

**REHAB PROJECT: 2675 W. ALAMO, LITTLETON CO 80123**

The Littleton Creamery, located at 2675 West Alamo, was the center of the community's dairy industry. Built in 1884, farmers would bring their milk to be processed and shipped to Denver as either cream or butter. By 1888, the creamery processed milk from about 1000 cows. By 1900, the building was used for high school classes until a high school was opened in 1904. Some of the other uses include being used as a Christian Scientist Church, the first Southern Baptist Church, and currently an antique store.

This building, while still historic, has been altered throughout the years. Some of these alterations include adding the hipped roof porch with classical tapered column supports and the front bay windows. The project I am proposing is of great importance to maintaining the integrity and helping to assure this wonderful old building stays intact and is continued to be enjoyed for years to come. There are decaying parts, and appears to have been constructed/repaired piecemeal... It currently does not have any way to exit out of the building at the rear (there's only the front door exit).

I have attached photos of the building when it was a creamery. Unfortunately, I cannot find any pictures showing the back side of the building, where the proposed construction is to take place. (I have looked at the Historic Museum, the Library, and asked the current owner, Karl Pappert, who has some old photographs).

Other pictures include showing the condition of this section – showing the rotting wood, run down swamp cooler, where the building is separating from the main building, etc.

I do not have all of the bids requested as of yet because of timing, and the current tenant in the building is being very uncooperative allowing me to get into the building with contractors. However, I have two contractor bids, and currently one HVAC/AC bid. I hope to get more soon, and will forward them to you.

Because of property lines, the fence will need to be repositioned.

Total time frame for project should be approximately two months.

**1. REMOVAL AND CONSTRUCTION OF BACK "STORAGE SHED" PORTION OF BUILDING**

Back portion of building is actually a "storage shed" like attachment that has no foundation and has fallen a bit away from the building. It is accessible from inside and contains the only bathroom for this building. The only entrance/exit from the building is through the front door – this portion used to have a door on the west side, and provided an exit at the back of the building. This section needs to be torn down and will be replaced with a similar type structure. This portion is in immediate need of replacement – is structurally unsound and an eye sore; it appears to have been "piece mealed" together. We propose to put in a foundation, rebuild the structure, covering the exterior in the same type of siding as the rest of the building, install an exterior door on both east and west side of structure (the original building had a door on the west side which has since been covered over), and also replacing the roof. Heating and air conditioning vents are intended to be placed inside this portion rather than the free standing electric baseboard heater currently installed.

I will be utilizing the services of Architect Bob Innes.

**COST OF PROJECT:** \$77,730 and \$77,194

**2. INSTALL GAS FORCED HEAT AND AIR CONDITIONING**

Currently there is a swamp cooler used for air conditioning and a garage-style heating unit hanging from the ceiling. This unit is very old and is constantly needing repair. This is inefficient and "spotty" as sufficient heating for this building. We will install a gas forced HVAC system with air conditioning and appropriate ductwork.

**COST OF PROJECT:** \$9941.99

Gas forced air furnace

Air conditioning unit

Ductwork installation

I will also be hiring an Architect to assist with this project. The Architect is Bob Innes.

**COST:** \$5,000

Thank you for your consideration.



JENNIFER TEMPAS

(303) 668-9567

# First Premier Painting an Remodeling



Name Jenny Tampas  
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First Premier Painting an Remodeling  
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## SCOPE OF WORK

1. **Addition**- Demolition, Excavation, Foundation, Framing, Roof, Rear Sliding Door, Siding, Exterior Trim, Caulk/Paint.
2. **Interior**- Interior Framing, Electrical, Sheetrock, Tape/Mud, Texture, Interior Trim, Prime/Paint, Outlets/Switches-20, Light, Fixture-6, Sub-Flooring, Flooring-wood, Prehung Doors-2.
3. **Bathroom fixtures**- Tub, Surround/Floor Backing, Surround/Floor Tile, Shower Valve/fixture, Vanity, Faucet, Toilet, Mirror, Light Fixture.
4. **Kitchen**- Drains, Plumbing, Cabinets-6, Sink, Counter Top-Tile, Faucet.
5. **Exterior**- Remove Flagstone, Relocate Flagstone.
6. **Fence**- Remove 55 Inft, Install new 55 Inft.
7. **Permit**.

## COMPANY PROPOSAL

1. Addition-----	\$21,683.00
2. Interior-----	\$35,384.00
3. Bathroom fixtures-----	\$8,526.00
4. Kitchen-----	\$6,067.00
5. Exterior-----	\$2,706.00
6. Fence-----	\$2,428.00
7. Permit-----	\$400.00
Total Cost-----	\$77,194.00

*Fermin Azpeitia*

Submitted by

Date

## OWNER ACCEPTANCE

Submitted by (home owner or authorized representative)

Date



D&L Heating & Air Conditioning, Inc.

303-948-6280  
7281 South Harlan Court  
Littleton, CO 80128

# Estimate

Date	Estimate #
5/27/2017	824

Name / Address
Resident Realty Jenny Tempas

			Project
Description	Qty	Cost	Total
Hi velocity A/C system NO heat, with new duct work. Attic install	1	5,289.50	5,289.50T
A/C Condenser 3 ton	1	1,352.80	1,352.80T
Labor to install new hi velocity system including duct work.	1	2,000.00	2,000.00
Electrical Subcontractor to add new power to A/C unit and air handler	1	550.00	550.00
Misc Parts: Duct sealant, hanger strap, evacuation equipment, aceytelene, ect	1	250.00	250.00T
Add Permit estimated cost of \$150 to total price. Electric heat strip can be added if desired.			
Option: Standard furnace unit installed in attic. Would be gas heat with A/C through duct in the ceiling. Cost would be \$8950 plus permit.			
This is only an estimate and pricing is subject to change. Payment terms net 30 following a material order of 50% down. Attic wasn't seen. space may be limited.			
Estimator: Luke			
		<b>Subtotal</b>	\$9,442.30
Financing Available WAC. Ask for special offers. We accept Visa, Mastercard and Discover.		<b>Sales Tax (7.25%)</b>	\$499.69
		<b>Total</b>	\$9,941.99

## Original Creamery



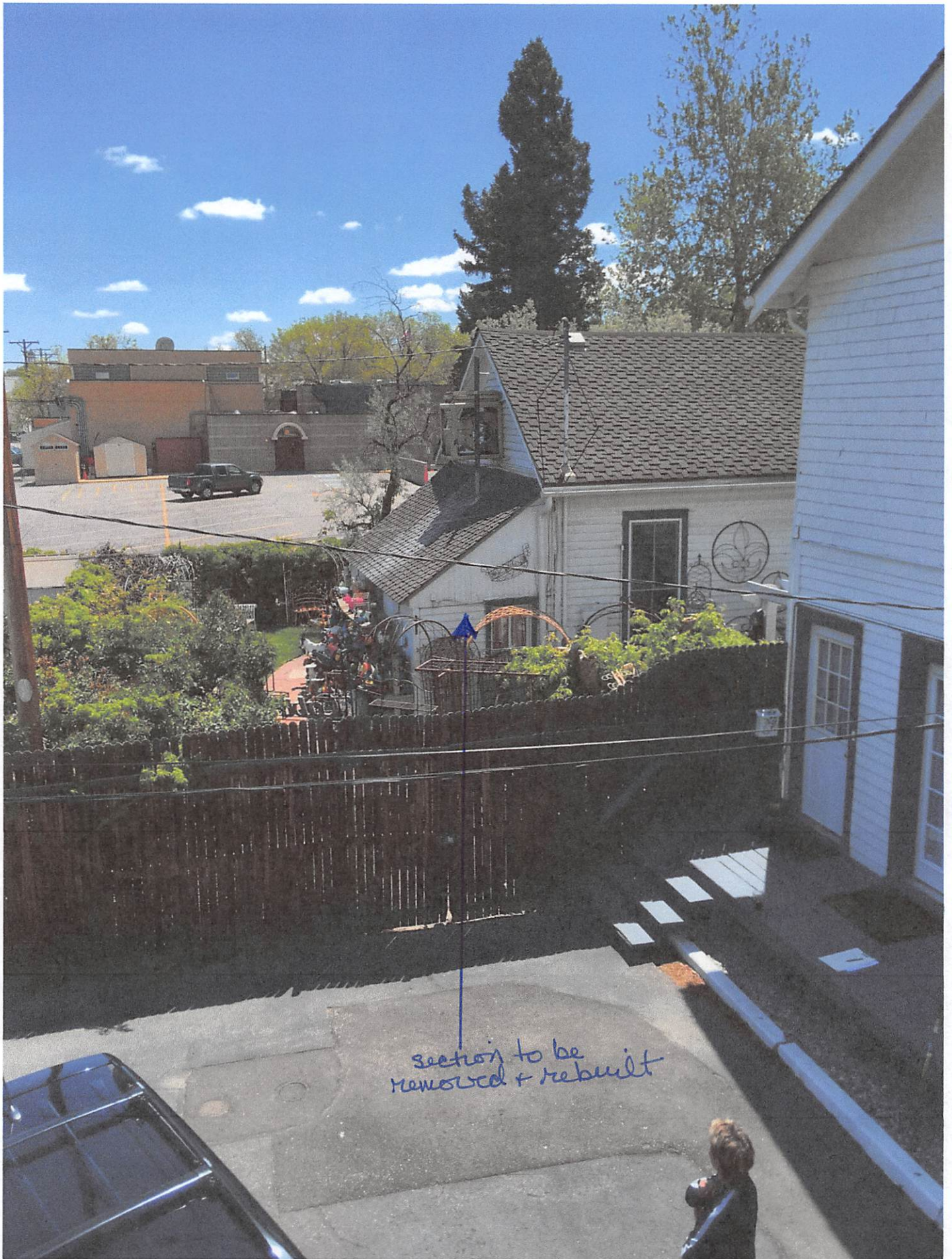
The dairy industry was a big part of Littleton's economy when the Littleton Creamery Company opened for business in 1884 on Melinda Street (now Alamo) just east of Rapp.



separation - east side.











Backside of section to be  
removed and rebuilt





nothing wood





deteriorating  
swamp cooler

deteriorating wood





deteriorating wood