



LSE Builders Group LLC

318 Main Street • Longmont, CO 80 01 • Phone: 720-600-686

Nels Wroe
7203525685

519 Main Street
Longmont, CO 80501

Print-date: 10-27-2020

Thank you for extending the opportunity to *LSE Builders Group* to provide this proposal for Dry Land Distillers 2.0! The finishes in this budget are by allowance for your un-determined selections of which I have included in the proposal.

These costs are estimated as a preliminary construction budget at this time and until the full permit is issued from the local planning and development office, the exact costs on some provisions cannot be fully understood.

Please review this proposal at your convenience and feel free to reach me directly with questions you may have.

Thank you, and sincerely,

Christopher Beardsley

rice Breakdown

Code	Title	Description	Price	
00 50 00 Contracting Forms and Supplements	Contracting Forms & Supplements	Stationary, notary public and postage for contract agreements made concerning price and schedule availability b/w LSE and sub-contracted vendors	\$691.01	
00 60 00 Project Forms	Project Forms	Lien waivers, Certificates of insurance, master sub-agreements, licensing, change order forms, OAC meeting minute logs and other documents helpful or required for compliance in nature to the successful management of this project	\$672.00	
00 60 01 Blueprints and Reproduction	Blueprints & Reproductions	Building blueprints, shop drawings & construction documents of the full architectural & MEP engineering sets. Multiple prints will be required for submission including one set to be retained in the LSE office set & one set to be utilized for project compliance at the job site.	\$619.20	
01 12 01 Courier Service	Courier services	Material procurement freight and delivery	\$3,360.00	
01 22 09 Dumpster	Dumpster services	Dumpster and rubbish removal services	\$3,840.00	Retail & DIP
01 31 02 Cleaning - Interior	Interior Cleaning	Interior cleaning done daily and at inspection intervals including final cleaning for tenant occupancy	\$900.00	Retail

01 50 02 Equipment Rental	Equipment Rental	Man lifts, and temporary facilities.	\$3,960.00	Retail & DIP
01 56 00 Temporary Barriers and Enclosures	Temporary barriers	Plastics, ram board products for noise and visibility control.	\$936.00	Retail & DIP
02 40 00 Demolition and Structure Moving	Demolition & De- construction	Saw Cuts, concrete removal for plumbing drain installations Masonry demolition for new exterior man and overhead doors	\$33,660.00	Retail & DIP
03 00 00 Concrete	Concrete	Concrete pour back for interior slabs, ADA ramp & exterior items within scope. Includes pumping for limited access	\$42,000.00	Retail
05 10 00 Structural Metal Framing	Structural items needed at new entry's	Steel lentil supports for new overhead door and storefront locations	\$7,800.00	DIP
06 00 00 Wood, Plastics, and Composites	Cabinets, shelves and countertops	Cabinets-Starmark Farmington Alder Natural Installed Countertops-Ceasarstone Raven Installed	\$23,057.22	Retail
06 10 00 Rough Carpentry	Rough Framing and Structural Framing	All carpentry and structural framing	\$30,343.56	Retail
07 40 00 Roofing and Siding Panels	Awning	Budget for Steel Awning 22 'x 4'	\$17,400.00	DIP
07 50 00 Membrane Roofing	Roofing	Roof patching for new mechanical, electrical & plumbing equipment	\$9,420.00	
08 00 00 Openings	Doors & Frames	New Interior Doors supplied and installed	\$4,080.00	Retail
08 30 00 Specialty Doors and Frames	Barn Door	Barn Door Budget	\$2,400.00	Retail
08 30 00 Specialty Doors and Frames	Overhead Doors	New interior & exterior overhead doors	\$26,820.00	Retail & DIP
08 70 00 Hardware	Hardware package	Hinges, Levers, Door Stops, Kick Plates & Closers	\$2,328.00	Retail & DIP
08 80 00 Glazing	Glazing	Manko 2" x 4 ½", Thermally Broken, Anodized Aluminum storefront framing, glazed with 1" Low-E insulated glass units. Type G (1) opening, approximately 98" x 110", consisting of two single 3' x 7' storefront doors with transom frame and one sidelite in between the doors, with two horizontals. Doors to be narrow stile with 10" bottom rails, full continuous hinges, rim panics with key cylinders, 10" offset pull handles, standard surface mounted door closers, 4" aluminum thresholds, and standard seals and door sweeps. Interior Storefront Manko 1 ¾" x 4 ½" Anodized Aluminum storefront framing, glazed with ¼" clear tempered glass. Type I (1) opening, approximately 42" x 48", full lite Budget for fire rated glass included	\$14,400.00	DIP
09 21 16 Gypsum Board	Drywall	Drywall at specified areas. Price includes FRP wall coverings	\$28,200.00	Retail

09 30 00 Tiling	Tile	Wall tile at specified locations. Tile budget set at \$250	\$3,497.03	Retail
09 60 00 Flooring	Flooring	Spartaflex SB 72% ****Not low VOC; Option to install low VOC epoxy add \$1600.00*** Prep Floor and install epoxy two coat application (Spartaflex SB 72%) Not low VOC (options to install low VOC epoxy) Includes Floor Prep	\$11,850.02	Retail
09 70 00 Wall Finishes	Restroom Compliance	ADA grab bars, sanitary items baby changing station supplied and installed	\$6,000.00	Retail
09 70 00 Wall Finishes	Trim carpentry finishes	Cedar Accent Walls	\$3,360.00	Retail
09 90 00 Painting and Coating	Painting Interior Surface	Interior walls primed only Ceiling painted white Epoxy paint in FRP Locations except for Kitchen area	\$14,400.00	
22 10 00 Plumbing Piping	Hydronic pipe	Piping for hydronic systems	\$250,268.40	Retail
22 00 00 Plumbing	Plumbing	Hard Bid including all plumbing and fixtures. Line item includes \$3,000 for boiler start up for warranty reasons. The following pertains to the HVAC, Plumbing & Hydronic We assumed normal working hours of 7:00 a.m.- 4:30 p.m. All underground in wall and ceiling DWV pipe to be PVC pipe and fittings. All in wall and ceiling water lines 1" and large to be L type copper pipe and fittings. All in wall and ceiling water lines ¾" and smaller to be pex pipe and fittings. All gas lines to be schedule 40 black iron pipe and fittings. All steam lines to be schedule 80 black iron pipe and fittings. All chilled water lines to be schedule 80 PVC pipe and fittings. Disconnect existing boiler, blow down separator, chiller, buffer tank, small still and mashtun. Pull refrigerant back into chiller condenser on roof and disconnect refrigerant piping. Supply and Install and new steam boiler connect boiler to existing blow down separator and feed water tank. Reconnect chiller to buffer tank. Run new refrigerant lines from condenser on roof to chiller. Pull system in to vacuum and charge. Supply and install new hot water heat exchange and storage tank. Supply and install schedule 80 black iron pipe and fittings for steam lines and drain back condensate system. Connect steam lines from boiler to heat exchanger, FCU-1, FCU-2, FCU-3, Mashtun, Small still and Big still. Supply and install schedule 80 PVC pipe from chiller to FCU-1, FCU-2, FCU-3, Mashtun, Small still, Big still, electric still and 3 fermenters. Supply and install condensate pump. Supply and install pumps P-1 through P-11 for FCU-1, FCU-2 FCU-3, Mashtun, Big still, Small still, fermenter 1, fermenter 2, fermenter 3, electric still and HX-1 domestic water pump. Supply and install steam traps TR-1 through TR-11 for Big still, Big still drip, Small still, Small still drip, HW heat exchanger, HW HX drip, FCU-1, FCU-2 and FCU-3. Supply and install solenoid valve to shut down process steam if ventilation fails. Excavate trenches and install underground DWV pipe and fittings. Supply and install in wall and ceiling DWV pipe and fittings. Supply and install in wall and ceiling water pipe and fittings. Supply and install in wall and ceiling gas pipe and fittings. Supply and install the following plumbing fixtures: 2) WC-1, 2) UR-1, 2) LAV-1, 1) SS-1, 3) FD-2, 5) FS-1 2) HB-1, and 4 FCO-1. Connect waster and water lines to 1) S-1, 3) S-2, 1) S-3 and 1) S-4. Supply and install	\$66,728.40	Retail
23 00 00	HVAC	HVAC ducting, re-route and test and balance	\$79,428.00	

Heating,
Ventilating, and
Air Conditioning
(HVAC)

26 00 00 Electrical	Electric	1. Provide power to new and existing RTU's and FCU's. 2. Provide power to Mashtun Agitator and Auger. 3. Provide power to Electric still. 4. Provide power to HRU and exhaust fan on roof. 5. Dedicated circuits to both kitchen areas. 6. Provide power to fire alarm panel. 7. All switching and motion sensors according to blueprints dated 9/30/2020 8. Pipe and wire provided to new light fixtures. 9. Pipe and wire to boiler and chiller. 10. Pipe and wire for exit and emergency lights. 11. Pipe and wire for all GFI and receptacles according to blueprints dated 9/30/2020.	\$42,534.00	Retail
29 00 02 LSE Project Manager	Project Management	Pre-construction planning package Schedule of materials and labor confirmation LOI, MSA, COI procurement and agreement organization Delivery planning Budget, Schedule Management Quality Assurance	\$48,875.00	Retail & DIP
29 00 03 LSE Superintendent	Site Supervision	On site supervision Job log maintenance Site safety assurance OSHA regulation adherence Landlord rules and regulation adherence Inspection walks General construction labor	\$68,000.00	Retail & DIP
29 00 04 LSE Admin	LSE Administration	Book keeping Legal requirements Insurance verification Permitting & inspection schedules Material quantity verification Vendor billing reconciliation Change order management	\$25,500.00	

Total Price: \$877,327.84

If you find these details acceptable for your project, we will look forward to setting up a meeting to discuss & complete the contractual paper work.

It has been a pleasure to work with you on your first location and I'm looking forward to your continued success in the coming years.

All my best,

Christopher Beardsley
LSE Builders Group
516-660-1340

Signature

Print Name:

Date:
