

FAÇADE RENOVATION GRANT
APPLICATION FORM

Applicant

Name of Business URBAN FIELD PIZZA & MARKET

Contact Name PAUL NASHAK

Address 3190 EMERSON AVENUE, BOULDER, CO 80305

Telephone Work (303) 588-2688 Home (303) 588-2688

Email paulnashak@me.com

Project Information

Building Address 150 MAIN STREET, ST. 202, LONGMONT, CO 80501

Legal Description LOT 1 SOUTH MAIN STATION SUBDIVISION

Year built 2020

Is this a historic property? Yes No

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

Ownership 150 MAIN OWNER, LLC

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

Contact Name Brian Bair, MASS EQUITIES

Phone (415) 269-2448

Email brian@masseq.com

Mailing Address 263 2nd Ave, St. 105, Niwot, CO 80544

Lease term (if applicable) 10 yr. Lease expiration date 12/1/2032

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

FRESH BUILD OF RESTAURANT AND MARKET SPACE,
INCLUDING THE INSTALLATION OF A COMMERCIAL
EXHAUST HOOD.

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

SEE DOCUMENT: "DF-LONGMONT MASTER PLAN"

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

Start Date Apr. 1, 2022 End Date _____

Source of Funds for the Project

- a. URBAN FIELD \$ 700,000.00
- b. _____ \$ _____

Total Cost of Project (include all improvement costs) \$ 700,000.00

Total Cost of Façade Renovation \$ 700,000.00

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

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 Renovation Grant Program.

10/21/21
Date _____ Signature 

Urban Field Pizza and Market

150 Main Street, Suite 202

Longmont, CO 80501

(303) 588-2688

Urban Field's Vision and Longmont's Downtown Master Plan

Urban Field Pizza and Market is a full-service restaurant featuring a boutique market, offering chef-prepared meals for home, pantry items from our kitchen, produce, local meats, as well as flowers and other seasonal items, all sourced locally whenever possible. The restaurant and market will be available through all styles of service, including dine-in, contactless curbside pick-up, delivery, off-site catering, and on-site private and semi-private events.

Longmont's Master Plan seeks to bring vibrancy to its downtown area as well as expand the region's hours of engagement with the community. Below is a summary of how Urban Field Pizza and Market will help Longmont achieve these goals and others.

- With a market of local, everyday necessities in addition to a destination restaurant and bar, Urban Field will be relevant to local consumers for more hours per day and more days per week than typical downtown businesses. By providing products and services applicable to all times of the day and week, the restaurant and market will act as fuel in the effort to activate this underperforming neighborhood.
- In addition to its on-site labor needs, Urban Field is a complete off-site catering company. This extensive mission of on-site and off-site revenue streams requires a significant workforce. Urban Field will immediately help grow the downtown employment base of Longmont.
- The partners of Urban Field have a combined 52 years of service and ownership at the Mountain Sun Pubs and Breweries, a Boulder-based company known from Denver to Longmont to be a community pillar. With an already extensive network of local business partnerships, the Urban Field business partners seek to foster a downtown atmosphere of collaboration, creativity and local culture. For the past two decades, the principal owner of Urban Field was responsible for organizing and executing the numerous community and non-profit events hosted by the Mountain Sun. This skill set will help anchor Urban Field as a leader of community building in the downtown region of Longmont.
- Located at the recently developed Main Street Station at 2nd and Main, Urban Field is surrounded by empty lots and trash-filled fields, alleys and dead ends. By offering daily essentials in its market and by providing quality dining experiences in its restaurant, Urban Field will help build the neighborhood's character while supporting Longmont's goal of promoting a safe and comfortable downtown experience.
- As a destination restaurant and an essential, local market, Urban Field will help expand the number of blocks of downtown Longmont currently engaged by the community. By encouraging consumers to branch south on Main Street, Urban Field will help establish the relevance of Main Street between 1st and 3rd.



Air Comfort, Inc.

150 Rome Court, Fort Collins, CO 80524

Office: (970) 490-1458 Fax (970) 490-1462
www.aircomfortcolorado.com

Proposal

To: Faurot	Attn: Joe	Date: 10/14/2021	Revision #: 1
Project: Urban Fields Pizza	Project Location: 150 Main Street Longmont		
Pages: Mechanical	Plans Dated: 9/23/2021	Addenda Received: 0	Estimated By: JS

Furnish and Install:

- 2- Type 1 hoods with supply plenum and Ansul system
- 1- Captive Aire Utility Set roof mounted exhaust fan
- 1- Captive Aire Indoor rated Make up air unit
- 1- Demand control ventilation 120v package with interlock for hood/fan/MAU (this is to be wired by the EC)
- 20- GRD's
- 3- Ceiling mounted exhaust fan
- 3- Louvers (if the existing ones can't be reused)
- 2- Motorized control dampers
- 1- Lot of round and square duct with thermal insulation as required
- 1- Lot of exposed duct, round and square, with galvanized finish
- 1- Lot of grease duct with 2-layers of fire wrap (grease trap under pipe drain will need to be addressed by the A/E team)

Crane fees
Scissor lift fees

Total: \$ 125,115.00

Captive Aire Breakout: \$40,000.00 (2) hoods, (1) MAU, (1) roof mounted exhaust fan and Ansul system
 Labor to install Captive Aire Equipment: \$8,950.00

Please Note: Due to the current state of affairs with the virus pandemic, we are only able to hold our pricing for 15 days and lead times on all of our material may be significantly delayed. Also, any remobilization required due to elongated schedule or items from other trades not being ready during our equipment startup, will be subject to additional fees

****EQUIPMENT STANDARD LEAD TIMES, UPON APPROVED SUBMITTALS, AS FOLLOWS****
 RTU's 6-8 Weeks/ Fans 4-6 Weeks/ Fire Dampers 2-3 Weeks/ Custom RTU or AHU 9-12 Weeks/ GRD's 3-4 Weeks/ Special Equipment 6-10 Weeks
 Any equipment used for temporary heat will be assessed a minimum of \$250.00 per unit cleaning fee

This Proposal is based upon the exclusions/clarifications listed on the additional sheets below
 Payment to be made as follows: 100% Due Upon Approval/Progress Billing

NOTE: All material is to be as specified unless noted otherwise. All invoices are due and payable within thirty (30) days of the date of the invoice. All amounts unpaid within thirty (30) days or the said invoice will accrue interest at the rate of one and on half (1 1/2) percent per month until paid. Should litigation be necessary to collect any amount due in owing pursuant to the work performed all costs, including reasonable attorney's fees and interest shall be collected. All work to be completed in a professional manner according to standard practice. Any alterations or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an additional charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and any other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. Prepayment for specially ordered equipment is required.

This Proposal is Officially Offered by the Following Air Comfort Inc. Representative: _____ This proposal may be withdrawn if not accepted within 10 Days of offer

Signature: _____ Print Name: _____ Date of Offer: _____
 Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment to be made as outlined above.

Signature: _____ Print Name: _____ Date of Acceptance: _____

Bid #1



Air Comfort, Inc.

150 Rome Court, Fort Collins, CO 80524

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Fax (970) 490-1462

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Proposal

AIR COMFORT INC.- PROPOSAL SCOPE AND CLARIFICATIONS CHECKLIST

	INCLUDED	EXCLUDED
MUNICIPALITY ITEMS		
PERMITS (ADD COST IF DIRECTED ON BID FORM)		X
STATE SALES AND/OR USE TAX OF 3.25% (WITH COPY OF BUILDING PERMIT)	X	
BOND (ADD COST AS SHOWN ON BID FORM)		X
INSPECTIONS	X	
GENERAL LIABILITY INSURANCE FOR OUR WORK	X	
STREET CLOSURE PERMITS		X
SUBCONTRACTOR ITEMS		
ASBESTOS/HAZARDOUS WASTE REMOVAL		X
CRANE SERVICES (WEEKEND OR AFTERHOURS NOT INCLUDED)	X	
ALL ELECTRICAL WORK: INTERLOCK WIRING, HIGH VOLTAGE, KITCHEN EXHAUST SYSTEM, ETC.		X
LIFE SAFETY/ FIRE ALARM		X
PAINTING OR PAINT PREP		X
TEMPERATURE CONTROL (OTHER THAN STANDARD T-STATS)		X
DUCT INSULATION (NOT INCLUDING DIV. 7 TYVEC AND WRAPPING PENETRATIONS)	X	
DUCT CLEANING		X
DUCT VIDEO INSPECTIONS		X
TEST AND BALANCE (AIR SIDE ONLY)	X	
HYDRONIC/WATER PIPING, VALVES, HOSEKITS		X
PLUMBING PIPING		X
FIRE PROTECTION PIPING		X
DUCT SMOKE DETECTORS (NON-ADDRESSABLE)		X
COMMISSIONING AGENT ASSISTANCE		X
TEMPORARY FACILITIES		
TOILETS		X
HEATING		X
COOLING		X
NATURAL GAS PIPING		X
POWER		X
LIGHTING/ELECTRICAL		X
SECURITY		X
DUMPSTERS		X
FILTERS		X
GENERAL TRADE ITEMS		
MATERIAL HOISTING (OUR WORK ONLY)	X	
CONCRETE, FORMED AND UNFORMED		X
DUST, SMOKE, OR NOISE ABATEMENT		X
CEILING REMOVAL AND REPLACEMENT		X
ROOF CUTTING		X
ROOF PATCHING		X
CUTTING OPENINGS AND FRAMING		X
ROUGH OPENING LAYOUT FOR OTHERS TO CUT AND FRAME	X	
FIRE PROOFING REPAIR		X
FIRE CAULKING (OUR WORK ONLY)		X
ACOUSTICAL CAULKING OR TREATMENT		X
FLOOR COVERING PROTECTION MATERIALS AND OR LABOR		X
CONCRETE SAW CUTTING		X



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Proposal

CORE DRILLING		X
X-RAY FOR CORE DRILLING OR SAW CUTS		X
WALL OR CEILING PROTECTION		X
DUCT PRESSURE TESTING		X
MECHANICAL LOUVERS	X	
ARCHITECTURAL LOUVERS		X
WATER HEATER FLUES		X
BOILER FLUES		X
EQUIPMENT DEDICATED COMBUSTION AIR DUCTING		X
DEMOLITION (OUR TRADE WORK ONLY)	X	
STRUCTURAL STEEL		X
STRUCTURAL ENGINEERING OR FEES		X
MECHANICAL ENGINEERING FEES – HVAC PORTION ONLY		X
COMMISSIONING		X
CADD SERVICES OR COORDINATION DRAWINGS		X
WARRANTIES BEYOND STANDARD 1 YEAR FROM SUBSTANTIAL COMPLETION		X
EXTRA QUALITY CONTROL PERSONNEL		X
PARKING COSTS		X
OVERTIME WORK OR SHIFT WORK		X
ANY MATERIAL OTHER THAN STANDARD GALVANIZED METAL FOR DUCT WORK		X
GYPSUM BOARD SOUND LAGGING ON DUCT WORK		X
EQUIPMENT SCREEN WALLS		X
CLEAN UP (OF OUR WORK ONLY)	X	

MISCELLANEOUS ITEMS

WARRANTY ON EXISTING EQUIPMENT		X
ANY PARTS AND OR LABOR FOR EXISTING EQUIPMENT		X
SEISMIC RESTRAINTS		X
SPARE SET OF EQUIPMENT FILTERS FOR OWNER STOCK		X
REFRIGERANT SPECIALTIES (SITE GLASS, TXV, FILTER DRYER, ETC.)		X
DAVIS BACON WAGES/ PREVAILING WAGES		X
CONDENSATE DRAINS		X
ACCELERATED DELIVERY TIME OF MATERIALS AND EQUIPMENT		X
OWNER TRAINING		X
STAINLESS STEEL TRIM, SKIRTS, AND BACKSPLASH FOR KITCHEN AREAS		X
DRYWALL ACCESS DOORS (FOR ACI PROVIDED EQUIPMENT ONLY)		X
WATER TREATMENT		X
BUILDING FLUSH-OUT ASSISTANCE		X
BLOWER DOOR TESTING		X
CONDUIT FOR LOW VOLTAGE WIRING		X
ANY TESTING OF HVAC SYSTEM (OTHER THAN AIR BALANCING)		X
HOUSEKEEPING OR CONCRETE EQUIPMENT PADS		X
FEES FOR USING ANY SORT OF ACCOUNTING SOFTWARE (SUCH AS TEXTURA)		X
REMOBILIZATION FOR MULTIPLE PHASES OR SCHEDULE DELAYS		X
MORE THAN ONE HOUR PER WEEK FOR ONSITE MEETINGS		X
VE OPTIONS (SEE DISCLAIMER BELOW)		

Note: These VE items are cost savings *suggestions only*, if any or all of these items are accepted it may result in a change in the intent of the original building design. It is up to the owner, or representation for the owner, to consult with the design team on the potential effects of these VE items. By accepting any or all of these V.E. items the contractor or owner assumes responsibility and cost impacts for any and all of the following: Mechanical Engineering, Mechanical Design, Structural Engineering, Structural Design, Electrical Engineering, Architectural Design, and any other subcontractors that may be affected. If any V.E. prices are accepted, we will need a written OK from the Engineer/Owner before proceeding.



A SQUARED
MECHANICAL SOLUTIONS, LLC

Main: 303.459.7785
PO Box 74
Firestone, CO 80520

HVAC Proposal

Prepared For: Joe McNeil

Firm: Faurot Construction

Phone:

Email:

Project: Urban Fields Pizza

Address: Bldg #2 S. Main Station Longmont, Co

Drawing Date: 9.22.2021

Addendum:

Estimator: Jose Alvidrez

Today's Date: 10.13.2021

Thank you for the opportunity of submitting the proposal on this project. Below is a list of inclusions and scope of work.

- Provide and install one (1) CaptiveAire MUA.
- Provide and install two (2) CaptiveAire kitchen hood.
- Provide and install one (1) Kitchen hood. *REF 3/A?*
- Relocate two (2) existing thermostats.
- Provide and install three (3) ceiling mounted exhaust fans.
- Provide and install three (3) louvers.
- Provide and install one (1) lot of fire wrapped grease duct.
- Provide and install one (1) lot of lined square duct, wrapped round pipe, spins, flex, and diffusers as shown on M1.1.
- Provide professional test and balance.
- Start up by CaptiveAire.

Base Price: \$138,019

Acceptance Terms – *Above pricing is valid for (30) days from the proposal date. Due to the continued escalation of raw material prices, we cannot guarantee pricing beyond this timeframe unless otherwise specifically noted.*

Payment Terms - Payment Due in full 30 days after completion of work. Lien rights reserved for non-payment.

Warranty - New work by A Squared Mechanical Solutions, I.L.C. is one year, parts and labor.

Exclusions

General Contractor

Roof work

Leveling shims for curbs

Demolition

Final cleaning

Temp heat/temp filters

Access doors

Structural openings

Structural framing at roof openings

Concrete work of any kind

Bid #2



A SQUARED
MECHANICAL SOLUTIONS, LLC

Main: 303.459.7785
PO Box 74
Firestone, CO 80520

Trash removal

Permit fees not covered by General Contractor or
Owner will be added to our proposal
State taxes

Electrical Contractor

Power wiring over 24 volts
Control interlock wiring
Smoke detectors requiring addressing by Fire Alarm
Contractor
Smoke detector interface
Wiring of smoke detectors
WIFI equipment necessary for HVAC controls
Conduits for control wiring

Plumbing Contractor

Gas piping
Fill and drain piping
Condensate drain lines
Water piping to HVAC equipment
PVC water heater flues

Drywall Contractor

Framed openings for ducts and registers

Painting Contractor

Painting and prep of any ductwork, registers, or
Equipment
Painting of gas pipe

Misc. Exclusions

Asbestos removal
Mold/mildew mitigation
Fire protection
Ceiling removal or replacement
Fire dampers not shown on drawings
Equipment supports
Housekeeping Pads
Prevailing wages
Performance bond
Overtime work
A Squared Mechanical, LLC. is not responsible for
existing installations of ductwork, equipment, or
wiring

Thank you for the opportunity of submitting this proposal. If you have any questions, please do not hesitate to call.

Respectfully, *Jose Alvidrez*

MEQ
MASS EQUITIES

September 30th, 2021

Brian Bair
263 2nd Avenue – Suite 105

RE: Urban Fields Hood and Kitchen Layout

Dear Paul Nashak,

Upon review of the plans for the hood design and subsequent installation for Urban Fields' commercial space at South Main Station Apartments, Mass Equities and South Main Owner, LLC have no further comments and approve.

If you have any questions or concerns, do not hesitate to reach out.

Best regards,





CITY OF LONGMONT, COLORADO
DEPARTMENT OF FINANCE

SALES AND USE TAX LICENSE

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

Account No.: 0036011452
Filing Frequency: Monthly
Date Issued: 10/08/2021
NAME: Common Sense Hospitality
BUSINESS: Urban Field Pizza and Market
ADDRESS: 150 Main Street, Suite 202
Longmont, CO, 80501

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 1.01 AND
CHAPTER 6.08 OF THE LONGMONT
MUNICIPAL CODE.

A handwritten signature in black ink, appearing to read "James M. Golden", is written over a horizontal line.

James M. Golden, Director of Finance

NATURE OF BUSINESS

- Cut along line -