Jake's Brew Bar
2530 W Main St
Littleton, CO 80120
vanessa@jakesbrewbar.com
(303) 993-9018

Date: September 1, 2025

Downtown District Historic Grant
City of Littleton
2255 W Berry Avenue
Littleton, CO 80120

Subject: Letter of Intent for Roof Replacement at Jake's Brew Bar

To Whom It May Concern,

I am writing this Letter of Intent on behalf of Kate's Bistro LLC dba Jake's Brew Bar and 2530 LLC, located at 2530 W Main St, to formally express our intent to apply for funding through the Downtown District Historic Grant to support the replacement of our roof, replace two exterior doors and paint the exterior of the property. This project is essential to preserving the safety, structural integrity, and long-term sustainability of the property.

Our current roof, with original decking and trusses as well as several layers of shingles, has reached the end of its service life. A new roof, exterior doors and paint will not only preserve this historical building, but also improve energy efficiency, lower utility costs, and provide a safe and secure environment for patrons and staff.

The estimated cost of this work is between $41,700-$57,470, plus any additional funds required for structural support for the original trusses, and we are seeking grant support to help cover these expenses. Securing this funding will allow us to invest in durable, energy-efficient roofing materials that will serve the property and community for decades to come.

We appreciate the opportunity to apply for this grant and thank you for your consideration. Please let me know if additional information or documentation is needed at this stage.

Sincerely,

Vanessa Menke
LLC Member
2530 LLC & Kate's Bistro LLC dba Jakes Bar

Jake’s Beer Garden

Proposal 1548-2

Proposal Contents

- Scope of Work
- Total Project Cost and Payment Schedule
- Warranty Summary
- Standard Terms, Conditions & Notices
- Proposal Acceptance

On Point Contracting, LLC (hereinafter referred to as ON POINT or Contractor) will furnish all labor, materials, permits, and equipment for the Scope of Work below. The work will be undertaken for ‘Prepared For’ above (hereinafter Client) at: ‘Street Address’ above.
This proposal and pricing are valid for 30 days from the above date.

Prepared By
Ryan Tischler
On Point Contracting
(720) 830-6458
ryan@onpointcontractingusa.com
6901 S Pierce St #320, Littleton, CO 80128, USA

Prepared For
Vanessa
Jake’s Beer Garden (Owen and Vanessa)
(303) 993-9018
2530 Main St, Littleton, CO 80120, USA

ON POINT CONTRACTING
PROTECTING YOUR MOST IMPORTANT INVESTMENT.

Proposal 1548-2
Issue Date August 30, 2025
Expires September 29, 2025

DESCRIPTION	TOTAL
TPO Fully Adhered Flat Roof System	$17,200.76

Low Slope Installation

Tear-off
Tear off existing roof system down to decking or existing Ice & Water

Install Roof Insulation (ISO)
Fully adhere ISO according to the manufacturer's specifications.

Install 1/4" Cover Board
Install a manufacturer-approved cover board that is fully adhered. This will increase the thermal (R) value and help prevent structure fire.

Install 60Mil TPO Roofing Membrane
Fully adhered and according to the manufacturer's specifications

Low Slope Materials

GAF TPO Membrane 60mil 10X100
White EVERGUARD MEMBRANE 7563920TP

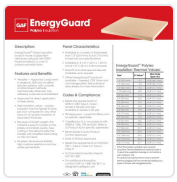
EverGuard® TPO offers the following:
Endures 2 to 2.5 times the industry standard, depending on thickness. (ASTM D6878 weather resistance test).

GAF TPO BONDING ADHESIVE 5GAL
EverGuard® TPO 1121 Bonding Adhesive
is a general purpose, contact-type,
solvent-based bonding adhesive
specially designed for attaching TPO
single-ply roofing membranes and
flashings to various roofing substrates 7780OOM

6" x 100' GAF TPO Cover Tape White EverGuard
Self-adhering EverGuard® TPO 6"
Cover Tape is non-reinforced TPO
membrane that is six inches
(152 mm) wide and backed
with a butyl tape adhesive

DensDeck 1/4" Primed
DensDeck® Prime Roof Board
provides a high level of moisture resistance through the use of GP's patented EONIC™ Technology, and enhances the overall wind resistance2 of an assembly while also increasing the hail and puncture resistance of the membrane as compared with systems with no cover board.
2 4x8

GAF 2.6" ISO 4X8
EnergyGuard™ Polyiso Insulation board is made of glass fiber-reinforced cellulosic felt (GRF) facers bonded to a core of polyisocyanurate foam. GRADE-II 20PSI
(.3200 SQ Per PC)



GAF DT FSTNR XHD #15 PH 7"
DRILL-TEC BMCA USI 500/BX
86PF

GAF DT PLATE INS STEEL 3"
1000/ctn
Drill-Tec insulation plates are made of Galvalume-coated steel for excellent corrosion protection.

GAF TPO Primer SB EverGuard 1 Gallon
EverGuard® TPO Primer helps prepare metal and membrane for application of self-adhered accessories

GAF TPO CUT EDGE SEALANT
Designed to seal the non-factory edges (cut edges) of the TPO membrane as a final step to reinforce membrane installation and inhibit water from traveling through the center scrim. 7795SO01

GAF EVERGUARD TPO WATER BLOCK
A one-part, butyl-based, high-viscosity sealant suitable for sealing between flashing membrane and substrate surfaces, behind exposed termination bars, and between roofing membrane and drain flanges.

Rolled Roofing for Channels $5,725.72

Rolled Roof Installation

Custom Bend New Pan and Counter Flashing
Raise the flashing on the brick to be at the right height. Cut into the brick to create a new counter flashing. Install the counter flashing over the new Pan flashing. Bend flashing to redirect water way from the roof and wall. All metal flashings needs to be custom bent.

Install Flintlastic Base Sheet
CertainTeed's Flintlastic® Base 20 is a robust SBS-modified bitumen base sheet, delivering the benefits of a homogenous roof system

Install Flintlastic Cap Sheet
The highly solar reflective workhorse of the four cap sheet options in the Flintlastic®

Install New Counter Flashing
Cut and incision into the brick to properly waterproof and install flashing.

Rolled Roof Materials

Rollex Aluminum Trim Coil
We combined 3105 aluminum alloy with our proprietary baked-on finish to create an easy-to-form, mark and abrasion resistant trim coil.

Flintlastic Base
CertainTeed's Flintlastic® Base 20 is a robust SBS-modified bitumen base sheet, delivering the benefits of a homogenous roof

Flintlastic Cap White
The highly solar reflective workhorse of the four cap sheet options in the Flintlastic®

5" Counter Flashing
Formed metal or elastomeric sheeting secured on or into a wall, curb, pipe or other surface, to cover and protect the upper edge of a base flashing and its associated fasteners.

Replace Decking on Shingle Roof $5,259.37

Replace Decking Labor

Remove and dispose of existing decking

Install new decking

Replace Decking Materials

OSB Decking

1-1/4" Coil Roofing Nails

Shingle Roofing $16,422.37

Planning

Roofing Building Permit

Shingle Roofing Labor

Tear-off
Tear off existing roof system down to decking or existing Ice & Water

Ice and Water Install Labor

Starter Labor

Install new shingles

Hip and Ridge Labor

Gutter removal

High Squares (2 stories or higher)

Steep Squares (7:12-9:12)

Difficult Access
For Trash Removal and/or disposing of the shingles from 2nd story to 1st story instead of directly into dumpster

Debris Removal
Includes dumpster and cleanup

Shingle Roofing Materials

Owens Corning TruDefinition Duration STORM Selection
TruDefinition Duration STORM Shingles feature SureNail Technology with Triple Layer Protection and an integrated polymeric backing material that allows them to meet one of the industry's highest ratings for impact resistance. This shingle is designed for outstanding holding power against the high winds of severe storms. The ideal premium shingle choice for homeowners concerned with the effect of severe weather on their roof. In fact, homeowners may qualify for insurance premium discounts. (Homeowners should check with their insurance company to see if they qualify).

Please select 1 option

☐ Owens Corning STORM - Antique Silver
TruDefinition® Duration STORM® Antique Silver shingles are a neutral light gray that is achieved by using a mix of white and gray granules

- [ ] Owens Corning TruDefinition Duration STORM IR AR Shingles: Brownwood
  TruDefinition® Duration STORM® Brownwood shingles have an overall color of brown that is achieved by a mix of golden tan, light brown, black and dark brown granules.

- [ ] Owens Corning STORM - Desert Tan
  TruDefinition® Duration STORM® Desert Tan shingles are a medium warm, golden brown shingle with prominent buff, golden tan, and dark brown granules

- [ ] Owens Corning TruDefinition Duration STORM IR AR Shingles: Driftwood
  TruDefinition® Duration STORM® Driftwood shingles have an overall color of a medium brown that is achieved by a mix of green, gray and brown granules.

- [ ] Owens Corning TruDefinition Duration STORM IR AR Shingles: Estate Gray
  TruDefinition® Duration STORM® Estate Gray shingles have an overall color of medium gray that is achieved by a mix of light, medium, and dark greenish gray granules.

- [ ] Owens Corning TruDefinition Duration STORM IR AR Shingles: Onyx Black
  TruDefinition® Duration STORM® Onyx Black shingles have an overall color of black that is achieved by a mix of gray, dark gray and black granules.

Owens Corning TruDefinition Duration STORM IR AR Shingles: Teak

TruDefinition® Duration STORM® Teak shingles have an overall color of dark brown that is achieved by a mix of golden tan, warm brown and gray granules.

Owens Corning TruDefinition Duration FLEX Selection

TruDefinition Duration FLEX shingles are made with a proprietary blend of SBS polymer modified asphalt. The rubberizing effect of the uniquely blended SBS modified asphalt makes the shingle pliable and gives them greater flexibility and enhanced durability and toughness, especially under intense storm conditions. With Duration FLEX, you are getting a shingle that has the highest impact rating possible: UL 2218 Class 41 and may qualify for a homeowner insurance discount - check with your insurance company.

Please select 1 option

Owens Corning FLEX - Black Sable

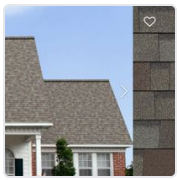
TruDefinition® Duration® FLEX® Brownwood shingles have an overall color of brown that is achieved by a mix of golden tan, light brown, black and dark brown granules.

Owens Corning FLEX - Brownwood

TruDefinition® Duration® FLEX® Brownwood shingles have an overall color of brown that is achieved by a mix of golden tan, light brown, black and dark brown granules.

Owens Corning FLEX - Driftwood

TruDefinition® Duration® FLEX® Driftwood shingles have an overall color of a medium brown that is achieved by a mix of green, gray and brown granules.



Owens Corning FLEX - Estate Gray

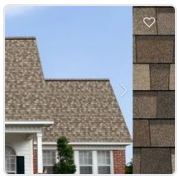
TruDefinition Duration FLEX Estate Gray shingles have an overall color of medium gray that is achieved by a mix of light, medium, and dark greenish gray granules.

Owens Corning FLEX - Onyx Black

TruDefinition® Duration FLEX® Onyx Black shingles have an overall color of black that is achieved by a mix of gray, dark gray and black granules.

Owens Corning FLEX - Sand Dune

TruDefinition Duration FLEX Sand Dune shingles have an overall color of tan and light brown that is achieved by a mix of tan, brown, golden brown, and blue-gray granules.

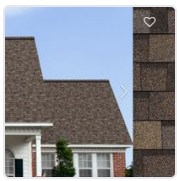


Owens Corning FLEX - Storm Cloud

TruDefinition Duration FLEX Storm Cloud shingles have an overall color of dark greenish gray that is achieved by a mix of dark gray, light gray, green, and black granules.

Owens Corning FLEX - Summer Harvest

TruDefinition® Duration® FLEX® Summer Harvest shingles have an overall color of golden tan and brown that is achieved by a mix of golden tan, brown, red, blue and black granules.



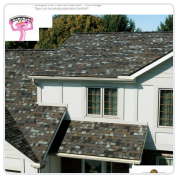
Owens Corning FLEX - Teak

TruDefinition® Duration® FLEX® Teak shingles have an overall color of dark brown that is achieved by a mix of golden tan, warm brown and gray granules.

Owens Corning TruDefinition Duration FLEX or STORM

FLEX shingles are made with a proprietary blend of SBS polymer modified asphalt. The rubberizing effect of the uniquely blended SBS modified asphalt makes the shingle pliable and gives them greater flexibility and enhanced durability and toughness, especially under intense storm conditions. With Duration FLEX, you are getting a shingle that has the highest impact rating possible: UL 2218 Class 41 and may qualify for a homeowner insurance discount - check with your insurance company.

Designed to Weather the Storm
Unlike standard shingles, TruDefinition® Duration STORM® impact-resistant shingles feature patented WeatherGuard® Technology. The integrated polymeric backing material of the WeatherGuard® Technology allows Duration STORM® shingles to meet one of the industry's highest ratings for impact resistance, UL 2218, Class 41. In some areas, homeowners may qualify for insurance premium discounts - check with your insurance company. These shingles also feature SureNail® Technology for high-performance durability and outstanding gripping power.



Owens Corning ImpactRidge Hip & Ridge

Hip & Ridge Shingles help provide a finishing touch to complete the look of the roof. ImpactRidge® Hip & Ridge Shingles are designed to work with TruDefinition® Duration FLEX® and Duration STORM® Shingles to complete a Class 4 Impact Resistant Roofing System

Owens Corning Starter Strip Plus

Owens Corning Starter Strip Plus shingle helps save time by eliminating the need for cutting shingle tabs to create a starter row.
It's a component of the Owens Corning Total Protection Roofing System

Owens Corning WeatherLock G Granulated Self-Sealing Ice & Water Barrier

Acts as a waterproof barrier in the most vulnerable sections of the roof, such as valleys and around roof penetrations, to create a second line of defense.
Engineered for asphalt shingles, wood shakes and quarry slate roofs.

Owens Corning RhinoRoof U20 Synthetic Underlayment
RhinoRoof® U20 Underlayment helps seal your home against water damage and other moisture infiltration which can cause mold growth and rotting deck boards. RhinoRoof® U20 is up to 2 times stronger than competitive synthetic underlayments and offers excellent wind resistance and durability through heavy roof traffic and adverse weather conditions.

Plastic Cap Roofing Nails 1-1/4"

1-1/4" Coil Roofing Nails

Metal Drip Edge 2"x4" 90deg
Covers all rake edges

Metal Drip Edge 2"x4" 120deg
Covers all eave edges

4" Counter Flashing

Headwall Flashing 120deg

Step Flashing
100/BD 28GA MF GALV PREBENT STEP FLASHING
Color?

Versa Cap

4n1 Pipe Boot

Bathroom Vent

Elastomeric Sealant
Roofing sealant from TopShield to cover nails, and waterproof some flashing areas

Metal Drip Edge 2"x4" 90deg
Covers all rake edges

Gutter and Downspout Replacement $1,532.74

Gutter Services

Remove Gutters
Remove and dispose of current gutters

Install Drip Edge

Replace Gutters
In same configuration as existing

Remove and Replace Downspouts
In same configuration as existing

Color Selection

Gutter Color Selection

Please select 1 option

- [ ] White
  Color option for Gutters or Downspouts

- [ ] Linen
  Color option for Gutters or Downspouts

- [ ] Almond
  Color option for Gutters or Downspouts

- [ ] Desert Sand
  Color option for Gutters or Downspouts

- [ ] Victorian Grey
  Color option for Gutters or Downspouts

- [ ] Pebblestone Clay
  Color option for Gutters or Downspouts

- [ ] Terra Bronze
  Color option for Gutters or Downspouts

- [ ] Musket Brown
Color option for Gutters or Downspouts

- [ ] Royal Brown
Color option for Gutters or Downspouts

- [ ] Dark Bronze
Color option for Gutters or Downspouts

- [ ] Black
Color option for Gutters or Downspouts

- [ ] Evergreen
Color option for Gutters or Downspouts

Downspout Color Selection

Please select 1 option

- [ ] White
Color option for Gutters or Downspouts

- [ ] Linen
Color option for Gutters or Downspouts

- [ ] Almond
Color option for Gutters or Downspouts

- [ ] Desert Sand
Color option for Gutters or Downspouts

- [ ] Victorian Grey
Color option for Gutters or Downspouts

- [ ] Pebblestone Clay
Color option for Gutters or Downspouts

- [ ] Terra Bronze
Color option for Gutters or Downspouts

- [ ] Musket Brown
Color option for Gutters or Downspouts

- [ ] Royal Brown
Color option for Gutters or Downspouts

- [ ] Dark Bronze
Color option for Gutters or Downspouts

- [ ] Black
Color option for Gutters or Downspouts

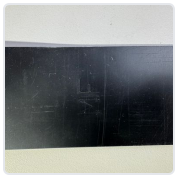
- [ ] Evergreen
Color option for Gutters or Downspouts

Drip Edge Color Selection

Please select 1 option

- [ ] Almond
Drip edge color

- [ ] Black
Drip edge color



- [ ] Bronze
  Drip edge color

- [ ] Brown
  Drip edge color

- [ ] Charcoal Grey
  Drip edge color

- [ ] Dove Gray
  Drip edge color

- [ ] Green
  Drip edge color

- [ ] Ivory
  Drip edge color

Mill
Drip edge color - unpainted aluminum

White
Drip edge color

5" Gutter Materials

5" K-Style Aluminum Gutters

2"x3" Aluminum Downspouts

Exterior Painting $7,827.72

Painting Materials

Exterior Paint - Super Paint
SuperPaint Exterior Acrylic Latex delivers outstanding performance and protects against the elements. It also offers dirt and mildew resistance

Color Selection

Main Body Color

Enter the Sherwin-Williams color code here:
Enter the Sheen (we recommend Satin):

Trim Color

Enter the Sherwin-Williams color code here:
Enter the Sheen (we recommend Satin):

Accent Color (If Applicable)

Enter the Sherwin-Williams color code here:
Enter the Sheen (we recommend Satin):

Painting Services

Pressure Washing This removes dirt and debris from the areas to be painted/stained so that the paint/stain adheres correctly	
Scrape and Caulk each area to be painted As needed, and depending on the condition of the substrate	
Tape, paper, and plastic To prevent overspray on items and areas that are not to be painted or will be painted a different color	
Paint Exterior Trim Paint the exterior trim around the house to include windows, doors, corners, etc.	
Exterior Paint Labor (Prime and Paint) Prime and Paint each section, ensuring excellent coverage and adhesion to the substrate. Hand paint or roll as needed.	
Site Cleanup Clean up around property and dispose waste offsite.	Does not include doors cost of $3,500

TOTAL **$53,968.68**

PAYMENTS STARTING FROM **$553**/month on Acorn **Learn More →**

WARRANTY SUMMARY

Contractor provides a one (1) year labor, installation and workmanship warranty. The warranty period will commence immediately upon completion. Warranty services will be provided by Contractor only upon receipt of payment in full. Contractor SHALL NOT BE LIABLE FOR SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES. The acceptance of this proposal by the Property Owner signifies his, her or its agreement that this warranty shall be and is the exclusive remedy against Contractor pertaining to the work.

Payment Schedule

➢ 50% due upon signing
➢ 50% due upon substantial completion*

✳Substantial completion is defined as the improvements completed to the point where they can be used for their intended purpose and does not include trivial imperfections, omissions or warranty items. In the event of trivial imperfections, omissions or warranty items an approximate value will be withheld not to exceed 10% of total agreement.

STANDARD TERMS, CONDITIONS & NOTICES

1. Owner may cancel this contract and obtain a full refund of any deposit by providing notice to On Point no later than midnight on the third (3rd) day after entering the Agreement. If Owner attempts to terminate or rescind this Agreement at any later time, On Point shall be entitled to keep Owner's deposit, which shall become nonrefundable upon after the termination deadline set forth herein. Property Owner acknowledges that this termination fee is not a penalty, but is intended to compensate On Point and its employees and agents for work performed in preparing for the

project and lost opportunity costs. Nothing contained in this provision is intended to release Owner from any liability to pay On Point for all actual materials ordered or work performed prior to any attempted termination by Owner and On Point shall be entitled to payment for the fair value of work performed and the cost of all materials ordered. If Property Owner does not rescind this contract within 72 hours after entering into the contract and Property Owner's insurer approves the claim, but attempts to terminate or rescind this contract at any later time, Property Owner agrees

to pay On Point (or allow On Point to retain, if applicable) a termination fee in the amount of twenty percent (20%) of the total contract price. Property Owner acknowledges that this termination fee is not a penalty, but is intended to compensate On Point and its employees and agents for work performed in estimating and working with Property Owner's insurer to seek approval of the claim.

2. On Point will maintain its customary insurance, including general commercial liability coverage, automobile coverage and workers' compensation coverage.

3. This proposal and contract is based upon the work to be performed by On Point not involving asbestos-containing or hazardous materials and that such materials will not be encountered or disturbed during the course of performing the work. In the event that such materials are encountered, On Point shall be entitled to reasonable compensation for all additional expenses incurred as a result of the presence of asbestos-containing or hazardous materials.

4. Owner shall be entitled to order changes and the contract price adjusted accordingly. If the scope of work outlined on the face of this proposal does not contemplate such conditions, On Point will promptly report the condition to the Owner and take such steps as are reasonably necessary and prudent to protect the building. Any alteration to or deviation from the specifications described on the first page of this proposal involving extra costs will be billed as an extra charge.

5. On Point shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, pandemic, executive order or any other order of any governmental or quasi-governmental agency, regulation, strikes, failure or delay of transportation, supply-chain issue, shortage of or inability to obtain materials. On Point is not required to remove snow, ice or water from the Property.

6. Owner is to carry property and casualty insurance, including coverage for fire, wind damage and vandalism.

7. All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture and performance standards.

8. On Point shall be entitled to file a lien or claim in the event that payment to On Point is not made.

9. If a dispute arises between On Point and Owner with respect to any matters or questions arising out of or relating to this contract or the breach thereof, such dispute shall, as a condition precedent to initiating litigation, be mediated with a mediator at the Denver, Colorado JAG office mutually acceptable to On Point and Owner. If On Point and Owner cannot agree on a mediator, each shall select a mediator and the two selected mediators will select a third mediator to mediate the dispute. Notwithstanding the foregoing, On Point may initiate any litigation and take all other steps required to protect its lien rights and any litigation shall be stayed pending the outcome of mediation. Any claim must be initiated no later than two (2) years after On Point performed the work. If the parties have not resolved a claim within 30 days of the mediation, either party may file litigation, which litigation will be exclusively initiated in the state courts located in the county where the property is located. In the event litigation is initiated related to this contract, the prevailing party in such litigation shall be entitled to collect and the court shall award all reasonable costs and expenses incurred with respect to the litigation, including but not limited to all reasonable attorneys' fees and expert witness fees. This Agreement shall be governed by the laws of the State of Colorado.

10. Owner acknowledges that the price estimate provided hereunder is based upon the assessment of damage at the time of the proposal and the same is subject to change in the event additional damages are discovered. In such event On Point will seek to work with Owner's insurer to obtain compensation for additional work required.

11. If Owner takes any action that inhibits On Point's ability to obtain compensation from Owner's insurer for any work performed on the property and included in this contract, Owner shall be responsible to On Point for payment in full to On Point for all work performed. By way of example and not intended in any way to limit the application of this provision, if Owner receives compensation from its insurer for any work that is included in this agreement, but decides to self-perform said work and such action results in the insurance company refusing to release funds to On Point to pay for work On Point performed, Owner shall be responsible for payment to On Point for all work performed.

12. On Point may terminate this Contract without any further obligation to Owner at any time prior to beginning work on the project.

13. Unless otherwise stated, any estimate, quote, or proposal provided to Owner by On Point does not include any city, country, state, federal or other taxes imposed on any material provided under this Agreement. Any such taxes applicable to or imposed on the materials purchased and provided hereunder under existing or future laws, shall be for Owner's account. Owner shall pay all such taxes when due and in addition to the contract price or, alternatively, shall provide On Point with acceptable proof of tax exemption.

14. Notice. Any notice provided for herein shall be in writing and deemed to have been given if and when delivered, when deposited in the United States mail, certified, postage prepaid and addressed to the addresses set forth on page 1 of the Agreement.

15. Binding Effect. This agreement shall be binding upon the heirs, representatives, and assigns of the parties hereto. Owner shall not assign this Agreement without the prior written approval of On Point.

16. Entire Agreement. The Contract Documents, any attached Addendum or Amendments signed by the parties, along with properly authorized change orders, shall constitute the entire Agreement between the parties, and supersedes any other written or oral agreement by the Owner and On Point. This Agreement can be modified only in writing signed by the Owner and On Point.

17. The Scope of Work is subject to approval and permitting by the local building dept. Any change to the scope of work required by local regulatory bodies will be submitted to the Customer with an appropriate written Change Order and related increase/decrease in cost.

18. Right to Photograph the Work. Owner shall permit Contractor or person(s) employed or engaged by Contractor, without compensation or consideration to Owner, to take photographs at the project site of both completed work and work in progress, for purposes including, but not limited to, publication in newspapers, magazines, and other print media, use in broadcast media, publication via the Internet, and use in marketing materials used by Contractor. Such photographs and any accompanying descriptions shall not identify Owner or the property address of the project without the express written consent of Owner.

The above specifications, costs, and terms are hereby accepted.

OWEN KEMP	**DATE**

KUDU ROOFING LLC

9822 Titan Park Circle, Littleton, CO 80125
Tel: 303-738-1032 info@kuduroofing.com
www.KUDUROOFING.com

Proposal Contract

To:	Vanessa Menke	**Date:**	**8/28/2025**
Company:	Jakes Brew Bar	**Scope:**	Asphalt Shingles and Modified Roofing Replacement
Address:	2530 W Main Street	**Location:**	2530 W Main Street Littleton CO 80120
	Littleton CO 80120		Jakes Brew Bar
Tel:	303 996 1006	**Plan Date:**	NA
Email:	vanessa@jakesbrewbar.com	**Permit:**	Separated Below

We hereby submit specification and estimates for:

Asphalt Shingle Installation - Original Sloped Shingle Roof- Shingle Color TBD.
Remove the multiple layers of exisitng roofing and haul away.
Supply and install a new asphalt shingle roofing system from the option listed below to the front sloped roofing of the building. The shingles will be installed over ice and water shield The installation includes new prefinished flashings, pipe jacks and venting as needed to complete the shingle roof system.
The installation willl be completed to meet city/county codes and includes all standard material warranties. Includes Kudu Roofing's 5-Year workmanship warranty.

***GAF Timberline Armorshield II Dimensional Class 4 Impact Rated Asphalt Shingles (or like and kind)** — **$21,995**

Modified Roofing Replacement -Rear Flat and Sloped Roof Crickets
Remove the granulated modified roofing and haul away.
Supply and install New Granulated Modified or 60mil EPDM membrane roofing at the current modified roof slopes only. The option will be installed over densdeck roofing boards if required.The installation includes new prefinished flashings, pipe jack and venting if needed to complete the flat roof system. — **$11,360**
The installation willl be completed to meet city/county codes and includes all standard material warranties. Includes Kudu Roofing's 5-Year workmanship warranty.

Decking Overlay - 7/16 OSB.
Supply and install 7/16 OSB sheathing to overlay the existing spaced decking.
Solid sheathing is required when the existing decking is spaced or slat to meet code. — **$7,950**
If the gaps are "tight" the solid overlay may not be required.
Instaltion will be confirmed at the time of roof tear off.

New Gutter System Installation - Standard CMG Colors.
Remove the existing gutter system and haul away.
Supply and install new K Style gutters with standard rectangular downspouts. — **$2,010**
The gutters will be hung using hidden hangers every 2 feet and sloped correctly to the new downspouts.

Project Total = **$43,315**

Add Littleton Permit Fee = **$1,484**

← Does not include door and paint cost. Other quotes estimate paint $2300-$7828 and doors at $3526-$3550

Project Notes
The assumption is the project will be installed on or between Monday to Thursday afternoon when the bars hours of operation have a later start time.
The site will be cleaned daily to allow for typical bar operations.
All roofing debris will need to be removed to the back alley.
Kudu Roofing will try to limit the blocking of the alleyway but please note that time will be needed to unload materials,park vehicles and remove debris to a waiting trailer.

Exclusions and qualifications unless stated otherwise: Thru wall flashings, interior metal, flashings associated with glazing Systems, saw cuts for reglets or cast in place reglets, carpentry work, asbestos removal, mechanical or electrical work, e.g. covers, snow removal, weekend or overtime work, items not identified in quote above.

- Payment Schedule: 40% Deposit, 40% Job Start, Final 20% upon Job Completion

- Payment options available by request.

- Proposal is valid for 30 days only.

- Copper prices are valid for 10 days due to market fluctuations.

Signature: *Leon Neville*

Leon Neville

All work performed by Kudu Roofing LLC carries a 5 yr guarantee on labor in respect to the work completed and provided by Kudu Roofing LLC. Owner and/or agent represents and warrants that any defect or weakness in the premises, structure, sub-structure, super-structure or points of attachment that might affect performance by contractor has been specifically and fully disclosed to contractor. Kudu Roofing LLC only guarantees work provided by it. Any pre-existing defects or other condition discovered by Kudu Roofing LLC in the course of performing its work, which may affect the performance of Kudu Roofing LLC, will be promptly disclosed to Owner and/or agent with repair recommendations and estimate of additional costs. As with any construction work, it is impossible to estimate everything that may be damaged, especially in areas we cannot see before beginning work. If anywhere along our progress unforeseen work needs to be done, we will communicate up front and wait for your approval before continuing work.

The foregoing is a cost estimate based upon the work actually requested by the owner and/or agent and those issues that were actually recognized by Kudu Roofing LLC. Kudu Roofing LLC carries Workman's Compensation on all employees as well as General Liability Insurance. Owner to carry fire, wind damage, and other necessary insurance. Payment is due in full upon completion of work and upon receipt of invoice. Cancellation of contract may be achieved by paying a 10% fee of the contract price. In the event legal action must be commenced to enforce any of the terms hereof, Kudu Roofing LLC shall be entitled to a judgement award of all costs and expenses, including reasonable attorney fees or collection efforts.

Acceptance of Proposal – The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified and under the conditions set forth herein. Payment will be made as outlined above. I certify that I have read the Proposal, which I understand and acknowledge the contents thereof.

Name: _____ **Signature:** _____ **Date:** _____

		Product	Price	Quantity	Subtotal
×		**Commercial ADA 10" BOTTOM RAIL Right Hand (RH) Storefront Door - Clear**	$1,200.00	2	$2,400.00

Update cart

Cart totals

Subtotal	$2,400.00
Shipping	LTL Freight: **$1,125.87** Shipping to **Littleton, CO 80120**. Change address
Total	**$3,525.87**