

## FAÇADE RENOVATION GRANT APPLICATION FORM

### Applicant

Name of Business Independent Order of Odd Fellows #29  
Contact Name Brian O'Hanlon, Trustee  
Address 434 Main Street Longmont 80501  
Telephone Work 303-774-2967  
Home 720-641-6520  
Email bahanlon@Tmenorthcompanies.com

### Project Information

Building Address 434 Main Street.  
Legal Description \_\_\_\_\_  
Ownership Independent Order of Odd Fellows #29.  
Property Owner (if different from applicant)

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

Phone \_\_\_\_\_

Email \_\_\_\_\_

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

Lease term (if applicable) N/A Lease expiration date N/A





The Great Frame Up

3 HR PARKING  
8:00 AM TO 6:00 PM  
VIETKOPC



**Description of Proposal (attach all items on the application check list)**

Entire Rear Façade renovation  
with Fire egress For compliance  
with Longmont Code 2017.  
Addition of a Balcony + Awning

**Project Schedule: (Attach time line for completion)**

Start Date 5/20 ± End Date 9/20 ±

**Source of Funds:**

a. Cash \$ 226,000  
b. \_\_\_\_\_ \$ \_\_\_\_\_

Total Cost of Project: \$ 226,000

Total Cost of Façade Renovation: \$ 226,000

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

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 DIP Façade Renovation Grant Program.

5/16/17.  
Date

Brian O'Hanlon  
Signature

## FAÇADE RENOVATION GRANT APPLICATION CHECK LIST

Yup

- Proof that real and personal property tax payments are up to date for the property and the business applying for the grant.

N/A

- Proof that sales taxes payments are up to date for existing businesses only. You can request a print screen of your account from the City Sales Tax Department at (303) 651-8674.

Attached

- Two professional contractor estimates with an itemization of the renovation costs.

Attached

- Professional architectural design drawings (include color choices and materials to be used).

N/A.

- Written approval of the project from building owner if leasing.

- Applicants asking for the maximum \$10,000 or an exception to the cap for any of the items listed, must submit the following:

Last 3  
FYE's  
P & L

Balance Sheet

- Financial documents: complete copies of past two years of business tax returns (if less than two years in business, than two years of personal financials required). Other financial documents may be requested upon review.

- Completed grant application form.

Attached



# Statement Of Taxes Due

Account Number P0274069

Parcel 131503406004

Assessed To

GREAT FRAME UP  
430 MAIN ST  
LONGMONT, CO 80501-5535

## Legal Description

Personal Property 430 MAIN ST, LONGMONT, 80501

## Situs Address

430 MAIN ST LONGMONT 80501

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2016	\$458.20	\$0.00	\$0.00	(\$458.20)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 05/16/2017</b>					<b>\$0.00</b>

Tax Billed at 2016 Rates for Tax Area 001017 - 001017

Authority	Mill Levy	Amount	Values	Actual	Assessed
BOULDER COUNTY GENERAL OPER	18.5200000*	\$79.01	2410 - furn, fixtures, equip, mach	\$14,711	\$4,267
BOULDER COUNTY ROAD & BRIDG	0.1860000	\$0.79			
BOULDER COUNTY PUBLIC WELFA	1.0280000	\$4.39	Total	\$14,711	\$4,267
BOULDER COUNTY DEVEL DISABI	1.0000000	\$4.27			
BOULDER COUNTY CAPITAL EXPE	1.6190000	\$6.91			
BOULDER COUNTY REFUND ABATE	0.2030000	\$0.87			
BOULDER COUNTY HEALTH & HUM	0.6080000	\$2.59			
BOULDER CO TEMP HS SAFETY N	0.9000000	\$3.84			
ST VRAIN REIJ GENERAL OPERA	24.9950000	\$106.65			
ST VRAIN REIJ BOND REDEMPTI	17.5500000	\$74.89			
ST VRAIN REIJ OVERRIDES	13.5900000	\$57.99			
ST VRAIN REIJ ABATEMENT REF	0.8100000	\$3.46			
CITY OF LONGMONT GENERAL OP	13.4200000	\$57.26			
NORTHERN COLO WATER CONTRAC	1.0000000	\$4.27			
ST VRAIN LEFT HAND WATER GE	0.1560000	\$0.67			
LONGMONT GID GENERAL OPERAT	6.7980000	\$29.01			
LONGMONT DOWNTOWN DEVEL GEN	5.0000000	\$21.33			
Taxes Billed 2016	107.3830000	\$458.20			
* 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

A NEW EXIT STAIRWAY AND DECK FOR  
ODD FELLOWS LODGE, LONGMONT, COLORADO

**BID PROPOSAL**

Proposal of Blue Spruce Construction (hereinafter called "Bidder"), to

**THE INDEPENDENT ORDER OF ODD FELLOWS LODGE, LONGMONT, COLORADO**

In compliance with the Invitation and Instructions for Bids, Bidder hereby proposes to perform all work for the above Project in strict accordance with the Contract Documents, within the time and at the price stated below.

Bidder acknowledges receipt of the following Addenda 1 and has included all items in such addenda in the Bid Proposal below.

Bid shall include all applicable taxes and fees. Bidder agrees to perform all work described in the contract documents for the following Lump Sum Price:

BASE BID PROPOSAL Two hundred twenty five thousand two hundred fifty four <sup>50</sup>/<sub>100</sub> <sup>15</sup>/<sub>100</sub> (\$225,254 <sup>65</sup>/<sub>100</sub>)

**ALTERNATE BIDS**

<b>Alternate 1:</b> IN LIEU OF PROVIDING CEMENT PLASTER STUCCO WITH TRIM DETAILING ON THE EXISTING EAST WALL, PATCH AND PAINT EXISTING PLASTERED SURFACE.	Deduct \$ <u>16,371 <sup>00</sup>/<sub>100</sub></u>
<b>Alternate 2:</b> IN LIEU OF REPLACING 2 EXISTING EAST WINDOWS OF THE LODGE ROOM, EXISTING WINDOWS AND TRIM TO REMAIN	Deduct \$ <u>4,360 <sup>00</sup>/<sub>100</sub></u>
<b>Alternate 3:</b> IN LIEU OF STANDING SEAM METAL ROOFING, PROVIDE 10 YEAR, HEAVY DUTY DIMENSIONED ASPHALT SHINGLE ROOF OVER MEMBRANE.	Deduct \$ <u>5,673 <sup>00</sup>/<sub>100</sub></u>

**SCHEDULE FOR COMPLETION**

Except as modified under the Contract, the undersigned Bidder agrees to substantially complete the project within 105 (15wks) calendar days following receipt of the signed Contract or of a Notice to Proceed.

**TIME FOR ACCEPTANCE OF BIDS**

The Bid Proposal shall be valid for a minimum of 30 days after submission. Mutually agreed-upon extensions of time may be made if necessary.

Contractor: Blue Spruce Construction Services

Address: 8854 Pine Cone Lane  
Niwot, Co 80503

By: Sandra Webb

Title: President

Date: 3/10/17

Seal (if corporation)

## PROPOSAL



Date: 03/10/17

**Owner/ Client:**

Odd Fellows Lodge  
434 Main Street  
Longmont CO 80501

**Project Name: Odd Fellows  
Fire Escape**

434 Main Street  
Longmont, CO 80501

**Project: 1136**

Work:

Mobile:

E-Mail:

### Scope of Work

Contractor agrees to furnish all equipment, materials, supplies, services and labor in accordance with Building Plans and Specifications and to complete the following work:

<b>Building Permit</b>	0.00
NIC	
<b>Soils Engineer</b>	1,500.00
<b>Builder's Risk</b>	0.00
NIC.By owner	
<b>Dumpster</b>	900.00 ✓
<b>Supervision</b>	16,280.00

3/10/2017

Project Name: Odd Fellows Fire Escape

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<b>Closeout Documents</b>	1,600.00	
O&M Manual; As built drawings		
<b>Construction Labor</b>	2,800.00	✓
<b>Project Management</b>	8,000.00	✓
<b>Temp Electric</b>	0.00	
Use on site power		
<b>Portajohn</b>	250.00	
<b>Building Protection</b>	700.00	
Windows; interior spaces		
<b>Misc Materials</b>	1,000.00	
<b>Barricades</b>	950.00	
<b>Final Clean Up</b>	350.00	✓
<b>Bollards</b>	0.00	
Included in steel		
<b>Demolition</b>	6,560.00	✓
Complete deconstruction of fire escape; remove wood frame/stucco clad stair access and door; down spout; remove/recycle concrete; 6" deck slab		
<b>Asphalt Patch</b>	850.00	
Patch at gas meter work		



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Concrete	7,350.00	✓
234 sq ft 4" thick concrete with rebar #4 each way, pour on metal		
24 steps with 3 landings, pour on metal		
3 pier caps		
2'x3'x10" footing; sawcut pump		
Helical Piers	10,470.00	
Install 7 325BR tubular helical piers up to 24lf depth and up to 20,000 ft lbs. Install new construction pier cap bolted to shaft.		
Masonry	1,800.00	✓
Window infill; block work		
Steel	33,400.00	✓
Fab and install structural steel stairs, rails, landings, beams and deck-primed		
Finish paint structural elements		
Shop drawings		
Framing Materials	8,250.00	
Labor and materials for framing deck and roof frame		
Roofing	7,836.00	
Fabricate and install 24 ga prefinished steel metal roof panels over high temp Ice and Water Shield underlayment. Flashing and trim. Two roofs		
Stucco	19,000.00	✓
Lath, cement coat and stucco finish		
Gutters and Downspout	1,836.00	✓
Install 5" Ram Pro box gutter on two roofs with 3x4 downspout. Rework existing downspout		
Deck paver system	9,930.00	
EPDM with pea gravel and pavers; flashing with weeps.		

3/10/2017

Project Name: Odd Fellows Fire Escape

NOTE: This is not a recommended system. The install  
Stonebuilt 2"x2"x2" pavers on leveling pedestals ADD  
\$3,553.00

—	<b>Exterior doors</b>	6,245.00 ✓
	Four 16 ga flush doors and 14ga welded frames; (3 are 20 min fire rated); one door has a 10"x10" metal lite kit with fire glass; hardware; installed	
—	<b>Windows</b>	5,711.00 ✓
	Furnish and install three Marvin clad units	
—	<b>Storefront</b>	1,476.00 ✓
	2"x4&1/2" dark bronze anodized aluminum storefront framing, glazed with 1" low-E tempered insulated glass with muntin bars; install; 3 units	
	<b>SS Framing/Drywall</b>	20,000.00
	Roof framing; wall framing; double stud doors; R19 in stairway ceiling and R11 in stairway walls; 5/8" drywall in stairway; Level #4 finish	
	<b>Paint</b>	8,120.00 ✓
	<p>paint gypsum walls and ceilings inside stairwell with latex primer/sealer. Prep and paint interior gyp walls and ceilings in stairwell with 2 coats of eggshell finish latex paint. Stain and finish interior side of 3 wood clad replacement windows. Prep and paint metal handrails, railings at 2nd floor, railings at stairwell, metal elements of stairs, metal panels at stair rails and railings at rear entry doors with a semi gloss finish acrylic trim paint. Prep and paint 4 hollow metal door jambs, 5 hollow metals doors and 3 bollards with a semi gloss finish acrylic trim paint.</p> <p>Prep and paint cement fiber ceilings, soffit and fascia with 2 coats of satin finish latex paint. Prep and paint CMU/brick section at back of building to match new stucco</p>	
—	<b>Plumbing</b>	2,500.00

3/10/2017

Project Name: Odd Fellows Fire Escape

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Move gas lines to allow for Xcel to reconnect gas meters. City inspections

NOTE: Does not include cost for Xcel work

**HVAC** 750.00

Relocate AC condenser

**Fire Sprinkler** 0.00

NIC. No work included

**Electrical** 14,490.00

Reuse existing electrical service, metering, panels as is; Demo existing conduit feeding panel on 2nd floor to allow for new construction; temp in existing 2nd floor panel with SER cable to keep power going during construction. Refeed existing panel in surface mounted conduit. Install 100a feeder conductors in new conduit.

**Contingency** 5,750.00

**Overhead and Profit** 18,600.00

**Total** \$ 225,254.00

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LSE Builders Group

## Estimate

accounting@lsebuildersgroup.com  
www.LSEbuildersgroup.com

**ADDRESS**

Thomas Moore Architects  
525 3rd Ave  
Ste 205  
Longmont, CO 80501

ESTIMATE #	DATE	EXPIRATION DATE
1002	03/09/2017	04/10/2017

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/09/2017	Pre-Construction services	25	120.00	3,000.00
03/09/2017	General Conditions - estimated for the duration of project operations	15	345.00	5,175.00
03/09/2017	Demolition Removal - downspout, wood frame, stair access door under stair, exterior steel stair, 6" thick concrete slab, portion of existing brick masonry wall for new opening, existing window.	1	5,440.00	5,440.00 ✓
03/09/2017	Masonry Infill Concrete block at demo window opening Infill concrete block at existing basement window opening Grout solid cell at beam bearing location	1	2,500.00	2,500.00 ✓
03/09/2017	Plumbing Exterior gas run relocations Excel meter relocation management and estimation of Excel fees	1	6,000.00	6,000.00
03/09/2017	Electrical & Signage Recessed LED can light Recessed LED can light in cement board soffit Emergency light All fixtures, receptacles and wiring as specified New signage, new signage location Install	1	19,800.00	19,800.00
03/09/2017	Helical Piers Per indicated load Excavation / Drilling Concrete demo (can be eliminated from demo budget if needed) Back fill Included	1	16,800.00	16,800.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/09/2017	Structural Steel Handrails and guardrails Pre-engineered steel stairs Steel column under beam Wall mounted hand rail X 2 Guardrail mounted hand rail New 42" guardrail at existing stairs 42" high guardrail with infill panel Pipe railing with sleeve anchors in new slab Tube guardrail with metal panel insert Separate hand rail Steel channel and steel posts with balusters Steel support posts for deck railing	1	48,500.00	48,500.00
03/09/2017	Concrete 4000 PSI for exterior pavement Concrete filled stair tread pan system Concrete over decking Concrete slab over steel structure	1	8,900.00	8,900.00
03/09/2017	Doors & Trim Specified windows, glazing and accessories Specified doors, frames and hardware	1	5,213.00	5,213.00
03/09/2017	Wood Framing Install windows 2x12 deck joists Wood plates on steel Plywood sheathing Blocking Facia trim with canted top Arched wood header at window opening 2x10 edge trim Treated plates at deck Ply under membrane roof Fiber cement trim Backer rod and sealant at trim Rim joists and hangers	1	6,500.00	6,500.00
03/09/2017	Insulation Batt insulation at window infill foam around new windows	1	750.00	750.00
03/09/2017	Wall Framing All metal stud framing and drywall	1	9,850.00	9,850.00
03/09/2017	Stucco Scaffolding and stucco	1	22,600.00	22,600.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/09/2017	Roofing Patch and repair built up asphalt roof as needed at new gutter location Metal roofing and flashing Standing seam metal roof 12x12 concrete pavers over pea gravel, over drainage mat, over rubber membrane New down spout to grade Reroute existing downspout Standing seam metal roofing over adhered ice and water shield Drip edge Prefinished gutter Treated cant strip Prefinished edge with weeps and drip edge flashing Ice and water shield Patch existing roof Roofing closure and sealant Repair existing allowance = \$1000	1	11,920.00	11,920.00
03/09/2017	LSE staff Superintendent - direct full time staff on site, direct supervision during construction Project Manager - Project planning process. Material and vendor procurement, scheduling and verification procedures.	640	65.00	41,600.00
03/09/2017	General Contracting & Professional Construction Project Management Fee.	1	32,182.20	32,182.20
Thank you for the opportunity to provide this proposal for The Odd Fellows Lounge.		TOTAL		<b>\$246,730.20</b>

Accepted By

Accepted Date



**A NEW EXIT STAIRWAY AND DECK FOR  
ODD FELLOWS LODGE, LONGMONT, COLORADO**

**BID PROPOSAL**

Proposal of LSE Builders Group (hereinafter called "Bidder"), to

**THE INDEPENDENT ORDER OF ODD FELLOWS LODGE, LONGMONT, COLORADO**

In compliance with the Invitation and Instructions for Bids, Bidder hereby proposes to perform all work for the above Project in strict accordance with the Contract Documents, within the time and at the price stated below.

Bidder acknowledges receipt of the following Addenda NO. 1 and has included all items in such addenda in the Bid Proposal below.

Bid shall include all applicable taxes and fees. Bidder agrees to perform all work described in the contract documents for the following Lump Sum Price:

**BASE BID PROPOSAL** \$246,730.20

**ALTERNATE BIDS**

<b>Alternate 1:</b> IN LIEU OF PROVIDING CEMENT PLASTER STUCCO WITH TRIM DETAILING ON THE EXISTING EAST WALL, PATCH AND PAINT EXISTING PLASTERED SURFACE.	Deduct \$ <u>~ 8k</u>
<b>Alternate 2:</b> IN LIEU OF REPLACING 2 EXISTING EAST WINDOWS OF THE LODGE ROOM, EXISTING WINDOWS AND TRIM TO REMAIN	Deduct \$ <u>~ 1200</u>
<b>Alternate 3:</b> IN LIEU OF STANDING SEAM METAL ROOFING, PROVIDE 10 YEAR, HEAVY DUTY DIMENSIONED ASPHALT SHINGLE ROOF OVER MEMBRANE.	Deduct \$ <u>~ 2500</u>

**SCHEDULE FOR COMPLETION**

Except as modified under the Contract, the undersigned Bidder agrees to substantially complete the project within 90 - 112 calendar days following receipt of the signed Contract or of a Notice to Proceed.

**TIME FOR ACCEPTANCE OF BIDS**

The Bid Proposal shall be valid for a minimum of 30 days after submission. Mutually agreed-upon extensions of time may be made if necessary.

Contractor: LSE Builders Group

Address: 3502 Lakeview Cir.

Longmont CO 80503

By: Steven South

Title: President

Date: 3/9/17

Seal (if corporation)



## THOMAS MOORE ARCHITECTS

525 THIRD AVENUE - SUITE 205, LONGMONT, CO 80501  
P: 303.772.2533

26 January 2017

### **A NEW EXIT STAIRWAY AND DECK FOR ODD FELLOWS LODGE, LONGMONT, COLORADO**

#### **INVITATION TO BID**

TMArchitects, on behalf of the Independent Order of Odd Fellows Lodge, will receive bid proposals on or before Friday, February 24, 2017 at 12:00 Noon. Bids will be received at the office of Thomas Moore Architects. Bids may be e-mailed to: [tmoores@tmarchitects.net](mailto:tmoores@tmarchitects.net) but must be received in Outlook on or before 12:00 Noon. Proposals will be opened privately following receipt.

Each bid must state a **Lump Sum Price** for the work, together with alternates and/or unit prices if applicable, based on the Drawings and Specifications, and upon inspection of the project conditions at 434 Main Street, Longmont, Colorado. Each bid must also state the number of calendar days after award of contract or Notice to Proceed for Substantial Completion of the project. Please note clearly on the bid form, or attach supplemental pages, to describe any alternatives or deviations from the bidding documents, and include justification for acceptance of same. Bids must show total cost for the work shown on the Construction Documents.

Electronic files of Bidding Documents will be made available to the invited General Contractors. Site visits can be arranged by contacting the office of the Architect- 303.772.2533, Attn: Mr. Nate Trick.

Direct all questions to Tom Moore, RA, via e-mail: [tmoores@tmarchitects.net](mailto:tmoores@tmarchitects.net). Every effort will be made to answer the questions within 24 hours of receipt. If, in the opinion of the Architect and Owner, the question submitted necessitates an Addendum, such addenda will be issued.

The successful bidder shall provide the Owner with Certificates of Insurance, including Contractor's Liability and Workers' Compensation coverage, prior to beginning work on the site. Owner's Property Insurance policy will provide hazard coverage for the existing building, site, and on-site construction and materials of the contract for construction.

Bids shall be valid for a minimum of 30 days following receipt of bids.

The Owner reserves the right to reject any and all bids, waive irregularities, and accept the bid that in its opinion best serves the needs of the Owner. It is the intent of the Owner to enter into a construction contract, using AIA Stipulated Sum Contract A101 (2007) and General Conditions A201 (2007), at the earliest opportunity following receipt of bids.

#### **BID DOCUMENTS**

The Bid Documents include the following Construction Document Drawings:

- A0 – Cover Sheet
- A1 – Plans and Demolition Plans, Notes
- A2 – East Elevation and Section
- A3 – Wall Sections
- A4 – Details
- A5 – Schedules and Electrical
- S1 – Structural Plans, General Notes
- S2 – Structural Sections and Details
- S3 – Structural Details

**END OF INVITATION TO BID**



## THOMAS MOORE ARCHITECTS

525 THIRD AVENUE - SUITE 205, LONGMONT, CO 80501  
P: 303.772.2533

26 January 2017

# A NEW EXIT STAIRWAY AND DECK FOR ODD FELLOWS LODGE, LONGMONT, COLORADO

## INSTRUCTION TO BIDDERS

### BIDDER'S REPRESENTATIONS

1. By submitting a bid, the bidder represents that:
  - a. The bidder has read and understands the Bidding Documents and Contract Documents, and submits a bid fully corresponding to all instructions and Work contained therein.
  - b. The bidder has visited the site, become familiar with the conditions, and has correlated such observations with the requirements of the Contract Documents.
  - c. The bid is based on the materials, equipment, and systems required by the Bidding Documents.

### INTERPRETATION & SUBSTITUTIONS

1. Requests for clarification shall be made in writing to the Architect, and shall be submitted no later than five (5) calendar days prior to the date of receipt of bids. Changes to the Bidding Documents shall be made by written Addendum. Receipt of such addenda shall be acknowledged on the Bid Form. Bidders shall not rely on any other form of communication to receive such changes.
2. The materials, products, and systems shown on the Bidding Documents establish a minimum standard of function, appearance, and quality that must be met by any proposed substitution.
3. Requests for substitution shall be made in writing to the Architect, and shall be submitted no later than five (5) days prior to the receipt of bids. Submit such requests on the forms attached, and include sufficient data, as judged solely by the Architect, for consideration of approval. Substitution approvals shall be made by Addendum; bidders shall not rely on any other form of communication to receive such changes.
4. No substitutions shall be considered after receipt of bids, except as specifically permitted in the Contract Documents.

### POST-BID INFORMATION

1. Within seven (7) days after notification of selection for award of contract, the successful bidder shall furnish the following to the Architect, in writing:
  - a. List of all principal subcontractors proposed for the Work.
  - b. List of principal Work items to be performed with the Bidder's own forces.
  - c. Preliminary bar chart schedule for the work, corresponding to the time duration proposed in the bid for Substantial Completion.
2. Prior to award of Contract, the Architect will notify the Bidder in writing if either the Owner or Architect, after investigation, has reasonable objection to a person or entity proposed by the Bidder. If an objection is presented, the bidder may (1) withdraw the Bid, or (2) submit an acceptable alternative with an adjustment in the Bid if needed to cover the difference in cost. The Owner may accept the adjusted bid price or disqualify the Bidder.
3. Persons and entities proposed by the Bidder for this Project, and accepted through the above process, shall be used on the Work for which they were proposed, and shall not be changed except with the written consent of the Owner and Architect.

END OF INSTRUCTIONS TO BIDDERS