

Applicant

Name of Business Pelo's Deli and Provisions

Contact Name Kim Brain

Address 630 main st Longmont 1027 Terry st

Telephone Work 720 771 9164 Home _____

Email info@mandbinvestments.com

Project Information

Building Address 630 main st Longmont

Legal Description _____

Year built _____ 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 Cory ; Sarah Marchand Kim Brain

Phone 720 771 9164

Email info@mandbinvestments.com

Mailing Address 630 main st Longmont

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.)

stucco, fascia, soffit, Hood, electrical, tile, paint

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

Upgrade the building, create a deli; grocery for downtown, improve foot traffic on the 6th; Longs peak block, family friendly events

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

Start Date 10/25/23 End Date

Source of Funds for the Project

a. Personal Funds \$ 90,000
b.

Total Cost of Project \$ 115,000
(include all improvement costs)

Total Cost of Façade Renovation \$

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

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

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

10/25/23
Date

Kem Brain
Signature

Pelo's Deli & Provisions Before Pictures





RCG Search Real Estate Construction Group

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Documents

KIM BRAIN / 630 MAIN ST Exterior Painting

Dashboard Documents Files

DIP

Proposal 56-2

Issue Date November 21, 2023

APPROVED

APPROVE
D

Download PD

PREPARED BY

Audrey Rauschkolb

Real Estate Construction Group
(720) 391-4531
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

FILES



COMMENTS

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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 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 QTY UNIT PRICE TOTAL

|

Profile

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<p>Exterior Painting</p> <p>Stucco, brick and wood will be prepped and painted. All loose paint will be scraped and contained. A peel bond product will be applied to all areas damaged or scraped. Gaps will be caulked and premium putty used at prep areas as needed.</p> <p>Two coats of paint will be applied of Benjamin Moore for durability and color retention.</p> <p>Priced for two colors All accessible sides of the building will be prepped in Painted Wooden doors and windows will be prepped and painted</p>	<p>1 Each</p>	<p>\$7,071.43</p>	<p>\$7,071.43</p>
		TOTAL	\$7,071.43

PAYMENTS STARTING FROM **\$130**/month on  **Acorn** [Learn More →](#)

TERMS OF AGREEMENT

The term of this Agreement (the "Term") will begin on the date of this Agreement and will remain in full force and effect until the completion of the Services and on the date when final payment is made, subject to earlier termination as provided in this Agreement. The Term of this Agreement may be extended with the written consent of the Parties.

Client may terminate this Agreement for convenience at Client's sole discretion upon (1) providing written notice to Contractor no later than ten (10) days before the commencement date of the contemplated Service and

PERFORMANCE

The Parties agree to do everything necessary to ensure that the terms of this Agreement take effect.

CURRENCY

Except as otherwise provided in this Agreement, all monetary amounts referred to in this Agreement are in USD (US Dollars)

COMPENSATION

The Contractor will charge the Client the cost for the Services according to Exhibit "A" (the "Compensation").

The Client will be invoiced progress payments according to PAYMENT SCHEDULE OUTLINE BELOW and the costs in Exhibit "A" and a final invoice when the Services are complete. The Client will be invoiced as follows:

- \$3,535.71 50% Initial Payment DUE Upon Receipt of initial invoice
- \$3,535.72 - 50% Payment DUE 48 after completion

AT THIS POINT THE PROJECT WILL MOVE INTO A 12-MONTH WARRANTY PHASE. THE PERCENTAGE OF COMPLETED WORK CONCURS WITH THE PERCENTAGE AMOUNT TO BE PAID AS OUTLINED ABOVE, FOR EACH MILESTONE. IF AT ANY TIME PAYMENT IS DELINQUENT, GENERAL CONTRACTOR RESERVES THE RIGHT TO STOP WORK UNTIL PROGRESS PAYMENT IS MADE. GENERAL CONTRACTOR WILL PROVIDE WRITTEN NOTIFICATION OF STOP WORK TO CLIENT.

DIP



**STERLING
STEEL**

Sterling Steel

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

Print Date: 12-4-2023

Exterior Paint 630 Maint Street Longmont Colorado

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
Exterior Paint 51.10 Painting Exterior Labor	Exterior stucco, brick and wood prepped and painted. Existing paint will be scraped and removed. Gaps will be caulked and filled. All necessary debris will be removed and disposed of. Two coats will be applied for durability and color retention. Client to select paint color and product line. Priced for two colors All accessible sides of the building will be prepped in Painted Wooden doors and windows will be prepped and painted	1 1	\$7,975.00	\$7,975.00

Total Price: \$7,975.00

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

Signature: _____

Date: _____

Print Name: _____

#2



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KIM BRAIN / 630 MAIN ST

Stucco, Fascia, and soffit

Dashboard

Documents

Schedule

Files

Proposal 35-1

Issue Date August 15, 2023

APPROVED

APPROVED

Client signature received

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COMMENTS

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Stucco

#1

PREPARED BY

Audrey Rauschkolb
Real Estate Construction Group
(720) 391-4531
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 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

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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
Stucco Labor and material to repair/ replace stucco damage on existing building	\$5,000.00
**Paint is not included	
Fascia and Soffit Repair Labor and material to repair existing damaged/rotting fascia and soffit.	\$1,250.00
**Paint is not included	
Unknowns If further rotted wood is found through demo of existing, a change order may apply.	\$0.00
TOTAL	\$6,250.00

PAYMENTS STARTING FROM **\$115**/month on  **Acorn**
[Learn More →](#)

TERMS OF AGREEMENT

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Client may terminate this Agreement for convenience at Client's sole discretion upon (1) providing written notice to Contractor no later than ten (10) days before the commencement date of the contemplated Service and

PERFORMANCE

The Parties agree to do everything necessary to ensure that the terms of this Agreement take effect.

DH



Sterling Steel

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

Stucco, Soffit, and Fascia
Job Address:
630 Main St
Longmont, CO 80504

Print Date: 10-21-2023

Proposal for Stucco, Soffit, and Fascia

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.

#2

Items	Description	Qty/Unit	Unit Price	Price
Stucco Soffit andFacia 01.26 Misc Materials	Estimate includes: Stucco repair - does not include painting Framing removal and replacement	1	\$9,350.00	\$9,350.00

Total Price: \$9,350.00

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

Signature:

Date:

Print Name:

RC



STERLING STEEL

Sterling Steel

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

Print Date: 12-9-2023

Plumbing 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
Plumbing 98.02 Plumbing	Install grease interceptor in lower level of building; crawl space and full access. Install 3 sinks (2 hand and 1 Prep) Client to provide all trim fixtures	1	\$9,860.00	\$9,860.00

Total Price: \$9,860.00

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

Signature:

Date:

Print Name:

#1

RC



You have a new estimate from All Sewer Services LLC

 **Prepared for:** Kim Brain

 **Address:** 630 Main St, Longmont, CO 80501

Option #1

\$9,200.00

 Approved on Dec 08, 2023.

Estimate Details

Service	Total
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Plumbing	\$9,200.00
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Install 40 gallon grease interceptor in the basement of the building.

Install 2 hand sinks (supply and waste)

Install 1 prep sink.

Customer to supply all the sink fixtures. All other parts and the grease interceptor will be supplied by All Sewer Services.

1 year parts and labor warranty.

[SHOW LESS](#)

#2

Subtotal	\$9,200.00
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Total**\$9,200.00**

Note

Jobs canceled after the contract is signed are subject to a minimum of 25% fee plus any cost incurred. The balance is due in full upon completion of the job. Any invoice not paid when due shall incur interest at a rate of 15% annum. If collection procedures become necessary, All Sewer Services LLC, shall be entitled to receive and collect all cost of collection, including reasonable attorney fees. All Sewer Services LLC reserves the right to file.

3% Additional on all Credit Card Transactions. Bids are good for 30 days.

Please remit all payments to:

All Sewer Services LLC
9083 Perry Street
Westminster, CO 80031

Estimate date: Dec 06, 2023

Contact us

All Sewer Services LLC

 (720) 295-6421

 info@allsewerservices.com

See our [Terms & Conditions](#)

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

Estimate



ADDRESS
 TELO'S
 630 MAIN ST
 LONGMONT, CO 80501
 KIM - 720-771-9164
 INFO@MANDBINVESTMENTS.COM

SHIP TO
 TELO'S
 630 MAIN ST
 LONGMONT, CO 80501
 KIM - 720-771-9164
 INFO@MANDBINVESTMENTS.COM

ESTIMATE #	DATE	EXPIRATION DATE
HB82876A	11/06/2023	12/06/2023

SALES REP
 JOEL

ITEM #	DESCRIPTION	QTY	RATE	AMOUNT
HB1.) HOOD, EXHAUST FAN, AND MAU PACKAGE	<i>1st bid</i> Hoods, Exhaust Fans, and a MAU Package: Furnish and install 9' x 4' Stainless Steel Hood, Exhaust Fan, and a Heated Make Up Air Unit. (UL and NFPA complaint)	1	22,300.00	22,300.00
HB2.) DUCT WORK	Furnish and Install 16g. Grease Duct Work, MUA Duct work, 2 flat pieces, Flex Duct for a single-story building, straight path to the roof.	1	11,600.00	11,600.00
HB3.) FIRE SUPPRESSION INSTALLATION	Furnish and Install Complete UL300 Compliant Fire Suppression System Installation Chemical Bottle, Control Head, CO2, Pull Station, Chemical Line, and Fusible Link line	1	7,700.00	7,700.00
HB4.) ELECTRICAL INTERLOCKING	Furnish and install Control Panel. Electrical Connections for Hood, MAU, Microswitch Assembly, and all safety interlocks per NFPA and UL sequence requirement (Not including the wiring to the units and the Electrical Panel).	1	5,500.00	5,500.00
HB5.) ENGINEERING DRAWINGS AND PERMIT PROCESS	Mechanical, Electrical, and Fire System Drawings including Permitting Process will be done by HB and the inspections will be done by HB.	1	9,500.00	9,500.00
HB6.) ROOFING	Roof penetration and Roof patch (cold Patch) for ducts penetration point.	1	3,150.00	3,150.00
HB7.) FIRE WRAP	Furnish and install Two layers of Fire Wrap for the Grease Ducts.	1	2,500.00	2,500.00
HB8.) STAINLESS STEEL WALL FLASHING	3 Stainless steel wall flashing installed behind the hood. Parts, labor and material included.	3	950.00	2,850.00

1st Bid Hood

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

TOTAL

\$65,100.00

Accepted By

Accepted Date



DP

www.hoodmart.com
sales@hoodmart.com

172 Reaser Court
 Elyria, OH 44035

Phone: 440-365-1399
 Toll Free Ph: 800-715-1014

Fax: 440-365-2368
 Toll Free Fax: 800-716-1214

Ship From: OH
 PO Number:
 Bill To Name: Kim Brain
 Bill To: , CO 80501
 Phone: (720) 771-9164

Quote Number: 164113
 Quote Date: 11/6/2023
 Sales Rep: Tammy

Ship to Name:
 Ship To: , CO 80501
 Email: kim@magicfairycondles.com

Quantity	Product	Description
1.00	0948HBSP-TEMP	9' X 48" Hybrid (S/S Front and Ends) Exhaust Only Box Hood Including 3" Air Gap on Back and Hanging Brackets - verify ceiling & zero back or top
1.00	INS_AIR_GAP_LEFT_SIDE	1" Finished Insulated Air Gap on Left Side of Hood (Zero Clearance) = 9'-1"
9.00	PSP ONLY	Perforated Supply Plenum (12" x 6" x 8'-1"L)
3.00	FILTERS:STAINLESS 20"X20"X2"	20" x 20" x 2" Stainless Steel Filter
3.00	FILTERS:STAINLESS 20"X16"X2"	20" x 16" x 2" Stainless Steel Filter
3.00	LIGHTS	Canopy Light With Tempered Globe
1.00	GREASE CUP	Grease Cup - New style
1.00	SIDE CURTAIN QUARTER- PAIR	(Pair) Stainless Steel Side Curtains Quarter L/R -23" Top 23" High 0" Bottom
1.00	28D	28D DIRECT DRIVE EXHAUST FAN 115V, SINGLE PHASE, 1/2 HP, UL762 LISTED
1.00	EXCURBRF20D28D	Roof Curb for 20D-28D FLAT-17.5-17.5
1.00	VARIABLE SPEED CONTROL:10 AMP	10 AMP VARIABLE SPEED CONTROL for 36D
1.00	HINGE KIT - Standard	HINGE KIT
1.00	T1	T1 Gas-Fired Tempered Make-up Air Unit/Maximum 2200 CFMs, Belt Driven, 230V, Single Phase with Motorized Damper and 10" Blower Maxitrol Series 14 Discharge Temperature Control - 40-90 degree F (4-32 degree C)
1.00	MUACURB - Flat	Roof Curb for Makeup Air Fan - FLAT
1.00	KIDDE_FIRE_SYSTEM_9	KIDDE 9' Pre-Piped Fire Suppression Sys. Incl.: Pipe, Conduit, Nozzles, Detection Brackets, Micro Switch, Remote Pull Station, Gas Shut Off Valve, Control Heads, Tanks and Brackets (Does NOT Incl. Final Hook Up, Permits, Final Test)
1.00	FRT	Shipping, Handling, Packaging. Ship Via Common Carrier. Freight Included. Shipping Surcharges for Residential or Special Requests May Apply. Inside Delivery NOT Included.
1.00	LIFTGATE - FRT	Liftgate Delivery Charge Included in Total

Tax \$818.64
Total Amount \$16,608.30

Optional Items (Not Included in Total): Electrical Control Box with Duct Thermostat - Call For Pricing; Grease Extractor for Exhaust Fan - Call For Pricing; SS Back Wall Panels (with Seams/Ends) - Call For Pricing

Hood only #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
DH
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@magicfairyandles.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 #2	\$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 new hood vent system 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