FLURA
FORT LUPTON URBAN RENEWAL AUTHORITY

Gary Montoya, Chair
Cristian Gonzalez-Torres, Secretary
Claud Hanes
Sierra Fedder
Kathy Kvasnicka, Vice-Chair
Eugene Reynolds, Treasurer
Mark Grajeda
Kevin Ross

AGENDA
FORT LUPTON URBAN RENEWAL AUTHORITY
REGULAR MEETING

130 South McKinley Avenue
Thursday, March 20, 2025
6:00 PM

Call to Order

Approval of Agenda

a. February 20, 2025 Meeting Minutes

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

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

Accounts Payable

a. February FLURA Accounts Payable

Action Item(s)

a. Building Renovation Grant Application: 327 Denver Ave (Lucky Shot)

New Business

a. 237 Denver Ave (Original Dale's Pharmacy) Discussion: Rain Damage Repair

Old Business

a. Denver Avenue Streetscape Survey - Update

Board Reports

Adjourn

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

RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY
February 20th, 2024

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

Roll Call
Kathy Kvasnicka, FLURA Deputy City Administrator Chris Cross, Gary Montoya, Cristian Gonzalez, Mark Grajeda, Eugene Reynolds, Sierra Fedder, Claud Hanes

Approval of Agenda
There was a motion to approve the agenda. The agenda was approved. The minutes were approved for the January meeting.

Consent Agenda
There was a motion to approve the agenda. Approved by the board.

Public Comment
None.

Accounts Payable
a. Same report that was reported during the January meeting.

Action items
a. Choosing which FLURA board member will join the Planning Advisory Committee for the Comprehensive Plan Update. President Montoya will be on the Planning Advisory Committee.

New Business

a. Community Heart and Soul Outreach. A new outreach program in Fort Lupton. Gives the community a chance to present what matters most to them.
b. Next steps for Streetscape Plan. There will be a town hall, then it is up to the City Council for approval of next steps. There may be a survey that needs to be done for the project, and the City Council will need to discuss.
c. FLURA Hosting DCI URA Training Event 5/29/25. FLURA approved to host the event again.

Old Business

a. None

Staff Reports

a. None

Board Reports

a. None

Adjournment
Gary adjourned the meeting. Next meeting will be March 20th, 2025 at 6:00 PM.

Submitted by:

_____
Cristian Gonzalez-Torres, Secretary

Approved by Fort Lupton Urban Renewal Authority

_____
Gary Montoya, Chairperson

FLURA

FORT LUPTON URBAN RENEWAL AUTHORITY

PRELIMINARY FINANCIAL STATEMENTS

For the Month Ended

February 28, 2025

City of Fort Lupton

Balance Sheet
Account Summary
As Of 02/28/2025

Account	Name	Prior Year Balance	Current Year Balance	Variance Favorable / (Unfavorable)
Fund: 820 - FLURA				
Assets				
BalSubCategory: 100 - Cash And Cash Equivalents				
820-100100	CASH - ALLOCATED POOLED CASH	0.00	0.00	0.00
820-100300	CASH - FLURA	843,767.87	832,742.32	-11,025.55
	Total BalSubCategory 100 - Cash And Cash Equivalents:	**843,767.87**	**832,742.32**	**-11,025.55**
BalSubCategory: 110 - Accounts Receivables				
820-110150	ACCOUNTS RECEIVABLE - OTHER	0.00	0.00	0.00
	Total BalSubCategory 110 - Accounts Receivables:	**0.00**	**0.00**	**0.00**
BalSubCategory: 113 - Property Tax Receivable				
820-110250	PROPERTY TAX RECEIVABLE	474,667.07	474,667.07	0.00
	Total BalSubCategory 113 - Property Tax Receivable:	**474,667.07**	**474,667.07**	**0.00**
	Total Assets:	**1,318,434.94**	**1,307,409.39**	**-11,025.55**
Liability				
BalSubCategory: 201 - Accounts Payable				
820-201000	ACCOUNTS PAYABLE	0.00	0.00	0.00
	Total BalSubCategory 201 - Accounts Payable:	**0.00**	**0.00**	**0.00**
BalSubCategory: 210 - Due to Other Funds				
820-207200	DUE TO PRIMARY GOV	0.00	0.00	0.00
	Total BalSubCategory 210 - Due to Other Funds:	**0.00**	**0.00**	**0.00**
BalSubCategory: 240 - Deferred Inflow of Resources				
820-202250	DEFERRED PROPERTY TAX	474,667.07	474,667.07	0.00
	Total BalSubCategory 240 - Deferred Inflow of Resources:	**474,667.07**	**474,667.07**	**0.00**
	Total Liability:	**474,667.07**	**474,667.07**	**0.00**
Equity				
BalSubCategory: 310 - Unrestricted Reserve				
820-310000	FUND BALANCE	541,846.84	819,426.54	277,579.70
	Total BalSubCategory 310 - Unrestricted Reserve:	**541,846.84**	**819,426.54**	**277,579.70**
BalSubCategory: 316 - Emergency Reserves				
820-310210	RESTRICTED - TABOR RESERVE	12,843.79	12,843.79	0.00
	Total BalSubCategory 316 - Emergency Reserves:	**12,843.79**	**12,843.79**	**0.00**
	Total Beginning Equity:	**554,690.63**	**832,270.33**	**277,579.70**
Total Revenue		347,773.74	976.20	-346,797.54
Total Expense		58,696.50	504.21	58,192.29
Revenues Over/(Under) Expenses		**289,077.24**	**471.99**	**-288,605.25**
	Total Equity and Current Surplus (Deficit):	**843,767.87**	**832,742.32**	**-11,025.55**
	Total Liabilities, Equity and Current Surplus (Deficit):	**1,318,434.94**	**1,307,409.39**	**-11,025.55**

Account Number		2024 Total Activity	2025 Total Activity	2025 YTD Activity Through Feb	Parent Budget 2025 APPROVED	Comparison 1 Budget	Comparison 1 to Parent Budget Increase / (Decrease)	%
Fund: 820 - FLURA								
Revenue								
820-9100-311010	TIF INCREMENT	531,549.77	704.92	704.92	800,799.00	0.00	-800,799.00	-100.00%
820-9100-311011	TIF INCREMENT REFUND	-171,171.75	0.00	0.00	-126,865.00	0.00	126,865.00	-100.00%
820-9100-361600	INTEREST EARNED	1,709.65	271.28	271.28	0.00	0.00	0.00	0.00%
820-9100-390200	TABOR RESERVE	0.00	0.00	0.00	17,611.00	0.00	-17,611.00	-100.00%
820-9100-390400	UNAPPROPRIATED RESERVES	0.00	0.00	0.00	738,303.00	0.00	-738,303.00	-100.00%
	Total Revenue:	**362,087.67**	**976.20**	**976.20**	**1,429,848.00**	**0.00**	**-1,429,848.00**	**-100.00%**
Expense								
820-9100-520100	GENERAL SUPPLIES	155.13	0.00	0.00	500.00	0.00	-500.00	-100.00%
820-9100-530600	CONTRACTUAL SERVICES	51.12	493.66	493.66	95,000.00	0.00	-95,000.00	-100.00%
820-9100-530800	DUES & SUBSCRIPTIONS	2,034.38	0.00	0.00	1,500.00	0.00	-1,500.00	-100.00%
820-9100-531200	LEGAL FEES	150.00	0.00	0.00	10,000.00	0.00	-10,000.00	-100.00%
820-9100-531600	PLANS & STUDIES	0.00	0.00	0.00	15,000.00	0.00	-15,000.00	-100.00%
Budget Notes								
Budget Code	**Subject**		**Description**					
APPROVED	2025		Brownfield Projects - $15,000					
820-9100-531800	POSTAGE	2.07	0.00	0.00	800.00	0.00	-800.00	-100.00%
820-9100-532800	STAFF DEVELOPMENT	435.00	0.00	0.00	5,000.00	0.00	-5,000.00	-100.00%
820-9100-533000	TRAVEL & MEETINGS	3,025.17	0.00	0.00	2,500.00	0.00	-2,500.00	-100.00%
820-9100-551850	GRANTS - TIF	52,474.49	0.00	0.00	200,000.00	0.00	-200,000.00	-100.00%
Budget Notes								
Budget Code	**Subject**		**Description**					
APPROVED	2025		Building Renovation Grant - $100000					
APPROVED	2025		Carryover - Carryover from 2024 for outstanding grant awards $50,000					
APPROVED	2025		Multi Year Funding Opportunities - Economic Development assistance opportunities $50,000					
820-9100-553500	MISC EXPENDITURES	6,180.61	10.55	10.55	10,000.00	0.00	-10,000.00	-100.00%
820-9100-575000	CAPITAL PROJECTS	0.00	0.00	0.00	25,000.00	0.00	-25,000.00	-100.00%
Budget Notes								
Budget Code	**Subject**		**Description**					
APPROVED	2025		Bench & Shade Structure Project - $25,000					

Budget Comparison Report

Account Number		2024 Total Activity	2025 Total Activity	2025 YTD Activity Through Feb	Parent Budget 2025 APPROVED	Comparison 1 Budget	Comparison 1 to Parent Budget Increase / (Decrease)	%
820-9100-580450	GENERAL FUND (CITY) LOAN	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00%
820-9100-590200	TABOR RESERVE	0.00	0.00	0.00	20,218.00	0.00	-20,218.00	-100.00%
	Total Expense:	**84,507.97**	**504.21**	**504.21**	**385,518.00**	**0.00**	**-385,518.00**	**-100.00%**
	Total Fund: 820 - FLURA:	**277,579.70**	**471.99**	**471.99**	**1,044,330.00**	**0.00**	**-1,044,330.00**	**-100.00%**
	Report Total:	**277,579.70**	**471.99**	**471.99**	**1,044,330.00**	**0.00**	**-1,044,330.00**	**-100.00%**

Group Summary

Account Typ…	2024 Total Activity	2025 Total Activity	2025 YTD Activity Through Feb	Parent Budget 2025 APPROVED	Comparison 1 Budget	Comparison 1 to Parent Budget Increase / (Decrease)	%
Fund: 820 - FLURA							
Revenue	362,087.67	976.20	976.20	1,429,848.00	0.00	-1,429,848.00	-100.00%
Expense	84,507.97	504.21	504.21	385,518.00	0.00	-385,518.00	-100.00%
Total Fund: 820 - FLURA:	**277,579.70**	**471.99**	**471.99**	**1,044,330.00**	**0.00**	**-1,044,330.00**	**-100.00%**
Report Total:	**277,579.70**	**471.99**	**471.99**	**1,044,330.00**	**0.00**	**-1,044,330.00**	**-100.00%**

Fund Summary

Fund	2024 Total Activity	2025 Total Activity	2025 YTD Activity Through Feb	Parent Budget 2025 APPROVED	Comparison 1 Budget	Comparison 1 to Parent Budget Increase / (Decrease)	%
820 - FLURA	277,579.70	471.99	471.99	1,044,330.00	0.00	-1,044,330.00	-100.00%
Report Total:	**277,579.70**	**471.99**	**471.99**	**1,044,330.00**	**0.00**	**-1,044,330.00**	**-100.00%**

City of Fort Lupton

Detail Report
Account Detail
Date Range: 02/01/2025 - 02/28/2025

Account	Name	Beginning Balance	Total Activity	Ending Balance
Fund: 820 - FLURA				
820-100300	CASH - FLURA	833,473.73	-731.41	832,742.32

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/04/2025	APPKT06265	10177		CITY OF FORT LUPTON	000240 - CITY OF FORT LUPTON		-519.22	832,954.51
02/10/2025	GLPKT33572	JN16344		02/10/25 FLURA WELD CTY TAX DISTRI...			694.37	833,648.88
02/18/2025	APPKT06298	10178		CITY OF FORT LUPTON	000240 - CITY OF FORT LUPTON		-1,034.38	832,614.50
02/28/2025	GLPKT33845	JN16468		02/28/25 FLURA BOC INTEREST EARNED...			127.82	832,742.32

820-201000	ACCOUNTS PAYABLE	-1,553.60	1,553.60	0.00

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/04/2025	APPKT06265	10177		CITY OF FORT LUPTON PBL	000240 - CITY OF FORT LUPTON		519.22	-1,034.38
02/18/2025	APPKT06298	10178		CITY OF FORT LUPTON PBL	000240 - CITY OF FORT LUPTON		1,034.38	0.00

820-9100-311010	TIF INCREMENT	0.00	-704.92	-704.92

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/10/2025	GLPKT33572	JN16344		02/10/25 FLURA WELD CTY TAX DISTRI...			-704.92	-704.92

820-9100-361600	INTEREST EARNED	-143.46	-127.82	-271.28

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/28/2025	GLPKT33845	JN16468		02/28/25 FLURA BOC INTEREST EARNED...			-127.82	-271.28

820-9100-553500	MISC EXPENDITURES	0.00	10.55	10.55

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/10/2025	GLPKT33572	JN16344		02/10/25 FLURA WELD CTY TAX DISTRI...			10.55	10.55

Total Fund: 820 - FLURA:	**Beginning Balance: 831,776.67**	**Total Activity: 0.00**	**Ending Balance: 831,776.67**
Grand Totals:	**Beginning Balance: 831,776.67**	**Total Activity: 0.00**	**Ending Balance: 831,776.67**

Date Range: 02/01/2025 - 02/28/2025

Fund Summary

Fund		Beginning Balance	Total Activity	Ending Balance
820 - FLURA		831,776.67	0.00	831,776.67
	Grand Total:	**831,776.67**	**0.00**	**831,776.67**

Income Statement

City of Fort Lupton

Account Summary

For Fiscal: 2025 Period Ending: 02/28/2025

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 820 - FLURA						
Revenue						
820-9100-311010	TIF INCREMENT	800,799.00	800,799.00	704.92	704.92	800,094.08
820-9100-311011	TIF INCREMENT REFUND	-126,865.00	-126,865.00	0.00	0.00	-126,865.00
820-9100-361600	INTEREST EARNED	0.00	0.00	127.82	271.28	-271.28
820-9100-390200	TABOR RESERVE	17,611.00	17,611.00	0.00	0.00	17,611.00
820-9100-390400	UNAPPROPRIATED RESERVES	738,303.00	738,303.00	0.00	0.00	738,303.00
	Revenue Total:	**1,429,848.00**	**1,429,848.00**	**832.74**	**976.20**	**1,428,871.80**
Expense						
820-9100-520100	GENERAL SUPPLIES	500.00	500.00	0.00	0.00	500.00
820-9100-530600	CONTRACTUAL SERVICES	95,000.00	95,000.00	0.00	493.66	94,506.34
820-9100-530800	DUES & SUBSCRIPTIONS	1,500.00	1,500.00	0.00	0.00	1,500.00
820-9100-531200	LEGAL FEES	10,000.00	10,000.00	0.00	0.00	10,000.00
820-9100-531600	PLANS & STUDIES	15,000.00	15,000.00	0.00	0.00	15,000.00
820-9100-531800	POSTAGE	800.00	800.00	0.00	0.00	800.00
820-9100-532800	STAFF DEVELOPMENT	5,000.00	5,000.00	0.00	0.00	5,000.00
820-9100-533000	TRAVEL & MEETINGS	2,500.00	2,500.00	0.00	0.00	2,500.00
820-9100-551850	GRANTS - TIF	200,000.00	200,000.00	0.00	0.00	200,000.00
820-9100-553500	MISC EXPENDITURES	10,000.00	10,000.00	10.55	10.55	9,989.45
820-9100-575000	CAPITAL PROJECTS	25,000.00	25,000.00	0.00	0.00	25,000.00
820-9100-590200	TABOR RESERVE	20,218.00	20,218.00	0.00	0.00	20,218.00
	Expense Total:	**385,518.00**	**385,518.00**	**10.55**	**504.21**	**385,013.79**
	Fund: 820 - FLURA Surplus (Deficit):	**1,044,330.00**	**1,044,330.00**	**822.19**	**471.99**	
	Total Surplus (Deficit):	**1,044,330.00**	**1,044,330.00**	**822.19**	**471.99**	

Group Summary

Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 820 - FLURA					
Revenue	1,429,848.00	1,429,848.00	832.74	976.20	1,428,871.80
Expense	385,518.00	385,518.00	10.55	504.21	385,013.79
Fund: 820 - FLURA Surplus (Deficit):	**1,044,330.00**	**1,044,330.00**	**822.19**	**471.99**	**1,043,858.01**
Total Surplus (Deficit):	**1,044,330.00**	**1,044,330.00**	**822.19**	**471.99**	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
820 - FLURA	1,044,330.00	1,044,330.00	822.19	471.99	1,043,858.01
Total Surplus (Deficit):	**1,044,330.00**	**1,044,330.00**	**822.19**	**471.99**	

Check Report

City of Fort Lupton

By Check Number

Date Range: 02/01/2025 - 02/28/2025

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
Bank Code: FLURA-FLURA Fund							
000240	CITY OF FORT LUPTON		02/04/2025	Regular	0.00	519.22	10177
FIN2025842	Invoice	12/31/2024	FLURA-REIMBURSE CITY FOR COLO COMM...		0.00	25.56	
FIN2025844	Invoice	01/23/2025	FLURA-2024 YEAR END AUDIT FEES		0.00	493.66	
000240	CITY OF FORT LUPTON		02/18/2025	Regular	0.00	1,034.38	10178
FIN2025857	Invoice	12/31/2024	FLURA-REIMBURSE CITY FOR COMDATA C...		0.00	1,034.38	

Bank Code FLURA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	3	2	0.00	1,553.60
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	3	**2**	**0.00**	**1,553.60**

All Bank Codes Check Summary

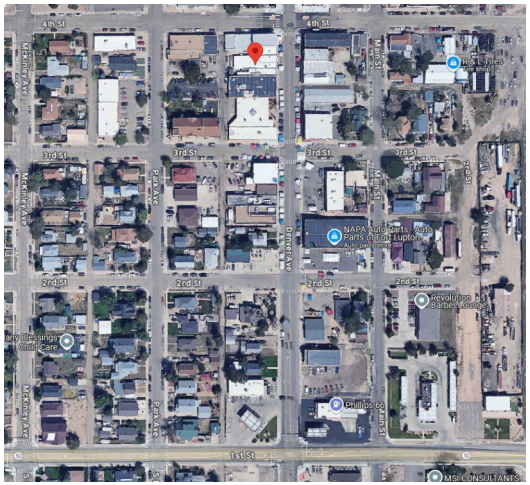
Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	3	2	0.00	1,553.60
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	3	**2**	**0.00**	**1,553.60**

Fund Summary

Fund	Name	Period	Amount
820	FLURA	2/2025	1,553.60
			1,553.60

327 DENVER AVE. FORT LUPTON, CO 80621

VICINITY MAP



GENERAL NOTES

1. All CONSTRUCTION TO COMPLY WITH CURRENT STATE, LOCAL, AND OTHER GOVERNING CODES
2. CONTRACTOR SHALL HAVE ALL EXISTING UTILITY LOCATIONS (TV, GAS, ELECTRIC, SEWER, WATER, AND TELEPHONE) LOCATED BY IT'S RESPECTIVE AUTHORITY.
3. WINDOWS INDICATED ARE AT A MINIMUM, INSULATED, AND DOUBLE PANED. HIGH R-VALUE. ALL WINDOW SHALL HAVE TEMPERED GLASS. ALL WINDOWS SHALL BE FROSTED/TINTED.
4. ALL WINDOW FRAMES SHALL BE BLACK ANODISED FINISHES
5. WINDOW SIZES INDICATED ARE IN FET AND INCHES. EG., A SIZE INDICATED AS 7850 IS 7'- 8" X 5'- 0". FOR A ROUGH OPENING OF 92 ½" × 59.75", MEANING THE ACTUAL WINDOW SIZE IS 1/4 OR 1/2 SMALLER.
6. All WINDOWS TO BE WEATHER STRIPPED AND CAULKED.
7. CONTRACTOR SHALL VERIFY WDW. SCHEDULES FOR ACCURACY.
8. ALL EXTERIOR STUD CONSTRUCTION IS 2 X 6, INTERIOR IS 2 X 4, U.N.O
9. PROVIDE 4 MIL VAPOR BARRIER ON WARM SIDE OF ALL EXTERIOR WALLS.

SHEET INDEX

NUMBER	NAME
A000	COVER SHEET
A001	LUCKY SHOT SPORTS BAR & GRILL
A002	WINDOWS SCHEDULE, DETAILS, MATERIALS.

GENERAL STRUCTURAL NOTES

DESIGN LIVE LOADS

- ROOF (SNOW) 30 PSF
- GROUND (SNOW) 30 PSF
- WIND 136 MPH Vult (EXPOSURE "C")

GENERAL

- GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS ABD REPORTING ANY SIGNIFICANT DISCREPENCIES TO THE ATELY ENGINEER IMMEDIATELY.
- FIELD MEASUREMENTS:
- VERIFY ACTUAL MEASUREMENTS OR OPENINGS BY TAKING FIELD MEASUREMENTS BEFORE FABRICATION; RECORD THESE MEASUREMENTS ON SHOP DRAWINGS. TO AVOID CONSTRUCTION DELAYS, COORDINATE FIELD MEASUREMENTS, AND FABRICATION SCHEDULE WITH CONSTRUCTION PROGRESS.

STRUCTURAL STEEL

- SHAPES, PLATES, ANGLE IRION, CHANNEL, AND I BEAMS, ASTM A36 (FY =36 KSI)
- BOLTS, ASTM A325-N FOR ALL STEEL-TO STEEL CONNECTIONS.
- WELD MATERIAL : E70XX ELECTRODES, WELDING MAY ONLY BE PERFORMED BY AWS CERTIFIED WELDER.
- ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION.

WOOD FRAMING

- 2X STUDS, < 8' 0", HEM FIR, STANDARD GRADE
- 2X STUDS, > 8' 0", < 10' – 0": HEM FIR, STUD GRADE
- BEAMS (6X & LARGER): DOUGLAS FIR, NO1
- POSTS: DOUGLAS FIR, NO1
- MICROLLAM BEAMS: AS MANUFACTURED BY TRUSS JOIST MCMILLAN OR APPROVED EQUAL.UNLESS NOTED OTHERWISE, FASTEN MULTIPLE MICROLLAM BEAMS IN FLUSH FRAMED CONDITIONSTOGETHER AS FOLLOWS: – DOUBLE MICROLLAM SHALL BE FASTENED TOGETHER WITH (2) ROWS OF 16d NAILES 12" o.c. – TRIPLE MICROLLAM BEAMS SHAL BE FASTENED TOGETHER WITH (2) ROWS OF 16d NAILES 12" o.c. ON EACH SIDE OF BEAM ASSEMBLY
- METAL HANGERS AND CONNECTORS SHALL BE "SIMPSON STRONG – TIE" OR AN APPROVED EQUAL.
- NAILING SHALL CONFORM TO 2018 BUILDING CODE
- AT STEEL BEAMS, FASTEN BEAM WITH 2X NAILER BY WIDTH OF BEAM TO BEAM FLANGE WITH POWDERED ACTUATED FASTENERS @ 12" o.c. STAGGERED. AT FLUSH FRAME CONDITIONS PACK BEAM WEBS SOLID 7 THRU BOLT w/ ½"dia BOLTS@ 24" o.c., STAGGARED

GLASS STORE FRONT WINDOWS

SINGLE SOURCE RESPONSIBILITY:

- PROVIDE WINDOW AND DOOR SYSTEMS THAT ARE PRODUCTS OF A SINGLE MANUFACTURER.
- GLASS, GLAZING, AND GLAZING SEALANTS FOR WINDOW AND DOOR SYSTEMS ARE REQUIRED AS WORK OF THIS SECTION FOR SINGLE SOURCE RESPONSIBILITY. CERTIFICATIONS
- FABRICATOR QUALIFICATIONS: NOT LESS THAN 10 YEARS PRIOR SUCCESSFUL PRODUCTION OF UNITS SIMILAR TO THOSE REQUIRED.
- TEST REPORT: CERTIFIED INDEPENDENT TESTING AGENCY REPORTS TO SHOW COMPLIANCE WITH SPECIFIED WINDOW PERFORMANCE REQUIREMENTS. TESTS SHALL HAVE BEEN MADE WITHIN 5 YEARS OF SUBMISSION. REPORTS SHALL INCLUDE TEST DESCRIPTIONS AND RESULTS, AS WELL AS SUFFICIENT PRODUCT DESCRIPTIONS TO SHOW THAT TESTED PRODUCTS ARE REPRESENTATIVE OF THOSE PROPOSED FOR THE PROJECT.
- INSTALLER QUALIFICATIONS: CERTIFIED IN WRITING BY MANUFACTURER WITH DOCUMENTED EXPERIENCE ON AT LEAST 5 PROJECTS OF SIMILAR NATURE IN PAST 5 YEARS.

MAINTENANCE INSTRUCTIONS:

- TWO COPIES OF WINDOW MANUFACTURER'S PRODUCT MANUAL WITH RECOMMENDATIONS FOR ROUTINE OWNER MAINTENANCE OF WINDOW UNITS, HARDWARE AND FINISHES; AND INSTRUCTIONS FOR REMOVING AND REPLACING SASH AND GLASS.

WINDOWS

- WINDOWS INDICATED ARE AT A MINIMUM, INSULATED, AND DOUBLE PANED. HIGH R-VALUE. ALL WINDOW SHALL HAVE TEMPERED GLASS. ALL WINDOWS SHALL BE FROSTED/TINTED. ALL WINDOW FRAMES SHALL BE BLACK ANODISED FINISHES.
- ADHERE TO GLASS MANUFACTURER'S RECOMMENDATIONS FOR VENTING AND SEALING INSULATED UNITS TO AVOID HERMETIC SEAL RUPTURES OR GLASS BREAKAGE AT HIGH ALTITUDE LOCATIONS.
- HANDLE WINDOWS WITH CLEAN HANDS OR CANVAS GLOVES.

DEFLECTION

- SUBMIT CERTIFIED TEST REPORTS SHOWING THAT THE MAXIMUM ALLOWABLE DEFLECTION IN A MEMBER WHEN TESTED IN ACCORDANCE WITH ASTM E330/E330M WITH ALLOWABLE STRESS IS L/175 OR 19.1 MM 3/4 INCHES MAXIMUM.
- CONDENSATION RESISTANCE AND THERMAL TRANSMITTANCE SUBMIT CERTIFIED TEST REPORTS SHOWING COMPLIANCE WITH SPECIFIED PERFORMANCE CHARACTERISTICS AS FOLLOWS: A. U-VALUE REQUIREMENTS:

DELIVERY, STORAGE AND HANDLING

- DELIVER FACTORY-ASSEMBLED, PREGLAZED WINDOWS IN ENCLOSED VANS. BUNDLE AND LABEL LOOSE MATERIALS NECESSARY TO PREVENT LOSS AND DAMAGE.
- STORE PRODUCTS IN A CLEAN, PROTECTED, DRY, WELL-VENTILATED BUILDING, ON PLATFORMS OR BLOCKING AT LEAST 4 INCHES ABOVE FLOOR. STACK PRODUCTS SO THEY DO NOT WARP, BEND OR TWIST. STORE WINDOWS UPRIGHT, NOT FLAT OR LEANING, WITH AT LEAST ½" AIR SPACE BETWEEN UNITS. GENERAL CONTRACTOR IS RESPONSIBLE FOR STORAGE ON SITE.
- PROTECT GLAZING AND FRAME COMPONENTS FROM ADVERSE JOB CONDITIONS BEFORE, DURING, AND AFTER INSTALLATION INCLUDING BUT NOT LIMITED TO:
- CONDENSATION, TEMPERATURE CHANGES, DIRECT EXPOSURE TO SUN OR OTHER CAUSES THAT COULD OTHERWISE DAMAGE THE ASSEMBLIES
- PROTECT THE INSTALLED PRODUCT'S FINISH SURFACES FROM DAMAGE DURING CONSTRUCTION. PROTECT THE ALUMINUM STOREFRONT SYSTEM FROM DAMAGE FROM GRINDING AND POLISHING COMPOUNDS, PLASTER, LIME, ACID, CEMENT, OR OTHER HARMFUL CONTAMINANTS.
- REPAIR OR REPLACE DAMAGED INSTALLED PRODUCTS. CLEAN INSTALLED PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS BEFORE ACCEPTANCE REMOVE EXCESS MASTIC, MASTIC SMEARS, AND OTHER FOREIGN MATERIALS. REMOVE CONSTRUCTION DEBRIS FROM THE PROJECT SITE AND LEGALLY DISPOSE OF THIS DEBRIS.
- CONNECTING WORK: CONSTRUCTED TO SPECIFIED TOLERANCES. FIELD DIMENSIONS AGREED UPON PRIOR TO FABRICATION.
- REFERENCE POINTS: BENCHMARKS AND OTHER REQUIRED REFERENCE POINTS SHALL BE ESTABLISHED.
- ENVIRONMENTAL CONDITIONS: AIR TEMPERATURE DURING INSTALLATIONS SHALL BE AT LEAST 40° F AND RISING, AND THE WIND LIGHT OR STILL. WORK AREAS AND MATERIALS SHALL BE DRY AND FREE OF ICE AND SNOW. ENSURE AMBIENT AND SURFACE TEMPERATURES AND JOINT CONDITIONS ARE SUITABLE FOR INSTALLATION OF MATERIALS.

WARRANTY

- PROVIDE A WRITTEN INSTALLER'S WARRANTY, WARRANTING WORK TO BE WATERTIGHT AND FREE FROM DEFECTIVE MATERIALS, DEFECTIVE WORKMANSHIP, AND GLASS BREAKAGE AS A RESULT OF DEFECTIVE DESIGN, AND AGREEING TO REPLACE COMPONENTS THAT FAIL WITHIN (5 YEARS.)

No.	Description	Date

327 DENVER AVE. FORT LUPTON, CO 80621

COVER SHEET

Project Number	LS000001
Date	12/18/2024
Drawn By	RG
Checked By	JS

A100

Scale 1" = 1'-0"

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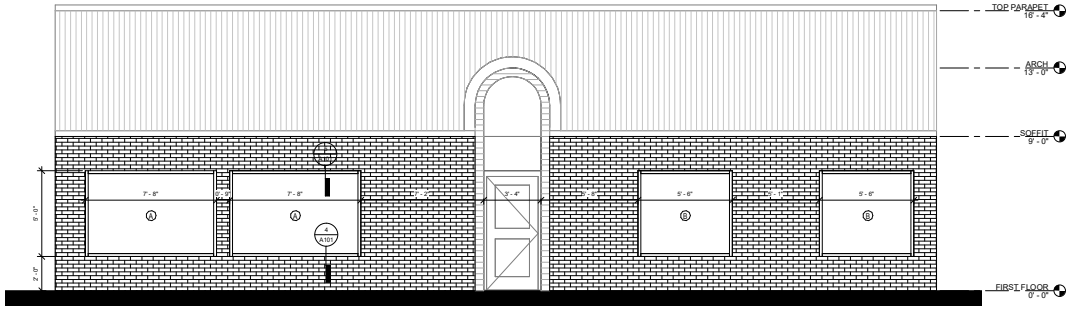
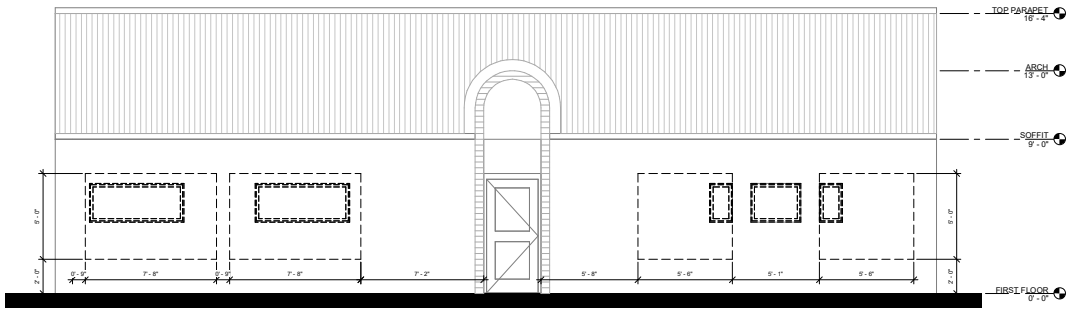
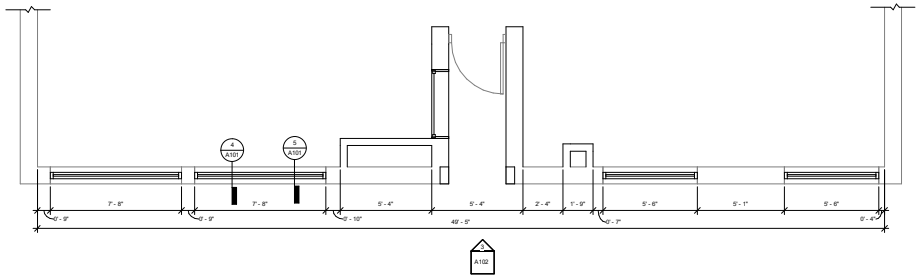


2 PROPOSED FRONT ELEVATION
3/8" = 1'-0"

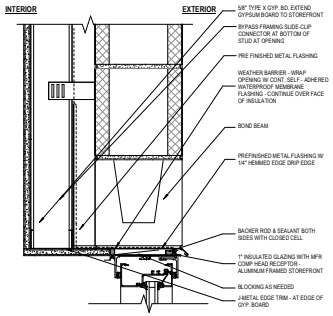


3 DEMO FRONT ELEVATION
3/8" = 1'-0"

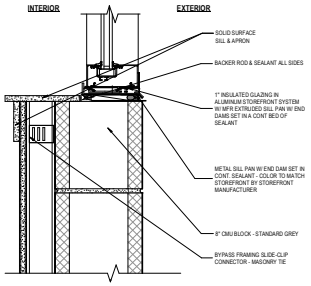


1 PROPOSED STORE FRONT FLOOR PLAN
3/8" = 1'-0"

N



5 DETAIL @ T.O. STOREFRONT
3" = 1'-0"



4 DETAIL @ B.O. STOREFRONT
3" = 1'-0"

No.	Description	Date

327 DENVER AVE. FORT LUPTON, CO 80621

LUCKY SHOT SPORTS BAR & GRILL

Project Number	LS000001
Date	12/18/2024
Drawn By	RG
Checked By	JS

A101

Scale	As indicated

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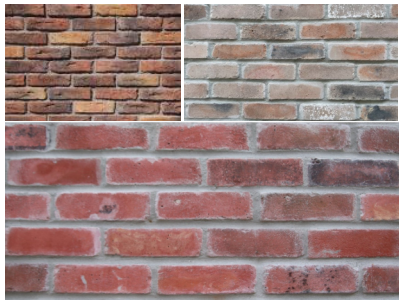
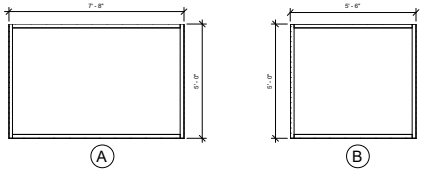
MATERIAL OPTIONS

- 1 1/2" VENEERED BRICK

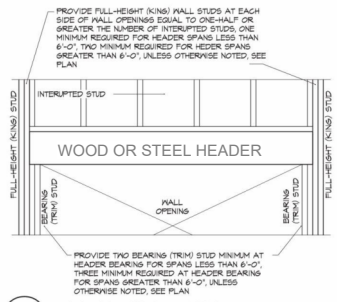


WINDOW SCHEDULE

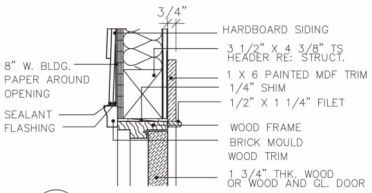
NO.	QUANTITY	WIDTH	HEIGHT	MATERIAL	TYP.	OPER.	HEAD	JAMB	MULL.	SILL
1.	2	7'-8"	5'-0"	ALUMINUM	A	FIXED	W5	W3	W2	W4
2.	2	5'-6"	5'-0"	ALUMINUM	B	FIXED	W5	W3	W2	W4



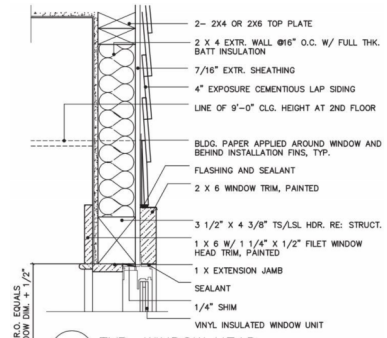
1 WINDOW TYPES
SCALE: 1/2" = 1'-0"



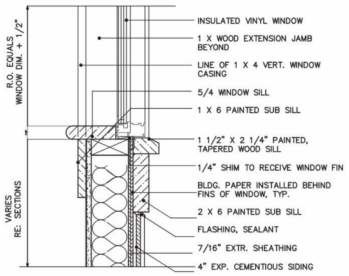
6 TYPICAL WALL OPENING
scale: 3/4" = 1'-0"



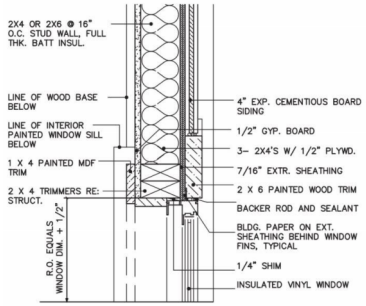
D2 EXTERIOR HEAD



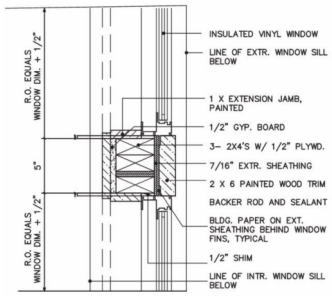
W5 TYP. WINDOW HEAD



W4 TYP. WINDOW SILL



W3 TYP. WINDOW JAMB



W2 TYP. WINDOW VERT. MULLION

No.	Description	Date

327 DENVER AVE. FORT LUPTON, CO 80621

WINDOWS SCHEDULE, DETAILS, MATERIALS

Project Number	LS000001
Date	12/18/2024
Drawn By	RG
Checked By	JS

A102

Scale: As indicated

1/6/2025 7:14:37 PM

Lucky Shot
SPORTS BAR & GRILL
Modelo
OPEN
BUD LIGHT
Chiropractic

AUA · Y66
AutoNation
STAR EVENT CENTER

***Sawicki Engineering and Consultants* Inc.**
11431 Chambers Drive
Commerce City Co. 80022
303 895-7074
Date 1/28/2025

Bid Lucky Shots # 21-2025

Property Address: 327 Denver Ave, Ft Lipton, CO 80621 (Lucky Shot)

1) Build temporary security wall on inside of building to allow construction to proceed and the business to remain open during normal business hours.
   $2,500.00

2) Demo Remove existing windows and wall in area of the new windows.
   $2,800.00

3) Remove existing siding for new veneer brick.
   $1,600.00

4) Install two Steel beam headers.
   $4,000.00

5) Rough frame openings for new glass windows.
   $ 4,500.00

6) Furnish and install (four) black anodized aluminum storefront frames glazed with 1" low E insulated glass units.
   $17,100.00

7) Install brick veneer on front outside of building, paint existing brick to match.
   $10,200.00

8) Patch in 5/8" new drywall l around the new windows., Prime and paint to match existing colors
   $3,200.00

9) Provide daily protection of building after work is done for the day (All construction openings will be fully secured with wood and corrugated steel
   $1,500.00

10) Construction Management/Project Management.
    $11,000.00

Total Price $ 58,400.00

Released by Derek Griess on Feb 19, 2025 **Released**

5805 Mangrove Court • Loveland, CO 80538 • Phone: 970-218-1477

Travis Connors
Job Address:
327 Denver Ave
Fort Lupton, CO 80621

Print Date: 3-6-2025

Proposal for Lucky Shot Store Front

Engineer to visit site when drywall on the interior has been removed. If any revisions are made to the drawings, pricing will need to be revised at that time as well.
Plans call for solid surface sill and apron. That is not included in this price. Wood sill and apron is included.

Items	Description	Qty/Unit	Unit Price	Price
Temp Wall Framing	Build roughly 40 ft of temp wall on the interior of building.	40	$55.00	$2,200.00
Demo and dumpster 1300 - Demolition	Demo existing windows and stucco on exterior. Dumpster or trailer for disposal of trash.	1	$4,400.00	$4,400.00
Framing Framing	Framing for new new window sizes. Install framing and headers as called out by engineer. Install plywood over window openings until new windows are installed. Patch in existing window openings with plywood.	1	$4,950.00	$4,950.00
Windows 3300 - Windows	Purchase and install Pella windows to match neighbors. Double pane picture windows. 4 windows	1	$14,300.00	$14,300.00
Flashings Metal Flashing	Metal flashing on interior and exterior as called out by the architect	1	$1,100.00	$1,100.00
Drywall 5100 - Drywall	Patch drywall on the interior of the building. Finish to match existing	1	$2,750.00	$2,750.00
Trim 5201 - Interior Trim Material and Labor	Install baseboard as needed on the interior. Install wood sill and apron. Plans call for solid surface. I quoted wood and would need further clarification if you want to go with solid surface.	1	$1,650.00	$1,650.00
Paint 5300 - Painting—interior	Paint the entire wall and trim where new windows are installed.	1	$2,750.00	$2,750.00
Masonry Masonry	Install new stone veneer over the exterior of building up to existing soffit. Stone TBD.	1	$15,400.00	$15,400.00
Permit 1010 - Building permits	Pull permit with the City. Permit fees are not included in this price and will be paid by others.	1	$1,650.00	$1,650.00

Items	Description	Qty/Unit	Unit Price	Price
Project Management Project Management	Mobilization, Insurances, scheduling, on-site management, inspections. OH&P	1	$15,000.00	$15,000.00

Total Price: $66,150.00

The Builder and Owners agree as set follows:

1) Contract Documents.
The terms of this contract include the conditions of this contract and by reference the provisions in the other documents specifically listed in Proposal. The terms of this agreement shall prevail over any conflicting provisions in the documents incorporated by reference. If a conflict exists between the plans and the specifications, the specifications shall govern.

2) The Work.
Unless otherwise specifically noted, Builder shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, transportation, and other facilities and services necessary for the proper execution and completion of the residence. The work shall be done substantially in conformance with the plans and specifications that have been initialed or signed by each party.

Builder shall not be responsible for the following work: hauling excavation and existing debris from the property, off-site utility connections; installation or construction of walks, pavements, or curbing; installation of cable television wiring; interior painting of garage; and any other work not described in the Plans and Specifications.

3) Payments.
Owner is to make payments on time as per agreed upon schedule before work is started. If Client is more than 7 days behind on payment, contractor has right to cease work until payment is made. Client must pay $5,000 deposit initially for labor spent permitting and managing the preliminary portion of project. Schedule will be total cost of project divided into payments every 2 weeks for duration of the baseline schedule with down payment due before work is started.

4) Acceptance, Final Payment, and Occupancy.
Upon receipt of written notice that the work is ready for final inspection and acceptance, Owners will promptly inspect the work. When the Work receives a certificate of occupancy, Owners will promptly pay (or cause to be paid) the balance due under the contract less an amount equal to the cost to complete any missing or unfinished punch list items.

Builder agrees to provide Owners with a Contractors Final Affidavit stating that all subcontractors and suppliers have been paid or showing those unpaid and the amounts thereof. The amounts withheld for punch list items will be paid to Builder immediately upon completion of each of the punch list items. Occupancy will be granted to Owners when construction is substantially completed, the certificate of occupancy is issued, and Builder receives payment of the final draw (including payment for all change orders and overages of allowances), less any money held for incomplete items.

This does not apply for remodels that do not require Certificate of Occuancy

5) Access to Project.
Homeowner agrees to allow contractors to project at all times between hour of 8AM-5PM Monday-Friday. There will be arrangements for a lockbox outside of residence with key to project, if homeowners cannot leave house unlocked.

6) Commencement and Completion.
The work will begin promptly after Owners have obtained the financing referred to above, any other contingencies are cleared, all permits have been issued and Owners provide Builder with a title report containing a correct statement of (a) the recorded legal title to the property on which the residence is to be built and (b) Owners' interest therein at the time of the signing of this contract. The work will be substantially completed within 30 days (120) from the date all the contingencies are met.

Any time lost by reason of change in plans or specifications requested by Owners, other acts of Owners, strikes, weather conditions not reasonably anticipated, or any other conditions that are not within Builder's control shall be added to the specified time of completion and Builder shall not be liable for such delay. For any delays not the responsibility of Builder, the contract price shall increase by the difference, if any, in Builder's costs occasioned by such delay.

This does not apply to basic remodels

7) Selections.

Builder will provide Owners with information to help them select allowance items, materials, and colors required during the construction process. All selections must be made within 14 days of request by Builder.

8) Permits, Fees, and Tests.

Builder shall secure and pay for only any building permits which are required to procure the permit, and then invoice the owner the cost with receipt. Because permit costs vary so much, we can not accurately estimate cost of actual permit. Owners shall be responsible for all other fees and permits including any impact fees and connection fees. If necessary, Owners agree to assist Builder in obtaining any such permits and licenses by completing all necessary applications and forms. If a covenant or an architectural review committee requires the approval of plans and specifications, Owners shall be responsible for obtaining these approvals and paying for any fees connected with them. If no soil report is currently available, Owners shall provide one at their expense.

This does not apply for basic remodels

9) Taxes.

Owners shall pay all real property taxes and taxes imposed upon the improvements on the residence when they are due. Builder shall pay all necessary sales, use, and similar taxes on materials used in construction that are legally enacted at the time this contract is signed.

10) Change Orders.

a) Owners may, from time to time, order changes in the work which will be authorized by a written Change Order. Owners shall pay the reasonable cost of any such changes including overhead of 10% and profit of 15%.

b) In the event the Builder is required by the Owners to perform additional work for which the amount of compensation is not previously agreed upon, the Builder shall prepare and submit to the Owners a proposal describing the estimated quantities and cost involved. The Builder shall keep accurate, detailed and itemized records of the costs of any such change and shall report such costs to the Owners. The Builder shall furnish to the Owners all documents required by the Owners, to evidence the expenditures of the Builder as a result of such change.

c) Builder is not responsible for unknown conditions that cannot be observed in a non-destructive inspection of the premises or conditions that differ materially from those (a) indicated or referred to in the contract documents or (b) ordinarily encountered and generally recognized as inherent in the work of the character provided for in this contract.

11) Insurance.

Builder shall purchase and maintain at Builder's own expense, all necessary workers' compensation and employer's liability insurance, commercial general liability insurance, and comprehensive automobile liability insurance to protect Builder from claims for damages because of bodily injury, including death, and for damages to property that may arise both out of and during operations under this contract.

Owners shall purchase and maintain their own liability insurance, including fire and casualty insurance upon the residence, to the full insurable value and shall name Builder as an additional insured. Each party shall issue a certificate of insurance to the other prior to construction.

12) Owners' Obligations.

Owners are responsible for moving all furnishings and materials within the project scope before work is to begin. Contractors will not be held responsible for damages to materials left on site.

Owners shall (a) furnish all surveys describing the physical characteristics, and utility locations for the residence and (b) secure and pay for easements necessary for the completion of the work. Owners shall furnish information and services under their control to Builder promptly to avoid delay.

Owners warrant that the property upon which the residence is to be built conforms to all zoning, planning, environmental, and other building requirements. Owners warrant that all utilities necessary for the completion of construction are to the property line.

13) Supervision. Owners agree that the supervision of the work performed under this Agreement is under the exclusive direction of the Builder, and Builder shall have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work. Owners shall not interfere with the work, nor cause additional work to be carried on without the written consent of the Builder. All of the work shall be done by the Builder or subcontractors in direct contract with the Builder.

14) Disputes.

Should any dispute arise relative to the performance of this contract that the parties cannot satisfactorily resolve, then the parties agree that the dispute shall be resolved by binding arbitration conducted by the American Arbitration Association. The party demanding arbitration shall give written notice to the opposite party and the American Arbitration Association promptly after the matter in dispute arises. In no event, however, shall a written notice of demand for arbitration be given after the date on which a legal action concerning the matter in dispute would be barred by the appropriate statute of limitations.

15) Termination.

If Builder fails to supply proper materials and skilled workers; make payments for materials, labor, and subcontractors in accordance with their respective agreements; disregards ordinances, regulations, or orders of a public authority; or fails to materially comply with the provisions of the contract, Owners may give Builder written notice to terminate. After seven (7) days if Builder has failed to remedy the breach of contract, Owners can give a second notice to terminate. If Builder still fails to cure the breach within three (3) days after the second notice, Owners may terminate the contract. Upon termination owner is responsible to pay only for work completed as of the date of termination.

16) Warranties.

a) Builder agrees to promptly make good, without cost to Owners, any and all defects due to faulty workmanship and/or materials which may appear within one (1) year from the date of completion and acceptance of the work by Owners.

b) **THIS LIMITED WARRANTY IS THE ONLY EXPRESS WARRANTY PROVIDED BY Builder. IMPLIED WARRANTIES, INCLUDING (BUT NOT LIMITED TO) WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, HABITABILITY, AND GOOD WORKMANSHIP ARE DISCLAIMED AND LIMITED TO THIS WARRANTY**.

17) Right to Cure. COLORADO LAW CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT FOR DEFECTIVE CONSTRUCTION AGAINST A CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL FOR AN ALLEGED CONSTRUCTION DEFECT IN YOUR HOME. SIXTY DAYS BEFORE YOU FILE YOUR LAWSUIT, YOU MUST DELIVER TO THE CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE YOUR CONTRACTOR AND ANY SUBCONTRACTORS, SUPPLIERS, OR DESIGN PROFESSIONALS THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND MAKE AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE CONTRACTOR OR ANY SUBCONTRACTORS, SUPPLIERS, OR DESIGN PROFESSIONALS. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER FLORIDA LAW.

18) Representations.

This Agreement constitutes the entire agreement between Owners and Builder, and supersedes all prior negotiations, representations, understandings and agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owners and Builder. Owners acknowledge that Builder has made no guarantees, warranties, understandings, nor representations (nor have any been made by any representatives of Builder) that are not included in the contract documents.

18) Miscellaneous.

Until Owners make the final payment and take possession, Owners agree that Builder shall have the right to place signs on or about the property and to show the residence to other prospective clients and customers.

19) Governing Law and Assignment.

This contract will be construed, interpreted, and applied according to the law of Colorado. This contact shall not be assigned without the written consent of all parties.

20) Effective Date and Signature.

This contract shall become effective on the day it is signed by both parties.

We the undersigned, have read, understand and agree to each of the provisions of this contract and hereby acknowledge receipt of a copy of this contract.

_____ _____

Owner **Date** **Builder/Agent** **Date**

_____

Owner **Date**

I confirm that my action here represents my electronic signature and is binding.

Signature: _____

Date: _____

Print Name: _____

23575 E Progress Cir
Aurora, CO 80016-4032
Phone: 720-252-8760

Job Address:
327 Denver Ave
Fort Lupton, CO 80621

Print Date: 1-24-2025

Proposal for Lucky Shot

Items	Description	Price
Demo	Remove existing windows and wall in area of the new windows. Remove existing siding for new veneered brick.	$3,200.00
Framing	Frame in 4 rough opening for glass windows. Frame out wall to match the existing wall that is remaining.	$3,300.00
Structrural	Steel beam headers installed	$3,600.00
Windows	Furnish and install (4) black anodized aluminum storefront frames glazed with 1″ Low E insulated glass units. Caulking color to match storefront frames.	$16,450.00
Masonry	Install brick veneer on front outside of the building.	$9,108.00
Drywall	5/8 finish to level 4 smooth. Patch in old drywall with new drywall around the new windows.	$1,320.00
Trim	Repair bace trim and add window sills to new windows. Painted wood sills.	$960.00
Painting	Prime and paint 2 coats. New drywall to match existing wall color. Touch up paint base and new window sills	$1,760.00
Temporary wall	Build temporary wall on inside of building to allow for work do be done and business to remain open. Wall will be corrugated plastic panels and steel stud construction.	$2,260.00
Security	Cover opening in wall during construction with plywood and anchors from the inside of the building. Removing and replacing as needed.	$850.00
Project Management	Oversight and planing of the project. coordinating with subs and inspections.	$6,750.00
Overhead and Profit	15% of $49,558	$7,433.00

Total Price: $56,991.00

I confirm that my action here represents my electronic signature and is binding.

Signature: _____

Date: _____

Print Name: _____

FLURA
FORT LUPTON URBAN RENEWAL AUTHORITY

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

Building Renovation Grant Program Application

A. CONTACT INFORMATION

1) Applicant Name: Preston Davis

Business Name: Lucky Shot Sports Bar & Grill, LLC

Phone: 303-324-4807 Email: preston@luckyshotbarandgrill.com

Address: 8884 Foxfire St. Firestone, CO 80504

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: Bruce Balsley

Company: Lucky Shot Sports Bar & Grill, LLC

Phone: 303-819-7584 Email: bbalsley@motorcarautocarriers.com

Address: 6750 Owl Lake Drive Firestone, CO 80504

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

Site Address: 327 Denver Ave, Fort Lupton, CO 80621

Parcel Number: 147106140001

Is this property historically designated? Yes ☐ No ☑

C. PROJECT DESCRIPTION

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

Transitioning our original plan of installing garage doors in the front of our building to adding large windowns instead. We believe adding bigger windows is a better option for a few reasons:

1 - More visibility into and out of the property (ultimately more inviting)

2 - Less likely alcohol will be taken outside/off premise

3 - Classy look, we like the work done on 323 Denver Ave

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

Larger windows will create a more inviting and modern look. Feedback from new and long time customers has made it evident the front of the building needs changed. A clearer and better view of the inside will increase the attractiveness and comfortability of current and future customers.

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
Draft Drawings (already paid, not seeking grant reimbursement)	$1360.00
BEHM Construction (Bid 1)	$56,991
Sawicki Engineering & Consultants (Bid 2)	$58,400
Total Estimated Project Cost:	$56,991
Total Grant Amount Requested: *(not to exceed 50% of project cost)*	$28,495.50

E. REQUIRED DOCUMENTS

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

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

F. CERTIFICATIONS

Applicant Certification

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

Applicant: Preston Davis Date: 1/5/2025

Owner Certification

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

Owner: Bruce Balsley Date: 1/5/2025

For Office Use Only

Received Date: Full packet received March 6th, 2025

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

Pieces have been submitted since December and the last batch of quotes submitted

Deemed Complete Date: March 6th, 2025

Total Grant Money available for 2025: $200,000

Lucky Shot Grant Request: $28,495.50 (Total Estimated Project Cost: $56,991)

The Grant constitutes approx. 14.2% of the total current grant money available.

Instructions for Submitting the Building Renovation Grant Program Application

DEFINITIONS

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

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

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

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

A. CONTACT INFORMATION

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

B. SITE INFORMATION

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

B. PROJECT DESCRIPTION

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

C. PROJECT COSTS

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

D. REQUIRED DOCUMENTS

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

E. CERTIFICATIONS

Applicant Certification. Provide the signature of the applicant(s) in this section.
Owner Certification. Provide the signature of all owners of the Property.

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