

CITY OF LONGMONT
TIF INVESTMENT PROGRAM APPLICATION



COMPLETED APPLICATION	2-3
NARRATIVE	4-7
PROJECT PRO FORMA	8
FUNDING REQUEST & DOCUMENTATION	9
FINANCIAL TERM SHEET	10-13
PHOTOS OF CURRENT SITE	14
COLOR FAÇADE ELEVATION DRAWINGS	15
EXTERIOR BUILDING MATERIALS	16
SITE PLAN	17
TIF & DIP ELIGIBLE EXPENSES	18
TOTAL BUDGET	19

TIF Investment Program Application

Property Address: 508 3rd Ave Longmont, CO 80501

Property legal description (or attach): Lots 33 through 44, Block 64, City of Longmont, County of Boulder, State of Colorado

Applicants:

Applicant name(s): Longmont Hotel Group LLC

Address: 19 Woodstone Plaza Hattiesburg, MS 39402

Phone: 601-271-2290 Email: joe@thethrashgroup.com

Property Owner (if not same as applicant)

Name(s): Ike W. Thrash

Address: 19 Woodstone Plaza Hattiesburg, MS 39402

Phone: 601-271-2290 Email: ithrashdpi@aol.com

Estimated total construction cost: \$ 26,200,000 Requested funding from LDDA: \$ 2,700,000

Project Information (check all that apply):

- First & Main Transit Area
- Main Street Corridor
- Opportunity Development Site (per Master Plan)
- Coffman Corridor
- 3rd Avenue Corridor
- Other District Location
- Historic Rehabilitation
- Mixed Use Project (commercial/residential)
- Alley-facing Façade Improvements
- Street-facing Façade Improvements
- Property Engagement (2 streets, corner)

Proposed construction (check all that apply):

- building remodel area: _____ square feet
- building addition area: _____ square feet
- new building(s) area: 62,198 square feet

Existing building area: _____ square feet

Project Uses/Tenant Information:

Commercial units: existing sq ft: _____ proposed sq ft: 62,198
Residential units: existing sq ft: _____ proposed sq ft: _____
Building floors: existing: _____ proposed: 5 Floors
Parking spaces: existing: _____ proposed: 108

List any existing or proposed tenant(s) and square footage:

Existing Tenants: N/A

Proposed Tenants: N/A

Do any tenants need relocated? N/A

Contact Information:

Identify one person to serve as the contact for the application during the review process. This person will be notified by LDDA regarding comments and meetings and responsible for notifying other parties who may be involved in the project.

Name: Joseph Thrash

Phone: 601-271-2290

Email: joe@thethrashgroup.com

Architect(s) & Firm:

Name: Neil Polen

Company: Dale Partner Architects

Phone: 228-374-1409

Email: neilpolen@dalepartners.com

Contractor(s):

Name: Walker Thrash

Company: Thrash Development

Phone: 601-310-4402

Email: walker@vertikalco.com

Certification

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing the application, I am acting with the knowledge and consent of those persons who are owners of the subject property or are parties to this application. I understand that all materials required by the Longmont Downtown Development Authority and must be submitted prior to having this application processed.

Please also attach/include ALL REQUIRED INFORMATION requested in the TIF Investment Program document.

Applicant Signature

Property Owner Signature (if different than applicant)

Joseph Thrash, Member

Print Name, Title

Print Name, Title

Signature

Signature

For Staff Use:

Date application submitted: _____ Date application completed for review: _____

This application serves as a TIF and Façade (DIP) application

TIF Investment Program Application

Item B: Narrative

The following is a brief narrative concerning the plans for the development and operation of a full-service boutique hotel and parking structure located at the corner of 3rd Avenue and Kimbark Street in downtown Longmont, Colorado. The current site has an address of 321 Kimbark Street. We are going to break the narrative down below by the corresponding letter from the application. With your support, we believe this project would have an amazingly positive impact on downtown Longmont while promoting several of the stated goals from city leadership. This impact will mainly be felt through design/density, through outside guests, through groups and travelers staying and spending in downtown Longmont, as an employment base, and we believe as a point of civic pride.

- A. The site in its entirety is roughly 0.91 acres and sits on the corner of Kimbark Street and 3rd Avenue...with the majority of the street frontage on Kimbark Street. To our knowledge, the site has only ever been an asphalt parking lot and has served that function for over 30 years at least. The hotel would eventually be located on the northwest corner of 3rd Avenue and Kimbark Street with the parking deck taking up the rest of the site. The first floor of the parking deck would remain all public parking although now that public parking would be covered with extensive cameras and lighting.
- B. The proposed project includes an 84-room, full-service hotel as well as a single level parking deck. The hotel will be an independent and boutique hotel designed exclusively for Longmont and the site. The hotel or restaurant will never be recreated. The hotel comes complete with a rooftop bar/restaurant with an oversized balcony looking out toward the front range. The restaurant has over 150 seats counting a small private dining room. The hotel also contains multiple meeting spaces including a large event space located on 3rd Avenue that is intended to be a nexus for downtown activity. The hotel will have a storefront downstairs that sells and contains exclusively Colorado vendor merchandise and will contain multiple local art pieces throughout the lobby and through the hallways.

- C. It is our interpretation that this project, specifically an upscale hotel downtown along with the high-end restaurant and the employment base created at both, supports every plan referenced in Item C. We know the value of a hotel near businesses and a historic Main Street as a point of origin for guests and travelers to support the downtown area. The hotel will push more business and business groups into the area. We have also seen with other projects the impact a hotel of this caliber can have on marketing and group attraction. We actually discovered Longmont as a potential hotel location through reading the Longmont City Plan which specifically wanted to target a downtown hotel of this quality for the city. We also took great care to design a hotel that blended in with the local feel of the city and there are historic touches throughout the hotel that can be seen in all the interior design and branding in the hotel and restaurant.
- The Envision Longmont Plan calls for mixed use employment as a secondary goal to include a hotel. However, the hotel can be a major driver for recruitment of the primary uses referenced in the report. Also, the energy created around a downtown hub in our opinion helps to drive more interest in the area and can be a massively catalytic development. The development immediately fills a role in at least 5 of the 7 project goals in the Main Street Corridor Plan. The development would be very strong in supporting the following: embracing historic significance, strategic infill, strengthen economic base, integrate Main, and in creating a sense of place. We believe you will see development flow outward from the hotel. Regarding Advance Longmont 2.0, we believe the project supports every use. The greatest area this will help is in Placemaking. This project will become synonymous with downtown Longmont, and we believe will create a new energy downtown and a renewed interest from many potential travelers, visitors, or businesses. It is also worth noting that our sales team will have 2 full-time salespeople (not to mention the executive team or hired national third-party digital marketers) that their main job is to sell the city to outside groups. These salespersons will promote the city and area nationwide. Regionally, they will talk to every business and try to convince them to bring room or events or retreats to downtown Longmont. In addition, a project of this quality and designed specifically for Longmont will have its own draw that should bring interest from all over with articles in publications and design magazines. It isn't listed here, but I believe the 3rd avenue corridor is also important to local leaders, and this project will do a world of good for the corridor.
- D. In the heart of Longmont, Colorado, we embarked on the exciting project of developing a boutique hotel that not only meets the highest standards of luxury and comfort but also seamlessly integrates with the city's Downtown District. Longmont's vision plan emphasizes community, sustainability, and the preservation of the city's rich history, and our hotel's design embraces these principles wholeheartedly. Our architectural design pays homage to Longmont's historical roots, drawing inspiration from the city's classic architecture and attempting to create the minimum impact with respect to the hotel's overall scale. The façade blends classical elements with a contemporary touch, offering a sense of continuity while introducing modern aesthetics. This not only respects the city's history but also enhances its architectural diversity.

Sustainability is at the core of our design. The hotel incorporates innovative energy-efficient systems, drawing on our experience with recent hotel developments. Our engineering team internally score the efficiency and sustainability characteristics of the building in keeping with the national standards for best practices. Emphasis is placed on sourcing the majority of building materials within 100-mile radius, utilizing energy-saving design and equipment with respect to HVAC, plumbing and electrical systems. Community engagement is another cornerstone of our project. We've partnered in a local art initiative to create an art installation on the parking structure façade. The hotel will host events that foster a sense of togetherness, aligning with the vision plan's goal of maintaining a strong community. As we do with each boutique hotel offering, we will continuously highlight local businesses and business partners as a means of integrating the project into the downtown fabric. Accessibility is key in Longmont's vision plan, and we've ensured our hotel is easily reachable by foot, bike, and public transportation. Our location is within a short stroll of downtown attractions, making it an ideal spot for visitors to immerse themselves in the city's offerings without the need for a car. The economic impact is not forgotten. By creating job opportunities and driving tourism to the area, our hotel is contributing to the local economy's growth, a crucial element in a successful hotel offering.

In every detail of our boutique hotel, from the design and sustainability efforts to community engagement and accessibility, we are dedicated to embracing Longmont's downtown district. We aim to enrich the city's vibrant, sustainable, and welcoming atmosphere, making a significant contribution to its ongoing success and evolution.

- E. On the TIF scoring index, the site is in an opportunity development site (per the master plan). We also intend to sponsor a shuttle which will help in the transit of the area. Under existing conditions, the property has been vacant for as long as we have records from our study. We believe this is a site the city always wanted to develop. The project does provide additional amenities to citizens including a rooftop and fine-dining restaurant. The public-parking, which is the first floor of the parking structure, is also now covered which is a better parking arrangement due to the addition of a second level, and there are more spaces on the site after the addition of the deck so that would mean more people downtown. We also believe the project exceeds the goals of items 5 and 6 from the scoring sheet. We are sponsoring a shuttle for Item 6 and because we built a parking deck this should allow for increased parking downtown. The project also will employ many new team members downtown between the hotel and restaurant and will add to the art and culture of the district. There should be over 70 people employed at the project including part-time employees.

- F. The pro forma is attached. The main reason that the project needs support is due to the need for an additional parking deck. Normally, parking could be handled through nearby spaces or a nearby garage which don't require upfront investment, but in this case the hotel is forced to bear the brunt of paying for an additional parking structure. Also, the funding gap is fairly clear when comparing the cost of the project to the potential returns. We estimated the total funding gap at 4.3 million which is why we requested this amount from the TIF to help close the gap. Assistance from public incentives would allow us to close the funding gap and develop the property. The project will bring multiple uses to the district that are needed including: additional meeting space and corporate meeting space, 85 hotel rooms, fine-dining, and additional artwork and parking. The project will also be a major employer in the district. It has been stated previously that the project will happen if it receives the investment from the public/LDDA.

We believe the hotel could be a landmark development for the City of Longmont and the region. The hotel and its restaurant give travelers another reason to stay in downtown Longmont. Our hope is the newly developed project would spur other developments in and around the area. We will offer a place to host an event or for visitors from out of town to visit downtown and truly stay downtown. The hotel's brand would be completed connected to Longmont, and we believe this project would be a huge draw for the city.

7 Year Projection

Hotel Longmont Stabilized Pro Forma

DESCRIPTION	Year 1	%	Year 2	%	Year 3	%	Year 4	%	Year 5	%	Year 6	%	Year 7	%
ROOMS	84		84		84		84		84		84		84	
ROOM NIGHTS AVAILABLE	30,660		30,660		30,660		30,744		30,660		30,660		30,660	
ROOM NIGHTS SOLD	19,316		20,696		21,155		21,521		21,769		22,075		22,075	
OCCUPANCY PERCENTAGE	63.0%		67.5%		69.0%		70.0%		71.0%		72.0%		72.0%	
AVERAGE DAILY RATE	\$170.00		\$178.50		\$185.64		\$191.21		\$196.95		\$202.85		\$208.94	
REVPAR	\$107.10		\$120.49		\$128.09		\$133.85		\$139.83		\$146.05		\$150.44	
REVENUES:														
Rooms	\$3,283,686	51.9%	\$3,694,147	53.5%	\$3,927,288	54.5%	\$4,114,975	55.0%	\$4,287,227	55.5%	\$4,478,039	56.1%	\$4,612,380	56.4%
Food/Beverage/Catering	\$2,800,000	44.2%	\$2,950,000	42.7%	\$3,009,000	41.8%	\$3,069,180	41.0%	\$3,130,564	40.5%	\$3,193,175	40.0%	\$3,257,038	39.8%
Other Income	\$247,253	3.9%	\$259,842	3.8%	\$265,205	3.7%	\$299,904	4.0%	\$303,832	3.9%	\$308,337	3.9%	\$309,337	3.8%
TOTAL REVENUES	\$6,330,939	100.0%	\$6,903,989	100.0%	\$7,201,494	100.0%	\$7,484,059	100.0%	\$7,721,623	100.0%	\$7,979,551	100.0%	\$8,178,756	100.0%
DEPARTMENTAL EXPENSES:														
ROOM (incl reservations fees)	\$748,680	22.8%	\$823,795	22.3%	\$864,003	22.0%	\$897,065	21.8%	\$926,041	21.6%	\$962,778	21.5%	\$991,662	21.5%
FOOD & BEVERAGE	\$2,380,000	85.0%	\$2,478,000	84.0%	\$2,497,470	83.0%	\$2,547,419	83.0%	\$2,598,368	83.0%	\$2,650,335	83.0%	\$2,703,342	83.0%
OTHER	\$98,901	40.0%	\$103,937	40.0%	\$106,082	40.0%	\$119,962	40.0%	\$121,533	40.0%	\$123,335	40.0%	\$123,735	40.0%
TOTAL DEPARTMENT EXPENSES	\$3,227,581	51.0%	\$3,405,732	49.3%	\$3,467,556	48.2%	\$3,564,445	47.6%	\$3,645,942	47.2%	\$3,736,448	46.8%	\$3,818,738	46.7%
UNDISTRIBUTED OPER. EXPENSES:			\$3,498,257											
ADMINISTRATIVE & GENERAL	\$436,835	6.9%	\$469,471	6.8%	\$475,299	6.6%	\$493,948	6.6%	\$509,627	6.6%	\$526,650	6.6%	\$539,798	6.6%
INFORMATION AND TELECOMMUNICATIONS	\$88,633	1.4%	\$89,752	1.3%	\$93,619	1.3%	\$97,293	1.3%	\$100,381	1.3%	\$103,734	1.3%	\$106,324	1.3%
SALES AND MARKETING	\$538,130	8.5%	\$579,935	8.4%	\$604,925	8.4%	\$628,661	8.4%	\$648,616	8.4%	\$670,282	8.4%	\$687,015	8.4%
UTILITIES	\$139,281	2.2%	\$144,984	2.1%	\$151,231	2.1%	\$157,165	2.1%	\$162,154	2.1%	\$167,571	2.1%	\$171,754	2.1%
REPAIRS & MAINTENANCE	\$158,273	2.5%	\$158,792	2.3%	\$165,634	2.3%	\$172,133	2.3%	\$177,597	2.3%	\$183,530	2.3%	\$188,111	2.3%
TOTAL UNDIST. OPER. EXPENSES	\$1,361,152	21.5%	\$1,442,934	20.9%	\$1,490,709	20.7%	\$1,549,200	20.7%	\$1,598,376	20.7%	\$1,651,767	20.7%	\$1,693,002	20.7%
GROSS OPERATING PROFIT	\$1,742,205	27.5%	\$2,055,324	29.8%	\$2,243,229	31.1%	\$2,370,413	31.7%	\$2,477,305	32.1%	\$2,591,336	32.5%	\$2,667,015	32.6%
FIXED EXPENSES:														
PROPERTY TAXES	\$120,000	1.9%	\$123,600	1.8%	\$127,308	1.8%	\$129,854	1.7%	\$132,451	1.7%	\$135,100	1.7%	\$137,802	1.7%
INSURANCE	\$70,000	1.1%	\$72,100	1.0%	\$74,263	1.0%	\$76,491	1.0%	\$78,786	1.0%	\$81,149	1.0%	\$83,584	1.0%
MANAGEMENT FEES	\$189,928	3.0%	\$207,120	3.0%	\$216,045	3.0%	\$224,522	3.0%	\$231,649	3.0%	\$239,387	3.0%	\$245,363	3.0%
REPLACEMENT RESERVES	\$189,928	3.0%	\$207,120	3.0%	\$216,045	3.0%	\$224,522	3.0%	\$231,649	3.0%	\$239,387	3.0%	\$245,363	3.0%
TOTAL FIXED EXPENSES	\$569,856	9.0%	\$609,939	8.8%	\$633,661	8.8%	\$655,389	8.8%	\$674,534	8.7%	\$695,023	8.7%	\$712,111	8.7%
NET OPERATING INCOME for DEBT SERVICE	\$1,172,349	18.5%	\$1,445,384	20.9%	\$1,609,568	22.4%	\$1,715,025	22.9%	\$1,802,771	23.3%	\$1,896,313	23.8%	\$1,954,904	23.9%
ESTIMATED ANNUAL INCENTIVE	\$65,674		\$73,883		\$78,546		\$82,299		\$85,745		\$89,561		\$92,248	
TOTAL CASH FLOW BEFORE DEBT SERVICE	\$1,238,023		\$1,519,267		\$1,688,114		\$1,797,324		\$1,888,516		\$1,985,874		\$2,047,151	

Notes:

85 Rooms

F&B includes a rooftop bar and restaurant with two balconies and multiple meeting spaces.

Assumes A TIF reduces the tax burden and taxes are estimated

TIF Investment Program Application

Item C: Funding Request and Documentation

- A. The Developer, Longmont Hotel Group LLC, is requesting up to \$2,700,000 in TIF & DIP proceeds to help close the funding gap of the project. The total cost for the entire project is \$26,200,000. The total budget can be provided upon request.

- B. The executed term sheet is attached from Mountain Valley Bank. The application fee has already been paid and the loan is ready.

Mountain Valley Bank

4645 Ziegler Road
Fort Collins, CO 80528
Phone: (970) 472-7900
Fax: (970) 472-7902



Platte Valley Companies
Member FDIC

www.bankmval.com

askmvs@bankmval.com

September 25, 2023

Ike Thrash
Longmont Hotel Group, LLC
19 Woodstone Plaza
Hattiesburg, MS 39402

Re: Hotel Longmont

Mr. Thrash,

I'm pleased to inform you that Mountain Valley Bank has approved your request for construction and permanent financing for your project, Hotel Longmont. I have attached a term sheet and commitment detailing the approved terms. This offer of terms is good for 10 days.

Upon your return of the signed commitment and the required commitment fee, the offered terms will be locked for 60 days. An appraisal will be ordered. We will require that you pay for the appraisal once the terms are agreed upon.

Please take time to review the attached commitment. If you have any questions or concerns, call me. I'm looking forward to assisting you on this project. I think this hotel will be great addition to your portfolio, the City of Longmont, and a good relationship for the bank.

Sincerely,

Michael A. Brown
Market President

Commitment

Loan Financing Terms

This document details the financing terms offered by Mountain Valley Bank (Bank) to the Longmont Hotel Group, LLC (Borrower) for the construction of and permanent financing on the project identified as the Hotel Longmont.

The following terms are offered as of September 25, 2023. This offer is good for a period of 10 days, until October 5, 2023. Upon receipt of the signed commitment and commitment fee, this commitment is good through December 4, 2023.

The commitment is for a single loan with two phases. Phase I is for the period covering construction and stabilization. Phase II is permanent financing once stabilized.

This commitment is contingent upon:

- Receipt of a project appraisal fully supporting the expected market value of the property as detailed in the commitment.
- Acceptable environmental review. The level of review is to be determined.
- Review and acceptance by the bank of all agreements with the City of Longmont, including but not limited to the donation of the land, the parking agreement, and all refund of sales tax, hotel tax, and property tax.
- Review and acceptance of all construction plans, specifications, contracts and related documents.
- Review and acceptance of any other items Bank may deem to be reasonably required.

Terms:

Borrower: Longmont Hotel Group, LLC
Guarantor: Ike Thrash
Guarantor: Longmont Hotel Group Investor, LLC

Loan Amount: The lesser of 70% of appraised value or 75% of costs, not to exceed
\$20,570,000.00

Term: 276 months (23 years)

Phase I:

Purpose: Fund construction of Hotel Longmont
Term: 36 months
Structure: Non-revolving line of credit
Rate: Wall Street Journal Prime + 0.0%, floating daily
Payment: Interest paid monthly
Fee: Non-refundable Commitment Fee of 0.35%, due on acceptance of terms (\$71,995.00)
Origination Fee of 0.45%, due at closing (\$92,565.00)
Third Party: Borrower agrees to pay all third-party costs associated with financing.
Draws: Borrower agrees to fund \$6,856,609 in equity prior to drawing on Bank funds. This equity includes the value of the land provided by the City of Longmont.
Draws will be limited to once a month, following the Bank draw process. The Borrower agrees to use AIA format documents for draw requests. The Bank will only fund draws on work completed. A third-party independent inspection is required with each draw.

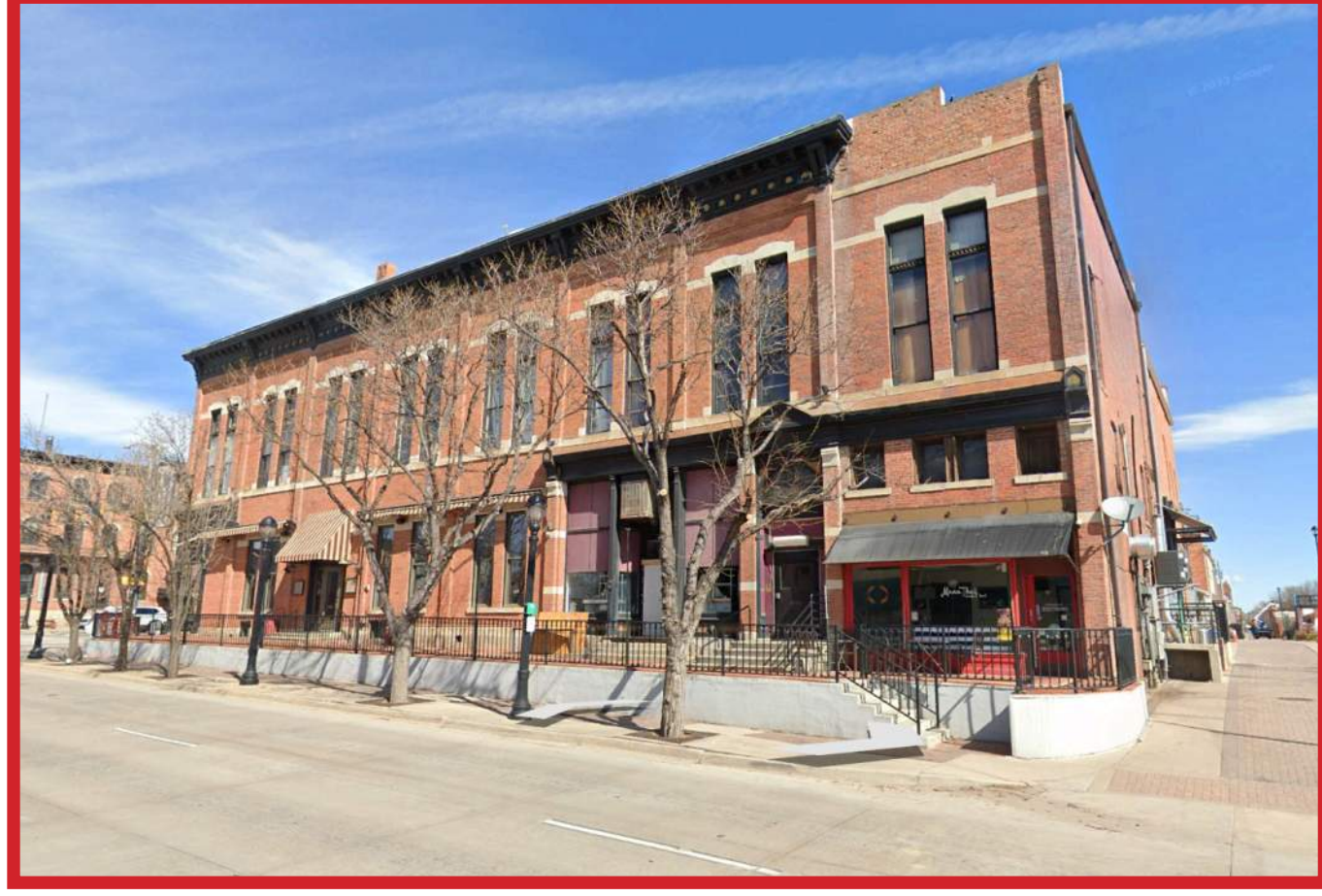
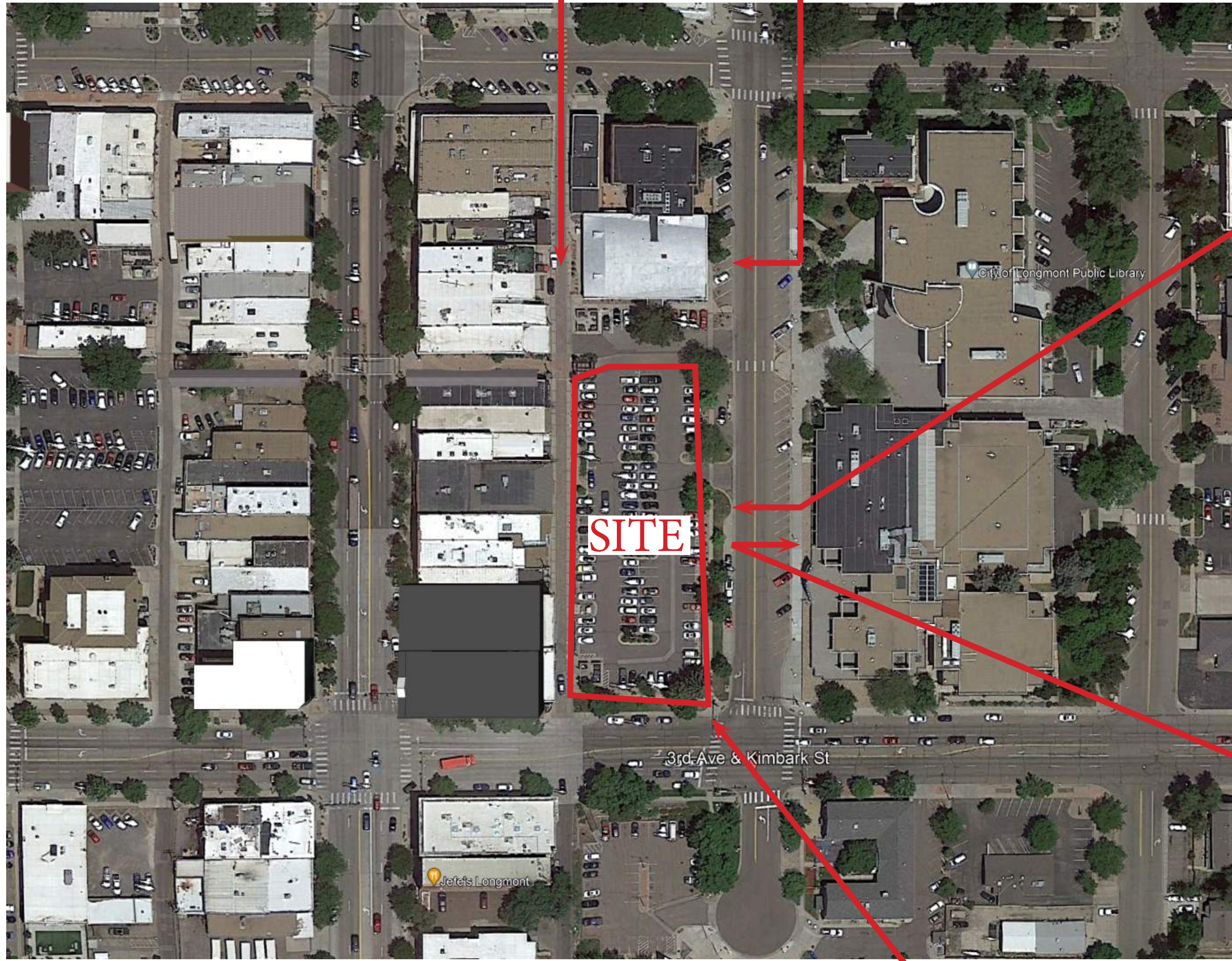
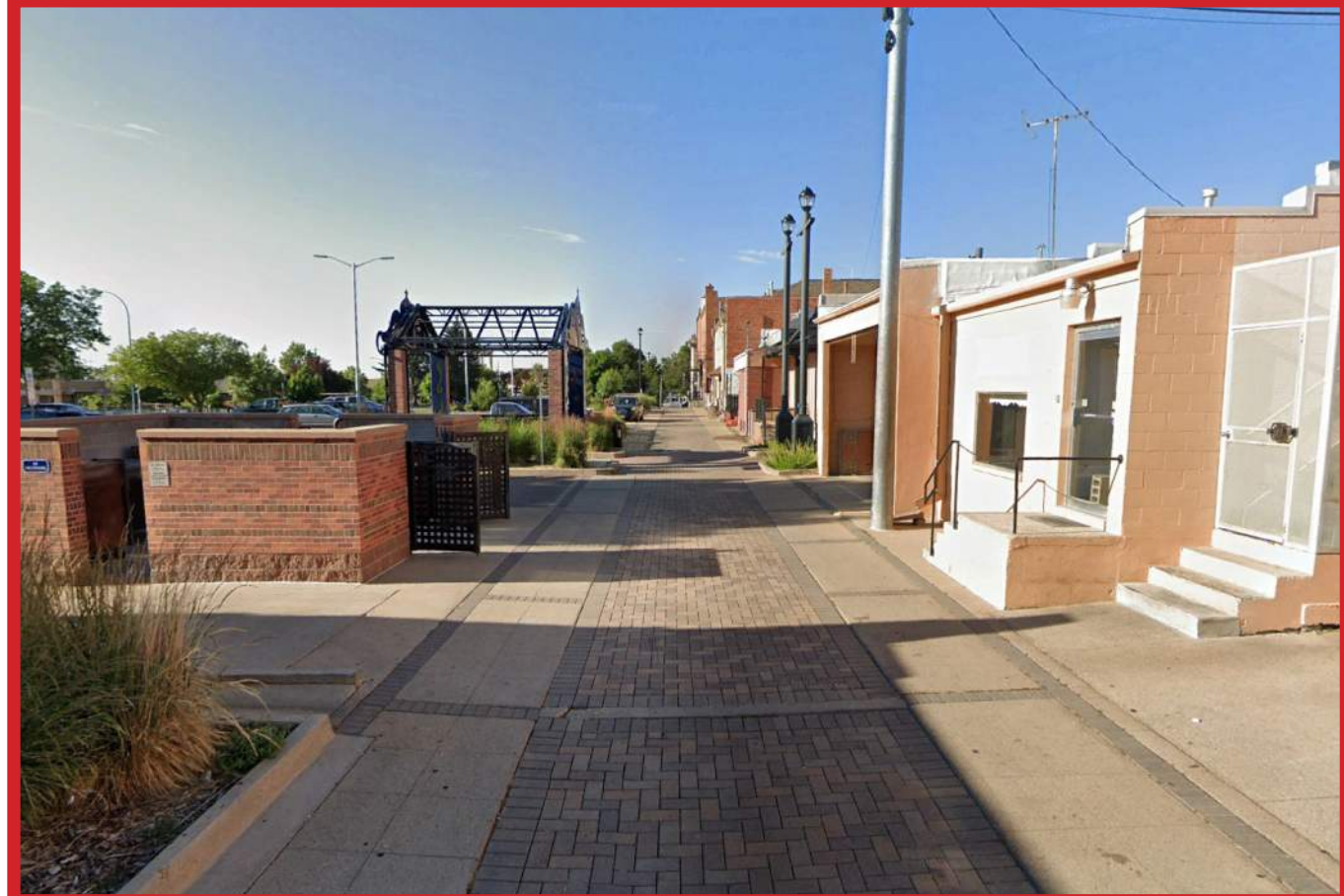
Phase II:

Start Date: Month 37
Purpose: Provide permanent financing of Hotel Longmont
Term: 240 months
Structure: Fully amortizing
Rate: 5 year CMT + 250bps on date of conversion to Phase II
Adjust every 60 months
Payment: Monthly Principal and Interest payment based on 20 year amortization beginning at month 37.
Fee: There is no fee to the Bank at time of conversion
Third Party: Borrower agrees to pay all third party fees

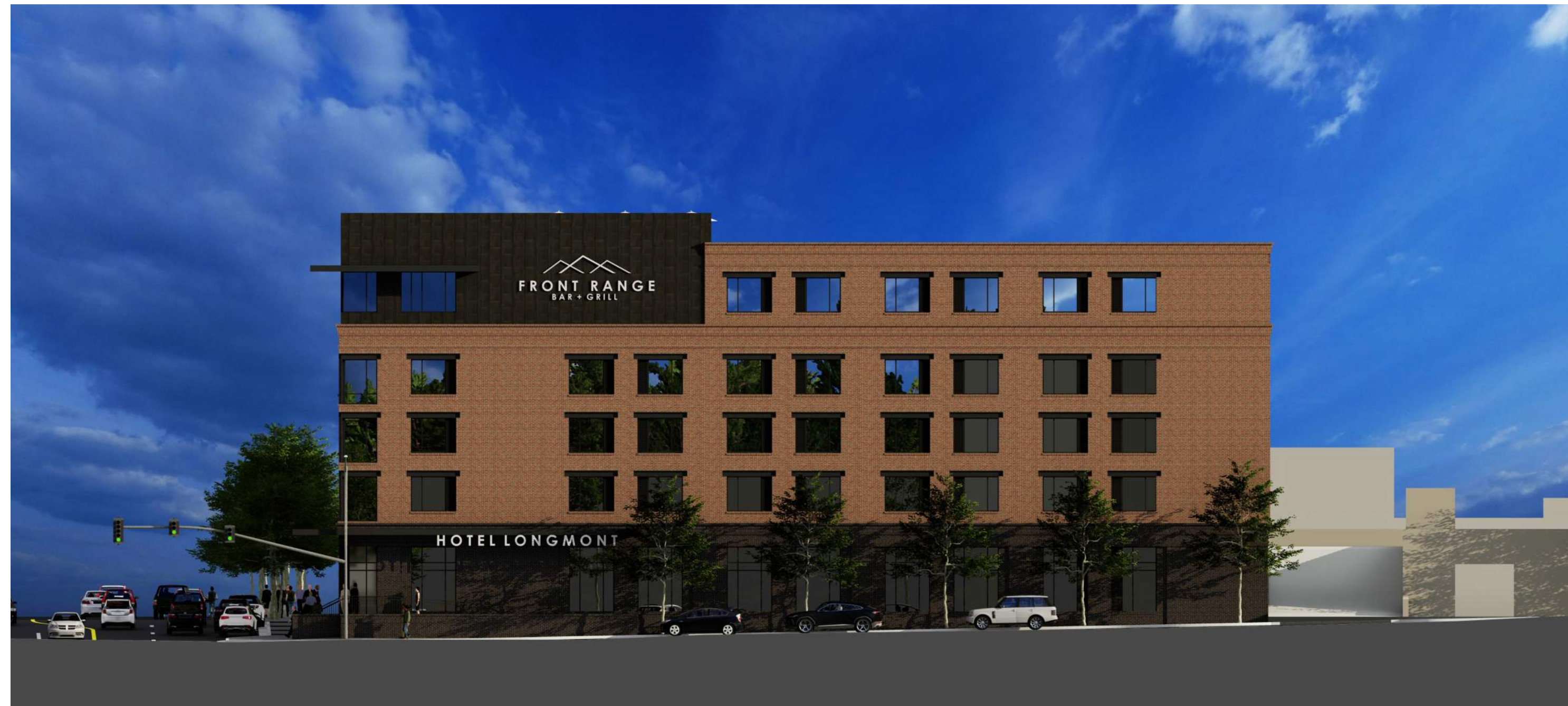
Collateral:

- 1) The bank requires an acceptable independent appraisal providing a minimum fair market value for the project of \$29,385,470. Reappraisal may be required at time of conversion from Phase I to Phase II.
- 2) This loan is to be secured by 1st lien position on the Hotel Longmont evidenced by a deed of trust and proper title insurance.
- 4) The Bank will require a security agreement and file aUCC-1 at State and County levels on all business assets of the Borrower.

HOTEL LONGMONT: SITE IMAGES



HOTEL LONGMONT: ELEVATIONS



EAST: VIEW FROM KIMBARK ST.



NORTH

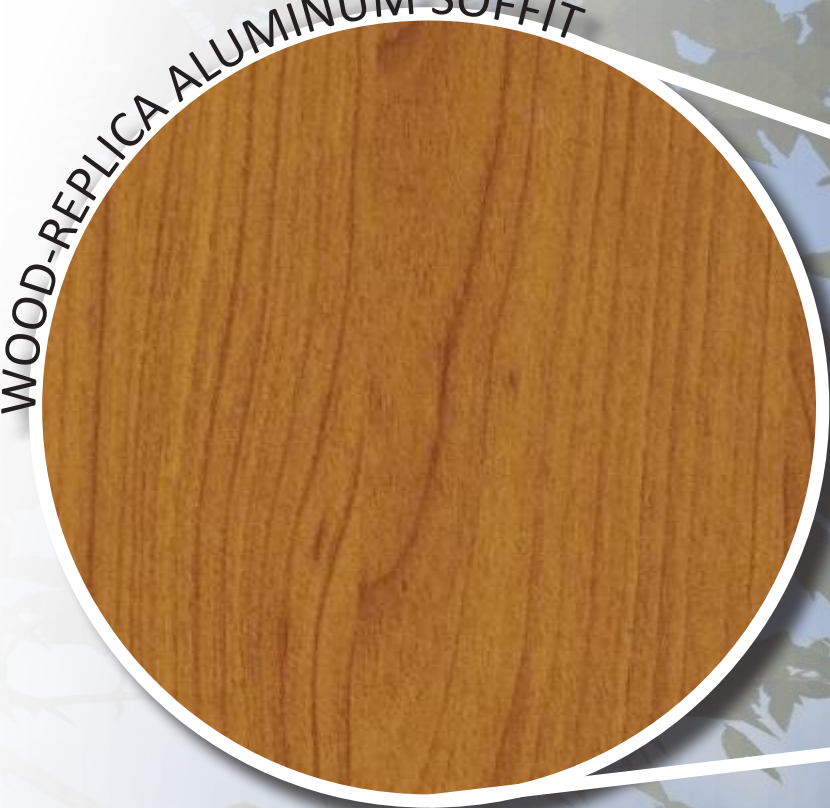


SOUTH: VIEW FROM 3rd AVE.



WEST: VIEW FROM ALLEY

WOOD-REPLICA ALUMINUM SOFFIT



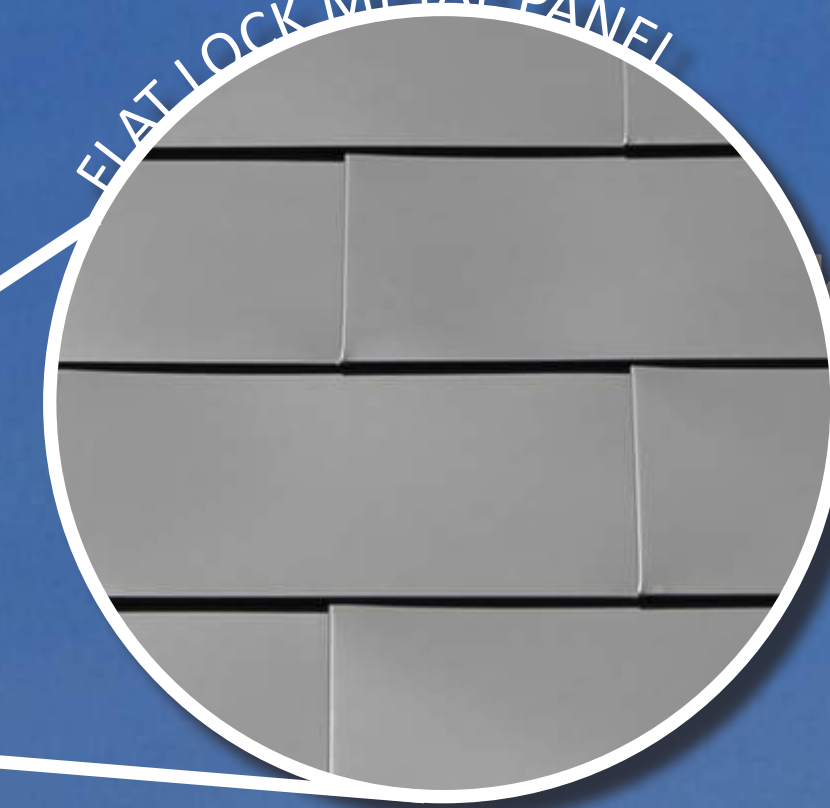
BRICK: REGENCY GOLD



BRICK: BLACK DIAMOND



FLAT LOCK METAL PANEL



BLACK PAINT



HOTEL LONGMONT: MATERIALS

THRASH GROUP | DALE PARTNERS



AT REAR OF BUILDING

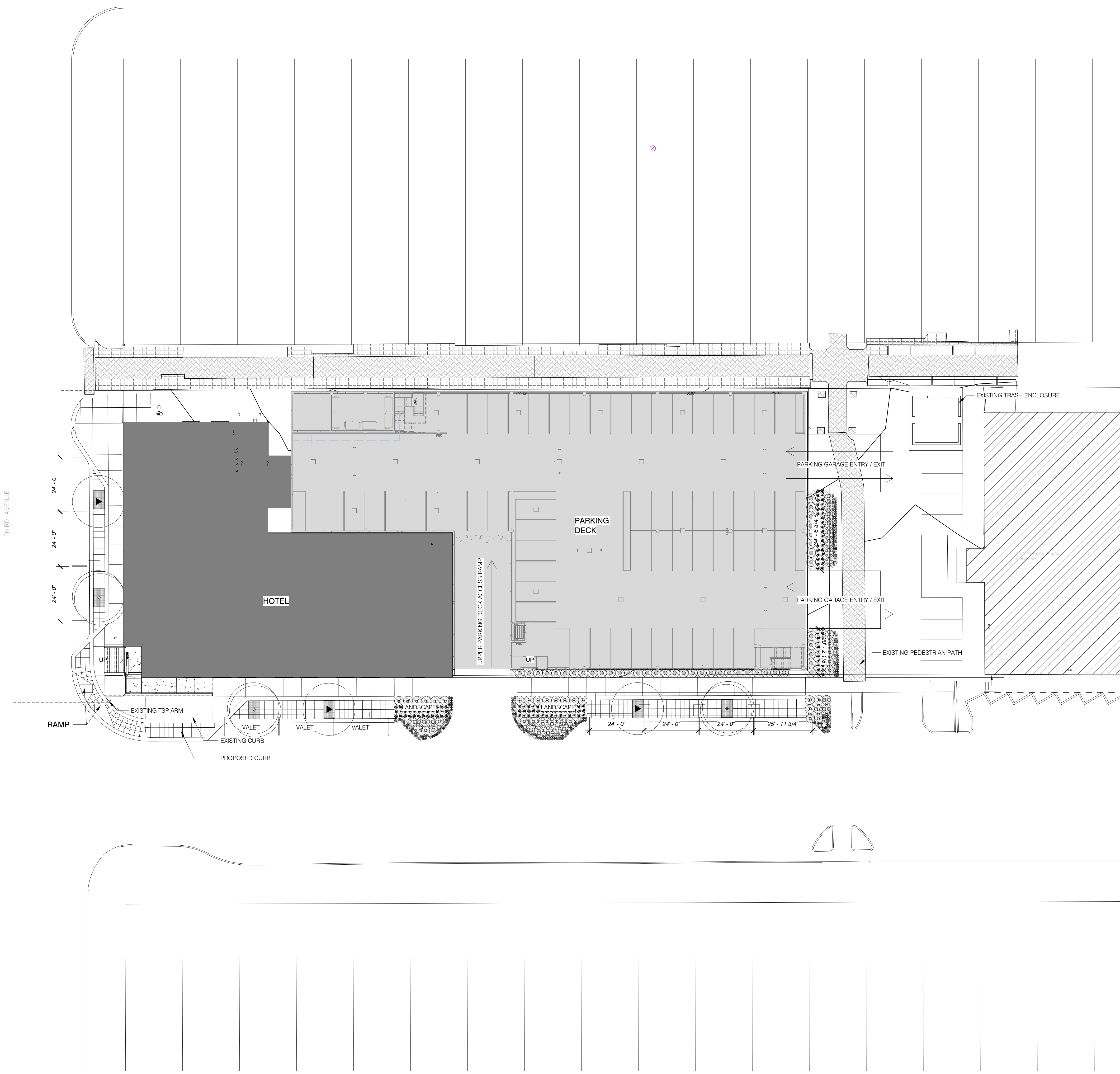
Hotel Longmont
Longmont, Colorado

Building Permit
Review

Client PN	
Project No	22028
Date	02 August, 2023
Drawn	TBD
Checked	TBD
Rev	Rev Des Date

AS101

SITE PLAN



1 Site Plan
1" = 20'0"

10/13/2023 1:25:13 PM C:\Users\AustinKeaton\Documents\22028 Longmont CO Hotel_AustinKeaton.rvt

HOTEL LONGMONT--TIF ELIGIBLE EXPENSES

Description	Costs	TIF Eligible	DIP Funding	Subcontractor
Division 1				
01400 - Architecture				
01401 - Pre-Design				
01402 - Interior Design				
01403 - CA Architect				
01404 - Pay App Architect				
01405 - Architectural Redesign				
01406 - Design Reimbursables				
01407 - Renderings				
01800 - Design Consultants				
01801 - Civil Engineering				
01802 - Irrigation Consultant				
01803 - Structural Engineering				
01804 - MEP Engineering				
01805 - Electrical Engineering				
01806 - Lighting Design				
01807 - LEED Design				
01808 - Accessibility Specialist				
01809 - Envelope Consultant				
01810 - Landscape Architect				
01450 - Testing & Inspection	\$ 45,000			
01451 - 3rd party Inspections	\$ 3,000			
01850 - Lodging & Travel	\$ 30,000			
02000 - Insurance	\$ 115,000			
02700 - Utility Connections and Fees	\$ 15,000			
03000 - Legal Fees	\$ -			
12976 - Progress Payment Consultant	\$ -			
13100 - Project Manager	\$ 200,000	\$ 40,000		
13105 - Site Labor	\$ 350,000			
13110 - Project Superintendent	\$ 188,000	\$ 37,600		
13113 - GC Office	\$ 180,000	\$ 36,000		
13233 - Reproductions	\$ 2,500			
14339 - Model Room Construction	\$ -			
15113 - Temporary Electricity	\$ 10,000			
15123 - Temporary HVAC	\$ 10,000			
15136 - Temporary Water	\$ 5,000			
15213 - Field Office & Storage	\$ 40,000			
15216 - Safety & Misc	\$ 75,000			
15219 - Temporary Toilets	\$ 12,000			
15400 - Equipment Rentals	\$ 175,000	\$ 61,250		
15419 - Temporary Crane	\$ 80,000	\$ 28,000		
15423 - Temporary Shoring	\$ 40,000			
15526 - Traffic Control	\$ 10,000			
15626 - Temporary Fence	\$ 15,000	\$ 15,000		
15633 - Temporary Safety Barriers	\$ 5,000			
15636 - Temporary Walkway	\$ -			
15713 - SWMP	\$ 5,000			
15719 - Street Cleaning	\$ 10,000			
15813 - Temporary Signage	\$ 5,000			
17419 - Waste Disposal	\$ 60,000			
17423 - Final Cleaning	\$ 20,000			
19100 - Commissioning	\$ -			
22100 - Surveying	\$ 18,000			
27000 - City Fees	\$ -			
03146 - Permits & Licenses	\$ -			
03147 - ROW Lane Closures	\$ 25,000	\$ 25,000		
03148 - TIA Waiver	\$ -			
03149 - Taxes	\$ -			
	\$ -			

Division 3	\$ -			
33000 - Concrete- Cast in Place	\$ 911,000	\$ 564,820		R&T Concrete
33001 - Concrete - Precast	\$ 1,082,780	\$ 1,082,780		Stresscon
33053 - Concrete Protection	\$ 4,500	\$ 4,500		
33543 - Polished Concrete Finishing	\$ 6,000			
	\$ -			
Division 4	\$ -			
42100 - Brick Masonry	\$ 1,069,991	\$ 477,393	\$ 400,000	Ammex Masonry
42200 - CMU	\$ -			
	\$ -			
Division 5	\$ -			
51200 - Structural Steel - Material	\$ 1,006,616			
51201 - Structural Steel - Install	\$ 449,500			
51300 - Shoring - In Division 1	\$ -			
54100 - Structural Metal Stud Wall Framing - Material	\$ 874,315			
54101 - Structural Metal Stud Wall Framing - Install	\$ -			
54102 - Structural Metal Stud - Shop Drawings	\$ 3,500			
55000 - Roof Screens	\$ -			
57700 - Roof Terrace	\$ 30,000			
	\$ -			
Division 6	\$ -			
61000 - Rough Carpentry - Blocking	\$ 65,000			
61600 - Sheathing & Vapor Barrier	\$ 300,400			
62000 - Interior Finish Carpentry	\$ 254,043			
62013 - Exterior Finish Carpentry	\$ -			
	\$ -			
Division 7	\$ -			
72100 - Thermal Insulation (Ext)	\$ 96,640			
72600 - Underslab Vapor Barrier	\$ -			
74113 - Metal Roof Panels	\$ -			
74213 - Metal Wall Panels	\$ 145,267	\$ 145,267		LTR Insulation
75423 - TPO Roofing	\$ 233,707			
78100 - Applied Fireproofing	\$ 160,000			
78413 - Penetration Firestopping	\$ 18,000			
79200 - Joint Sealants	\$ 25,000			
72719 - Air Barriers	\$ 15,000			
74243 - Composite Wall Panels	\$ -			
	\$ -			
Division 8	\$ -			
81113 - Hollow Metal Doors, Frames & Hardware - Material	\$ 308,660			
81114 - Hollow Metal Doors, Frames & Hardware - Install	\$ 55,000			
81400 - Wood Doors - Material	\$ -			
81401 - Wood Doors - Install	\$ -			
81402 - Door Thresholds	\$ 8,000			
83113 - Access Doors and Frames	\$ 13,000			
83323 - Overhead Coiling Doors	\$ -			
83344 - Overhead Coiling Fire Door	\$ -			
84113 - Aluminum Frames Entrances and Storefronts	\$ 214,178	\$ 214,178		Z&Z Glass.
84213 - Balcony Entrances	\$ -			Proposal has incorrect tax %.
84229 - Aluminum Swinging Automatic Entrances	\$ -			
85200 - Windows with Louvers - Material	\$ 337,687	\$ 270,056		Fenestra
85201 - Windows - Install	\$ 121,714	\$ 121,714		Fenestra
87100 - Aluminum Frames Entrance Hardware	\$ -			
87100 - Door Hardware	\$ -			
87100 - Door Entry	\$ -			
87153 - Security Hardware	\$ 50,000			
88300 - Mirrors	\$ 17,000			
89118 - Fixed Louvers - Material	\$ -			
89119 - Fixed Louvers - Install	\$ -			
	\$ -			

Division 9	\$	-		
92213 - RC Channel - Furring	\$	-		
92216 - Non Structural Metal Stud Framing & Gyp Board Mat/Labor	\$	1,000,000		
92226 - Metal Ceiling Suspension	\$	-		
92400 - Stucco	\$	163,364		
92900 - Gypsum Board - Hanging	\$	-		
92901 - Gypsum Board - Framing	\$	-		
93000 - Floor Tile - Material & Install	\$	437,401		
93001 - Floor Tile - Installation	\$	-		
95123 - Acoustical Ceiling Tile	\$	25,000		
96400 - Wood Flooring - Material	\$	-		
96401 - Wood Flooring - Installation	\$	-		
96512 - Resilient Base & Accessories	\$	-		
96518 - LVT - Material	\$	-		
96519 - LVT - Install	\$	-		
96566 - Resilient Athletic Flooring	\$	-		
97200 - Wall Coverings	\$	20,000		
97300 - Carpet - Material	\$	-		
97301 - Carpet - Installation	\$	-		
97720 - FRP	\$	5,000		
99123 - Painting	\$	303,100		
99646 - Intumescent Painting	\$	-		
	\$	-		
Division 10	\$	-		
101400 - Signage	\$	55,000		
102800 - Toilet & Bath Accessories	\$	42,000		
102819 - Shower Doors -Material	\$	40,000		
102820 - Shower Doors - Installation	\$	10,000		
103100 - Fireplaces	\$	10,000		
104413 - Fire Protection Cabinets	\$	6,000		
104416 - Fire Extinguishers	\$	-		
105700 - Closet Rails	\$	4,000		
108000 - Mural	\$	-		
	\$	-		
Division 11	\$	-		
112173 - Laundry Equipment	\$	3,500		
114000 - Kitchen Equipment	\$	-		
114413 - Kitchen Hood	\$	-		
116613 - Fitness Equipment	\$	-		
118226 - Trash Compactors	\$	-		
	\$	-		
Division 12	\$	-		
122413 - Roller Shades	\$	-		
124813 - Entrance mats	\$	5,000		
125413 - FF&E Goods	\$	-		
125414 - FF&E Procurement	\$	-		
125415 - FF&E Warehousing	\$	-		
125416 - FF&E Installation	\$	-		
125417 - OS&E Goods	\$	-		
125418 - OS&E Procurement	\$	-		
125419 - OS&E Warehousing	\$	-		
125420 - OS&E Installation	\$	-		
	\$	-		
Division 14	\$	-		
142000 - Elevator	\$	514,500		
142100 - Temporary Elevator Operation	\$	10,000		
142713 - Elevator Cab Finishes	\$	10,000		
149100 - Laundry Chute	\$	-		
	\$	-		
Division 21	\$	-		
211300 - Fire Suppresion	\$	150,000		
	\$	-		

