

AGENDA

**Fort Lupton Urban Renewal Authority
Regular Meeting*
Virtual Via GoToMeeting
Thursday, May 20, 2021 – 6:30 PM**

**This meeting will be held virtually only. 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 April 15, 2021 Meeting
- 4. Public Comment**
- 5. Accounts Payable**
 - a. Invoice for Office Depot
- 6. Action Items**
 - a. Elect a Vice-Chairperson
- 7. New Business**
 - a. Presentation of the 2021 Façade Grant Program Applications
 - b. CDOT Revitalizing Main Streets Grant
 - c. Downtown Window Treatment Project
- 8. Old Business**
 - a. Intergovernmental Agreements
- 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](tel:18775684106)

United States: [+1 \(312\) 757-3129](tel:+13127573129)

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
April 15, 2021**

Call to Order

Chairman Montoya called the meeting to order at 6:30 PM

Roll Call

Present Gary Montoya, Matthew Darnell, Kathy Kvasnicka, Perry Buck, Mark Grajeda FLURA Staff member Alyssa Knutson, Executive Director Chris Cross

Absent: Members Tommy Holton, Eugene Reynolds and Michelle Bettger.

Approval of Agenda

Mark Grajeda makes motion to approve. Kathy Kvasnicka seconds. Passed by majority roll call vote.

Consent Agenda

Approval of minutes of March 18, 2021 meeting, Perry Buck makes a motion to approve, Matthew Darnell seconds the motion. Approved by majority roll call vote with no changes.

Public Comment

None.

Accounts Payable

No payable to report. Alyssa Knutson, at the request of Chris Cross, has included the FLURA budget in the packets for each meeting for the Board reference.

Action items

None.

New Business

2021 Façade Grant Program

Applications for the grant fund requests are due May 1st. There is some interest in this grant with a larger request for the funds received so far. Gary Montoya suggested that next month we look at each application on a case-by-case basis to utilize the funds in their entirety for projects that will enhance our FLURA district as much as possible. Awards may be split to be able to help as many as possible. Gary asked that the Board come to the next meeting with ideas of what kind of projects we want to hopefully fund this year. Applications will be reviewed at the May meeting, and decisions made at the June meeting. Grant applicants will be invited to attend the May meeting. Perry Buck asked about the process and asked if applications will be shared with the Board. Alyssa Knutson stated that she will share applications and explain this process at the meeting.

Streetscape Plan Update

Chris Cross, Executive Director, presented the update on the streetscape project. The bid should go out next month and has been delayed by the addition of the engineering improvements to 6th Street and Main Street. The project will be bid in phases so depending upon the bid amounts will determine how

RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY
April 15, 2021

much of the project we do with the initial start. The City hopes that by packaging the projects the bid will be more favorable. Construction is still planning to be started by the end of the year.

CDOT Revitalizing Main Streets Grant

Ms. Knutson attended the application webinar meeting. It was well attended. Funding is available on this program up to \$2M. The application is due May 14 and the it is planned to match in the amount of approximately \$90,000, and request a grant in the amount of \$300,000 for the Denver Avenue intersection project at 3rd Street and 4th Street. FLURA has budgeted \$427,000 for this project. Letters from the City and some businesses have been requested to add to the grant application. This grant would help FLURA to fund more projects in the future.

Downtown Window Treatment Project

Ms. Knutson is waiting for pricing from the Chamber of Commerce. This project was to cover windows in downtown areas that are presently unoccupied. It is a way to enhance the look of our downtown area and stopping graffiti.

Old Business

Intergovernmental Agreements

No updates

Staff Report

Ms. Knutson discussed the Board vacancy openings that we currently have. There is a vacancy for the Special District representative and the alternate member.

Board Reports

Gary Montoya spoke about the new McDonalds coming. It is exciting to see the Façade Improvement Grant moving forward again.

Matthew Darnell announced this will be his last meeting. He thanks the Board for letting him serve. The Board thanks Matthew for his service and welcomes him back any time.

Kathy Kvasnicka discussed the plans for Wholly Stomboli expanding to the front and the rest of the building. The Historic Preservation Board was very excited to hear this and approved the project. This should make the building a show piece for the area.

Perry Buck is anxious to meet in person. Virtual meetings will hopefully stop in June. In person meetings are hopeful to start in many areas as well as Fort Lupton in June.

Mark Grajeda reported that the new fire station is close to completion. The new homes in Fulton Village are really going fast. We hope that this brings some new revenues through property and sales tax and hopefully the urban renewal benefit in the future.

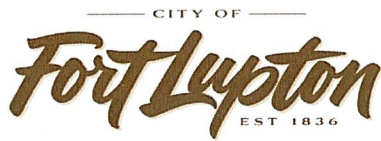
Adjournment

RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY
April 15, 2021

Kathy Kvasnicka made motion to adjourn. Matthew Darnell seconded.

Next meeting will be May 20, 2021 at 6:30 pm

Meeting adjourned at 7:05 pm



Invoice No. **FIN2021124**

INVOICE

Customer

Name FORT LUPTON URBAN RENEWAL AUTHORITY
 Address 130 S MCKINLEY AVE
 City FORT LUPTON State CO ZIP 80621
 Phone

Misc

Date 4/22/2021
 Order No.
 Rep
 FOB

Qty	Description	Unit Price	TOTAL
1	Reimburse for ComData BusinessLink City Credit Card Purchases Made for FLURA in February See attachment for coding	\$ 32.57	\$ 32.57
DUE UPON RECEIPT			

Subtotal	\$ 32.57
Shipping	\$ -
TOTAL	\$ 32.57

Office Use Only

130 South McKinley Avenue
 Fort Lupton, Colorado 80621
 303-857-6694

This institution is an equal opportunity provider and employer.

Transaction Number	Transaction Date	Merchant Name	First Name	Last Name	Product Description	Net Cost	GL Account
000571572	2/4/2021	OFFICE DEPOT #1080	ALYSSA	KNUTSON	FLURA-Postcards for Façade Grant-FLURA	25.99	820-9100-520100
000571572	2/4/2021	OFFICE DEPOT #1080	ALYSSA	KNUTSON	FLURA-Postcards for Façade Grant-FLURA	9.95	820-9100-520100
000571572	2/4/2021	OFFICE DEPOT #1080	ALYSSA	KNUTSON	FLURA-Postcards for Façade Grant-FLURA	(3.37)	820-9100-520100
						<u>32.57</u>	

FLURA Budget Comparison Report for State Account Summary

Account Number		2019 Total Activity	2020 Total Activity	2021 YTD Activity Through Mar	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2021 APPROVED		Increase / (Decrease)	
Fund: 820 - FLURA								
Revenue								
820-9100-311010	TIF INCREMENT	186,329.57	231,333.29	61,559.05	224,854.00	0.00	-224,854.00	-100.00%
820-9100-311011	TIF INCREMENT REFUND	-16,815.59	-22,120.83	0.00	-19,232.00	0.00	19,232.00	-100.00%
820-9100-361600	INTEREST EARNED	178.08	91.10	7.07	0.00	0.00	0.00	0.00%
820-9100-380000	MISC REVENUE	50,000.00	0.00	0.00	0.00	0.00	0.00	0.00%
820-9100-390400	UNAPPROPRIATED RESERVES	0.00	0.00	0.00	465,979.00	0.00	-465,979.00	-100.00%
	Total Revenue:	219,692.06	209,303.56	61,566.12	671,601.00	0.00	-671,601.00	-100.00%
Expense								
820-9100-520100	GENERAL SUPPLIES	80.65	0.00	0.00	500.00	0.00	-500.00	-100.00%
820-9100-530600	CONTRACTUAL SERVICES	3,435.84	55,794.73	0.00	10,000.00	0.00	-10,000.00	-100.00%
820-9100-530800	DUES & SUBSCRIPTIONS	500.00	210.00	500.00	750.00	0.00	-750.00	-100.00%
820-9100-531200	LEGAL FEES	250.00	1,283.62	0.00	10,000.00	0.00	-10,000.00	-100.00%
820-9100-531600	PLANS & STUDIES	6,996.50	0.00	0.00	0.00	0.00	0.00	0.00%
820-9100-531800	POSTAGE	126.50	316.72	0.00	500.00	0.00	-500.00	-100.00%
820-9100-532800	STAFF DEVELOPMENT	326.81	0.00	0.00	1,000.00	0.00	-1,000.00	-100.00%
820-9100-533000	TRAVEL & MEETINGS	293.26	0.00	0.00	1,000.00	0.00	-1,000.00	-100.00%
820-9100-551850	GRANTS - TIF	54,127.66	33,500.00	0.00	75,000.00	0.00	-75,000.00	-100.00%
Budget Notes								
Budget Code	Subject	Description						
APPROVED	Facade Grant	\$35,000.00						
APPROVED	IBC/IFC Update Grant	\$30,000.00						
APPROVED	Monument Sign Grant	\$10,000.00						
820-9100-553500	MISC EXPENDITURES	0.00	85.12	61.00	0.00	0.00	0.00	0.00%
820-9100-575000	CAPITAL PROJECTS	0.00	0.00	0.00	452,000.00	0.00	-452,000.00	-100.00%
Budget Notes								
Budget Code	Subject	Description						
APPROVED	Alley Way Place Making Grannies/Theater	\$20,000.00						
APPROVED	Denver Ave 4th and 3rd St Construction	\$427,000.00						
APPROVED	Wayfinding Signs	\$5,000.00						

FLURA Budget Comparison Report for State

Account Number		2019 Total Activity	2020 Total Activity	2021 YTD Activity Through Mar	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2021 APPROVED		Increase / (Decrease)	
820-9100-580450	GENERAL FUND (CITY) LOAN	5,000.00	5,000.00	0.00	5,000.00	0.00	-5,000.00	-100.00%
	Total Expense:	71,137.22	96,190.19	561.00	555,750.00	0.00	-555,750.00	-100.00%
	Total Fund: 820 - FLURA:	148,554.84	113,113.37	61,005.12	115,851.00	0.00	-115,851.00	-100.00%
	Report Total:	148,554.84	113,113.37	61,005.12	115,851.00	0.00	-115,851.00	-100.00%

Account Typ...	2019 Total Activity	2020 Total Activity	2021 YTD Activity Through Mar	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2021 APPROVED		Increase / (Decrease)	
Fund: 820 - FLURA							
Revenue	219,692.06	209,303.56	61,566.12	671,601.00	0.00	-671,601.00	-100.00%
Expense	71,137.22	96,190.19	561.00	555,750.00	0.00	-555,750.00	-100.00%
Total Fund: 820 - FLURA:	148,554.84	113,113.37	61,005.12	115,851.00	0.00	-115,851.00	-100.00%
Report Total:	148,554.84	113,113.37	61,005.12	115,851.00	0.00	-115,851.00	-100.00%

Fund Summary

Fund	2019 Total Activity	2020 Total Activity	2021 YTD Activity Through Mar	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2021 APPROVED		Increase / (Decrease)	
820 - FLURA	148,554.84	113,113.37	61,005.12	115,851.00	0.00	-115,851.00	-100.00%
Report Total:	148,554.84	113,113.37	61,005.12	115,851.00	0.00	-115,851.00	-100.00%

Façade Improvement Grant Program Application

A. CONTACT INFORMATION

1) Applicant Name: Luis C Nevarez

Business Name: Rand L Tire, LLC

Phone: 303-857-6485 Email: randltires@msn.com

Address: 816 4th St Fort Lupton Co 80621

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

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

2) Property Owner Name: Luis C Nevarez

Company: Rand L Tire, LLC

Phone: 303-857-6485 Email: randltires@msn.com

Address: 2443 Purcell Pl. Brighton, Co 80601

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

Site Address: 816 4th St. Fort Lupton Co 80621

Parcel Number: 147105216007

Is this property historically designated? Yes ☐ No ☒

C. PROJECT DESCRIPTION

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

Paint buildings one and two
Add lighted sign w/tn business info.

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

will hopefully attract new customers to the area
and provide clear information on business
contact information

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
Add 30x53 light box sign	\$ 4,662.57 \$ 4,980.00
Paint buildings one & two	
Total Estimated Project Cost:	\$ 9,642.57
Total Grant Amount Requested: (not to exceed 50% of project cost)	\$ 4,821.28

E. REQUIRED DOCUMENTS

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:

_____ must meet with staff to discuss the project prior to

- ☒ 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: _____

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: _____

For Office Use Only

Received Date: 05/04/21

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

Received after the deadline (deadline was 05/01/21). Only one bid received for the proposed sign. Did not receive City initial approval for the signage. Proof of ownership not submitted.

Deemed Complete Date: _____



AYALA'S | PAINTING

(303)960-9354

ayalaspainting7@gmail.com

www.ayalaspaintingllc.com

Customer COPY

Date

4/30/21

ESTIMATE

Submitted To

Name: R&I tires LLC

Phone: 303-857-4831

Address: 816 4th st first Lupton

Email: randltires@msn.com

Exterior Painting Services

☒	Body Color	☒	Front Door
☒	Trim Color	☒	Back Door
☒	Accent Color	☒	Garage Door
☒	Gutters	☒	Window Trim
☐	Concrete	☐	detached garage
☐	Porch/Fence	☐	Stucco
☐	Deck	☐	Shed
☐	Garage Floors	☐	Hand Rails

Other Services

☒	Power Wash	☐	Replace Siding
☒	Scrape	☐	Replace Trim
☒	Sanding	☒	prep
☒	Paper/Tape	☐	Clean Gutters
☒	Priming (Oil)	☒	Double-Coating (on wet)

Paint Brands

☐	Benjamin Moore
☐	Diamond Vogel
☐	Kwal
☒	Sherwin Williams

Disclosure: Ayala's Painting services are as listed above and may not be limited to the items checked off.

Amount



Total

\$4,980.00



1289 S. 4th Ave.
#200
Brighton, CO 80601
(303) 914-9700

ESTIMATE

EST-28524

Payment Terms: 50% Deposit > \$250

Created Date: 4/12/2021

DESCRIPTION: New Building Sign

Bill To: R & L Tires
816 Fourth St
Fort Lupton, CO 80621
US

Installed: R & L Tires
816 Fourth St
Fort Lupton, CO 80621
US

Requested By: Lorena Nevarez
Email: RandLtires@msn.com
Work Phone: (303) 718-9158

Salesperson: Dawn Homa
Email: dawn@signaramacolorado.com
Work Phone: 303-914-9700
Entered By: Dawn Homa

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Scope of Work Light box to be perpendicular from wall. double sided / internally lit *Electrical work excluded from quote electrical and circuit to be provide by others Junction box to be within 5 feet of sign	1	\$0.00	\$0.00
2	Light Box double sided 30" x 53' Double sided Light box Will be mounted to building so perpendicular to the street Will need to do site survey to verify stud locations at building	1	\$2,859.50	\$2,859.50
3	Installation	1	\$1,215.00	\$1,215.00
4	permit application	1	\$300.00	\$300.00
5	permit to be added after approval from city of Ft. Lupton	1	\$0.00	\$0.00
6	setup	1	\$45.00	\$45.00











Façade Improvement Grant Program Application

A. CONTACT INFORMATION

- 1) Applicant Name: Meissa and Eric Rickman Emrick Holdings LLC
Business Name: Wholly Stromboli
Phone: 720 366 2778 Email: Melissa@Whollystromboli.com or Eric@whollystromboli.com
Address: 410 Denver Ave Fort Lupton, CO 80621
Are you the owner of the property you are requesting grant funding for? Yes ☒ No ☐
If you responded no, please provide the property owner's information under Paragraph A(2).
- 2) Property Owner Name: _____
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: 410 Denver Ave Fort Lupton, CO 80621
Parcel Number: 147105214008
Is this property historically designated? Yes ☒ No ☐

C. PROJECT DESCRIPTION

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

Replacement of all windows.
Restoration and refinishing the brick and faux flagstone.
Repair and paint top section of brick

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

Please see attached proposal

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
Replacement of all windows	\$98,057.00
Resurfacing - staining of brick and flagstone and repainting of brick above the cornice	\$32,000.00
Total Estimated Project Cost:	130,057.00
Total Grant Amount Requested: <i>(not to exceed 50% of project cost)</i>	\$65,257.50

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 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: Yllessa S. Riekman | [Signature] Date: 03/31/21

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: Yllessa S. Riekman | [Signature] Date: 03/31/21

For Office Use Only

Received Date: 04/08/21

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

This is pending the Historical Pres Board decision on 4/1/21

Application deemed complete by staff.

Deemed Complete Date: 04/13/21



BRICKIMAGING INC
3720 W 72nd Ave
Westminster, CO 80030
303.255.2130
info@brickimaging.com
brickimaging.com

Estimate

ADDRESS

Jack Quandt
Mishler Construction
3601 Stagecoach Rd Ste 102
Longmont CO 80504

ESTIMATE # E103944

DATE 03/17/2021

EXPIRATION DATE 05/17/2021

PROJECT NAME

Wholly Stromboli

SALES REP

Steve

PROJ ADDRESS

410 Denver Ave

ACTIVITY

AMOUNT

Power Washing

750.00

Lightly power-wash substrate with water-only to prepare surface for staining application.
This cost may be deducted from the estimate if brick is cleaned and notified prior to
BrickImaging arrival.

Note

The following applications include all: Masking of adjacent areas, staining application and
top-coat sealer.

Note

BRICK staining only:

Stayntech 1-color application

4,387.00

West: 1 stain color applied to match an approved sample. Add Mortar Mask application:
+\$4165. Add 1 brick accent color: + \$2850

Stayntech 1-color application

2,194.00

South: 1 stain color applied to match an approved sample. Add Mortar Mask
application: +\$2085 Add 1 brick accent color: + \$1425

Note

STONE staining only:

Stayntech 1-color application

585.00

West: 1 stain color applied to match an approved sample.

Stayntech 1-color application

2,194.00

North: 1 stain color applied to match an approved sample.

Stayntech 1-color application

4,386.00

East: 1 stain color applied to match an approved sample.

Stayntech 1-color application

440.00

South: 1 stain color applied to match an approved sample.

Lift/Equipment Rental

1,250.00

ACTIVITY

AMOUNT

Lift equipment required to access staining areas. *

General Conditions

Does Not include any tuck-pointing, paint stripping, hole patching or repair work.

Please move personal items away from the staining areas prior to BrickImaging arrival.

Signature required prior to scheduling. By signing this quote, signatory accepts BrickImaging's limited warranty & payment terms; within 30 days of initial invoice date. A 1.5% monthly finance charge will be assessed to unpaid invoice. BrickImaging reserves right to change price upon physical review of the project.

TOTAL

\$16,186.00*+ optional applications*

Accepted By

Accepted Date



Brick & Stone Staining Proposal

Colorado Brick Staining (Contractor)

This proposal pertains to the brick & stone staining project at said location:

_____410 Denver Ave. Fort Lupton, CO_____

For approximately said price:

\$26k (work, supplies, insurance) + 6k (machinery budget) = **\$32,000**



Wholly Stromboli - Exterior Glass System Replacement Budget

March 29, 2021

Estimate of Work

Includes removal and reinstall of existing awnings, rebuild knee-walls to support new storefront system, build box-outs at columns, drywall install and finishing at new storefront systems, temporary walls when glass is removed. Includes dumpster costs.

\$ 12,520

Remove existing glass and associated framing, install new brake-metal at head and sill of openings, install new bronze colored storefront framing and glazing system, essentially using the existing glass panel layout. Includes south, west and north elevations of the building.

\$ 58,967

Subtotal (Owner manages this project)

\$ 71,487

Mishler PM and Site supervision (1.75 months)

\$ 14,560

Contractor Fee (OH&P)

\$ 5,000

Total (including Subs and Mishler management)

\$ 91,047



797 Ventura Street, Aurora, CO 80011

Project: Wholly Stromboli Windows
 Owner: Melissa Rickman
 Architect: TBD

Date: 03/25/21
 Estimator: Amy Quinn
 Project SF: 4,500
 Duration in Months: 1.00
 Estimate #: Conceptual

Project Summary Sheet - Estimated Cost of the Work

Division #1	General Requirements	\$23,460	\$5.21 /SF	25.8% of Direct Costs
Division #8	Openings	\$67,500	\$15.00 /SF	74.2% of Direct Costs
Subtotal		\$90,960	\$20.21 /SF	100.0% of Direct Costs
Utility Tap & Devel. Fees		\$0	\$0.00 /SF	
Permit Allowance		\$398	\$0.09 /SF	0.80% of Project
Use Tax		\$249	\$0.06 /SF	0.50% of Project
Design Contingency		\$0	\$0.00 /SF	3.00% of Subtotal
Estimate Contingency		\$0	\$0.00 /SF	3.00% of Subtotal
Construction Contingency		\$1,517	\$0.34 /SF	2.50% of Subtotal
Builders Risk Insurance		\$120	\$0.03 /SF	0.24% of Costs
Comprehensive General Liability Insurance		\$668	\$0.15 /SF	1.10% of Project
Sub Default Insurance		\$79	\$0.02 /SF	1.20% of Costs
Performance and Payment Bond		\$425	\$0.09 /SF	0.70% of Project
Escalation Allowance		\$1,821	\$0.40 /SF	3.00% of Project
Contractors Fee		\$1,821	\$0.40 /SF	3.00% of Project
Preconstruction Services		\$0	\$0.00 /SF	
Estimated Cost of Construction				
Conceptual		\$98,057	\$21.79 /SF	100.0% of Project



Historic Preservation Board

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

April 14, 2021

Via E-Mail

Melissa Rickman

Wholly Stromboli

E-Mail: melissa@whollystromboli.com

Re: Report of Acceptability for a Wholly Stromboli; Historically Known as the St. John Building

Dear Melissa,

On April 1, 2021, the Fort Lupton Historic Preservation Board reviewed your Request for Report of Acceptability for work to the exterior of your building located at 410 Denver Avenue/701 4th Street, and historically known as the St. John Building.

In accordance with Section 18-354 of the Fort Lupton Municipal Code (FLMC), all proposed work that requires a building permit on local historically designated properties is required to undergo a conceptual and final review by the Fort Lupton Historic Preservation Board (the "Board"). The City's Building Inspector cannot review an application for a building permit until a final review has been conducted and a report of acceptability issued by the Board. In addition, Section 18-355 requires that exterior work not requiring a building permit, including alteration of color, also receive prior written approval from the Board.

As you are aware, this building is a locally designated landmark and therefore exterior changes to the site require the prior approval of the Historic Preservation Board. Pursuant to the FLMC, this proposed work requires a building permit prior to installation, and therefore a report of acceptability as discussed above is required.

On April 1, 2021, the Board conducted a final review of your proposal for:

- Replacement of all windows;
- Restoration and refinishing the brick and faux flagstone;
- Addition of a covered patio;
- Replace door on south entrance of the building with antique wood floor;
- Repair, replace and paint corbels, cornice, and top section of brick; and
- Update the color scheme of the building in the colors provided in the attached Request for Report of Acceptability.

Melissa Rickman
Wholly Stromboli
April 14, 2021
Page 2

The Historic Preservation Board reviewed your proposed alterations in accordance with Municipal Code Section 18-356, which states that proposed work to a historically designated site shall be:

- (1) Of a nature that will not erode the authenticity or destroy any distractive exterior feature of the improvements;
- (2) Compatible with the distinctive characteristics of the historic site or historic district; and
- (3) Within the spirit of purposed of Article XVII of Chapter 16 of the Fort Lupton Municipal Code.

Determination: The found that the proposed changes meet the intent of Municipal Code Section 18-356, and the Board voted to approve the work identified on the attached Report of Acceptability Request Form and attachments.

Any deviation from the proposed changes identified in this letter and the attached Request for Report of Acceptability is not approved by the Board. Please note that future proposed work other than what has been specifically approved by this letter must be submitted as a separate application and undergo the conceptual and final review process by the Board. Any proposed changes to the request you submitted must be approved by the Historic Preservation Board prior to the start of work.

Note that this approval is separate from any requirements of the Building Department and you must contact them separately to ensure compliance, and that all permits have been obtained prior to the start of the project. If any changes are required based on the Building Inspector's review, or amendments to the approvals listed in the letter, then a separate review and approval by the Board for that work will be required.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Alyssa Knutson
Staff Liaison to the Historic
Preservation Board

Enclosure
cc: File