



Main Street Historic District Grant

APPLICATION

2019

| Applicant Information | |
|---|--|
| Applicant Name | JENNIFER TEMPAS |
| Email Address | jenny @ tempasrealty.com |
| Phone Number | 303 668-9567 |
| Relationship to Property Owner | OWNER |
| Property Information | |
| Historic Name of Property | The Creamery |
| Property Address | 2675 W. Glendale Ave, Littleton |
| Located in Main Street Historic District, or Designated as a Historic Landmark with a Commercial Use – please specify | Main Street Historic District |
| Property Owner Information | |
| Property Owner Name | 2675 LLC - JENNIFER TEMPAS |
| Property Owner Email Address | jenny @ tempasrealty.com |
| Property Owner Phone Number | 303 668-9567 |
| Proposed Grant Project | |
| Proposed Work | Paint & repair, electrical, ADA ramp |
| Description of Work | Scrape, paint, repair, replace front porch |
| Estimated Total Cost of Work | \$ 31,913.00 |
| Amount Requested | \$ 25,530.40 |
| Estimated Completion Date of project | within 2 months of approval |

Attachments

- Letter of Intent
- 3 Bids
- Historic Photographs of the property – if available
- Current photographs of the property. Please provide high quality photographs to be used by the city as “before” pictures

Main Street Historic District Grant Program 2018
Acceptance of General Conditions for Grant Assistance

Applicant JENNIFER Tempas

Property Address 2675 W. Alamo Ave, Littleton 80123

If awarded grant funding, applicant agrees to the following conditions:

1. The applicant acknowledges that awarded funds are disbursed on a reimbursement basis.
2. The timeline for completion of grants is 18 (eighteen) months, unless the Historical Preservation Board grants an extension for up to an additional 6 (six) months prior to the date of the initial expiration date.
3. The applicant must submit documentation of proof of payment for completed work to the city before reimbursement funds can be released.
4. Funding will not be released until city staff has inspected the completed work for consistency with the approved project.

Applicant signature

Jennifer Tempas

Date

4-19-19

April 22, 2019

RE: 2675 W. Alamo Avenue ("The Creamery"-1884) – 2019 Main Street Historic Grant Program

I purchased the property in July, 2017. At that time, the exterior of the building had a lot of deferred maintenance including peeling paint and wood rot. There is a lot of repair/replacement, caulking, scraping and painting to keep the building from deteriorating further – it's important to do this work as soon as possible. Situated on the north side of W. Alamo Avenue next to The Elks Lodge, it currently faces south onto W. Alamo Avenue.

In September, 2017, I received a grant to remove the back storage shed-type structure and put on a new addition on the north side of the building. I had difficulties finding general contractors that would do the project (it was considered small, and some contractors went out of business), so it took longer than expected to hire a good contractor. Final walk through occurred on 4/22/19, and waiting for Littleton Chief Inspector, Bill Tracy, to do final walk thru and sign off on permit. The original projected cost was \$125,000. The final monies spent is close to \$160,000 – due to unknown items required by the City of Littleton not accounted for in the original bid, i.e., ADA code items, dangerous old electrical wiring, etc.

There are three items from the new section I am requesting Grant monies:

1. The painting of the exterior portion of the addition/remodel – The original money for both inside and outside = \$3750 – \$1875 (inside) = **\$1,875.00 (exterior)**.
2. Electrical (safety issues) – The wiring became a nightmare because it was old and pieced together over the years, and ran through the original building – it was found to be dangerous, increasing original costs three times, to **\$16,530.00**
3. Flatwork for ADA Ramp (code requirements) - **\$3,750.00**

The 4th/5th item(s) I am requesting grant monies for is the exterior painting and repair work for maintenance that has been deferred for years. The front porch steps also need painting and repair/replacement. When the previous owner redid the porch, he used fence pickets for the flooring, resulting in rapid deterioration such as warping, uneven footing, and it becoming a tripping hazard. I had asked all bidders to give me an estimate for the porch steps to be replaced/fixed – not everyone wanted to do this work. So, I only have two bids for the front porch and steps.

Following are the bids for the older portion painting/repair work.

1. This is my General Contractor's painter – Huss Painting. He really doesn't want to paint the historic building. His bid is **\$8,530.00**. (Does not include front porch)
2. Castle Remodeling and Repair – owner is a G.C. Exterior painting minus Gazebo = \$4,898+ Replacement of deck, installation of composite decking = \$4,860+ 4,898 = **\$9,758.00**.
3. Professional Custom Painting, LLC – I have used this company in the past for interior work – not exterior work. They were fast, and efficient! They did not bid the front porch repair/replacement. Bid = **\$4,785**
4. Harmony Painting – I have not used him, but was referred to him through Sherwin-Williams Paint Company on Broadway. When we walked the site and discussed the project, he seemed to know about older buildings, the painting of them, etc. His bid includes the front porch but only replacing a couple of boards and painting and screwing down loose boards. Bid = **\$3,442.14**

Estimated Total Cost of Work: $\$1,875 + \$16,530 + \$3,750 + \$9,758 = \$31,913$

Grant monies requested: $\$31,913 \times 80\% = \$25,530.40$

I hope we receive a grant to help with the above listed costs.... Thank you for your consideration.

JENNY TEMPAS –

2675 W. Alamo Avenue, Littleton 80120

Accent Design/Build

791 Southpark Drive, Suite 500

| DATE: | INVOICE # |
|-----------|------------|
| 1/22/2019 | Tempas - 3 |

| |
|---|
| Jenny Tempas 2675 W Alamo Ave Littleton, CO 80120 |
|---|

| |
|---------|
| SHIP TO |
|---------|

| Phase of Work | |
|---------------------------------------|-----------|
| Mobilization | 4,775.00 |
| Demolition | 4,320.00 |
| Excavation | 12,133.00 |
| Concrete Foundation | 8,090.00 |
| Concrete Flatwork - allowance | 3,750.00 |
| Framing Labor | 7,560.00 |
| Framing Lumber | 6,351.00 |
| Doors & Windows - allowance | 4,470.00 |
| Exterior Trim - Labor | 6,174.00 |
| Exterior Trim - Lumber | 2,289.00 |
| Roofing/Gutters | 5,528.00 |
| Heating & Cooling | 22,305.00 |
| Plumbing | 10,321.00 |
| Plumbing Fixtures - allowance | 1,380.00 |
| Electrical | 16,530.00 |
| Insulation | 1,944.00 |
| Drywall | 5,025.00 |
| Interior Trim - Labor & Materials | 3,972.00 |
| Cabinets & Vanities - allowance - TBD | 0.00 |
| Countertops - allowance | 1,215.00 |
| Painting | 3,750.00 |
| Specialties Materials - allowance | 750.00 |
| Construction Management Fee | 9,429.00 |
| Privacy screen | 330.00 |

| | |
|--------------------|-------------|
| Current Amount Due | \$50,373.85 |
|--------------------|-------------|

| | |
|--------------|--------------|
| Phone # | Fax # |
| 720-981-7999 | 720-922-1953 |

| | |
|------------------|--------|
| Payments/Credits | \$0.00 |
|------------------|--------|

| | |
|-------------|-------------|
| Balance Due | \$50,373.85 |
|-------------|-------------|

PROPOSAL



Painting Colorado for Three Generations

5306 S. Bannock St.
Unit #2
Littleton, CO 80120

| Date | Proposal # |
|----------|------------|
| 4/4/2019 | 720 |

Name / Address

ACCENT DESIGN BUILD
791 SOUTHPARK DRIVE
SUITE 500
LITTLETON, CO 80120

JOB ADDRESS

2675 W. ALAMO AVE.

| Description | Qty | Rate | Total |
|---|-----|------|--------|
| <p>BID FOR EXTERIOR REPAINTING ONLY. EVERYTHING NEEDS TO BE MOVED AWAY FROM THE HOUSE BY 5 YARDS. ROSE BUSHES NEED TO BE CUT BACK SO WE CAN GET TO THE HOUSE. THIS BID IS TO PUT A COAT OF PAINT ON TOP OF THE EXISTING PAINT. HUSS PAINTING WILL NOT SCRAPE. SAND OR PREP THE OLD PAINT AT ALL.</p> <p>DUE TO THIS HUSS PAINTING WILL NOT WARRANTY ANY WORK DONE ON THE EXISTING HOUSE.</p> <p>PAINT THE HOUSE = \$8,530.00</p> <p>THIS IS NOT THE KIND OF WORK THAT HUSS PAINTING NORMALLY DOES.</p> <p>4-4-19 EMAILED PROPOSAL TO BREVAN</p> | | | |
| Total | | | \$0.00 |

Castle Remodeling and Repair
5834 South Rome Court
Centennial, CO 80015
Phone 720-290-0844

ESTIMATE

DATE: March 28, 2019

To:
Jenny Tempas

PROPERTY ADDRESS :
2675 W Alamo Ave

| | |
|---|------------------------------|
| Exterior Painting: | |
| West side | |
| 1. Clean, prep and paint siding including spot priming and caulking | \$ 984.00 |
| 2. Prep and paint 4 windows and trim | \$ 500.00 |
| Front: | |
| 1. Clean, prep and paint siding including spot priming and caulking | \$ 650.00 |
| 2. Prep and paint 2 bay windows and trim | \$ 300.00 |
| 3. Prep and paint door unit | \$ 150.00 |
| 4. Prep and paint porch ceiling and trim | \$ 300.00 |
| 5. Prep and paint porch floor | \$ 480.00 |
| 6. Prep and paint 2 posts | \$ 300.00 |
| East: | |
| 1. Clean, prep and paint siding including spot priming and caulking | \$ 984.00 |
| 2. Prep and paint 2 windows and trim | \$ 250.00 |
| 3. Prep and paint gazebo trim and floor | \$ 650.00 |
| Including all materials and labor | SUB TOTAL \$ 5,548.00 |
| Front Porch Deck: | |
| Remove and dispose of existing decking and front step | \$ 600.00 |
| Install Composite decking material porch and steps | \$ 4,260.00 |
| | SUB TOTAL \$ 4,860.00 |
| | TOTAL \$ 10,408.00 |
| Notes: | |
| 1. Items not listed on this estimate are not included, additional work requested or necessary to complete the estimated project will be additional to this estimate amount and will be submitted for approval prior to completion | |

$$\begin{array}{r}
 5,548.00 \\
 - 650.00 \text{ Gazebo} \\
 \hline
 \$ 4,898.00 + 4,860.00 = \text{porch} \\
 \hline
 \hline
 9,758.00 \text{ total}
 \end{array}$$

Professional Custom Painting LLC
16505 E Wesley Ave Aurora CO 80013
720-331-1397
jay.m.painting@gmail.com
www.professionalcustompainting.com



Summited to: Jenny

EXTERIOR ESTIMATE

Job Address: 2675 W Alamo Ave Littleton Co 80120

GENERAL DESCRIPTION: painting to.

Siding, soffits, trim/facia gutters, down spouts and front doors.
Exclude new addition on back.

PREPARATION: washing to remove all dirt and mildew so the new finish coat will adhere properly.

Caulking: caulk all previously caulked gaps and cracks to seal out moisture and draft.

Scraping: scrape all loose and peeling paint to ensure a firm base for the new paint and lessen the severity of a scrape edge transition.

PRIMING: spot priming where bare, wood priming.

To seal substrate so as to allow proper finish coat "bite" for best intercoat adhesion.

NOTE : to match existing colors.

To use exterior satin, acrylic liquid vinyl kwal.

All labor, Paint , Materials \$4,785

3/27/19

We propose hereby to furnish materials and labor complete with above specifications

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alterations or deviations from above specifications involving extra cost will be executed only up on by email orders, and will become an extra charge over above total

PAY TOTAL ON COMPLETION

Sam Manges

☎ (216) 338-9120

✉ sam@harmonypaintingdenver.com

📍 2008 S. Corona St., Denver, CO
80210, United States



<http://harmonypaintingdenver.com/>

Tempas, Jenny - #30812

Date: 04/15/2019

Proposal Number: 30812

👤 Jenny Tempas

☎ (303) 668-9567

✉ jenny@tempasrealty.com

📍 2675 West Alamo Ave., Littleton, CO
80120

THIS CONTRACT FOR PAINTING SERVICES is made by and between the Customer and the Contractor named below.

1. **Definitions.** As used in this agreement, the following terms have the following meaning: "Contractor" means the Manager named at the end of this Contract. "Customer", "You" or "Your" all mean the owner of the property or the person who signs this Contract. "Contract" means this Contract. "Proposal" means the proposal submitted to the Customer by the Contractor which describes the painting work the Contractor agrees to perform and the estimated cost to the Customer for performing the work specified in the Proposal. "Painting Services", "Services", or "Work" all mean the work described in the Proposal which the contractor has agreed to perform for the customer.
2. **Services Provided by the Contractor.** The Contractor hereby agrees to furnish the labor, materials, and supplies necessary to perform the Painting Services described in the Proposal in accordance with the terms and conditions contained in this Contract and Customer agrees to pay the Contractor the Contract Price for the Painting Services in accordance with the Payment Schedule set forth in Section 6 of this Contract.
3. **Changes in the Services.** Any changes to the Services described in the Proposal must be in writing and signed by both the Customer and the Contractor. You understand and agree that if You request any changes to the Services, You may incur additional charges and that the completion of the work may be delayed beyond the originally anticipated completion date.
4. **Safety Precautions.** The Contractor will take reasonable safety precautions in performing the Work. The Contractor will comply with applicable laws, ordinances, rules, regulations, and orders of public authorities for the safety of persons and property.
5. **Matters beyond the Contractor's Control.** You and the Contractor agree that if the Contractor is unable to complete the Work by the Completion Date because of reasons that were not caused by the Contractor or because of events beyond the Contractor's control (such as fire, flood, acts of God, vandalism, etc.), the Contractor will not be deemed to have breached this Contract and the time for the Contractor to complete the Work will be extended by such additional time as may be reasonably necessary for the Contractor to complete the Work. The time for the Customer to pay the Contractor for the Work shall be extended by a comparable amount of time.
6. **Payment Schedule.** The Customer agrees to pay the Contractor the Total Payment specified for the Painting Services in accordance with the schedule set forth in the proposal.
7. **Pets.** The Customer is responsible for their pets. The Contractor is not responsible for managing the safety of any animals at the location where Work is being performed.
8. **Cancellation and Refunds.** This contract may be cancelled by a mutual agreement between the Customer and the Contractor. Any cancellation agreement must be in writing to be considered valid. All payments, including deposits, progress payments, final payments, and any other payments made are non-refundable.
9. **Severability.** The invalidity or unenforceability of any provisions of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect.
10. **Rebates.** The Contractor may offer the Customer a rebate in exchange for an experience letter detailing Your experience with the Contractor. You, the Customer, give the Contractor permission to post such a letter to the Contractor's website, and to third-party review sites on your behalf. You also give the Contractor permission to print and share the letter with prospective customers. Any rebates should be made available to the Customer within 30 days of receiving an experience letter.

CUSTOMER SIGN ON: BY SIGNING BELOW, THE CUSTOMER ACKNOWLEDGES HAVING READ AND UNDERSTOOD THIS CONTRACT AND THAT THE CUSTOMER IS SATISFIED WITH THE TERMS AND CONDITIONS CONTAINED IN THIS CONTRACT. THE CUSTOMER SHOULD NOT SIGN THIS CONTRACT IF THERE ARE ANY BLANK SPACES. YOU ARE ENTITLED TO A COPY OF THIS CONTRACT AT THE TIME YOU SIGN IT.

Customer name: Jenny Tempas

Customer address: 2675 West Alamo Ave., Littleton, CO 80120

Customer phone number: (303) 668-9567

Contractor name: Sam Manges

Contractor address: 2008 S. Corona St., Denver, CO, 80210, Denver, CO

Contractor phone number: (216) 338-9120

Total amount to be paid: \$3,265.00

Project Total:

\$3,265.00

Jenny Tempas (Customer)

Sam Manges (Contractor)

Sam Manges

(216) 338-9120

sam@harmoniypaintingdenver.com

2008 S. Corona St., Denver, CO
80210, United States



http://harmoniypaintingdenver.com/

Tempas, Jenny - #30812

Date: 04/15/2019

Proposal Number: 30812

Jenny Tempas

(303) 668-9567

jenny@tempasrealty.com

2675 West Alamo Ave., Littleton,

CO 80120

GENERAL DESCRIPTION OF WORK

Project: Exterior Commercial Re-Paint

This proposal is for the highest quality professional painting services

- All damaged boards are to receive one primer coating and two finish coatings
- All areas in need of caulking will not be caulked until primer has been applied
- All windows are to be completely sealed before paint application

*** This bid is for best quality repainting work and materials. Lifetime guarantee on paints according to Sherwin Williams policies

*** Three, five or eight year guarantee on workmanship by Harmony Painting depending on Sherwin Williams paint choice:

- Three years for Super Paint-2 coats (\$2.39)

- Five years for SW Duration-2 coats (\$ 2.59)

- Eight years for SW Emerald - 2 coats (\$ 2.89)

**This estimate is with using Super Paint*

533ft² - East

300ft² - South

533ft² - West

Total paintable square footage: 1366ft² @ a rate of \$ 2.29

3128.14 + 435 + 379 - 500 = \$ 3442.14

Addition on back on building is not in scope but available as an option.

*All items around building must be removed from walls and back at least four feet from building.

| | Description | Notes |
|---------|--|---|
| Include | Exterior Re-Paint | Pressure wash all substrates to be painted, prep and finish with two coatings of Sherwin Williams Super Paint in a Satin and Low Lustre finish. |
| Exclude | Option - A - Addition | Add the repainting of the new addition correcting bad paint job. Prep and single coating of SuperPaint included. 750 ll2 @ \$ 1.89 per. \$ 1,417 |
| Exclude | Option - B - Floor | Add the flooring refinish on front steps. Sand to bare wood and finish with top tier coating. Prime if needed. Include replacing of two boards on front steps (repairs to any structural components not included). \$ 435 |
| Exclude | Option -C- Windows | Add the prep, prime and painting of all functioning windows. Remove screens and mask windows and finish in place. \$ 379 |
| Exclude | Option - D - Gazebo East side | Pressure wash gazebo, prep and finish with two coatings of Sherwin Williams Super Paint in a Satin finish. \$ 895 |

| | Description | Notes |
|---------|---|--|
| Include | Option - E Pergola West side | Pressure wash gazebo, prep and finish with two coatings of Sherwin Williams Super Paint in a Satin finish. \$ 643 |
| Include | Discount Available | A \$ 500 discount will be applied to the total if any three options are selected. Can not be combined with any other offer. |

PREPARATION

This is where the work begins !!

We provide the highest quality and detailed preparation before the paint is applied. We thoroughly prepare all substrates to be painted. Power wash. Neatly patch/caulk nail holes and minor damage, caulk edge gaps, mask/protect adjacent surfaces not receiving paint, clean and spot prime surface.

We perform preparation and cleaning procedures in strict accordance with paint manufacturer's application guideline.

Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for the substrate and type of material being applied as specified by the manufacturers.

| | Description | Notes |
|---------|---------------|---|
| Include | Power Washing | Wash all exterior surfaces to be painted. Paying close attention and trying to avoid area's already saturated with water |
| Include | Scraping | Scrape peeling paint on any and all area's that have been compromised |
| Include | Puttying | Fill large gaps and voids (normally caused by wood rot) |
| Include | Sanding | Manually sand all area's as needed to help create a smooth substrate Electric Orbital sanding in areas where the paint has drastically started to fail. We will use an electric orbital sanding technique with 100 grit sand paper to help ensure resilience and bonding |
| Include | Re-Nailing | Nail in any loose nails "nail pops" |
| Include | Priming | In troubled areas where wood replacement is not an option. Spot priming any bare rotting surfaces to create a solid substrate for the paint to adhere to until wood replacement can happen Prime any bare surfaces to create a solid substrate for the paint to adhere to. |
| Include | Masking | Mask off any and all area's not being painted |
| Include | Caulking | Caulking will only be applied to a prep'd substrate Caulk all gaps between boards which have been previously caulked and are failing. |

WORK TO BE PERFORMED

Perform any extra preparation as noted on initial walk-through with customer. Thorough clean-up and walk-throughs with customer during course of the project as requested.

Thoroughly paint all surfaced listed:

| | Description | Notes |
|---------|-------------|-------|
| Include | Facia | |
| Include | Siding | |

| | Description | Notes |
|---------|------------------|---|
| Include | Soffits | |
| Include | Window Trim | |
| Include | Front Door | |
| Include | Gutters | |
| Exclude | Wood Replacement | Removal and replacement of damaged wood sections as agreed upon with homeowner. Extra charges may apply |

MATERIALS TO BE USED

We strive to only use Sherwin Williams coating products and 3M plastics and adhesives. As a company, Sherwin Williams has been established for over 150 years and lead the industry in applied coatings. From homes to aerospace, Sherwin Williams has us covered.

All coatings will be matched to Colors spec'd for project using Sherwin Williams products.

Options:

Emerald® Exterior Acrylic Latex is a breakthrough paint technology from Sherwin-Williams, offering premium performance that stands the test of time. Featuring rugged resistance to blistering, peeling, chalking, fading and dirt pickup. Emerald is self-priming and can be applied in temperatures down to 35°F. Emerald delivers innovative durability, hide and beauty for a truly outstanding finish. 8 - Year Duration® Exterior Coating is formulated with PermaLast Technology and infused with advanced acrylic co-polymers for long-lasting performance. Duration has a high film build and provides a thick, flexible layer which results in excellent hide and protection from peeling and blistering. And Duration now has a longer open time to easily achieve a smooth appearance. Duration is self-priming and provides a mildew resistant coating. It requires just one coat for repaints and two coats for new work so exterior jobs get done fast. Combine that with premium durability, and you'll benefit from a wealth of advantages. Saving time and money, minimizing callbacks and repaints. 5 - Year

| | Description | Notes |
|---------|-----------------|--|
| Include | Brand of Paint | Sherwin-Williams |
| Include | Product Name | Super Paint |
| Include | Sheen Level | Satin Finish - Green Low Lustre - White |
| Include | Body Color | White body match on file |
| Include | Trim Color #1 | SW7730 Forestwood |
| Include | Trim Color #2 | TBD |
| Include | Primer | SW PrimeRx® Peel Bonding Primer |
| Include | Other materials | SW Siliconized caulking. |

CLEAN UP

Our crew will clean up each day, and in full upon completion. Our crew will store materials and equipment at customer's residence until completion of work

| | Description | Notes |
|---------|---------------|--|
| Exclude | Trash Removal | Harmony painting will bag all the trash from job site A city waste fee of \$150 will be applied if trash from job needs to be removed from site by Harmony Painting |

COLOR INFORMATION

Chosen colors must be e-mailed to sam@harmonypaintingdenver.com three days prior to project start date
Please list the color name and color code of the paints we are not matching

PAYMENT SCHEDULE

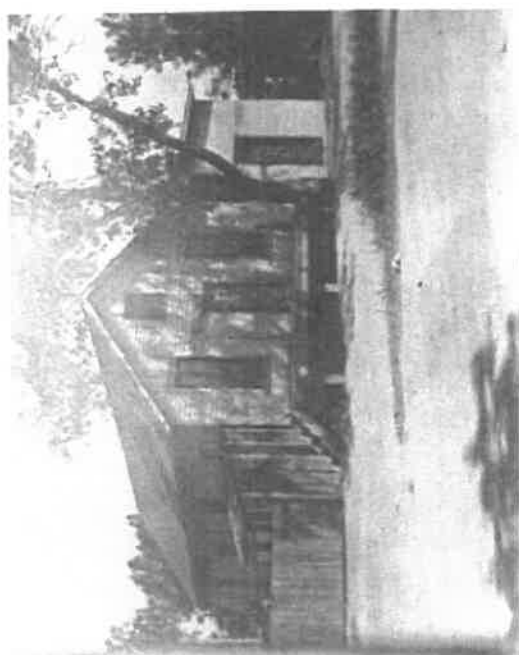
Desired start date:

*We will not apply coatings to your home when the evening temperatures are below 35 degrees

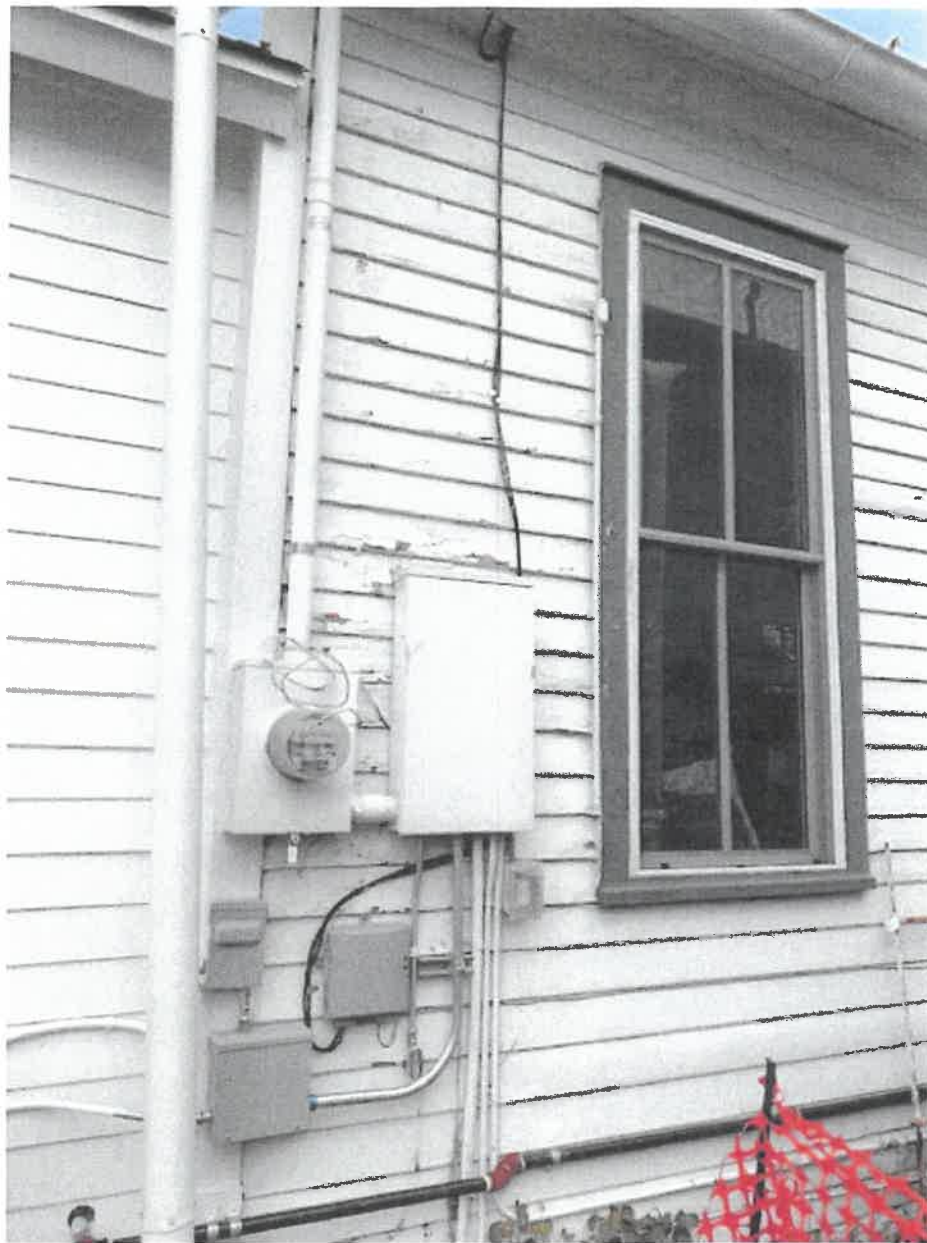
We make every effort to meet your timeline. Once you've accepted our proposal, then we can schedule you into our production calendar with your preferred completion date

For exterior jobs when it rains, snows, etc., the weather can affect job start dates. We will confirm a start date with you, prior to starting the work. Sometimes such events may have us take a day(s) off from your project, to let your home properly dry

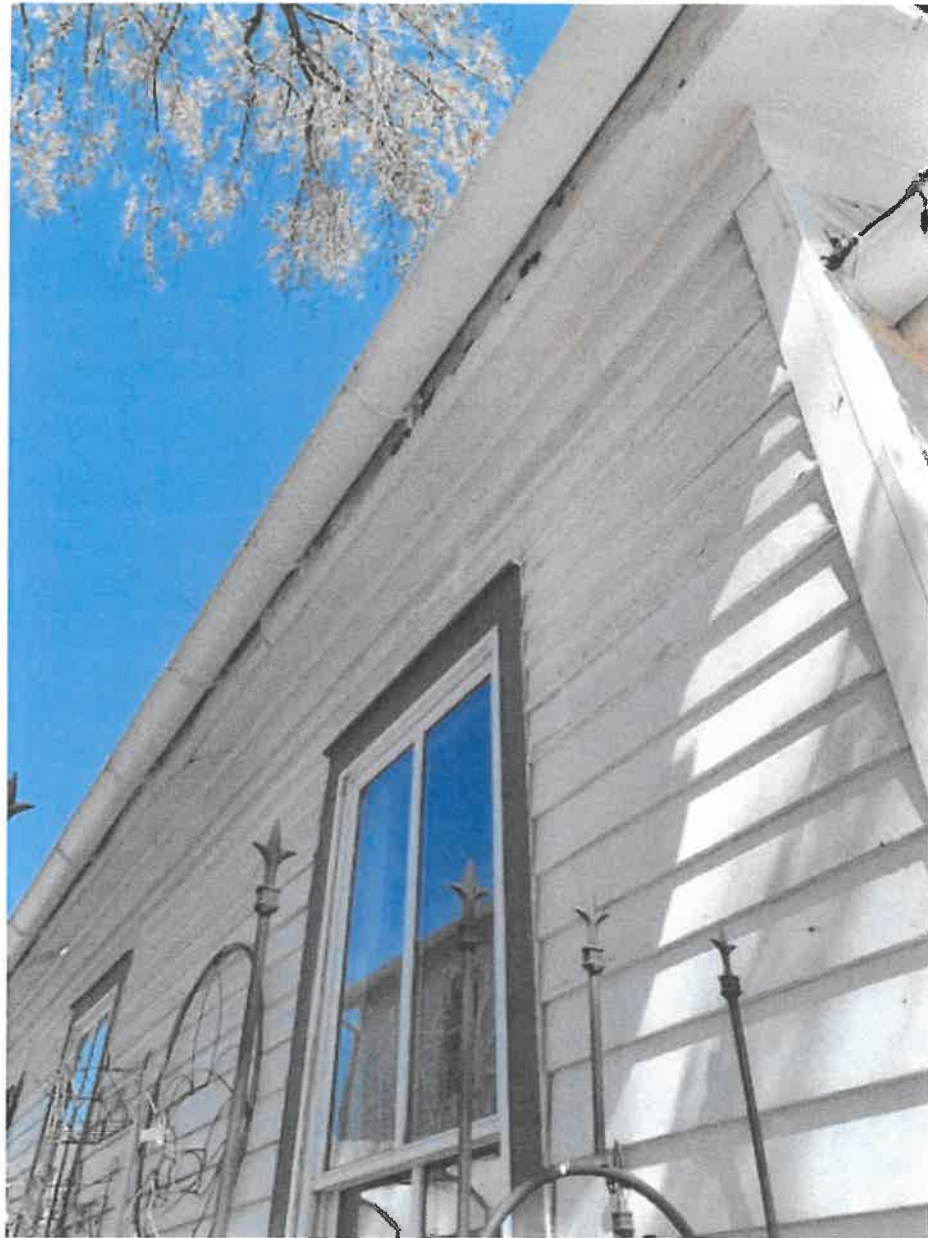
| | Description | Notes |
|---------|--|---|
| Include | ALL PAINT, LABOR, AND MATERIALS | \$ 3,265 |
| Include | Options - None | Please let us know if you'd like to select a option and we will update the proposal and reissue |
| Include | Deposit due at the time of accepted proposal | \$ 1,300 |
| Include | Remaining balance due at completion | \$ 1,965 |
| Include | We accept all major credit cards | There is a 2% charge for payment by credit cards |

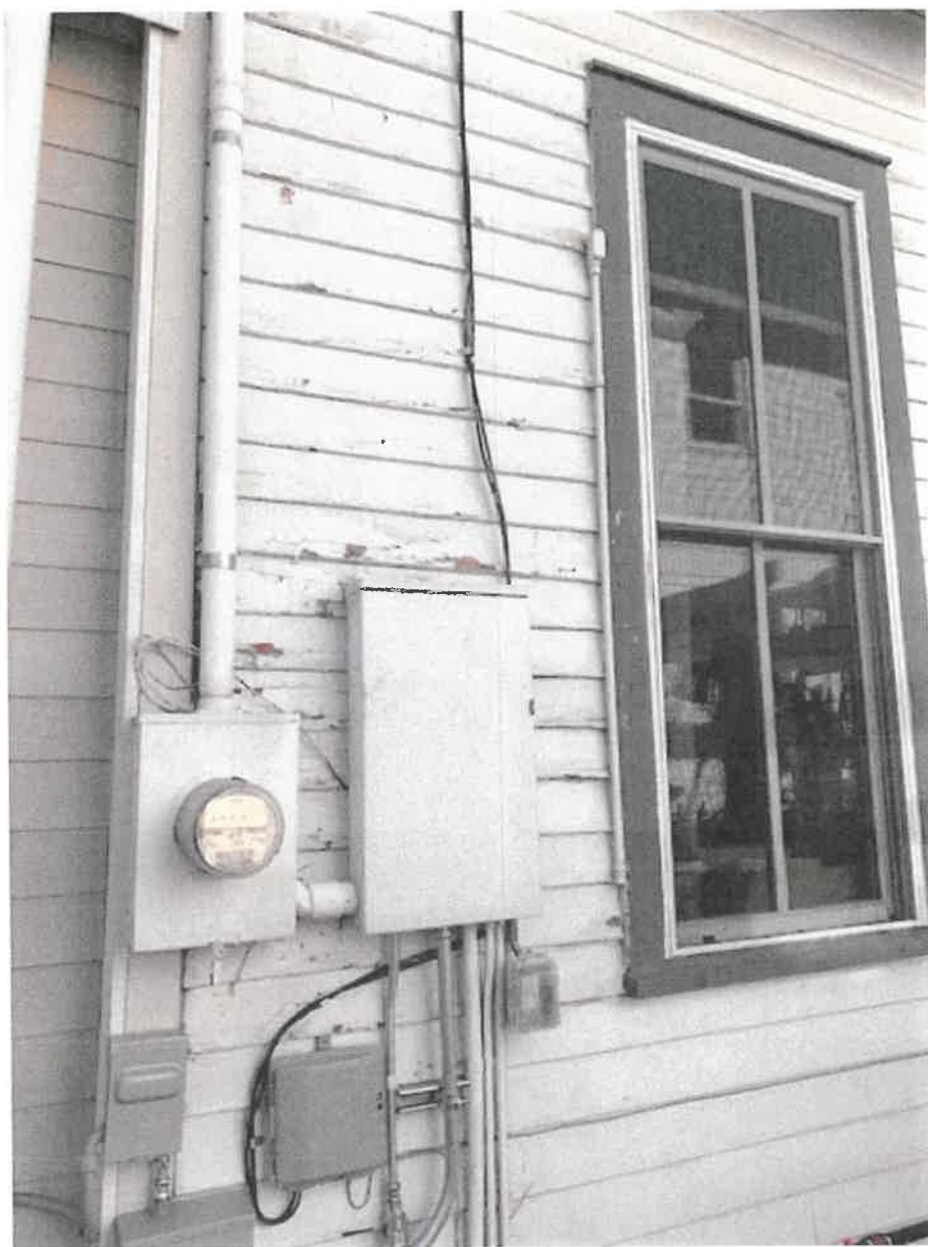


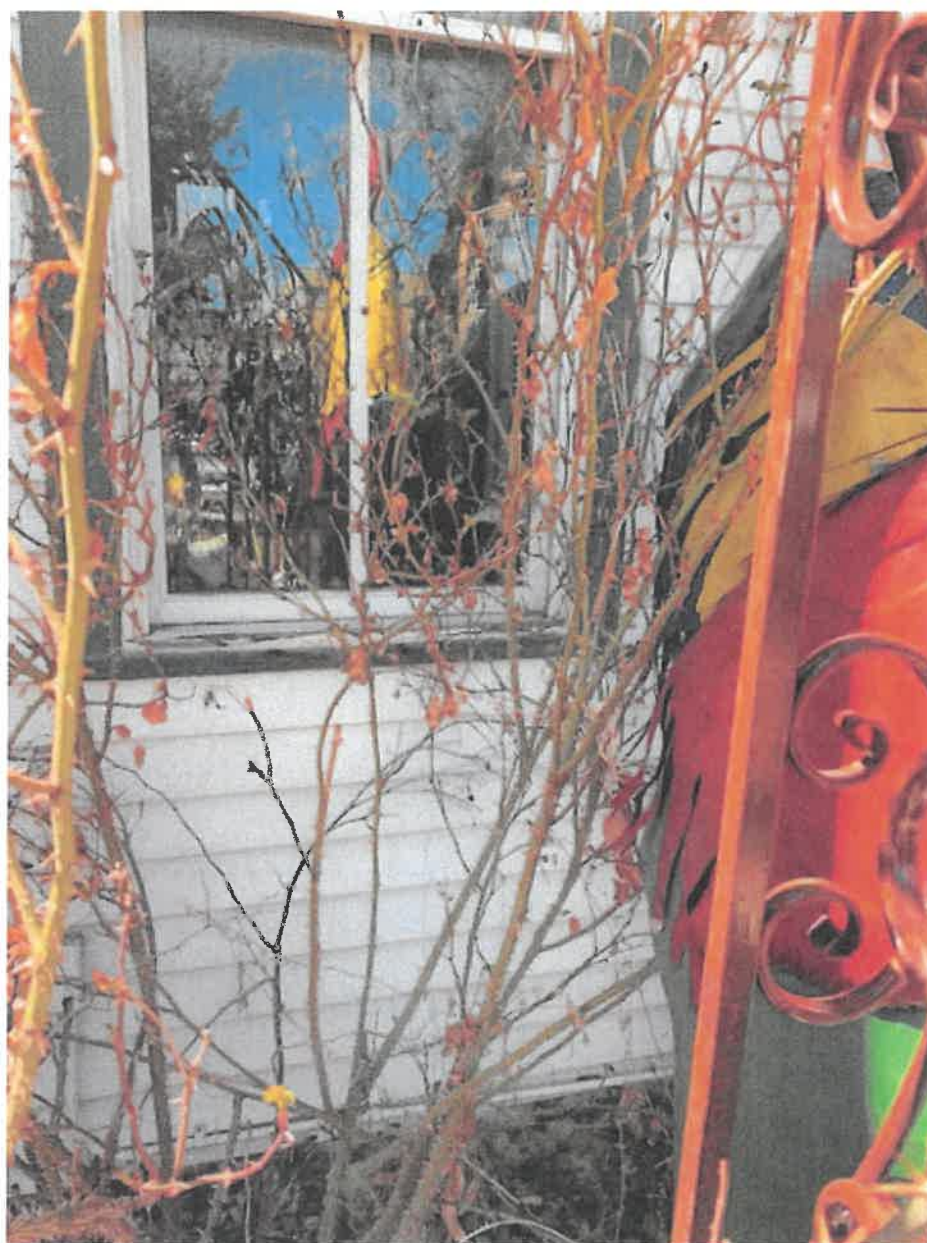




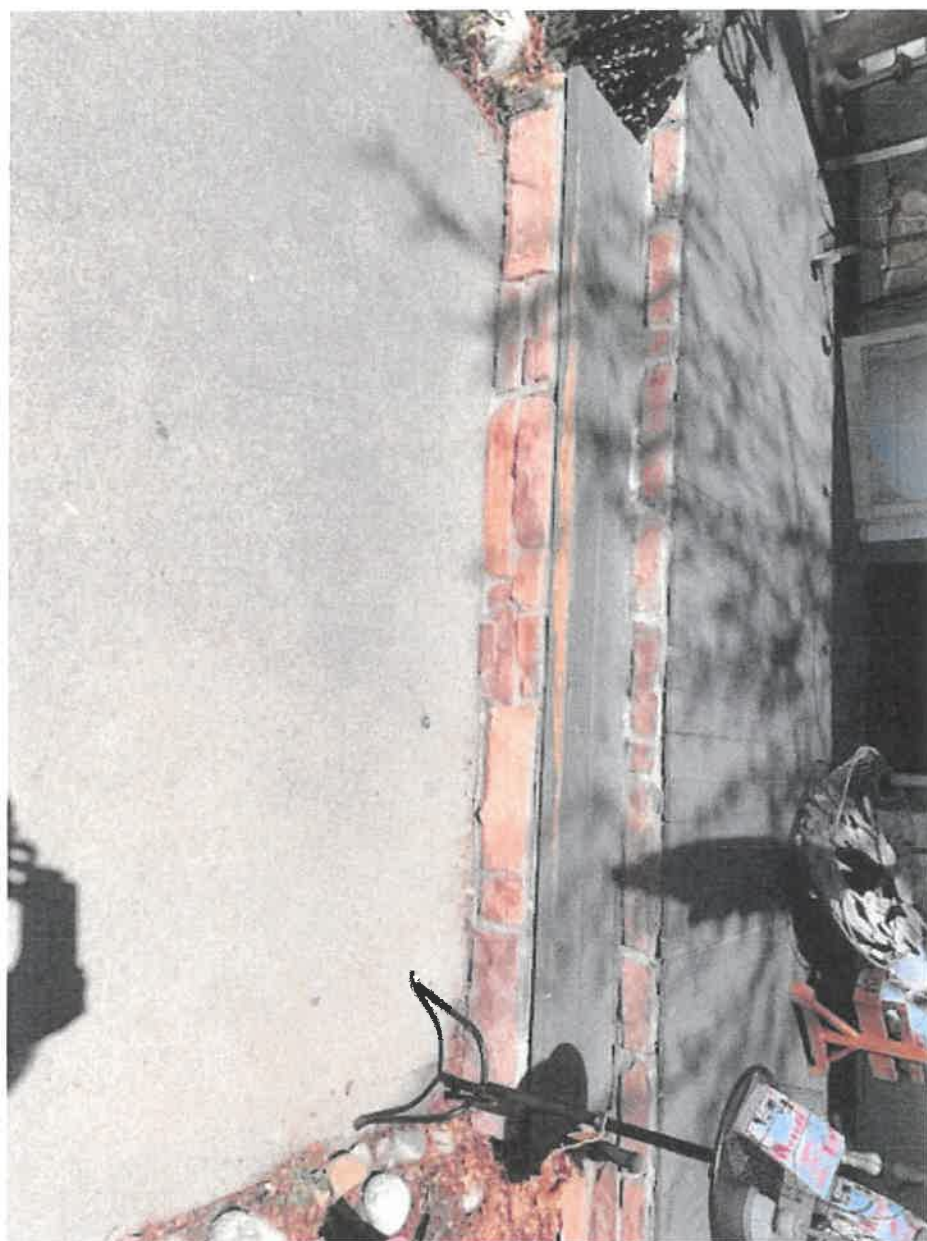












Accent Design/Build

791 Southpark Drive, Suite 500

Final bill! To be paid when pricing + A/C - heating is loaded.
per Brevaux + me 4/24/19

| | |
|-----------|------------|
| DATE: | INVOICE # |
| 4/23/2019 | Tempas - F |

| |
|---|
| Jenny Tempas 2675 W Alamo Ave Littleton, CO 80120 |
|---|

| |
|---------|
| SHIP TO |
| |

| Phase of Work | Estimate | Prior Amount | PRIOR% | CURR% | TOTAL% | Current Due |
|---------------------------------------|-----------|--------------|---------|---------|---------|-------------|
| Mobilization | 4,775.00 | 4,297.50 | 90.00% | 10.00% | 100.00% | 477.50 |
| Demolition | 4,320.00 | 4,320.00 | 100.00% | 0.00% | 100.00% | 0.00 |
| Excavation | 12,133.00 | 12,133.00 | 100.00% | 0.00% | 100.00% | 0.00 |
| Concrete Foundation | 8,090.00 | 8,090.00 | 100.00% | 0.00% | 100.00% | 0.00 |
| Concrete Flatwork - allowance | 3,750.00 | 3,750.00 | 100.00% | 0.00% | 100.00% | 0.00 |
| Framing Labor | 7,560.00 | 7,560.00 | 100.00% | 0.00% | 100.00% | 0.00 |
| Framing Lumber | 6,351.00 | 6,351.00 | 100.00% | 0.00% | 100.00% | 0.00 |
| Doors & Windows - allowance | 4,470.00 | 4,470.00 | 100.00% | 0.00% | 100.00% | 0.00 |
| Exterior Trim - Labor | 6,174.00 | 6,174.00 | 100.00% | 0.00% | 100.00% | 0.00 |
| Exterior Trim - Lumber | 2,289.00 | 2,289.00 | 100.00% | 0.00% | 100.00% | 0.00 |
| Roofing/Gutters | 5,528.00 | 4,422.40 | 80.00% | 20.00% | 100.00% | 1,105.60 |
| Heating & Cooling | 22,305.00 | 22,305.00 | 100.00% | 0.00% | 100.00% | 0.00 |
| Plumbing | 10,321.00 | 8,256.80 | 80.00% | 20.00% | 100.00% | 2,064.20 |
| Plumbing Fixtures - allowance | 1,380.00 | 1,104.00 | 80.00% | 20.00% | 100.00% | 276.00 |
| Electrical | 16,530.00 | 16,530.00 | 100.00% | 0.00% | 100.00% | 0.00 |
| Insulation | 1,944.00 | 1,555.20 | 80.00% | 20.00% | 100.00% | 388.80 |
| Drywall | 5,025.00 | 5,025.00 | 100.00% | 0.00% | 100.00% | 0.00 |
| Interior Trim - Labor & Materials | 3,972.00 | 3,972.00 | 100.00% | 0.00% | 100.00% | 0.00 |
| Cabinets & Vanities - allowance - TBD | 0.00 | | | | | 0.00 |
| Countertops - allowance | 1,215.00 | 607.50 | 50.00% | 50.00% | 100.00% | 607.50 |
| Painting | 3,750.00 | 2,812.50 | 75.00% | 25.00% | 100.00% | 937.50 |
| Specialties Materials - allowance | 750.00 | 375.00 | 50.00% | 50.00% | 100.00% | 375.00 |
| Construction Management Fee | 9,429.00 | 8,486.10 | 90.00% | 10.00% | 100.00% | 942.90 |
| Privacy screen | 330.00 | 330.00 | 100.00% | 0.00% | 100.00% | 0.00 |
| Remove Trees | 300.00 | | | 100.00% | 100.00% | 300.00 |
| Add Hose Bib | 250.00 | | | 100.00% | 100.00% | 250.00 |
| Plumbing Fixture Recon | -525.44 | | | 100.00% | 100.00% | -525.44 |
| Countertop Recon | -451.20 | | | 100.00% | 100.00% | -451.20 |

| | |
|---------------------------|-------------------|
| Current Amount Due | \$6,748.36 |
|---------------------------|-------------------|

| | |
|--------------|--------------|
| Phone # | Fax # |
| 720-981-7999 | 720-922-1953 |

| | |
|-------------------------|---------------|
| Payments/Credits | \$0.00 |
|-------------------------|---------------|

| | |
|--------------------|-------------------|
| Balance Due | \$6,748.36 |
|--------------------|-------------------|

| | A | D | E | F | G | M |
|----|---|----------|------------|--------|---|---|
| 1 | Preliminary Cost Estimate | | | | | |
| 2 | | | | | | |
| 3 | Date: November 6, 2018 | | | | | |
| 4 | | | | | | |
| 5 | Name: Jenny Tempas | | | | | |
| 6 | 2675 W. Alamo Ave. | | | | | |
| 7 | Littleton, CO 80120 | | | | | |
| 8 | | Prelim. | Current | | | |
| 9 | Item | Cost | Cost | Delta | Comments | |
| 10 | | | | | | |
| 11 | Site: Survey/ Pin locates | 1,300 | 1,300 | | Owner to pay survey directly | |
| 12 | Mobilization (site) | 4,755 | 4,755 | - | | |
| 13 | Demolition | x 3,243 | 4,320 | 1,077 | | |
| 14 | Excavation | x 12,263 | 12,133 | (130) | | |
| 15 | Foundation | x 8,010 | 8,090 | 80 | | |
| 16 | Concrete Flatwork - Allowance | x 3,792 | 3,750 | (42) | | |
| 17 | Frame - Labor | x 7,290 | 7,560 | 270 | | |
| 18 | - Material - inc. steel/truss | 8,198 | 8,198 | -1 | | |
| 19 | Doors & Windows - Allowance | x 3,780 | 8,182 | 4,402 | Weathersheild wood (in/out) windows | |
| 20 | Exterior Trim - Labor | x 2,178 | 6,174 | 3,996 | | |
| 21 | - Materials | 2,625 | 2,625 | 0 | | |
| 22 | - Labor only on Fence | x | | | labor for fence - \$ 5,773 | |
| 23 | Roof & Gutters | x 3,173 | 5,528 | 2,355 | Round gutter smooth dwnspt | |
| 24 | HVAC - Mitsubishi split systems | x 14,625 | 22,305 | 7,680 | Inc. Exist. Building also See Note 1 | |
| 25 | Plumbing - Labor | x 6,450 | 10,321 | 3,871 | Plumb over \$ 1,500 when factor in fixtures | |
| 26 | - Fixtures - Allowance | 3,600 | 1,380 | -2,220 | Ranail moved to labor | |
| 27 | Electrical | x 6,990 | 18,780 | 11,790 | Due to excessive elec. demo | |
| 28 | Insulation | x 2,265 | 1,944 | -321 | | |
| 29 | Drywall | x 4,088 | 5,025 | 937 | | |
| 30 | Interior Trim - Labor & Materials | 2,895 | 2,895 | 0 | | |
| 31 | Cabinets & Vanities - Allowance | 0 | 0 | 0 | | |
| 32 | Counter Tops - Allowance | 1,215 | 1,215 | 0 | | |
| 33 | Paint - Interior and exterior | 4,440 | 4,440 | 0 | | |
| 34 | Flooring - Allowance - LVT & Tile | 2,226 | 2,226 | 0 | LVT material to be provided by Owner | |
| 35 | Specialties - Allowance | 750 | 750 | 0 | | |
| 36 | Construction Management | 9,450 | 9,450 | 0 | | |
| 37 | Total Construction Cost | 119,601 | \$ 153,344 | 33,743 | | |
| 38 | | | | | | |
| 39 | 1. HVAC is for the whole building. If we only factor in the addition requirements the HVAC division may go down by as much as \$ 13,000 | | | | | |
| 40 | | | | | | |
| 41 | | | | | | |
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| 46 | | | | | | |
| 47 | | | | | | |

Knight Fence Company
8314 S Saulsbury St
Littleton, CO 80128
knightfence@gmail.com
www.knightfenceco.com

Invoice 1165

| | | | | |
|---|---|---------------------------|-----------------------------|-------------------------------|
| BILL TO Jenny Tempas 2675 W Alamo Ave Littleton, CO | SHIP TO Jenny Tempas 2675 W Alamo Ave Littleton, CO | DATE 04/08/2019 | PLEASE PAY \$0.00 | DUE DATE 05/08/2019 |
|---|---|---------------------------|-----------------------------|-------------------------------|

| ACTIVITY | QTY | RATE | AMOUNT |
|--|-----|----------|----------|
| Sales Install approximately 24 linear ft of 6 ft cedar privacy fence Left side of house "Existing fence! 4x4 cedar post 3 2x4 cedar rail system Deck Mate deck screws used "No Nails" | 1 | 925.00 | 925.00 |
| Sales Install approximately 52 linear ft of 6 ft cedar privacy fence Back fence Build 1 6 ft double gate 4x4 cedar post 3 2x4 cedar rail system Deck Mate deck screws used "No Nails" | 1 | 2,125.00 | 2,125.00 |
| Sales Tool/Gas/Misc., | 1 | 75.00 | 75.00 |

PAID

Inclusions:

- All labor and material to complete the above work, except where noted.
- Standard public utility locates to be coordinated by Knight Fence Company, LLC, where necessary.
- All dirt clean-up from excavations, except when discussed.

Exclusions:

- Customer changes to the fence layout/style when the work has begun may result in an additional mobile fee.
- Establishing property line positioning to be done by homeowner or others
- Removal and disposal of the existing fence, unless otherwise noted.

PAYMENT

3,125.00

TOTAL DUE

\$0.00

THANK YOU.

Thank you for your business.
We will beat or match any bid*
Please contact Knight Fence Company with any questions or concerns



Rick's Iron Works
Ornamental Iron Fabrication

PROPOSAL

Jobsite Address:

2675 W Alamo Ave: Littleton Co

Date of Submission; 4-10-19

Scope of Work to Include the Following:

1. Build and install approx. 20' lineal feet of 42" tall custom Guard rails. Materials 1 ½" x 1 ½" square tube frame and Post with ½" x ½" tube vertical pickets. There will be a hand Rail at 36" off the floor to meet code.
\$2100.00
2. Powder coat all rail Bk-08 Black U/N.
\$300.00

Total w/ All Proposed

\$2400.00

(Payment Terms: 50% deposit, 50% Net 30 day upon completion)

- This bid is considered valid for 30 days from date of submission, and may be subject to change thereafter.
- Rick's Iron Works and client will both keep signed records of herein bid/contract for their respective records.
- Any changes to above bid, outside of described work, may require additional charges, dependent upon material/labor costs.
- May be subject to 15% late fee on any late payments.

Rick Martinez
Rick's Iron Works

Jenny Tempas

Phone: 720-225-7048 Email: rickadg@yahoo.com

3965 West Union Avenue Denver, Colorado 80236

Knight Fence Company
8314 S Saulsbury St
Littleton, CO 80128
knightfence@gmail.com
www.knightfenceco.com

Estimate 1482

| | |
|---|---|
| ADDRESS Jenny Tempas 2675 W Alamo Ave Littleton, CO | SHIP TO Jenny Tempas 2675 W Alamo Ave Littleton, CO |
|---|---|

DATE
04/22/2019

TOTAL
\$2,575.00

| ACTIVITY | QTY | RATE | AMOUNT |
|---|-----|----------|----------|
| Sales Install approximately 18 linear ft of handrail Fortress Railing Black | 1 | 2,525.00 | 2,525.00 |
| Sales Tool/Gas/Misc., | 1 | 50.00 | 50.00 |

Inclusions:

- All labor and material to complete the above work, except where noted.
- Standard public utility locates to be coordinated by Knight Fence Company, LLC, where necessary.
- All dirt clean-up from excavations, except when discussed.

TOTAL

\$2,575.00

THANK YOU.

Exclusions:

- Customer changes to the fence layout/style when the work has begun may result in an additional mobile fee.
- Establishing property line positioning to be done by homeowner or others
- Removal and disposal of the existing fence, unless otherwise noted.

Accepted By

Accepted Date

Thank you for your business.
We will beat or match any bid*
Please contact Knight Fence Company with any questions or concerns

