

FAÇADE GRANT (DIP)  
APPLICATION FORM

Applicant

Name of Business I-BEAM / COLORADO

Contact Name Greeley Sachs

Address P.O. Box 72 Boulder, CO 80306

Telephone Work 303-883-9156 Home \_\_\_\_\_

Email greeley.s@gmail.com

Project Information

Building Address 360 Main Street Longmont, CO 80501

Legal Description Lot 7 Block 64 Longmont, OT

Year built 1910 Is this a historic property?  Yes  No

Is there a formal historic designation of the property? Yes  No

Ownership 356/360, LLC - Greeley Sachs

Property Owner (if different from applicant). Please attach property owner permission document to application.

Contact Name \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Mailing Address \_\_\_\_\_

Lease term (if applicable) \_\_\_\_\_ Lease expiration date \_\_\_\_\_

Description of Façade Project (include all work to be completed, even those items not eligible in the Façade Grant, i.e. interior improvements, roofing, etc.)

The work happening at 360 Main Street involves exterior updates to the windows, paint, stairwell and rear facade of the building. This facade is visible from the public parking lot behind the building.

Briefly describe how your project meets the Goals and Strategies of the Downtown Longmont Master Plan of Development.

Upgrading the exterior of 360 improves the visual appeal of the alleyway and compliments the work that has been done by the city.

Project Schedule (Attach time line for completion, if one exists)

Start Date May 30, 2023 End Date May 30, 2024

Source of Funds for the Project

a. owner funded \$
b. \$

Total Cost of Project \$ 165,660.82
(include all improvement costs)

Total Cost of Façade Renovation \$ 30,205.40

Façade Grant (DIP) Request \$ 7551.35
(25% of Façade Renovation cost, \$10,000 maximum)

Total Grant Request should be based on bids you plan to use for your project. Applicant is not required to use low bid. If using higher bid, applicant should note on the bid the reason for choosing the high bid.

Applicant, by virtue of signature on this applicant document and upon acceptance of funds provided by the Longmont Downtown Development Authority agrees to the terms and requirements of the Façade Grant (DIP).

Date May 17, 2023 Signature Gully Salt

FAÇADE GRANT (DIP)  
APPLICATION FORM

Applicant

Name of Business I-BEAM / COLORADO

Contact Name Greeky Sachs

Address P. O. Box 72 Boulder, CO 80506

Telephone Work 303-883-9156 Home \_\_\_\_\_

Email greeky5@gmail.com

Project Information

Building Address 356 / 356 1/2 Main Street Longmont CO

Legal Description Lot 8 Block 64 Longmont OT

Year built 1910 Is this a historic property?  Yes No

Is there a formal historic designation of the property? Yes No

Ownership 356/360, LLC Greeky Sachs - manager

Property Owner (if different from applicant). Please attach property owner permission document to application.

Contact Name \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Mailing Address \_\_\_\_\_

Lease term (if applicable) \_\_\_\_\_ Lease expiration date \_\_\_\_\_

Description of Façade Project (include all work to be completed, even those items not eligible in the Façade Grant, i.e. interior improvements, roofing, etc.)

356 and 356 1/2 are receiving a comprehensive structural rehabilitation, complete façade remodel (to replicate historic photos), the addition of ADA restrooms, and the addition of an elevator for second story access. Full interior remodel.

Briefly describe how your project meets the Goals and Strategies of the Downtown Longmont Master Plan of Development.

356 and its neighboring buildings have been neglected and are in need of renovation. Improving the appearance of this building with an eye toward restoring historic details adds to the charm of downtown.

Project Schedule (Attach time line for completion, if one exists)

Start Date May 30, 2023 End Date May 30, 2024

Source of Funds for the Project

a. owner funded \$ \_\_\_\_\_  
b. \_\_\_\_\_ \$ \_\_\_\_\_

Total Cost of Project \$ 1,819,605.87 356 + 356 1/2  
(include all improvement costs)

Total Cost of Façade Renovation \$ 224,891.89

Façade Grant (DIP) Request \$ 10,000.00  
(25% of Façade Renovation cost, \$10,000 maximum)

Total Grant Request should be based on bids you plan to use for your project. Applicant is not required to use low bid. If using higher bid, applicant should note on the bid the reason for choosing the high bid.

Applicant, by virtue of signature on this applicant document and upon acceptance of funds provided by the Longmont Downtown Development Authority agrees to the terms and requirements of the Façade Grant (DIP).

May 17, 2023 Date *Crulley Sub* Signature

FAÇADE GRANT (DIP)  
APPLICATION FORM

**Applicant**

Name of Business I-BEAM 1 COLORADO

Contact Name Greeley Sachs

Address P.O. Box 72 Boulder, CO 80308

Telephone Work 303-883-9156 Home \_\_\_\_\_

Email greeleys@gmail.com

**Project Information**

Building Address 350 Main Street Longmont, CO 80501

Legal Description Lot 9 Block 64 Longmont OT

Year built 1920 Is this a historic property?  Yes No

Is there a formal historic designation of the property? Yes No

Ownership 350 Main Street, LLC Greeley Sachs - member

Property Owner (if different from applicant). Please attach property owner permission document to application.

Contact Name \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Mailing Address \_\_\_\_\_

Lease term (if applicable) \_\_\_\_\_ Lease expiration date \_\_\_\_\_

Description of Façade Project (include all work to be completed, even those items not eligible in the Façade Grant, i.e. interior improvements, roofing, etc.)

350 Main Street is undergoing a complete renovation of the interior structure, fixtures and finishes. The entire exterior façade, storefront, and alleyway portion of the building will be restored or rebuilt.

Briefly describe how your project meets the Goals and Strategies of the Downtown Longmont Master Plan of Development.

Converting this building from dated retail space to a restaurant will add energy to this portion of Main Street. Restaurant spaces that are updated and turn-key builds the vibrancy of downtown Longmont.

Project Schedule (Attach time line for completion, if one exists)

Start Date May 30, 2023 End Date May 30, 2024

Source of Funds for the Project

- a. owner funded \$ \_\_\_\_\_
- b. \_\_\_\_\_ \$ \_\_\_\_\_

Total Cost of Project (include all improvement costs) \$ 1,253,555.02

Total Cost of Façade Renovation \$ 324,086.93

Façade Grant (DIP) Request (25% of Façade Renovation cost, \$10,000 maximum) \$ 50,000 (hood, sprinkler, storefront, glazing)

Total Grant Request should be based on bids you plan to use for your project. Applicant is not required to use low bid. If using higher bid, applicant should note on the bid the reason for choosing the high bid.

Applicant, by virtue of signature on this applicant document and upon acceptance of funds provided by the Longmont Downtown Development Authority agrees to the terms and requirements of the Façade Grant (DIP).

May 17, 2023 Date Gully Sachs Signature

I-Beam   Colorado	350, 356, 365 1/2, 360 Main Street	Project Budget Yellow = Multiple Bids	350 Main	356 Main	356 1/2 Main	360 Main	Second Bid
<b>PROJECT CATEGORIES</b>							
General Conditions (abatement, etc)		\$120,960.00	\$30,000.00	\$35,960.00	\$55,000.00		
Permits		\$61,409.17	\$23,733.10	\$17,709.06		\$19,967.01	
Third Party Inspections		\$6,000.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	
Cleaning and Protection		\$5,200.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	
Miscellaneous Items (Fence, Heat, etc)		\$21,500.00	\$5,375.00	\$5,375.00	\$5,375.00	\$5,375.00	
Demo (excluding abatement)		\$45,000.00	\$15,000.00	\$15,000.00	\$15,000.00		
Excavation for new power		\$15,000.00	\$5,000.00	\$5,000.00	\$5,000.00		
Cementitious Grout		\$54,580.00	\$54,580.00				\$165,390 Restruction Denver
Masonry (exterior brick)		\$250,000.00	\$125,000.00	\$0.00	\$125,000.00	\$0.00	\$576,588 Gallegos
Masonry (Interior brick)		\$156,490.00	\$52,163.30	\$52,163.33	\$52,163.33		
Steel		\$45,106.00	\$22,500.00	\$11,303.00	\$11,303.00		\$52,000 Coalesce
Carpentry (50% sistering of joists)		\$252,780.00	\$63,195.00	\$63,195.00	\$63,195.00	\$63,195.00	
Millwork		\$150,000.00	\$75,000.00	\$37,500.00	\$37,500.00		
Roofing (New roof/parapet caps)		\$133,224.00	\$44,408.00	\$29,605.33	\$29,605.33	\$29,605.33	\$257,900.00
Additional Abatement		\$32,009.00	\$10,669.66	\$10,669.67	\$10,669.66		
Doors, Frames, Hardware		\$93,300.00	\$34,987.50	\$17,493.75	\$40,818.75		Pending 2nd bid from Traum
Glazing		\$149,861.00	\$48,000.00	\$48,000.00	\$41,891.89	\$11,969.11	\$128100 storefronts + \$50,000 DH windows - Big Horn Glass
Drywall		\$174,302.00	\$43,575.50	\$43,575.50	\$87,150.00		
Floorcovering		\$200,000.00	\$75,000.00	\$32,000.00	\$93,000.00		Pending 2nd bid from Woodwise
Acoustical Ceilings		\$20,907.00	\$20,907.00				350 Kitchen
Painting Exterior		\$40,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$15,000.00	\$46,000 Fuller Painting
Specialties		\$25,233.00	\$8,411.00	\$8,411.00			
Equipment Appliances		\$0.00					
Garage Door		\$6,200.00	\$6,200.00				\$7850 Overhead door
Elevator		\$104,595.00			\$104,595.00		\$111,860 TK Elevator
HVAC (Including hood)		\$183,760.00	\$110,780.00	\$36,490.00	\$36,490.00		\$198239 Balance Point
Plumbing (incl sprinkler mains+ exc)		\$197,000.00	\$105,110.50	\$45,944.75	\$45,944.75		\$165380 (did not include excavation or sprinkler mains - est \$50K)
Fire Sprinkler		\$73,690.00	\$24,563.33	\$24,563.33	\$24,563.34		\$75000 TJ Fire
Electrical (new wiring, lighting, switches		\$240,800.00	\$96,320.00	\$72,240.00	\$72,240.00		\$279000 ADK Electric
Fire Alarm		\$32,900.00	\$10,966.66	\$10,966.66	\$10,966.66		
SUB TOTAL		\$2,891,806.17	\$1,119,245.55	\$635,965.38	\$988,682.71	\$147,911.45	
<b>TOTAL WITH 12% CONST FEE</b>		<b>\$3,238,822.91</b>	<b>\$1,253,555.02</b>	<b>\$712,281.23</b>	<b>\$1,107,324.64</b>	<b>\$165,660.82</b>	

<b>LDDA Grant Request Detail</b>	<b>350 Main</b>	<b>356 Main</b>	<b>360 Main</b>
Masonry	\$125,000.00	\$125,000.00	
Windows		\$41,891.89	\$11,969.11
Paint		\$10,000.00	\$15,000.00
Sprinkler	\$24,563.33		
Doors/Storefront	\$48,000.00	\$48,000.00	
Hood (installed)	\$91,800.00		
Subtotal	\$289,363.33	\$224,891.89	\$26,969.11
<b>Total with 12% Construction Fee</b>	<b>\$324,086.93</b>	<b>\$224,891.89</b>	<b>\$30,205.40</b>





3910 S. Decatur St. | Englewood, CO | 80110  
Office: 303.761.1036 | Cell: 303.819.5536

February 24, 2023

**BIDDERS**

**ATTN:** Estimators  
**PROJECT:** Longmont Mainstreet - Revised  
**LOCATION:** 350,356, and 3561 Main street  
Longmont

We are pleased to provide a proposal on the above project and base our pricing on:

Sheet(s): M1.1 - 2M2.1 Dated: 1/24/2023

**WE INCLUDE THE FOLLOWING:**

- Mechanical and plumbing engineering.
- Supply and install (1) make up air unit.
- Supply and install (1) type 1 kitchen hood with ansul system.
- Supply and install (1) kitchen exhaust fan.
- Supply and install (2) furnaces with split system AC.
- Remove and relocate (4) existing furnaces.
- Supply and install (6) electric wall heaters.
- Supply and install (7) restroom exhaust fans.
- Supply and install grilles and diffusers.
- Supply and install factory double wall grease duct.
- Fabricate and install lined metal ductwork and fittings.
- Extend branch run-outs with spin-ins, round pipe, duct wrap and flexible ductwork
- Demo and cap existing ductwork as needed.
- Temperature controls.
- Independent air test and balance.
- Taxes and permit.

**WE DO NOT INCLUDE:**

- Work or warranty on existing equipment, systems, etc., power wiring or interlock, roofing or roof patching, structural work or design, plumbing, condensate or gas piping, x-raying or fire safing, hole cutting or patching, any concrete work, insulating or sealing existing ductwork or piping, overtime or after hours work, core drilling, ceiling removal or replacement, DDC upgrade or integration, payment or performance bonds, access doors, duct detectors, duct cleaning, 3rd party commissioning, any work with fire alarm system, liquidated damages, painting of any kind, time clocks, water heater venting.

**Total Price: \$ 183,760.00**

Thank you for the opportunity to be of service

Note :Factory production and lead times may be extended without warning and pricing may be effected. Due to current workload we cannot staff new projects until approx 1st quarter of next year. Subject to change at any time. Pricing valid for 30 days from date listed on proposal.

***Paul Neese***  
*Estimator/Project Manager*  
3910 S. Decatur St. | Englewood, CO | 80110  
Office: 303.761.1036 | Cell: 303.819.5536  
Email: [paul@customairinc.net](mailto:paul@customairinc.net)

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_



3910 South Decatur Street  
Englewood, Colorado 80110  
(303) 761-1036  
Fax (303) 761-8526

TO: Coda Construction Group  
444 Lipan Street  
Denver, Co. 80204

INV. NO: 22788      DATE: 4/24/2023

JOB: LONGMONT MAINSTREET RENOVATION  
350, 355, 360 MAINSTREET  
LONGMONT, CO

JOB NO: M-4073

22812

INVOICE

HVAC PER QUOTE	\$	183,760.00
REVISED QUOTE PRICE	\$	183,760.00
WORK COMPLETED TO DATE	\$	81,800.00
LESS 5% RETAINAGE	\$	4,590.00
BALANCE	\$	87,210.00
LESS PREVIOUS BILLINGS	\$	12,920.00
BALANCE	\$	74,290.00
AMOUNT DUE THIS BILLING:	\$	74,290.00

} Commercial  
ventilation  
hood

INVOICE

THIS BILLING IS FOR WORK COMPLETED TO DATE OR THE END OF THE CURRENT MONTH

## Balance Point Heating & Air Conditioning

5854 Lockheed Ave.

Loveland, CO. 80538

Office: 970-484-4440

brady@balancepointheating.com



January 17, 2023

## COMMERCIAL HVAC PROPOSAL

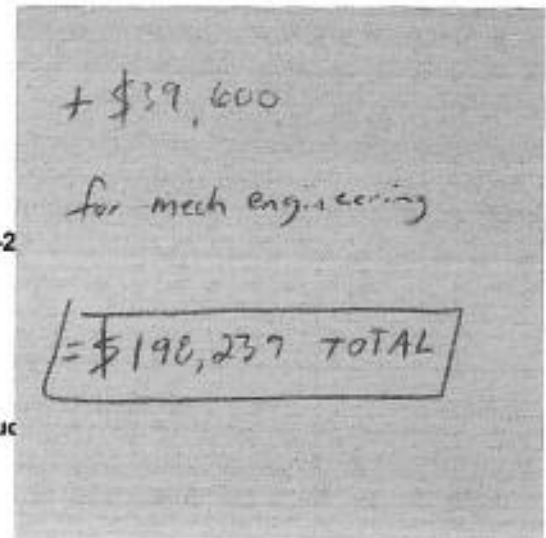
Prepared by: Brady Anderson  
Commercial Sales

**PROPOSAL:** Longmont Main Street Renovation  
350 Main St. Longmont, Colorado

**SCOPE:** HVAC Per Plans Dated 10/14/2019

- Trane Split System (Tag F-5/CU-5 & F-6/CU-6)
- Cook Exhaust Fans (Tag EF-1 & EF-2)
- Markel Electric Wall Heaters (Tag EWH-1 & EWH-2)
- Captive Aire Exhaust Fan (Tag GEF-1)
- Captive Aire Make-Up Air Unit (Tag MAU-1)
- Captive Aire Type I Hood (Tag HD-1)
- Captive Aire Electrical System
- Captive Aire Fire Suppression System
- Captive Aire Factory-Built Double Wall Grease Duct
- Grilles, Registers, & Diffusers
- Supply, Return, & Exhaust Ducting
- Insulation / Liner as Specified
- Certified Air Balance
- Hoisting / Rigging as Required
- Labor

Ventilation hood



Scope of work to be completed:

Install kitchen hood, Make up air unit, exhaust fan, grease duct, fire suppression system.

Install 2 new Trane furnace and air conditioning systems (F5/CU5 & F6/CU6) & duct systems.

Install 6 electric wall heaters, & 7 ceiling exhaust fans & venting. Relocated existing equipment and install new duct systems & controls as listed.

**BASE BID PRICE: \$158,639.00**

**Exclusions:** Structural Modifications/Penetrations, Concrete Coring, Patching, Painting, Roofing, Conduit, Structural Reinforcement, Taxes, Permit Fees, & Access Panels,

This proposal is subject to change based on current supply chain fluctuations.

We appreciate the opportunity to provide you this proposal and look forward to working with you in the future. If any further information is needed, please contact Brady Anderson at 970-484-4440.

**Excludes if not specifically listed in proposal:**

- All DDC, Building Automation Controls, All EMS Systems, All BAS Systems for Controls
- Fire, Smoke & Combination Fire/Smoke Dampers or Any CO2 Sensors
- All Gas Piping and All Drain Lines
- All Roofing, Unit Screen & All Structural Supports
- All High Voltage Wiring & All Conduit
- All Mechanical Engineered Plans
- Test And Balance
- All Blower Door Testing Including Additional Sealing Around Penetrations In Walls, Floors Or Ceilings
- All Concrete Core Drilling, Cutting, Sawing
- All Premium, Overtime, Prevailing Wage, Work Performed After Regular Business Hours/Weekends
- All Bonds
- All Kitchen Coolers, Freezers, Boxes & Associated Equipment for these Items
- All Installation and Providing of Ansul Fire Suppression Systems
- All Relocation, Repairs, Warranties & Servicing of Existing Equipment
- All Smoke Detectors with Sampling Tubes, and Remote Test Stations
- Equipment & Duct Cleaning
- All Work Through Suspended Ceiling and Any Work in Connecting Spaces
- All Expediting of Equipment & Diffusers
- All Temporary Heating and/or Cooling
- All Permanent Equipment Provided by Balance Point Shall Not be Used for Temporary Use
- Water Heater Flue/Combustion Air Vents
- Modifications or Replacement of Flat Roof Curbs
- Removal of Existing Ductwork, Dumpster or Roll-Off
- All Painting, Preparation of Ductwork for Painting and Fire Caulking if Necessary
- All/Any Water Systems & Balancing
- All Additional Work in Connecting Spaces and All Price Increases to work Being Phased
- All Low Voltage and/or Low Voltage Control Wiring
- All Patching, Infill & Backfilling of Demolition Work
- All Kitchen Equipment, Grease Duct, Make Air Unit and all Associated Duct Work, and Kitchen Hoods
- All Insulation and Fire-wrap
- Any Additional Equipment or Materials other than Specified Above



**MASONRY AND CONCRETE WORKS**  
**MCW**

18501 GREEN VALLEY RANCH BLVD.  
UNIT 108, BOX 148, DENVER CO 80249  
VISIT US ONLINE @ [WWW.MASONRY-WORKS.COM](http://WWW.MASONRY-WORKS.COM)  
PH (303) 668-0071 / [ALEX@MASONRY-WORKS.COM](mailto:ALEX@MASONRY-WORKS.COM)

<p>CUSTOMER INFORMATION: CODA CONSTRUCTION JENNIFER BYRDEN 444 LIPAN ST DENVER CO 80204 PH OFFICE (303) 757-3233 / CELL (720) 250-8272 <a href="mailto:JBYRDEN@CODACG.COM">JBYRDEN@CODACG.COM</a></p>	<p>JOBSITE ADDRESS: 350,356 AND 36 1/2 MAIN ST. LONGMONT CO</p>	<p>CUSTOMER NO. 204-444 PROJECT NO. 100322-296C</p>
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WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES TO:

**\*350 MAIN ST.**

1. REMOVE BADLY DAMAGED BRICKS, REBUILD MISSING BRICK AREAS, REPAIR CRACKS AND REPOINT ENTIRE WALL AS NEEDED ON FOLLOWING BUILDING AREAS:
  - a) INTERIOR NORTH WALL..... **\$10,300.00**
  - b) INTERIOR SOUTH WALL..... **\$12,900.00**
  - c) EXTERIOR SOUTH WALL (APPROXIMATELY 98')
  - d) REMOVE AND REBUILD TOP 3' OF PARAPET WALL ON APPROXIMATELY 98 LINEAL FEET OF PARAPET WALL..... **PRICE C AND D \$70,700.00**

**NOTE: IF ENTIRE PARAPET WALL NEEDS TO BE REBUILT, (INNER AND OUTER LAYERS OF BRICK) THERE WILL BE AN ADDITIONAL \$20,000.00**
2. CUT AND INSTALL NEW STEEL HEADER TO CREATE NEW 12'4" DOOR OPENING ON 12" THICK WALL, ON SOUTH SIDE OF BUILDING.
 

**PRICE FOR THIS PORTION \$8,700.00**
3. REMOVE AND REPLACE MISMATCHED/NEWER BRICK AT FOUR VERTICAL WALL PANELS AT FRONT OF BOTH UNITS.
 

**PRICE FOR THIS PORTION \$7,700.00**
4. LAY BRICK ALONG NEW STORE FRONT AT 350 AND 356 UNITS.
 

**PRICE FOR THIS PORTION \$5,100.00**
5. BUILD APPROXIMATELY 77 LINEAL FEET OF NEW FOUNDATION SYSTEM TO SUPPORT NEW 8" CMU WALLS AT EXISTING LOADING DOCK AREA.
 

**EXCAVATION AND BACKFILL \$9,500.00**  
**FOUNDATION \$26,300.00**  
**NEW CMU WALLS \$32,340.00**

**DEMOLITION: BY OTHERS, NOT INCLUDED IN THIS QUOTE.**
6. PREPARE GROUND TO RECEIVE NEW SLAB AT AREA OF EXISTING DOCK AREA AFTER NEW CMU WALLS ARE CONSTRUCTED.

- NEW CONCRETE WILL HAVE MOISTURE BARRIER AND WELDED WIRE FOR REINFORCEMENT.

**PRICE FOR THIS PORTION \$8,900.00**

7. INSTALL REBAR PINS AND POUR CONCRETE TO INFILL OPENINGS FOR UNDERGROUND PLUMBING.

**ALLOWANCE \$5,000.00**

8. POUR SINGLE FOOTING AND BUILD NEW CMU COLUMN AT NORTH WALL OF EXISTING LOADING DOCK. 4.S300

**PRICE FOR THIS PORTION \$4,900.00**

9. INSTALL ANGLE IRON HEADER ABOVE EXISTING DOORWAY ON EAST WALL. 5.S402

**PRICE FOR THIS PORTION \$4,500.00**

**BASEMENT**

10. SAW CUT SLAB, EXCAVATE, SET REINFORCEMENT AND POUR ELEVEN FOOTINGS IN BASEMENT.

11. REPAIR CONCRETE AROUND NEW FOOTINGS AS NEEDED.

**PRICE FOR THIS PORTION \$11,100.00**

12. REPOINT ENTIRE STONE FOUNDATION WALL ALONG SOUTH SIDE OF BUILDING AND RELAY ANY LOOSE AND MISSING STONE.

**13. PRICE FOR THIS PORTION \$10,700.00**

14. BUILD APPROXIMATELY SIX LINEAL FEET OF RETAINING WALL AND FOOTING AT EAST END OF EXISTING RET WALL.

- NEW WALL WILL BE 8" CMU

**PRICE FOR THIS PORTION \$4,900.00**

**NOTE: GROUT PUMPING IS EXCLUDED FROM THIS QUOTE.**

**\*356 MAIN ST.**

15. EXCAVATE, SET FORMS, REINFORCEMENT AND POUR NEW FOUNDATION SYSTEM TO SUPPORT NEW ELEVATOR SHAFT.

16. BUILD NEW 8" CMU WALLS FOR ELEVATOR SHAFT AS NEEDED.

- REINFORCE AND GROUT AS NEEDED.

**EXCAVATION AND FOUNDATION \$15,900.00**

**NEW WALLS/SHAFT \$35,050.00**

17. SAW CUT TO REMOVE AND REPLACE BRICK, INSTALL NEW HEADER TO CREATE NEW OPENING AT NORTHWEST CORNER OF BUILDING. 1.S402

**PRICE FOR THIS PORTION \$3,900.00**

18. REMOVE SAND BRICK AND LAY RECYCLED BRICK AS NEEDED TO INFILL OPENING AT TOP SECTION OF SECOND FLOOR, JUST BELOW PARAPET WALL, IN FRONT SIDE OF BUILDING.

- NEW BRICK TBD

**PRICE FOR THIS PORTION \$10,300.00**

19. REBUILD FACES OF TWO MASONRY COLUMNS. 4.S300

**PRICE FOR THIS PORTION \$6,100.00**

20. CLEAN BRICK, REMOVE AND REPLACE LOOSE AND MISSING BRICKS, AND REPAIR CRACKS AS NEEDED ON INTERIOR WALLS OF FIRST AND SECOND FLOORS.

**PRICE FOR THIS PORTION \$17,500.00**

21. EXCAVATE, SET REINFORCEMENT AND POUR THIRTEEN FOOTINGS AT CRAWL SPACE AREA, BELOW MAIN FLOOR JOISTS.

- DEMO TO BE COMPLETED BY OTHERS, MCW WILL EXCAVATE FOR NEW FOOTINGS.

**PRICE FOR THIS PORTION \$12,900.00**

22. REMOVE AND REBUILD TOP 8 COURSES OF EXTERIOR BRICK WALL AT PARAPET WALL.

23. REMOVE AND REPLACE BADLY DAMAGED BRICKS, REPOINT WALL AS NEEDED.

**PRICE FOR PORTIONS 17 AND 18 \$29,700.00**

**NOTE: IF PARAPET WALL NEEDS TO BE REBUILD IN ITS ENTIRETY, (INNER AND OUTER LAYERS OF BRICK) THERE WILL BE AN ADDITIONAL \$20,000.00**

24. REMOVE AND REPLACE BRICKS AS NEEDED TO REBUILD TWO ARCHED WINDOWS AT SECOND FLOOR, SOUTH ELEVATION.

**PRICE FOR THIS PORTION \$9,300.00**

25. SAW CUT, REMOVE AND REPLACE BRICK AND INSTALL NEW HEADER TO CREATE NEW DOOR OPENING ON SOUTH WALL. 1.S402

**PRICE FOR THIS PORTION \$4,100.00**

**\*356 ½ MAIN ST.**

26. REPOINT CRACKS ON NORTH INNER WALL

**PRICE FOR THIS PORTION \$9,300.00**

27. REMOVE CMU AND REBUILD WALL PANEL AT NORTH END OF EAST WALL.

28. REMOVE CMU AND CONCRETE HEADERS TO REBUILD TWO ARCHED WINDOWS TO MATCH ORIGINAL AS POSSIBLE.

29. REPAIR MISSING BRICKS AS NEEDED AT BOTTOM OF EAST WALL. 3.S402

**PRICE FOR PORTIONS 25 THRU 27 \$19,400.00**

30. CLEAN DEBRIS FROM REPAIRS.

**NOTES AND EXCLUSIONS:**

- ANY SCOPE NOT MENTIONED IN THIS QUOTE IS EXCLUDED FROM SCOPE.**
- DEMO AT EXISTING LOADING DOCK TO BE PERFORMED BY OTHERS, DEMO EXCLUDED FROM THIS QUOTE.
- BRICK TO BE USED WILL BE RECYCLED BRICK TO MATCH EXISTING AS CLOSE AS POSSIBLE.
- NEW MORTAR WILL MATCH ORIGINAL COLOR AND TEXTURE AS CLOSE AS POSSIBLE.

ALL MATERIALS USED WILL BE GUARANTEED TO BE AS STIPULATED AND WORK TO BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS SUBMITTED ABOVE FOR THE SUM OF **\$406,490.00 IS TO BE PAID IN MONTHLY PAYMENTS AS WORK IS COMPLETED. ADDITIONALLY, \$40,000.00 OPTIONAL TO REBUILD PARAPET WALLS ON SOUTH SIDE OF MAIN BUILDING 350 MAIN ST. AND ALONG SOUTH SIDE OF SECOND STORY PARAPET WALL OF 356 MAIN ST.**

**- PLEASE MAKE CHECKS PAYABLE TO MASONRY & CONCRETE WORKS. -**

ANY ALTERATION OR DEVIATION FROM THE ABOVE SPECIFICATIONS THAT WILL INVOLVE ANY EXTRA COST OR CHANGES WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN ADDITIONAL CHARGE OVER AND ABOVE THIS ESTIMATED PRICE. ALL AGREEMENTS ARE CONTINGENT UPON DELAYS BEYOND CONTROL. OWNER IS REQUIRED TO POSSESS ANY NECESSARY

INSURANCE FOR SPECIFIED WORKSITE. CONTRACTOR WILL PROVIDE OTHER INSURANCES, SUCH AS WORKMAN'S COMPENSATION AND PUBLIC LIABILITY INSURANCE. ALL WORK WILL BE WARRANTED FOR A ONE-YEAR PERIOD STARTING DATE OF COMPLETION.

AUTHORIZED SIGNATURE OF ACCEPTANCE:

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

**"YOUR SATISFACTION IS OUR BEST ADVERTISEMENT"  
THANK YOU FOR YOUR BUSINESS!**





P.O. Box 821  
Vail, CO 81658  
800-GALLEGOS  
GallegosCorp.com

December 27<sup>th</sup>, 2022  
Exhibit A  
Job # 60-022405 PR # 19846.0  
Page 1 of 3

Coda Construction Group, LLC  
444 Lipan St.  
Denver, CO 80204

Attention: Will Carpenter

Regarding: **Masonry work at 350, 356 & 360 Main Street, Longmont, CO 80501**

Dear Will,

The Gallegos Corporation proposes to furnish all labor, materials, equipment, and supervision necessary to complete the following masonry work per drawings of Form+Works Design Group, LLC, dated November 13<sup>th</sup>, 2022, except as qualified in this proposal. This proposal is to be attached to the contract and recognized as contract document Exhibit A.

**A. Brick Demo and Reinstall**

1. Demo existing exterior layer of brick and haul to dumpster
2. Install new layer of brick, color to be chosen by owner
3. Steel lintels will be installed over openings as needed
4. Shoring of interior wall as necessary

**Price of A..... \$298,483.00**

**B. CMU Demo and Reinstall**

1. Demo existing exterior CMU and reinstall
2. Elevator Shaft with 8" CMU and reinforcement
3. Foundation by others
4. Dowels by others
5. Shoring as necessary

**Price of B..... \$159,867.00**

Stone | Masonry | Stucco | Plaster | Concrete | Marble | Granite | Stone Sales

<b>C. Brick Washing at interior walls per plans</b>	
1. Wash interior brick and repair per plans	
	<b>Price of C..... \$47,087.00</b>
<b>D. Time and Materials for Brick Repairs per plan (Allocated)</b>	
1. Allocated 500-man hours and \$18,000 in materials	
	<b>Price of D..... \$71,151.00</b>
	<b>Total Price of A-D..... \$576,588.00</b>

**Qualifications:**

1. If other trades are utilizing Gallegos furnished scaffolding, a signed equipment waiver is required.

**Specific Exclusions:**

Stucco; Drainage mat; Rigid insulation; Engineering of any kind; Weather barriers; concrete; sheathing; paving of any kind; plaster; any work at planters; aluminum trims or flashings; copper flashing; Tyvek or house wrap; Galvanizing of any kind; Gravity load support of any kind; Rigid flashing, caulking, and sealants of any kind; Weather protection, ice, and snow removal of any kind; Overtime; Waterproofing of any kind; As-built drawings; Excavation of any kind; Embeds of any kind; Shop drawings of any kind; Membranes of any kind; Framing at any areas; Mortar coloring; Bracing of any kind; Any paint or repair work due to the removal of masking tape and protection material; Bid, Performance, Labor & Material Bond Fees.

**The General Contractor is responsible for the following items:**

Clean potable water and electricity (110 & 220 volt) within 100 feet of working area; Access to working areas with trucks, mixers, and forklifts; Elevations and layout of any kind; Inspections, certification, permits, and testing of any kind; Builders risk insurance and deductible; Storage at project site; Dumpster at project site; Protection of work after completion; Templates or block-outs of any kind.

**The price quoted in this proposal will remain in effect for 10 days.** If a contract is not submitted within that time, you must contact us to determine whether the proposal can remain in effect for any longer period of time, and, if not, what changes will have to be made to either adjust the scope of work or increase the contract price. This proposal is specifically conditioned upon the project proceeding according to the schedule which we have been provided, and upon the project being ready for our part of the work as scheduled at the time of the proposal. If there are any delays in the progress of the work, beyond the control of The Gallegos Corporation, which result in our being unable to either commence or complete our work, it may be necessary for us to adjust the amount of any contract which results from this proposal by the amount of increase in our actual costs of labor and materials, but in no event less than the increase in the construction price index in Colorado.

**Terms:** *50% Deposit will be required on all stone orders. Progress billings net 30 days, submitted by the 25th of each month and payments due by the 25th of the following month.*

**Interest:** *You agree to pay Gallegos interest on all past due balances and amounts at the rate of one and one-half percent (1½%) per month (eighteen percent (18%) per annum), compounded annually.*

*All payments should be mailed to The Gallegos Corporation's main office address: P.O. Box 821, Vail, Colorado 81658. Please do not drop off or mail payments to the Basalt or Denver offices.*

Collection costs & attorney fees. You agree to pay The Gallegos Corporation, whether or not there is a lawsuit, and The Gallegos Corporation shall be awarded in any proceeding or lawsuit any and all costs, fees, and expenses, including without limitation attorney fees and court costs, The Gallegos Corporation incurs in attempting to collect or to recover any amounts you owe it.

If you agree to the scope of work and terms and conditions outlined above, please indicate by signing below and returning one copy to our office. Signer must be authorized to sign for owner. This will act as a contract should no other contract be issued. If a contract is to be issued, this signed proposal will be an authorization to proceed.

Thank you for the opportunity to submit this proposal.

Sincerely,

I agree to the above terms & conditions.

**THE GALLEGOS CORPORATION**

**Coda Construction Group LLC**

BY:

Scott Christensen

Scott Christensen  
Denver Regional President

BY: \_\_\_\_\_

DATE

SC/MG/rew

## Fuller Painting

1200 Diamond Circle Unit M  
Lafayette, CO 80026  
303-887-4572

### Invoice

December 14, 2022

#### Invoice for

Greeley Sachs  
I-Beam | Colorado  
P.O. Box 72  
Boulder, CO 80306

#### Payable to

Fuller Painting

#### Invoice #

1035

#### Project

Main Street

#### Due date

Description	Qty	Unit price	Total price
350 Main	1	\$9,000.00	\$9,000.00
356 + 356 1/2 Main	1	\$22,000.00	\$22,000.00
360 Main	1	\$15,000.00	\$15,000.00
			\$0.00

Notes:

Subtotal **\$46,000.00**

**\$46,000.00**

**Mountain States Glass**

15350 E. Hinesdale Drive Unit-C

Centennial, CO 80112

+1 3038757998

estimates@mountainstatesglass.com



## Estimate

**ADDRESS**

CODA Construction Group

444 Lipan Street

Denver, CO 80204

**SHIP TO**

350,356,360 MAIN STREET

LONGMONT, CO. 80501

**ESTIMATE # 5340****DATE** 11/22/2022**EXPIRATION DATE** 12/22/2022**PROJECT NAME**

Longmont Main ST Renovations

**ATTN:**

REV-1

DATE	ACTIVITY	AMOUNT
	<p><b>Sales</b></p> <p>PER DOOR TYPE-D, PROVIDE/INSTALL (3) 3'-0" X 7'-0" SINGLES AND (1) 3'-8" X 6'-8" SINGLE USING MANKO BLACK ANODIZED STOREFRONT DOORS AND TRANSOM FRAMES. DOOR HARDWARE PER SET-1 TO INCLUDE NARROW STILE WITH 10" BOTTOM RAIL, DEADBOLT LOCKING, SURFACE MOUNTED DOOR CLOSER, BUTT HUNG, STANDARD PUSH/PULLS.</p> <p>PER DOOR TYPE-E, PROVIDE/INSTALL (1) 6'-0" X 8'-0" PAIR OF MANKO BLACK ANODIZED STOREFRONT DOORS AND NON-TRANSOM FRAME. DOOR HARDWARE PER SET -1 TO INCLUDE NARROW STILE WITH 10" BOTTOM RAIL, DEADBOLT LOCKING, SURFACE MOUNTED DOOR CLOSER, BUTT HUNG, STANDARD PUSH/PULLS.</p> <p>PER STOREFRONT ELEVATIONS ON SHEET A-704, PROVIDE/INSTALL NEW UPPER AND LOWER MANKO SERIES 2450 2" X 4-1/2" THERMALLY BROKEN CENTER GLAZE STOREFRONT GLAZED WITH 1" CLEAR LOW-E INSULATED LATED GLAZING. BREAK METAL CORNERS INCLUDED. OPTION 1 AND 2 ARE THE SAME PRICE.</p> <p>PER WINDOW TYPE-1 (D,E,F,G) PROVIDE/INSTALL (4) VARIOUS SIZED BLACK ANODIZED MANKO SERIES 7041 DOUBLE HUNG WINDOWS GLAZED WITH CLEAR LOW-E INSULATED GLAZING.</p> <p>PER WINDOW TYPE-2 (H,J,M,N,P), PROVIDE/INSTALL (5) VARIOUS SIZED BLACK ANODIZED MANKO SERIES 7041</p>	149,861.00

DATE

ACTIVITY

AMOUNT

DOUBLE HUNG WINDOWS GLAZED WITH CLEAR LOW-E INSULATED GLAZING.

PER WINDOW TYPE-3 (Q), PROVIDE/INSTALL (1) VARIOUS SIZED BLACK ANODIZED MANKO SERIES 7041 DOUBLE HUNG WINDOWS GLAZED WITH CLEAR LOW-E INSULATED GLAZING.

PER WINDOW TYPE-4, (K,L), PROVIDE/INSTALL (2) MANKO BLACK ANODIZED SERIES 6041 SLIDERS GLAZED WITH CLEAR LOW-E INSULATED GLAZING.

PER WINDOW TYPE-5, (A,B,C) PROVIDE/INSTALL (3) LOCATIONS OF MANKO SERIES 2450 BLACK ANODIZED 2" X 4-1/2" CENTER GLAZE STOREFRONT GLAZED WITH CLEAR LOW-E INSULATED GLAZING.

- 1) EXCLUDED ALL GLAZING ASSOCIATED WITH DOOR TYPE'S A AND G, EXCLUDES CUSTOM MIRRORS, GLAZING FILM, DEMOLITION OF EXISTING STOREFRONT, ACCESS DOOR CONTROLS, ENGINEERING, THROUGH WALL FLASHING, AFTER HOURS OR FINAL CLEAN.
- 2) PLANS DATED 11/13/22
- 3) ALLOW 18-20 WEEK LEAD TIMES FOR BLACK ANODIZED MATERIAL. ALLOW 2-3 WEEKS FOR SHOP DRAWINGS
- 4) ESTIMATE VALID FOR 30 DAYS ONLY.

Thank you for the opportunity.

SUBTOTAL

149,861.00

Please reference Estimate Specification attached. Bid is valid for 30 days from date issued. If bid is accepted, sign and return with contract. By issuing a contact based on attached estimate and specification, you are acknowledging you have read and agree to these terms.

TAX

0.00

TOTAL

**\$149,861.00**

Accepted By

Accepted Date



# Proposal

Date: 1/27/2023 Plan Date: 11/13/2022 Addenda: \_\_\_\_\_

Job Name: Longmont Mainstreet Renovation Class: R

Job Address: 350 356 & 360 Mainstreet, Longmont, CO

Customer: Coda Contact: Will Carpenter

Job Amount: \$129,342.00

We propose to furnish and install the following...

## Aluminum Storefront Framing

1 thus type 5  
As indicated 1/A704 (no price change between options 1 & 2)  
As indicated 1/A705  
**2" x 4 1/2" ultra-thermal framing**  
Black finish  
**1" low E insulated glass to meet 2021 IECC .36 U value requirement**  
Brake metal at sills as indicated.  
**Brake metal over columns by others (shown clouded below)**  
Caulking as required

## Operable Windows

4 thus type 1 marked d, e, f & g  
5 thus type 2 marked h, j, m, n & p  
2 thus type 4 marked k & l  
Manko vertical/horizontal sliding windows as noted  
Black finish  
Standard hardware  
**1" low E insulated glass to meet 2021 IECC .45 U value requirement**  
Caulking as required

*\*Excludes type Q – see alternate\**

## Aluminum Storefront Doors

4 thus type D singles (widths/heights as shown) marked 100a, 120, 140 & 130  
1 thus type E pair 6080 marked 100B  
**Thermal doors**  
**Medium stile**  
**10" bottom rail**  
**1" low E insulated glass to meet 2021 IECC .63 U value requirement**  
Hardware to include butt hinges, pull handles, RIM panics at single doors, CVR panics at pairs & surface mounted overhead closers

**Aluminum Storefront Total: \$128,100.00**

4211 S. Natches Ct. Unit E/ Englewood, CO 80110  
Ph: 303-484-8941/ F: 303-997-5938







# Proposal

## **EXCLUSIONS:**

- Any caulking not directly related to glass and glazing
- Permits bonding engineering
- Any and all hardware that is not part of the above mentioned.
- All film will be bid as an alternate.
- All final keying
- Any disconnect or reconnects of electronic locking components
- Davis Bacon or prevailing / certified wages
- After-Hours/weekend wages
- Framed Mirrors and or Bobrick Mirrors
- Demolition
- Final Cleaning and protection

## **BID CLARIFICATIONS:**

- BIGHORN GLASS DOES NOT ACCEPT CREDIT CARDS
- This Proposal is subject to revision if during the final detailing of metal construction or other openings, sizes of glass or metal are changed from those shown on drawings on which this Proposal is based.
- All materials will be furnished in accordance with industry-established tolerances on color variations, thickness, size, finish, texture, and performance standards.
- When contract involves reuse of owner's materials, such materials will be handled at owner's risk and BHG disclaims any and all express or implied warranties.
- This Proposal is based on all work being performed during regular working hours. Extra charge will be made for all overtime work.
- Changes or extra work must be evidenced by written change-orders before the work can be performed.
- Notes in bold indicate items that may deviate from plans or specs
- This Proposal specifically excludes the acceptance of any Liquidated Damage

*This proposal may be withdrawn by us if not accepted within 30 days from the date above. Our term of sales are net 20 days with approved credit. This proposal along with any change orders must have written approval by both parties. In the event that legal action is required, the buyer is to pay all cost of collections, including interest and attorney fees. This proposal and its terms and conditions of sale will become part of any contract. Bid documents may not be complete or inaccurate therefore we may not be quoting what the INTENT of this project is. If scope described in this proposal differs from intent contact us immediately. Price may be adjusted to meet intent as items are clarified, or this proposal may be void. The description listed in the body of BHG proposal shall take precedence and will become part of the contract for this project. These exclusions and clarifications shall be added to contract if we are awarded this project. This proposal will supersede any previous proposals sent. All previous proposals will be VOID.*

Job Bid by: Jean Chaffey

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PLEASE SIGN AND RETURN PER APPROVAL.

SUBMITTALS WILL NOT BE DONE UNTIL A SIGNED PROPOSAL IS RETURNED.

4211 S. Natches Ct. Unit E/ Englewood, CO 80110  
Ph: 303-484-8941/ F: 303-997-5938



# Proposal

Company Name: \_\_\_\_\_

Date: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

Title: \_\_\_\_\_

4211 S. Natches Ct. Unit E/ Englewood, CO 80110  
Ph: 303-484-8941/ F: 303-997-5938



**ALL PRO FIRE PROTECTION, LLC**  
**Frontier Fire Protection, LLC**  
9430 E 40th Ave, Denver, CO 80238  
Phone: 720-347-8924 Email: troy@allprofire.net



Proposal #: N/A 0

PROPOSAL	
PROJECT: Longmont Main Street Reno	
ADDRESS: 350, 356 & 356-1/2 Main Street	
SUITE: 1st & 2nd Floors	DATE: 14-Jun-22
Work To Be Performed	Amount
Provide and install a wet fire sprinkler system throughout area of work:	\$73,690.00
This proposal includes installing a new system for both addresses. 350 will receive its own dedicated fire sprinkler system while 356 and 356-1/2 will share a single wet riser.	
This proposal includes installing a dry valve to protect the loading dock of 350, the dry valve shall be installed in the Utility/Mech room 106 in lieu of in the basement.	
It shall be the responsibility of the owner to maintain 40 degrees Fahrenheit throughout the area of work (except the open to atmosphere parking garage) year round.	
The underground fire line shall be done by others. The installing sub contractor shall flush, test and pass their inspection(s) prior to Frontier Fire making final connections to underground.	
Per building owner, piping is allowed to be exposed throughout areas of work.	
All Pro Fire, LLC shall not be liable for any failure or delay in its performance under this Agreement due to acts of God, acts of civil or military authority, fires, floods, earthquakes, riots, wars, sabotage, labor disputes, material unavailability due to unwarranted production stoppage by supplier or any other cause beyond the reasonable control of the delayed party.	
Fabrication of pipe to be performed on the working floor unless a change order is approved.	
Work to be completed during normal working hours 6:00am-4:00pm Monday-Friday no holidays.	
Proposal includes one mobilization, additional mobilizations will be up-charged at \$800/occurrence.	
Any building standards shall be disclosed to All Pro Fire prior to any design, additional upcharges may apply.	
Existing ceiling system to be removed and replaced throughout.	
This proposal is void 30 days after the date above.	
Plans Dated: 3-28-22	
This bid is void if the existing fire sprinkler system is determined to be improperly designed, hydraulically insufficient or if any of the above conditions are not met.	
<b>Total Base Proposal Amount:</b>	<b>\$73,690.00</b>
Inclusions: Labor, material to complete above fire sprinkler work, sales tax, permit fees..	

## Will Carpenter

---

**From:** TJ Fire <tjfire2020@gmail.com>  
**Sent:** Monday, May 8, 2023 9:07 PM  
**To:** Nick Chapin  
**Cc:** Derek Swierenga; Will Carpenter  
**Subject:** Re: 350/356/356.5 Main St - Fire Sprinkler Proposal

ROM Estimate for complete fire sprinkler system retrofit. \$75,000.

On Mon, May 8, 2023 at 5:14 AM Nick Chapin <nchapin@codacg.com> wrote:  
Derek is correct, there is nothing in these building, we will be putting in a new system.

Thank you

Nick Chapin, Superintendent  
Coda Construction Group, LLC  
C: 239-789-5045

On May 8, 2023, at 5:32 AM, Derek Swierenga <DSwierenga@codacg.com> wrote:

There is nothing we are putting in a new system.

Derek Swierenga, General Superintendent  
Coda Construction Group, LLC  
C:303-898-4819

On May 7, 2023, at 7:16 PM, TJ Fire <tjfire2020@gmail.com> wrote:

What does the building currently have in terms of fire sprinklers?

On Fri, May 5, 2023 at 5:15 PM TJ Fire <tjfire2020@gmail.com> wrote:  
Ok, I'll work on it over the weekend. When do you need it by?

Tony Leyba 720.434.5065  
TJ Fire Protection  
[tony.leyba@tjfireprotection.com](mailto:tony.leyba@tjfireprotection.com)

On May 5, 2023, at 4:54 PM, Will Carpenter  
<[wcarpenter@codacg.com](mailto:wcarpenter@codacg.com)> wrote:

Hi Tony –