FLURA
FORT LUPTON URBAN RENEWAL AUTHORITY

AGENDA
FORT LUPTON URBAN RENEWAL AUTHORITY
REGULAR MEETING

130 South McKinley Avenue
Thursday, May 16, 2024
6:00 PM

Call to Order

Approval of Agenda

a. Approval of the 041824 Meeting Minutes

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.

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. 150 1st St - Santiago's Building Renovation Grant Application

New Business

Old Business

Adjourn

Board Reports

Please join my meeting from your computer, tablet or smartphone.
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Access Code: 977-393-597
United States: +1 (571) 317-3112

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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.

RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY
April 18, 2024

Call to Order
President Gary Montoya called the meeting to order at 6:00 PM.

Roll Call
Gary Montoya, Cristian Gonzales-Torres, Kathy Kvasnicka, FLURA Deputy City Administrator Chris Cross, Economic development Manager Michelle Magelessen, Eugene Reynolds

Approval of Agenda
There was a motion to approve the agenda. There was a motion to approve the agenda by Kathy Kvasnicka and seconded by Cristian agenda was approved.

Consent Agenda
There was a motion to approve the consent agenda by Kathy Kvasnicka and seconded by Cristian Gonzalez. All members approved the consent agenda.

a. Approval of the Minutes of the February 15, 2024 meeting.

Public Comment
None.

Accounts Payable
a. Finishing up John Dent fixes for the office located downtown.

Action items
a. None

Staff Reports
a. March DCI TIF Strategy Event Discussion and Recap
   Discussed how FLURA can proceed with possible growth ideas. "Projects" and "Project Areas"
   Talked about understanding the source of TIF revenues
b. DCI in the Game Challenge Program Discussion and Recap
   Under 4,000 for the DCI Challenge Program event. During the conference Magaly and Michelle won a picture conference that will have Ft. Lupton featured in Colorado Company.
c. Will have more grants to reward soon

New Business
a. None

Old Business
a. Facade Improvements and Building Renovation Grant Project Status Reports

Board Reports
Historic Board working on a project to digitize stories about Fort Lupton.

Adjournment
Gary Montoya adjourned the meeting. Next meeting will be February 15th, 2024 at 6 PM. Meeting adjourned at 6:38 PM.

Submitted by:

____
Cristian Gonzalez-Torres, Secretary

Approved by Fort Lupton Urban Renewal Authority

____
Gary Montoya, Chairperson

FLURA
FORT LUPTON URBAN RENEWAL AUTHORITY

130 S. McKinley Avenue
Fort Lupton, CO 80621
(303) 857-6694

Building Renovation Grant Program Application

A. CONTACT INFORMATION

1) Applicant Name: Shawn &Rachel Wells

Business Name: SRAR Enterprises, LLC DBA Santiago's

Phone: 303-881-9678 Email: lucerowell@comcast.net

Address: 150 First St 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: Shawn and Rachel Wells

Company: Wells Properties, LLC

Phone: 3038819678 Email: lucerowell@comcast.net

Address: 8423 E. 161st Ave Brighton, CO 80602

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

Site Address: 150 First St Fort 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:

New stucco, new metal siding on east side of building, new awnings. We will change our our double doors for a single door with side windows. This will eliminate the gap we experience and provide better safety for break ins.

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

We are one of the first buidlings you see when you come into fort lupton and I think that it will make the entry to Fort Lupton more appealing.Metal sheets will be added to the east side to eliminate the grime from cars on stucco.

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
Double door into single door see attached estimate	$7129.00
2nd quote Email	$5325.00
Stucco repair and new stucco (see attached)	$18548.00
2nd quote email	$17983.00
Awning for over door and drive thru steel frame	$ 1900.00
Second quote includes steel frame and metal	$ $16,000.00
Metal siding on east side of building metal for awnings	$ $9312.77
Total Estimated Project Cost:	$34520.77
Total Grant Amount Requested: *(not to exceed 50% of project cost)*	$17260.93

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.
- ☐ 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 <u>begin this process as soon as possible</u>.

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: ____Date:________________

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

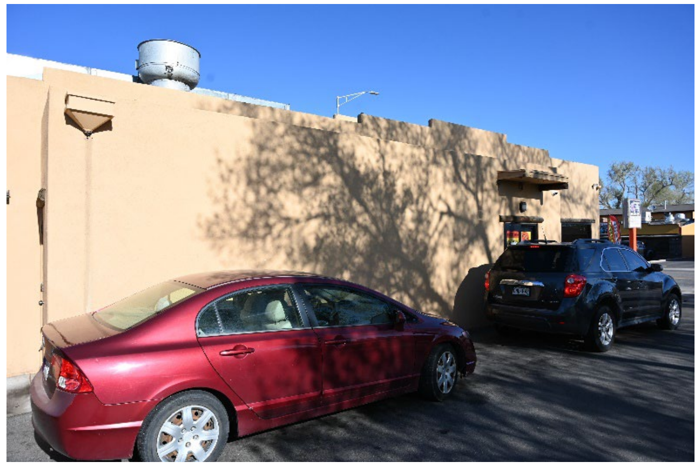
FLURA staff will review all applications to ensure that it is complete and all required attachments are included. If there are items missing and the application has been submitted at least one week in advance of the application deadline, staff will inform the applicant of any missing information so they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

Existing Fort Lupton Facade



Lafayette Location Example

Loveland Location Example

---------- Original Message ----------
From: Margarito Ramirez <ramirez.margarito1975@gmail.com>
To: shawnrwells@comcast.net
Date: 04/22/2024 9:57 AM MDT
Subject:

Good afternoon,

This is the email from GCS plaster. This is an invoice. The job in total will cost $17,983. this includes patching, labor, trim, cement for the whole completion of the job. Let me know if you have any ques concern. I will be out of town until the 30th so we'll get the job done soon. Have a great day!

Thanks!

Denver's Best Masonry LLC
967 Thorncreek Ct.
Thornton, CO 80241 US
+1 3039565478
lance_elliott1@yahoo.com

Estimate

ADDRESS
Santiago's- 150 1st St.

ESTIMATE #	DATE	
2117	03/02/2024	

P.O. NUMBER
DB-150-2024

ACTIVITY	QTY	RATE	AMOUNT
05 Masonry:Stucco Install stucco mesh/ primer and finish	2,414	7.00	16,898.00
05 Masonry:Additional Charge Additional fees for: Repair wood areas, sills, Caulk windows	165	10.00	1,650.00
Quote includes re primer, mesh, and finish building (Not rear or roof). Repair all areas at bottom to concrete caulk. Re caulk windows, and remove wood sills			
Metal awnig and metal panels on drive thru wall NOT included. Waiting for metal fabricator still.			
Will need to plan for sunday working on west side. Another sunday for east side.			

TOTAL **$18,548.00**

Please read terms and conditions below.
Each Estimate and Invoice MUST be SIGNED, and APPROVED before ANY work is scheduled or performed.
75% Material Deposit due for stone orders after material is shipped and after Paper & Lath is complete. 75% due of Stucco invoice at time of Brown Coat is applied. BALANCE DUE 15 DAYS UPON COMPLETION. Dry Stack Application, Tenting and Heating, Colored Mortar, Special Stucco Texture, cutting of brick or block, and Delivery will be Extra. Installation warranty is 1 year from date of completion. Lien filing voids all warranties.
FIELD MEASUREMENT DETERMINES FINAL FOOTAGE DUE!! NO EXCEPTIONS!!
Trip charges will be applied when scheduled on job and crew unable to perform due to job not being ready.

Accepted By

Accepted Date

____
Signature - Date

Aegis Construction Management
PO Box 1030
Frederick, CO 80530
patrick@blackfoxr3.com

Estimate 1029

ADDRESS
Santiago's Fort Lupton

DATE	TOTAL
05/09/2024	**$16,000.00**

DESCRIPTION	AMOUNT
2 Awnings with 1x1 Tubing Powder Coated, 1 over Front Door, 1 over Drive Through	3,000.00
Pro Panel II Metal Roof for Awnings	1,750.00
500 SQFT Pro Panel II Metal Siding for Drive Through	8,750.00
Supervision and Management	2,500.00

SUBTOTAL	16,000.00
TAX	0.00
TOTAL	$16,000.00

THANK YOU.

Accepted By

Accepted Date

Express Welding
1400 S Collyer St. #133 Longmont Co,80501
720-600-9261 • lopez.jose@gmail.com

Invoice

5.9.24

BILL TO

Rachel

SHIP TO

Santiagos Fort Lupton

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Awning Structure 1x1 tubing	2	950.00	1900.00
Price includes : Material, Fabrication, and Installing Costs			
Price includes Powercoat paint: Red			

Make all inquiries to: Express Welding LLC

SUBTOTAL	
TAX RATE	
TOTAL TAX	
Total Project Cost	**$ 1,900.00**

Quote 5/9/24

GreenPoint
ROOFING

Contractor Info:	Santiago's	Project Manager:
Shawn Wells	**Santiago's Fort Lupton**	Andrew Snyder
		704-905-2053
	Fort Lupton	andrew@greenpointroofing.com

Qty	Type	Description	Unit Cost	Taxes	Total
1.00	SQ	Pro-Panel II - Awnings	$1,500.00	$48.00	$1,548.00
		Includes: HighTemp Metshield Sythetic Underlayment Transition Metal Metal Drip Edge at outside perimeter			
5.02	SQ	Pro-Panel II - Siding	$1,500.00	$240.77	$7,764.77
		Includes: HighTemp Metshield Sythetic Underlayment Transition Metal Metal Drip Edge at outside perimeter			
Total		Project Pricing honored for 60 days posted date			$9,312.77

2555 South Kipling Street, Lakewood, CO 80227
Office: 720-693-2371
www.shatteredglassco.com

Proposal

To: Jason Hepp
Aegis Construction Management
P.O. Box 1030, Fredrick, CO 80530

04/10/2024

For: Santiago's Mexican Restaurant
150 1st St., Fort Lupton, CO 80621

Job Number: 8400

Project Summary:

The project for Santiago's Mexican Restaurant will be supplied labor and materials by Shattered Glass. This proposal is based on provided information. Bid constitutes an offer only for those items expressly listed. Bid is based only upon documents expressly as listed and dated.

Procedural Expectations:

Furnish and install exterior storefront doors, window lights, break metal as required, plus demo of existing doors. Includes safety expectations, who is allowed on site during work hours from Shattered Glass, required gear including PPE, weekly safety meetings with signed copies provided to the GC Superintendent, daily housekeeping, work schedule, bid assumes normal working hours and days 0700 – 1800 Monday through Friday with free access to site. All Freight will be delivered to job site. OSHA Guidelines will be followed at all times. If during the project additional needs are discovered, supplemental change orders or scope of work change orders may be needed. Direction and authorization will be requested in writing prior to the start of any work not listed in this estimate. Schedule will be confirmed with General Contractor.

Limited Liability:

Shattered Glass will not be held liable for delays to work schedule caused by project owner, permit approvals, poor weather conditions, and/or any circumstances beyond Shattered Glass' control.

Codes and Loads:

- Three second wind gust: 120 mph, Category C
- Ground snow load: 30 psf
- Seismic Design Category: B
- Building Code 2018 IBC

Please Note:

Shattered Glass' price for this Project has been calculated based on the current prices for the primary component building materials, i.e.glass and metal. However, due to the volatility of the market for such materials, unexpected price increases may occur. Shattered Glass agrees to use its best efforts to obtain the lowest possible prices from available building material suppliers. Should there be an increase in the prices of more than 10% after execution of contract, the Contractor agrees to pay that cost increase to Shattered Glass.
Any claim by Shattered Glass for payment of a cost increase, as provided above, requires written notice by Shattered Glass stating the increased cost, the building materials in question, and the source of supply, supported by invoices or bills of sale. This clause is material to Shattered Glass' quote and shall survive any further contract between Shattered Glass and the Contractor, unless specifically excluded in a contract signed by both parties.

Project Costs/Materials, Labor and Services:

General Conditions:

- PM $ 332
- Superintendent $ 626
- Administration $ 141
- Mobilization (1) $ 500

Materials:

Product Number	Size	Cost Each	Qty	Total Cost
Storefronts:				
• Door Assembly	6'-1 ½" x 7'-0"	$ 5,081	1	$ 5,081
• Description: 1" dual glazed, tempered, low-e, thermally broken (insulated), center glazed, dark bronze storefront, Single 3'-0" x 7'-0" storefront door w/panic hardware, single lights, medium stiles, w/2 sidelights, 1'-6 ½" x 7'-0" @ each side. Assembly at entry exterior.				
• Demo Existing Doors	6'-1 ½" x 7'-0"	$ 449	1	$ 449
Storefront Sub-total:				$ 7,129

Use Tax Not Included

Inclusions:

- Final actual sizes to be determined and verified by field measurement.
- Aluminum Storefront Manko 2450 Bronze Aluminum UNO.
  Glazing to be 1" dual glazed, tempered, low-e (exterior).
- Sealants, waterproofing and caulking as required.
- Delivery to jobsite.
- Material installation.
- All required insurance.
- Manufactures Standard Hardware UNO.

Exclusions:

- Finished openings by contractor.
- Port-a-lets
- Dumpsters
- Man Lift
- Scaffolding
- Access control reader/badge, if required (by others)
- NO Lien agreement
- Bonding
- Permits
- Temporary weather protection

Total Storefront/ Window Costs:

Total For Santiago's Fort Lupton _ *Seven Thousand One Hundred Twenty-Nine Dollars*

Dollars_ $ 7,129

Prior to beginning fabrication, a payment application for 30% of contract amount may be submitted for materials, mobilization, and general conditions.

Bid prices good for 30 days.

_______________________________ _______________________________
(Signature and Contractors Name) (Date)

Regards,

Terry Puccini

Terry Puccini
Preconstruction Manager
Shattered Glass, LLC
720-266-8552
terry@shatteredglassco.com