FLURA
FORT LUPTON URBAN RENEWAL AUTHORITY

AGENDA

Fort Lupton Urban Renewal Authority
Regular Meeting*
Fort Lupton City Hall – 130 S. McKinley Ave.
Thursday, October 15, 2020 – 6:30 PM

**If you choose to attend this meeting virtually (optional), please refer to the end of this Agenda for instructions for logging into GoToMeeting.*

1. **Call To Order – Roll Call**
2. **Approval Of The Agenda**
3. **Consent Agenda**
   a. Approval of the Minutes of the September 17, 2020 Meeting
4. **Public Comment**
5. **Accounts Payable**
6. **Action Items**
7. **New Business**
   a. Discuss Release of Previously Approved Grant Award to Dale's Pharmacy
   b. Façade Grant Program Applications
   c. Presentation of the Budget
   d. Streetscape Plan Update
8. **Old Business**
   a. Intergovernmental Agreements
   b. Development Agreement Policy Update
9. **Staff Reports**
10. **Board Reports**
11. **Adjournment**

VIRTUAL MEETING LOG-IN INSTRUCTIONS
Please join my meeting from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/399465085

You can also dial in using your phone.
United States (Toll Free): 1 877 568 4106
United States: +1 (312) 757-3129

Access Code: 399-465-085

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
https://global.gotomeeting.com/install/399465085

If you have issues getting into the virtual meeting, please email PlanningDept@Fortluptonco.gov or call (303) 304-4498 for assistance.

RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY
September 17, 2020

FLURA Meeting

Thursday, September 17, 2020 at 6:30PM

Call to Order by the Chairman at 6:32 PM – Gary Montoya

Roll Call – Present were Gary Montoya, Michelle Bettger, Tommy Holton, David Hushbeck, Mark Grejeda, Eugene Reynolds, and Kathy Kvasnicka (alternate). Absent were Mathew Darnell, and Barbara Kirkmeyer.

Approval of Agenda – Tommy Holton made a motion to approve, Kathy Kvasnicka second, Roll call vote made – Yes - Gary Montoya, Michelle Bettger, Tommy Holton, David Hushbeck, Mark Grejeda, Eugene Reynolds, and Kathy Kvasnicka. No - none. APPROVED

Approval of Consent Agenda – Tommy Holton made a motion to approve, Kathy Kvasnicka second Roll call vote made – Yes - Gary Montoya, Michelle Bettger, Tommy Holton, David Hushbeck, Mark Grejeda, Eugene Reynolds, and Kathy Kvasnicka. No - none. APPROVED

Public Comments – None

Account Payable – David Hushbeck made a motion to approve, Mark Grejeda second. Roll call vote made – Yes - Gary Montoya, Michelle Bettger, Tommy Holton, David Hushbeck, Mark Grejeda, Eugene Reynolds, and Kathy Kvasnicka. No - none. APPROVED

Action Items –None

New Business –

a) Streetscape Plan Update
   Engineering finalizing and preparing to go out for bid. Estimate increased to $426,046. No dates set for taking out to bid or return at this time.

b) Façade Grant Program Update
   Some have come in. End of September is the deadline for submission.

c) Initial Budget & Project Priorities Discussion
   Chris mentioned the budget has increased slightly but final numbers will not be ready until next year.

Old Business

a) Intergovernmental Agreements – No updates.
b) Development Agreement Policy Update
   Draft put forward. Please provide any feedback to Alyssa Knutson. Special review of Eligibility and Ineligibility sections requested. A question was raised on if there should be a maximum amount per request. Topic to be on next months agenda for discussion. If you have any questions please ask Alyssa Knutson.

Staff Reports

a) Executive Director –There is a Field of Honor being done. All the information is on the website. Cares Act Funding – Funds were given to the Weld County Recover Fund to help business recover from the COVID 19 recovery. Fort Lupton also has a Grant Program giving out gift cards to people in need.
b) Staff Liaisons – Review the Downtown Colorado Inc website for information on several topics to help FLURA. There are lots of events and training opportunities. If you want help signing up, see Alyssa.

Board Reports

Fort Lupton schools are back for the past 2 weeks with no issues. Looking at football in the fall.

Adjournment – Meeting adjourned.

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

City of Fort Lupton
130 S. McKinley Ave.
Fort Lupton, CO 80621
Phone: (303) 857-6694

INVOICE

Billed To:
FORT LUPTON URBAN RENEWAL AUTHORITY
CHRIS CROSS
130 S MCKINLEY AVE
FORT LUPTON, CO 80621

DATE: 10/1/2020
INVOICE #: INV00860
DUE DATE: 10/13/2020
TOTAL DUE: 2.50

CUSTOMER ACCOUNT # : 0011

ITEM DESCRIPTION	UNITS	PRICE	AMOUNT
820-9100-531800: Postage Charges in Sep	1.00	2.50	2.50
TOTAL THIS INVOICE			2.50

For questions, contact Kris Kindle at (303) 857-6694.
REMIT TO:

CITY OF FORT LUPTON
130 S MCKINLEY AVE
FORT LUPTON, CO 80621-1343

A copy of this invoice should accompany your check. Thank you!

quadient

INVOICE

Account Information

*** CITY OF FORT LUPTON**
ATTN ACCOUNTS PAYABLE

Account Number 7900 0110 0250 8870
Closing Date 10/01/20
Available Credit $8,069.00
Customer Service (800) 636-7678
Monday- Friday 8:00 AM to 8:00 PM ET

Account Summary

Previous Balance	$	540.00
Purchases	+	431.00
Credits	-	0.00
Payments	-	540.00 -
Other Debits	+	0.00
Finance Charges	+	0.00
NEW BALANCE	$	**431.00**

Payment Information

Total Minimum Payment Due $31.00
Payment Due Date 10/29/20

Mail Payment To:
Quadient Finance USA, Inc.
PO BOX 6813
CAROL STREAM IL 60197-6813

PLEASE BE SURE TO INCLUDE THE STUB BELOW WHEN REMITTING PAYMENT. THIS WILL ENSURE THAT YOUR PAYMENT POSTS TO YOUR ACCOUNT WITHIN 24 HOURS OF RECEIPT. ACCOUNT AND ONLINE PAYMENT INFORMATION IS AVAILABLE ONLINE AT WWW.QUADIENT.COM/FAQ/QUADIENT-POSTAGE-FUNDING

Account Activity Since Your Last Statement

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
09/24	09/28		77900010272001108504496	PAYMENT - THANK YOU	$ 540.00 -
09/30	10/01	PPLN02	FORT LUPTO0000011623355	POSTAGE	431.00

YOUR ACCOUNT LIMIT IS $4,000. FOR YOUR CONVENIENCE, WE HAVE PROVIDED YOU UP TO $8,500 TOTAL LIMIT. MONTHLY POSTAGE ACTIVITY THAT EXCEEDS YOUR ACCOUNT LIMIT IS SUBJECT TO A 1% FLEX LIMIT FEE.

Plan Level Information

Plan Name	Plan Description	FCM *	Previous Balance	Average Daily Balance	Periodic Rate **	Corresponding APR	Finance Charges	Fees/Finance Charge	Effective APR	Ending Balance
Purchases										
PPLN02 001	POSTAGE	G	$540.00	$0.00	0.00000% (D)	0.0000%	$0.00	$0.00	0.0000%	$431.00

Days In Billing Cycle: 30
APR = Annual Percentage Rate
*See last page for explanation of Finance Charge Method (FCM)
** Periodic Rate (M)=Monthly (D)=Daily
(V) = Variable Rate If you have a variable rate account the periodic rate and Annual Percentage Rate (APR) may vary.

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quadient

Account Number
7900 0110 0250 8870

Closing Date	New Balance	Total Minimum Payment Due	Payment Due Date
10/01/20	$431.00	$31.00	10/29/20

AMOUNT OF PAYMENT ENCLOSED
$ 431.00

MAKE CHECK PAYABLE TO:
Quadient Finance USA, Inc.
PO BOX 6813
CAROL STREAM IL 60197-6813

RECEIVED
OCT 09 2020
BY:

51440 2 MB 0.439***************AUTO**MIXED AADC

* CITY OF FORT LUPTON
ATTN ACCOUNTS PAYABLE
130 S McKinley Ave
Fort Lupton CO 80621-1343

13 7900 0110 0250 8870 00003100 00043100 5

CITY OF FORT LUPTON
GENERAL JOURNAL ENTRY

POSTAGE RECHARGES - Hasler Machine

Dates: **September 1 - 30, 2020**

Code	Incode Acct Number	Department	Amount
1	100-1000-531800	Legislative	10.00
2	100-1200-531800	Court	53.95
3	100-1100-531800	City Administrator	0.00
4	100-1600-531800	Finance	181.20
5	230-6000-531800	Community Center/ Seniors	0.00
6	100-2100-531800	Police Department	140.40
7	100-3000-531800	Public Works/Cemetery	5.50
8	500-6700-531800	Recreation Center	0.00
9	100-4100-531800	Planning	~~7.65~~ 3.65
10	100-1400-531800	Human Resources	0.50
11	100-1120-531800	Administrative Services	0.00
12	400-5950-531800	Utility Billing	2.00
13	100-110150	Golf	22.80
14	100-110150	Library	2.00
15	100-110150	FLURA	2.50
16	100-204000	Developer Deposits	~~2.50~~ 6.50
		TOTAL	$431.00

Comments: Added $431.00

Prepared by: Jessica Dominguez JD 9/30/2020

Approved by: Kristin H. Kindle Date:

Kimley»Horn Invoice for Professional Services

FORT LUPTON URBAN RENEWAL AUTHORITY
130 S MCKINLEY AVENUE
FORT LUPTON, CO 80621

Invoice No: 17555833
Invoice Date: Sep 30, 2020
Invoice Amount: $12,281.35

Project No: 096939000.3
Project Name: DENVER AVE STREETSCAPE
Project Manager: MONCHAK, ADAM

Client Reference:

For Services Rendered through Sep 30, 2020

Please send payments to:

KIMLEY-HORN AND ASSOCIATES, INC.
P.O. BOX 913221
DENVER, CO 80291-3221

Federal Tax Id: 56-0885615

COST PLUS MAX

Description	Contract Value	Amount Billed to Date	Previous Amount Billed	Current Amount Due
INITIAL MEET AND GREET	1,854.68	1,980.00	1,980.00	0.00
CONSULTANT ANALYSIS	406.31	690.00	690.00	0.00
OPEN HOUSE	2,027.55	2,027.55	2,027.55	0.00
CONCEPTUAL PLAN	2,700.19	2,700.19	2,700.19	0.00
OPEN HOUSE #2	202.76	202.75	202.75	0.00
PRELIMINARY DESIGN	18,602.57	18,602.59	18,602.59	0.00
FINAL DESIGN PLANS	23,468.13	23,423.43	11,333.88	12,089.55
SUB- AMERICAN WEST	4,180.00	4,180.00	4,180.00	0.00
OFFICE EXPENSE	2,282.81	1,918.49	1,726.69	191.80
Subtotal	**55,725.00**	**55,725.00**	**43,443.65**	**12,281.35**
Total COST PLUS MAX				**12,281.35**

Total Invoice: $12,281.35

Kimley»Horn

Memorandum

To: Alyssa Knutson and Roy Vestal, City of Fort Lupton

From: Sean Hays, P.E., Kimley-Horn and Associates, Inc.

Date: October 12, 2020

Subject: **Denver Ave Streetscape Revised Scope and Associated Budget Changes**

Prior to submittal of 100% plans for the project the Fire District provided comments requiring additional design efforts. In addition, the Kimley-Horn provided additional Landscape Architecture support outside the limits of the original scope. This memo summarizes the modifications to the scope and the impacts of these changes to the project budget.

Scope Changes

The original project scope included development of construction documents for bike and pedestrian improvements at the intersections of 3rd St and 4th St with Denver Ave.

<u>Additional Design Efforts</u>

Comments from the Fire District have resulted in the following changes:

- Revision of curb returns to provide a mountable curb for fire access
- Revision of proposed islands to mitigate conflicts with the fire district design vehicle

<u>Additional Services Requested during the project</u>

Additional services were requested to support the development of the plans and consisted of the following:

- Prepared a presentation highlighting advantages and disadvantages of hardscape treatments
- Attended a FLURA meeting to discuss hardscape treatments along the corridor

Project Budget Changes

No additional fee is requested with this memo. Kimley-Horn requests authorization to reallocate unused budgets from the following tasks to cover the additional services identified above:

- Task 3 (Open House) of the original project scope
- Task 5 (Open House #2) of the original project scope
- Task 8 (Permitting) of the original project scope
- Optional design tasks (Survey and SUE) of the original project scope

Please contact me by email at *sean.hays@kimley-horn.com* or phone 303-481-0433 should you have any questions regarding this information.

Kimley»Horn **Invoice for Professional Services**

FORT LUPTON URBAN RENEWAL AUTHORITY
130 S MCKINLEY AVENUE
FORT LUPTON, CO 80621

Invoice No: 17361181
Invoice Date: Aug 31, 2020
Invoice Amount: $2,436.70

Project No: 096939000.3
Project Name: DENVER AVE STREETSCAPE
Project Manager: MONCHAK, ADAM

Client Reference:

For Services Rendered through Aug 31, 2020

Please send payments to:

KIMLEY-HORN AND ASSOCIATES, INC.
P.O. BOX 913221
DENVER, CO 80291-3221

Federal Tax Id: 56-0885615

COST PLUS MAX

Description	Contract Value	Amount Billed to Date	Previous Amount Billed	Current Amount Due
INITIAL MEET AND GREET	1,854.68	1,980.00	1,980.00	0.00
CONSULTANT ANALYSIS	406.31	690.00	690.00	0.00
OPEN HOUSE	2,117.59	2,027.55	2,027.55	0.00
CONCEPTUAL PLAN	2,944.55	2,700.19	2,700.19	0.00
OPEN HOUSE #2	540.15	202.75	202.75	0.00
PRELIMINARY DESIGN	18,652.01	18,602.59	18,602.59	0.00
FINAL DESIGN PLANS	12,777.25	11,333.88	9,582.73	1,751.15
PERMITTING	3,171.55	0.00	0.00	0.00
EXPENSES	1,500.00	0.00	0.00	0.00
SUB- AMERICAN WEST	8,250.00	4,180.00	3,575.00	605.00
OFFICE EXPENSE	3,510.91	1,726.69	1,646.14	80.55
Subtotal	**55,725.00**	**43,443.65**	**41,006.95**	**2,436.70**
Total COST PLUS MAX				**2,436.70**

Total Invoice: $2,436.70

CITY OF

Fort Lupton

EST 1836

Certificate of Occupancy

This certificate certifies that at the time of issuance no code violations were observed at the final inspection and it appears to conform to the adopted 2012 International Building Code regulating building construction and use in the City.

Issued To: Mechma Properties, LLC

Building Address: 105 Dales Place

Permit No. BLDC-2019-0105

Use Classification: M-Mercantile

Type of Construction: VB(S)

Zoning Classification: C-1 General Commercial District.

Legal Description: Lot 3 VINCENTS EAST ADD 3RD FG 2ND AMD

Special Conditions: Certificate of Occupancy for the pharmacy only.

Approved for Occupancy: September 30, 2020

KD
Building Official

Taw Tamlin, Fire Marshal
Fire Department Official

FLURA
FORT LUPTON URBAN RENEWAL AUTHORITY

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

April 16, 2020

Huy Duong
Dale's Pharmacy
237 Denver Avenue
Fort Lupton, CO 80621
E-Mail: huy@dalespharmacy.com

Re: Grant for the Installation of Public Infrastructure at 105 Dales Place

Dear Mr. Duong:

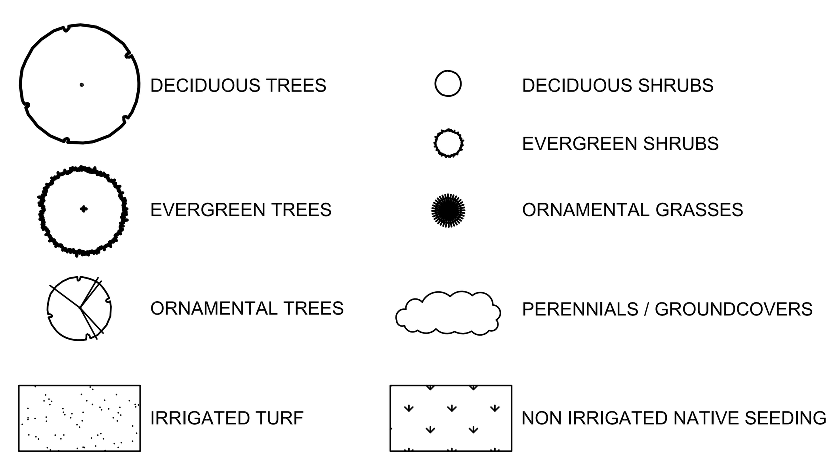
This letter is to confirm that the Fort Lupton Urban Renewal Authority has agreed to grant you $25,000 for the installation of public infrastructure for the new Dale's Pharmacy site located at 105 Dales Place. The grant money shall only be used for eligible public infrastructure costs, including those identified in the enclosed exhibit provided by your representative, Anna Fluckey on January 16, 2020. The grant will be reimbursed at the time that a Certificate of Occupancy is released for the building located at 105 Dales Place, and proof of the release is provided the FLURA. Proof that the final amount of public infrastructure costs shall also be provided prior to the grant being disbursed.

Please do not hesitate to contact us with any questions about this.

Sincerely,

Gary Montoya
Chairperson
Fort Lupton Urban Renewal Authority

SYMBOLS

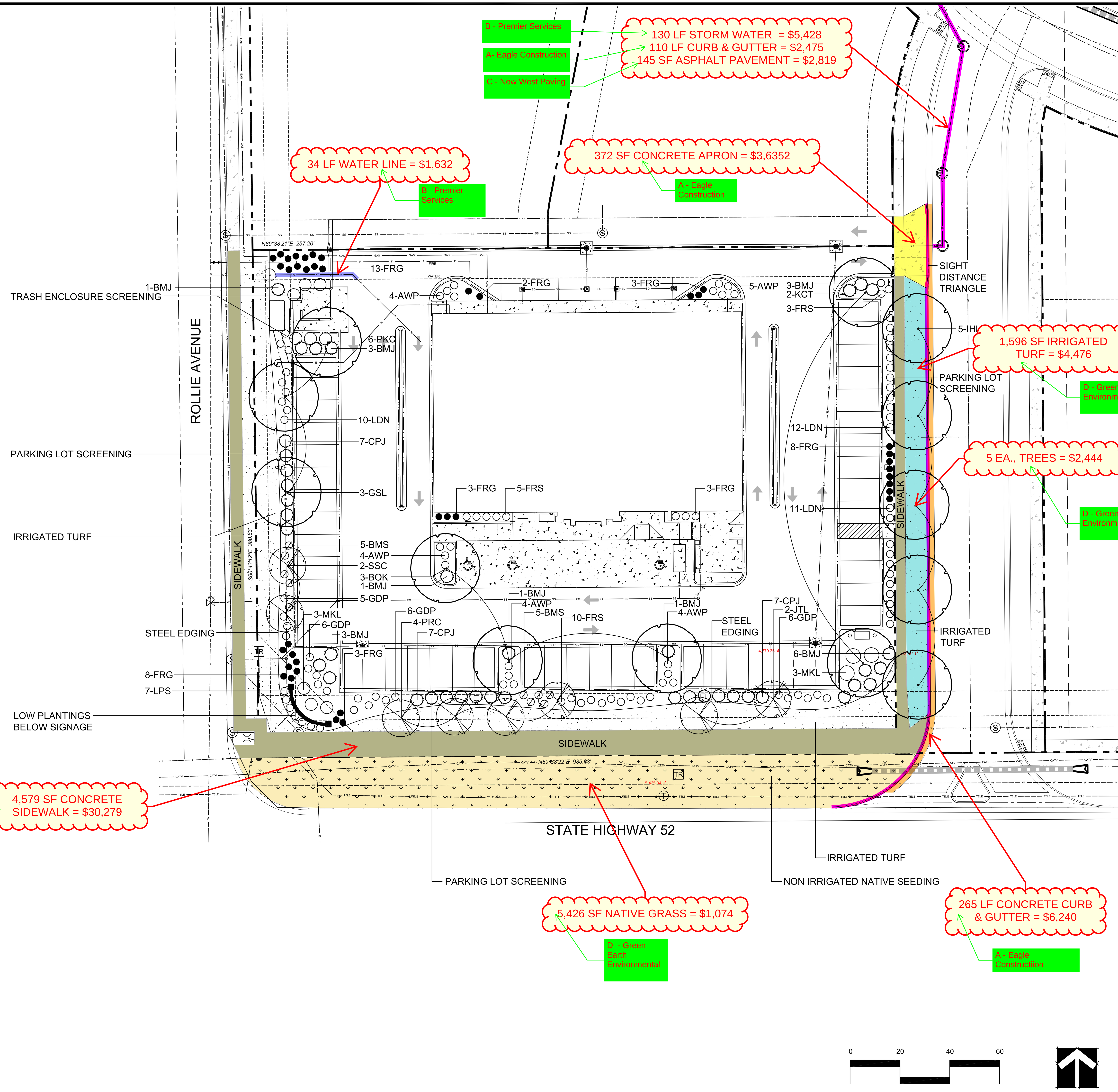


LANDSCAPE NARRATIVE

THE LANDSCAPE OF THIS PROJECT IS INTENDED TO PROVIDE A NUMBER OF BENEFITS TO THE SITE AND THOSE WHO USE IT. THE PLANTINGS HAVE BEEN DESIGNED TO PROVIDE AN ATTRACTIVE SETTING FOR THE BUILDING AND THE BUSINESSES IT CONTAINS. THE PARKING LOT AND TRASH ENCLOSURE HAVE BEEN SCREENED TO LIMIT OBJECTIONABLE VIEWS.THE SHADING OF THE PARKING LOT IS INTENDED TO REDUCE SURFACE TEMPERATURES AND INCREASE COMFORT OF EMPLOYEES AND PATRONS. XERISCAPE PRINCIPLES HAVE BEEN EMPLOYED, ALONG WITH DROUGHT TOLERANT PLANT CHOICES TO REDUCE WATER CONSUMPTION AND INCREASE HEALTH AND SUCCESS OF THE LANDSCAPE.

A - Eagle Construction

4,579 SF CONCRETE SIDEWALK = $30,279



SITE DESIGN llc
landscape architecture and consulting
970-217-9169 • www.sitedesign-llc.com • P.O. Box 51 Loveland, CO 80539

DALE'S PHARMACY
VINCENT'S EAST ADDITION, 3RD FILING, AMENDED SUBDIVISION, LOT 3
FORT LUPTON, COLORADO

TIMOTHY R. BRIGGS 694
01/09/2020
LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO
10-8-19

Landscape Plan

Date: 3-28-19
Revised: 9-6-19
Revised: 10-8-19
Revised:
Scale: 1" = 20'

Sheet:
L-1
of 3

A

SUBCONTRACT AGREEMENT

SUBCONTRACT NO.: 19204-20-003

THIS AGREEMENT, entered into **September 09, 2019** by and between

Eagle Construction **424 Clark St** **Eaton, CO 80615**

Hereinafter referred to as Subcontractor and

McCauley Constructors, Inc. **650 Innovation Circle** **Windsor CO 80550**

Hereinafter referred to as Contractor.

WITNESSETH:

Section 1. Contract Documents.

The Subcontractor agrees to furnish all supervision, labor, tools, equipment, materials, supplies and cleanup necessary to perform all work set forth in Section 2 hereof in connection with the construction of the

Vincent Village Sitework
NE Corner of Hwy 52 and Rollie
Fort Lupton, CO

hereinafter referred to as Owner. In accordance with the terms and provisions of the contract between the Owner and the Contractor dated **September 09, 2019,** including all Sketches, Drawings, Specifications, Addenda and Clarifications forming or by reference made contract between the Contractor and Owner, all of which shall be considered part of this Subcontract by reference thereto, and the Subcontractor agrees to be bound to the Contractor and Owner, all of which shall be considered part of this Subcontract by reference thereto, and the subcontractor agrees to be bound to the Contractor and the Owner by the terms and provisions thereof. Refer to Exhibit A for a complete document list made part of this subcontract agreement.

Section 2. Scope of Work:

The Subcontractor agrees to perform the following described work, on a **LUMP SUM** basis, to include

Furnish all competent supervision, labor, equipment, materials, taxes, bonding, supplies, stocking, storage, hoisting, scaffold and daily cleanup to complete the below referenced scope of work of this agreement including but not limited to;

Reference documents used to develop this scope:

Terracon - Preliminary Geotechnical Engineering Report date June 4, 2013

Vincent Village Construction Drawings dated July 3rd 2019

Scope: Cast in place concrete

General Notes: Furnish and install all labor, material, equipment and supervision required to complete the following:

Site Concrete: Including, forming, concrete, reinforcement where specified and concrete pumps if necessary to pour curb and gutter, sidewalks, cross pans, handicap ramps (specified domes if required), curb cuts. Finish as specified.

Site Prep: Preparation of soils within .1' including fine grading and compaction. Compaction will require 3rd party testing and observation

Completion: All CIP concrete is to be inspected by a McCauley representative prior to demobilization. All curb, gutter, walk and pans are to be backfilled after removing formwork.

Special and Authority Inspections requests require a minimum of 24 hour notice to a McCauley Superintendent. Delays as a result of insufficient notice will not be charged to McCauley Constructors.

All materials to be provided and installed as specified/detailed. Provide material product data for approval, prior to material procurement and commencement of work, and within seven (7) calendar days of Letter of Intent or contract

All work shall be in accordance with state, local and any other agencies having jurisdiction over the project. All work shall be coordinated with site superintendent and other trades. Attendance of weekly coordination meeting and daily safety meetings is mandatory while working onsite and one week prior to starting any new phase of work. Work shall be compliant with Master CMP schedule and as directed by site superintendent. Closeout documents and O&M manuals shall be due a minimum of 60 days prior to completion of the project.

Subcontractor binds itself to Contractor and Owner and is obligated to Contractor and Owner in the same manner and to the same extent that Contractor is bound and obligated to Owner under Prime Contract. All Rights which Owner may exercise and enforce against

INITIAL:

MCC CH SUB E-C

Subcontractor Progress Payment Request

Project: Vincent Village

Payment Request No.: 002

Project #: 01-01-019204

Period From: 1/1/2020

MUST BE EMAILED BY THE 25th to: dariann.walsh@mccauleyconstructors.com
OR FAXED BY THE 25th to: 970-686-6320

Period To: 1/31/2020

Company Name: Eagle Construction

Check here if this is the Final Request →

TIMELY PAYMENTS CANNOT BE MADE IF SUPPLIER'S LIEN WAIVERS ARE NOT PROVIDED

**** SUBMIT BY THE 25th OF EACH MONTH FOR WORK COMPLETED - Late Submissions will NOT be Accepted ****

Schedule of Values		Total Value Of	Amount Completed This Period			Total Value Of
Item Description	Contract Amount	Work Completed Last Pay Request	Material	Labor & Other	Total	Work Completed To Date
Sidewalk	$ 104,225.50	$ 104,225.50			$ -	$ 104,225.50
Curb & Gutter	$ 61,257.00	$ 61,257.00			$ -	$ 61,257.00
Cross Pan Entry Ways	$ 27,732.00	$ 27,732.00			$ -	$ 27,732.00
Handicap Ramps	$ 14,700.00	$ 14,700.00			$ -	$ 14,700.00
Aprons	$ 6,230.50	$ 6,230.50			$ -	$ 6,230.50
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
G.C. (McCauley) - ISSUED CHANGE ORDERS ONLY					$ -	$ -
CO#1 replace City sidewalk	$ 1,792.00			$ 1,792.00	$ 1,792.00	$ 1,792.00
CO#2 drain pan repairs	$ 3,200.00			$ 3,200.00	$ 3,200.00	$ 3,200.00
CO#3 Dirt Prep for concrete	$ 7,379.00			$ 7,379.00	$ 7,379.00	$ 7,379.00
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
Total:	$ 226,516.00	$ 214,145.00	$ -	$ 12,371.00	$ 12,371.00	$ 226,516.00

*** Any billing for UNAPPROVED change orders will NOT be accepted***

Less 10% Retainage	$ 22,651.60
Less Previous Payments	$ 192,730.50
Amount Due This Request	$ 11,133.90

(Subcontractor's Signature)

Owner

(Title)

EAGLE CONSTRUCTION COMPANY LLC
424 CLARK ST
EATON, CO 80615
PHONE 970-388-6271
eaglcconstruction08@yahoo.com

1

BID PROPOSAL

McCauley Constructors
Luke Payne
(970) 686-6300
luke.payne@mccauleyconstructors.com

Project: Vincent Village

July 25, 2019

Eagle Construction agrees to perform the following work for Customer in a workmanlike manner On the jobsite referenced above including furnishing labor, materials, and supplies describes below and/or necessary to complete the following work/project.

Work Description:

City Side Walk 6" 20,023, Curb and Gutter 2,678, Cross Pan Entry Way 10" 3,502, City Handicap Ramps 21, Apron 8" 961

"Forming, 1" Grading, Compaction, Pour and Control Joint"

Winter Protection not Included

Total for the work above: $214,145.25

CUSTOMER ________________________

DATE ________

EAGLE CONSTRUCTION ________________________

DATE ________

SUBCONTRACT AGREEMENT

CONSTRUCTORS

B

SUBCONTRACT NO.: 19204-20-004

THIS AGREEMENT, entered into **September 16, 2019** by and between CM

Premier Services, Inc. 11683 Ingress Lane Parker, Colorado 80134 [redacted]

Hereinafter referred to as Subcontractor and

McCauley Constructors, Inc. **650 Innovation Circle** **Windsor** **CO** **80550**

Hereinafter referred to as Contractor.

WITNESSETH:

Section 1. Contract Documents.
The Subcontractor agrees to furnish all supervision, labor, tools, equipment, materials, supplies and cleanup necessary to perform all work set forth in Section 2 hereof in connection with the construction of the

Vincent Village Sitework
NE Corner of Hwy 52 and Rollie
Fort Lupton, CO

hereinafter referred to as Owner, In accordance with the terms and provisions of the contract between the Owner and the Contractor dated **September 16, 2019,** including all Sketches, Drawings, Specifications, Addenda and Clarifications forming or by reference made contract between the Contractor and Owner, all of which shall be considered part of this Subcontract by reference thereto, and the Subcontractor agrees to be bound to the Contractor and Owner, all of which shall be considered part of this Subcontract by reference thereto, and the subcontractor agrees to be bound to the Contractor and the Owner by the terms and provisions thereof. Refer to Exhibit A for a complete document list made part of this subcontract agreement.

Section 2. Scope of Work:

The Subcontractor agrees to perform the following described work, on a **LUMP SUM** basis, to include
Furnish all competent supervision, labor, equipment, materials, taxes, bonding, supplies, stocking, storage, hoisting, scaffold and daily cleanup to complete the below referenced scope of work of this agreement including but not limited to;
Reference documents used to develop this scope:
Terracon - Prelimenary Geotechnical Engineering Report date June 4, 2013
Vincent Village Construction Drawings dated July 3rd 2019
Scope:
General Notes: Furnish and install all labor, material, equipment and supervision, traffic control required to complete the following:
Utility Scope: Included; all work required for the installation of; 8 water main piping and associated fire hydrant assemblies (excludes building services); Sanitary sewer main piping, associated cleanouts and manholes; Storm water piping and associated manholes, inlets, outlet structures, Detention Pond storm water discharge system
"General Notes applicable to all utility installation:Earthwork, including the loosening, removing, loading, transporting, depositing, and compacting all material wet or dry as required for the purposes of completing the Work, and all operations necessary for the preparation of trenches for bedding of pipes and pipe appurtenances. This includes import and placement of flash fill and bedding material; import of dirt backfill materials not included- The furnishing, placing, and removing of shoring- Pipe bedding and encasements- Backfilling of trenches with moisture conditioned and compacted soils in compliance with the soils report referenced above. All backfill operations will be monitored and tested by a 3rd geotechnical engineer (provided by others)- Saw cut, remove, patch, and repair of existing roadway pavements, including the associated traffic control as required, at connections to existing utilities and existing roadway crossing- Bonds: Provide Payment and Performance Bonds in an amount equal to the value of the work - Imported bedding materials will require submission for approval before placement - Backfilled trenches will be compacted and fill to match existing grades"
Sanitary Systems: traffic control, tie-ins to existing systems, manholes, Piping and fittings as specified, asphalt patching, flow fill where necessary or required, testing (to include jetting and video)
Storm Systems: Traffic Control, manholes, piping, associated fittings and flaired end sections with safety/trash bars as specified, RCP (includes coring & grouting where required) as specified. Jetting, video and testing will be requried

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CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 6
APPLICATION DATE: 4/25/20
PERIOD TO: 4/30/20
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED: FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED: THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
1	General Conditions	$1,500.00	$1,500.00			$1,500.00	100.00%		$150.00
2	Sanitary	$60,020.00	$60,020.00			$60,020.00	100.00%		$6,002.00
3	Water	$150,537.00	$150,537.00			$150,537.00	100.00%		$15,053.70
4	Storm	$124,522.50	$124,522.50			$124,522.50	100.00%		$12,452.25
5	Bond	$8,413.50	$8,413.50			$8,413.50	100.00%		$841.35
									$0.00
									$0.00
									$0.00
									$0.00
									$0.00
									$0.00
									$0.00
									$0.00
	Total Contract	**$344,993.00**	**$344,993.00**	**$0.00**	**$0.00**	**$344,993.00**	**100.00%**	**$0.00**	
	Change Orders								
	Change Order #1 (Incl Premier 2)	$1,424.00	$1,424.00			$1,424.00	100.00%		$142.40
	Change Order #2 (Incl Premier 4)	$11,985.00	$11,985.00			$11,985.00	100.00%		$1,198.50
	Change Order #3 (Incl Premier 5)	$8,300.00	$8,300.00			$8,300.00	100.00%		$830.00
	Change Order #4 (Incl Premier 1)	$8,745.00	$8,745.00			$8,745.00	100.00%		$874.50
	Change Order #5 (Incl Premier 3)	($585.00)	($585.00)			($585.00)	100.00%		($58.50)
	Change Order #6	$5,100.00	$5,100.00			$5,100.00	100.00%		$510.00
	Change Order #7	$6,775.40		$6,775.40		$6,775.40	100.00%		$677.54
	Total Change Orders	**$41,744.40**	**$34,969.00**	**$6,775.40**	**$0.00**	**$41,744.40**	**100.00%**	**$0.00**	
	SHEET 2 TOTALS	$386,737.40	$379,962.00	$6,775.40	$0.00	$386,737.40	100.00%	$0.00	$38,673.74

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

PREMIER SERVICES
11689 PROGRESS LANE • PARKER, CO • 80134 • (720) 851-6464

To:	McCauley Construction, Inc.	Contact:	Tom Baughman
Address:	P.O. Box 200	Phone:	
	Windsor, CO 80550	Fax:	
Project Name:	Vincent Village	Bid Number:	19122
Project Location:	Hwy 52 And Rolle Ave, Fort Lupton, CO	Bid Date:	7/25/2019

* Permits and fees for construction activities are not included in our proposal and are to be billed at cost plus 15% to the owner; all tap and development fees will be paid directly by the owner.
* Potholing, relocation or modification of existing utilities is not included.
* Survey and compaction/materials testing are by others.
* All landscape, erosion control, storm water management and related regulatory reporting items will be performed by others.
* Rock excavation is excluded.
* Pricing assumes an adequate metered water supply will be furnished with access to off-road equipment.
* Winter protection (including blankets), temporary heat, snow or frost removal, and related activities are not included.
* No adjustments to existing storm manholes or inlets included in this proposal.
* Assume all onsite materials free of organics to be suitable for fill placement including road base.
* Assume adequate staging and work space for our scopes of work, free of other trades and staging materials.
* No erosion control or maintenance included in this proposal.
* No Dewatering included in this proposal.
* Private locates are to be by others.
* No removal or relocation of any existing utilities unless noted in our proposal.
* No removal or relocation of any prairie dogs or rodents in this proposal.
* No interior or exterior coatings for manholes in this proposal. Locking manhole lids are also excluded.
* Trash racks are not included for storm Flared End Sections.

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
00 - General Conditions					
10	Mobilization	2.00	EACH	$1,500.00	$3,000.00
		Total Price for above 00 - General Conditions Items:			**$3,000.00**
100 - Earthwork					
100	Strip Topsoil and Stockpile	4,527.00	CY	$1.75	$7,922.25
103	Clear And Grub Includes Trees/Stumps	8.00	LOAD	$650.00	$5,200.00
105	Overlot Cut to Fill	990.00	CY	$3.50	$3,465.00
110	Import Fill and Place	27,000.00	CY	$15.00	$405,000.00
112	Place Utility Spoils As Fill	600.00	CY	$3.50	$2,100.00
115	Place Topsoil/Strippings	4,527.00	CY	$1.50	$6,790.50
120	Rough Grade Site +/- 1/10'	53,880.00	SY	$0.80	$43,104.00
125	Access Pond Gravel/Road Base Import and Place 8" Thick	75.00	TON	$31.00	$2,325.00 included
		Total Price for above 100 - Earthwork Items:			**$475,906.75**
300 - Sanitary					
300	Connect to Existing Manhole Sanitary Connection	2.00	EACH	$1,650.00	$3,300.00
305	8" SDR 35 PVC Sewer Main	1,076.00	LF	$29.00	$31,204.00
310	4" SDR 35 PVC Sewer Service	131.00	LF	$23.00	$3,013.00
315	8" x 4" Service Wye	3.00	EACH	$150.00	$450.00
320	4" Cap and Marker Post 2"x4"x10' Painted Green	6.00	EACH	$100.00	$600.00
325	48" Sanitary Sewer Manhole	5.00	EACH	$3,325.00	$16,625.00
330	Camera, Jet and Air Testing	1,207.00	LF	$4.00	$4,828.00
		Total Price for above 300 - Sanitary Items:			**$60,020.00**

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Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
400 - Water					
400	Connect To Existing 12" Water Main Cut In Tee And Valve	1.00	EACH	$10,500.00	$10,500.00
405	Connect To Existing 8" Main Wet Tap	1.00	EACH	$7,917.00	$7,917.00
410	8" C900 Water Main	1,248.00	LF	$40.00	$49,920.00
415	8" Gate Valve	9.00	EACH	$1,990.00	$17,910.00
420	8" Bends	6.00	EACH	$530.00	$3,180.00
425	8" Tees	3.00	EACH	$800.00	$2,400.00
430	Fire Hydrants -- Inlcudes all Tees, Fittings, Valves and Piping	5.00	EACH	$9,687.00	$48,435.00
435	8" Plugs w/ Temp Blowoffs	3.00	EACH	$1,575.00	$4,725.00
440	Water Line Testing and Flushing	1.00	LS	$1,140.00	$1,140.00
445	Asphalt Removal	5.00	SY	$100.00	$500.00 Low
450	Asphalt Patch	5.00	SY	$117.00	$585.00
455	Flow Fill	5.00	CY	$185.00	$925.00
460	Traffic Control	3.00	DY	$800.00	$2,400.00
				Total Price for above 400 - Water Items:	**$150,537.00**
500 - Storm					
500	Connect to Existing Storm Build Over 4' Manhole	1.00	EACH	$4,660.00	$4,660.00
505	4' Flat Top Manhole	1.00	EACH	$3,516.00	$3,516.00
510	6' Flat Top Manhole	1.00	EACH	$4,504.00	$4,504.00
515	24" x 38" CL IV Storm Pipe	169.00	LF	$150.00	$25,350.00
520	24" x 38" FES	1.00	EACH	$2,458.00	$2,458.00
525	21" RCP CL IV	210.00	LF	$71.00	$14,910.00
530	18" RCP CL IV	8.00	LF	$54.00	$432.00
535	14" x 23" ERCP CL IV	210.00	LF	$129.00	$27,090.00
540	14" x 23" FES	4.00	EACH	$2,054.00	$8,216.00
545	Flow Fill for Utility Crossings Per Plans	1.00	LS	$4,441.00	$4,441.00
550	Modified Type C Outlet Structure	1.00	EACH	$5,977.00	$5,977.00
555	10' Type R Inlet	2.00	EACH	$7,826.00	$15,652.00
560	Rip Rap Type L	16.00	TON	$77.00	$1,232.00
565	Cobble Channel Supply and Install	650.00	SF	$5.75	$3,737.50
570	Asphalt Removal And Replacement -- Rolle Ave Only	5.00	SY	$247.00	$1,235.00
575	Traffic Control	2.00	DY	$556.00	$1,112.00
				Total Price for above 500 - Storm Items:	**$124,522.50**
				Total Base Bid Price:	**$813,986.25**
1000 - Add Alternates					
1000 - Earthwork Alternates					
1000	Sawcut and Demo Asphalt for New Entrances	682.00	SF	$3.00	$2,046.00
1005	Sawcut and Demo Asphalt for ROW C&G on Rolle Ave	1,348.00	SF	$2.25	$3,033.00
1010	VTC Tracking Pad Per Each	1.00	EACH	$3,100.00	$3,100.00
9000	Util Conduit Bank 6 - 4" UL Rated Conduits X 40' Length Includes Warning Tape	3.00	EACH	$1,450.00	$4,350.00
				Total Price for above 1000 - Earthwork Alternates Items:	**$12,529.00**
3000 - Sanitary (Future)					
3000	Connect to Manhole Sanitary (Future)	1.00	EACH	$1,650.00	$1,650.00
3005	8" SDR 35 PVC Sewer Main (Future)	270.00	LF	$29.00	$7,830.00
3010	4" SDR 35 PVC Sewer Service (Future)	10.00	LF	$23.00	$230.00
3015	48" Sanitay Manhole (Future)	2.00	EACH	$3,325.00	$6,650.00
3020	4" Cap and Marker Post 2"x4"x10' Painted Green (Future)	1.00	EACH	$100.00	$100.00
3025	Camera, Jet and Air Testing (Future)	280.00	LF	$4.00	$1,120.00
				Total Price for above 3000 - Sanitary (Future) Items:	**$17,580.00**
5000 - Storm (Future)					
5000	36" RCP CL IV Storm Pipe	24.00	LF	$145.00	$3,480.00

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
5005	36" FES	1.00	EACH	$2,682.00	$2,682.00
5010	29" x 45" CL IV Storm Pipe	224.00	LF	$196.00	$43,904.00
5015	24" x 38" CL IV Storm Pipe	315.00	LF	$150.00	$47,250.00
5025	24" x 38" Plug	1.00	EACH	$829.00	$829.00
5030	19" x 30" CL IV Storm Pipe	24.00	LF	$122.00	$2,928.00
5035	19" x 30" Plug	1.00	EACH	$829.00	$829.00
5040	18" RCP CL IV	12.00	LF	$54.00	$648.00
5045	Type C Inlet	1.00	EACH	$4,722.00	$4,722.00
5050	5' Flat Top Storm Manhole	3.00	EACH	$4,339.00	$13,017.00
5055	Rip Rap Type L	8.00	TON	$77.00	$616.00
				Total Price for above 5000 - Storm (Future) Items:	**$120,905.00**
				Total Price for above 1000 - Add Alternates Items:	**$151,014.00**

Notes:

- On acceptance of this proposal, you agree to our terms and conditions. If there are any contradictions or discrepancies between the contract and this proposal, this proposal will take precedence regardless of any signed contracts unless both parties highlight and initial any differences.
- See attached proposal letter for terms, conditions, assumptions and exclusions.

Payment Terms:

Net 30 Days

ACCEPTED:	**CONFIRMED:**
The above prices, specifications and conditions are satisfactory and are hereby accepted.	**Premier Services, Inc.**
Buyer: ______________________	
Signature: ______________________	**Authorized Signature:** ______________________
Date of Acceptance: ______________________	**Estimator:** Jeff Long 720-937-5775 Jeff@premierservices.pro

C

CONSTRUCTORS

SUBCONTRACT AGREEMENT

SUBCONTRACT NO.: 19204-20-006

THIS AGREEMENT, entered into **November 11, 2019** by and between

New West Paving **7100 N. Broadway, Suite 2PPH** **Denver, CO 80221**

Hereinafter referred to as Subcontractor and

McCauley Constructors, Inc. **650 Innovation Circle** **Windsor** **CO** **80550**

Hereinafter referred to as Contractor.

WITNESSETH:

Section 1. Contract Documents.
The Subcontractor agrees to furnish all supervision, labor, tools, equipment, materials, supplies and cleanup necessary to perform all work set forth in Section 2 hereof in connection with the construction of the

Vincent Village Sitework
NE Corner of Hwy 52 and Rollie
Fort Lupton, CO 80621

hereinafter referred to as Owner, in accordance with the terms and provisions of the contract between the Owner and the Contractor dated **November 11, 2019,** including all Sketches, Drawings, Specifications, Addenda and Clarifications forming or by reference made a contract between the Contractor and Owner, all of which shall be considered part of this Subcontract by reference thereto, and the Subcontractor agrees to be bound to the Contractor and Owner, all of which shall be considered part of this Subcontract by reference thereto, and the subcontractor agrees to be bound to the Contractor and the Owner by the terms and provisions thereof. Refer to Exhibit A for a complete document list made part of this subcontract agreement.

Section 2. Scope of Work:

The Subcontractor agrees to perform the following described work, on a **LUMP SUM** basis, to include
Furnish all competent supervision, labor, equipment, materials, taxes, bonding, supplies, stocking, storage, hoisting, scaffold and daily cleanup to complete the below referenced scope of work of this agreement including but not limited to;
Reference documents used to develop this scope:
Terracon - Preliminary Geotechnical Engineering Report date June 4, 2013
Vincent Village Construction Drawings dated July 3rd 2019
Scope: Asphalt Paving
General Notes: Furnish and install all labor, material, equipment and supervision required to complete the following:
Site Prep: Preparation of 12" of subgrade including fine grading and compaction. Compaction will require 3rd party testing and observation
Asphalt Paving: Place full depth asphalt (7.5" section) per the referenced drawings.
Completion: Includes final adjustment of all valves and manholes and repairs as a result of AHJ and McCauley Inspections
Special and Authority Inspections requests require a minimum of 24 hour notice to a McCauley Superintendent. Delays as a result of insufficient notice will not be charged to McCauley Constructors.
All materials to be provided and installed as specified/detailed. Provide material product data for approval, prior to material procurement and commencement of work, and within seven (7) calendar days of Letter of Intent or contract.
All work shall be in accordance with state, local and any other agencies having jurisdiction over the project. All work shall be coordinated with site superintendent and other trades. Attendance of weekly coordination meeting and daily safety meetings is mandatory while working onsite and one week prior to starting any new phase of work. Work shall be compliant with Master CMP schedule and as directed by site superintendent. Closeout documents and O&M manuals shall be due a minimum of 60 days prior to completion of the project.
Subcontractor binds itself to Contractor and Owner and is obligated to Contractor and Owner in the same manner and to the same extent that Contractor is bound and obligated to Owner under Prime Contract. All Rights which Owner may exercise and enforce against Contractor may be exercised and enforced by Owner against Subcontractor. In the event of any dispute between the Owner and Contractor, Subcontractor shall be bound by all decisions, directives, and interpretations and rulings of the Owner, including Owner□s

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termination or suspension of the Contractor.

The Contractor agrees to pay the Subcontractor for the performance of the Subcontract as specified herein, the sum of **$160,771.00** subject to additions and deductions for changes agreed upon or determined, as hereinafter provided.

Partial payments will be made to the subcontractor each month in an amount equal to **90%** of the value, computed on the basis of the prices set forth above, of the quantity, as estimated by the Architect or Engineer, of the work performed hereunder, less the aggregate of the previous payments. This egreement contains the entire agreement and supersedes all agreements whether in writing, expressed, or implied. This agreement may only be amended by a written agreement signed by both parties.

Subcontractor acknowledges receipt of the Subcontract General Terms and Conditions as attached.

THIS AGREEMENT ENTERED INTO BY AND BETWEEN:

McCauley Constructors, Inc.	**New West Paving**
By Caroline Hornback	By
Caroline Hornback, Corporate Operations Manager	
Date 11/20/2019	Date 11/20/19

PROOF OF INSURANCE MUST ACCOMPANY A FULLY EXECUTED AGREEMENT PRIOR TO COMMENCEMENT OF WORK

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CONSTRUCTORS

SUBCONTRACT AGREEMENT

SUBCONTRACT NO.: 19204-20-006

EXHIBIT A

ENUMERATION OF THE CONTRACT DOCUMENTS

Discipline	Number	Drawing Title	Date	Draw Revis
Civil	0.01	Cover Sheet	7/3/2019	
Civil	0.02	Notes and Legend	7/3/2019	
Civil	1.01	Existing Conditions	7/3/2019	
Civil	1.02	Overall Site Plan	7/3/2019	
Civil	1.03	Overall Utility Plan	8/27/2019	
Civil	1.04	Overall Grading Plan	7/3/2019	
Civil	1.05	Detailed Grading	7/3/2019	
Civil	1.06	Detailed Grading	7/3/2019	
Civil	1.07	Detailed Grading	7/3/2019	
Civil	1.08	CDOT - State Hwy. 52 Striping Plan	7/3/2019	
Civil	1.09	CDOT - Traffic Control Plan	7/3/2019	
Civil	1.10	CDOT - Island Design Plan	7/3/2019	
Civil	1.11	Horizontal Control Plan	7/3/2019	
Civil	1.12	Signage and Striping Plan	7/3/2019	
Civil	2.01	Sanitary Sewer Plan and Profile	7/3/2019	
Civil	2.02	Sanitary Sewer Plan and Profile	7/3/2019	
Civil	2.03	Sanitary Sewer Plan and Profile	7/3/2019	
Civil	2.04	Sanitary Sewer Plan and Profile	8/27/2019	
Civil	2.05	Sanitary Details	7/3/2019	
Civil	3.01	Storm Sewer Plan and Profile	7/3/2019	
Civil	3.02	Storm Sewer Lateral Detail	7/3/2019	
Civil	3.03	Storm Sewer Plan and Profile	7/3/2019	
Civil	3.04	Storm Sewer Pond Details	7/3/2019	
Civil	3.05	Storm Details	7/3/2019	
Civil	3.06	Storm Details	7/3/2019	
Civil	3.07	Drainage Map	7/3/2019	
Civil	4.01	Water Plan and Profile	7/3/2019	
Civil	4.02	Water Plan and Profile	7/3/2019	
Civil	4.03	Water Plan and Profile	7/3/2019	
Civil	4.04	Water Plan and Profile	7/3/2019	
Civil	4.05	Water Details	7/3/2019	
Civil	4.06	Water Details	7/3/2019	
Civil	4.07	Water Details	7/3/2019	

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Civil	5.01	Erosion Control - Initial	7/3/2019
Civil	5.02	Erosion Control - Interim	7/3/2019
Civil	5.03	Erosion Control - Final	7/3/2019
Civil	5.04	Erosion Control - Details	7/3/2019
Civil	5.05	Erosion Control - Details	7/3/2019
Civil	6.01	Landscape Notes, Legend, and Details	7/3/2019
Civil	6.02	Landscape Plan	7/3/2019
Civil	Geo	Preliminary Geotechnical Engineering Report	6/4/2013

Section 3. Payments.

(a) Progress Payments shall not become due to the Subcontractor until fourteen (14) calendar days after the Contractor receives payment for such work from the Owner. If the Contractor receives payment from the Owner for less than the full value of materials delivered to the site, but not yet incorporated into the work, the amount due to the Subcontractor on account of such materials delivered to the site shall be proportionately reduced No partial payment to the Subcontractor shall operate as approval or acceptance of work done or materials furnished hereunder. Upon complete performance of this Subcontract by the Subcontractor and final approval and acceptance of Subcontractor's work and materials by the Owner, the Contractor will make final payment to the Subcontractor of the balance due to Subcontractor under this Subcontract within forty-five (45) calendar days after full payment for such work and materials has been received by the Contractor from the Owner.

(b) If at any time prior to final payment hereunder the Owner reduces the amount of retainage withheld from the Contractor, the Contractor may, in its sole discretion, with the consent of the Subcontractor's surety, reduce accordingly the retained percentage withheld from the Subcontractor.

(c) The Contractor may deduct from any amounts due or to become due to the Subcontractor any sum or sums owed by the Subcontractor to the Contractor; and in the event of any breach of the Subcontractor of any provision of obligation of this Subcontract, or in the event of the assertion of other parties of any claim or lien against the Contractor or the premises arising out of the Subcontractor's performance of this Subcontract, the Contractor shall have the right to retain out of any payments due or to become due to the Subcontractor an amount sufficient to completely protect the Contractor from any and all loss, damage or expense therefrom, until the situation has been satisfactorily remedied or adjusted by the Subcontractor

(d) The Subcontractor agrees that all decisions by the Owner or his authorized representative under any "Disputes" provision or similar provisions, if any, contained in the Contract which also affects this Subcontract and any final judgment rendered in any appeal or suit brought contesting any such decision shall be binding upon the Subcontractor. The remedy provided herein shall be the sole and exclusive remedy of the Subcontractor in connection with any matter settable under any such "Disputes" provision or similar provision.

Section 4. Changes.

The Contractors' authorized representative, may, at any time, by specific verbal direction or written order of Contractor's authorized representative, and without notice to the Subcontractor's sureties, make changes in, additions to and/or omissions from the work to be performed and materials to be furnished under this Subcontract, and the Subcontractor shall promptly proceed with the performance of this Subcontract as so changed and directed by Contractor's authorized representative Any increase or decrease in the Subcontract price resulting from such changes shall be agreed upon in writing by the parties hereto, however Subcontractor shall immediately proceed with the direction and order of the Contractor's authorized representative. Any claim for adjustment of the Subcontract price under this Section must be made, in writing, within ten (10) calendar days from the date such changes are ordered. If such claim for adjustments is not received by the Contractor within the time period stated, Contractor may, at its' own discretion, deem the claim invalid. The Subcontractor shall submit detailed pricing to the Contractor showing costs for labor, material, equipment and all items, including overheads and profit for the Contractors review and approval The Subcontract price may be equitably adjusted on account of any such changes, subject to any applicable provisions of the contract between the Contractor and Owner. The final price of any change shall be negotiated with the Subcontractor and in no instance shall the combined overhead and profit exceed ten (10) percent, or as otherwise required by the agreement between the Contractor and the Owner.

Section 5. Prosecution of Work.

(a) The Subcontractor shall furnish all labor, supervision, tools, equipment, materials and supplies necessary for the performance of this Subcontract in a proper, efficient and workmanlike manner. The Subcontractor shall prosecute the work undertaken in a prompt and diligant manner whenever such work, or any part of it, becomes available, or at such other time or times as the Contractor may direct or the master schedule warrants so as to promote the general progress of the entire Construction, and shall not, by delay or otherwise, interfere with or hinder the work of the Contractor or any other Subcontractor. Any materials that are to be furnished by the Subcontractor hereunder shall be furnished in sufficient time to enable the Subcontractor to perform and complete his work within the time or times provided for herein. The Subcontractor agrees to reimburse the Contractor for any and all liquidated damages that may be assessed against and collected from the Contractor which are attributable to or caused by the Subcontractor's failure to furnish the materials and/ or perform the work required by this Subcontract within the time fixed or in the manner provided for herein, and in addition thereto. agrees to pay to the Contractor such other or additional damages as the Contractor may sustain by reason of such delay by the Subcontractor. The payment of such damages shall not release the Subcontractor from its' obligation to otherwise fully perform this Subcontract Work. Upon written request by the Contractor, the Subcontractor shall furnish to the Contractor such evidence as the Contractor may require relating to the Subcontractor's ability to fully perform this Subcontract in the manner and within the time specified herein. (b) In the event the Subcontractor fails to comply or becomes disabled from complying with the provisions herein as tocharacter or time of performance, and the failure is not corrected within forty-eight (48) hours after issuance of the written demand by the Contractor to the Subcontractor, theContractor, by Subcontract or otherwise, may without prejudice to any other right or remedy, take over and complete the performance of this Subcontract at the expense of the Subcontractor, or without taking over the work, may furnish tha nacessary materiala and/ or amploy the workmen nacessary to remedy tha situation at tha expense of tha Subcontractor. If tha Contractor takas over the work pursuant to this paragraph It is specifically agreed that the Contractor may take possession of the premises end of all materials, tools and equipment of the Subcontractor at the site for tha purpose of completing the work. All costs Incurred by the Contractor, Including administrative overhaad, general conditions extensions and management, Including a reasonable profit to tha Contractor for performance of Subcontractor's work, shall be deducted from any funds of the Subcontract agreement, or other funds on account with Contractor associated with other projects.

(c) It Is agreed that tha Subcontractor shall be considered as disabled from so complying whenever a petition in Bankruptcy or for the appointment of a receivar is filed against him.

Saction 6. Delays

(a) In the avent tha Subcontractor's performance of this Subcontract Is delayad or Interfered with by acts of the Ownar, Contractor or other Subcontractors, Subcontractor may requast an extension of tha time for tha performance of same, as hereinafter provided, but shall not be antitled to any Increase in the Subcontract price or to damages or additional compensation as a consequence of such delays or interference, except to tha extant that the prime contract entitles the Contractor to compensation for such delays and then only to tha extent of any amounts that the Contractor may, on behalf of the Subcontractor, recover from tha Ownar for such delays.

(b) No allowance for an extension of tima, for any cause whatsoevar, shall be claimed by, or made to, the Subcontractor unlass tha Subcontractor shall have made written request upon the Contractor for such axtension within twenty-four (24) hours after the cause of such extension occurred, or, if tha contract between the Contractor and Owner providas for a shorter period, within sufficient time to parmit the Contractor to giva notice to tha Owner within the time allowed by tha prima contract for such notice.

(c) No allowanca of an extension of tima shall, in any evant, be made to the Subcontractor for delay by the Subcontractor in praparing drawings or in securing approval of Architect or Engineer thareto whan such drawings are not properly prepared or when the Subcontractor by tha exarcise of reasonabla diligence and judgmant could have anticipated and avoided tha delay.

Saction 7. Labor.

The Subcontractor, in connection with all work covered by this Subcontract, shall comply with end be bound by any labor agreements executed by tha Contractor or on Contractor's behalf to the extant that the provisions of such agreements apply to Subcontractors. Failure at any tima to comply with any of the provisions of such agreemants will, at tha option of tha Contractor, be cause for Immediate termination of this Subcontract for default and tha Contractor shall have all of tha rights contained in Section 5 with regard to such tarmination If by reason of strikes, picketing, or disputes of any nature between tha Subcontractor and any Individual, group or organization, this Subcontract should be persistently, rapeatedly, or for a period of fiva (5) calendar days, unabla to supply enough properly skilled workman or proper materials to exacute ths work defined in this Subcontract, then tha Contractor may terminate tha Subcontract for dafault and proceed In accordance with Section 5 hereof.

Section 8. Approvals.

All drawings of tha Subcontractor shall be submitted for approval of the Architect or Engineer through the Contractor and all othar communications between the Subcontractor and the Architect, Engineer or Ownar with respect to work to ba performed undar this Subcontract shall ba transmitted through tha Contractor.

Section 9. Insuranca.

(a) The Subcontractor shall provide and maintain Worker's Compensation and Employar's Genaral Liability Insurance for tha protection of his amployees, as required by law. Tha Subcontractor shall also provida and maintain In full force and effect during tha term of this Subcontract Commercial General and Auto Liability Insurance with companies having at least an A M. Best's Rating of A-, protecting tha Subcontractor, tha Owner and the Contractor against liability from damagas because of Injuries, including death, suffared by persons othar than amployaes of the Subcontractor and liability from damagas to proparty, arising from and growing out of tha Subcontractor's operations In connection with the performance of this Subcontract. Contractor and Owner must be named as an "Additional Insured" on a primary and noncontributory basis on all liability and excess policies. Coveraga for Contractor shall Includa complatad operations coveraga. Waiver of Subrogation will apply.

(b) Such Commercial Genaral Liability Insurance shall be In the sum of not less than $1,000,000 per occurrence, not less than $2,000,000 Genaral Aggregate, not less than $2,000,000 Products and Complated Operations Aggregate, and $1,000,000 Parsonal and Advertising. Auto Liability Insurance shall be In tha minimum amount of $1,000,000 combined single limit for all owned autos, hired or borrowed autos, and non-ownad autos. Statutory Worker's Compensation and Employar's Liability limits should be not less than $500,000 each accident, $500,000 each occupational disease and $500,000 occupational disease aggregate. (c) Written proof satisfactory to the Contractor of compliance with tha requirements of this section shall be furnished to tha Contractor befora any work is performed under this Subcontract. (Sae sample Certificate of Insurance attached.) Attached to each certificate of insurance shall be a copy of tha Additional Insured Endorsement that is part of the Subcontractor's Professional Liability Policy. Such proof of insurance shall provide for thirty (30) days written notice to the Contractor prior to the cancellation or modification of any insurance referred to herein.

Section 10. Indemnification.

The Subcontractor, to the fullest extent permitted by law, further specifically obligates himself to the Contractor in the following respects, to-wit. (a) To indemnify the Contractor against and save him harmless and defend from any and all claims, suits or liability for injuries to property, injuries to persons including death, and from any other claims, suites or liability on account of any act or omission of the Subcontractor, or any of his officers, agents, employees or servants; (b) To indemnify the Contractor against and save him harmless from any and all claims, suits, liability, expense or damage for any alleged or actual infringement or violation of any patent or patent right, arising in connection with the Subcontract and anything done thereunder; (c) To pay for all materials furnished and work and labor performed under this Subcontract, and to satisfy the Contractor thereupon whenever demand is made, and to indemnify the Contractor and the Owner against and save them and the premises harmless from any and all claims, suits or liens therefore by others than the Subcontractor; (d) To obtain and pay for all permits, licenses and official inspections made necessary by his work, and to comply with all laws, ordinances and regulations, and the Subcontractor shall indemnify the Contractor and the Owner against, and save them harmless from, any and all loss, damage, costs, expenses and attorneys' fees suffered or incurred on account of any breach of the aforesaid obligations and covenants, and any other provision or covenant of this Subcontract.

Section 11. Possession Prior to Completion.

Whenever it may be useful or necessary for the Contractor to do so, the Contractor shall be permitted to occupy and/ or use any portion of the work which has been either partially or fully completed by the Subcontractor before final inspection and acceptance thereof by the Owner, but such use and/ or occupation shall not relieve the Subcontractor of his guarantee of said work and materials nor of his obligation to make good at his own expense any defect in materials and/ or workmanship which may occur or develop prior to Contractor's release from responsibility to the Owner.

Section 12. Other Contracts.

It is understood and agreed that the work provided for in this Subcontract constitutes only a part of the work being performed for the Owner by the Contractor and other Subcontractors. The Subcontractor, therefore, agrees to perform the work called for in this Subcontract in such a manner that he will not injure, damage or delay any other work performed by the Contractor or any other Subcontractor, and further agrees to pay the Contractor for any damage or delay that may be caused to such other work by the Subcontractor or by his agents or employees

Section 13. Independent Contractor.

The Subcontractor specifically agrees that it is, or prior to the start of work hereunder will become, an independant contractor and an employing unit subject as an employer to all applicable Unemployment Compensation statutes so as to relieve the Contractor of any responsibility or liability for treating Subcontractor's employees as employees of the Contractor for the purpose of keeping records, making reports and payment of Unemployment Compensation taxes or contributions; and the Subcontractor agrees to indemnify and hold the Contractor harmless and reimburse it for any expense or liability incurred under said statutes in connection with employees of the Subcontractor, including a sum equal to benefits paid to those who were Subcontractor's employees, where such benefit payments are charged to the Contractor under any Merit Plan or to his Individual Reserve Account pursuant to any state unemployment compensation statute.

Section 14. Compliance with Law.

The Subcontractor further agrees as regards (a) the production, purchase and sale, furnishing and delivering, pricing, and use or consumption of materials, supplies and equipment; (b) the hire, tenure or conditions of employment of employees and their hours of work and rates of and the payment of their wages, and (c) the keeping of records, making of reports, and the payment, collection, and/ or deduction of Federal, State and local taxes and contributions, that the Subcontractor will keep and have available all necessary records and make all payments, reports, collections and deductions, and otherwise do any and all things so as to fully comply with all Federal, State and local laws, ordinances and regulations in regard to any and all said matters insofar as they affect or involve the Subcontractor's performance of this Subcontract, all so as to fully relieve Contractor from and protect it against any and all responsibility or liability therefore or in regard thereto.

Section 15. Safety.

In the performance of this Subcontract the Subcontractor shall, at no additional cost to the Contractor, comply with the Owner's and Contractor's safety rules and regulations.

Section 16. Protection of Work.

The Subcontractor specifically agrees that it is responsible for the protection of its' work until final completion and acceptance thereof by the Owner and that it will make good or replace, at no expense to the Contractor or the Owner, any damage to its' work which occurs prior to said final acceptance.

Section 17. Architect - Engineer.

The words "Architect or Engineer" as used herein refer to the person appointed by the Owner to supervise the work of the Contractor on behalf of the Owner.

Section 18. Assignment.
The Subcontractor shall not, in whole or in part, assign or sublet this Subcontract or proceeds thereof without the written consent of the Contractor.

Section 19. Specific Provisions Inserted.
The attachment hereto of specific provisions of the Contract between the Contractor and the Owner is for the purpose of amphasis or to comply with applicable law or regulations and is not to be construed as an exclusion of other provisions of that contract.

Section 20. Prior Understanding or Representations. The Contractor assumes no responsibility for any understanding or representations made by any of its' officers or agents prior to the execution of this Subcontract, unless such understanding or representations by the Contractor are expressly stated in this Subcontract agreement.

Section 21. Captions. The captions at the beginning of each Section of the Subcontract are for convenience only and are to be given no weight in construing the provisions of this Subcontract

Section 22. Additional Provisions.
(a) The Subcontractor shall furnish Performance and Payment Bond (if requested within the scope of work of this agreement) in an amount equal to the total Subcontract price, including any/and all change orders. Such bond shall be on a form furnished by, and with a surety satisfactory to the Contractor.
(b) When the Subcontractor does not install all material furnished under this Subcontract, such material as is not installed is to be delivered F.O.B. jobsite.
(c) No invoices for extra work will be considered without prior written approval.
(d) Subcontractor progress payment request shall be submitted to the Contractor by the 25th of each month for progress work completed through the 25th of the month.
(e) The insurance required by Section 9 shall be written for not less than any limits of liability specified in the contract documents, or required by law, whichever is greater, and shall include contractual liability insurance as applicable to the Subcontractor's obligations under Section 10.
(f) Subcontractor shall comply with all safety regulations, whether Federal, State or Local. Strict adherence to OSHA and MSHA rules and regulations are required. Subcontractor shall provide Contractor with a copy of Subcontractor's written Safety Program and Hazardous Communications Plan (HazCom) or any other programs, policies, or documents as requested by the Contractor or the Owner. Subcontractor shall also provide Contractor with copies of accurate and current Material Safety Data Sheets (MSDS) for all hazardous products used in performance of work under this Subcontract
(g) The prompt return of this Subcontract and submittal of insurance certificates, safety information and other technical data, when required, are a critical part of this Subcontractor's work
(h) Subcontractor shall be responsible for removing from the jobsite, on a daily basis, all debris and materials associated with this trade. Subcontractor shall also be responsible for keeping the project work site clean and safe at all times with respect to all work associated with his trade.
(i) Prior to commencement of work, Subcontractor shall furnish information as required by Contractor to facilitate preparation of a comprehensive job schedule. Subcontractor shall provide an authorized representative of the Subcontractor to attend scheduling meetings as required by Contractor. Such meetings may be weekly, or more frequent, as directed by the Contractor's authorized representative.
(j) Prior to final pay request, all Warranty Agreements, As Built Drawings and Operational Manuals must be completed and submitted.
(k) Contractor is an Affirmative Action Equal Opportunity Employer, and complies with Executive Order 11246 dated September 29, 1965 and subsequent amendments. Subcontractor shall perform all work under this Subcontract in compliance with Executive Order 11246 dated September 29, 1965 and subsequent amendments.

END OF SUBCONTRACT TERMS AND CONDITIONS

New West Paving

Grading • Paving • Patching • Maintenance

QUOTE

To: McCauley Constructors, Inc.
Address: 9745 E. Hampden Ave, Suite 303
Denver, Colorado 80231
Attn: Mark Leichliter
Phone: (303) 325-7535
Email: Mark.Leichliter@McCauleyConstructors.com

Job Name: Vincent Village
Job Location: SH 52 & Copper Place - Fort Lupton
From: Dan Mikkelson
Phone: (303) 427-0550
Email: Dan@NewWestPaving.com
Date: 9/5/2019

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
1	Subgrade Mobilization	1	EA	$ 1,500.00	$ 1,500.00
2	12" Subgrade Prep	4,010	SY	$ 2.60	$ 10,426.00
3	Asphalt Mobilization	2	EA	$ 1,500.00	$ 3,000.00
4	Place 7.5" Asphalt	4,010	SY	$ 34.50	$ 138,345.00
5	Adjust Manholes	5	EA	$ 600.00	$ 3,000.00
6	Adjust Watervalves	15	EA	$ 300.00	$ 4,500.00
				Total Bid:	$ 160,771.00

NEW WEST PAVING IS A CERTIFIED DENVER SBE

Comment: Starting June 1, 2008 the Asphalt Cement (AC) suppliers are no longer providing project pricing. AC will be priced to the industry monthly, with no carry over pricing month to month. Firm pricing can be provided at the beginning of each month for work to be completed during that month.

PRICES FOR THIS JOB ARE GOOD THROUGH: 10/5/2019

Exclusions: Testing of any kind, Bonding, Permits, Surveying, Traffic Control, Milling, Davis Bacon Wages, Drainage of less than 1%, Saw Cutting, Striping, Signage, Engineering, Herbicide Charges for OCIP or WRAP, Payment Processing Fees.

Notes:
- **Final billing will be for field measured quantities installed.**
- **Over-excavation and stabilization of soft subgrade will be completed on an hourly basis at the direction of the owner's representative.**
- **This proposal is to become an exhibit to the contract, if applicable.**
- **Directing New West Paving to place asphalt pavement on subgrade or base course containing frost will waive any warranty or cost of repairs.**
- **Above pricing does not include modified asphalt binders.**
- **Invoice amounts are to be paid in full within thirty days of invoice date**
- **Subgrade must be received at +/- 0.10 foot prior to mobilization.**

Quoted By: Dan Mikkelson **Accepted By:** ______________

Name / Title: Dan Mikkelson - President **Name / Title:** ______________

Date: 9/5/2019 **Date:** ______________

Subcontractor Progress Payment Request

Project: Vincent Village Site Work

Payment Request No.: 003

Project #: 01-01-019204

Period From: 5/1/2020

MUST BE EMAILED BY THE 25th to: dariann.walsh@mccauleyconstructors.com
OR FAXED BY THE 25th to: 970-686-6320

Period To: 5/31/2020

Company Name: New West Paving

Check here if this is the Final Request → ☐

TIMELY PAYMENTS CANNOT BE MADE IF SUPPLIER'S LIEN WAIVERS ARE NOT PROVIDED

**** SUBMIT BY THE 25th OF EACH MONTH FOR WORK COMPLETED - Late Submissions will NOT be Accepted ****

Schedule of Values		Total Value Of	Amount Completed This Period			Total Value Of
Item Description	Contract Amount	Work Completed Last Pay Request	Material	Labor & Other	Total	Work Completed To Date
Sub-Grade Mobilization	$ 1,500.00	$ 1,500.00			$ -	$ 1,500.00
12" Subgrade Prep	$ 10,426.00	$ 10,426.00			$ -	$ 10,426.00
Asphalt Mobilization	$ 3,000.00	$ 1,500.00			$ -	$ 1,500.00
Asphalt Paving	$ 138,345.00	$ 110,676.00			$ -	$ 110,676.00
Adjust Manholes	$ 3,000.00	$ 2,400.00			$ -	$ 2,400.00
Adjust Valves	$ 4,500.00	$ 3,600.00			$ -	$ 3,600.00
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
G.C. (McCauley) - ISSUED CHANGE ORDERS ONLY					$ -	$ -
CO#1	$ 63,801.00	$ 63,801.00			$ -	$ 63,801.00
CO#2	$ 24,698.00	$ 24,697.80			$ -	$ 24,697.80
CO#3	$ 4,470.00				$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
Total:	$ 253,740.00	$ 218,600.80	$ -	$ -	$ -	$ 218,600.80
					Less 10% Retainage	$ 21,860.08
					Less Previous Payments	$ 196,740.72
					Amount Due This Request	$ -

*** Any billing for UNAPPROVED change orders will NOT be accepted***

(Subcontractor's Signature)

(Title)

mccauley CONSTRUCTORS

SUBCONTRACT AGREEMENT

SUBCONTRACT NO.: 19205-20-026

THIS AGREEMENT, entered into **April 20, 2020** by and between

Green Earth Environmental 3400 West 16th Street Bldg 2, Unit O Greeley, CO 80634

Hereinafter referred to as Subcontractor and

McCauley Constructors, Inc. 650 Innovation Circle Windsor, CO 80550

Hereinafter referred to as Contractor.

WITNESSETH:

Section 1. Contract Documents.
The Subcontractor agrees to furnish all supervision, labor, tools, equipment, materials, supplies and cleanup necessary to perform all work set forth in Section 2 hereof in connection with the construction of the

Dale's Pharmacy
105 Dale's Way
Fort Lupton, CO 80621

hereinafter referred to as Owner, In accordance with the terms and provisions of the contract between the Owner and the Contractor dated **April 20, 2020,** including all Sketches, Drawings, Specifications, Addenda and Clarifications forming or by reference made a contract between the Contractor and Owner, all of which shall be considered part of this Subcontract by reference thereto, and the Subcontractor agrees to be bound to the Contractor and Owner, all of which shall be considered part of this Subcontract by reference thereto, and the subcontractor agrees to be bound to the Contractor and the Owner by the terms and provisions thereof. Refer to Exhibit A for a complete document list made part of this subcontract agreement.

Section 2. Scope of Work:

The Subcontractor agrees to perform the following described work, on a **LUMP SUM** basis, to include
Furnish all competent supervision, labor, equipment, materials, taxes, bonding, supplies, stocking, storage, hoisting, scaffold and daily cleanup to complete the below referenced scope of work of this agreement including but not limited to:
Reference documents used to develop this scope:
EEC - Subsurface exploration report dated 12/31/2018
Dales Pharmacy Construction Drawings dated 3/29/2019 revisions 7/8/2019, 9/3/2019, 10/2/2019
Scope:
General Notes: Furnish and install all labor, material, equipment and supervision, traffic control required to complete the following
Included: all soil prep and amendments within project boundaries and frontage areas adjacent to Dales property line, as well as all Edging materials, irrigation design, irrigation installation, Sod, seed mixes, plantings, mulch materials and 30 days of maintenance
Protect all curb/gutter and paving adjacent to landscaping materials during installation.
Provide as-built drawings indicating sleeving, line routing and head locations
Trash and Debris are to be cleaned up daily and disposed of in the on site dumpster (dumpster provided by McCauley)
All materials to be provided and installed as specified/detailed. Provide material product data for approval prior to material procurement and commencement of work, and within seven (7) calendar days of Letter of Intent or contract.
All work shall be in accordance with state, local and any other agencies having jurisdiction over the project. All work shall be coordinated with site superintendent and other trades. Attendance of weekly coordination meeting and daily safety meetings is mandatory while working onsite and one week prior to starting any new phase of work. Work shall be compliant with Master CMP schedule and as directed by site superintendent. Closeout documents and O&M manuals shall be due a minimum of 60 days prior to completion of the project.
Subcontractor binds itself to Contractor and Owner and is obligated to Contractor and Owner in the same manner and to the same extent that Contractor is bound and obligated to Owner under Prime Contract. All Rights which Owner may exercise and enforce against Contractor may be exercised and enforced by Owner against Subcontractor. In the event of any dispute between the Owner

Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 8908
APPLICATION DATE: June 18, 2020
PERIOD TO: June 30, 2020
PROJECT NUMBER: 01-01-019205

A	B			C	D	F	F	G		H	I
Item #	Description of Work	Unit Cost Unit Type		Schedule of Values	Work Completed: From Previous Application(s)	Work Completed: This Period	Materials Stored & Used Prior + Current	Total Completed and Stored To Date	%	Balance to Finish	Retainage
[illegible]	Plant Material	16,179.00	Amt	16,179.00					0.00	16,179.00	
		1	Qty	1.00						1.00	
[illegible]	Steel Edger	2,083.00	Amt	2,083.00					0.00	2,083.00	
		1	Qty	1.00						1.00	
3	Rock Mulch	7,502.00	Amt	7,502.00					0.00	7,502.00	
		1	Qty	1.00						1.00	
3	Soil Amendment Sod/Mulch	2,541.00	Amt	2,541.00					0.00	2,541.00	
		1	Qty	1.00						1.00	
5	Kentucky Blue Sod	6,384.00	Amt	6,384.00					0.00	6,384.00	
		1	Qty	1.00						1.00	
6	Irrigation	29,619.00	Amt	29,619.00		3,554.28		3,554.28	12.00	26,064.72	
		1	Qty	1.00		0.12		0.12		0.88	
[illegible]	Maintenance	1,[illegible]1.00	Amt	1,141.00					0.00	1,141.00	
		1	Qty	1.00						1.00	
8	Mobiliation	1,001.00	Amt	1,001.00		250.25		250.25	25.00	750.75	
		1	Qty	1.00		0.25		0.25		0.75	
	GRAND TOTAL:			66,450.00		3,804.53		3,804.53	5.73	[illegible]	

A=Line Item Number B=Brief Item Description C=Total Value of Item D=Total of D and E From Previous Application(s) (If Any) E=Total Work Com[illegible]
F=Materials Purchased and Stored for Project G=Total of All Work Completed and Materials Stored for Project H=Remaining Balance of Amount to Finish I=Amo[illegible]

green earth ENVIRONMENTAL, INC.

Jordan Gaboian - Estimator/Operations Support
Office: 970-587-9853
estimating@greenearthcolo.com

TO:	ESTIMATING DEPARTMENT
DATE:	REVISED 4/6/2020
RE:	DALES PHARMACY-FORT LUPTON

The following is Green Earth Environmental price for the landscape and irrigation portion of the above referenced project. All prices are per the landscape and irrigation plans dated 07/08/19 with addendums (1), and the provided specifications per the plans. Please read the clarification below for exclusion or changes. All of the following prices include material, labor and taxes required to complete the project. The following is a line item cost of each of the items in the landscaping scope. These quantities are based on our measurements of the furnished plans.

DESCRIPTION	QTY	UNIT	COST	
PLANT MATERIAL	1	LS	$	16,179.00
STEEL EDGER	450	LF	$	2,083.00
ROCK MULCH	6,035	SF	$	7,502.00
SOIL AMENDMENT SOD/MULCH	19,075	SF	$	2,541.00
KENTUCKY BLUE SOD	7,653	SF	$	6,384.00
SEED 1	5,387	SF	$	1,126.00
IRRIGATION	1	LS	$	29,619.00
MAINTENANCE	30	days	$	1,141.00
MOBILIZATION	1	LS	$	1,001.00
TOTAL			**$**	**67,576.00**

ADD ALTERNATE

CLARIFICATIONS

1. Rough grading for the landscape areas should be graded to +/- 1/10th of a foot. Green Earth Environmental will not be responsible for rock picking, grubbing, importing, placement or exporting of top soil.
2. There is no allowance for additional soil amendments due to soil testing
3. Base Bid does not include erosion control for site
4. The irrigation water tap and permits will be by others. A stub out with a stop and waste valve down stream of the meter must be provided for the irrigation system.
5. The electrical supply for the irrigation controller must be supplied by other, and with-in five feet of the components.
6. Other items which are not included in this bid are: permit fees, drought permits, Davis Bacon Wages, traffic control, surveying, graffiti removal, site furnishings, tree protection, repair or establishment of existing landscape damaged by others during construction and boring under existing hardscapes.
7. Maintenance of this project will be the owner's responsibility 30 days after substantial completion
8. Warranty on Evergreen trees planted between October 15th and February 1st will be voided
9. Water for Hydro Mulch to be supplied to Green Earth on site VIA fire hydrant, fee's and meter by others.
10. Bid is good for thirty days from the bid date listed on this quote.
11. Bid does not include Demolition of any kind
12. Green Earth Environmental, Inc. will not be responsible for the instalation, removal, maintenance, or repair of a temporary irrigation system.
13. A stub out of the building must be provided for the irrigation system. Green Earth Enviornmental, Inc will not be resposible for installing or maintaining any backflow devise located inside the building.

FIRST UNITED METHODIST CHURCH
FACADE APPLICATION

FLURA
FORT LUPTON URBAN RENEWAL AUTHORITY

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

Façade Improvement Grant Program Application

A. CONTACT INFORMATION

1) Applicant Name: TERI KOPFMAN, FUMC TRUSTEE CHAIR

Business Name: FIRST UNITED METHODIST CHURCH

Phone: 303.710.0500 Email: tkopfman@gmail.com

Address: 306 PARK AVE (SOUTH DOOR ON 3RD ST)

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: FIRST UNITED METHODIST CHURCH

Company:

Phone: 303.857.2257 Email: Office@FUMC-FortLupton.org

Address: 306 PARK AVE, FORT 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: 306 PARK AVE. APPROVAL TO APPLY VIA CHRIS CROSS

Parcel Number: 147106122012

Is this property historically designated? Yes ☐ No ☒

C. PROJECT DESCRIPTION

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

The main office entrance of the church on 3rd Street will undergo a makeover to provide more curb appeal and let visitors know where to enter. The plan is to put up new signage to designate the "office" entry; add an attractive awning; and re-paint the door. These changes will work with the existing architectural details of the building facade.

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

People often have difficulty finding the correct entrance to the office area. The proposed upgrades will help direct visitors to the office entrance. The additions will attract attention to the church from nearby streets, such as Denver Avenue. The church administrative staff often assists with community needs, such as coordinating housing for homeless families, rental assistance, utilities assistance, working with the Ministerial Alliance and Police Department to help people get vouchers for gas, motel, and directing people to the Fort Lupton Food and Clothing Bank, etc. The visual changes to the building will also help people who are making deliveries, or attending meetings or training at the church.

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
AWNING OVER SOUTH DOOR, INSTALLED:	
BID 1 - BILL FOY	• \$700.00
BID 2 = THREAD X	\$850.00
SIGN LEFT OF SOUTH DOOR INSALLED:	
BID 1 = BILL FOY	• 850.00
BID 2 = THREAD X	1,075.00
DOOR PAINTING:	
PAULSON CUSTOM INTERIORS	• \$425.00
Total Estimated Project Cost:	• \$1975.00
Total Grant Amount Requested: *(not to exceed 50% of project cost)*	\$987.50

(FUMC 50% HELD IN RESERVES)

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 this application. This conference must be completed at least two weeks prior to application deadline. Contact FLURA staff at 303.857.6694 to schedule this meeting. ALYSSA K. AUG 25 phone AUG 26 EMAIL
- ☑ 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.
- ☑ 5 Photos of all sides of the building façade that grant funding is being requested for.
- ☑ Two estimates from contractors for the proposed improvements, 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.
- ☐ NA 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 Façade Improvement Grant is awarded. I understand that I am required to enter into a Façade Improvement 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: Tei Kyofman Date: Sept 16, 2020

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 Façade Improvement Grant and to perform the improvements described in this application if a Façade Improvement Grant is awarded.

Owner: Tei Kyofman, Trustee Chair Date: Sept. 16, 2020

For Office Use Only

Received Date: ____________________

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

____

____

____

Deemed Complete Date: ________________________

Bill Foy
Platteville, CO

Contractors Invoice

WORK PERFORMED AT:

TO: 1st United Methodist Church

DATE	YOUR WORK ORDER NO.	OUR BID NO.
9/15/20		

DESCRIPTION OF WORK PERFORMED

Material for top of door "gap" and awning $200
Labor to build, powdercoat, and install door frame follow awning. $500

700.00

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of ______________________

______________________ Dollars ($______________).

This is a ☐ Partial ☐ Full invoice due and payable by: ________ Month ________ Day ________ Year

in accordance with our ☐ Agreement ☐ Proposal No. ____________ Dated ________ Month ________ Day ________ Year

adams TC8122 11-12

Bill Foy
Platteville, CO

Contractors Invoice

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TO: 1st United Methodist Church

DATE	YOUR WORK ORDER NO.	OUR BID NO.
9/15/20		

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This is a ☐ Partial ☐ Full invoice due and payable by: ________ Month ________ Day ________ Year

in accordance with our ☐ Agreement ☐ Proposal No. ____________ Dated ________ Month ________ Day ________ Year

adams TC8122 11-12

ThreadX LLC
15258 Front St.
Platteville, CO 80651
970-785-1311

Quote

Date	Quote Number
9/15/2020	49

Name / Address
First United Methodist Church Teri Kopfman 306 Park Ave Fort Lupton, CO 80621

Additional Information

P.O. No.	Rep	Need by Date	Requested By
	JRK		Teri Kopfman

Item	Description	Qty	Rate	U/M	Amount
Labor	Labor for south door awning Fabricate, powdercoat, and installation of awning	1	600.00	ea	600.00
Material	Materials for awning over south door	1	250.00		250.00

Subtotal	$850.00
Sales Tax (5.9%)	$0.00
Total	$850.00

ThreadX LLC
15258 Front St.
Platteville, CO 80651
970-785-1311

Quote

Date	Quote Number
9/15/2020	49

Name / Address	Additional Information
First United Methodist Church Teri Kopfman 306 Park Ave Fort Lupton, CO 80621	

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Material	Materials for awning over south door	1	250.00		250.00

Subtotal	$850.00
Sales Tax (5.9%)	$0.00
Total	$850.00

CITY OF Fort Lupton EST 1836
COME PAINT YOUR FUTURE WITH US

Planning & Building

130 S. McKinley Avenue Phone: 303-857-6694
Fort Lupton, CO 80621 Fax: 303.857.0351
www.fortlupton.org

September 21, 2020

Via E-Mail

Teri Kopfman
Fort Lupton First United Methodist Church
Email: tkopfman@gmail.com

Re: Initial Signage Review Letter – 306 Park Avenue

Dear Teri,

The City of Fort Lupton Planning Department has reviewed the initial proposal for a projecting sign on your building located at 306 Park Avenue. Based on the Municipal Code sign calculations (Section 16-159), the property at 306 Park Avenue is allotted approximately 287 square feet of signage (temporary or permanent). The calculations of existing signage will need to be taken into account before a final permit is able to be issued. If the sign were to be constructed as shown in the attached drawings, it appears your building frontage would allow for the proposed square footage of the sign. However, this must be confirmed at the time of final building permit application.

The Municipal Code also states that projecting signs shall not project further than two (2) feet from the building wall, marquee or any other architectural appendages on which they are attached. The proposed drawing shows that the signage will comply with this requirement.

With respect to the design proposed, other than limitations on flashing signs, certain types of lighted signs, and moving signs, the Code does not have any specific requirements related to design.

Again, the final proposed sign shall be submitted to the Building Department to ensure that all requirements of the Municipal Code are addressed and building permits obtained. However, the signage proposed appears that it will be able to be supported by the Code, assuming that square footage is not exceeded and the projection remains at or below two (2) feet.

Please do not hesitate to contact me with questions or concerns.

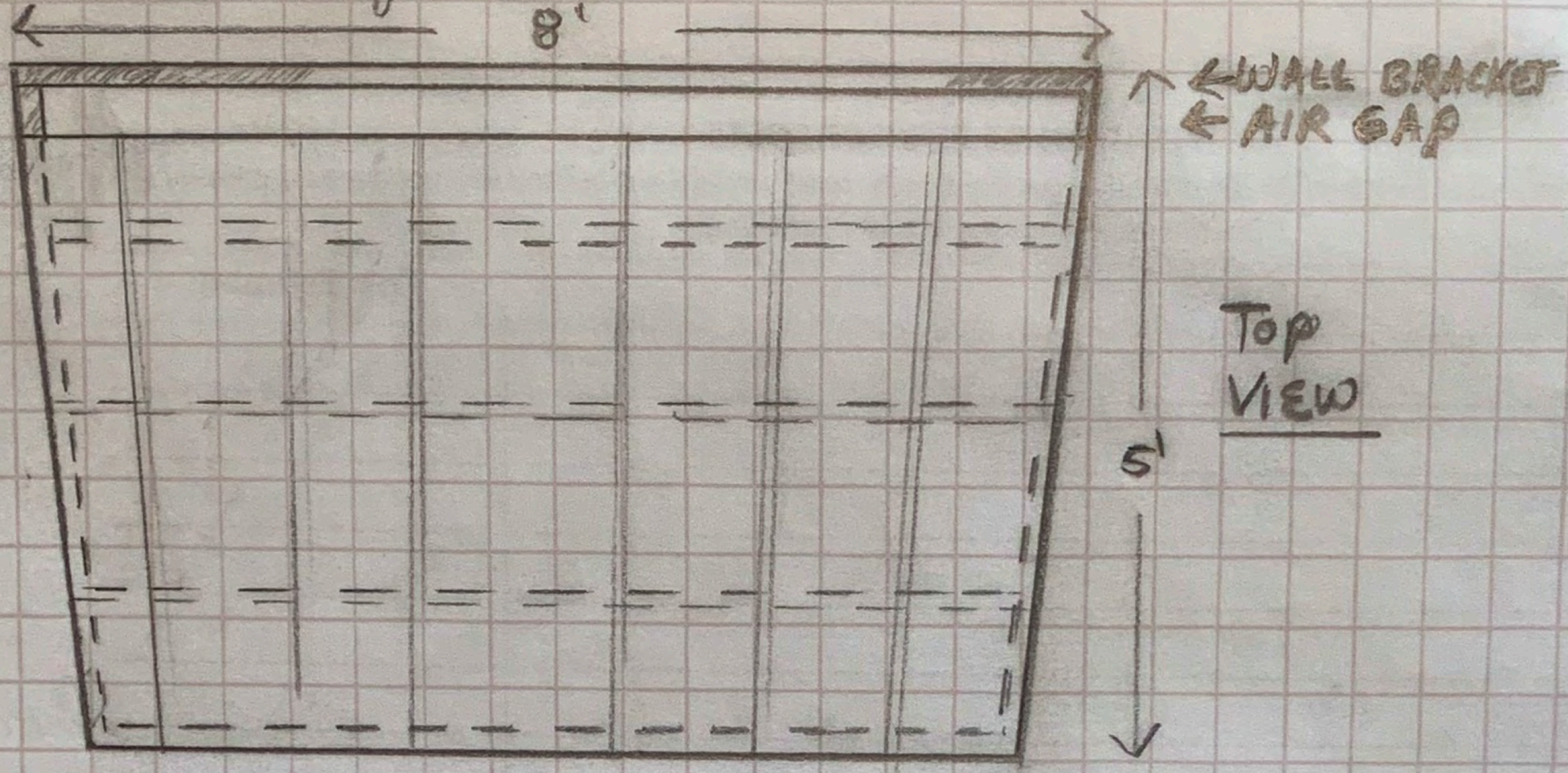
Sincerely,

Alyssa Knutson
Planner
City of Fort Lupton

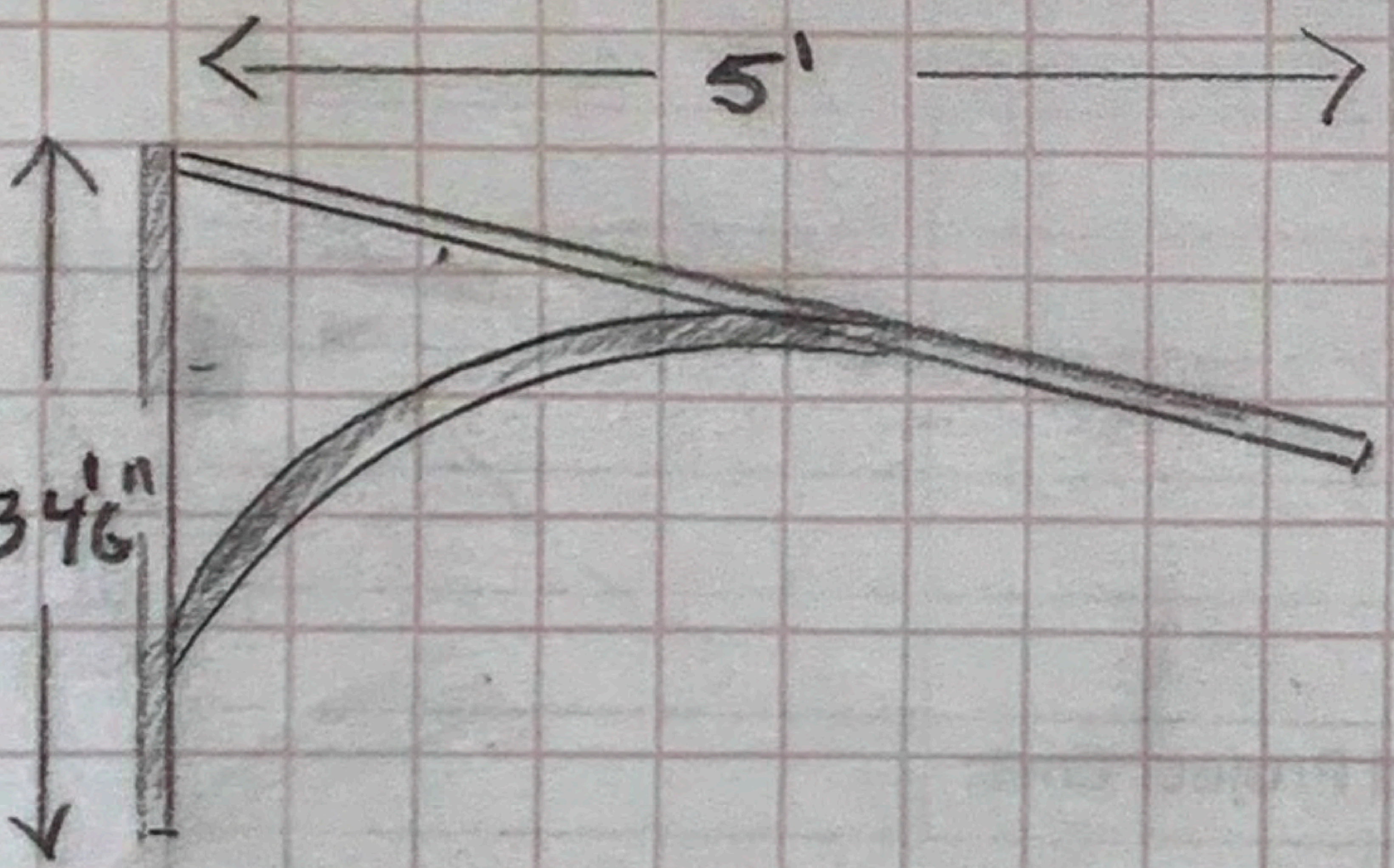
Enclosure

AWNING

SCALE: 1sq = 6"



TOP VIEW



SIDE VIEW

$\tan 30 = \frac{7}{5'}$ 30°

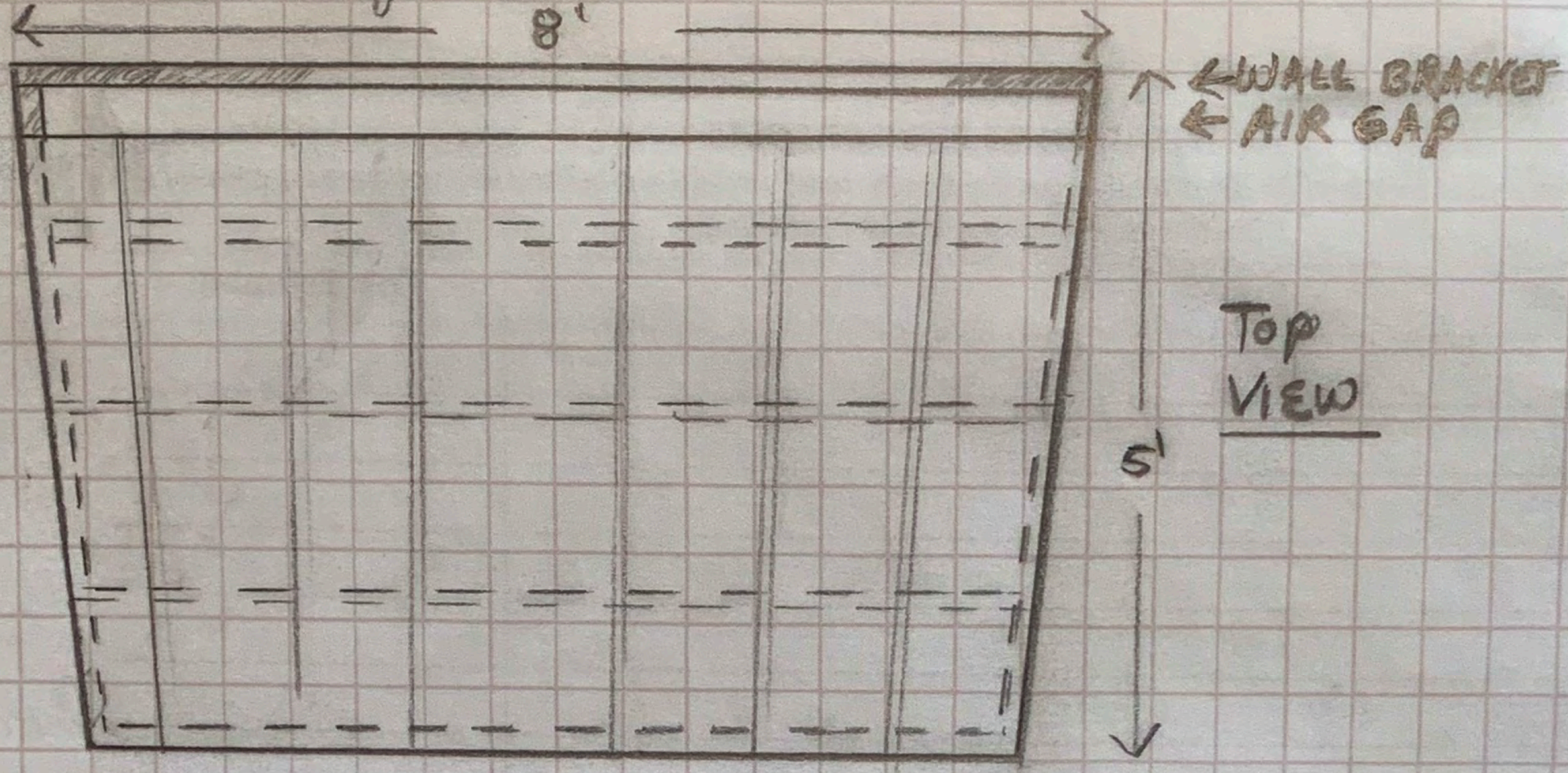
MATERIALS LIST:

FRAME = 1" SQUARE TUBING

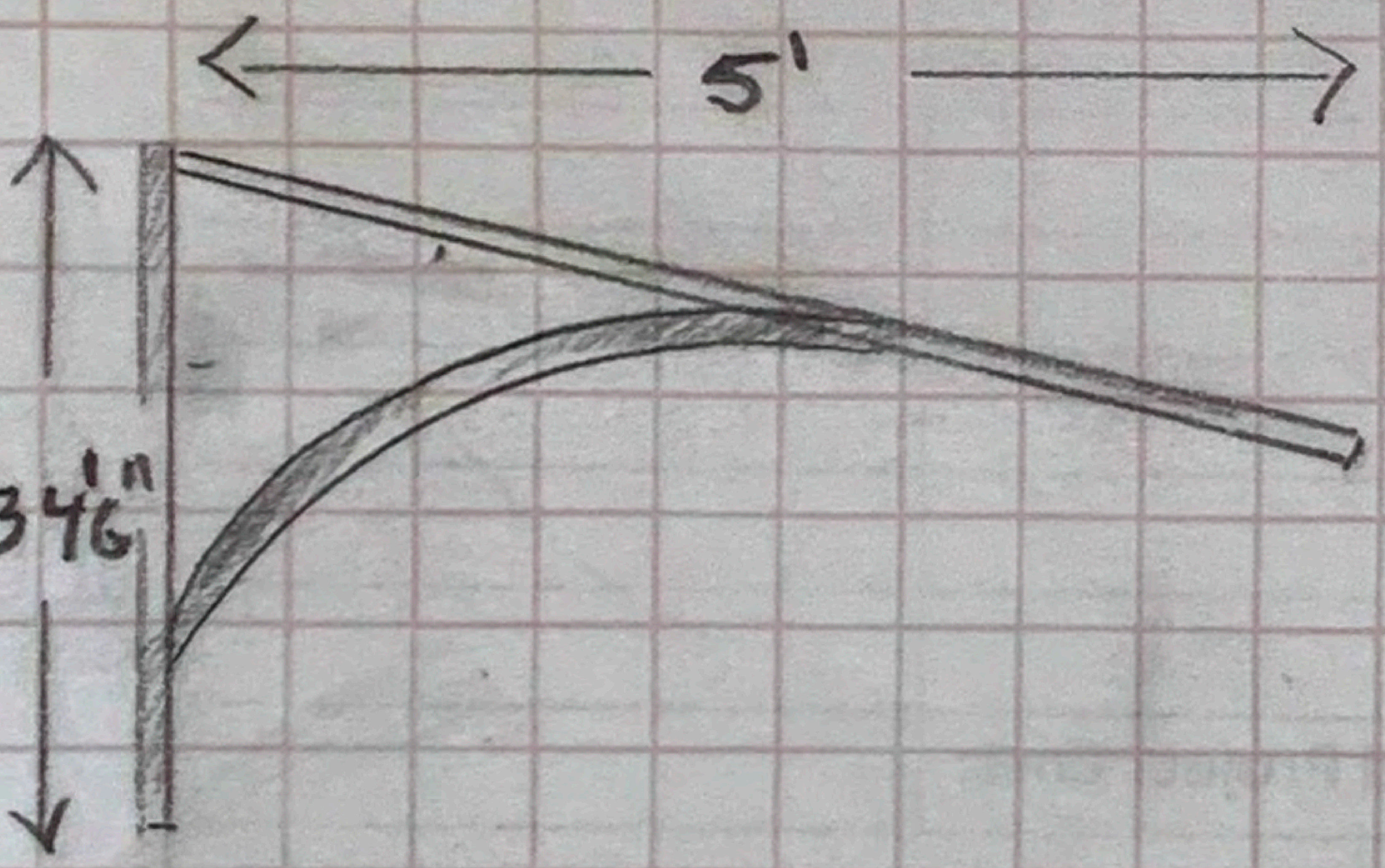
TOP = BRONZE BROWN

AWNING

SCALE: 1sq = 6"



TOP VIEW



SIDE VIEW

TAN 30 = $\frac{?}{5'}$ 30°

MATERIALS LIST:

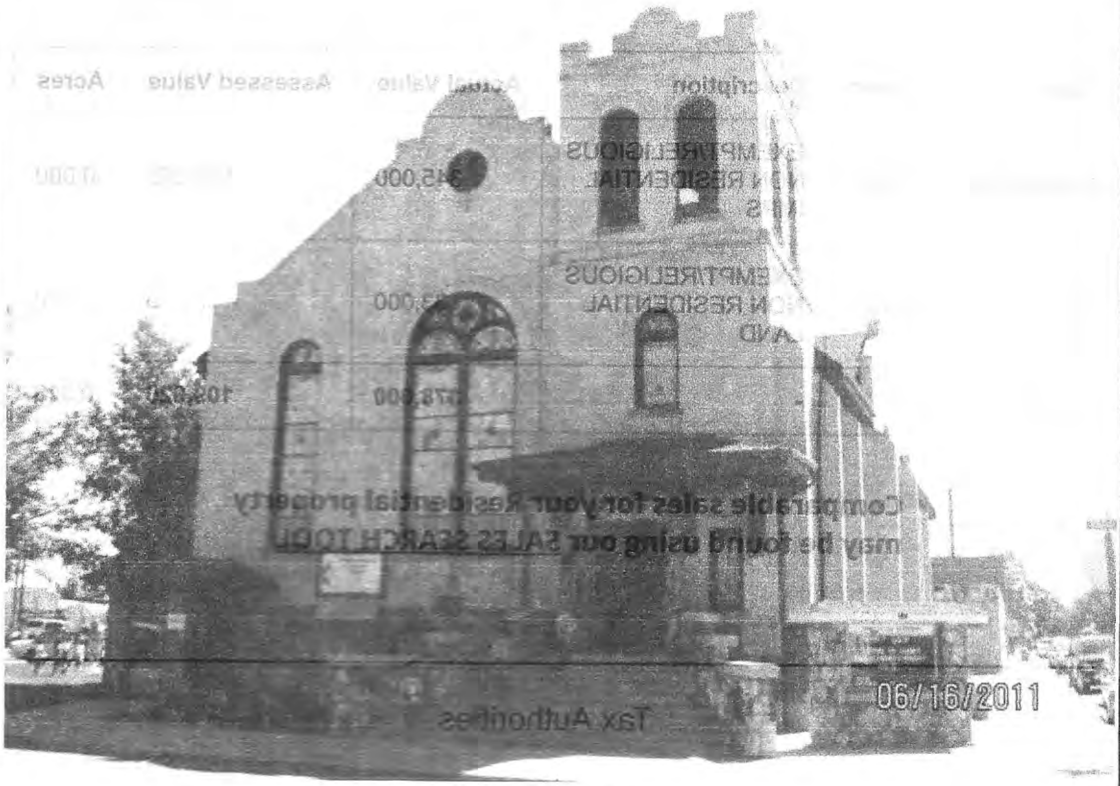
FRAME = 1" SQUARE TUBING
TOP = BRONZE BROWN


4606-5235-1


4606-5235-1


4606-5235-1

Photo



Building 1

Sketch

Valuation Information

Type	Code	Description	Actual Value	Assessed Value	Acres	Land SqFt
Improvement	9259	EXEMPT/RELIGIOUS NON RESIDENTIAL IMPS	345,000	100,050	0.000	0
Land	9159	EXEMPT/RELIGIOUS NON RESIDENTIAL LAND	33,000	9,570	0.318	13,832
Totals	-	-	**378,000**	**109,620**	**0.318**	**13,832**

Comparable sales for your Residential property may be found using our SALES SEARCH TOOL

Tax Authorities

Tax Area	District ID	District Name	Current Mill Levy
5392	0700	AIMS JUNIOR COLLEGE	6.354
5392	0407	FORT LUPTON CITY	35.195
5392	0506	FORT LUPTON FIRE	9.412
5392	0530	FORT LUPTON FIRE (BOND 2022)	0.350
5392	0951	FORT LUPTON URBAN RENEWAL AUTHORITY (FLURA)	0.000
5392	1050	HIGH PLAINS LIBRARY	3.217
5392	0301	NORTHERN COLORADO WATER (NCW)	1.000
5392	0208	SCHOOL DIST RE8-FORT LUPTON	18.313
5392	0100	WELD COUNTY	15.038
Total	-	-	**88.879**

Reception	Rec Date	Type	Grantor	Grantee	Doc Fee	Sale Date	Sale Price
35654		SUB	SUBDIVISION	FORT LUPTON	0.00		0

Building Information

Building 1

AccountNo	Building ID	Occupancy
R6152886	1	Church

ID	Type	NBHD	Occupancy	% Complete	Bedrooms	Baths	Rooms
1	Commercial	4901	Church	100	0	0	0

ID	Exterior	Roof Cover	Interior	HVAC	Perimeter	Units	Unit Type	Make
1				Forced Air	325	0		

ID	Square Ft	Condo SF	Total Basement SF	Finished Basement SF	Garage SF	Carport SF	Balcony SF	Porch SF
1	7,302	0	0	4,744	0	0	0	0

Built As Details for Building 1

ID	Built As	Square Ft	Year Built	Stories	Length	Width
1.00	Church	7,302	1916	1	0	0

Additional Details for Building 1

ID	Detail Type	Description	Units
1	Basement	Finished	4,744

Weld County
PROPERTY PORTAL

Property Information (970) 400-3650
Technical Support (970) 400-4357

Account: R6152886

August 31, 2020

Account Information

Account	Parcel	Space	Account Type	Tax Year	Buildings	Actual Value	Assessed Value
R6152886	147106122012		Exempt	2020	1	378,000	109,620

Legal
FTL 15301 L11-12-13-14 BLK19

Subdivision	Block	Lot	Land Economic Area
FT LUPTON TOWN	19	11	FORT LUPTON CHURCHES

Property Address	Property City	Zip	Section	Township	Range
306 PARK AVE	FORT LUPTON		06	01	66

Owner(s)

Account	Owner Name	Address
R6152886	FIRST METHODIST CHURCH	PO BOX 125 FT LUPTON, CO 806210125

Document History

Invoice 0273

Paulson Custom Interiors

465 S. Fulton Ave.
Fort Lupton, CO 80621
Cell: 303-913-0488

TO: First united methoDist

DATE:

QUANTITY	DESCRIPTION	AMOUNT	
	BiD to paint South		
	Door an SiDe lite		
	LaBor + Supplez	425	00

JOB ADDRESS: 306 park

SUBTOTAL	425	00
TAX		
TOTAL		

PLEASE PAY FROM THIS INVOICE


Office is closed
due to Covid 19
If you need
assistance call
the church office
at 303-857-2257
Office
Hours
Monday - Thursday
7:00 am – 12:00 pm
Deliveries
EDUCATIO
ANNEX
1956

Bill Foy
Platteville, CO

Contractors Invoice

WORK PERFORMED AT:

TO:
First United Methodist Church

DATE	YOUR WORK ORDER NO.	OUR BID NO.
9/15/20		

DESCRIPTION OF WORK PERFORMED	
Materials for "Office" sign	400.00
Labor to build, powdercoat and install sign	450.00
	850.00

All Material is guaranted to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of ______________________

______________________ Dollars ($______________).

This is a ☐ Partial ☐ Full invoice due and payable by: ________ Month ________ Day ________ Year

in accordance with our ☐ Agreement ☐ Proposal No. ________ Dated ________ Month ________ Day ________ Year

adams TC8122 11-12

ThreadX LLC
15258 Front St.
Platteville, CO 80651
970-785-1311

Quote

Date	Quote Number
9/15/2020	48

Name / Address	Additional Information
First United Methodist Church Teri Kopfman 306 Park Ave Fort Lupton, CO 80621	

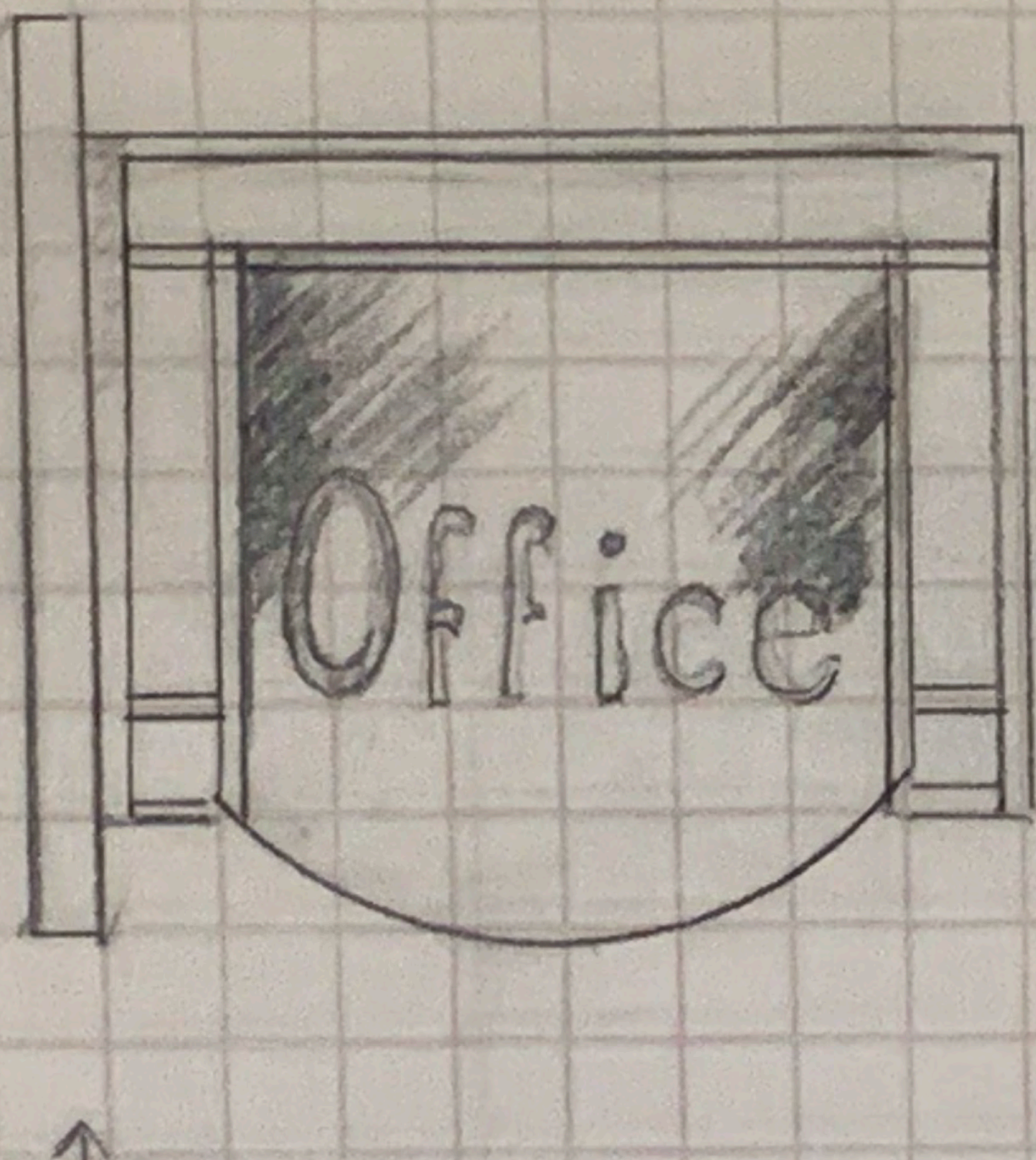
P.O. No.	Rep	Need by Date	Requested By
	JRK		Teri Kopfman

Item	Description	Qty	Rate	U/M	Amount
Labor	Office sign labor. Fabricate, powdercoat, and installation of office sign aporox 24" by 24"	1	600.00	ea	600.00
Material	Office sign material square tubing, & plate steel,	1	475.00		475.00

Subtotal	$1,075.00
Sales Tax (5.9%)	$0.00
Total	$1,075.00

SIGN

FRONT VIEW
(BACK SAME)



WALL
BRACKET

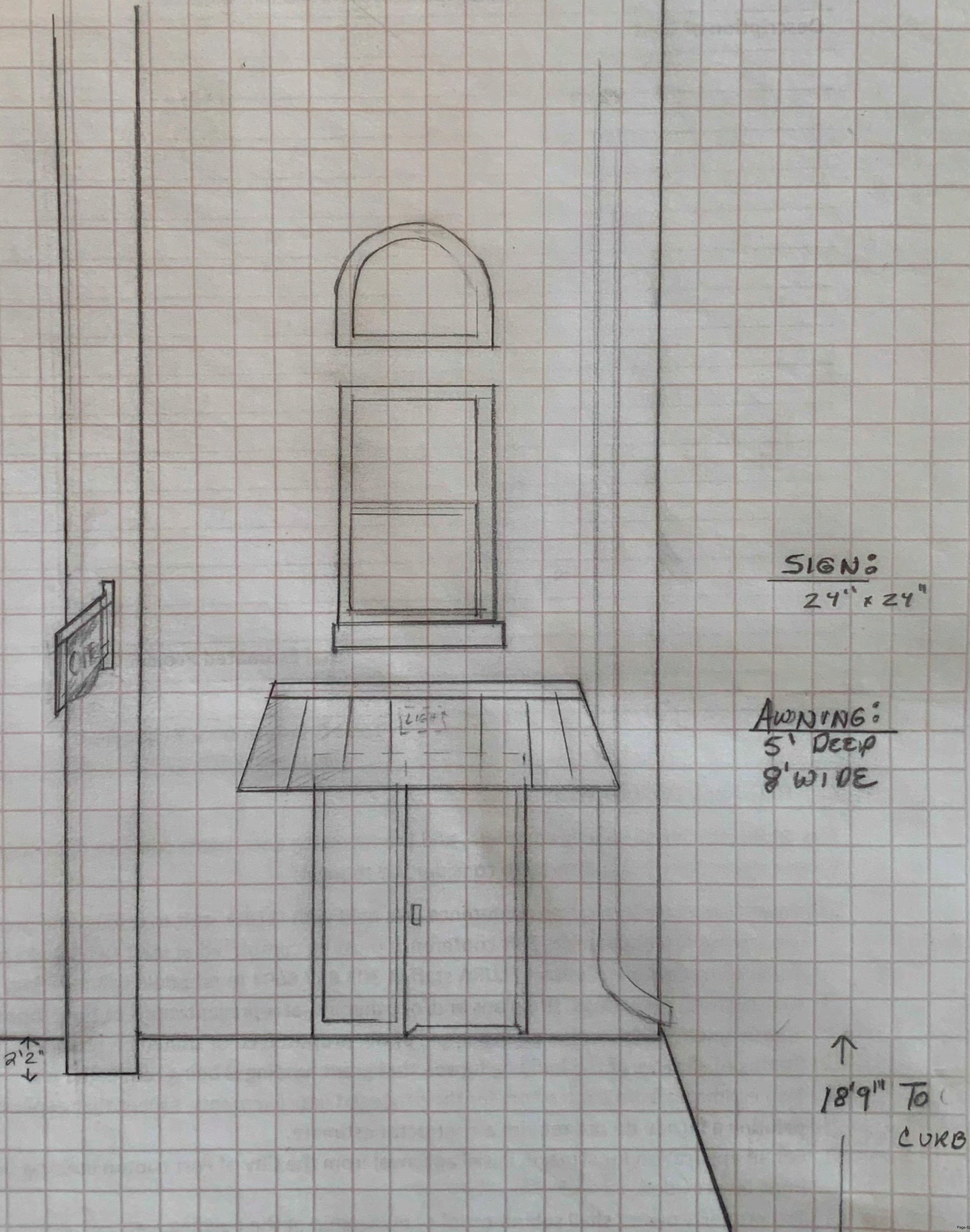
MATERIAL LIST:

- 3/4" SQUARE TUBING
- 1/8" PLATE
- MED. VALUE FRAME,
  DARK VALUE PLATE,
  LT OR WHITE LETTERING

SCALE: 1 sq = 3 INCHES

BUILDING VIEW
SOUTH DOOR

SCALE: 1sq=1'



La Fonda Deep Blue

4011-7 | Valspar
Available at Lowe's

valspar

711 DENVER AVENUE
FACADE APPLICATION

FLURA
FORT LUPTON URBAN RENEWAL AUTHORITY

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

Façade Improvement Grant Program Application

A. CONTACT INFORMATION

1) Applicant Name: Pamela Miller Chavez

Business Name: Quicksilverplaces LLC

Phone: 303 726 1555 Email: pdchavez3@msn.com

Address: 711 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:

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: 711 Denver Ave

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 window repairs (glazing, new glass, frames)
- plexiglass window replace
- storm window & screen creation (as historically appropriate)
- Facade trim and paint windows and columns
- ~~[illegible]~~ repair broken concrete block

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

Fresh paint and trim, where in many shades & chipped will be beautiful!

Broken windows & inadequate panes & ventilation could be ordered new, but would be ~~@~~ more costly, and less historically accurate than restoring the original 1903 wood windows, screens & storms.

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
Please see 2 contractor bids for estimates: (my lowest 2 bids) Average cost materials/labor to replace & repair windows & storms and to paint trim and columns.	$6,560.00 (average based on 2 lowest bids).
Total Estimated Project Cost:	$6560.00
Total Grant Amount Requested: *(not to exceed 50% of project cost)*	$3,280.00

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 this application. This conference must be completed at least two weeks prior to 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 all sides of the building façade that grant funding is being requested for.
- ☐ Two estimates from contractors for the proposed improvements, 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.

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 Façade Improvement Grant is awarded. I understand that I am required to enter into a Façade Improvement 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: Sept 30, 2020

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 Façade Improvement Grant and to perform the improvements described in this application if a Façade Improvement Grant is awarded.

Owner: ______________________ Date: Sept 30, 2020

For Office Use Only

Received Date: ______________________

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

____

____

____

Deemed Complete Date: ______________________

Jose Jimenez, your handyman helper!
730 Grandview meadows Drive
Building 0, Apartment 205
Longmont, Co, 80503
970-581-2171

Project: façade work on 711 Denver Ave

Bid prepared for:
Pamela Miller Chavez
Quicksilverplaces LLC
Property
711 Denver
Fort Lupton, Co
3037261555

Description	Amount
Painting labor, prep and prime, sanding of windows, window trim, pillars and rebuilt storms and screens	55 x $35hr =$1925
Material cost for Paint, primer, sandpaper, masking for window trim, pillars, and frames. Benjamin Moore or equivalent paints	$750
Labor. Build Wood frames for screens and storms, install glass and screens and mount clips on exterior	30X35hr=$1050
Material cost wood frames X2 front only, glass and screening supplies, glazing points	$1600
Material cost glass window replacement of 5out of 4 of broken or plexiglass panes, and storm window panes for 6 windows	$825
Total	$6700
	Materials $3,175 Labor $3,525

Make all checks payable to Jose Jimenez
These are estimates of material costs from big box stores, Lowes or home depot and subject to availability. I have a discount available from Benjamin Moore paints reflected in cost. Labor costs may exceed this estimate if unseen damage is found or if there are change orders.
Half of this payment in full is due within 30 days of accepting this contract, and the remainder when work is complete.

THANK YOU FOR YOUR BUSINESS!

Dale Edgin , handyman for hire
29521 CR 398
Keenesburg, Co 80643
(970)815-4409

SEPT 20, 2020	DATE

PROPERTY ADDRESS	FAÇADE IMPROVEMENTS
Pamela Chavez 711 Denver Ave Fort Lupton, Colorado	

DESCRIPTION OF WORK	LABOR	MATERIAL COSTS	TOTAL
Replace broken glass and plexiglass in 4 windows and 1 upper door. Strip wood frames where necessary	40 hrsx25$ hour	*250$: large front window glass pane 70X40 $200: Standard Glass panes 20$x2 upper and lower frame x 5 Glazing points and putty $69.04	$1000 labor $519.50 materials
Screens and Storm windows	28 hours x $25 hour	$195.73 Wood frame trim, 2$x8.95 glue, $78.95 mounting hardware, screening $58.12 a roll x 4 rolls staples or splines $19.98 and glass frames for uppers and lowers $200 for standard $250 for custom glass front	$700 Labor $974.48 materials
Paint windows, and storms and screens Paint, Sherwin Williams exterior,	29 hours X 25 hour	$105.49 a gallon x 3 gallons (in Grays harbor)	$ 725 labor $316 materials
Strip, sand and paint columns and trim in Ivory	35 hours at $25 hour	$312.45 5 gallon Sherwin Williams super paint exterior w primer	$875 labor $312.45 materials
Shopping and materials acquisition and trip charges	5 hours at $25 hour	Home depot and Sherwin Williams are preferred	$125

DESCRIPTION OF WORK	LABOR	MATERIAL COSTS	TOTAL
		vendors unless specified by client	

TOTAL LABOR $4,300

TOTAL SUPPLIES $2,122.43

SUPPLIES DUE ON START DATE

LABOR DUE ON COMPLETION OF WORK

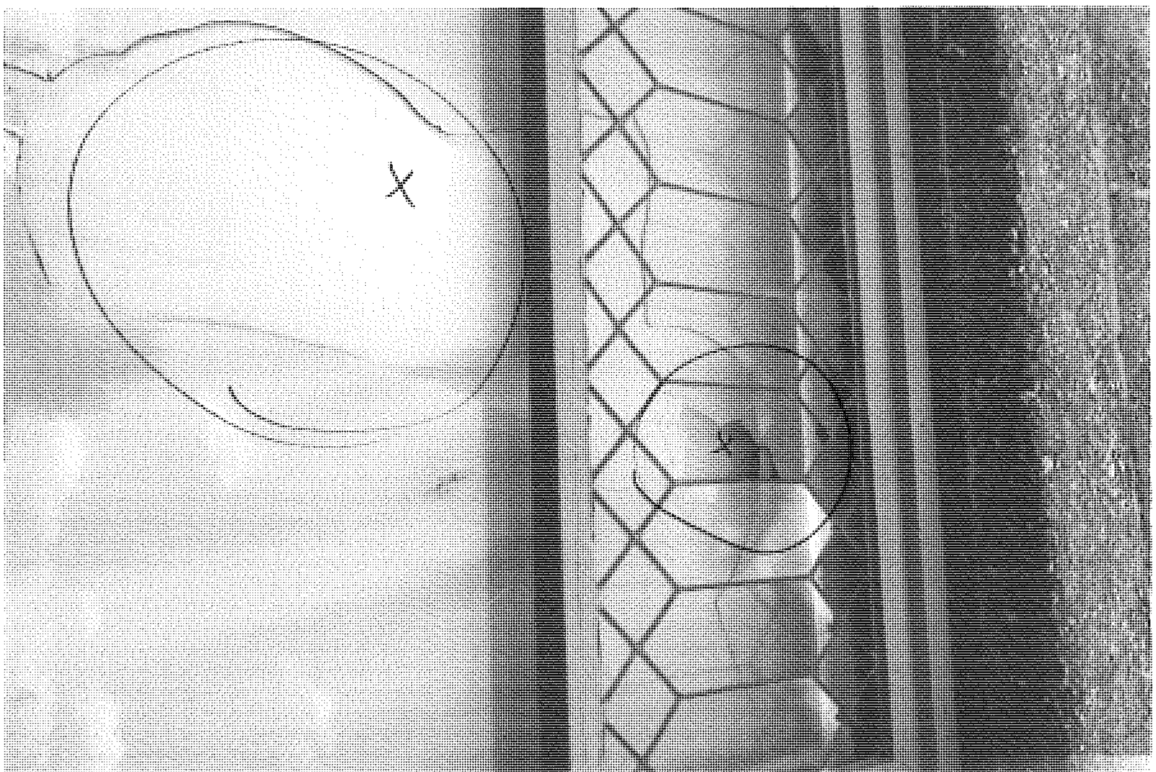
TOTAL COST: $6,422.43

Thank you for your business!

- O windows x = broken pane or plexiglass needing replacement.
- All facade windows will get a storm &/or screen

- trim painted harbor grey (a blue) w/white (ivory) columns & sills.

Facade project 711 Denver



FIDELITY NATIONAL TITLE COMPANY

1120 West 122nd Ave., #301, Westminster, CO 80234

Phone: (303) 452-2989 Fax: (303) 633-7600

Combined Settlement Statement

FINAL

Escrow No: F0671768 - 141 BR8 **Close Date:** 06/30/2020 **Proration Date:** 06/30/2020 **Disbursement Date:** 06/30/2020

Buyer(s)/Borrower(s): Pamela Miller-Chavez
David A. Chavez

Seller(s): Luis A. Guzman

Lender: Broker Solutions, Inc. dba New American Funding, ISAOA **Loan #:** 142920155888

Property: 711 Denver Avenue
Fort Lupton, CO 80621-2161

Brief Legal: FTL 15602 S3' L14 & ALL L15-16 BLK15

Buyer Debit	Buyer Credit	Description	Seller Debit	Seller Credit
		TOTAL CONSIDERATION:		
280,000.00		Sale Price of Property		[redacted]
	3,500.00	Deposit		
	2,200.00	Seller Credit	2,200.00	
		PAYOFFS:		
		Payoff to Loencare	[redacted]	
		Principal balance 266,301.15		
		NEW AND EXISTING ENCUMBRANCES:		
	210,000.00	New Loan from Broker Solutions, Inc. dba New American Funding, ISAOA		
		NEW LOAN CHARGES: - Broker Solutions, Inc. dba New		
787.50		% of Loan Amount (Points) to Broker Solutions, Inc. dba New American Funding, ISAOA		
1,419.00		Lender fee to Broker Solutions, Inc. dba New American Funding, ISAOA		
150.00		APPRAISAL REINSPECTION FEE to Broker Solutions, Inc. dba New American Funding, ISAOA		
10.50		BORROWER IDENTITY VALIDATION to DATAVERIFY		
13.55		Credit Report Fee to Broker Solutions, Inc. dba New American Funding, ISAOA		
6.50		Flood Certification to Broker Solutions, Inc. dba New American Funding, ISAOA		
86.00		Tax Related Service Fee to Broker Solutions, Inc. dba New American Funding, ISAOA		
95.00		VERIFICATION SERVICES to DATAVERIFY		
2,378.00		Homeowner's Insurance Premium to Foremost Insurance company 12 mos.		
23.01		Prepaid Interest to Broker Solutions, Inc. dba New American Funding, ISAOA @ $23.01 per day from 6/30/2020 to 7/1/2020		
594.51		Homeowner's Insurance to Broker Solutions, Inc. dba New American Funding, ISAOA 3 mos. @ $198.1700/month		
630.44		Property Taxes to Broker Solutions, Inc. dba New American Funding, ISAOA 4 mos. @ $157.6100/month		
(157.61)		Aggregate Adjustment to Broker Solutions, Inc. dba New American Funding, ISAOA		
		ESCROW CHARGES		
25.00		Title - Closing Protection Letter Fee to Fidelity National Title Company		
450.00		Title - Bundled Loan Closing Fee to Fidelity National Title Company		
185.00		Title - Bundled Real Estate Closing Fee to Fidelity National Title Company	185.00	
		TITLE CHARGES:		
425.00		ALTA Loan Policy 6-17-06 for $210,000.00 to Fidelity National Title Company Premium: $425.00		
		ALTA Owners Policy 6-17-06 for $280,000.00 to Fidelity National Title Company Premium: $775.00	775.00	
		Extended Coverage to Fidelity National Title Company	75.00	
		RECORDING FEES:		
13.00		Recording Fee For Deed to Fidelity National Title Company		
175.00		Recording Fee For Mortgage to Fidelity National Title Company		
28.00		Tax Stamp For State Deed to Fidelity National Title Company		

FIDELITY NATIONAL TITLE COMPANY

1120 West 122nd Ave., #301, Westminster, CO 80234

Phone: (303) 452-2989 Fax: (303) 633-7600

Combined Settlement Statement

FINAL

Escrow No: F0671768 - 141 BR8 **Close Date:** 06/30/2020 **Proration Date:** 06/30/2020 **Disbursement Date:** 06/30/2020

Buyer Debit	Buyer Credit	Description	Seller Debit	Seller Credit
		ADDITIONAL CHARGES:		
		2019 taxes to Weld County treasurer $1,891.36 POC - Seller		
3,500.00		EARNEST MONEY NOT USED to :BA		
		UTILTIY ESCROW to UTILITY COMPANIES	500.00	
		PRORATIONS AND ADJUSTMENTS:		
	935.34	County Taxes from 1/1/2020 to 6/30/2020 based on the Annual amount of $1,891.36	935.34	
		COMMISSIONS:		
		Commission $8,360.00 to Re/Max Momentum $7,340.00 to Liberty Belle Properties LLC	15,700.00	
290,837.40	216,635.34	Sub Totals	286,671.49	[redacted]
	74,202.06	Balance Due From Buyer / Balance Due From Seller		[redacted]
290,837.40	290,837.40	Totals	286,671.49	[redacted]

APPROVED AND ACCEPTED

Sales or use taxes on personal property not included. Fidelity National Title Company assumes no responsibility for the adjustment of special taxes or assessments unless they are shown on the Treasurer's Certificate of Taxes Due. The condition of title to the property is to be determined by reference to the title evidence provided by Seller or by personal investigation. The above statement of settlement is approved as of the settlement date shown above and Escrow Holder is hereby authorized to disburse as Trustee funds as indicated.

Buyer(s)/Borrower(s):

Pamela Miller-Chavez

David A. Chavez

Seller(s):

Luis A. Guzman

Broker/Agent:

Liberty Belle Properties LLC

Broker/Agent:

Re/Max Momentum

Broker/Agent:

Closing Agent:

FIDELITY NATIONAL TITLE COMPANY

by Brande Reader

		2018Total Budget	2018Total /	2019Total I	2019Total /	2020Total Budget	2020YTD Activity	2020PROJECTED	2021REQUESTED	
Fund: 820 - FLURA										
Revenue										
820-9100-311010	TIF INCREMENT	163218	166930.1	197990	186329.6	245865	211909	$ 245,865.00	$ 263,119.00	
820-9100-311011	TIF INCREMENT REFUND	-17111	-18352.2	-17464	-16815.6	-18337	0	$ (18,337.00)	$ (22,177.00)	
820-9100-361600	INTEREST EARNED	0	113.39	20	178.08	250	67.93	$ 250.00	$ 100.00	
820-9100-380000	MISC REVENUE	0	0	0	50000	0	0	$ -	$ -	
820-9100-390100	FLURA DEBT PROCEEDS	0	0	0	0	0	0	$ -	$ -	
820-9100-390400	UNAPPROPRIATED RESERVES	39705	0	121018	0	224520	0	$ 224,520.00	$ 592,215.00	
Expense										
820-9100-520100	GENERAL SUPPLIES	500	123.56	500	80.65	500	0	$ 500.00	$ 500.00	
820-9100-530600	CONTRACTUAL SERVICES	5000	3250	6000	3435.84	78375	31053.15	$ 78,375.00	$ 10,000.00	
820-9100-530800	DUES & SUBSCRIPTIONS	600	80.97	650	500	650	210	$ 650.00	$ 750.00	
820-9100-531200	LEGAL FEES	10000	251.4	10000	250	10000	921.12	$ 10,000.00	$ 10,000.00	
820-9100-531600	PLANS & STUDIES	0	43003.5	0	6996.5	0	0	$ -	$ -	
820-9100-531800	POSTAGE	0	27.78	100	126.5	200	133.1	$ 200.00	$ 500.00	
820-9100-532800	STAFF DEVELOPMENT	1000	195	1000	326.81	1000	0	$ 1,000.00	$ 1,000.00	
820-9100-533000	TRAVEL & MEETINGS	1000	500	1000	293.26	1000	0	$ 1,000.00	$ 1,000.00	
820-9100-551850	GRANTS - TIF	0	12045.62	100000	54127.66	100000	0	$ 100,000.00	$ 75,000.00	
										Façade Grant ($35,000)
										IBC/IFC Update Grant ($30,000)
										Monument Sign Grant ($10,000)
820-9100-553500	MISC EXPENDITURES	0	0	0	0	0	0	$ -	$ -	
820-9100-575000	CAPITAL PROJECTS	100000	0	50000	0	150000	0	$ 150,000.00	$ 452,000.00	
										Denver Ave 4th and 3rd St Construction ($427,000)
										Alley Way Place Making Grannies/Theater ($20,000)
										Wayfinding Signs ($5,000)
820-9100-580450	GENERAL FUND (CITY) LOAN	5000	5000	5000	5000	5000	5000	$ 5,000.00	$ 5,000.00	
820-9100-590400	FUND BALANCE RESERVES	0	0	0	0	0	0	$ -	$ -	

Fund Summary

Defined Budgets

Fund	2018Total Budget	2018Total /	2019Total I	2019Total /	2020Total Budget	2020YTD Activity	2020PROJECTED	2021REQUESTED
820 - FLURA	62712	84213.47	127314	148554.8	105573	174,659.56	$ 105,573.00	$ 36,465.00