



**APPLICATION
Retail Conversion Grant**

Date application submitted: 12/22/20
 Date of pre-application meeting with LDDA/LEDP: 1/29/20
 City Sales & Use Tax License No: _____ Date issued: _____

No. of existing employees (in Longmont, and globally if applicable): _____
 No. of additional employees added as a result of this project (if applicable): 12

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

Business name (with dba if applicable): _____

Business address: 110 Emery street

City/state/zip code: Longmont, CO

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

Year business was established: _____

Business phone: (303) 552-4928 Alternate phone: () _____

Email address: Rachel@dee-o-gee.com

Description of type of business and products or services provided:
Retail product for Dogs & Cats, Grooming & self grooming & daycare

Number of square footage to be occupied at conversion location: 4,000 sq ft

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

Description of eligible conversion improvements (attach additional sheets if needed)
Starting from scratch, walls, floors, plumbing and electrical would all need improvement

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).
Adaptive reuse of old Butterball Spice Building



Warehouse into service retail and make space
 conforms with First 2 Main Plan as well as STEAM
 project. The building and SeeOSee Business will
 provide local amenities and services to the SouthMain
 area and contribute to the revitalization of the area

Total Project Cost (approximately): \$ 4.8mm

(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)? \$ _____

Total Retail Conversion Grant Costs \$ over 100,000

(Include only project costs eligible in the grant.)

Total Grant Request: \$ 22,500

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

Business Owner Applicant Name (Print or Type): Rachel Shannon Tim Shannon

Business Owner Signature: Rachel Shannon [Signature]

Date: 12/22/20 12/22/20

If applicable:

Property Owner Applicant Name (Print or Type): 110 Emery Owner, LLC

Property Owner Signature: [Signature]

Date: 12/20/20

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



COMPLETE FIRE SPRINKLER SYSTEMS FROM DESIGN
CONSULTATION THROUGH FINISHED INSTALLATION

**** PROPOSAL ****

June 22, 2020

Symmetry Builders, Inc.
Attn: Estimating
303-444-1044

Proposal delivery via e-mail: estimating@symmetrybuilders.net

RE: 110 Emery Core & Shell Fire Sprinkler
110 Emery Street
Longmont, CO 80501

Freedom Fire Protection, LLC is pleased to provide you with a proposal to furnish and install a new wet pipe sprinkler system for the above referenced project as described in the following scope of work.

Inclusions

- Our work will begin at a new 6" flange @ 1'-0" AFF inside the building
- It will include a double check backflow preventer, flow and tamper switches, fire department connection, and the necessary devices for a complete sprinkler system per the requirements of NFPA 13
- A wet pipe system to be designed and installed for the entire building
- Exposed pipe and heads will be installed in all areas open to structure
- All work will be performed in accordance with NFPA 13
- Price includes design, materials, labor, and city fees for the interior fire sprinkler system
- Based on adequate water supply

Exclusions

- Painting/masking of piping or heads
- Underground fire line work
- Fire extinguishers
- Wiring/monitoring of alarms
- Fire stopping/caulking
- Prevailing wages
- Payment and performance bond

Total price for the above mentioned work is: \$29,837.00
Twenty Nine Thousand Eight Hundred Thirty Seven Dollars and 00/100

Invoice type: Progress billings; billed by the 25th of each month & paid by the 10th of the following month.

Please note:

We must have an executed copy of this proposal to proceed with this project.

Sincerely,



Andrew Teebken, Sales
Freedom Fire Protection, LLC.
andrewt@freedomfirepro.com

Note: This proposal may be withdrawn by Freedom Fire Protection, LLC. if not accepted within 30 days.

Acceptance of Proposal:

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date of Acceptance: _____



7/8/20

Attention: Estimating Dept

Re: **110 Emery St Core & Shell**
110 Emery St
Longmont, CO

Frontier Fire Protection has completed our review of the bid documents for 110 Emery St Core & Shell. This project shall be the design, fabrication and installation of an automatic fire sprinkler system.

Our pricing is based on the following:

1. Drawings dated – 6/10/20
2. Specification section – Design Build
3. Addendums – N/A
4. Tax rate – 8.31%
5. Building area – 19,146 SF

Project specific items

1. This proposal is based on a wet sprinkler system for the entire building.
2. This proposal does not include a fire pump.
3. This proposal is based on the sprinkler system meeting requirements for Ordinary Hazard classification.

Scope of work

1. Furnish and install fire sprinkler systems per NFPA and AHJ minimum requirements
2. Wet sprinkler system NFPA #13
 - a. Wet sprinkler system for core and shell of building

Water entry room

3. Start all work at a flanged connection at interior of Valve Room. Fireline shall be inspected and flushed by others per NFPA standards prior to connection by FFP
4. Install double check backflow preventer and provide required certifications
5. Install fire department connection on exterior wall of valve room

Design and installation

6. System design criteria
 - a. Offices, corridors, restrooms and similar area = Light Hazard
 - b. Mechanical / electrical rooms, utility rooms and similar = Ordinary Hazard
7. Fire sprinklers
 - a. Install semi-recessed pendent sprinklers at finished ceilings
 - i. Install at center / quarter point of ceiling tiles
 - ii. Sprinklers in dwelling units shall be spaced per code minimum requirements to minimize sprinklers per unit. Sprinklers may not align with other ceiling elements or be centered in rooms.
 - b. Install brass upright sprinklers at areas without ceilings

9430 E. 40th Ave, Denver CO 80238 | Phone 303-629-0221

8. Piping and materials
 - a. Sprinkler mains and branchlines shall be black NFPA approved pipe with shop welded outlets and grooved fittings
 - b. Armovers and sprinkler drops shall be black NFPA approved pipe with threaded fittings

General work provided:

9. Provide design, 3D / BIM coordination, submittals, permits, materials, fabrication and installation
10. Provide core drills / penetrations as necessary
11. Provide man lifts as necessary

Specific items not included:

1. Bonds. Available at 1.50%
2. Electrical or alarm work
3. Hose valve cabinets, fire extinguishers and fire extinguisher cabinets
4. Hose valves located anywhere other than on the intermediate landings of the stairways
5. Hood or cooking equipment protection
6. Sprinkler protection in small bathrooms and closets in the dwelling units
7. Sprinkler protection in the closets on the exterior balconies
8. Sprinkler protection in the interstitial spaces between floors
9. Pipe tags/Pipe ID on fire sprinkler pipes
10. Painting or preparation for painting of piping
11. Fire sprinklers at exterior canopies
12. Additional labor to drain and fill sprinkler system during cold weather
13. Additional labor to fill sprinkler systems from a temporary water supply
14. Fire pump system
15. Seismic protection
16. Fire and sound caulking
17. Temporary construction heat for hydrostatic testing during cold conditions
18. Pricing is based on the most cost-effective methods, which may include imported materials
19. Material escalation beyond typical 3%-5% per year
20. Design per FM/Global or other insurance underwriter that exceeds NFPA standards
21. Freeze protection. Minimum temperature of 40f to prevent freeze damage shall be maintained
22. Overtime / weekend work. All work shall be done M-F 7:00 am – 4:00 pm
23. Testing and treatment of water supply whether new or existing for M.I.C. or other contaminants

Pricing

Wet sprinkler system \$ 54,000.00

Total \$ 54,000.00

Due to the fluctuating materials costs, this pricing is valid for a period of 60 days.

Sincerely,

Troy Fields
Estimator

9430 E. 40th Ave, Denver CO 80238 | Phone 303-629-0221

Denver | Rifle | Colorado Springs | Fort Collins | Salt Lake City
www.frontierfireprotection.com



"The Plumbing and Heating Specialists"

~~-REVISED PROPOSAL-~~

Date: October 29, 2020
To: F9 Productions
Attn: Lance Cayko
Job: Dee O Gee Longmont

Thank you for the opportunity to provide this proposal. Included in our proposal is all labor and materials to complete the following:

INCLUSIONS:

- Excavation & backfill of plumbing trenches for kitchen only
- PVC waste & vent system
- Pex domestic water piping system
- Pipe insulation on all new water piping
- Gas piping per plan
- Fixtures per schedule (or equal)
- Tankless water heater
- PVC flue piping for water heater

EXCLUSIONS:

- K9 Spa tub (by owner)
- Restroom underground rough-in (by others)
- Concrete removal or replacement
- Haul off of excess dirt (will be place in contractor provided dumpster)
- Condensate piping
- Fire suppression
- HVAC of any kind
- Electrical of any kind
- Local tax

BASE BID:

\$46,500.00

If you have any questions, please call Brent Wright (970) 567-2106

4217 E. Vine Dr. Fort Collins, Co. 80524
Ph: (970) 221-0101 Fax: (970) 221-0102 Web: mechanicalmasters.com

Affordable Services 24/7
 5045 County Road 23
 Fort Lupton, CO 80621 US
 (720) 940-0150
 office.affordableservices@gmail.com

Estimate 1766



ADDRESS F9 Productions Inc. F9 Productions Inc. F9 Productions Inc. 703 3rd Ave #101 Longmont, Co 80591	DATE	TOTAL	
	11/04/2020	\$59,552.00	

TECHNICIAN:
 Travis

JOB SITE:
 110 Emery St Suite A

ACTIVITY	QTY	RATE	AMOUNT
PLUMBING:Commercial plumbing Install plum bing per plans as follows: 4 - FD1 4 - FCO 6 - WCO 1 - WB1 1 - MS1 4 - DWS1 4 - HT1 1 - S1 1 - DF1 2 - L1 2 - WC1 1 - GWH1 Gas to GWH1 2 - HB1 1 - IMB1	1	36,952.00	36,952.00
PLUMBING:Commercial Plumbing Exclusions Note: The above estimate does not include fixtures. All fixtures (toilets, sinks, bath tubs, shower stalls, shower trim, tub trim, faucets, etc) need to be purchased by others and provided to us to install. We will provide all material for rough in and all miscellaneous materials for fixture installations.	1	0.00	0.00
commercial HVAC Install supply and return ducting for existing RTU1 & RTU2 per plans Install supply & return grills per plans Install EF1 - EF5 and all associated ductwork Install REF1 & 2 and all associated ductwork	1	22,600.00	22,600.00
HVAC:commercial HVAC exclusions Note: The above estimate not include manual calculations or engineering. There is nothing included in this estimate that is not stated herein.	1	0.00	0.00

NOTE: There will be a 1.5% finance charge every month that any unpaid invoices surpass 30 days. Please help us avoid the additional charges by paying your invoice in a timely manor.

ACTIVITY	QTY	RATE	AMOUNT
Service:Simple Exclusions The above estimate does not include anything that is not specifically stated above.	1	0.00	0.00
Payment Terms 25% DUE PRIOR TO START OF WORK PROGRESS BILLING THEREAFTER PAYMENTS ARE DUE AT THE TIME OF SERVICE/UPON RECEIPT OF INVOICE	1	0.00	0.00

PLEASE MAKE CHECKS PAYABLE TO:

AFFORDABLE SERVICES 24/7

WE ACCEPT VISA, MASTERCARD, AMEX &
DISCOVER (3% PROCESSING FEE WILL BE
CHARGED FOR ALL CREDIT CARD PAYMENT

TOTAL	\$59,552.00
--------------	--------------------

Thank you and have a wonderful day!!

THANK YOU.

Accepted By

Accepted Date

NOTE: There will be a 1.5% finance charge every month that any unpaid invoices surpass 30 days. Please help us avoid the additional charges by paying your invoice in a timely manor.

4954 Ward Road
Wheat Ridge, Colorado 80033
Phone: (303) 237-7529
Fax: (303) 237-3724
www.titanelectriccompany.com



Out of this world service since 1978

Revised Proposal

Attn: Lance Cayko	From: Mike Fredricey
F9 Productions, Inc.	Dee O Gee
To: 825 Crimson Drive - #100	Job: 110 Emery Street – Suite #A
Longmont, CO. 80501	Longmont, CO. 80501
Email: lmc@f9productions.com	Date: 11/02/2020

Electrical bid proposal for the following: (Please Note Exclusions on Page 2)

Electrical wiring as per electrical drawing dated 10/08/2020 with exceptions noted on page 2 of this proposal.

NOTE: T/C for exhaust fans bid as 'Intermatic' #T1475BR (4PST) or similar. Job is bid to use lighting control panel in lieu of time clock as noted on sheet E2.0, Note 1. Type P1 fixtures to be mounted to structure in open ceiling, with no suspension other than that which is provided with fixture.

Any service gear, lighting fixtures, or special order items supplied by TEC are subject to manufacturer standard lead times (4-8 weeks) plus shipping.

We propose hereby to furnish material and labor – complete in accordance with these specifications, for the sum of: FIFTY THREE THOUSAND ONE HUNDRED TWENTY DOLLARS (\$53,120.00)

ADD: \$600.00 For one (1) temporary power 'Turtle' and five (5) temporary lights.
\$150.00 Per Each additional temporary light (LED High Bay).
\$1240.00 To provide New Panel 'A', if Landlord Panel does NOT contain all necessary circuit breakers per specs.

Deduct: \$4,200.00 For VE /alternate lighting and controls, subject to approval.

Payable as follows: Percentage of work completed and materials on job site per month.

Notice: Do not accept this proposal unless the following is agreeable: The Company this proposal is made to is responsible for all payments to Titan Electric regardless of what said company's arrangements are with owner. We reserve the right to correct this quote for errors and omissions. All change orders will be billed at \$75.00 per man hour and material billed from "Trade Services" book. This proposal must be signed by an officer or project manager, dated and returned to TEC before any work can proceed. This proposal takes precedence over any conflicts between this proposal and your company's contract documents.

Michael D. Fredricey
Michael D. Fredricey, Vice President

Note: This proposal may be withdrawn if not accepted within thirty (30) days.

Acceptance of Proposal: The prices, specifications, supplements, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Representative

Title

Date



Bid Proposal

Date: 21 October 2020

Attention: Lance Cayko

Subject: Dee O Gee Build Out

Electrical Document: N/A

Drawings: E sheets dated 10/8/2020 E0.0; E0.1; E0.2; E0.3; E1.0; E2.0

Inclusions:

1. Furnish and Install receptacles per plans and specs.
2. Furnish and Install lighting per per plans and specs
3. Furnish and install equipment disconnects per plans and specs.
4. Wiring and devices installed to NEC specifications

Total Price: \$80,500.00

Exclusions:

1. Permits.
2. Permit Fees.
3. Engineering
4. Engineering fees.
5. Unforeseen Obstruction.
6. Fire Alarm
7. Saw cutting and patching
8. Low voltage equipment and cabling
9. Service Equipment and breakers (assumed that existing service will contain sufficient capacity for install)



Total Bid Price: \$80,500.00

Dan Feilmeier
President
Pinnacle Electric and Construction
33801 WCR 19
Windsor, CO 80550
Office: (970) 674-0606
Mobile: (970) 219-3564
dan@pinnacleelectriccorp.com

Supplement to Dee O Gee Proposal:

Please note carefully the following exceptions to our proposal. Bid does **not** include:

1. Bond (if required)
2. Permit fee / use tax
3. Landlord or landlord contractor's fees/costs
4. Utility company charges
5. Temporary power or lights (See Adder)
6. Wiring of any construction trailers
7. Any wiring outside of lease space
8. Demolition (Except to make safe)
9. Repair of any existing code violations
10. Main telephone conduit to tenant space (should be existing)
11. Receiving or storage of owner supplied items
12. Cutting of any cabinets for electrical devices
13. Roof penetration / repair
14. Painting
15. Purchase of any service gear (See Adder)
16. Fire-proofing or fire stopping
17. Purchase / installation of fire alarm equipment or smoke evacuation system including duct detectors
18. Purchase / installation of any low voltage wiring (e.g. telephone, pos, tv, security, fire alarm, audio, ems, temperature control, data, etc) except conduit stubs to accessible ceiling
19. Any mechanical low voltage wiring
20. Any site wiring
21. Concrete / asphalt cutting, coring, patching or x-raying.
22. Concrete encasement of any conduits
23. Overtime, night or weekend hours.

Acceptance of Page Two Exclusions:

Authorized Representative

Title

Date