

AGENDA
FORT LUPTON URBAN RENEWAL AUTHORITY
REGULAR MEETING
130 South McKinley Avenue
Thursday, March 16, 2023
6:00 PM

Call to Order

Approval of Agenda

Consent Agenda - Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

a. Approval of the Minutes of the January 19, 2023 Meeting

Public Comment This portion of the Agenda is provided to allow members of the audience to present comments to the Board. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up.

Accounts Payable

Action Item(s)

- a. 2023 Building Renovation Grant Guidelines**
- b. Building Renovation Grant - House of Smoke**
- c. Building Renovation Grant - 323 Denver Ave. (Beacon Integrated)**

Board Reports

Staff Reports

- a. Denver Ave. Streetscape Update**

Adjourn

Please join my meeting from your computer, tablet or smartphone.

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You can also dial in using your phone.

Access Code: 977-393-597

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If you would like to participate remotely, we encourage you to test the phone number and links provided above prior to the start of the meeting, as each device requires initial adjustment. It is also recommended to log into the meeting early, and if you encounter any issues to call 303-990-4270 or email PlanningDept@fortluptonco.gov immediately.

When calling in, please be sure to mute your microphone on your computer, phone or tablet. Planning staff and/or the Chairman will provide instructions on when and how comments can be made by the public virtually.

Building Renovation Grant Program Guidelines (previously known as the Façade Improvement Grant)

The Fort Lupton Urban Renewal Authority (FLURA) Building Renovation Grant Program (Grant Program) is a competitive grant program meant to encourage property owners and tenants of buildings within eligible portions of Fort Lupton's commercial core (shown on Appendix 1) to make building improvements that will revitalize the area and attract customers to shop, dine and do business in Fort Lupton. These Building Renovation Grant Program Guidelines (Guidelines) are meant to assist applicants with going through the process of applying for a Building Renovation Grant and outlining what improvements will be considered.

FLURA reserves the right to amend these Guidelines at any time if it is determined necessary in order to provide more clarity, flexibility or restrictions to the Grant Program.

Eligibility

The Grant Program is eligible to commercial and residential buildings within the Building Renovation Grant Program Area (Grant Area) identified by the attached map at Appendix 1. An owner or tenant of a building within the Grant Area may apply for grant funding. Tenants must provide written approval from the owner of the building to submit a Building Renovation Grant Program Application (Application). Only ~~one~~ two ~~a~~ Applications may be submitted by an applicant per ~~grant cycle~~ year. An applicant that has an outstanding grant award that has not been completed pursuant to the Application Process described in these Guidelines is ineligible for a new grant award until all outstanding work on any previous grant is complete.

Grant Funding Available

The applicant must provide a minimum 50% match for any amount awarded. The FLURA Board will make a determination annually on the amount of grant funding available each year. Reimbursements will be made to the applicant provided that the work performed is as approved by FLURA. If changes are necessary, the applicant may provide an explanation of any changes in person at a regular meeting of the FLURA Board. If FLURA approves the changes, then the award amount will continue to be dispersed. Grant disbursements will be as follows:

1. Upon completion of work as awarded through the Grant Program, Applicant shall provide receipts of project expenses throughout the project, as well as proof of payment of said receipts. FLURA will reimburse those receipts up to 80% amount of the grant award amount.
2. Upon completion of the project, FLURA will provide the remaining balance of the grant award to the applicant. If the applicant did not request previous disbursements, the entire grant will be awarded upon completion of the project. Completion will be determined based upon the procedures set forth under the Application Process section below.

Eligible and Ineligible Improvements

With respect to exterior façade improvements that qualify under the Grant Program, only improvements made to façades visible to the public from the street or sidewalk are eligible unless they are required under the International Building Code and/or International Fire Code, as adopted and

enforced by the City of Fort Lupton. Appendix 2 details what is considered a façade and some elements of a façade that may qualify for a Building Renovation Grant.

Prior to submitting an Application for improvements to a building that is over fifty years old, the applicant is encouraged to review the Secretary of the Interior's Standards for the Treatment of Historic Properties (the "Standards") located at <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>. Work that substantially conforms to the Standards, where applicable, may be viewed more favorably by the FLURA Board. The design guidelines provided at Appendix 3 provide a visual representation of recommended improvements. However, alterations that are complementary to the Grant Area, and particularly attractive, will also be considered.

Eligible improvements include:

- ~~For the first time, Renovations grant funding is available for renovations~~ to a building that are necessary to meet the requirements of the International Building Code and/or International Fire Code, as adopted and enforced by the City of Fort Lupton. These renovations may include, but are not limited to, renovations associated with accessibility, mechanical, electrical or plumbing upgrades, or sprinkler installation.
- Restoration and cleaning of masonry, including brick, stone and concrete. Power washing is discouraged as a method to clean brick on any building receiving grant funding.
- Repair or replacement of windows. If windows are the original, historic windows, repair is preferred. Where repair is not possible, replacement windows of the same material, size and shape are encouraged.
- Lighting attached to the building that accentuates signage or other significant architectural details of the building. All lighting will be reviewed on a case-by-case basis to ensure it complements the building façade.
- Restoration and repair of original architectural details of the building, such as the cornice and window details.
- Removal of inappropriate façade materials.
- Installation or repair of awnings.
- Repair of doors or replacement of doors where it is found the proposed door complements the building façade.
- Painting. The color should take into consideration the surrounding buildings and character of the Grant Area. Painting over brick is discouraged.
- Signage. All signage will be reviewed to ensure that it complements the building and the character of the Grant Area. Eligible signage may include projecting signs, storefront signs or restoration of original architectural signs. Generally, signage should not cover distinct architectural features of a building. Initial written approval of the sign from the City must be provided with the grant application.
- Architectural design assistance for an applicant to enlist an architect to provide recommendations on appropriate improvements to the building.

Ineligible improvements include, but are not limited to, improvements that:

- Were started or completed prior to applying for the Grant Program.

- Exterior improvements that are not made directly to a façade, such as benches, planters, parking, etc., unless they are required under the International Building Code and/or International Fire Code, as adopted and enforced by the City of Fort Lupton.
- Exterior improvements that are not visible from the street or sidewalk, unless they are required under the International Building Code and/or International Fire Code, as adopted and enforced by the City of Fort Lupton.
- Are not found to be complementary to surrounding buildings and neighborhood character or the original character of the building.
- Are made to a historically designated building that have not been issued a report of acceptability by the Fort Lupton Historic Preservation Board. In addition, building permit fees and other administrative fees that may be required by the City are not eligible for grant funding.

Application Process

A pre-application conference with FLURA staff is required prior to submitting an Application to discuss the proposed project and any requirements. This conference must be completed at least two weeks prior to the application deadline. To schedule a pre-application conference, contact FLURA staff at 303.857.6694.

If you are applying for changes to the exterior of a building that is historically designated, proposed changes must be approved by the Historic Preservation Board prior to beginning work, and approval submitted with the Application. Note that this process can take a month or longer, so you should begin this process as soon as possible. For projects to the exterior of buildings that are historic (but not historically designated), applicants are encouraged to meet with the Fort Lupton Historic Preservation Board prior to submitting their Application. For more information on meeting with the Historic Preservation Board, please contact City staff at 303.857.6694 or visit <https://www.fortluptonco.gov/139>.

All Façade Program Applications must be submitted by no later than the Monday of the week prior to a regularly scheduled meeting, see Appendix 4 for deadline May 1, 2022 at 5:00 PM. Applications dates. Applications may be submitted electronically or in hard-copy format by any one of the following delivery methods:

1. Hand-Delivery. Hand-delivery of Applications (either electronic or hard-copy) must be delivered during business hours (Monday – Friday from 8:00 AM – 5:00 PM, excluding holidays) to City Hall at 130 S. McKinley Avenue, Fort Lupton, Colorado. ~~so they are received by the deadline date of May 1, 2022 at 5:00 PM.~~ Hand-delivered Applications should be labeled to the attention of the Fort Lupton Urban Renewal Authority.
2. Email. Applications may be emailed to mmtejada@fortluptonco.gov ~~by no later than May 1, 2022 at 5:00 PM.~~ Please enter “Building Renovation Grant Program Application” in the subject line of the email.
3. U.S. Mail. ~~Façade Program~~ Building Renovation Grant Program Applications may be mailed to:

**Fort Lupton Urban Renewal Authority
c/o City of Fort Lupton
130 S. McKinley Avenue
Fort Lupton, CO 80621**

~~Mailed Applications must be postmarked on or before May 1, 2022.~~ It is the applicant's responsibility to confirm with FLURA staff that the Application was received.

The applicant shall submit a fully-completed Application, along with the following attachments:

- Proof that a pre-application conference was held with FLURA staff to discuss the project prior to submitting the Application. This conference must take place at least two weeks prior to the application deadline. Contact FLURA staff at 303.857.6694 to schedule this meeting.
- Architectural renderings, site plans and/or other visual representations of the proposed improvements. For paint, a paint sample of the proposed color should be provided.
- Photos of the building. For exterior façade improvements, provide photos for all sides of the building that improvements are being requested for. For International Building Code and/or International Fire Code improvements, a photo of the front elevation of the building, as well as the interior portion of the building where renovations are being requested for should be submitted.
- Two estimates from contractors, except that applications for painting a façade do not require a contractor estimate.
- For an application for signage, initial approval from the City of Fort Lupton Building Department must be provided.
- The property owner shall submit proof of ownership of the building.
- For historically designated buildings, a report of acceptability stating the work is approved by the Fort Lupton Historic Preservation Board. Note that the process to receive a report of acceptability can take a month or longer, so you should begin this process as soon as possible.

FLURA staff will review all applications to ensure that it is complete and all required attachments are included. If there are any items missing and the application has been submitted at least one week in advance of the application deadline, staff will inform the applicant of any missing information so they can supplement their application prior to the deadline. If it is determined the Application is not complete at the time of the application deadline, or there are attachments missing, the Application will not be accepted. The applicant may resubmit a completed application during the next grant cycle.

The FLURA Board will then review all eligible applications at the regular FLURA meeting immediately following the application deadline and will consider projects based on grant award criteria, as further defined below. FLURA will compare the amount of grant funds requested to the amount of available funds, as determined annually by the FLURA Board. Grants will be awarded to the projects at the sole discretion of the FLURA Board. The number of grants awarded will be based upon the funding available.

Note that ~~because applicants are only permitted to submit one Application during each grant cycle, that~~ applicants may choose to phase larger projects into smaller, more manageable projects. However, approval of an Application does not guarantee that subsequent applications will automatically be awarded.

Final approval is contingent upon the applicant entering into a Building Renovation Grant Program Agreement (Agreement) with FLURA, which outlines the terms of the Grant Program and criteria for receiving a Building Renovation Grant. The Agreement must be finalized by no later than 30 days following approval of a grant award by FLURA. If it is not finalized within this time, then the grant award will become null and void.

The project must be completed by no later than 180 days after finalizing the Agreement. An extension may be requested if a written request is submitted by the applicant prior to the next FLURA meeting that immediately follows project completion deadline. At the FLURA Board's sole discretion the extension may or not be granted. If the extension is granted, FLURA will continue to reimburse the applicant for work performed on the project as agreed upon in the Agreement.

At the completion of a project, applicant must schedule a final inspection with designated FLURA staff, and for work requiring a building permit, the City Building Inspector. FLURA staff will provide written confirmation to the FLURA Board that the work has been completed as agreed upon in the Agreement. The Applicant should also submit an invoice to FLURA showing the final project costs. Upon review of these documents, FLURA will issue the final remaining grant award to the applicant after making a determination that the work was indeed completed as agreed, and upon receiving proof that the applicant has paid for said work.

Grant Award Criteria

Preference will be given to projects that have a high visible impact on public streets and for projects that seek to restore architecturally significant features of a building or have a significant likelihood to increase visitors, employees and/or businesses to the Grant Area. The following criteria will specifically be taken into account by FLURA when reviewing a Façade Program Application:

- Instances where an immediate renovation would stop serious deterioration of the building's façade, or where architecturally significant features contributing to the building's character are in danger of being lost.
- Projects that would restore the historic features of a building; where historic features are being removed or altered, whether the improvements have a high degree of aesthetic appeal and are complementary to the surrounding Grant Area.
- Projects that demonstrate the ability to attract people to the Grant Area.
- Projects that would result in significant new investment and the creation of jobs in the Grant Area.
- Projects involving buildings with vacant or underutilized spaces where the overall marketability of the building would be improved.
- Applications that demonstrate the applicant's capacity to complete the project.

Additional Grant Requirements

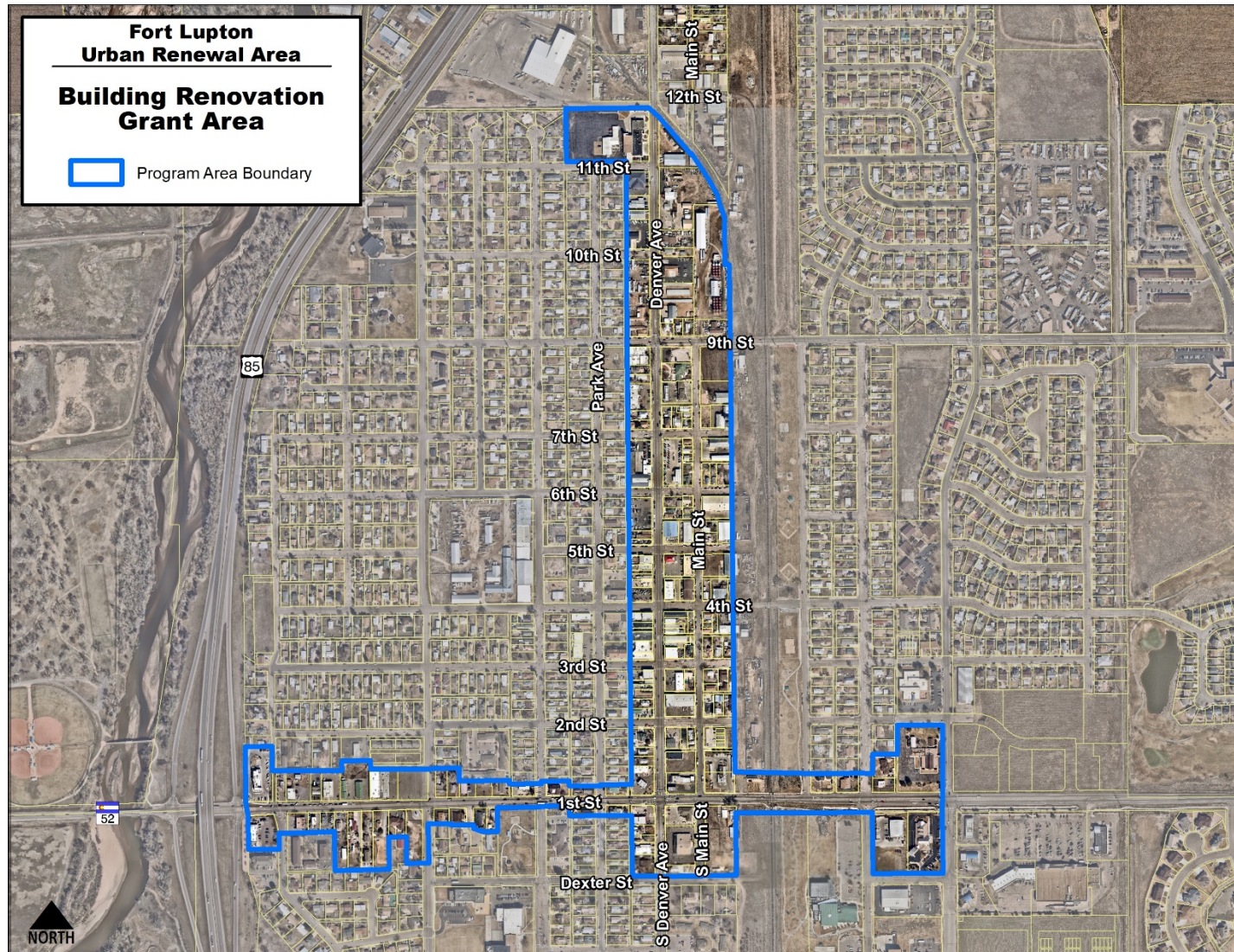
The applicant shall comply with all applicable provisions of the Fort Lupton Municipal Code and the International Building Codes enforced by the City. By submitting an Application, the applicant agrees to allow the City to inspect the building for Code compliance. Applicants shall obtain all required building permits prior to starting work on the project.

Municipal Code violations discovered after the project acceptance will not result in disqualification from the Grant Program, but corrections of such violations shall be incorporated into the project. FLURA retains the right to withhold reimbursements from the applicant until such violations are corrected to the satisfaction of City staff.

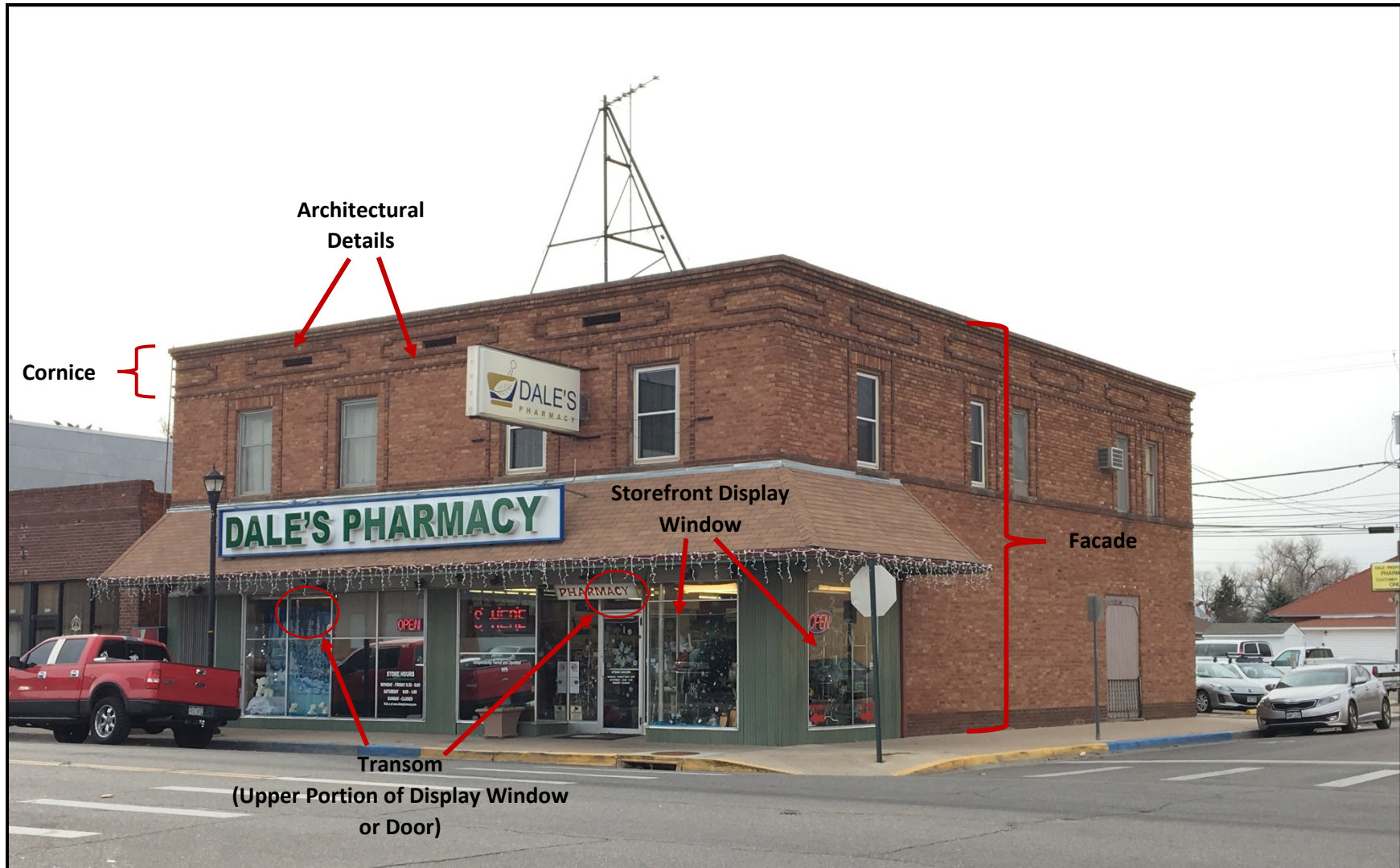
Questions? Contact FLURA at 303.857.6694.

Appendix 1

BUILDING RENOVATION GRANT AREA

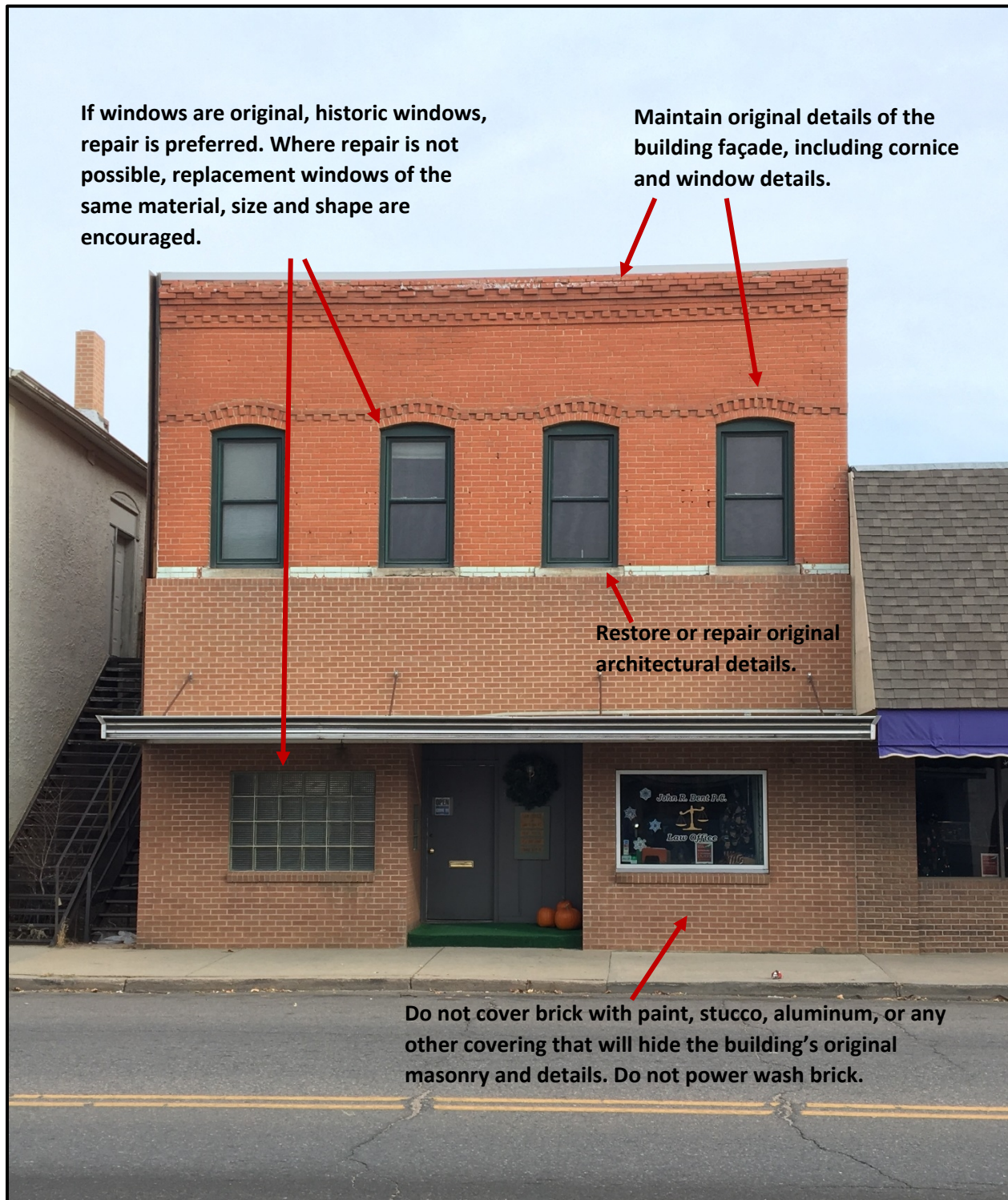


Appendix 2 FAÇADE ELEMENTS



Appendix 3

FAÇADE IMPROVEMENT RECOMMENDED DESIGN GUIDELINES



Appendix 4

2023 APPLICATION DEADLINES

<u>FLURA Meeting Date</u>	<u>Deadline to Submit Application</u>	<u>Deadline to Schedule a Pre-Application Conference</u>
<u>January 19, 2023</u>	<u>January 9, 2023</u>	<u>December 26, 2023</u>
<u>February 16, 2023</u>	<u>February 6, 2023</u>	<u>January 23, 2023</u>
<u>March 16, 2023</u>	<u>March 6, 2023</u>	<u>February 20, 2023</u>
<u>April 20, 2023</u>	<u>April 10, 2023</u>	<u>March 27, 2023</u>
<u>May 18, 2023</u>	<u>May 8, 2023</u>	<u>April 24, 2023</u>
<u>June 15, 2023</u>	<u>June 5, 2023</u>	<u>May 22, 2023</u>
<u>July 20, 2023</u>	<u>July 10, 2023</u>	<u>June 26, 2023</u>
<u>August 17, 2023</u>	<u>August 7, 2023</u>	<u>July 24, 2023</u>
<u>September 21, 2023</u>	<u>September 11, 2023</u>	<u>August 28, 2023</u>
<u>October 19, 2023</u>	<u>October 9, 2023</u>	<u>September 25, 2023</u>
<u>November 16, 2023</u>	<u>November 6, 2023</u>	<u>October 23, 2023</u>
<u>December 21, 2023</u>	<u>November 11, 2023</u>	<u>November 27, 2023</u>

Building Renovation Grant Program Application

A. CONTACT INFORMATION

1) Applicant Name: James Barsness
Business Name: House of Smoke
Phone: 303 857 2750 Email: Jim@houseofSmokeInc.com
Address: 825 Denver Ave

Are you the owner of the property you are requesting grant funding for? Yes ☒ No ☐

If you responded no, please provide the property owner's information under Paragraph A(2).

2) Property Owner Name: James Barsness
Company: House of Smoke
Phone: 303 857 2750 Email: Jim@houseofSmokeInc.com
Address: 825 Denver Ave Ft Lupton CO 80621

B. SITE INFORMATION (Verify the Property is in the Program Area (Appendix 1 of the Guidelines) prior to submitting an Application.)

Site Address: 825 Denver Ave Ft Lupton CO 80621
Parcel Number: _____

Is this property historically designated? Yes ☐ No ☐ ?

C. PROJECT DESCRIPTION

Please provide a short description of the proposed project in the space provided below:

Broken Glass on front of building
Cedar building on retail side needs stained,

Describe how the proposed project will improve the overall look of the Grant Area:

Glass front needed to replace broken glass
Staining cedar sides to cover stains-

D. PROJECT COSTS

ITEMIZATION OF PROJECT COSTS

Project costs provided should be based on the receipt of two contractor bids, unless the proposed improvements are exempt from this requirement under the Guidelines.

Description of Cost	Cost Estimate
Replace Broken windows Front of building 4 sets.	23,000 ⁰⁰
Staining of window structure + building	4000. ⁰⁰
Amount above was based on initial bid, 2nd bid was recieved after application was submitted. Applicant will be using Coal Creek Glass, therefore is requesting match of \$2,854.65	
Total Estimated Project Cost:	
Total Grant Amount Requested: (not to exceed 50% of project cost)	

E. REQUIRED DOCUMENTS

This application must be fully complete, and the following documents submitted, in order for the Fort Lupton Urban Renewal Authority to consider the request:

- ☒ Proof that a pre-application conference was held with FLURA staff to discuss the project prior to submitting the Application. This conference must be take place at least two weeks prior to the application deadline. Contact FLURA staff at 303.857.6694 to schedule this meeting.
- ☐ Architectural renderings, site plans and/or other visual representations of the proposed improvements. For paint, a paint sample of the proposed color should be provided.
- ☐ Photos of the building. For exterior façade improvements, provide photos for all sides of the building that improvements are being requested for. For International Building Code and/or International Fire Code improvements, a photo of the front elevation of the building, as well as the interior portion of the building where renovations are being requested for should be submitted.
- ☒ Two estimates from contractors, except that applications for painting a façade do not require a contractor estimate.
- ☐ For an application for signage, initial approval from the City of Fort Lupton Building Department must be provided.
- ☒ The property owner shall submit proof of ownership of the building. *County taxes-*
- ☐ For historically designated buildings, a report of acceptability stating the work is approved by the Fort Lupton Historic Preservation Board. Note that the process to receive a report of acceptability can take a month or longer, so you should begin this process as soon as possible.

F. CERTIFICATIONS

Applicant Certification

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have the full intention and ability to complete the improvements described in this application if a Building Renovation Grant is awarded. I understand that I am required to enter into a Building Renovation Grant Agreement within 30 days of approval of a Grant award. If an Agreement is not finalized by that time, then the Grant award will be null and void. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Applicant: _____ Date: _____

Owner Certification

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I hereby authorize the applicant to apply for this Building Renovation Grant and to perform the improvements described in this application if a Building Renovation Grant is awarded.

Owner: James Barron Date: 3-8-23

For Office Use Only

Received Date: _____

If the application is not complete, state reasons why it is incomplete:

Deemed Complete Date: _____

Instructions for Submitting the Building Renovation Grant Program Application

DEFINITIONS

Words in the singular include the plural and words in the plural include the singular.

Application refers to the official submittal to the Fort Lupton Urban Renewal Authority for review of the improvements described in the Building Renovation Grant Application. The Application includes the application form, all materials submitted for review of the project, and any additional information provided.

Project refers to the proposed improvements that the Applicant is applying for grant funding for as described in the Application.

Property refers to the land that is being proposed for improvements as described in the Application.

A. CONTACT INFORMATION

- 1) Provide contact information for all applicants that are authorized by the owners identified in Section A(2) to submit this application. If the contact information for all applicants will not fit on the space provided, submit a separate sheet for the additional representatives.
- 2) Provide contact information for all owners of any property that is the subject of the application. If the contact information for all owners will not fit on the space provided, submit a separate sheet for the additional owners.

B. SITE INFORMATION

Provide all information requested. Parcel numbers and address information may be found at the Weld County Property Portal at <https://www.co.weld.co.us/maps/propertyportal/>. To find out if a building is designated, please visit <http://www.fortlupton.org/425/Historic-Designation> or contact the Historic Preservation Board staff liaison at 303.857.6694. Applicant is responsible for ensuring the Property is located within the Building Renovation Grant Area (Appendix 1 of the Building Renovation Program Guidelines) prior to submitting an Application.

B. PROJECT DESCRIPTION

Please provide a description of the proposed improvements and how they will improve the Grant Area. Be sure to review the list of eligible and ineligible improvements in the Building Renovation Program Grant Guidelines prior to submitting an Application. If you need more space, please attach a separate sheet.

C. PROJECT COSTS

Provide an itemized list of estimated project costs for the project and the total estimated cost for the project. Attach supporting documentation for these costs, including two contractor bids (unless the project is for painting a façade). Also provide the total grant amount that applicant is requesting, which shall not exceed 50% of the project cost. If you need more space, please attach a separate sheet.

D. REQUIRED DOCUMENTS

FLURA staff will review all applications to ensure that it is complete and all required attachments are included. If there are items missing and the application has been submitted at least one week in advance of the application deadline, staff will inform the applicant of any missing information so they can supplement their application prior to the deadline.

E. CERTIFICATIONS

Applicant Certification. Provide the signature of the applicant(s) in this section.

Owner Certification. Provide the signature of all owners of the Property.

For any other questions, please contact the Fort Lupton Urban Renewal Authority staff at 303.857.6694.



DELI HOURS
9 AM TO 3 PM
MONDAY
THRU
FRIDAY

PARKING FOR
LUTERISK
LOVERS
ONLY

SEATING
CAPACITY
58

GIRL SCOUT
COOKIES
FEB 5TH - MARCH 12TH
PRE ORDER TODAY

OPEN

9:00 3:00
9:00 3:00
9:00 3:00
9:00 3:00
9:00 3:00
CLOSED
CLOSED
303.937.2160

OPEN

house of smoke Ltd.
DELICATESSEN

Featuring: SMOKED MEATS • CHEESES • FISH

DELI HOURS
9 AM TO 3 PM
MONDAY
THRU
FRIDAY

HOUSE OF
SMOKE
IS
CLOSED
SATURDAY &
SUNDAY

Go Local

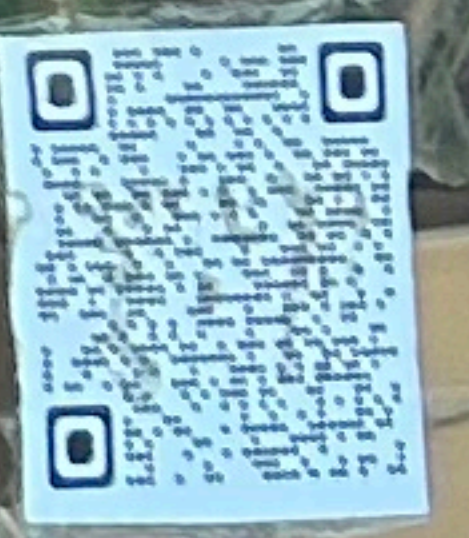
VISA
MasterCard
Discover
19th Avenue
master charge
THE INTERBANK CARD





HOUSE OF
SMOKE
IS
CLOSED
SATURDAY &
SUNDAY

HOUSE
OF
SMOKE
SANDWICHES



Coal Creek Glass

Inc.

No. 14479

Customer: Smoke House

Address: 825 Denver Ave.

City: St. Ignace Phone: _____

Payment Address:

P.O. Box 681

Louisville, CO 80027

Phone: (303) 665-2968

Quantity	Description	Unit Price	Amount
2	Double Pin 7x5'		13.00
	wood		2.00
	store front		6.00
	rubber store front		2.00

TERMS: DUE UPON RECEIPT

Past due invoices will be subject to interest charges at the rate of 1.5% per month (annual percentage rate of 18%) on the unpaid balance. Collection charges or legal fees necessary to enforce payment will be added to the balance due.

Received in good condition and upon completion by: _____

Sub Total: 23.00

Sales Tax: 209.30

S / F: 32.00

Total: 579.30



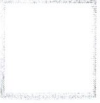
Quote

Thomas Massing (970)556-1355

Jim Barsmess

825 Denver Ave
Fort Lupton, CO 80621
(303)857-2750

2023 Front Range Patio Doors | Feb 8

ID#	ROOM	SIZE	DETAILS
			Misc: Misc, MISC - All Front End Charges, ** Production Fee, Required Production Administrative Fee \$250
101	Foyer	60 W 84 H 	Window: Picture , Base Frame, Exterior Cocoa Bean, Interior Pine Glass: All Sash: High Performance SmartSun Glass, No Pattern , Tempered Glass Grille Style: No Grille Misc: None \$7,514
102	Foyer	60 W 84 H 	Window: Picture , Base Frame, Exterior Cocoa Bean, Interior Pine Glass: All Sash: High Performance SmartSun Glass, No Pattern , Tempered Glass Grille Style: No Grille Misc: None \$7,514
103	Dining	62 W 66 H 	Window: Picture , Base Frame, Exterior Cocoa Bean, Interior Pine Glass: All Sash: High Performance SmartSun Glass, No Pattern , Tempered Glass Grille Style: No Grille Misc: None \$6,104
104	Dining	62 W 66 H 	Window: Picture , Base Frame, Exterior Cocoa Bean, Interior Pine Glass: All Sash: High Performance SmartSun Glass, No Pattern , Tempered Glass Grille Style: No Grille Misc: None \$6,104
WINDOWS: 4 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 1			TOTAL \$27,486

UPDATED: 02/28/23

Building Renovation Grant Program Application

A. CONTACT INFORMATION

- 1) Applicant Name: Chris Schuchmann
Business Name: Bracon Integrated Technologies Inc.
Phone: 303-886-2519 Email: CSchuchmann@braconccu.com
Address: 321, 323, 325 Denver Ave Fort Lupton CO 80621
Are you the owner of the property you are requesting grant funding for? Yes ☒ No ☐
If you responded no, please provide the property owner's information under Paragraph A(2).

- 2) Property Owner Name: N/A
Company: _____
Phone: _____ Email: _____
Address: _____

B. SITE INFORMATION (Verify the Property is in the Program Area (Appendix 1 of the Guidelines) prior to submitting an Application.)

- Site Address: 321, 323, 325, Denver Ave Ft Lupton CO 80621
Parcel Number: 147106122006

Is this property historically designated? Yes ☐ No ☒

C. PROJECT DESCRIPTION

Please provide a short description of the proposed project in the space provided below:

Remove existing facade and re install original facade per old Blueprints / historical pictures.

* See attached for all proposed pictures

Describe how the proposed project will improve the overall look of the Grant Area:

Building will be brought to the original facade with updated lighting, restored brick, and glass and doors. Will be leasing 321 and 325 out to new tenants to bring additional retail space to historic downtown

D. PROJECT COSTS

ITEMIZATION OF PROJECT COSTS

Project costs provided should be based on the receipt of two contractor bids, unless the proposed improvements are exempt from this requirement under the Guidelines.

Description of Cost	Cost Estimate
Remove existing Store front / Stucco	
Replace Damaged brick with historic Beckman's	
Restore historic Stucco	
Repaint Brick	
Replace / install historic Doors / windows	
Add historic Sconce lighting	
Add historic Storefront lighting.	
* Both bids include the same windows / doors	
- Door window specs attached.	
* can be split in two phases	
Total Estimated Project Cost:	220,000.00
Total Grant Amount Requested: (not to exceed 50% of project cost)	110,000.00

E. REQUIRED DOCUMENTS

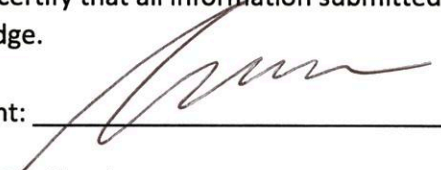
This application must be fully complete, and the following documents submitted, in order for the Fort Lupton Urban Renewal Authority to consider the request:

- ☒ Proof that a pre-application conference was held with FLURA staff to discuss the project prior to submitting the Application. This conference must take place at least two weeks prior to the application deadline. Contact FLURA staff at 303.857.6694 to schedule this meeting.
- ☒ Architectural renderings, site plans and/or other visual representations of the proposed improvements. For paint, a paint sample of the proposed color should be provided.
- ☒ Photos of the building. For exterior façade improvements, provide photos for all sides of the building that improvements are being requested for. For International Building Code and/or International Fire Code improvements, a photo of the front elevation of the building, as well as the interior portion of the building where renovations are being requested for should be submitted.
- ☒ Two estimates from contractors, except that applications for painting a façade do not require a contractor estimate.
- ☐ For an application for signage, initial approval from the City of Fort Lupton Building Department must be provided. *N/A*
- ☒ The property owner shall submit proof of ownership of the building.
- ☐ For historically designated buildings, a report of acceptability stating the work is approved by the Fort Lupton Historic Preservation Board. Note that the process to receive a report of acceptability can take a month or longer, so you should begin this process as soon as possible.

F. CERTIFICATIONS

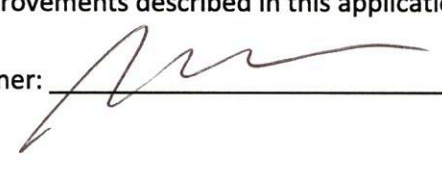
Applicant Certification

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have the full intention and ability to complete the improvements described in this application if a Building Renovation Grant is awarded. I understand that I am required to enter into a Building Renovation Grant Agreement within 30 days of approval of a Grant award. If an Agreement is not finalized by that time, then the Grant award will be null and void. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Applicant:  Date: 3/4/23

Owner Certification

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I hereby authorize the applicant to apply for this Building Renovation Grant and to perform the improvements described in this application if a Building Renovation Grant is awarded.

Owner:  Date: 3/9/23

For Office Use Only

Received Date: 3-9-23

If the application is not complete, state reasons why it is incomplete:

Deemed Complete Date: 3-9-23

Instructions for Submitting the Building Renovation Grant Program Application

DEFINITIONS

Words in the singular include the plural and words in the plural include the singular.

Application refers to the official submittal to the Fort Lupton Urban Renewal Authority for review of the improvements described in the Building Renovation Grant Application. The Application includes the application form, all materials submitted for review of the project, and any additional information provided.

Project refers to the proposed improvements that the Applicant is applying for grant funding for as described in the Application.

Property refers to the land that is being proposed for improvements as described in the Application.

A. CONTACT INFORMATION

- 1) Provide contact information for all applicants that are authorized by the owners identified in Section A(2) to submit this application. If the contact information for all applicants will not fit on the space provided, submit a separate sheet for the additional representatives.
- 2) Provide contact information for all owners of any property that is the subject of the application. If the contact information for all owners will not fit on the space provided, submit a separate sheet for the additional owners.

B. SITE INFORMATION

Provide all information requested. Parcel numbers and address information may be found at the Weld County Property Portal at <https://www.co.weld.co.us/maps/propertyportal/>. To find out if a building is designated, please visit <http://www.fortlupton.org/425/Historic-Designation> or contact the Historic Preservation Board staff liaison at 303.857.6694. Applicant is responsible for ensuring the Property is located within the Building Renovation Grant Area (Appendix 1 of the Building Renovation Program Guidelines) prior to submitting an Application.

B. PROJECT DESCRIPTION

Please provide a description of the proposed improvements and how they will improve the Grant Area. Be sure to review the list of eligible and ineligible improvements in the Building Renovation Program Grant Guidelines prior to submitting an Application. If you need more space, please attach a separate sheet.

C. PROJECT COSTS

Provide an itemized list of estimated project costs for the project and the total estimated cost for the project. Attach supporting documentation for these costs, including two contractor bids (unless the project is for painting a façade). Also provide the total grant amount that applicant is requesting, which shall not exceed 50% of the project cost. If you need more space, please attach a separate sheet.

D. REQUIRED DOCUMENTS

FLURA staff will review all applications to ensure that it is complete and all required attachments are included. If there are items missing and the application has been submitted at least one week in advance of the application deadline, staff will inform the applicant of any missing information so they can supplement their application prior to the deadline.

E. CERTIFICATIONS

Applicant Certification. Provide the signature of the applicant(s) in this section.

Owner Certification. Provide the signature of all owners of the Property.

For any other questions, please contact the Fort Lupton Urban Renewal Authority staff at 303.857.6694.

Magaly Morales-Tejada

From: Chris Schuchmann <cschuchmann@beaoncctv.com>
Sent: Thursday, March 9, 2023 3:20 PM
To: Magaly Morales-Tejada
Subject: RE: FLURA Grant Application

It would just be two phases over the two years, I think we can split it into three years if we need to as well. I know it helps us with our budget.

I proposed this to the contractors, the total projected for phase one would amount to roughly 110-140K (depending on the contractor) and then the rest would be done in year two. They would do all the brick and masonry in year one as well as the windows and doors on the side units (321, 325). Then the rest would be finishing the middle unit's (323) storefront in phase two.

Please let me know if I can answer any other questions! The contractors have been fantastic with inquiries as they mainly do historic improvements.

Thank you,
Chris

From: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Sent: Thursday, March 9, 2023 3:08 PM
To: Chris Schuchmann <cschuchmann@beaoncctv.com>
Subject: RE: FLURA Grant Application

Hi Chris,

No, the two contractor estimates are ok even if they use the same window company. Is it just two phases that you're considering or would you be looking at doing more than 2 over the 2 years? Would the amount be split evenly between phases?

Thanks!



Magaly Morales-Tejada
Planner I

Main 303.857.6694 | **Direct** 720.466.6111
Mobile (720) 683-1087 | **Fax** 303.857.0351
MMTejada@FortLuptonCo.Gov
130 S. McKinley Ave, Fort Lupton, CO 80621

The information transmitted is intended only for the person or entity to which it is addressed and may contain CONFIDENTIAL material. If you receive this information in error, please delete or destroy the information.

From: Chris Schuchmann <cschuchmann@beaoncctv.com>
Sent: Thursday, March 9, 2023 2:54 PM
To: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Subject: FLURA Grant Application

Hi Ms. Magaly,

I have attached the application.

One question; since both contractors quoted the same windows – Do I need to ask for one of them to get a different window company?

Thank you!
Chris

From: Chris Schuchmann
Sent: Thursday, March 9, 2023 1:50 PM
To: 'Magaly Morales-Tejada' <MMTejada@FortLuptonCo.Gov>
Subject: RE: FLURA Grant Application

Hi Ms. Magaly,

I am finishing this up today to send over tomorrow.

I have ironed out the two bids, but I was also wondering if we can also propose doing it in “phases” to span the costs out over two years since it’s a bigger number then we expected.

Thanks,
Chris

From: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Sent: Tuesday, March 7, 2023 10:03 AM
To: Chris Schuchmann <cschuchmann@beaoncctv.com>
Subject: FLURA Grant Application

Good morning,

I was just checking in to see if you were still planning on applying for the FLURA grant for your project this month. Our next meeting is next Thursday, March 16 – we would need your application by the end of this week if you would like them to review it this month. If not, we can take it to the board in April just let me know!

Thank you!



Magaly Morales-Tejada
Planner I

Main 303.857.6694 | Direct 720.466.6111



Colorado Contractor Group LLC

PO BOX 5466
Greenwood Village, CO 80155
(303) 944-6509
Info@coloradoccg.com
www.coloradoccg.com

Estimate

ADDRESS
Chris Schuchmann
323 Denver Avenue
Fort Lupton, Colorado 80621

ESTIMATE 1283
DATE 02/08/2023
EXPIRATION DATE 02/28/2023

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Historical Restoration-Exteriors	COLORADO CONTRACTOR GROUP LLC SHALL PROVIDE ALL LABOR AND MATERIALS DESCRIBED BELOW: 1. Install dust/vapor barriers to interior area(s) of building as required for scope of work, and all required hazard/safety management items to exterior of building in work area(s) as required. 2. Remove (Approx. 52 sq ft) of existing brick exterior wainscot facade as required and dispose. 3. Remove (Approx. 94 sq ft) of existing stucco belly band as required and dispose. 4. Remove (2) existing windows (Approx. 7.5x8.5' area) (2) door/steel fence items (Approx. 5x7" area) arched areas of framing, building materials and substrate, including existing arched entryway (Approx. 10x10' area) as required and dispose. 5. Prepare/prime/paint (2) existing 10' steel columns as required, to match original appearance as possible. 6. Restore existing stucco trim line areas to original condition as possible (Approx. 52 sq ft area) 7. Install new/salvage bricks to all removed brick exterior wainscot facade areas, to match existing as possible. 8. Tuck-point all areas of existing damaged brick facade to restore to original condition/appearance as possible (Approx. 50% of existing brick facade) and remove & replace all areas of damaged brick as required (Approx. 10% of existing brick facade) to restore to original condition/appearance as possible. 9. Install new Marvin Signature G2 Historic Casing windows and (3) doors to match original location and appearance, including all interior and exterior trim/sill, historic hardware and period correct mechanical fasteners, to match historic photos/appearance as possible (main entry double door to be modified to 99"x 121.5" RO as required by manufacturer) . 10. Prepare/prime/paint all window & door areas including interior and exterior trim as required, to match original color/appearance as possible. 11. Remove all dust/vapor barrier protection items as required. 12. Clean area of all debris caused by scope of work and dispose.		0.00	196,669.00
P&O	Profit and Overhead 10%			19,667.00

Terms of Contract: 50% due at signing. 25% at mid project. Full balance due upon completion. Price includes all taxes as required. Permit fees additional (if required/desired). Please make payment to: Colorado Contractor Group LLC. We accept cash, checks, and all major credit cards. CC payments add 3% service fee.
THANK YOU FOR YOUR BUSINESS!

TOTAL

\$216,336.00

Accepted By

Accepted Date

HISTORIC SPECIALTY CONTRACTORS LTD.

LAKEWOOD, COLORADO 720-643-8283

03-07-2023

Email: cschuchmann@beaconcctv.com

Beacon Integrated Technologies Inc.
323 Denver Avenue
Fort Lupton, Colorado 80621

Re: Fort Lupton Façade Restoration

Dear Mr. Schuchmann,

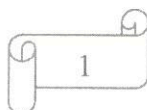
In accordance with Beacon Integrated Technologies request to perform historic masonry repairs to the above-mentioned property, we are providing our proposal for review and approval. All work will be performed in accordance with Form + Works Design Groups LLC. plans and specifications "Fort Lupton Façade," dated June 30, 2022. All materials will be installed in accordance with material manufacturer's written recommendations. Storefront glass and doors to be provided and installed by Signature Windows and Doors.

Scope of work:

- | | |
|--|----------------|
| • General Conditions:
Mobilize, de-mobilize, sanitation, vertical access,
disposal, vehicle, fuel, travel, management. | \$31,250.00 |
| • Remove existing stucco: | \$12,215.00 |
| • Remove existing gates, plywood, and framing:
Install temporary plywood enclosure. | \$ 9,960.00 |
| • Replace brick at column base and gates: | \$14,040.00 |
| • Replace brick at historic stucco locations: | \$17,260.00 |
| • Replace brick at columns: | \$ 8,225.00 |
| • Repair historic stucco: | \$ 6,135.00 |
| • Re-tuck point at parapet: | \$ 2,455.00 |
| • Frame, drywall, ceiling and paint at old storefront: | \$17,500.00+- |
| • Replace glass units/doors at existing windows/doors: | \$ 74,750.00+- |
| • New wall sconce lighting at sidewalk elevation: | \$ 5,000.00 +- |

The work identified above can be completed for the sum of: \$198,790.00

Payment Terms: "Price valid for 30 days. Monthly progress payment due upon invoice."



HISTORIC SPECIALTY CONTRACTORS LTD.

LAKEWOOD, COLORADO 720-643-8283

The proposed work is to be completed during normal working hours M-F, 7:00 am - 3:30 pm.
This proposal is proprietary and confidential, intended only for the recipients addressed above.



Remove stucco, plywood, arched windows, and gates.



Replace brick at columns, column bases and under windows.

HISTORIC SPECIALTY CONTRACTORS LTD.

LAKEWOOD, COLORADO 720-643-8283



Typical brick replacement at columns.



Typical brick replacement at column bases.

Brick infill at gates.

HISTORIC SPECIALTY CONTRACTORS LTD.

LAKEWOOD, COLORADO 720-643-8283



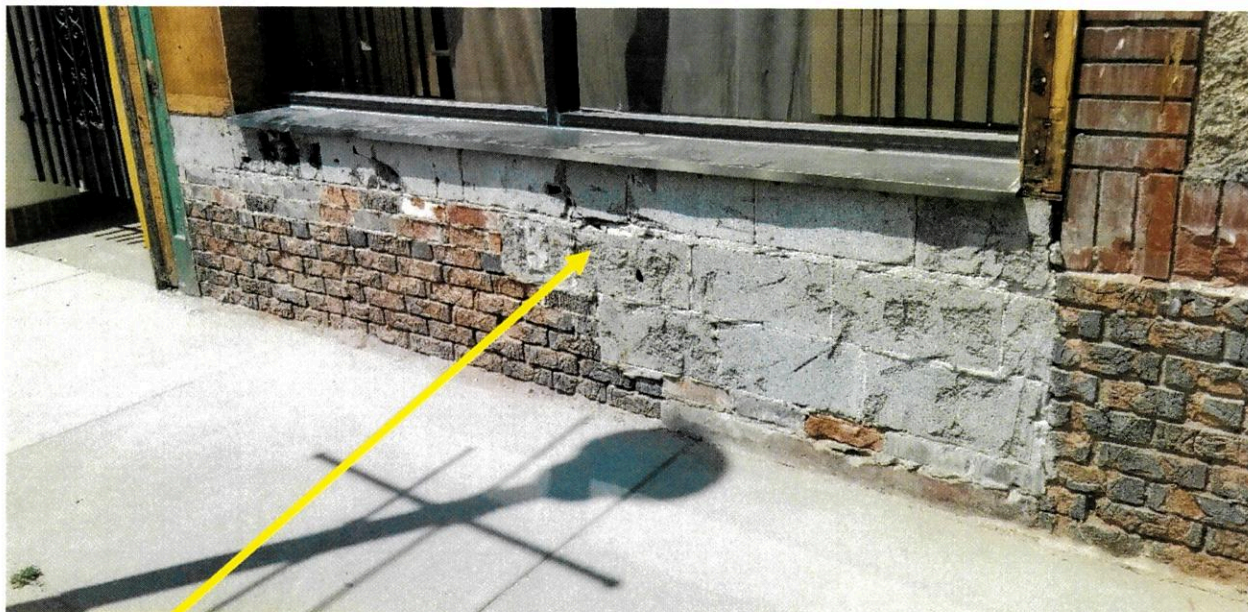
Typical historic stucco repairs.



Typical brick replacement behind stucco.

HISTORIC SPECIALTY CONTRACTORS LTD.

LAKEWOOD, COLORADO 720-643-8283



Brick infill under windows.



Stucco removal.

Typical stucco included under overhang at front entrance.

HISTORIC SPECIALTY CONTRACTORS LTD.

LAKEWOOD, COLORADO 720-643-8283

Exclusions: Adequate- water, power, parking, staging/laydown area. Notifying tenants/public of noise associated with work, permits, special license, uninterrupted access to work location. Excluding measurements for new storefront doors or glass fabrications or glass installations. Street or sidewalk closure ROW. Painting window frames, joint sealants, waterproofing, flashing, relocating, disconnecting, or installing electrical outlets or receptacles or security cameras. Building insulation. Concrete placement or repairs. Performance or payment bonds. Warranty on all glass and windows provided by others, Signature Doors and Windows.

Door locks, handles are not included in the cost of replacement glass or doors. Signature Doors and Windows and owner to coordinate any hardware or finishes.

Historic Specialty Contractors Ltd. proposal is based from its review of existing physical site conditions and on our experience in the industry performing similar scopes of work. Should work reveal hidden problems or defects, changes and cost increase or decrease may be required in the changes or additional scope of work. Historic Specialty Contractors Ltd. is not an engineering firm and does not perform these services.

Frame and drywall plan and specification were not available at the time of estimating, therefore costs for this work item can fluctuate up or down depending on selected finish.

Electrical connection for lighting and lighting sconce selection costs is an allowance and not a firm cost as no plans or specifications are available at the time of estimating.

Owner is encouraged to carry 15% contingency for any unforeseen conditions or new discoveries: \$30,270.00

Upon review and approval Historic Specialty Contractors Ltd. will submit all necessary schedules, mock-ups, samples, technical data sheets etc.

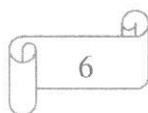
Sincerely,
HISTORIC SPECIALTY CONTRACTORS LTD.

Lawrence Holland

Lawrence Holland

C-720-643-8283

www.historicspecialtycontractors.com



FORT LUPTON 323 DENVER AVE

Quote #: 8QJQ2A1

A Proposal for Window and Door Products prepared for:

Job Site:
80621

Shipping Address:

SIGNATURE WINDOWS-DENVER
14309 E 35th Pl Ste 105
Aurora, CO 80011-1247



INNOVATION • IMAGINATION • INSTALLATION

CHANCE THEDE

SIGNATURE WINDOWS-DENVER

14309 E 35TH PL STE 105

AURORA, CO 80011-1247

Phone: (720) 355-1494

Email: cthede@signaturewindows.co

This report was generated on 2/8/2023 7:53:04 AM
using the Marvin Order Management System,
version 0004.00.00 (Current). Price in USD. Unit
availability and price are subject to change. Dealer
terms and conditions may apply.

Featuring products from:

MARVIN 

BUDGET INCLUDES:

PRIMED PINE EXTERIOR

BARE PINE INTERIOR

LOWE 1 GLASS

COMMERICAL DOORS INCLUDE FRAME, FACTORY PROVIDED HINGES AND A SILL.

ALL OTHER SPECIALTY HARDWARE TO BE PROVIDED BY OTHERS AND PREPPED IN FIELD

ALL SIZES AND JAMB DEPTH WILL NEED TO BE FIELD VERIFIED

DOOR B CAN ONLY REACH A FRAME WIDTH OF 98"

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 19	TOTAL UNIT QTY: 19	EXT NET PRICE: USD	53,169.41
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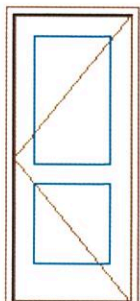
LINE	MARK UNIT	PRODUCT LINE	ITEM	QTY
1	A	Ultimate Wood	Commercial Door RO 39" X 89 1/2"	1
2	B - WIDEST POSSIBLE	Ultimate Wood	Commercial Door 2 1/4 inch RO 99" X 121 1/2"	1
3	A	Ultimate Wood	Commercial Door RO 39" X 89 1/2"	1
4	100	Ultimate Wood	Direct Glaze Rectangle RO 89 1/2" X 65"	1
5	101	Ultimate Wood	Direct Glaze Rectangle RO 61" X 65"	1
6	102	Ultimate Wood	Direct Glaze Rectangle RO 61" X 65"	1
7	103	Ultimate Wood	Direct Glaze Rectangle RO 89 1/2" X 65"	1
8	104	Ultimate Wood	Direct Glaze Rectangle RO 35" X 31"	1
9	105	Ultimate Wood	Direct Glaze Rectangle RO 30" X 31"	1
10	106	Ultimate Wood	Direct Glaze Rectangle RO 30 1/2" X 31"	1
11	107	Ultimate Wood	Direct Glaze Rectangle RO 30" X 31"	1
12	108	Ultimate Wood	Direct Glaze Rectangle RO 29" X 31"	1
13	109	Ultimate Wood	Direct Glaze Rectangle RO 29" X 31"	1
14	110	Ultimate Wood	Direct Glaze Rectangle RO 29" X 31"	1
15	111	Ultimate Wood	Direct Glaze Rectangle RO 29" X 31"	1
16	112	Ultimate Wood	Direct Glaze Rectangle RO 30" X 31"	1
17	113	Ultimate Wood	Direct Glaze Rectangle RO 30 1/2" X 31"	1
18	114	Ultimate Wood	Direct Glaze Rectangle RO 30" X 31"	1
19	115	Ultimate Wood	Direct Glaze Rectangle RO 35" X 31"	1

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: A			
Qty: 1				

MARVIN



Active



As Viewed From The Secured Side

FS 38" X 89"

RO 39" X 89 1/2"

Egress Information

Width: 32 43/64" Height: 86 3/4"

Net Clear Opening: 19.68 SqFt

Performance Information

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Performance Grade

No Performance Grade Information available.

Primed Pine Exterior
Bare Pine Interior
Ultimate Wood Commercial Door - X Left Hand Reverse
Frame Size 38" X 89"
Rough Opening 39" X 89 1/2"
Primed Pine Sash Exterior
Bare Pine Sash Interior
IG - 2 Lite
Tempered Low E2 w/Argon
Black Perimeter Bar
Beveled Interior Glazing Profile
6" Intermediate Rail
#6" INTERMEDIATE RAIL W/WFP BELOW.24 5/8" DLO
HEIGHT,BV-QUOTE#8QJQ2A1-020723
No Lock No Bore
Satin Chrome (US26D) Ball Bearing Hinges-Brass
Dark Bronze 1/2 Saddle - Pemko 253X4DFG 7 1/8"
Clear Anodized Sweep/Panel Drip
Black Weather Strip

6 13/16" Jamb

Primed Pine Non Finger-Jointed Special Casing 7

No Installation Method

Non system generated Pricing

***Note: The selected Interior Finish would allow Finger Joints to appear on secondary surfaces.

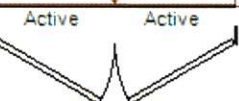
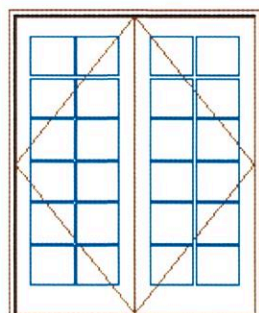
***Note: The selected door sill is not designed or intended to manage air or water infiltration.

***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: B - WIDEST POSSIBLE			
Qty: 1				

MARVIN

Primed Pine Exterior
Bare Pine Interior
Ultimate Wood Commercial Door 2 1/4 inch - XX Right Hand Reverse Active
Frame Size 98" X 121"
Rough Opening 99" X 121 1/2"
**Operator Panels Ship Separate
Left Panel
Primed Pine Sash Exterior
Bare Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W6H
Primed Pine Ext - Bare Pine Int
Beveled Interior Glazing Profile
Right Panel
Primed Pine Sash Exterior



As Viewed From The Secured Side

FS 98" X 121"

RO 99" X 121 1/2"

Egress Information

Width: 89 7/8" Height: 118 3/4"

Net Clear Opening: 74.12 SqFt

Performance Information

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Performance Grade

No Performance Grade Information available.

Bare Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W6H
Primed Pine Ext - Bare Pine Int
Beveled Interior Glazing Profile
No Lock No Bore
Satin Chrome (US26D) Ball Bearing Hinges-Brass
Dark Bronze 1/2 Saddle - Pemko 253X4DFG 7 1/8"
Clear Anodized Sweep/Panel Drip
Black Weather Strip

6 13/16" Jamb

Primed Pine Non Finger-Jointed Special Casing 7

No Installation Method

***Note: The selected Interior Finish would allow Finger Joints to appear on secondary surfaces.

***Note: The selected door sill is not designed or intended to manage air or water infiltration.

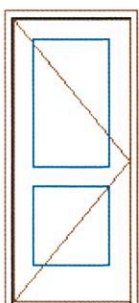
***Note: Unit Availability and Price is Subject to Change

Line #3

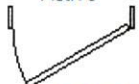
Mark Unit: A

Qty: 1

MARVIN



Active



As Viewed From The Secured Side

FS 38" X 89"

RO 39" X 89 1/2"

Egress Information

Width: 32 43/64" Height: 86 3/4"

Net Clear Opening: 19.68 SqFt

Performance Information

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Performance Grade

No Performance Grade Information available.

Primed Pine Exterior
Bare Pine Interior
Ultimate Wood Commercial Door - X Right Hand Reverse
Frame Size 38" X 89"
Rough Opening 39" X 89 1/2"
Primed Pine Sash Exterior
Bare Pine Sash Interior
IG - 2 Lite
Tempered Low E2 w/Argon
Black Perimeter Bar
Beveled Interior Glazing Profile
6" Intermediate Rail
#6" INTERMEDIATE RAIL W/WFP BELOW, 24 5/8"DLO
HEIGHT,BV-QUOTE#8QJQ2A1-020723
No Lock No Bore
Satin Chrome (US26D) Ball Bearing Hinges-Brass
Dark Bronze 1/2 Saddle - Pemko 253X4DFG 7 1/8"
Clear Anodized Sweep/Panel Drip
Black Weather Strip

6 13/16" Jamb

Primed Pine Non Finger-Jointed Special Casing 7

No Installation Method

Non system generated Pricing

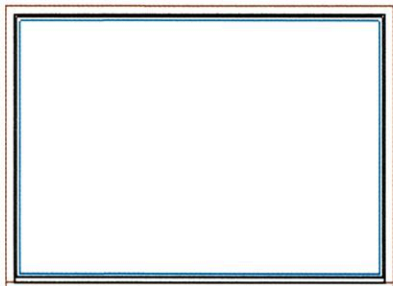
***Note: The selected Interior Finish would allow Finger Joints to appear on secondary surfaces.

***Note: The selected door sill is not designed or intended to manage air or water infiltration.

***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: 100			
Qty: 1				

MARVIN 



As Viewed From The Exterior

FS 88 1/2" X 64 1/2"

RO 89 1/2" X 65"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.27

Solar Heat Gain Coefficient: 0.54

Visible Light Transmittance: 0.65

Condensation Resistance: 60

CPD Number: MAR-N-421-04025-00023

ENERGY STAR: N

Performance Grade

Licensee #1117

AAMA/WDMA/CSA/101/ I.S.2/A440-08

CW-PG50 2488X2134 mm (98X84 in)

Deflection at Certified Size and Performance: 1.1

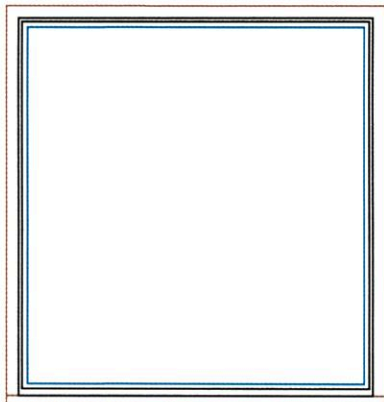
CW-PG50 DP +50/-60

FL37820

Primed Pine Exterior
Bare Pine Interior
Ultimate Wood Direct Glaze Rectangle
Rough Opening w/ Subsill
89 1/2" X 65"
IG - 1 Lite
1/4" Tempered Low E1 w/Argon
Black Perimeter Bar
6 13/16" Jambs
Primed Pine Non Finger-Jointed Special Casing 7
Primed Pine Simulated Thick Subsill
Non Finger-Jointed Subsill
No Installation Method
***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: 101			
Qty: 1				

MARVIN 



As Viewed From The Exterior

FS 60" X 64 1/2"

RO 61" X 65"

Egress Information

Primed Pine Exterior
Bare Pine Interior
Ultimate Wood Direct Glaze Rectangle
Rough Opening w/ Subsill
61" X 65"
IG - 1 Lite
Tempered Low E1 w/Argon
Black Perimeter Bar
6 13/16" Jambs
Primed Pine Non Finger-Jointed Special Casing 7
Primed Pine Simulated Thick Subsill
Non Finger-Jointed Subsill
No Installation Method
***Note: Unit Availability and Price is Subject to Change

No Egress Information available.

Performance Information

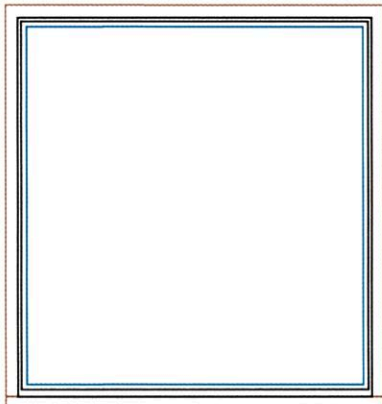
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.56
Visible Light Transmittance: 0.66
Condensation Resistance: 60
CPD Number: MAR-N-421-04025-00015
ENERGY STAR: N

Performance Grade

Licensee #1117
AAMA/WDMA/CSA/101/ I.S.2/A440-08
CW-PG50 2134X2488 mm (84X98 in)
Deflection at Certified Size and Performance: 1.1
CW-PG50 DP +50/-60
FL37820

Line #6	Mark Unit: 102			
Qty: 1				

MARVIN 



As Viewed From The Exterior

FS 60" X 64 1/2"

RO 61" X 65"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.27
Solar Heat Gain Coefficient: 0.56
Visible Light Transmittance: 0.66
Condensation Resistance: 60
CPD Number: MAR-N-421-04025-00015
ENERGY STAR: N

Performance Grade

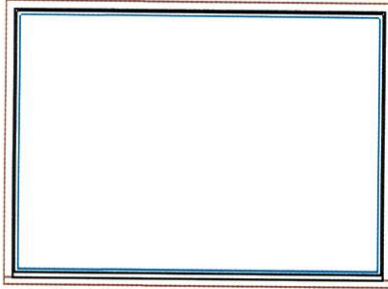
Licensee #1117
AAMA/WDMA/CSA/101/ I.S.2/A440-08
CW-PG50 2134X2488 mm (84X98 in)
Deflection at Certified Size and Performance: 1.1
CW-PG50 DP +50/-60
FL37820

Primed Pine Exterior
Bare Pine Interior
Ultimate Wood Direct Glaze Rectangle
Rough Opening w/ Subsill
61" X 65"
IG - 1 Lite
Tempered Low E1 w/Argon
Black Perimeter Bar
6 13/16" Jambs
Primed Pine Non Finger-Jointed Special Casing 7
Primed Pine Simulated Thick Subsill
Non Finger-Jointed Subsill
No Installation Method
***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: 103			
Qty: 1				

MARVIN 

Primed Pine Exterior
Bare Pine Interior
Ultimate Wood Direct Glaze Rectangle



As Viewed From The Exterior

FS 88 1/2" X 64 1/2"

RO 89 1/2" X 65"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.27

Solar Heat Gain Coefficient: 0.54

Visible Light Transmittance: 0.65

Condensation Resistance: 60

CPD Number: MAR-N-421-04025-00023

ENERGY STAR: N

Performance Grade

Licensee #1117

AAMA/WDMA/CSA/101/ I.S.2/A440-08

CW-PG50 2488X2134 mm (98X84 in)

Deflection at Certified Size and Performance: 1.1

CW-PG50 DP +50/-60

FL37820

Rough Opening w/ Subsill

89 1/2" X 65"

IG - 1 Lite

1/4" Tempered Low E1 w/Argon

Black Perimeter Bar

6 13/16" Jambs

Primed Pine Non Finger-Jointed Special Casing 7

Primed Pine Simulated Thick Subsill

Non Finger-Jointed Subsill

No Installation Method

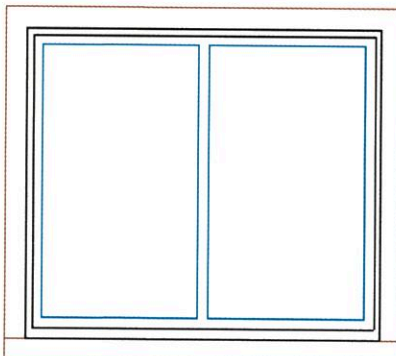
***Note: Unit Availability and Price is Subject to Change

Line #8

Qty: 1

Mark Unit: 104

MARVIN 



As Viewed From The Exterior

FS 34" X 30 1/2"

RO 35" X 31"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.31

Solar Heat Gain Coefficient: 0.52

Visible Light Transmittance: 0.6

Condensation Resistance: 56

CPD Number: MAR-N-421-04076-00001

Performance Grade

Licensee #1117

AAMA/WDMA/CSA/101/ I.S.2/A440-08

CW-PG50 2134X2488 mm (84X98 in)

Primed Pine Exterior

Bare Pine Interior

Ultimate Wood Direct Glaze Rectangle

Rough Opening w/ Subsill

35" X 31"

IG

Low E1

Capillary Tube

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 2W1H

Primed Pine Ext - Bare Pine Int

Ogee Exterior Divided Lite Sticking

6 13/16" Jambs

Primed Pine Non Finger-Jointed Special Casing 7

Primed Pine Simulated Thick Subsill

Non Finger-Jointed Subsill

No Installation Method

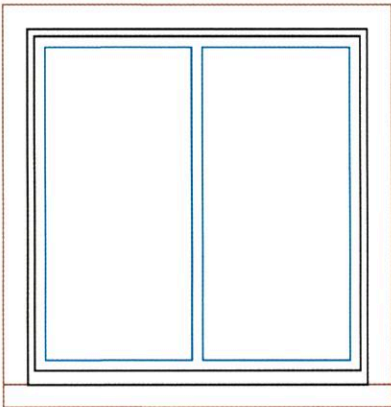
***Note: Units with Capillary tubes will not have Argon gas.

***Note: Unit Availability and Price is Subject to Change

Deflection at Certified Size and Performance: 1.1
CW-PG50 DP +50/-60
FL37820

Line #9	Mark Unit: 105			
Qty: 1				

MARVIN 



As Viewed From The Exterior

FS 29" X 30 1/2"

RO 30" X 31"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.31

Solar Heat Gain Coefficient: 0.52

Visible Light Transmittance: 0.6

Condensation Resistance: 56

CPD Number: MAR-N-421-04076-00001

Performance Grade

Licensee #1117

AAMA/WDMA/CSA/101/ I.S.2/A440-08

CW-PG50 2134X2488 mm (84X98 in)

Deflection at Certified Size and Performance: 1.1

CW-PG50 DP +50/-60

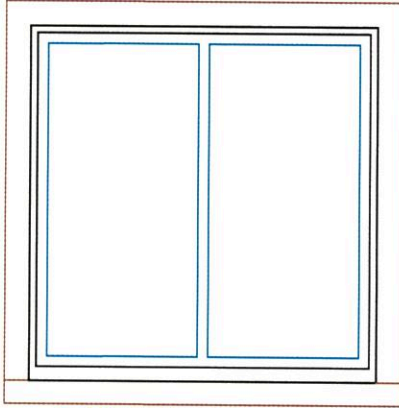
FL37820

Primed Pine Exterior
Bare Pine Interior
Ultimate Wood Direct Glaze Rectangle
Rough Opening w/ Subsill
30" X 31"
IG
Low E1
Capillary Tube
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Bare Pine Int
Ogee Exterior Divided Lite Sticking
6 13/16" Jamb
Primed Pine Non Finger-Jointed Special Casing 7
Primed Pine Simulated Thick Subsill
Non Finger-Jointed Subsill
No Installation Method
***Note: Units with Capillary tubes will not have Argon gas.
***Note: Unit Availability and Price is Subject to Change

Line #10	Mark Unit: 106			
Qty: 1				

MARVIN 

Primed Pine Exterior
Bare Pine Interior
Ultimate Wood Direct Glaze Rectangle
Rough Opening w/ Subsill
30 1/2" X 31"
IG
Low E1
Capillary Tube
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Bare Pine Int
Ogee Exterior Divided Lite Sticking
6 13/16" Jamb
Primed Pine Non Finger-Jointed Special Casing 7
Primed Pine Simulated Thick Subsill



As Viewed From The Exterior

FS 29 1/2" X 30 1/2"

RO 30 1/2" X 31"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.31

Solar Heat Gain Coefficient: 0.52

Visible Light Transmittance: 0.6

Condensation Resistance: 56

CPD Number: MAR-N-421-04076-00001

Performance Grade

Licensee #1117

AAMA/WDMA/CSA/101/ I.S.2/A440-08

CW-PG50 2134X2488 mm (84X98 in)

Deflection at Certified Size and Performance: 1.1

CW-PG50 DP +50/-60

FL37820

Non Finger-Jointed Subsill

No Installation Method

***Note: Units with Capillary tubes will not have Argon gas.

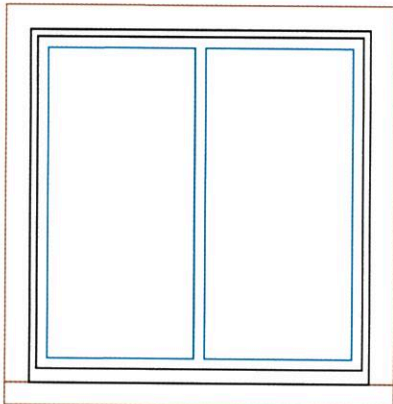
***Note: Unit Availability and Price is Subject to Change

Line #11

Mark Unit: 107

Qty: 1

MARVIN 



As Viewed From The Exterior

FS 29" X 30 1/2"

RO 30" X 31"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.31

Solar Heat Gain Coefficient: 0.52

Visible Light Transmittance: 0.6

Condensation Resistance: 56

Primed Pine Exterior

Bare Pine Interior

Ultimate Wood Direct Glaze Rectangle

Rough Opening w/ Subsill

30" X 31"

IG

Low E1

Capillary Tube

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 2W1H

Primed Pine Ext - Bare Pine Int

Ogee Exterior Divided Lite Sticking

6 13/16" Jambs

Primed Pine Non Finger-Jointed Special Casing 7

Primed Pine Simulated Thick Subsill

Non Finger-Jointed Subsill

No Installation Method

***Note: Units with Capillary tubes will not have Argon gas.

***Note: Unit Availability and Price is Subject to Change

CPD Number: MAR-N-421-04076-00001

Performance Grade

Licensee #1117

AAMA/WDMA/CSA/101/ I.S.2/A440-08

CW-PG50 2134X2488 mm (84X98 in)

Deflection at Certified Size and Performance: 1.1

CW-PG50 DP +50/-60

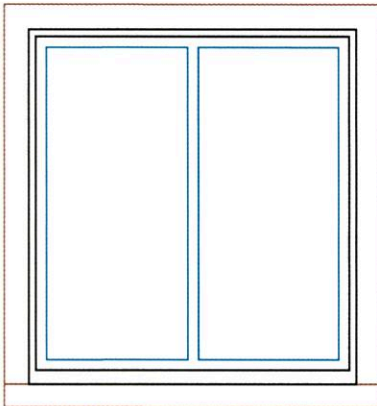
FL37820

Line #12

Mark Unit: 108

Qty: 1

MARVIN 



As Viewed From The Exterior

FS 28" X 30 1/2"

RO 29" X 31"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.31

Solar Heat Gain Coefficient: 0.52

Visible Light Transmittance: 0.6

Condensation Resistance: 56

CPD Number: MAR-N-421-04076-00001

Performance Grade

Licensee #1117

AAMA/WDMA/CSA/101/ I.S.2/A440-08

CW-PG50 2134X2488 mm (84X98 in)

Deflection at Certified Size and Performance: 1.1

CW-PG50 DP +50/-60

FL37820

Primed Pine Exterior

Bare Pine Interior

Ultimate Wood Direct Glaze Rectangle

Rough Opening w/ Subsill

29" X 31"

IG

Low E1

Capillary Tube

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 2W1H

Primed Pine Ext - Bare Pine Int

Ogee Exterior Divided Lite Sticking

6 13/16" Jambs

Primed Pine Non Finger-Jointed Special Casing 7

Primed Pine Simulated Thick Subsill

Non Finger-Jointed Subsill

No Installation Method

***Note: Units with Capillary tubes will not have Argon gas.

***Note: Unit Availability and Price is Subject to Change

Line #13

Mark Unit: 109

Qty: 1

MARVIN 

Primed Pine Exterior

Bare Pine Interior

Ultimate Wood Direct Glaze Rectangle

Rough Opening w/ Subsill

29" X 31"

IG

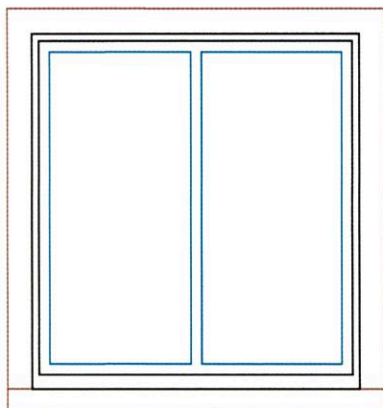
Low E1

Capillary Tube

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 2W1H



As Viewed From The Exterior

FS 28" X 30 1/2"

RO 29" X 31"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.31

Solar Heat Gain Coefficient: 0.52

Visible Light Transmittance: 0.6

Condensation Resistance: 56

CPD Number: MAR-N-421-04076-00001

Performance Grade

Licensee #1117

AAMA/WDMA/CSA/101/ I.S.2/A440-08

CW-PG50 2134X2488 mm (84X98 in)

Deflection at Certified Size and Performance: 1.1

CW-PG50 DP +50/-60

FL37820

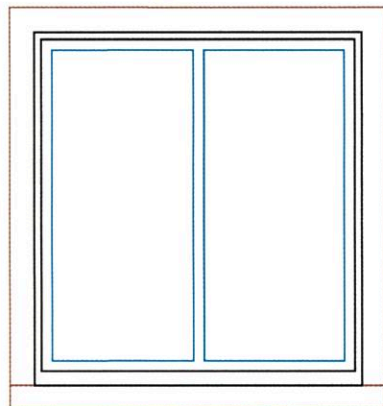
Primed Pine Ext - Bare Pine Int
Ogee Exterior Divided Lite Sticking
6 13/16" Jambs
Primed Pine Non Finger-Jointed Special Casing 7
Primed Pine Simulated Thick Subsill
Non Finger-Jointed Subsill
No Installation Method
***Note: Units with Capillary tubes will not have Argon gas.
***Note: Unit Availability and Price is Subject to Change

Line #14

Mark Unit: 110

Qty: 1

MARVIN 



As Viewed From The Exterior

FS 28" X 30 1/2"

RO 29" X 31"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.31

Solar Heat Gain Coefficient: 0.52

Visible Light Transmittance: 0.6

Condensation Resistance: 56

Primed Pine Exterior
Bare Pine Interior
Ultimate Wood Direct Glaze Rectangle
Rough Opening w/ Subsill
29" X 31"
IG
Low E1
Capillary Tube
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Bare Pine Int
Ogee Exterior Divided Lite Sticking
6 13/16" Jambs
Primed Pine Non Finger-Jointed Special Casing 7
Primed Pine Simulated Thick Subsill
Non Finger-Jointed Subsill
No Installation Method
***Note: Units with Capillary tubes will not have Argon gas.
***Note: Unit Availability and Price is Subject to Change

CPD Number: MAR-N-421-04076-00001

Performance Grade

Licensee #1117

AAMA/WDMA/CSA/101/ I.S.2/A440-08

CW-PG50 2134X2488 mm (84X98 in)

Deflection at Certified Size and Performance: 1.1

CW-PG50 DP +50/-60

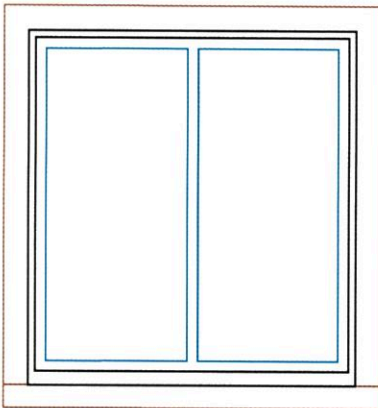
FL37820

Line #15

Mark Unit: 111

Qty: 1

MARVIN 



As Viewed From The Exterior

FS 28" X 30 1/2"

RO 29" X 31"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.31

Solar Heat Gain Coefficient: 0.52

Visible Light Transmittance: 0.6

Condensation Resistance: 56

CPD Number: MAR-N-421-04076-00001

Performance Grade

Licensee #1117

AAMA/WDMA/CSA/101/ I.S.2/A440-08

CW-PG50 2134X2488 mm (84X98 in)

Deflection at Certified Size and Performance: 1.1

CW-PG50 DP +50/-60

FL37820

Primed Pine Exterior

Bare Pine Interior

Ultimate Wood Direct Glaze Rectangle

Rough Opening w/ Subsill

29" X 31"

IG

Low E1

Capillary Tube

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 2W1H

Primed Pine Ext - Bare Pine Int

Ogee Exterior Divided Lite Sticking

6 13/16" Jambs

Primed Pine Non Finger-Jointed Special Casing 7

Primed Pine Simulated Thick Subsill

Non Finger-Jointed Subsill

No Installation Method

***Note: Units with Capillary tubes will not have Argon gas.

***Note: Unit Availability and Price is Subject to Change

Line #16

Mark Unit: 112

Qty: 1

MARVIN 

Primed Pine Exterior

Bare Pine Interior

Ultimate Wood Direct Glaze Rectangle

Rough Opening w/ Subsill

30" X 31"

IG

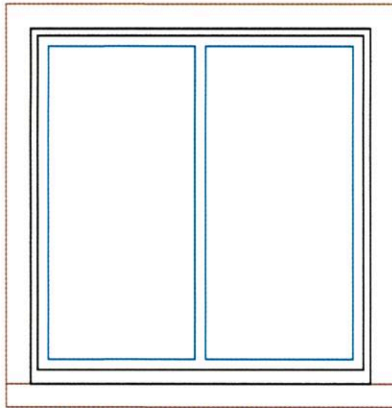
Low E1

Capillary Tube

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 2W1H



As Viewed From The Exterior

FS 29" X 30 1/2"

RO 30" X 31"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.31

Solar Heat Gain Coefficient: 0.52

Visible Light Transmittance: 0.6

Condensation Resistance: 56

CPD Number: MAR-N-421-04076-00001

Performance Grade

Licensee #1117

AAMA/WDMA/CSA/101/ I.S.2/A440-08

CW-PG50 2134X2488 mm (84X98 in)

Deflection at Certified Size and Performance: 1.1

CW-PG50 DP +50/-60

FL37820

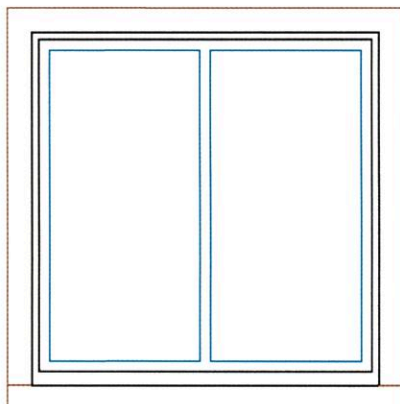
Primed Pine Ext - Bare Pine Int
Ogee Exterior Divided Lite Sticking
6 13/16" Jambs
Primed Pine Non Finger-Jointed Special Casing 7
Primed Pine Simulated Thick Subsill
Non Finger-Jointed Subsill
No Installation Method
***Note: Units with Capillary tubes will not have Argon gas.
***Note: Unit Availability and Price is Subject to Change

Line #17

Mark Unit: 113

Qty: 1

MARVIN 



As Viewed From The Exterior

FS 29 1/2" X 30 1/2"

RO 30 1/2" X 31"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.31

Solar Heat Gain Coefficient: 0.52

Visible Light Transmittance: 0.6

Condensation Resistance: 56

Primed Pine Exterior
Bare Pine Interior
Ultimate Wood Direct Glaze Rectangle
Rough Opening w/ Subsill
30 1/2" X 31"
IG
Low E1
Capillary Tube
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Bare Pine Int
Ogee Exterior Divided Lite Sticking
6 13/16" Jambs
Primed Pine Non Finger-Jointed Special Casing 7
Primed Pine Simulated Thick Subsill
Non Finger-Jointed Subsill
No Installation Method
***Note: Units with Capillary tubes will not have Argon gas.
***Note: Unit Availability and Price is Subject to Change

CPD Number: MAR-N-421-04076-00001

Performance Grade

Licensee #1117

AAMA/WDMA/CSA/101/ I.S.2/A440-08

CW-PG50 2134X2488 mm (84X98 in)

Deflection at Certified Size and Performance: 1.1

CW-PG50 DP +50/-60

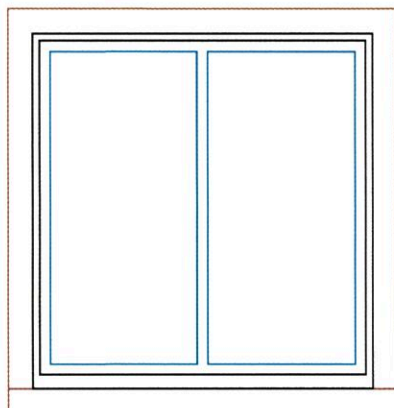
FL37820

Line #18

Mark Unit: 114

Qty: 1

MARVIN 



As Viewed From The Exterior

FS 29" X 30 1/2"

RO 30" X 31"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.31

Solar Heat Gain Coefficient: 0.52

Visible Light Transmittance: 0.6

Condensation Resistance: 56

CPD Number: MAR-N-421-04076-00001

Performance Grade

Licensee #1117

AAMA/WDMA/CSA/101/ I.S.2/A440-08

CW-PG50 2134X2488 mm (84X98 in)

Deflection at Certified Size and Performance: 1.1

CW-PG50 DP +50/-60

FL37820

Primed Pine Exterior

Bare Pine Interior

Ultimate Wood Direct Glaze Rectangle

Rough Opening w/ Subsill

30" X 31"

IG

Low E1

Capillary Tube

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 2W1H

Primed Pine Ext - Bare Pine Int

Ogee Exterior Divided Lite Sticking

6 13/16" Jambs

Primed Pine Non Finger-Jointed Special Casing 7

Primed Pine Simulated Thick Subsill

Non Finger-Jointed Subsill

No Installation Method

***Note: Units with Capillary tubes will not have Argon gas.

***Note: Unit Availability and Price is Subject to Change

Line #19

Mark Unit: 115

Qty: 1

MARVIN 

Primed Pine Exterior

Bare Pine Interior

Ultimate Wood Direct Glaze Rectangle

Rough Opening w/ Subsill

35" X 31"

IG

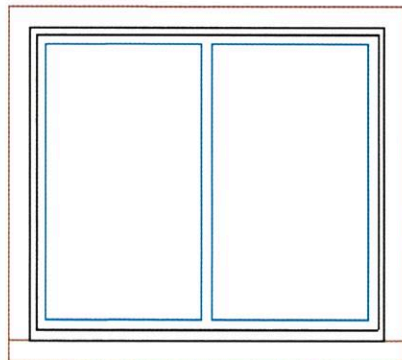
Low E1

Capillary Tube

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 2W1H



As Viewed From The Exterior

FS 34" X 30 1/2"

RO 35" X 31"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.31

Solar Heat Gain Coefficient: 0.52

Visible Light Transmittance: 0.6

Condensation Resistance: 56

CPD Number: MAR-N-421-04076-00001

Performance Grade

Licensee #1117

AAMA/WDMA/CSA/101/ I.S.2/A440-08

CW-PG50 2134X2488 mm (84X98 in)

Deflection at Certified Size and Performance: 1.1

CW-PG50 DP +50/-60

FL37820

Primed Pine Ext - Bare Pine Int
Ogee Exterior Divided Lite Sticking
6 13/16" Jambs
Primed Pine Non Finger-Jointed Special Casing 7
Primed Pine Simulated Thick Subsill
Non Finger-Jointed Subsill
No Installation Method
***Note: Units with Capillary tubes will not have Argon gas.
***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	53,169.41
8.810% Sales Tax: USD	4,684.23
Project Total Net Price: USD	57,853.64

TERMS AND CONDITIONS

Quotations are subject to correction or price revision at any time. All window and door options and specifications as entered are approved by you. You are responsible for windows meeting egress and safety glass code requirements. Immediately upon submitting approved orders with Signature Window + Door's vendors, change requests will be subject to scrap charges and order change fees.

Payment terms are 1/2-Deposit, Balance-COD except with prior approval. Past due accounts are subject to reasonable collection costs, including attorney's fees and interest. Should we hold any part of your order more than 30-days at your request, you agree to process our invoice for payment as if your order had been delivered complete. Signature Windows + Doors is not responsible for delivery delays beyond its control.

Signature Windows + Door's builder/contractor pricing program includes services such as discounted delivery, discount for paying by cash or check, pre-installation workshops and post-installation walk through inspections when requested.

Thank you for your business!

PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Door Sill Limitations

1/2 Saddle - Pemko 253X4DFG 7 1/8" - Due to sill's aluminum construction, frosting can be observed on its surface in colder climates.



The selected door sill is not designed or intended to manage water infiltration. Determining the suitability of these products for use in connection with any building design or design elements (such as appropriate overhangs) and site-specific environmental conditions is the responsibility of the architect, designer, or other building professional. Water infiltration experienced with these products is not a defect and is not covered under the Limited Warranty.

FORT LUPTON FACADE

323 Denver Avenue
Fort Lupton, Colorado 80621



CONSTRUCTION DOCUMENTS FOR REVIEW

JUNE 30, 2022

form ÷ works
design group, LLC

OWNER

Beacon Integrated Technologies, Inc.
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e. cschuchmann@beaconcctv.com

ARCHITECT

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P.O. Box 476
Estes Park, Colorado 80614
Jessica Reeske, AIA, LEED AP
p. 414.477.5348
e. jessica@formworksgroup.com

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1319 Spruce Street
Boulder, Colorado 80302
Lawrence Graham, P.E.
p. 303.565.4972
e. lgraham@jvaja.com

SHEET LIST	
SHEET NUMBER	SHEET NAME
00-GENERAL	
G-000	COVER SHEET
G-001	SHEET INDEX, GENERAL NOTES, AND SITE PLAN
03-ARCHITECTURAL DEMO	
AD-200	DEMO EAST ELEVATION
AD-201	DEMO PHOTO
04-ARCHITECTURAL	
A-200	EAST ELEVATION
A-201	AFTER CONCEPT
A-700	DOOR SCHEDULE & TYPES
A-701	WINDOW SCHEDULE & TYPES

GENERAL RESTORATION NOTES

- The term "Owner" shall denote the client, or Owner, as designated in the Contract. The term "General Contractor" or "Contractor" shall denote the Corporation, Company, Partnership, Firm or individual who has entered into the Contract for the performance of the work and has engaged Subcontractors to perform a part of the work. The term "Architect" refers to Form+Works Design Group, LLC.
- The use of the words "provide" and "provided" in connection with any item specified shall be intended to mean that the item shall be furnished, installed and connected where so required.
- Dimensions of existing construction are taken to existing surfaces. Dimensions at new work are taken from face of stud, grid centerlines, or face of masonry unless otherwise noted. Contractor is responsible for final verification of existing conditions and dimensions.
- DO NOT scale drawings. Dimensions govern. Large scale details govern over small scale.
- Notify Architect in writing immediately should conditions be found contradictory to these drawings.
- The Drawings are supplied to illustrate the design intent and the general type of construction required. They are intended to imply the finest quality of construction, material and workmanship.
- Drawings and general notes are complementary, and what is called for by one will be binding as if called for by all. Work shown or referred to on any drawing shall be completed as though shown on all related drawings.
- The character and scope of work are described by the drawings and notes contained herein. Additional drawings and information deemed necessary by the Architect to interpret and/or explain drawings or notes previously issued shall be provided to the General Contractor. It shall be understood that such additional drawings and information shall be considered part of the Contract Documents.
- If there are any questions regarding the Contract Documents, existing conditions or design intent, the General Contractor shall obtain a clarification in writing from the Owner's Representative or Architect prior to proceeding with the work in question.
- All work performed and material installed shall be, as a minimum standard, in strict conformance with the latest editions of all general codes, regulations and ordinances including the building code. The General Contractor shall give all notices and comply with all laws, ordinances, rules, regulations and lawful orders of any public authority having jurisdiction over the performance of the work.
- The General Contractor is responsible for all work shown, noted, specified, or reasonably inferred from the contract documents.
- The General Contractor, upon acceptance of the drawings, assumes full responsibility for the construction, materials and workmanship of the work, and shall comply with the spirit as well as the letter of that which is contained therein.
- The scope of work described by the Contract Documents implies a completed project. Minor omissions from and discrepancies in the drawings and specifications shall not void such intention. The General Contractor shall inform the Architect in writing of any conflicts, omissions and discrepancies prior to construction.
- The General Contractor shall obtain all required building permits.
- The General Contractor shall obtain all special inspections required by the authority having jurisdiction over the project.
- The General Contractor shall supervise and direct the work using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures. He shall coordinate all portions of the work under the Contract.
- The General Contractor and subcontractors shall visit the project, as required by the specifications, to become familiar with all existing conditions affecting the work prior to submittal of bids.
- The General Contractor shall perform high-quality professional work. Materials shall be joined to uniform, accurate fits so that they meet in neat, straight lines free of seams or overlaps. Exposed materials shall be installed appropriately level, plumb and at accurate right angles to or flush with adjacent materials. The work of each trade shall meet all National Standards published by the trade, except where the requirements of the Contract Document are more stringent.
- The presence of an architectural representative on the jobsite does not imply concurrence or approval of the work. The General Contractor shall call to the attention of the Architect specific items for which he desires to obtain approval.
- The General Contractor shall correct defects in material and workmanship noted by the Architect during periodic site observations and at project close-out.
- The General Contractor shall turn the project over to the Owner free from all construction debris, scraps, materials and equipment, with all interior glass free from manufacturer's labels and tape and clean on both sides, with all doors and millwork wiped down and free of dirt, grease and other foreign material.

SITE PLAN GENERAL NOTES:

- Contractor to coordinate with owner for staging, storage areas, and interior access.
- Contractor to coordinate with local jurisdiction and owner for sidewalk and entrance closures.

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FORT LUPTON FACADE

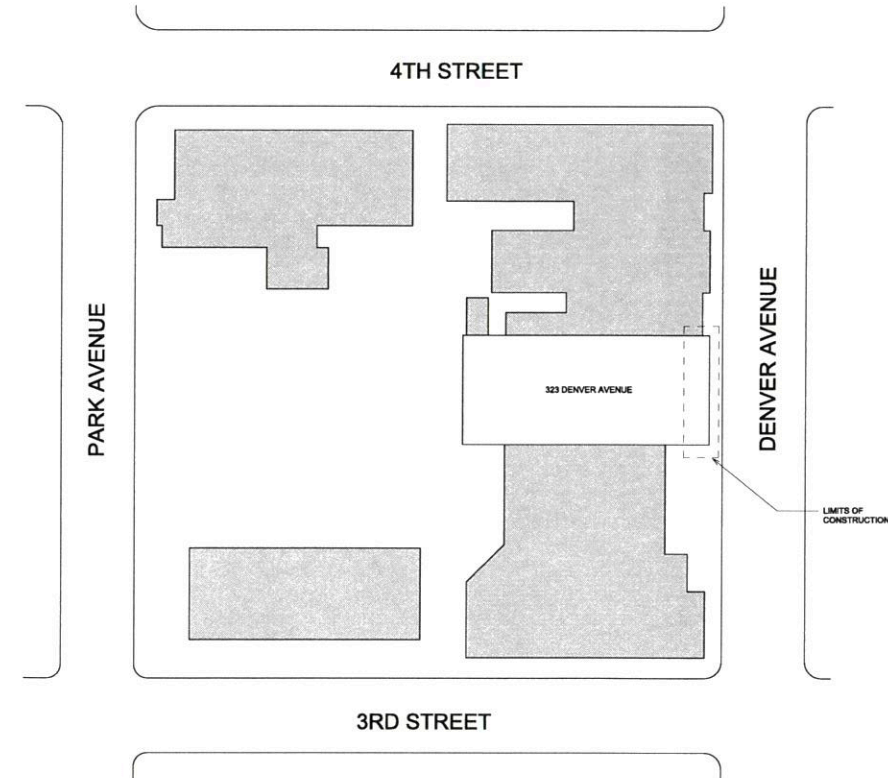
323 Denver Avenue
Fort Lupton, Colorado 80621

No.	Description	Date

Project Number 22-014
Date JUNE 30, 2022
Drawn By KS
Checked By JR
Scale As indicated

SHEET INDEX, GENERAL
NOTES, AND SITE PLAN

G-001



1 SITE PLAN
1" = 30'-0"





2 EAST ELEVATION
NTS

DEMO ELEVATION KEYNOTES

GENERAL NOTES:

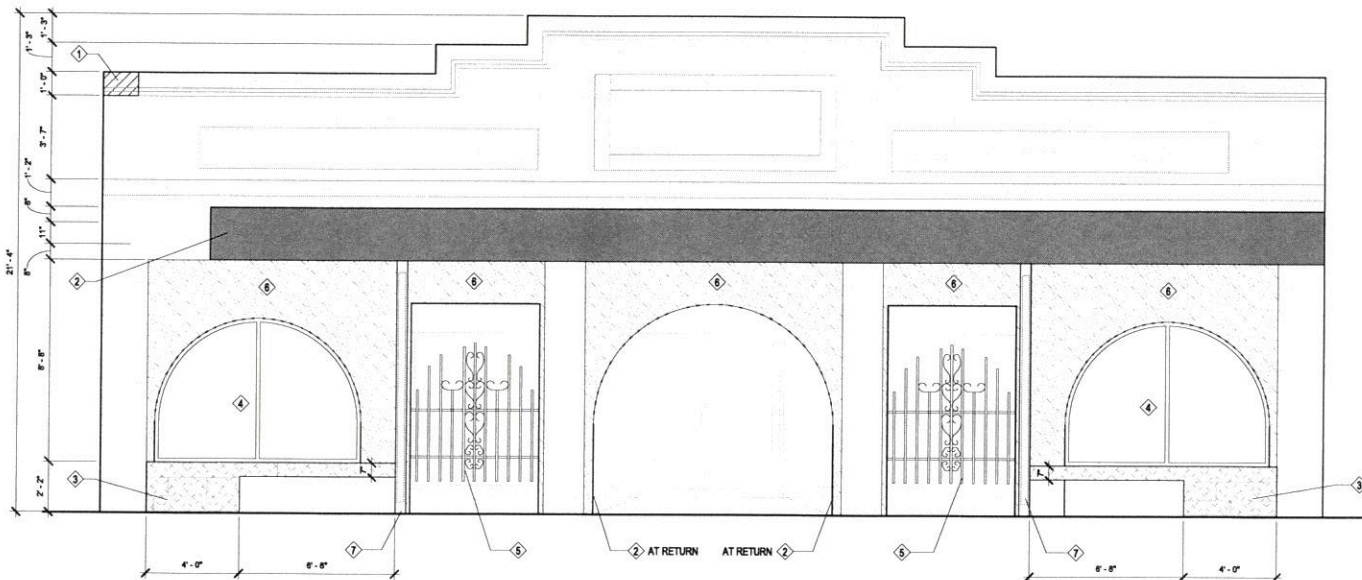
- CONTRACTOR TO VERIFY IN FIELD ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
- NOTIFY ARCHITECT IF CONDITIONS IN FIELD DO NOT MATCH CONDITIONS SHOWN ON DRAWINGS.
- COORDINATE REQUIRED CLOSURES OF BUILDING AND SITE ACCESS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- COORDINATE WITH ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW OF CONCEALED CONDITIONS UPON REMOVAL OF INFILL MATERIALS.
- CONTRACTOR TO COMPLETE MORTAR COMPOSITION ANALYSIS PRIOR TO COMMENCEMENT OF REHABILITATION WORK.

KEYNOTES

- REMOVE AND RESET BRICK; EXTENT INDICATED WITH [diagonal lines]
- REMOVE STUCCO TO MASONRY SUBSTRATE; AVOID DAMAGE TO BRICK TO GREATEST EXTENT POSSIBLE; EXTENT INDICATED WITH [stippled pattern]
- REMOVE CONCRETE MASONRY UNIT INFILL; EXTENT INDICATED WITH [cross-hatch pattern]
- REMOVE NON-HISTORIC WINDOW.
- REMOVE METAL FENCE.
- REMOVE PLYWOOD SHEATHING AND WOOD FRAMING; NOTE: REMOVE BATS PRIOR TO PLYWOOD REMOVAL.
- EXISTING CAST IRON COLUMN TO REMAIN; PROTECT FROM DAMAGE.

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1 DEMO EAST ELEVATION
3/8" = 1'-0"

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DEMO EAST ELEVATION

AD-200

**FORT LUPTON
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323 Denver Avenue
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Scale NTS

DEMO PHOTO

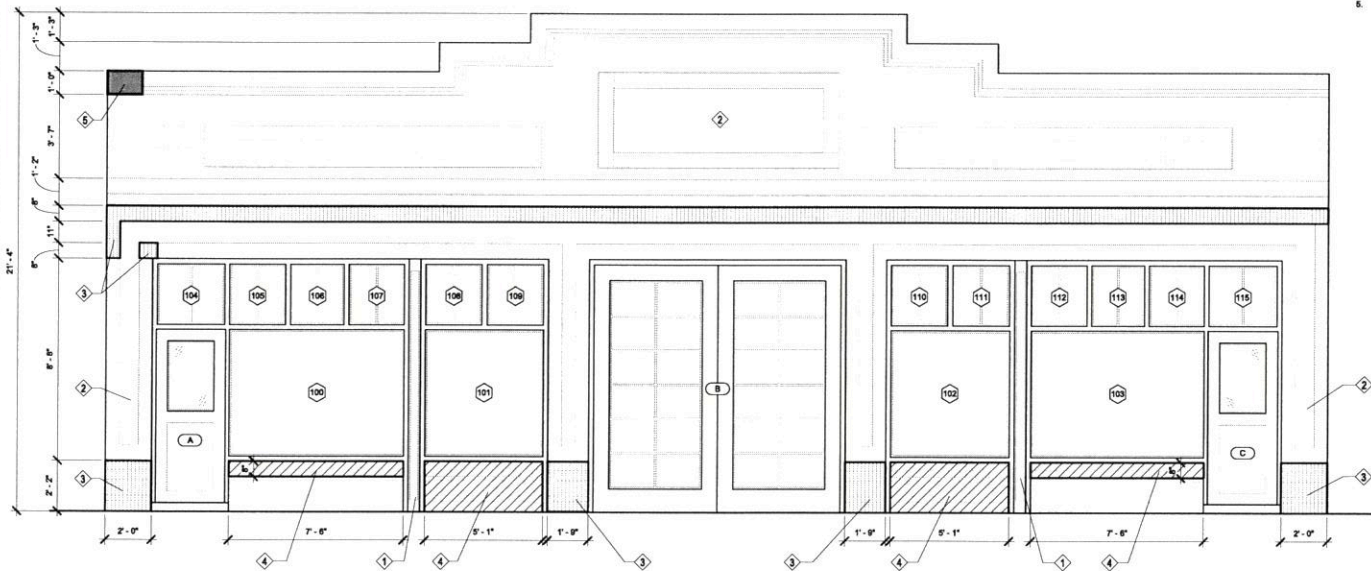
AD-201



① EAST ELEVATION - DEMO PHOTO
NTS



2 HISTORIC PHOTO
NTS



1 EAST ELEVATION
3/8" = 1'-0"

NEW ELEVATION KEYNOTES

GENERAL NOTES:

- CONTRACTOR TO VERIFY IN FIELD ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
- NOTIFY ARCHITECT IF CONDITIONS IN FIELD DO NOT MATCH CONDITIONS SHOWN ON DRAWINGS.
- COORDINATE REQUIRED CLOSURES OF BUILDING AND SITE ACCESS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- STRUCTURAL ENGINEER TO REVIEW LINTEL CONDITIONS AT OPENINGS PRIOR TO INSTALLATION OF NEW STOREFRONTS.
- STRUCTURAL ENGINEER TO PROVIDE DUCTILE STEEL SISTERING INFORMATION FOR CAST IRON COLUMNS PRIOR TO INSTALLATION OF NEW STOREFRONTS.
- REPOINTING MORTAR TO MATCH EXISTANT ORIGINAL IN ALL MANNERS PER RESULTS OF MORTAR ANALYSIS.
- ASSUME 100% OF JOINTS REQUIRE REPOINTING AT LOCATIONS OF STUCCO REMOVAL AND ADJACENT TO STOREFRONT; ASSUME 80% REPOINTING AT UPPER SECTION OF ELEVATION.

6 WINDOW TAG, RE: WINDOW SCHEDULE

8 DOOR TAG, RE: DOOR SCHEDULE

KEYNOTES

- PREP, PRIME, AND PAINT CAST IRON COLUMN. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- PATCH STUCCO AT LOCATIONS OF CRACKING AND DELAMINATION. ASSUME 10% OF STUCCO REQUIRES PATCHING. PREP, PRIME, AND PAINT STUCCO UPON COMPLETION OF REPAIRS.
- ROTATE BRICKS AT LOCATION OF DAMAGE. REPORT. EXTENT INDICATED WITH: [Hatched Pattern]
- CONSTRUCT BRICK INFILL TO MATCH ORIGINAL. EXTENT INDICATED WITH: [Hatched Pattern]
- REPOINT BRICK UPON COMPLETION OF RESETTling. EXTENT INDICATED WITH: [Hatched Pattern]

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EAST ELEVATION

A-200



① EAST ELEVATION - CONCEPT
NTS



② EAST ELEVATION - CONCEPT 2
NTS

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AFTER CONCEPT

A-201



Door Schedule							
Mark	Width	Height	Door Type	Casing Trim Type	Door Material	Hardware Set	Comments
A	3' - 0"	7' - 5"	A	WOOD	WOOD / GLASS	1	MATCH NEW DOOR TO HISTORIC PHOTO.
B	10' - 7"	10' - 7"	B	WOOD	WOOD / GLASS	1	MATCH NEW DOOR TO HISTORIC PHOTO.
C	3' - 0"	7' - 5"	A	WOOD	WOOD / GLASS	1	MATCH NEW DOOR TO HISTORIC PHOTO.

DOOR HARDWARE

Note: Alternative Hardware Products and Suppliers shall be considered. Contractor to submit physical sample of each type of hardware component for review and approval by Owner and Architect.

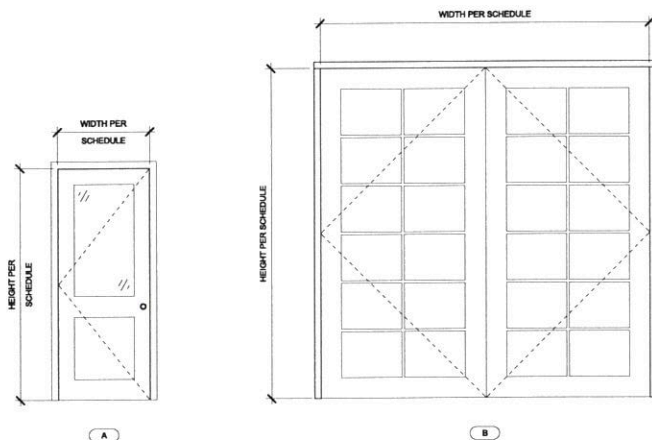
Set 1 (Exterior Doors)

1. Latch Set: Basis of Design: House of Antique Hardware Modern Rectangular Entry Set with Hercules Levers, Satin Brass Finish or as selected by Owner, Item #: RS-09EM-8114-ES25
2. Core: Satin Brass Finish, Coordinate manufacturer and keying with Owner.
3. Hinges (3 per door): Basis of Design: House of Antique Hardware 4 1/2" Solid Brass Door Hinge With Ball Finials, Polished Brass Finish or as selected by Owner, Item #: W-04-H-425-PB
4. Kick-plate (2 Total, Interior/Exterior): Basis of Design: House of Antique Hardware Solid-Brass Kick Plate with Lacquered Finish, 8" x 28", Screw mounted, Item #: FS-08BA-A09-P0028-805
5. Door Stop (Field Locals): Basis of Design: House of Antique Hardware Goose-neck Floor Mount Door Stop with Black Rubber Bumper, Polished Brass Finish or as selected by Owner, Item #: R-06AD-FB1-805
6. Threshold: Basis of Design: CFS, Satin Brass 6 1/2" Commercial Saddle Threshold, 484 Brass Finish, Item # 50012THS336
7. Weatherstripping: Provide weatherstripping at top and sides and a nylon brush bristle weatherstripping at the base of the door.

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DOOR TYPES
1/2" = 1'-0"

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DOOR SCHEDULE & TYPES

A-700

Window Schedule						
Mark	Width	Height	Window Type	Frame/Sash Material	Hardware Comments	Comments
100	7' - 5 1/2"	5' - 5"	A	WOOD	NONE	MATCH WINDOW TO HISTORIC PHOTO
101	5' - 1"	5' - 5"	A	WOOD	NONE	MATCH WINDOW TO HISTORIC PHOTO
102	5' - 1"	5' - 5"	A	WOOD	NONE	MATCH WINDOW TO HISTORIC PHOTO
103	7' - 5 1/2"	5' - 5"	A	WOOD	NONE	MATCH WINDOW TO HISTORIC PHOTO
104	2' - 11"	2' - 7"	B	WOOD	NONE	MATCH WINDOW TO HISTORIC PHOTO
105	2' - 4"	2' - 7"	B	WOOD	NONE	MATCH WINDOW TO HISTORIC PHOTO
106	2' - 4 1/2"	2' - 7"	B	WOOD	NONE	MATCH WINDOW TO HISTORIC PHOTO
107	2' - 4"	2' - 7"	B	WOOD	NONE	MATCH WINDOW TO HISTORIC PHOTO
108	2' - 5"	2' - 7"	B	WOOD	NONE	MATCH WINDOW TO HISTORIC PHOTO
109	2' - 5"	2' - 7"	B	WOOD	NONE	MATCH WINDOW TO HISTORIC PHOTO
110	2' - 5"	2' - 7"	B	WOOD	NONE	MATCH WINDOW TO HISTORIC PHOTO
111	2' - 5"	2' - 7"	B	WOOD	NONE	MATCH WINDOW TO HISTORIC PHOTO
112	2' - 4"	2' - 7"	B	WOOD	NONE	MATCH WINDOW TO HISTORIC PHOTO
113	2' - 4 1/2"	2' - 7"	B	WOOD	NONE	MATCH WINDOW TO HISTORIC PHOTO
114	2' - 4"	2' - 7"	B	WOOD	NONE	MATCH WINDOW TO HISTORIC PHOTO
115	2' - 11"	2' - 7"	B	WOOD	NONE	MATCH WINDOW TO HISTORIC PHOTO

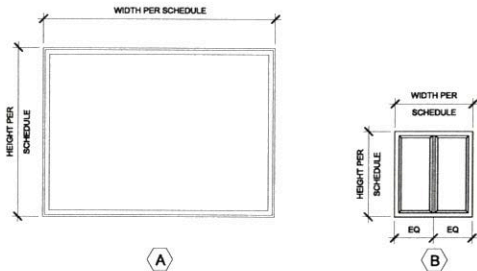
WINDOW GENERAL NOTES

- WINDOW DIMENSIONS VARY THROUGHOUT BUILDING. DIMENSIONS GIVEN ARE TAKEN FROM INTERIOR. FIELD VERIFY ALL WINDOW OPENING DIMENSIONS.
- CONTRACTOR TO COMPLETE PAINT ANALYSIS TO DETERMINE HISTORIC INTERIOR AND EXTERIOR COLOR/FINISH. SUBMIT PAINT DRAW DOWNS TO OWNER AND ARCHITECT FOR REVIEW. FINAL COLOR SELECTIONS BY OWNER AND ARCHITECT.

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○ WINDOW TYPES
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WINDOW SCHEDULE & TYPES

A-701





Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: FLURA

From: Roy Vestal

Date: March 8, 2023

Subject: Status of Denver Streetscape Project

Construction contract was awarded to Stone & Concrete Inc. on May 3, 2022. The Notice to Proceed has not been issued at this time.

Colorado Department of Transportation (CDOT) ROW permit has been extended to August 1, 2023.

City staff held a preconstruction meeting with Stone & Concrete on January 20, 2023. Contractor has indicated they intend to stand by their original bid at this time. City will be scheduling start of construction tentatively for mid April 2023 (depending on weather).

Contractor is required to notify all area businesses prior to start of construction and coordinate construction activities.