



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 Area Economic Council 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
- 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: Sept 5 2017 Date Submitted: Sept 5 2017

Sales & Use Tax License No: 1-12101-1107 Date Issued: 9/27/17 No. of Employees 2

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

Nels Wroe Teresh C Wroe
Aaron Main Amy Main

Business Name: Breaking Dads Distillers LLC DBA Dry Land Distillers

Business Address: 471 Main Street Unit B, Longmont, CO Zip Code 80501

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

Business Phone: () _____ Alternate Phone: (720) 352-5685

Email Address: nels@drylanddistillers.com

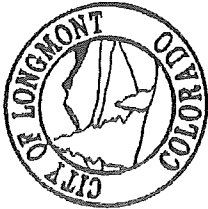
Description of type of business and products or services provided: Craft Spirits and cocktails in craft distillery with retail storefront and tasting lounge.

Description of conversion improvements to be reimbursed (attach additional sheets/plans and architectural renderings if applicable): Converting shipping area to retail tasting room. Includes building lounge, bar backbar area, flooring, plumbing, electrical.

Total Project Cost: \$ 400,000 (approx.) Grant Request: \$ 19,887 (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) Develops a historic building into a destination food/drink venue - a family-friendly downtown draw.

signature: _____
Nels Wroe



CITY OF LONGMONT, COLORADO
DEPARTMENT OF FINANCE

SALES AND USE TAX LICENSE

This License does not entitle Licensee
to make tax exempt purchases.

No. 1-12101-1107

DATE
ISSUED 9/27/17

DISTILLERY & TASTING
NATURE OF BUSINESS

[DRY LAND DISTILLERS
BREAKING DADS DISTILLERS LLC
471 MAIN ST
LONGMONT CD 80501-0000]

NAME
BUSINESS
ADDRESS

THIS CERTIFIES THAT THE LICENSEE IS AUTHORIZED TO
COLLECT SALES TAX FOR THE CITY OF LONGMONT,
COLORADO, OR REMIT USE TAX IN ACCORDANCE WITH
THE PROVISIONS OF CHAPTER 4.04 AND CHAPTER 6.08
OF THE LONGMONT MUNICIPAL CODE.

James M. Golden, Director of Finance

NOT TRANSFERABLE



Statement Of Taxes Due

Account Number R0055814
Assessed To

Parcel 131503222002
LA VITA BELLA ENTERPRISES LLC
471 MAIN ST
LONGMONT, CO 80501

Legal Description	Situs Address				
LOT 22-23 BLK 52 LONGMONT O T	471 MAIN ST LONGMONT 80501				
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2017	\$38,259.72	\$0.00	\$0.00	\$0.00	\$38,259.72
Total Tax Charge					\$38,259.72
Grand Total Due as of 02/22/2018					\$38,259.72

Tax Billed at 2017 Rates for Tax Area 001017 - 001017

Authority	Mill Levy	Amount	Values	Actual	Assessed
BOULDER COUNTY GENERAL OPER	17.5310000*	\$6,358.02	2112 - merchandising	\$116,350	\$33,742
BOULDER COUNTY ROAD & BRIDG	0.1860000	\$67.46	land		
BOULDER COUNTY PUBLIC WELFA	0.9470000	\$343.45	2212 - merchandising-	\$1,134,240	\$328,930
BOULDER COUNTY DEVEL DISABI	1.0000000	\$362.67	improvements		
BOULDER COUNTY CAPITAL EXPE	1.3560000	\$491.78	Total	\$1,250,590	\$362,672
BOULDER COUNTY REFUND ABATE	0.1980000	\$71.81			
BOULDER COUNTY HEALTH & HUM	0.6080000	\$220.50			
BOULDER CO TEMP HS SAFETY N	0.9000000	\$326.40			
ST VRAIN REIJ GENERAL OPERA	24.9950000	\$9,064.99			
ST VRAIN REIJ BOND REDEMPTI	17.5500000	\$6,364.89			
ST VRAIN REIJ OVERRIDES	13.5900000	\$4,928.71			
ST VRAIN REIJ ABATEMENT REF	0.2590000	\$93.93			
CITY OF LONGMONT GENERAL OP	13.4200000	\$4,867.06			
NORTHERN COLO WATER	1.0000000	\$362.67			
CONTRAC					
ST VRAIN LEFT HAND WATER GE	0.1560000	\$56.58			
LONGMONT GID GENERAL OPERAT	6.7980000	\$2,465.44			
LONGMONT DOWNTOWN DEVEL	5.0000000	\$1,813.36			
GEN					
Taxes Billed 2017	105.4940000	\$38,259.72			
* Credit Levy					

This information does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

All Tax Lien Sale amounts are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees. Changes may occur and the Treasurer's Office will need to be contacted prior to remittance. **TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIERS CHECK.**

Special taxing districts and the boundaries of such districts may be on file with the Board of County Commissioners, the County Clerk, or the County Assessor.

PAUL WEISSMANN
BOULDER COUNTY TREASURER
PO BOX 471
BOULDER, CO 80306-0471
(303) 441-3520

D R Y L A N D

D I S T I L L E R S

Renovation Project – Dry Land Distillers

471 Main, Longmont, CO 80501

Dry Land Distillers is completely rebuilding and remodeling the back 1/3 of the main floor at 471 Main to convert it into a craft distillery and retail tasting room and lounge. The project will rebuild the structure of the back part of the building, including additional basement footings and pillars, strengthening and repairing the floor joists, and replacing the existing floor. We will add a new storefront door on the alley entrance that will improve access to the building and draw the public to the back alley entrance. The new storefront door will be architecturally tied in to the historic building design, and the back façade will be further improved with paint, repairs to the mortar, and improved lighting.

The project includes a retro 1960's tasting lounge in the main floor that will provide a retail and entertainment venue with access from the front and alleyway entrances.

Our longer-term goal is to expand the operations downtown and add an expanded retail/specialty foods and handcrafted sodas in a connected storefront.

Downtown Longmont Master Plan of Development Goals

This project nicely ties in with and supports the Downtown Longmont Master Plan of Development. The distillery will be a significant, permanent draw as a food/drinks/entertainment hub, and provides stability to the development of the building at 471 Main. It helps to further create a 'true' Longmont culture, focusing on authentic spirits and cocktails that are a genuine contribution to the vibrancy of downtown. It will be an important business that Longmont can promote and refer to as an example of the excellent public/private partnership found in the city of Longmont. As a family-friendly destination, the distillery is a unique combination that can appeal to all demographic groups.

In addition, our 3 and 7 -year growth plans call for increasing our scale and scope of operations in downtown, leading to both highly paid part-time jobs (professional mixologists) and full-time technical and professional roles (distillery production, marketing, and sales). We are a locally owned business, and have plans to expand and engage the growth of the business with other Longmont residents.



Dry Land Distillers

Project Scope – Build Out

473 Main Street, Longmont, CO 80501

Nels Wroe
Dry Land Distillers, LLC
1612 6th Avenue, Longmont, CO 80501
720-352-5685
nels@drylanddistillers.com
www.drylanddistillers.com

Overview

Dry Land Distillers is a micro distillery in downtown Longmont, CO. We specialize in small-batch production of dry land crop spirits, including an heirloom wheat whiskey, prickly pear spirit, and dry land gins made with 100% native Colorado botanicals. The downtown location is a tasting room and small production facility. Larger production and barrel storage will be built out in an industrial building over the next 18-24 months.

Timelines

Our goal is to have build out completed before Christmas 2017. We will apply for our DSP license in July; there is an expected 4-month lead time to receive our DSP license.

Location/Building Description

The distillery will be located in the back 600 sq feet (approx) of 471 Main Street, Longmont, CO. We are entering into a cooperative agreement with the building that will also house a coffee shop/restaurant in the front and an events/assembly area in the center of the building. Our tasting room will be connected to the events area. Production will be separated by an approved firewall (2-hour rated). The building is an historic brick structure that most recently housed warehouse and retail for Icelandic Designs, a specialty clothing company.

The building was last updated in approximately 1999, and is fully sprinklered, including the basement. Our goal is to work with the building as-is as much as possible to avoid disturbing or damaging the historic roots of the structure. The distillery will have two external walls; one to the back (alley) and half of the north-facing wall. The south-facing wall must be a 2-hour rated fire barrier, and we will require an additional separation wall built along the south side (splitting the wide stairwell) to secure the distillery bonded area for TTB requirements. The ceiling is pressed tin; we would like to keep the tin intact, but cover the existing ceiling with a 2-hour fire-rated ceiling. There is mixed-use office space above the distillery.

Sprinkler system upgrades/modifications will be provided by the building owners as specified on the engineering drawings.

The owners are available to do some prep/demolition work and can do some of the finish work directly (to be determined).

Project Overview

The distillery will have two production stills: a 160-gallon pot (wash) still and a 55-gallon column (rectifier) still. The stills will be loaded with wash from two fomenters, each approximately 180 gallons, and a mash tun, also approximately 180 gallons.

The 200-gallon wash still will be heated by a steam boiler, ideally located/installed in the basement. This can be electric or natural gas, depending on the recommendations from the builder and engineer/architect.

The 55-gallon column still will be heated by two 220v 3-phase heating elements.

Cooling will require two glycol chillers, also located in the basement. Capacity requirements will be determined by engineering.

Ventilation will be provided through the exterior wall to the rear or through the ceiling. Air exchange requirements must be sufficient to eliminate the need to use explosion-proof electrical connections.

Barrel storage will be kept to a minimum; our goal is to not build a modified H-room for barrel storage, but instead manage storage within the parameters of the fire protection systems in place. This should allow us up to 240 gallons of storage, sufficient for us to do moderate small barrel storage with adequate allowances for in-process spirits (charged stills, hot liquor transfers, etc.) A small barrel rack will be built in the rear of the space on the north/west walls. We will use barrels no larger than 25 gallons. (As additional storage is needed, we will look at a secondary barrel storage facility.)

Bottling equipment will be installed along the west wall at the rear of the production area. The bottler will be a small – 2-unit gravity filler system.

Storage of dry goods (e.g. grain, empty bottles, labels, supplies, etc.) will be on shelves built along the south wall and in the basement. Storage of bottled spirits will be in a bonded/locked pre-tax storage cage in the basement.

As a general rule, unless otherwise specified by the architect, walls and ceilings must meet a 2-hour fire barrier minimum.

Tasting Room

Tax paid bottles will be stored outside the bonded area in the tasting room.

The tasting room will have an l-shaped bar with seating around the bar and at several tables within the *tasting room's boundaries*. The tasting room will require a small bar fridge, a 3-compartment sink, an ice

machine, a glass washer (dishwasher) and adequate electrical power for the equipment (will be provided with architectural drawings).

The tasting room will be separated from the production area with a 2-hour rated fire barrier/wall that must include a lower portion that is glass. Ideally, this would include a sliding door as long as this meets exit/access requirements. All alcohol bottles in the tasting room area must be adequately secured with locked cabinets.

Basement

Dry Land Distillers will have access to a secure area in the basement for dry goods and bottle storage under bond. This will require a barrier wall and door be built down the middle of the existing stairwell. The conveyor belt on the stairs will be removed (by the owner) and the stairs repaired for use as stairs. The barriers in the basement can be as simple as chain link separations. Dry Land Distillers must have a dedicated/secured space in the basement to classify as a bonded area.

External Exit Door

To comply with TTB requirements for a separate exit directly to the outside from the bonded area, an exit door must be installed on the west wall at the rear of the production area to the alley. This will require a step up to reach grade. The door will be placed where the current conveyor/freight door currently exists.

Floor/Drains/Wastewater

The floor in the structure is wood. It is not recoverable as a finished floor, and there have been holes cut into the floor and machinery attached; therefore, it is not necessary to salvage the existing floor.

We would like to install a water-resistant floor through the production area. This would allow for a trench drain in the floor.

Flooring will be either epoxy or tile; the material must be water-resistant. Hazardous spill containment is not anticipated to be necessary, but we should adequately protect the floor and building from accidental water damage.

Painting

Ceilings and walls should be painted (color spec will be provided) using a zero or low VOC paint.

Overall Design Style/Guidance

Dry Land Distillers will provide design style/guidance at the start of the project. We are designing to a mid-century/modern style for the tasting room.

Other considerations:

- Where possible, contractor to provide suggestions on minimizing environmental impacts for materials and processes

- Use of recycled/reused materials is appreciated when possible (balanced with cost)
- LEED building techniques should be used when practical (judgment of contractor)

This is a preliminary scope and subject to change.

Before pictures of the space – Dry Land Distillers Retail Conversion Grant



Before pictures of the space – Dry Land Distillers Retail Conversion Grant



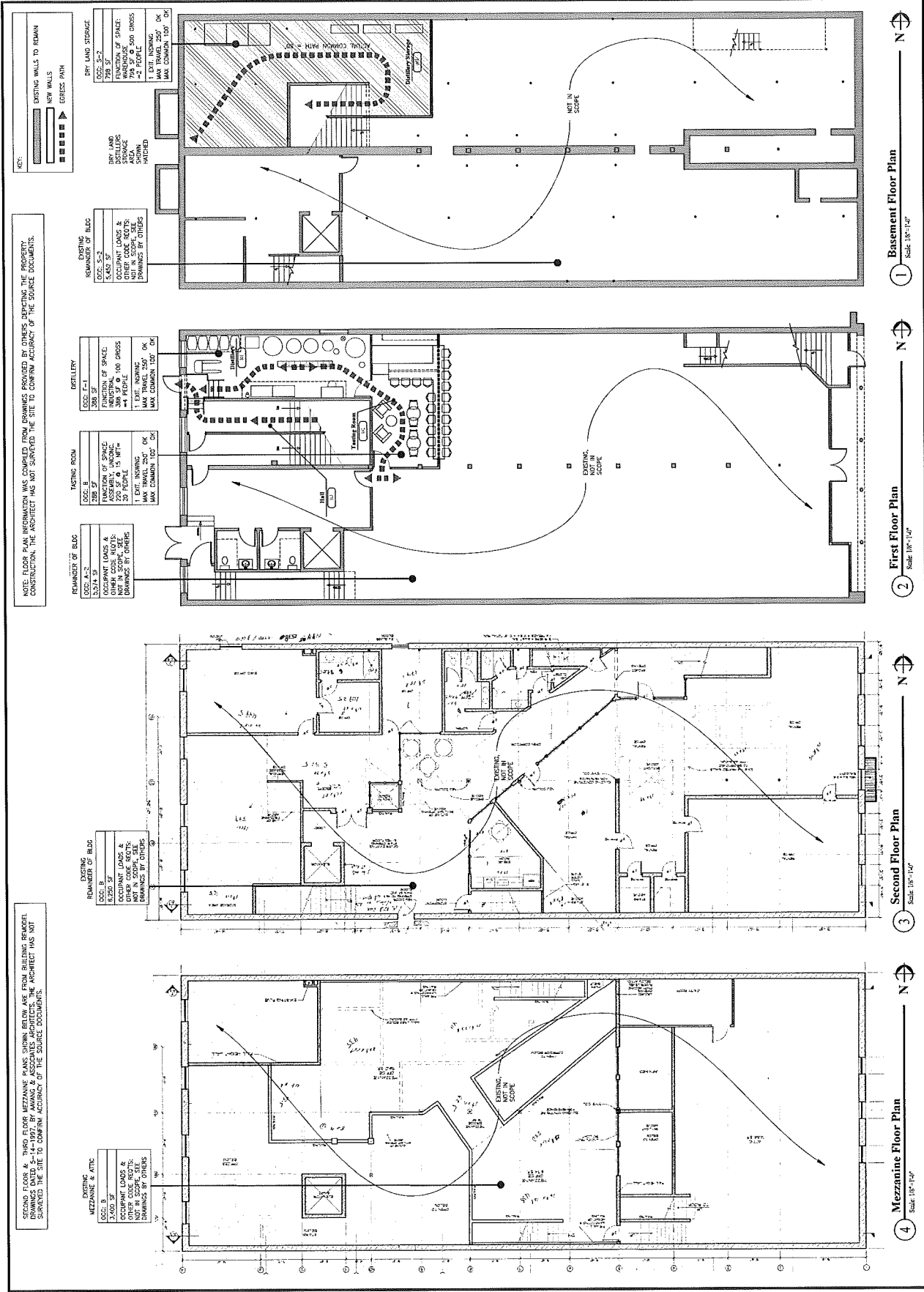
DALKITA
architecture | construction
 16161 161st Avenue, NE
 Redmond, WA 98073
 Phone: 360/765.1235
 Fax: 360/762.8971
 Email: info@dalkita.com
 www.dalkita.com

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Dry Land Distillers
 Site Address
 4711 141st Street
 Everett, WA 98201

PERMITS
 100-100-00000

A1.1
 SHEET NO. 100-100-00000
 REVISION 10/10/17
 1. EXISTING
 2. EXTENSION
 3. REVISION
 4. EXISTING



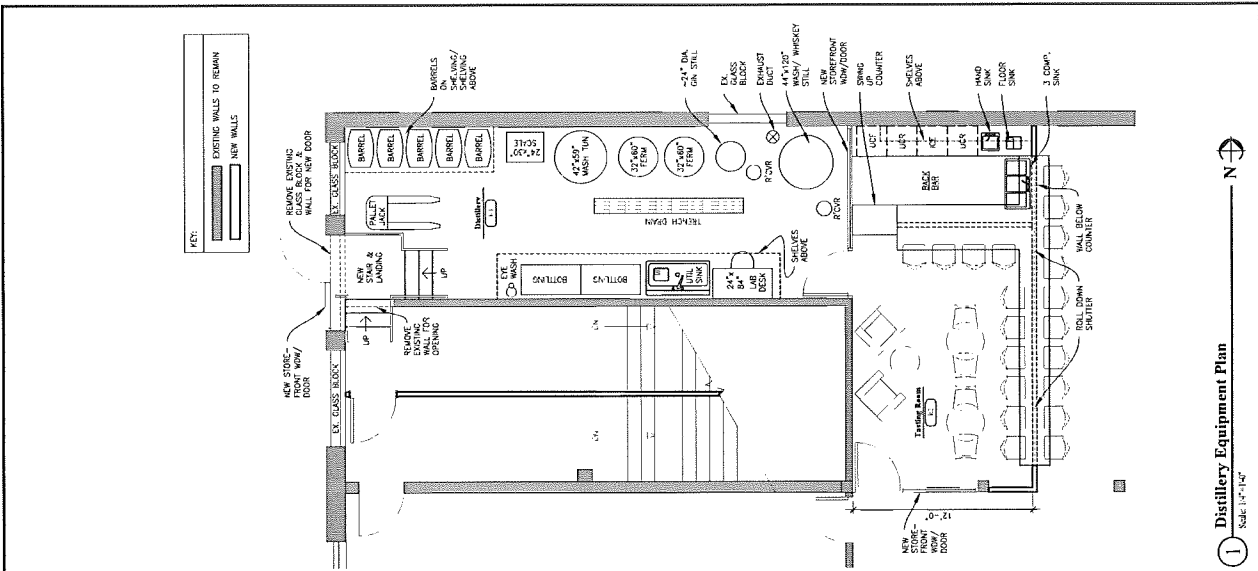
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Dry Land Distillers
 471115
 471115
 471115

CONSTRUCTION
 10/10/17



Item Num.	Quan.	Description and/or notes	Comments	Size	Weight	Usage	Plumbing	Electrical	Static	Steam	Natural	Vent	Compress
					lbs	Kwh/day	San	Ph	Ground	Chlor	Gas		air
101	1	Hydraulic Fork Jack											
102	1	Four axle with ramp											
201	1	Materials handling											
202	1	Wash water acidic											
203	1	High alcohol pump											
204	2	Multitransfer pump											
205	2	Sanitizer container											
301	1	Wash water acidic											
302	1	High alcohol pump											
303	2	Multitransfer pump											
304	2	Sanitizer container											
401	1	Wash water acidic											
402	1	High alcohol pump											
403	2	Multitransfer pump											
404	2	Sanitizer container											
501	1	Wash water acidic											
502	1	High alcohol pump											
503	2	Multitransfer pump											
504	2	Sanitizer container											
601	1	Wash water acidic											
602	1	High alcohol pump											
603	2	Multitransfer pump											
604	2	Sanitizer container											
701	1	Wash water acidic											
702	1	High alcohol pump											
703	2	Multitransfer pump											
704	2	Sanitizer container											
801	1	Wash water acidic											
802	1	High alcohol pump											
803	2	Multitransfer pump											
804	2	Sanitizer container											
901	1	Wash water acidic											
902	1	High alcohol pump											
903	2	Multitransfer pump											
904	2	Sanitizer container											

1 Distillery Equipment Plan
 Scale: 1/4" = 1'-0"



Specification Sheet

Nels Wroe, Client DD- Aaron Main

Dryland Distillers (471 Main St.)
471 Main St., Longmont, CO 80501

00 00 00 Procurement and Contracting Requirements	\$179.25
00 10 00 Solicitation	\$0.00
00 50 00 Contracting Forms and Supplements	\$0.00
00 60 01 Blueprints and Reproduction	\$179.25
00 90 00 Revisions, Clarifications, and Modifications	\$0.00
01 00 00 General Requirements	\$10,703.44
01 22 09 Dumpster	\$1,575.00
01 30 00 Administrative Requirements	\$8,125.00
01 31 02 Cleaning - Interior	\$400.00
01 50 02 Equipment Rental	\$603.44
01 70 00 Execution and Closeout Requirements	\$0.00
02 00 00 Existing Conditions	\$975.00
02 20 00 Assessment	\$375.00

09 00 00 Finishes	\$24,375.00
09 20 00 Plaster and Gypsum Board	\$6,250.00
09 30 00 Tiling	\$12,000.00
Option To be specified by client	\$0.00
09 70 00 Wall Finishes	\$0.00
09 90 00 Painting and Coating	\$6,125.00
11 00 00 Equipment	\$30,500.00
11 90 00 Other Equipment	\$30,500.00
2000 Excavation and Foundation	\$0.00
Assessment 2200	\$0.00
Asbestos and other contaminated materials testing, requirement by jurisdiction	
21 00 00 Fire Suppression	\$0.00
21 20 00 Fire-Extinguishing Systems	\$0.00
21 40 00 Fire-Suppression Water Storage	\$0.00
22 00 00 Plumbing	\$30,000.00
22 10 00 Plumbing Piping	\$12,075.00
22 30 00 Plumbing Equipment	\$9,750.00
22 40 00 Plumbing Fixtures	\$8,175.00
23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)	\$17,500.00
23 10 00 Facility Fuel Systems	\$0.00
23 20 00 HVAC Piping and Pumps	\$17,500.00

23 30 00 HVAC Air Distribution	\$0.00
23 70 00 Central HVAC Equipment	\$0.00
26 00 00 Electrical	\$47,250.00
26 10 00 Medium-Voltage Electrical Distribution	\$41,125.00
26 20 00 Low-Voltage Electrical Distribution	\$0.00
26 50 00 Lighting	\$6,125.00
29 00 00 LSE	\$58,000.00 (50K)
29 00 01 General Contracting & Professional Project Management Fee.	\$26,000.00
29 00 02 LSE Supervisor	\$32,000.00
31 00 00 Earthwork	\$0.00
31 40 00 Shoring and Underpinning	\$0.00
33 00 00 Utilities	\$0.00
33 70 00 Electrical Utilities	\$0.00
4500 Windows and Doors	\$12,500.00
4570 Garage Doors	\$12,500.00

Garage door sizing is per plan.

Front load garage door include square glass, and side load has no glass.

Please specify

All Metro Door and Dock Services Ken (303) 287-1400

Ken@allmetrodoor.com

Overhead Door Company of Denver Rob (303) 366-4300

rob.pettyjohn@overheaddoordenver.com

Raynor Door Authority Doug (303) 371-1900

dougraydoors@aol.com

Wayne Dalton Door of Denver (303) 373-1720

kellis@wayne-dalton.com

- Manufacturer

- Model name and/or number
- Color

Option	Let's explore a less expensive option. I haven't heard back from Doug at Raynor, but they have a security gate that might work well. See the attached spec sheet for DuraGrille Rolling Grille Door. Either pattern is fine (straight or brick); we can choose the lower cost option. I will look for others as well, but this may be less expensive.	TBD
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5300 Ceramic Tile	\$2,500.00
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5310 Ceramic Tile	\$2,500.00
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Indicate your choice of tile for all designated tile areas.

Tile to include not only the flooring in bathrooms, but also shower and tub surrounds. Tile allowance will cover any additional accessories, which may include corner shelves in showers, soap dishes in tub areas and niches in both areas, and Allowance covers tile laid in straight or staggered Straight Patterns. Other patterns will need to be priced separately.

Option	Concrete Gray Ceramic Tile SKU: 100136795 Size: 12in. x 24in. \$1.19 /sqft Arvada's everyday low price! \$20.79 box 17.44 sqft/box 9 pcs/box	TBD
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Pricing Summary

Base Price	\$289,253.32
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Selections	(\$15,000.00)
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Change Orders	\$4,304.40
Budget Adjustments	\$18,451.03
Total Price	\$297,008.75

Client Signature _____ Date _____

Client Signature _____ Date _____

Contractor Signature _____ Date _____

**Retail Conversion Grant
Dry Land Distillers Eligible Costs Worksheet**

Item	Total Cost	Percentage	Eligible	Selected	2nd Bidder	Notes
Plumbing	\$9,750	42%	\$4,095	Maddison Mechanical	JBK Plumbing	
Electrical/Finish	\$32,900	42%	\$13,818	Landmark Electric	Multiple; Tesla Global	
Roll Doors	\$11,800	100%	\$11,800	Overhead Doors	Raynor Doors	
Drywall	\$4,000	42%	\$1,680	Quality Carpentry Servid	Tim Pearl Handyman and Painting	
Interior Glazing (Tasting Room)	\$4,000	100%	\$4,000	Slade Glass	A-Ability; Hillcrest Glass	
Contracting	\$40,000	42%	\$16,800	LSE Builders Group	N/A (Farout Cons and Coe Cons)	
Engineering/Arcitecture	\$33,294	42%	\$13,983	Dalkita Architects	N/A	
General Conditions	\$8,595	42%	\$3,610	LSE Builders Group	N/A	
Bar	\$4,300	100%	\$4,300	Paragon	Don's Countertops	
Tile/Flooring	\$8,000	42%	\$3,360	Matt Grennan Designs,	Lumber Liquidators	Only 1 bid for tile/1 bid for flooring
Fire Protection	\$5,000	42%	\$2,100	Freedom Fire	WyCo Fire; Trident	Need Freedom Fire bid.
Total Costs	\$161,639		\$79,546			
	25% of Eligible Costs		\$19,886.61			
	67% eligible from LDDA		\$13,324.03			
	remaining 33% paid by LEDP					