



Retail Conversion Grant APPLICATION

Items Required for Grant Submittal (applications will be considered complete when all items are received)

All Applications

- Pre application meeting with the Longmont Economic Development Partnership and Downtown Development (DDA) staff
- Completed Application (this form)
- Detailed description of conversion project (use this form or attach additional sheets as needed)
- City of Longmont Sales & Use Tax License (attach copy or provide number on application)
- Business Plan with specified core elements (see Attachment B) or 3-years of financial projections for businesses that have been in business 3 years or more
- Proof of Payment for expenses requesting reimbursement (must be submitted within 12 months (1 year) of application)
- Permission of property owner (if the business owner and property owner are different)

Applications Requesting Matching Funds from the DDA

- Two contractor bids for the proposed conversion improvements
- Proof that property taxes are paid and up to date
- Financial statements - will furnish upon review - approved 12/6/16
- Description of how the project is compatible with goals in the Longmont Arts & Entertainment District plan and/or the LDDA Master Plan of Development.

Please provide the following information:

Date of Pre-Application Meeting: July 25, 2016 Date Submitted: 12-5-16

Sales & Use Tax License No: 29991447-0002 Date Issued: 11-25-16 No. of Employees 25

Business Owner/Operator: (Please include names of all owners/partners of the business)

Scott Jennings 100%

Business Name: Cheba Hot Investment Company, Inc dba Cheba Hot Longmont

Business Address: 635 Main St Longmont, CO Zip Code 80501

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

Business Phone: (970) 286-7953 Alternate Phone: (970) 420-5255

Email Address: Marc@chebahot.com

Description of type of business and products or services provided: Restaurant serving toasted subs, sandwiches, and a full bar. We are fast casual, so you order at the counter/bar and your meal is brought to your table.

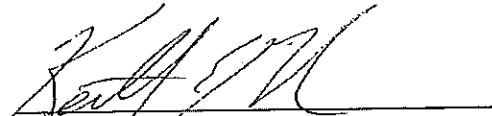
Description of conversion improvements to be reimbursed (attach additional sheets/plans and architectural renderings if applicable): Grant will be used to renovate vacant 7-11 into fast casual sub shop with full bar, covered patio, and outdoor activity area.

Total Project Cost: \$ 500,000 (approx.) Grant Request: \$ 22,500 (approx.)

Description of how the proposal is compatible with the Longmont Arts & Entertainment District plan and/or the LDDA Master Plan of Development: (documents available on-line or on request) Cheba Hot brings an eclectic restaurant and vibe to Longmont. We are active in community events and will participate in LDDA events whenever possible. Our location will serve as a major bond between downtown and Roosevelt Park. Our modern build out and old school way of doing business will fit well with local vibe.

Landlord Approval – City Grant Application

I, Keith Burden, President and Principal of Burden Incorporated, Manger of 635 Main, LLC, have been presented with the development plans for Cheba Hut Longmont at 635 Main St. Longmont, CO. Though final plans are not yet approved, I approve the preliminary plans for the development of the site. This includes a full remodel of interior, addition of outdoor patio, channel letter sign on east façade, and landscaping improvements.


Keith Burden

Dec. 7, 2016
Date



PO Box 471
 Boulder, CO 80306
 303-441-3520
 303-441-3598 (Fax)

Account R0040988	Parcel Number 131503209001	Receipt Date Feb 23, 2016	Receipt Number 2016-02-23-NetVantage-8815
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RLET 635 MAIN LLC
 263 2ND AVE
 PO BOX 490
 NIWOT, CO 80544

Situs Address	Payor				
635 MAIN ST LONGMONT 80501					
Legal Description					
LOTS 21-26 INCL BLK 28 LONGMONT O T SEE ID 40987					
Property Code	Actual	Assessed	Year	Area	Mill Levy
2112 - merchandising land - 2112	252,000	73,080	2015	001018	96.087
2212 - merchandising- improvements - 2212	227,920	66,097	2015	001018	96.087

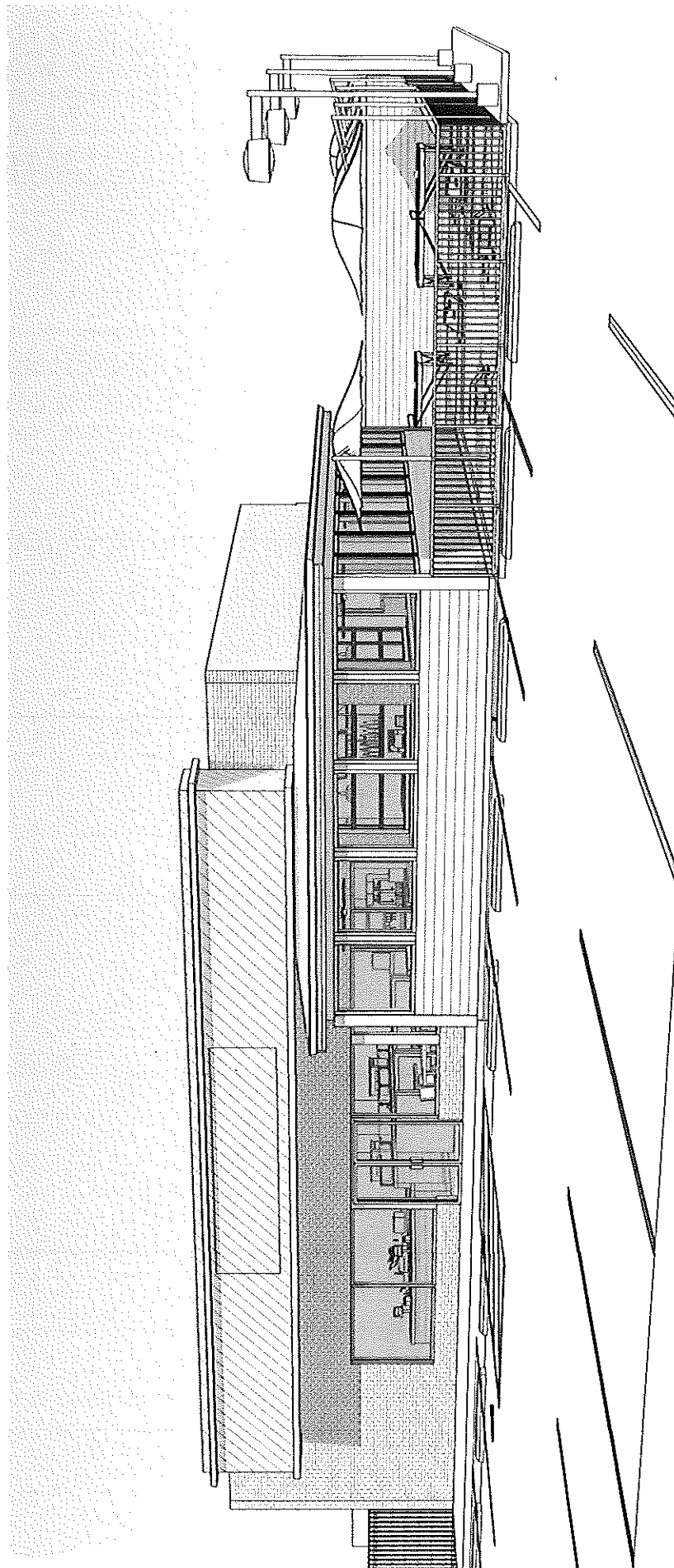
Payments Received

Creditron - Electronic Payment	\$6,686.55
Check Number 00010130	

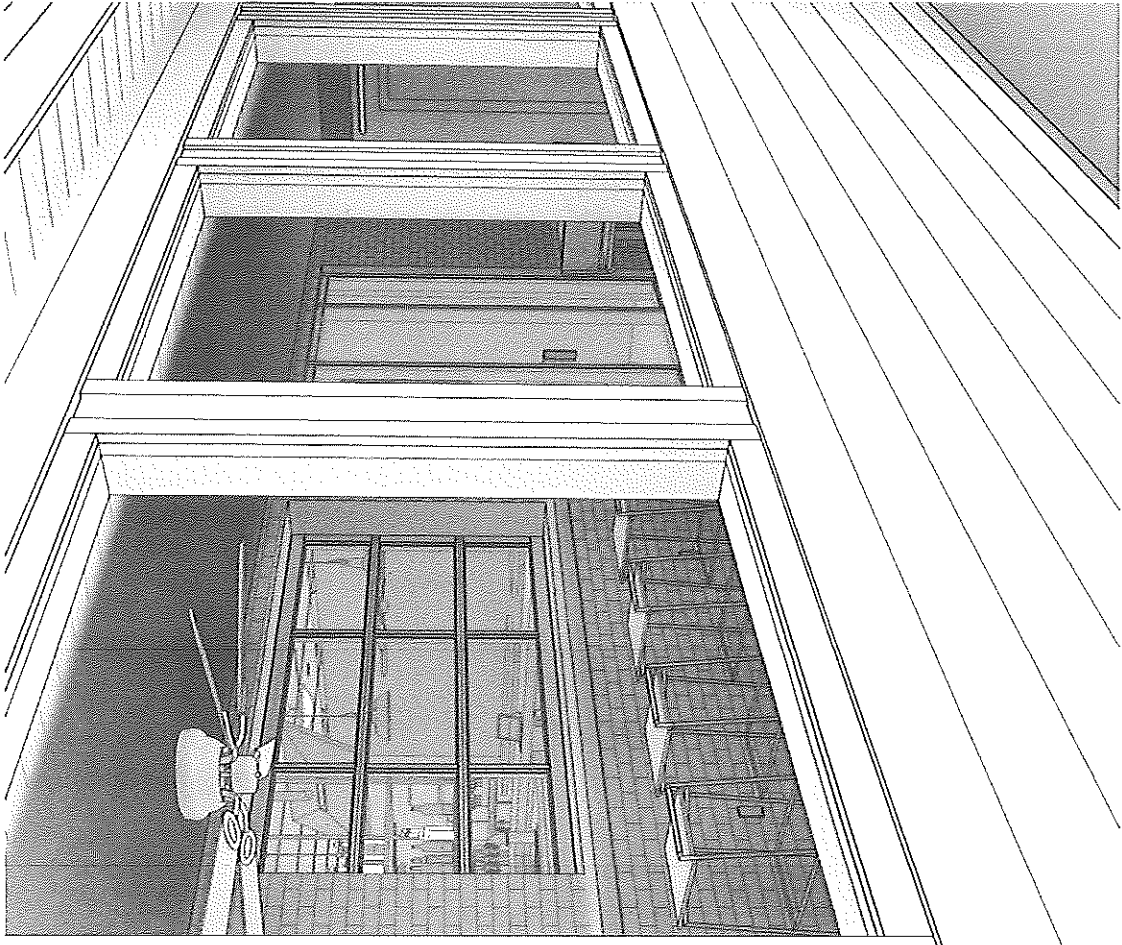
Payments Applied

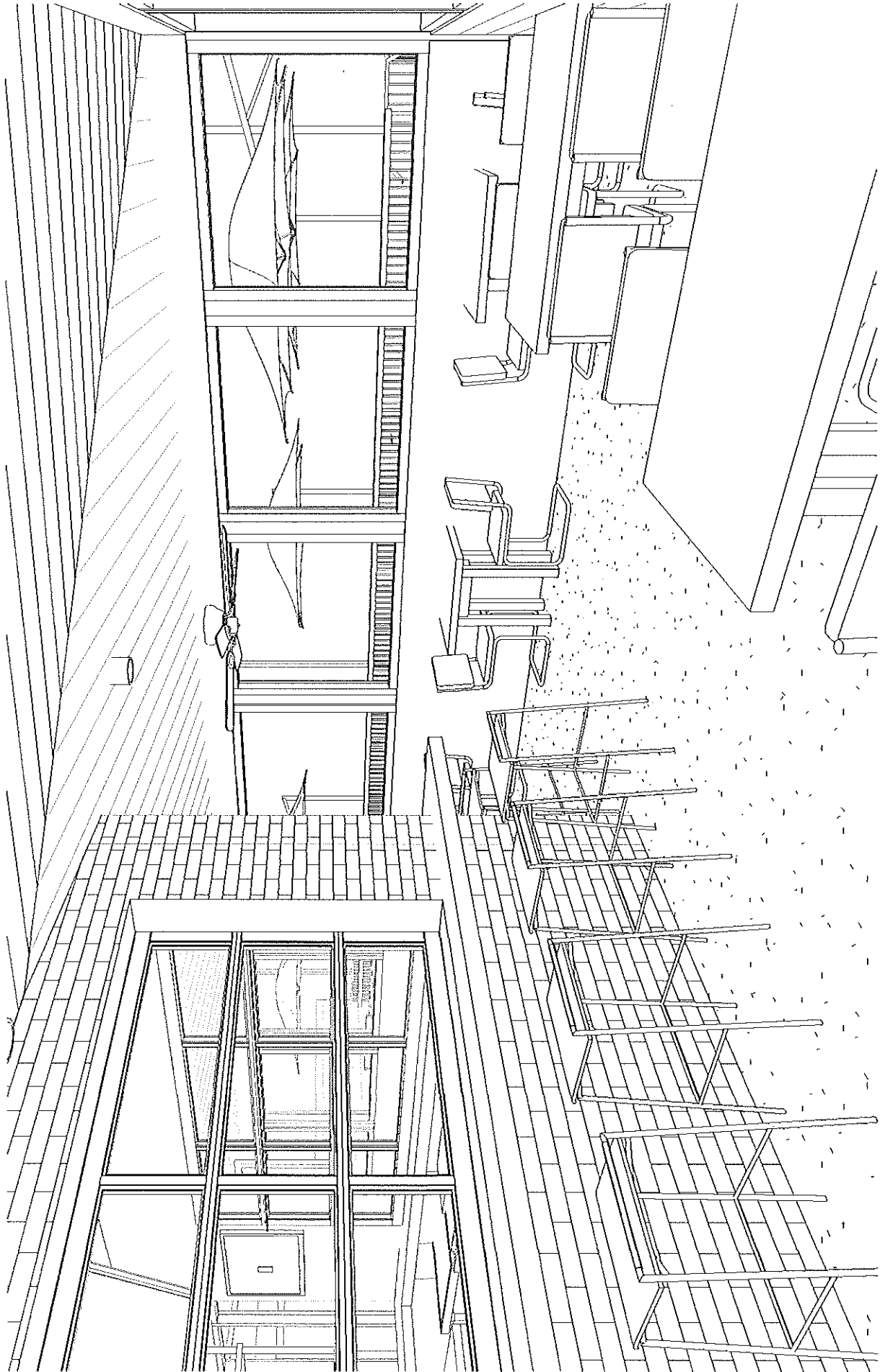
Year	Charges	Billed	Prior Payments	New Payments	Balance
2015	Tax	\$13,373.10	\$0.00	\$6,686.55	\$6,686.55
				<u>\$6,686.55</u>	<u>\$6,686.55</u>
Balance Due as of Feb 23, 2016					\$6,686.55

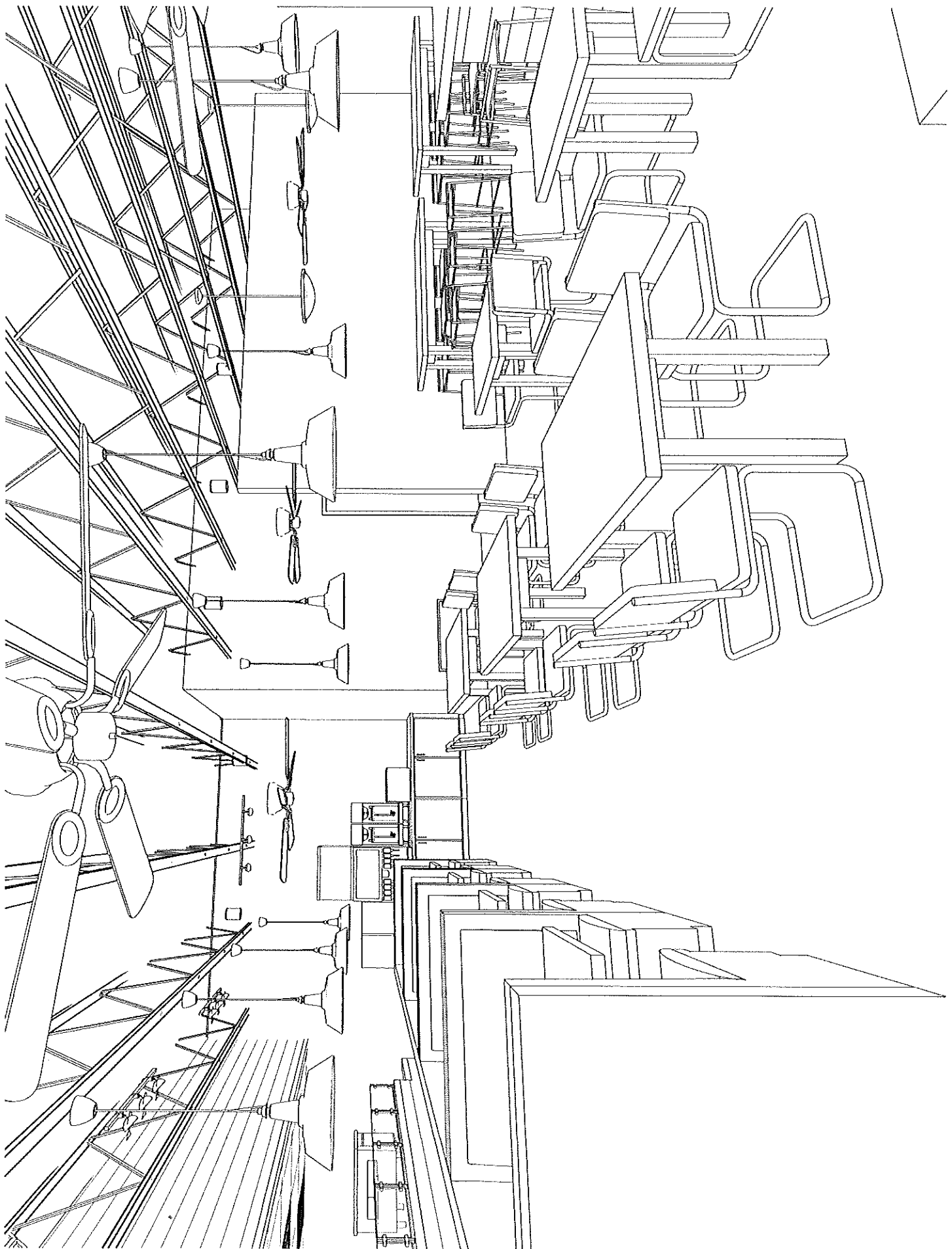
All payments made by check are subject to final bank clearance.

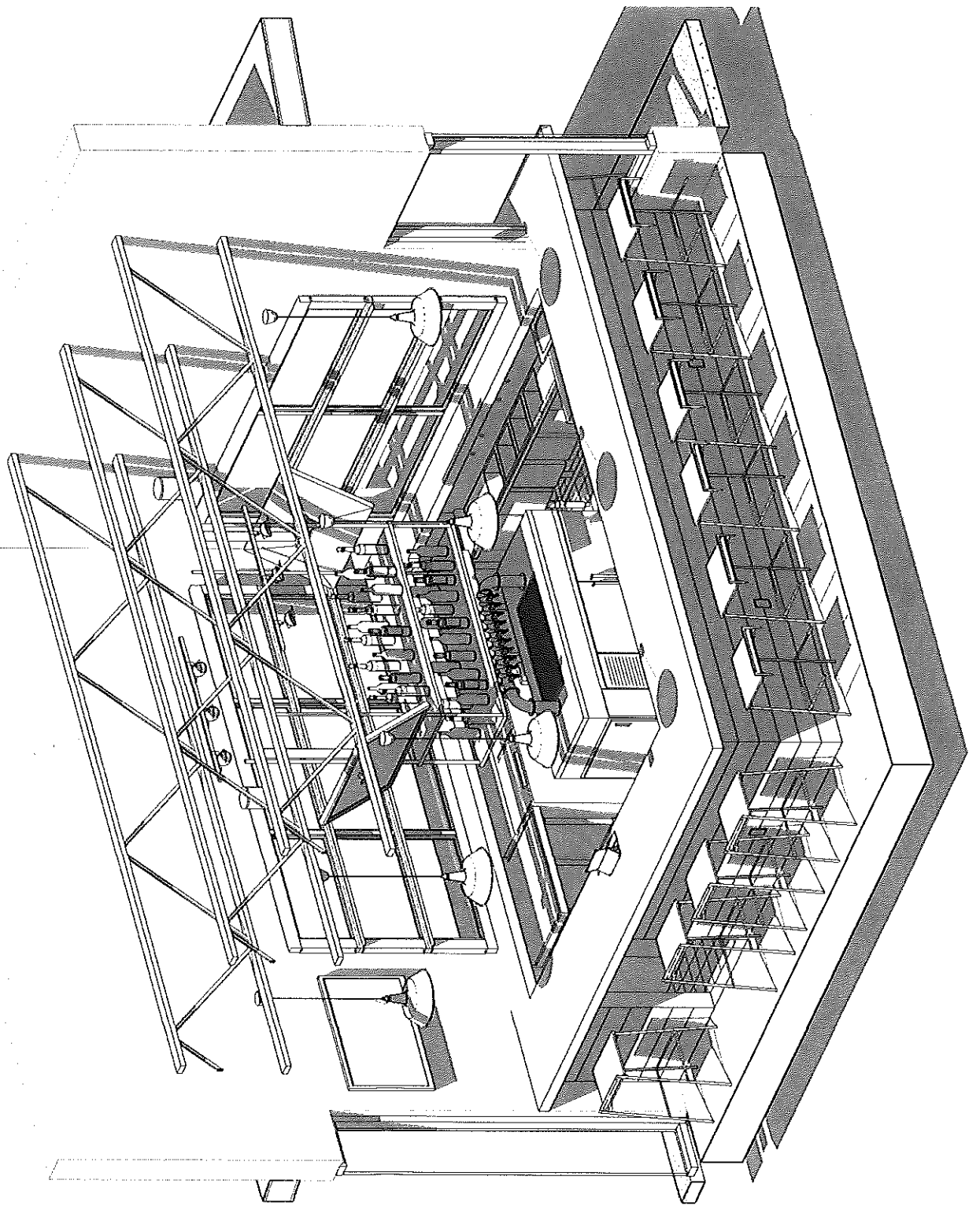


faux cedar wood
cedar color









SHEET NOTES:
 1. SEE CIVIL ENGINEER FOR SITE, DRAINAGE, AND
 2. SEE ARCHITECTURAL LANDSCAPING SHEETS
 3. FOR SITE LANDSCAPING

MICA

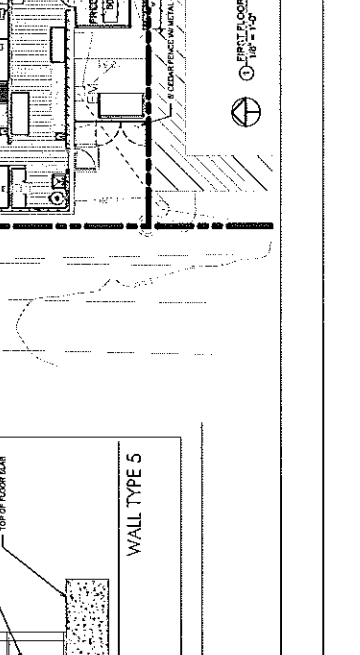
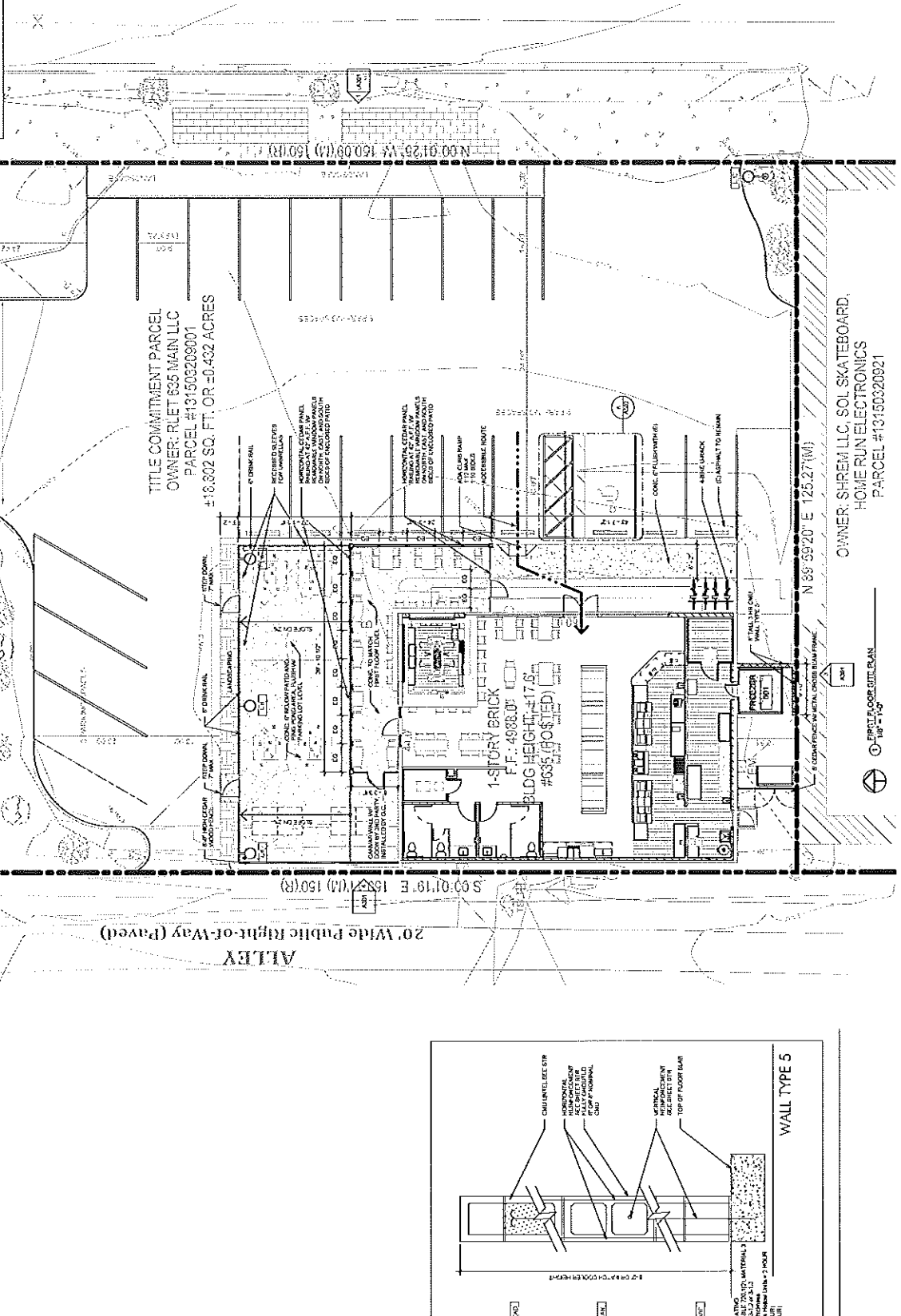
MICHAEL KOCH ARCHITECT PC
 115 ROCKWELL STREET
 728 WASHINGTON ST
 LOS ANGELES, CA 90015
 323.787.6533

CHEBA HUT LONGMONT
 615 W 21 STREET
 LOS ANGELES, CA 90059
 SCOTT #312-855

STATE OF CALIFORNIA REGISTERED ARCHITECT
 MICHAEL L. KOCH
 02414

CHECKED BY: []
 DRAWN BY: []
 DATE: []
 PROJECT: []
 SHEET: []

SITE PLAN
A004

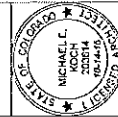


1525-111-734 M



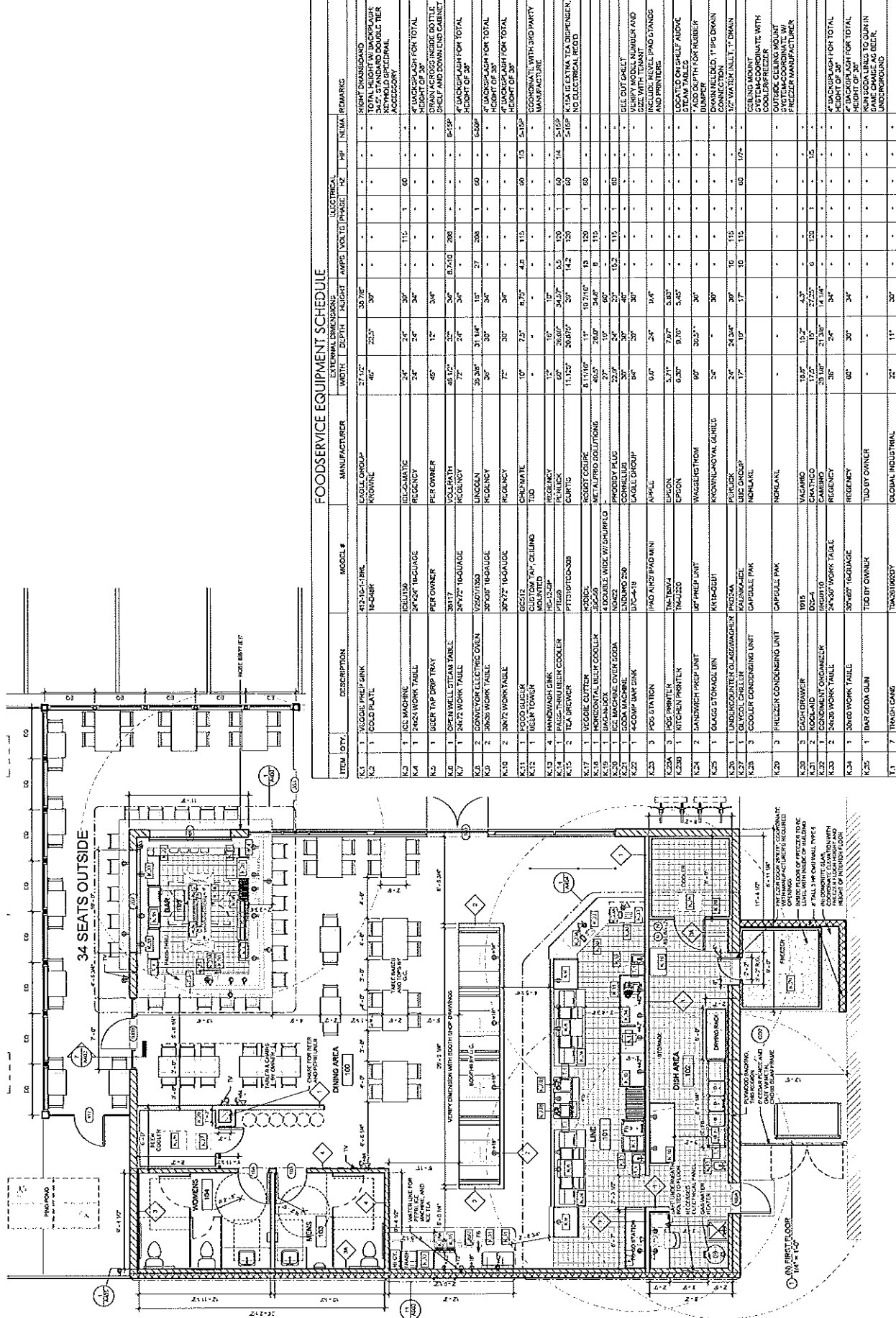
MICHAEL KOCH, ARCHITECT PC
 123 MARKET ST
 SEASIDE, CA 92138
 949.435.6599

CHERBA HUT LONGMONT
 655 MARKET ST
 LONGMONT, CO 80501
 303.784.8453



PROJECT NO. 19-14-19
 DRAWN BY MICHAEL C. KOCH
 CHECKED BY JACOB M. COOPER
 DATE 04-14-19

FLOOR PLAN
 A101



FOODSERVICE EQUIPMENT SCHEDULE

ITEM	QTY.	DESCRIPTION	MODEL #	MANUFACTURER	EXTERNAL DIMENSIONS			ELECTRICAL			REMARKS				
					WIDTH	DEPTH	HEIGHT	AMPS	VOLTS	PHASE		KZ	HP	NEMA	
K.1	1	VALVELESS TRIP-SINK	415-161-1-18R	LAVALLE GROUP	27 1/2"	46"	30 7/8"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.2	1	COLD PLATE	18-08R	REGAL	24"	24"	36"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.3	1	ICE MACHINE	24" ICE	REGAL	24"	24"	36"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.4	1	4-PAN WORK TABLE	48" X 24"	PER OWNER	48"	24"	34"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.5	1	BEER TAP DRIP TRAY	PER OWNER	PER OWNER	48"	12"	34"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.6	1	24" X 18" TABLE	24" X 18"	PER OWNER	24"	18"	34"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.7	1	24" X 72" WORK TABLE	24" X 72"	PER OWNER	24"	72"	34"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.8	2	CONVEYOR ELECTRIC OVEN	30" X 18"	UNICO	30"	18"	27"	200	1	60	-	-	-	-	RIGHT HAND SIDE
K.9	2	30" X 36" WORK TABLE	30" X 36"	UNICO	30"	36"	34"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.10	2	30" X 72" WORK TABLE	30" X 72"	UNICO	30"	72"	34"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.11	1	FOOD SLICER	GS512	CHENYALE	10"	7 1/2"	6 7/8"	4.5	115	1	60	15	5-1/2"	-	RIGHT HAND SIDE
K.12	1	HELIX TOWER	HELIX	REGAL	10"	10"	17"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.13	4	HANDWASH SINK	HP-12-3P	REGAL	10"	10"	17"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.14	1	PAUSE-THRU BELK COOLER	PT1919TDD-308	CURTIS	11 1/2"	20 1/2"	20"	14.2	120	1	60	14	5-1/2"	-	RIGHT HAND SIDE
K.15	2	TEA BREWER	TEA-12-3P	CURTIS	11 1/2"	20 1/2"	20"	14.2	120	1	60	14	5-1/2"	-	RIGHT HAND SIDE
K.16	1	VEGETE CUTTER	K232A	ROBOT COUPRE	8 1/2"	11"	10 7/16"	15	120	1	60	-	-	-	RIGHT HAND SIDE
K.17	1	HORIZONTAL BELK COOLER	48-250	METAL FRO SOLUTIONS	48"	25"	30"	34"	8	115	-	-	-	-	RIGHT HAND SIDE
K.18	1	JAC-BLOX	JAC-BLOX	PHOENIX PLUS	27"	10"	69"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.19	1	DOUBLE WIDE W/ SHURFLO	ND402	PHOENIX PLUS	27"	10"	69"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.20	1	ICE MACHINE OVER COIN	ND402	PHOENIX PLUS	27"	10"	69"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.21	1	COIN MACHINE	ND402	PHOENIX PLUS	27"	10"	69"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.22	1	4-COMP BAY SINK	4C-418	LAVALLE GROUP	24"	36"	30"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.23	3	POS STATION	IPAD AIR/ iPad MINI	APPLE	9 1/2"	2 1/4"	1 1/4"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.24	3	POS STATION	IPAD AIR/ iPad MINI	APPLE	9 1/2"	2 1/4"	1 1/4"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.25	3	POS STATION	IPAD AIR/ iPad MINI	APPLE	9 1/2"	2 1/4"	1 1/4"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.26	1	48" X 24" TABLE	48" X 24"	PER OWNER	48"	24"	34"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.27	1	48" X 24" TABLE	48" X 24"	PER OWNER	48"	24"	34"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.28	1	48" X 24" TABLE	48" X 24"	PER OWNER	48"	24"	34"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.29	1	48" X 24" TABLE	48" X 24"	PER OWNER	48"	24"	34"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.30	1	48" X 24" TABLE	48" X 24"	PER OWNER	48"	24"	34"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.31	1	48" X 24" TABLE	48" X 24"	PER OWNER	48"	24"	34"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.32	1	48" X 24" TABLE	48" X 24"	PER OWNER	48"	24"	34"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.33	1	48" X 24" TABLE	48" X 24"	PER OWNER	48"	24"	34"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.34	1	48" X 24" TABLE	48" X 24"	PER OWNER	48"	24"	34"	-	-	-	-	-	-	-	RIGHT HAND SIDE
K.35	1	48" X 24" TABLE	48" X 24"	PER OWNER	48"	24"	34"	-	-	-	-	-	-	-	RIGHT HAND SIDE
T.1	7	TRAY TABLE	TB-100	GLOBAL INDUSTRIAL	24"	24"	30"	-	-	-	-	-	-	-	RIGHT HAND SIDE



Bid / Proposal

To: Scott Jennings
Marc Torres

Co: Cheba Hut

E-mail: scott@chebahut.com
marc@chebahut.com

From: Matt Redick

Date: December 2, 2016

Attachments: CSI Divisional Cost Breakout Sheet

Re: Proposal for Dillon Location

4-Pages total

Dear Scott & Marc,

Thank you for the opportunity to provide pricing for your project. The following is a bid proposal to provide tenant finish services for your new Cheba Hut location in Longmont, CO.

One item that I failed to mention when we met is the motto of our company, which is, "Building Relationships." This is the basis for the way in which we do business. Since 1997, over 90% of our projects have come from repeat clients and referrals, as yours did. We complete every project with a very high level of quality and tremendous attention to every detail. This is the reason for the referral rate we maintain, which is virtually unprecedented in our industry.

The proposal is based on construction plans provided by Michael Koch, Architect dated October 14, 2016 and includes all supervision, labor, materials, equipment, and taxes as required to complete the project in full.

3735 South Broadway, Englewood, CO 80113
303-698-5628 Fax: 303-282-5411
www.mendelandcompany.com

The following detailed items are included in this proposal:

1. Provide and install all items per construction drawings, specification, addenda's, and revisions listed above. Items not included are identified in our standard exclusions.
2. Provide on-site supervision for the duration of the project.
3. Provide dumpsters and daily trash removal throughout the project.
4. Provide temporary restroom facilities for the duration of the project.
5. Provide a final construction cleaning at the end of the project.

The price for the work mentioned above is Four Hundred Seventy Eight Thousand Nine Hundred Sixty Two Dollars and No Cents (\$478,962.00) or \$181.84 per square foot based on a total of 2,634 square feet.

Included below are some of the standards in our contracts as well as bid proposals. I have included them for your review. In addition, the following clarifications and exclusions will need to become part of our standard AGC contract.

This proposal is valid for thirty (30) days.

Standard Assumptions:

We assume that the gas and electric meters are sized properly for the intended use of the space.

We assume that the existing RTU(s) are sized properly.

We assume our current insurance coverage is adequate.

A one-year warranty on all work completed by Mendel & Company Construction is included including the work of all of our subcontractors. Manufacturers' warranties that extend beyond one year will be passed along.

Normal working hours of 7:00 a.m. to 3:30 p.m. are included. Special arrangements will be made if necessary for weekend or after hour work. A premium wage cost increase will be reviewed and accepted prior to beginning any after hour work.

Standard Exclusions:

All unforeseen circumstances or items concealed from observations during bid time are excluded.

"Warranty" on any existing equipment, existing materials, or items supplied by others, and not provided by Mendel and Company or a subcontractor to Mendel and Company is excluded.

Permit fees are excluded and are to be reimbursed by the owner.

Kitchen equipment and installation is excluded.

Xcel, Qwest, or other Utility fees are excluded.

Security, CATV, audio system, low-voltage work of any kind is excluded.

Cash register, phone, computer, and data work of any kind is excluded.

Bonding and bond cost are excluded.

Fire alarm work of any kind is excluded.

Fire sprinkler work of any kind is excluded.

Window coverings of any kind are excluded.
All interior and exterior signage is excluded.
Builder's risk insurance and deductible (typically carried by Owner) are excluded.
Meters, connections, tap and development fees are excluded.
Liquidated damages without prior written consent are excluded.
All prevailing wages, overtime, or Davis Bacon wages are excluded.

Please note that this proposal will become part of the Construction Contract. Additionally, this proposal is not binding until a Contract is signed by both parties and a Construction Schedule is agreed to.

Scott & Marc,

We hope this bid meets with your approval. We are looking forward to working with you on this project. Please do not hesitate to call me if you have any questions or concerns. I would welcome the opportunity to sit down with you or any of your staff to discuss any element of this proposal that may be unclear.

We are available to begin this work at your convenience and expect a construction duration of about fourteen (14) weeks. There are lead-time concerns for several of the items, so please let me know how you would like to proceed as quickly as possible and we will order materials and schedule manpower immediately.

Thanks again for the opportunity to be involved in this project. We look forward to hearing from you soon.

Sincerely,



Matt Redick
Mendel and Company Construction, Inc.

3735 South Broadway
 Englewood, Colorado 80113
 303/698-5628



CLIENT: MR. SCOTT JENNINGS
 PROJECT: CHEBA HUT - LONGMONT
 ESTIMATE DUE DATE: 12.01.2016
 ARCHITECT: MICHAEL KOCH, ARCHITECT
 PLANS DATED: 10.14.2016
 ADDENDUMS: N/A
 ESTIMATOR: Matt Redick/Manuel Leon
 LAST PRINTED/REVISED:

12/2/2016

NET USABLE SF 2,634 SF

DIVISION SUMMARY	Cost	Cost/SF
Demolition 02-050	\$ 18,342	\$ 6.96
Excavation for Foundations 02-200	\$ 3,028	\$ 1.15
Pavement Marking and Wheel Stops 02-577	\$ 1,597	\$ 0.61
Floors & Walks 03-313	\$ 16,057	\$ 6.10
Brick / Masonry 04-210	\$ 2,266	\$ 0.86
Metals 05-500	\$ 17,829	\$ 6.77
Rough Carpentry 06-100	\$ 32,827	\$ 12.46
Finish Carpentry 06-200	\$ 1,391	\$ 0.53
Architectural Millwork 06-400	\$ 79,373	\$ 30.13
Thermal & Moisture 07-000	\$ -	\$ -
Roofing 07-530	\$ 6,154	\$ 2.34
Sheet Metals 07-620	\$ -	\$ -
Joint Sealers 07-900	\$ 623	\$ 0.24
Steel Doors & Frames 08-110	\$ -	\$ -
Wood Doors & Frames 08-210	\$ 1,521	\$ 0.58
Access doors 08-305	\$ -	\$ -
Storefront 08-410	\$ 2,347	\$ 0.89
Specialty Hardware 08-710	\$ 355	\$ 0.13
Glass/Glazing 08-800	\$ 11,783	\$ 4.47
Drywall 09-250	\$ 20,497	\$ 7.78
Ceramic Tile 09-300	\$ 14,992	\$ 5.69
Acoustic Ceilings 09-510	\$ 3,348	\$ 1.27
Special Coatings 09-800	\$ 9,373	\$ 3.56
Painting 09-900	\$ 13,558	\$ 5.15
Wall covering 09-950	\$ 4,288	\$ 1.63
Toilet Partitions 10-160	\$ 2,776	\$ 1.05
Fire Protection Equipment 10-522	\$ 464	\$ 0.18
Toilet Accessories 10-800	\$ 1,187	\$ 0.45
Fire Sprinklers 15-300	\$ -	\$ -
Plumbing 15-400	\$ 36,256	\$ 13.76
HVAC 15-500	\$ 13,359	\$ 5.07
Electrical Power & Lighting 16-001	\$ 73,542	\$ 27.92
Fire Alarm 16-720	\$ -	\$ -
Phone & Data 16-745	\$ -	\$ -
Audio/video 16-760	\$ -	\$ -
General Requirements 01-000	\$ 45,655	\$ 17.33
Subtotal	\$ 434,788	\$ 165.07
Contractor Overhead Cost		\$ 34,783 @ 8.00%
Subtotal w/Overhead		\$ 469,571
Contractor Profit		\$ 9,391 @ 2.00%
Project Total Cost		\$ 478,962
		\$ 181.84

ALTERNATE PRICING:

Removal of paving, new concrete slab, new railing for future Ping Pong Area	ADD	\$ 19,805
Remove existing roofing, replace with new 60 mil TPO roof, rigid insulation	ADD	\$ 19,723
Provide closed cell foam insulation under roof deck	ADD	\$ 9,598

MILLWORK COST BREAKDOWN:

Booth Seating	\$ 15,850
Base Cabinets	\$ 7,136
Foot Rail at Bar (2" Iron Pipe)	\$ 2,986
Back Bar Island - Steel Frame with Wood Shelving, Lighting by Others	\$ 6,673
Wood Wall Treatment (Labor Only)	\$ 8,794
Quartz Countertops	
- Drink Station	\$ 2,366
- POS Station	\$ 1,671
- Bar High Top	\$ 1,948
- Booth Table Tops	\$ 2,784
Bar Top - Quartz with 4" Mitred Apron, Stainless Drink Rail (Deduct \$5,755 to Remove Apron)	\$ 20,928
1" x 6" Oak Wall Cap	\$ 1,296
Table Bases (2" Iron Pipe Table Base x 10, Standard Table Bases x 5)	\$ 3,560
Oak Table Tops	\$ 3,381
	\$ 79,373



11/30/2016

Marc Torres
Cheba Hut
marc@chebahut.com

Re: 635 Main Street, Longmont

Marc,

Thank you for the opportunity to provide a conceptual estimate for Cheba Hut improvements at the above referenced property. This estimate is based on the plans by Michael Koch, Architect PC dated 10/14/2016. The estimated price is \$487,665.

Allowances are included for supervision, profit, overhead, liability insurance, and workman's compensation while permits, taxes, architectural design fees, MEP engineering fees, capital expansion, change of use, and all other fees not specifically included are **excluded**. Refer to the attached scope for more detailed information regarding included/excluded items and any options, if applicable.

Please be advised that this letter does not constitute a bid by Thunderpup Construction and final pricing is pending. Feel free to contact me to discuss the next steps or you have any questions.

Sincerely,


Digitally signed by Josh
Maes
DN: C=US,
E=josh@thunderpup.com,
O="Thunderpup
Construction, Inc.",
CN=Josh Maes
Date: 2016.11.30
23:23:00-07'00'

Cheba Hut Longmont

The area of the building covered by this scope of work is roughly outlined below and includes approximately 2,600 SF of interior modifications and improvements to an existing building and approximately 655 SF of enclosed patio. Site work and landscaping beyond these scope areas is only included as noted below.



1. General requirements:
 - Project management, scheduling, supervision for the duration of the project.
 - The anticipated project duration is approximately 12-14 weeks from date full permit is received. Weather delays, etc. may extend the project duration.
 - We assume that all work can be completed during normal business hours, Monday-Friday, 7:00 AM-5:00 PM.
 - If off hours work is required for any reason additional costs will be incurred.
 - Construction document preparation to include architectural plans and MEPS engineering: **Not in scope.**
 - Permits/taxes **not in scope.** :
 - All other fees not specifically listed above are **not in scope** and will be billed as incurred as change orders.
 - An allowance for 12 weeks temporary toilet service is included.
 - Utilities: Client to maintain water, electric, and gas utilities to the site for the duration of construction.

- State of Colorado regulations require that asbestos testing be completed prior to starting demolition for all buildings of any age. remediation of hazardous chemicals or materials shall not be the responsibility of Thunderpup and shall be completed prior to work beginning on site. **An allowance for testing is included.**
2. Site Preparation:
- An allowance is included for trash hauling for activities listed within this scope.
 - Maximum of (6) 30 yard dumpsters, comingled.
 - Demolition:
 - Interior finishes as noted.
 - Mechanical, electrical, and plumbing systems as needed.
 - Core drilling/concrete saw cutting: Allowance per P200 Waste and vent plan for new fixtures.
 - Exterior/site:
 - Pavement patching, repair, and striping is **not in scope**.
 - Parking stopblocks are **not in scope** at this time (pending pricing).
 - Exterior sawcuts, excavation, demo, haul and dump fees, travel, equipment move in and move out directly related to exterior concrete scope items described elsewhere.
 - Landscaping: **not in scope**.
3. Concrete:
- Interior: An allowance is included to dowel and pour back interior plumbing trenches.
 - Exterior:
 - 8'-6" x 9'-6" with #4 rebar, 18" ocev- Freezer pad, prep and pour.
 - 14 concrete pilasters 8" x 1'4" x 3' deep, excavate and pour.
 - New patio: sidewalk extension: 6'2" x 43.5', 8" x 12" deep turn down on perimeter, 24'9" x 11'2", 8'4" x 29' thickened edge pilasters, rebar, prep and pour, broom finish, no color.
 - Concrete in NW corner: 33'-6" x 16'.
 - Concrete pad in ping pong area: 22'x40'.
4. Masonry:
- An allowance is included to demo/prep (3) new masonry openings:
 - Bar overhead doors (2).
 - North storefront door to patio.
5. Metals:
- Welding/fabrication: Materials, fabrication, and finishing for the metal fabricated railing and drink rail around the North and east sides of the exterior patio and game area.
 - Railing as seen on the site plan A004
 - Design similar "Iron railing or similar provided by owner, installed by GC" seen in the building elevations on A301.
 - Rack over bar is **not in scope** pending additional details.

- Lintels for (3) new masonry openings.
- 6. **Carpentry:**
 - An allowance for materials and labor for miscellaneous blocking and other rough carpentry as needed.
 - Structural/exterior:
 - Enclosed patio exterior structural walls
 - Plywood interior, painted.
 - WD4 exterior
 - Enclosed patio roof structure with WD4 interior finish.
 - Install WD4 as noted on parapet over main entrance.
 - **Casework/trim/counters: Allowances/all specs TBD:**
 - **189 SF CTOP1**
 - **53 SF CTOP2**
 - **WD1 on public side of half walls and on soffit over serving line: 671 SF and 63 LF wall cap**
 - **Cabinets at POS and drink station.**
 - **Cedar fence: 128 LF 6' high cedar fencing.**
- 7. **Thermal/Moisture:**
 - Insulation of all new interior partition walls for sound attenuation.
 - Roofing:
 - Roof penetrations: Allowance for new penetrations is included.
 - **To remove existing roofing, insulate as needed above the roof structure, and install new membrane roofing, please add approximately \$35,039.**
 - An allowance is included for approx. 655 SF membrane roofing over enclosed patio.
 - Gutters: Allowance around enclosed patio.
- 8. **Doors/Windows:**
 - **Interior doors/hardware: Provide and install the following:**
 - (2) 3070 HM 16 ga frames with 4-7/8 throats.
 - (2) 3070 SC 1-3/4" rotary natural birch flush wood doors, factory prefinished.
 - Hardware lot to include (6) Hager ball bearing hinges, (2) Hager push/pulls, (1) Hager rim exit device with escutcheon trim and cylinder, (2) Hager closers, and (2) Hager wall stops.
 - **Deduct \$390 to exclude (1) Hager rim exit device for opening 100A if not required.**
 - Storefront:
 - (1) 3086 door with sidelights, door to be medium stile with 10" bottom rail, standard push/pull hardware, standard locking with exit indicator, closer, insulated glass.
 - Sidelights to be 2x4-1/2" storefront system and thermally broken, finish to be dark bronze and glazing to be Solar ban 60 Low-e tempered.

- Removable windows are **not in scope**. A spec will be required to provide pricing as limited options appear to be available.
- Specialty:
 - Install (1) 10x4 Alumaview 175 Garage door and (1) 8x5 Alumaview 175 garage door: Mill finished aluminum, normal headroom steel jambs, double pane tempered windows in all sections, interior locks, no openers.
- Re-keying existing and new hardware is **not in scope**. To be completed by owner after project completion.

9. **Finishes:**

- **Framing/drywall:**
 - All metal stud framed walls as shown on plans dated 10/14/2016.
 - New drywall ceilings and soffits as shown.
- Ceilings:
 - Kitchen: 552 SF of vinyl rock and new grid.
- **Floor coverings: Per plans:**
 - 6x6 quarry tile.
 - 5x6 sanitary base and 6x6 bullnose, inside/outside corners.
 - Grind, seal, and polish concrete floors in the dining area and restrooms.
- Other wall finishes:
 - FRP:
 - 576 SF Glasteel textured FRP to 4' at service line.
 - 608 SF Glasteel textured FRP to 8' in dish area.
 - Tile: Bathroom wall tile \$10/SF allowance.
- **Paint:**
 - Prime behind mural
 - Paint drywall, exposed ceiling, and accent walls per plans.
 - (3) HM door frames.
 - Stain fencing on west side of outdoor patio.
 - Stain wood rail on North and East sides of outdoor patio.

NO

10. **Specialties:**

- Sneeze guard: CRL-PP Series 12" posts, brushed stainless and ¼" clear tempered glass with polished edges.
- Window coverings are **not in scope**.
- Signage, interior and exterior, is **not in scope**.
- **Restroom accessories:**
 - Hiney Hiders solid plastic floor mounted black toilet partitions per plans.
 - Package for (2) restrooms per plans: soap dispensers, paper towel dispensers, grab bars, toilet paper holders, mirrors, and changing station.
- Stainless steel corner guards (3).
- Fire extinguishers: Provide and install

- (1) 10 lb. ABC type fire extinguishers.
- 11. Equipment: **Not in scope.**
 - All equipment to be supplied and unpacked by owner.
- 12. Furnishings:
 - An allowance is included for the following pending final specs:
 - Custom metal frame booth: wide plank back and seat using beetle kill: (2) single booths and (3) double booths.
 - (2) 24x30 and (9) 30x48 laminate table tops with T-mold edge.
 - (2) 72x24 random plank table tops with bases.
 - (24) black wrinkle table bases.
 - (3) 36x36 outdoor and (6) 24x30 table tops, square micromesh.
 - (1) Montauk side chair, stackable.
 - (1) Montauk arm chair, stackable.
 - (5) Ladderback side chair with upholstered padded seat.
 - (6) Ladderback barstools with upholstered padded seat.
 - All other furniture is to be provided and installed by owner and is **not in scope.**
- 13. Special construction:
 - Fire Sprinklers: **not in scope.**
- 14. Conveying systems: **Not in scope.**
- 15. Mechanical:
 - HVAC: Furnish and install
 - (1) Greenheck roof mounted exhaust fan with disconnect and roof curb.
 - (1) Greenheck ceiling mounted exhaust fans with speed controls.
 - (1) Greenheck 10" gravity relief hood with roof curb.
 - (18) Grilles, registers, and diffusers.
 - Necessary venting for exhaust fans.
 - Duct to tie into existing rooftop units.
 - Spiral pipe and fittings (paint lock).
 - All necessary hangers and supports for HVAC systems.
 - Demo of existing duct and vents.
 - Air balance by independent firm.
 - (2) new 7-day programmable thermostats for existing RTUs.
 - New filters for existing RTUs.
 - Add curb adaptors.
 - Inspection of existing equipment. Repairs **not in scope.**
 - Plumbing:
 - Demolition as shown.
 - Complete PVC waste and vent system.
 - Complete copper/PEX water pipe system.
 - Complete gas piping system per drawings.
 - Plumbing fixtures per schedule.
 - Insulation of water piping.

- Hook up to owner provided kitchen equipment.
- Grease interceptor and all associated grease piping, if required, inside and outside the building: **not in scope**.
- Soda/beer line sleeves: **Not in scope**.

○ Refrigeration: **Not in scope**.

eligible 16. Electrical:

- Electrical gear per plans.
- Line voltage electrical demo as needed.
- Wiring for (2) RTUs per plans.
- Wiring for exit and Ems per plans.
- Wiring for new coolers and condensing units per plans.
- Wiring for kitchen equipment per plans.
- Wiring and install of switching and lighting per plans.
- Data chases per plans.
- Lighting package:
 - (14) 2x4 troffers
 - (3) Vapor proof lights
 - (25) recessed cans with LED trim
 - 13 Pendants (pendants that were found to match the picture do not have dual level ballasts so these have dimmable LED ballasts).
 - Track with 24 heads.
 - Lighting control panel.
 - LED tape lighting for bar middle.
 - Ceiling fans, type L-11 fixtures, bar pendants are **not in scope** and specs are required to obtain pricing.
 - **VE lighting package options are available upon request.**
- Low voltage wiring for phone/internet including, but not limited to, sound, video, and security is **not in scope**.
- Any costs related to disconnecting of existing power the city may charge are **not in scope**.

THUNDERPUP CONSTRUCTION, INC.

Schedule of Values

PROJECT NAME: **Cheba Hut LMT**

ESTIMATE DATE: **11/30/2016**

Estimate only. NOT a bid.

Job Item	Notes	Amount
Division 1- General Conditions		\$32,340.00
Division 2- Sitework		\$25,931.00
Division 3- Concrete		\$35,669.00
Division 4- Masonry		\$3,741.00
Division 5- Metals		\$12,640.00
Division 6- Woods/Plastic		\$108,381.00
Division 7- Therm/Moisture Protect		\$12,358.00
Division 8- Doors/Windows		\$15,269.00
Division 9- Finishes	<i>no paint allowed</i>	\$70,266.00
Division 10- Specialties		\$6,858.00
Division 11- Equipment		\$0.00
Division 12- Furnishings		\$15,790.00
Division 13- Special Construction		\$0.00
Division 14- Conveying Systems		\$0.00
Division 15- Mechanical		\$53,430.00
Division 16- Electrical		\$46,665.00
Profit		\$21,967
Overhead		\$26,360
Taxes		\$0
Permit Fees (incl. in division 1)		\$0
TOTAL PROJECT COST		\$487,665

yes, 100%