



Grande Station
2299 W Main Street
Littleton, CO, 80120
Eric Hyatt
303-929-5674

September 4, 2024

Letter of Intent of Proposed Work

To Whom it May Concern,

As tenants, with approval from the landlord, Grande Station would like to propose the following improvements to the restaurant located at 2299 W. Main Street, Littleton, CO 80120. Starting in the first two weeks of January, 2025 and finishing by March 14, 2025 we would like to extend the existing front patio westward so that there will be a covering over the current open air patio. Both the existing covered patio and the new patio extension will be enclosed with glass windows and doors that will be able to be opened when the weather permits but will also provide insulation and warmth when weather is poor. The new space will be conditioned for guest comfort.

We are requesting Grant assistance for the newly created steel structure portion of the project in addition to the Architectural fees we are paying to complete the project. While there is additional work that will be completed for this project, our grant request is for the costs that fit into the guidelines of the grant eligibility.

The improvements to the historic building will increase curb appeal, allow us as a business to serve guests in a more comfortable environment and improve the useability of the building for its current purpose. The design scheme that we have chosen was created by John Matthews of M-A Architects who is extremely sensitive and keenly in line with consideration to historic buildings on Main Street in Littleton, especially its history as a filling station and auto repair facility. Mr. Matthews has worked in unison with the city of Littleton on several projects involving historic buildings. His knowledge and expertise will take into consideration design

elements that will pay tribute to the history of the building such as garage door details, and keeping the wall embellishments for guests to enjoy from the interior space.

While many changes have been made to the building since its original construction in 1922, our addition will not be attached to the original structure as to avoid any damage or alteration to the historic structure. The portion of the building that the new patio structure will obscure is not historic and is non-conforming as it was built in or around 2008. The entirety of the historic portion of the building will be unaffected.

Thank you for your consideration for the use of a portion of the grant money available for this project.

Thank you,
Eric Hyatt



Dinner & Brunch

2209 W. MAIN

OPEN

832
142

THE GREEN
OPEN



GRISINER
1938
Littleton, Colo

Invoice

M-A ARCHITECTS



ARCHITECTURE & PLANNING

LITTLETON PROFESSIONAL BUILDING

709 W. LITTLETON

BOULEVARD SUITE 106

LITTLETON, CO 80120

TEL 303.730.7300

WWW.MAARCHITECTS.US

Date	Invoice #
3/8/2024	116403

Bill To
Fast Farm Concepts LLC 855 Front Range Road Littleton, CO 80120

Description	Amount
Grand Station Restaurant - 2506 W. Main St. Progress Billing on Phase I Agreement: Review & Analysis of existing Site and Building conditions / Field Measurement and As-Built Drawings in CAD	3,000.00
Preparation of Two (2) Concept Plans & Building Elevations for Patio Enclosure, Drainage Mitigation, and Interior Restaurant Improvements. Provide Copies for Bidding to Owner and potential General Contractors for project	4,750.00
Total Phase I Fees: \$15,000 Balance Remaining after this payment: \$7,250	
Contract Retainer Paid	-3,000.00
Total	\$4,750.00

Invoice

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Date	Invoice #
5/17/2024	116423

Bill To
Fast Farm Concepts LLC 855 Front Range Road Littleton, CO 80120

Description	Amount
Grandview Station Restaurant - 2506 W. Main Street Phase I Progress Billing Phase I Agreement Complete: (Site Verification, As-builts, Code Review, Concepts A & B, and Bidding Phase) Total Phase I Agreement: \$15,000 Paid to Date: <\$7,750> (\$3,000 on 12/30/23 & \$4,750 on 3/24/24) Balance Remaining on Phase I Agreement: \$7,250 - Discounted \$2,250 = \$5,000 Due	5,000.00
Total	\$5,000.00

Invoice

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Date	Invoice #
6/19/2024	116432

Bill To
Fast Farm Concepts LLC 855 Front Range Road Littleton, CO 80120

Description	Amount
Grand Station Remodeling Project: New Design Revisions and Drawings (Includes Table & Chairs Plan, Preliminary Meeting w/ Historic, & Meeting with GC)	3,750.00
Total	\$3,750.00

Invoice

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Date	Invoice #
8/21/2024	116448

Bill To
Fast Farm Concepts LLC 855 Front Range Road Littleton, CO 80120

Description	Amount
Grand Station Renovation: Phase II Progress Billing for Schematic Design & COA Package per Architectural Agreement	10,000.00
Printing & Copies for COA Submittals	75.00
Total	\$10,075.00

Project: Grand Station	Notes:
Location: 2299 West Main Street Littleton	Dwg Ref: OPT- C
Owner: Eric Hyatt	
Architect: M-A Architects	Date: 5/3/2024
Estimator: John Lanphier	Revisions: 5/10/2024, 7/10/24

COST CODE	DESCRIPTION	LABOR				MATERIAL				SUB/OTHER				BUDGET			TOTAL COST	NOTE
		Q	Unit	\$/Unit	TOTAL	Q	Unit	\$/Unit	TOTAL	Q	Unit	\$/Unit	TOTAL	Q	Unit	TOTAL		
1-10-100	Project Manager (30 HRS)	1	MO	3600	3,600.00				0.00				0.00	1	LS	3600.00	\$ 3,600.00	
	Assist Project Manager (8 HRS)	1	MO	520	520.00				0.00				0.00	1	LS	520.00	\$ 520.00	
1-10-150	Superintendent	1	MO	1600	1,600.00				0.00				0.00	1	LS	1600.00	\$ 1,600.00	
1-10-450	Safety				0.00				0.00	1	LS	680	680.00	1	LS	680.00	\$ 680.00	
1-10-500	Job Consumables				0.00	1	ALW	2200	2,200.00				0.00	1	LS	2200.00	\$ 2,200.00	
1-10-860	Trash Haul	16	MH	55	880.00				0.00				0.00	1	LS	880.00	\$ 880.00	
1-10-850	Progressive Clean-up	32	MH	45	1,440.00				0.00				0.00	1	LS	1440.00	\$ 1,440.00	
					0.00				0.00				0.00				\$ -	
2-10-100	Demo	32	MH	50	1,600.00				0.00				0.00	1	LS	1600.00	\$ 1,600.00	
3-01-100	Concrete cutting				0.00				0.00				0.00				\$ -	Included in 3-10-500
3-10-500	Concrete Curb				0.00				0.00	1	ALW	16600	16,600.00	1	LS	16600.00	\$ 16,600.00	
	Concrete footers thru out				0.00				0.00	6	EA	3500	21,000.00	1	LS	21000.00	\$ 21,000.00	
5-01-100	Steel Canopy - Revised 7/12/24 Supply all material and labor to fabricate and install the canopy structure at the new air lock for a cost of \$36,200.00. This includes new 4X4X1/4 columns with tube steel and wide flange beams and 1.5 B decking. Also includes shop drawings. (STANDING SEAM ROOF NOT INCLUDED)				0.00				0.00	1	LS	36200	36,200.00	1	LS	36200.00	\$ 36,200.00	
	Steel railing relocation - Confirmed 7/12/24				0.00				0.00	1	LS	5500	5,500.00	1	LS	5500.00	\$ 5,500.00	New gate and relocate railing
					0.00				0.00				0.00				\$ -	
6-10-100	Misc Backing Blocking (7/16 x4x8 OSB panel)	1	ALW	6240	6,240.00	1	LS	1483	1,483.00				0.00	1	LS	7723.00	\$ 7,723.00	Reconfigure new opening
					0.00				0.00				0.00				\$ -	
06-20-400	Countertops - 4 bar countertops 2cm Quartz - TBD Countertop Segment Sizes: Top Lt Bar Top (on plan) 7.5 x 19.375, 43.125 x 16.75, 34.25 x 15.125 Top Rt Bar Top (on plan) 92 x 16.75, 18.125 x 15.125 Far Rt Bar Top (on plan) 4.5 x 9 (2), 72.25 x 16.75 Bottom Bar Top (on plan) 6.125 x 9 (2) 123 x 21 Includes: -template -fab & install -1.5" edge build up (customer side/ outside edges) - final edge thickness TBD -2cm eased edges (employee side/ inside edges)- assumes stainless spill tray to be installed 2cm Quartz - TBD Countertop Size: 83.625 x 15.125 Includes: -template -fab & install -1.5" edge build up - final edge thickness TBD Not Included: -slab backsplash (see Option Below) -misc. cut outs -steel supports/brackets. to be provided and installed by others prior to template.				0.00				0.00	1	BID	11885.2	11,885.21	1	LS	11885.21	\$ 11,885.21	

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Fast Farm Concepts LLC

is a

Limited Liability Company

formed or registered on 01/28/2021 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20211098719 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 08/29/2024 that have been posted, and by documents delivered to this office electronically through 09/04/2024 @ 12:43:21 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 09/04/2024 @ 12:43:21 in accordance with applicable law. This certificate is assigned Confirmation Number 16356866 .



A handwritten signature in blue ink that reads "Jena Griswold".

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."