City of Louisville
COLORADO • SINCE 1878

Louisville Revitalization Commission

Agenda

Wednesday, November 20, 2024
City Hall, Council Chambers
749 Main Street
8:00 AM

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- *You can call in to +1 646 876 9923 or 833 548 0282 (toll free) Webinar ID #852 0147 8768*
- *You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/revitalizationcommission.*

The Board will accommodate public comments during the meeting. Anyone may also email comments to the Board prior to the meeting at VZarate@LouisvilleCO.gov.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of October 30, 2024 Meeting Minutes
5. Public Comments on Items Not on the Agenda
6. Business Matters of Commission
    a. Approval of 2025 Budget
    b. Change December 2024 Meeting Date
    c. Approval of 2025 Meeting Schedule

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4536 or MeredythM@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

   d. Application for Façade Improvement Program Assistance at 1314 Main Street
   e. Commissioner Feedback on Top Three Priorities

7. Reports of Commission
   a. Staff Updates
   b. Downtown Business Association Updates
   c. Chamber of Commerce Updates
8. Discussion Items for Future Meetings
   a. Executive Session for Property Acquisition
   b. Façade Improvement Program Applications
9. Commissioners' Comments
10. Adjourn

City of Louisville
COLORADO • SINCE 1878

Revitalization Commission

Wednesday, October 30, 2024 | 8:00AM

City Hall, Council Chambers
749 Main Street

The Commission will accommodate public comments during the meeting. Anyone may also email comments to the Commission prior to the meeting at VZarate@LouisvilleCO.gov.

Call to Order –Chair Adler called the meeting to order at 8:03 AM and roll call was taken.

Commissioner Attendance:	Present	
	Yes	Alexis Adler
	Yes	Clif Harald
	Yes	Mayor Chris Leh - Remote
	Yes	Bob Tofte
	Yes	Corrie Williams
	Yes	Barbie Iglesias
	Yes	Jeff Lipton

Staff Present:
Vanessa Zarate, Economic Vitality Manager
Samma Fox, Interim City Manager (virtual)
Austin Brown, Economic Vitality Specialist
Corey Hoffman, Attorney for the LRC
Rob Zuccaro, Director of Community Development
Ryder Bailey, Director of Finance

Others Present:
Councilmember Fahey
members of the public

Approval of Agenda:

Commissioner Williams made a motion to approve the agenda. Commissioner Harald seconded the motion. The agenda was approved.

Approval of September 18, 2024 Meeting Minutes:

Commissioner Lipton made a correction that he was in person and not remote at the last meeting. He made amotion to approve the meeting minutes as amended. Commissioner Williams seconded. The meeting minutes were approved.

Public Comments on Items Not on the Agenda: None.

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Commissioner Comments on Items not on the agenda: None.

Business Matters of Commission:

Preliminary Approval of 2024 Amended Budget

The Economic Vitality Manager presented the 2024 budget amendment to the commission. The presentation was included in the meeting packet. Today's meeting is a public hearing for the approval of the budget amendment.

Commissioner Comments:

Commissioner Lipton asked what the increase for principal bonds to be paid is and what caused the change to the budget. The Director of Finance responded that these are tax increment funding bonds based on the value above and beyond the core assessment value of the URD. Assessments have increased and this ties it back to the debt more quickly. The amount is calculated each year, and this payment will result in the debt being paid off more quickly. It is related to the original DELO project.

Commissioner Lipton commented on the property tax line item, that it seems to be variable each year. The EV Manager responded that it is based on projections of preliminary assessments, and we won't know the actual amount until the end of the year. The Director of Finance commented that, in off-assessment years it's not uncommon for the amount to be less and we will receive the final numbers on December 10.

Commissioner Lipton commented that the fire district and county seem to increase each year. The EV Manager responded that those amounts are based on the mill levy.

Commissioner Williams asked for clarification on the amounts which have been moved around. She supports eliminating the remaining funds in the property improvement program this year because it hasn't been rolled out yet. She asked if her interpretation that, with two months left in the year, we are stopping façade improvements for the year. The EV Manager confirmed that there may be a few businesses which apply, but at this point approval and reimbursement for new projects won't be completed until 2025.

Commissioner Williams commented that she has hesitation around ending the façade improvement program, asking if it is because of the $650,000 approved for Ironton, which was not included in the budget. The EV Manager responded that both the Façade Improvement Program and Property Improvement Program are significantly budgeted in 2025 and beyond. There are a lot of assumptions in the proposed 2025 budget spreadsheet. Because façade improvements require an approved and signed agreement, it will have to go through LRC and Council so the timing would have approval happening in 2025.

There was a discussion around the pavement repair line item and how the funds should be allocated in the budget.

There was a discussion around the $75,000 remaining in the 2024 budget for the Façade Improvement Program.

Commissioner Harald expressed understanding that staff is trying to get to a reasonable estimate of what is going to happen during the final months of 2024. He feels carry over items should be paid off in 2024 if possible. He would like the budget to be a little more accurate, but it seems it's not critical at this stage. Budgets are pretty fluid and there is an opportunity for amendments twice a year. The EV Manager commented that some of the capital items should be closed out this year.

Commissioner Lipton motioned to approve the 2024 budget amendment with the amendment that the paver repair line item be moved to the fund balance. Chair Adler seconded. Roll Call vote: Unanimously approved.

Public Comments: None.

Preliminary Approval of 2025 Budget

The Economic Vitality Manager presented the preliminary 2025 budget to the commission. The presentation was included in the meeting packet. Today's meeting is a public hearing for the preliminary approval of the 2025 budget. If approved, this proposed budget will go to Council for approval November 4 and come back to the LRC for final approval.

Commissioner Comments:

Commissioner Lipton asked why the Bond proceeds are showing $1M in 2025 and $9M in 2026 rather than the full $10M bond amount being included in the 2025 budget. There was a detailed discussion around the bond funding and anticipated expenses. There are still a lot of unknowns as we still don't have a timeline or rate. There are also arbitrage issues which will affect how this funding appears in the budget.

Commissioner Lipton asked if there should be a placeholder amount in the bond issuance line item. The Director of Finance responded that the cost is currently estimated at around $50,000, but it's possible it might be able to be rolled into the debt service. He doesn't think a placeholder line item is necessary at this time and this item will be reviewed again in 2025.

Commissioner Williams asked why City Skate isn't included in the 2025 budget. The EV Manager responded that she heard this year that the LRC didn't intend to continue to fund City Skate, so it was included in the City's Parks and Recreation 2025 budget.

Commissioner Williams commented that she would like to include funding in the marketing line item for 2025. There was an extensive discussion around marketing programs and marketing materials, including the efforts of the City's Comms department and digital versus print marketing options. Commissioner Harald strongly feels the commission needs to do a better job of reaching the LRC program target audience to maximize usage of the programs. Commissioner Iglesias commented that when her building was constructed and leased, neither they nor the brokers knew about LRC funding. The EV Manager commented that she speaks to brokerages that work in the city monthly, as well as property owners, support teams, architects, engineers, etc. about the city's ability to assist with projects. There were varied opinions on whether or not to include a marketing line item in the 2025 budget and Chair Adler asked the commission to come to consensus on the issue. After additional discussion, Chair Adler

summarized that the commission would like to include $5,000 in a marketing line item in the 2025 budget.

Commissioner Harald asked if design costs for the Downtown Vision Plan should be reflected in the proposed budget. The EV Manager responded that there is $1M in revenue and $1M for the Downtown Vision Plan line item in the proposed 2025 budget. Chair Adler recalled that the Director of Public Works had mentioned design costs would come to around $1.5M and asked why the proposed line item is $1M. The EV Manager responded that we don't have firm estimates at this time and if we need more funding from the bond for design and engineering, we will be able to draw on it at that time.

Commissioner Harald asked if the DELO Boom project support is included in the budget. The EV Manager responded that we are not moving forward with their TIF review until they have an approved site plan, and they have not yet made a formal application. Staff have engaged with them on public infrastructure support and will bring it to the commission once an application has been submitted.

There was a discussion around how the bigger project requests will be handled and if they will be part of a budget amendment in 2025. The EV Manager responded that we will be able to do a budget amendment; the 950 Spruce and 1303 Empire projects will begin in 2025 and there will need to be a discussion on how to approach future public infrastructure assistance. Commissioner Lipton commented that those can be high dollar items, but the LRC isn't the only funding source for those projects.

Chair Adler asked about the contract with Trestle strategy in 2024 and whether there is enough in the 2025 budget for them to potentially take on projects next year. The EV Manager responded that the proposed 2025 budget will allow for two third party reviews next year asking the commission if they felt that is enough. Commissioner Lipton commented that we don't know what the demand is going to be and the LRC has over $1M in fund balance we can take from, amending the budget as needed. The EV Manager commented that we can't predict when applications will be submitted, so the 2025 proposed budget is based on a best guess estimate.

It was noted that assistance agreements weren't carried forward and they will needed to be added back into the budget.

Commissioner Tofte asked what the reasoning was behind the estimates for Façade Improvement and Property Improvement programs. The EV Manager responded that they are just a best guess at this time.

Commissioner Lipton made a motion to approve the preliminary 2025 budget with the amendment that $5k be added for marketing. Chair Adler seconded. Roll Call Vote: unanimously approved.

Public Comment: None.

<u>Approval of 1303 Empire Road Public Infrastructure Agreement</u>

The Economic Vitality (EV) Manager commented that the next three business items for contract approvals will move these agreements to City Council for approval which will then return to the

LRC for final approval. The proposed agreements for each request were included in the meeting packet.

The Economic Vitality (EV) Manager presented a summary of the proposed 1303 Empire Road Public Infrastructure Agreement.

Chair Adler made a motion to approve the draft 1303 Empire Road Public Infrastructure Agreement. Commissioner Williams seconded. Motion approved.

Commissioner Comments:

It was noted that this agreement has contingency built in and any difference above the agreed upon amount will be covered by the development.

Public Comment: None.

Approval of Contract with Trestle Strategies

The Economic Vitality (EV) Manager presented a summary of the proposed agreement with Trestle Strategies.

Commissioner Comments:

Commissioner Harald asked if this request was approved last month. The EV Manager responded that the LRC approved moving forward with entering into a contract last month. Commissioner Harald expressed support for this agreement.

Commissioner Harald made a motion to approve the draft agreement with Trestle Strategies for consulting services. Chair Adler seconded. Motion approved.

Public Comment: None.

Approval of Contract with EPS for Third Party Review of 1303 Empire Road

The Economic Vitality (EV) Manager presented a summary of the contract with EPS for Third Party Review of 1303 Empire Road.

Commissioner Lipton made a motion to approve the draft agreement with EPS for Third Party Review of 1303 Empire Road. Chair Adler seconded. Motion approved.

Commissioner Comments: None.

Public Comment: None.

Approval of Public Art Contract for South Street Underpass

The Economic Vitality (EV) Specialist presented a summary of the proposed agreement for the approval of a Public Art Contract for the South Street Underpass.

Commissioner Lipton made a motion to approve the draft agreement with EPS for Third Party Review of 1303 Empire Road. Lexi seconded. Motion approved.

Commissioner Comments:

Commissioner Williams asked where this request was included in the budget and/or the budget amendment. After further discussion, it was determined that it is included in the 2024 and 2025 budgets.

Commissioner Iglesias asked if we have an expected completion date. The EV Specialist responded that we don't have a specific date yet, but he will check and report back to the commission.

Chair Adler made a motion to approve the draft agreement for the approval of a Public Art Contract for the South Street Underpass. Commissioner Tofte seconded. Motion approved.

Public Comment: None.

Reports of Commission:

Staff Updates

The Economic Vitality Manager noted that the staff updates were provided in the meeting packet and asked the Commission if they had any questions. She highlighted a few of the items and noted that Commissioners may reach out to her with any questions.

Commissioner Comments:

Commissioner Lipton asked for an update on Street Faire when data is available.

Commissioner Lipton asked when the LRC will create a work plan. The EV Manager responded that staff is intending to put together a two-year work plan and will bring it the commission in January.

It was noted that November 19 is when Council will discuss the Vision Plan.

Downtown Business Association Updates:

Commissioner Williams was unable to attend the last DBA meeting. She commented that they are considering partnering with the Chamber to do the most they can to support local businesses.

Chamber of Commerce Updates:

The EV Manager commented that the parade of lights is coming up and the Chamber will be hosting open houses in December as they rework their membership structure. They have settled on all of their program dates for 2025 and will have them ready in January.

Discussion Items for Future Meetings:

1. Executive Session for Property Acquisition

2. Façade Improvement Program Applications

Commissioner Closing Comments: None.

Adjourn: Chair Adler made a motion to adjourn. Commissioner Williams seconded. The meeting adjourned at 9:32 a.m.

City of Louisville
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LOUISVILLE REVITALIZATION COMMISSION

SUBJECT: **RESOLUTION 24-04: ADOPTING THE LOUISVILLE REVITALIZATION COMMISSION'S BUDGET FOR THE FISCAL YEAR 2025**

DATE: **NOVEMBER 20, 2024**

PRESENTED BY: **VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER**

SUMMARY:

The Louisville Revitalization Commission (LRC) must approve a budget each year. The LRC held a public meeting to discuss the 2025 budget on October 30, 2024. In accordance with the Cooperation Agreement between the City of Louisville and the LRC, the annual budget proposed by the LRC was reviewed and approved by City Council on November 4, 2024.

Included as *Attachment #1* is Resolution 24-04 and the budget exhibit, by which the LRC can approve the 2025 Budget as proposed.

RECOMMENDATION:
Staff recommends approval of the 2025 budget by adopting Resolution 24-04.

ATTACHMENT(S):
1. Resolution Adopting the Louisville Revitalization Commission's Budget for Fiscal Year 2025

LOUISVILLE REVITALIZATION COMMISSION
RESOLUTION NO. 24-04

A RESOLUTION ADOPTING THE LOUISVILLE REVITALIZATION COMMISSION'S BUDGET FOR THE FISCAL YEAR 2025.

WHEREAS, there has been prepared a proposed budget for the Louisville Revitalization Commission ("LRC") for the fiscal year beginning January 1, 2025 and ending December 31, 2025; and

WHEREAS, the LRC held a public hearing on the proposed budget on October 30, 2024, following public notice of the same; and

WHEREAS, following the LRC's public hearing, the proposed budget was submitted to City Council for review and approval in accordance with the Amended and Restated Cooperation Agreement between the City and the LRC, and the City Council approved such budget on November 4, 2024; and

WHEREAS, the LRC now desires to adopt the LRC's budget, as approved by the City Council, for the fiscal year beginning January 1, 2025 and ending December 31, 2025, by this resolution.

NOW THEREFORE, BE IT RESOLVED BY THE LOUISVILLE REVITALIZATION COMMISSION:

Section 1. The budget for the Louisville Revitalization Commission (the "LRC") for the fiscal year beginning January 1, 2025 and ending December 31, 2025, as shown in Exhibit A attached hereto and incorporated herein by this reference, is hereby approved and adopted.

Section 2. Moneys are hereby appropriated to pay for the Budget Amendments as provided in Exhibit A.

ADOPTED this 20th day of November, 2024.

ATTEST:

_____ _____

Clif Harald, Secretary Alexis Adler, Chair

City of Louisville, Colorado
Urban Revitalization District
Revenue, Expenditures, & Changes to Fund Balance
2008 - 2032

	2022 Actual	2023 Actual	2024 Ado Budget	2025 Budget
Beginning Fund Balance	**2,870,988**	**3,606,166**	**4,161,288**	**2,039,991**
Revenue				
Taxes	2,154,828	2,095,246	2,224,000	2,249,755
City Skate Revenue		78,309	199,000	-
Intergovernmental Revenue	-	-	-	-
Miscellaenous Revenue	3,966	214,658	30,000	153,899
Developer Contributions	-	-	-	-
Bond Proceeds	-	-	-	1,000,000
Total Revenue	**2,158,794**	**2,388,213**	**2,453,000**	**3,403,654**
Expenditures				
Advertising & Marketing	17,500	261	*75,870*	5,000
Staffing Support		-	50,000	50,000
Support Services - COL	45,000	50,000	75,000	-
Capital Contributions - COL	96,500	87,769	*1,033,800*	-
TIF Refunds - BC & Fire	209,339	184,395	255,380	222,300
City Skate		405,458	188,000	
Downtown Vision Plan		-	150,000	
Façade Improvement Programming	92,429	237,134	350,000	300,000
Property Improvement Programming		-	250,000	350,000
District Wayfinding Signage	-	-	-	-
Bike Networks & Bike Parking	-	-	-	-
Cap Contr - COL - Downtown Vision Plan			-	1,000,000
Cap Contr - COL - South Street Underpass				-
Arts & Culture	-	-	50,000	13,880
TIF Rebates - Developers	-	-	-	-
Assistance Agreements	-	-	980,916	-
Emergency Solutions Grants	-	-	-	-
Professional Services	16,476	28,700	32,150	32,150
Capital Contributions - DELO	82,699	-	212,301	-
Debt Service	863,674	839,374	870,880	1,099,840
Incremental Debt Service				1,000,000
Total Expenditures	**1,423,617**	**1,833,091**	**4,574,297**	**4,073,170**
Ending Fund Balance	**3,606,166**	**4,161,288**	**2,039,991**	**1,370,475**

City of Louisville
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LOUISVILLE REVITALIZATION COMMISSION

SUBJECT: **DECEMBER MEETING DATE CHANGE**

DATE: **NOVEMBER 20, 2024**

PRESENTED BY: **VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER**

SUMMARY:

The City of Louisville anticipates having City Manager interviews on the LRC's regularly scheduled meeting date. This would create a conflict for Staff as well as a conflict with the meeting location. Staff is proposing we change the December meeting date to December 11, 2024.

FISCAL IMPACT:

There is no fiscal impact related to moving the December meeting date.

RECOMMENDATION:

Staff recommends the LRC move their December meeting to December 11, 2024.

ATTACHMENT(S):

1. None.

City of Louisville
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LOUISVILLE REVITALIZATION COMMISSION

SUBJECT: **APPROVAL OF 2025 LRC MEETING DATES**

DATE: **NOVEMBER 20, 2024**

PRESENTED BY: **VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER**

SUMMARY:
The Louisville Revitalization Commission will meet regularly on the third Wednesday of each month from 8 AM – 9:30 AM. All meetings will be held in Council Chambers at Louisville City Hall (749 Main Street) unless otherwise noted.

RECOMMENDATION:
The proposed 2025 LRC meeting schedule is shown below. Meeting dates may be changed in the event that a quorum cannot be reached on the scheduled meeting date.

- January 22, 2025 (moved from third Wednesday)
- February 19, 2025
- March 19, 2025
- April 16, 2025
- May 21, 2025
- June 18, 2025
- July 16, 2025
- August 20, 2025
- September 17, 2025
- October 15, 2025
- November 19, 2025
- December 17, 2025

City of Louisville
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LOUISVILLE REVITALIZATION COMMISSION

SUBJECT: **FAÇADE IMPROVEMENT PROGRAM APPLICATION: 1314 MAIN STREET**

DATE: **NOVEMBER 20, 2024**

PRESENTED BY: **VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER**

SUMMARY:

Staff received a Façade Improvement Program application for 1314 Main Street in August 2024. The property is within the Highway 42 Urban Renewal Area and is eligible to participate in the LRC's programs.

The building was originally built in 2001, and the current property owners purchased the property in 2023. The new property owners are also tenants in the building and are leasing space to other businesses as well. The owner and applicant run a lawn firm, Wilson Williams Fellman Dittman. There are additional tenants in the building such as Jennifer Paris State Farm, Paul Solari LPC and other service providers. The applicant wants to modernize and beautify the building, incorporating steel details, contemporary signage, native landscaping and dark modern siding. In addition, they hope to install permanent architectural and landscape features to encourage people to spend more time outdoors on the property.

Since purchasing the property in August 2023, the applicant has invested over $340,000 making interior and exterior improvements. Improvements already made include a remodel of the main floor, striped and repaved parking lot, updated bathrooms, interior signage and building directory, interior painting, new flooring, new lighting, energy efficiency upgrades, furnace replacement, landscaping maintenance and other upgrades interior to the building.

The application for Façade Improvement assistance now is seeking assistance for exterior painting, exterior doors, steel column and beam upgrades, upgraded landscaping and associated architectural and professional fees. The planned improvements have received bids and are anticipated to cost $251,605.78.

The applicant has submitted a full application, project narrative and multiple BIDs for the work to be completed. This is a full application with all necessary information and associated costs. The proposed improvements are

- Exterior Painting is anticipated to cost $22,275
- Exterior Door Replacement is anticipated to cost $14,610.81
- Steel Column and Beam Upgrades are anticipated to cost $28,821.98
- Landscaping Improvements are expected to cost $75,613

- Permanent Planter with Street Numbers is estimated to cost $6,436.84
- New Windows are expected to cost $71,358.15 and
- Professional Fees are anticipated to cost $32,500.

Staff has determined that this application is complete and is requesting a review by the LRC. As the application improvements will cost over $100,000, program policy states the application will be reviewed on a case-by-case basis. In the past, the LRC has approved large requests at a 50% rebate for the cost of the improvements. Staff is proposing a 50% rebate for the project, with a not-to-exceed amount of $125,803.

Should the LRC approve the request, Staff will move forward with a draft agreement for approval by both parties. As this program is included in the 2025 budget, the LRC can approve this request without the request also having to go to City Council. Should the LRC choose to move forward, staff can bring a contract for review to the LRC at the December 2024 meeting.

RECOMMENDATION:

Staff recommends approval of the Façade Improvement Program application for 1314 Main Street at a 50% reimbursement, to be reimbursed in 2025, with a not to exceed amount of $125,803.

ATTACHMENT(S):

1. 1314 Main Program Application
2. 1314 Main Project Narrative
3. 1314 Main Project Presentation
4. 1314 Main Project BIDS

Façade Improvement Program Application

The Louisville Revitalization Commission (LRC) is offering a newly created Façade Improvement Program for businesses within the qualifying Highway 42 Urban Renewal Area. The Program is intended to encourage investment in and maintenance of permanent exterior building face improvements. $250,000 is available for calendar year 2022. This funding is available on a first come, first serve basis and is awarded as a reimbursement of eligible project costs based on the total cost of the project. Funding is awarded on a tiered basis so that smaller projects receive a higher reimbursement percentage; please see the Reimbursement Schedule for full details.

Interested applicants should review the Program Eligibility, Program Requirements, Reimbursement Schedule, Eligible Improvements, and Approval Process outlined below. If a proposed project aligns with these items, please complete the Application. For questions on this process please contact Austin Brown @ 303-335-4529 or abrown@louisvilleco.gov.

Email *

nina@wwfdlaw.com

Program Eligibility

- All commercial properties located within the Highway 42 Urban Renewal Area (URA); please see URA map
- Business entities must be registered with the Colorado Secretary of State and be current on filings and payment

Highway 42 Urban Renewal Area

Program Requirements

- A completed Application must be submitted to the LRC, which includes all of the following:
  - o Detailed project narrative;
  - o Pictures of existing façade;
  - o Proposed building elevations;
  - o Cut sheets for windows;
  - o W9 for business entity;
  - o Estimated cost of improvements; and
  - o Confirmation of year building constructed.
- If the business rather than the property owner is the applicant, they must submit a letter from the property owner authorizing the work
- Requests for buildings built prior to 1955 must also complete a review with the Louisville Historic Preservation Commission
- Significant changes must also complete a review with Planning
- Upon approval, applicant must agree to and execute an improvement agreement with the LRC
- Applicant must obtain all required permits and complete improvements prior to receiving program reimbursement

Reimbursement Schedule

Eligible project costs are considered for reimbursement as follows:

- $0 - $15,000: 100% reimbursable
- $15,000.01 - $50,000: 75% reimbursable
- $50,000.01 - $100,000: 50% reimbursable
- $100,000.01+: Reviewed on a case-by-case basis

Eligible Improvements

The following improvements are considered eligible for reimbursement under the Façade Improvement Program; improvements outside of this list that are conducted in the same scope will be excluded from funding:

- Restoration and cleaning of masonry (brick, stone and concrete);
- Repair of replacement of windows (historic windows should be repaired);
- Lighting attached to the building;
- Restoration and repair of original architectural details;
- Removal of inappropriate façade materials;
- Installation or repair of awnings or canopies;
- Improvements to alley entryways;
- Parking lot/infrastructure improvements that are accessible to the general public (landscaping, bike racks, etc.);
- Creation of or improvements to outdoor seating areas (only permanent changes, not including furniture or fixtures);
- Repair or replacement of primary/main doors;
- Painting (when determined to be of an appropriate nature for the character of the property and neighborhood);
- Permanent or reusable signage that meets sign code requirements (when determined to be of an appropriate nature for the character of the property and neighborhood); and
- Zoning review fees or architectural costs.

Improvements that were completed prior to application, in-progress improvements that did not receive all required permits, improvements that are covered by insurance, and improvements that are not compatible with the original character of the building or neighborhood are also not eligible for reimbursement through the Façade Improvement Program.

Approval Process

The process begins with the submittal of a complete application and ends once the applicant has completed the improvements. The approval will likely take a minimum of four weeks, since each application must be submitted to the LRC after staff review. Improvements to buildings that were built prior to 1955 or improvements that constitute a substantial change will require additional reviews by the Historic Preservation Commission (HPC) or Planning, respectively.

- Business submits completed application to EV
- Staff reviews application for completeness and scope of work
- EV draft review and recommendation to LRC
- Application reviewed @ LRC meeting
- If approved, applicant signs project agreement
- EV confirms applicant has obtained or is in process for building permit
- Project improvement completed
- EV verifies all approvals and permit completion
- Issue program rebate

Façade Improvement Program Application

Please complete the application.

Business Name *

1314 Main Street LLC

Address *

1314 Main Street, Louisville CO 80027

Contact Person *

Byron Williams

Phone

303-550-5516

Email

byron@wwfdlaw.com

Is applicant the property owner?

- (●) Yes
- ( ) No

Property Owner (if different than the applicant) *

N/A

Address *

1314 Main Street, Suite 101, Louisville, CO 80027

Building Square Footage *

5,169

Year Building was Constructed *

2001

Current Use *

Office

Project will include the following (check all that apply) *

- [ ] Restoration and cleaning of masonry (brick, stone and concrete)
- [ ] Repair or replacement of windows (historic windows should be repaired)
- [ ] Lighting attached to the building
- [ ] Restoration and repair of original architectural details
- [ ] Removal of inappropriate façade materials
- [ ] Installation or repair of awnings or canopies
- [ ] Improvements to alley entryways
- [x] Parking lot/infrastructure improvements that are accessible to the general public
- [ ] Creation of or improvements to outdoor seating areas
- [x] Repair or replacement of primary/main doors
- [x] Painting
- [x] Permanent or reusable signage (must meet sign code requirements)
- [x] Zoning review fees or architectural costs

List proposed improvements (Please send an itemized budget/detailed cost breakdown to abrown@louisvilleco.us) *

Primary/main doors ($10,000); parking lot improvements ($5,000); painting ($15,000); permanent signage ($10,000); zoning review fees or architectural costs ($10,000)

Estimated total cost of improvements *

$50,000

Façade funding requested from LRC *

$50,000

Project start date *

MM DD YYYY

09 / 16 / 2024

Project completion date *

MM DD YYYY

11 / 01 / 2024

I acknowledge that these improvements have not yet been completed, or that any in-progress improvements have been approved through the required permitting process. *

- [x] Agree

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To: Louisville Revitalization Commission
CC: Vanessa Zarate, Economic Vitality Manager; Austin Brown, Economic Vitality Specialist
From: Nina and Byron Williams, 1314 Main Street LLC
Subject: Façade Improvement Program Application - 1314 Main Street, Louisville

---

Intent of Project

We welcome the opportunity to modernize and beautify the exterior at 1314 Main Street, which hasn't been updated since the building's 2001 construction. We intend on incorporating steel details, contemporary signage, native landscaping and dark modern siding into the overall design. We also plan to install permanent architectural and landscaping features to encourage tenants, employees, guests and clients to enjoy more time outdoors on the property and in the area.

For a visual depiction of the improvements we hope to achieve, please reference the plans, renderings and elevations within: **(1)** "Exterior Improvement Presentation" by Lightwell Architecture; **(2)** "Landscape Concept" by Evoke Landscape Design; and **(3)** the Architectural Exterior Elevations, by Lightwell Architecture.

For purposes of this application, our exterior improvement project can be broken down into the following 7 elements: **(1)** exterior painting; **(2)** exterior doors replacement; **(3)** steel column and beam upgrades; **(4)** upgraded landscaping and design; **(5)** front yard permanent steel planter; **(6)** new exterior windows; and **(7)** architectural and professional fees.

We would like to upgrade the exterior windows in the building, as well as re-paint the exterior of the building and incorporate steel elements to the columns and beams of the facade. We intend to replace the current exterior doors (which are simple residential doors requiring a standard metal key to open and lock) with wider black aluminum frames and glass storefront doors with a key fob system, self-locking at off-hours and push bar exit rims. This will not only match the clean, balanced and modern look throughout the interior and exterior of the building, it will increase the safety of the building, secure our investments and improve ease and convenience for the tenants.

The proposed steel columns and beams will replace the existing twenty-two-year-old dated wood columns with a more durable and clean aesthetic that will modernize the filigree of the façade and contribute to the character of Main Street. These proposed columns and beams are visually depicted throughout the "Exterior Improvement Presentation" by Lightwell Architecture (but most clearly on pages 4 and 6), and identified as items "D" and "E" on pages 1 and 2, as well as the lefthand portion of page 3, of the Architectural Exterior Elevations, by Lightwell Architecture.

The proposed landscape design will utilize native and drought tolerant plants. The upgraded landscape will result in lower irrigation water needs, while the proposed native grasses, perennials, and shrubs will provide habitat and food sources for pollinators and birds. In addition, the seasonal color and visual interest from the landscape will elevate the experience along Main Street. Renderings of the beautiful landscaping upgrades, as well as the calming outdoor seating area, permanent outdoor sculpture, wood privacy fence, and steel mailbox decorative screening panels can be found within the "Landscape Concept" document prepared by Evoke Landscape Design.

The proposed planter will feature a durable, steel construction intended as a permanent fixture. The planter itself will serve as an element of the street address sign, contributing to the character of the

streetscape. This planter will have a large "1314" and will replace the outdated signage on the front yard, which currently requires a replacement every time a new tenant moves in. This is a more modern and simpler look, allows visitors to find the property. Once inside the building, they are greeted with our upgraded directory and individualized suite signage. A visual depiction of the proposed planter can be found on Page 3 of the "Exterior Improvement Presentation" by Lightwell Architecture, and on pages 1, 5, 6, and 7 of the "Landscape Concept" by Evoke Landscape Design.

We have already invested $342,935.54 in substantial renovations and modernizations to 1314 Main Street since purchasing the property in August 2023. This includes a full remodel of the main level primary suite, occupied by the 9-person local government law firm managed by Nina. We also made the following upgrades: striped and repaired parking lot; modernized bathrooms; replaced suite signage and interior building directory; new painting; new flooring; new lighting; building security system installation; furnace and AC replacement; energy efficiency upgrades; backflow gasket replacement; tree removal and prune/maintenance of trees; and architectural fees related to all the above.

We (Nina and Byron) own 3 properties in the City of Louisville and are very committed to investing in the community. In fact, our real estate holding company is named Front Street Real Estate, a nod to the City's historic thoroughfare. Additionally, Nina chose long term professional roots in Louisville for her Law firm with over 150 years of local government experience. Nina is the managing partner of Wilson Williams Fellman Dittman, and intends to maintain the practice at 1314 Main Street for many decades to come. Byron is a present property manager who is onsite our 3 Louisville properties daily, in addition to overseeing finances and operations. We are also Chamber members and want to be a partner here in the Louisville community for the long run.

Our intent with this project is to help beautify the block, Main Street and the urban renewal area. This should also help attract and maintain professional office and longer term tenants, with employees and guests interested in spending more time and money on Main Street.

Finally, as you can see from the attached bids and proposals, we are using all local, small business vendors and professionals.

Proposed Exterior Improvements

Below is a breakdown of cost for each element of the project:

Exterior Painting

Contractor cost to remove red canopies, repair siding from removal, scrape loose paint, prime raw areas, caulk in areas of need, paint siding to match BM color 2124-10 "Wrought Iron" paint trim, facia, soffit, gutters to match BM color 2128-10 "Black Beauty": $16,800

Rental cost for man lift: $3,000

Materials, including masking tape, caulking, exterior primer, misc. sundries, plywood for grass protection from lift: $475

Paint: Sherwin Williams SuperPaint mid-grade paint available in low lustre as speced: $2,000

Total: $22,275

Exterior Doors Replacement
Storefront front and rear entrance doors: $7,408.72

Fire exit doors on north side: $5,702.09

Contractor cost to fix drywall, trim, caulking, paint due to exterior door install: $1,500

Total: $14,610.81

Steel Column and Beam Upgrades
Standard Metal Works Entry Steel total charge: $27,021.98

Contractor cost to remove and dispose of specified beams/columns, railings and pickets on front and back porch, brace rear port soffit for steel beam install, repair any damage to siding, soffit or trim due to removal (all materials included): $1,800

Total: $28,821.98

Upgraded Landscaping and Design
Front Yard: $20,132
Side Yard (South): $11,902
Outdoor Seating: $17,983
Rear Entry: $7,425
Parking Lot: $9,812
Rear Buffers: $8,360

Total: $75,613

Raised Front Yard Permanent Steel Planter with street number
$6,436.84
(and removal of current outdate signage)

New Exterior Windows
B & W Glass quote for Marvin windows: $58,983.15

Contractor cost to caulk in new exterior trim installed by window company, repair drywall, caulk in and match paint on interior side: $12,375

Total: $71,358.15

Architectural and Professional Fees
Architecture Design Services
Total Estimated Fee: $16,000
Landscape Project Coordination: $3,875
Door Replacement Project: $500
Steel Column and Beam Project: $3,875
Window Replacement Project: $3,875
Paint Project: $3,875

Landscape Design Services

Total Estimated Fee: $9,250

Conceptual Landscape Design Phase: $4,500
Design Development Phase: $3,750
High Level Construction Estimates: $1,000

Structural Engineering Services

Structural Design and Letter for Permit Submittal and Construction: $750

General Contracting and Construction Services

Fees to oversee completion of landscape, steel beam install, window install, exterior door install and miscellaneous smaller projects associated with the exterior scope of work: $6,500

1314 MAIN

EXTERIOR IMPROVEMENT PRESENTATION 11. 06. 24

MATERIAL PALETTE

LIGHTWELL
ARCHITECTURE

1314 MAIN

SCHEMATIC DESIGN PRESENTATION 11.06.24

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LIGHTWELL
ARCHITECTURE

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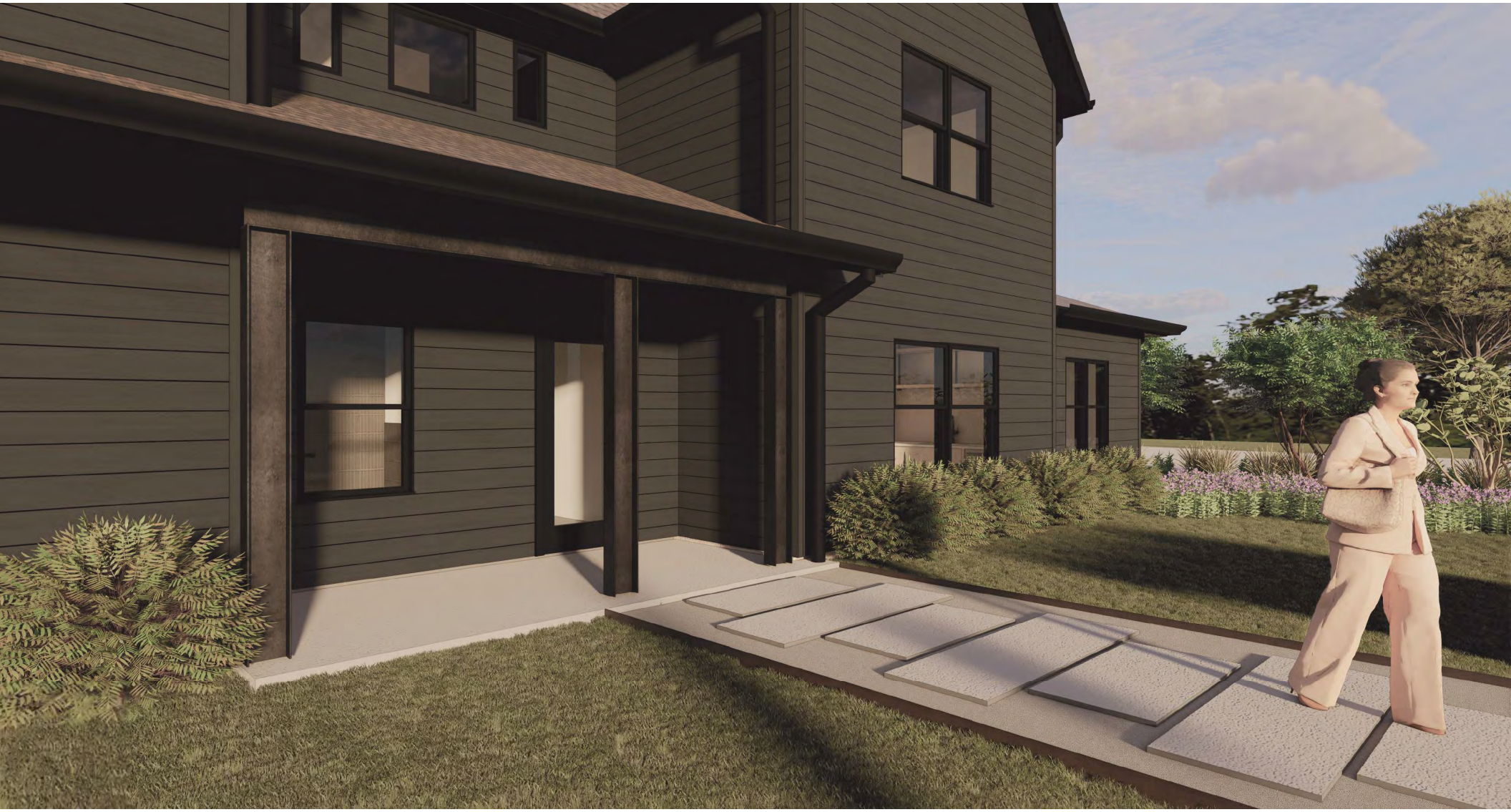
1314 MAIN

SCHEMATIC DESIGN PRESENTATION 11.06.24



LIGHTWELL
ARCHITECTURE

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1314 MAIN

SCHEMATIC DESIGN PRESENTATION 11.06.24

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SCHEMATIC DESIGN PRESENTATION 11.06.24

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1314 MAIN

SCHEMATIC DESIGN PRESENTATION 11.06.24

1314 MAIN STREET

1314 MAIN STREET, LOUISVILLE, COLORADO 80027

evoke

LANDSCAPE CONCEPT

OCTOBER
2024

SHALL NOT BE USED WITHOUT THE CONSENT OF EVOKE, LLC - UPDATED 2024

SERVICEBERRY

BLUE GRAMA GRASS
'BLONDE AMBITION'

HAMELN FOUNTAIN GRASS

CAREX FLACCA

GUARA LINDHEIMERI

LAVENDER

GRO-LOW SUMAC

NORWAY MAPLE

PLANT PALETTE

DISCLAIMER: CONCEPTUAL RENDERINGS ONLY
SHALL NOT BE USED WITHOUT THE CONSENT OF EVOKE, LLC.

A

SCHEMATIC DESIGN

PLAN VIEW

1314 MAIN STREET

evoke

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A

SCHEMATIC DESIGN

PLAN VIEW ENLARGEMENT

1314 MAIN STREET

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A SCHEMATIC DESIGN
CORNER VIEW

1314 MAIN STREET

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A SCHEMATIC DESIGN
BIRDSEYE

1314 MAIN STREET

evoke

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A SCHEMATIC DESIGN
FRONT VIEW

1314 MAIN STREET

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A SCHEMATIC DESIGN
ENTRY DRIVE

1314 MAIN STREET

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A SCHEMATIC DESIGN
PARKING

1314 MAIN STREET

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SCHEMATIC DESIGN
OUTDOOR SEATING

1314 MAIN STREET

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A

SCHEMATIC DESIGN

OUTDOOR SEATING BIRDSEYE

1314 MAIN STREET

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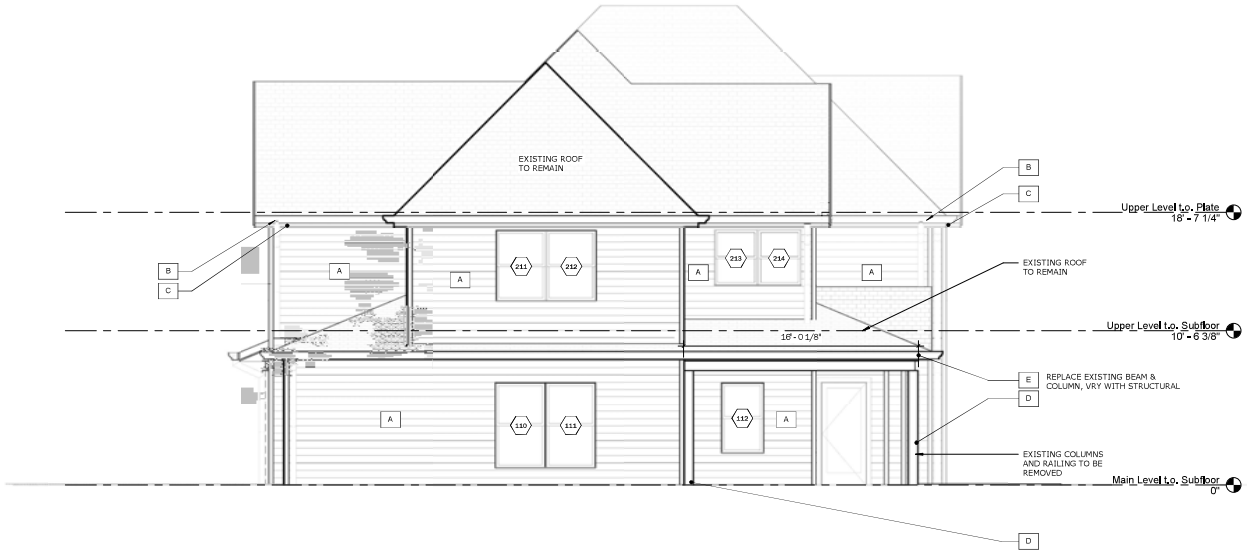
A SCHEMATIC DESIGN
REAR ENTRY

1314 MAIN STREET

evoke



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

1 WEST ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

NO.	DESCRIPTION	MANUF./COLOR/SPEC.
A	EXISTING HORIZONTAL SIDING , CORNER BOARDS, SOFFIT, & WINDOW TRIM	PAINT, COLOR: BM WROUGHT IRON 2124-10 SHEEN: LOW LUSTRE PROVIDE MOCKUP FOR REVIEW
B	EXISTING GUTTER / DOWNSPOUT SYSTEM	PAINT AT ALL LOCATIONS, COLOR: BM BLACK BEAUTY 2128-10 SHEEN: LOW LUSTRE PROVIDE MOCKUP FOR REVIEW
C	EXISTING FASCIA	PAINT AT ALL LOCATIONS, COLOR: BM WROUGHT IRON 2124-10 SHEEN: LOW LUSTRE PROVIDE MOCKUP FOR REVIEW
D	WIDE FLANGE COLUMN	CUSTOM PAINT, COLOR: BM BLACK BEAUTY 2128-10 SHEEN: LOW LUSTRE PROVIDE MOCKUP FOR REVIEW SIZE FOR ESTIMATE: 8X21 TBD RE: STRUCTURAL ENGINEER
E	WIDE FLANGE BEAM	CUSTOM PAINT, COLOR: BM BLACK BEAUTY 2128-10 SHEEN: LOW LUSTRE PROVIDE MOCKUP FOR REVIEW SIZE FOR ESTIMATE: 8x21 TBD RE: STRUCTURAL ENGINEER
F	WINDOW	OPTION 1: METAL CLAD WOOD BLACK PRIMED MANUF: WINDSOR COLOR: BLACK EXTERIOR, PRIMED BLACK INTERIOR OPTION 2: FIBERGLASS MANUF: MARVIN ESSENTIAL COLOR: BLACK EXTERIOR AND INT.

NOTE: GENERAL CONTRACTOR TO PROVIDE FULL SCALE, ON-SITE, MATERIAL / COLOR FOR REVIEW

LIGHTWELL
ARCHITECTURE

PROJECT:
1314 MAIN STREET

PROJECT ADDRESS:
1314 MAIN STREET,
LOUISVILLE, CO 80027

CLIENT:
1314 Main Street LLC

ISSUE: FOR PRICING
DATE ISSUED: 11.06.2024
REVISIONS

PLOT DATE: 11/6/2024 5:06:38 PM

PROJECT NO. 23.1190

SHEET TITLE:
EXTERIOR ELEVATIONS

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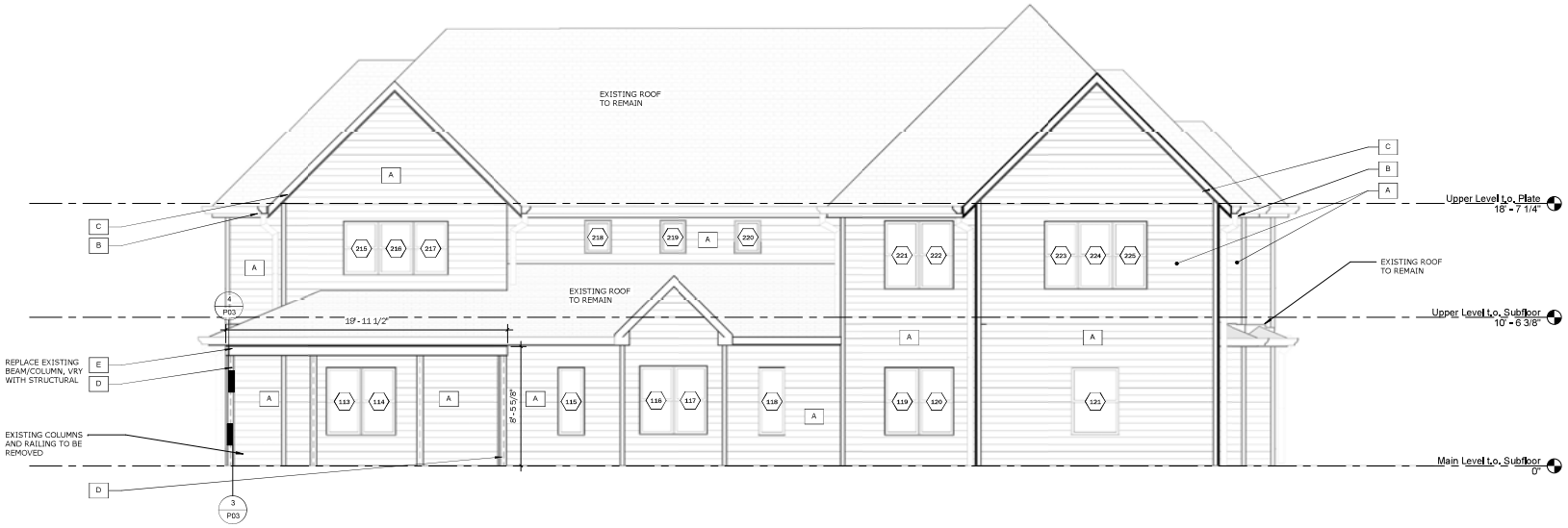
SHEET NO.:
P01

2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



1 EAST ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

NO.	DESCRIPTION	MANUF./COLOR/SPEC.
A	EXISTING HORIZONTAL SIDING , CORNER BOARDS, SOFFIT, & WINDOW TRIM	PAINT, COLOR: BM WROUGHT IRON 2124-10 SHEEN: LOW LUSTRE PROVIDE MOCKUP FOR REVIEW
B	EXISTING GUTTER / DOWNSPOUT SYSTEM	PAINT AT ALL LOCATIONS, COLOR: BM BLACK BEAUTY 2128-10 SHEEN: LOW LUSTRE PROVIDE MOCKUP FOR REVIEW
C	EXISTING FASCIA	PAINT AT ALL LOCATIONS, COLOR: BM WROUGHT IRON 2124-10 SHEEN: LOW LUSTRE PROVIDE MOCKUP FOR REVIEW
D	WIDE FLANGE COLUMN	CUSTOM PAINT, COLOR: BM BLACK BEAUTY 2128-10 SHEEN: LOW LUSTRE PROVIDE MOCKUP FOR REVIEW SIZE FOR ESTIMATE: 8X21 TBD RE: STRUCTURAL ENGINEER
E	WIDE FLANGE BEAM	CUSTOM PAINT, COLOR: BM BLACK BEAUTY 2128-10 SHEEN: LOW LUSTRE PROVIDE MOCKUP FOR REVIEW SIZE FOR ESTIMATE: 8x21 TBD RE: STRUCTURAL ENGINEER
F	WINDOW	OPTION 1: METAL CLAD WOOD BLACK PRIMED MANUF: WINDSOR COLOR: BLACK EXTERIOR, PRIMED BLACK INTERIOR OPTION 2: FIBERGLASS MANUF: MARVIN ESSENTIAL COLOR: BLACK EXTERIOR AND INT.

NOTE: GENERAL CONTRACTOR TO PROVIDE FULL SCALE, ON-SITE, MATERIAL / COLOR FOR REVIEW

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1314 MAIN STREET

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1314 MAIN STREET,
LOUISVILLE, CO 80027

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PROJECT NO. 23.1190

SHEET TITLE:
EXTERIOR ELEVATIONS

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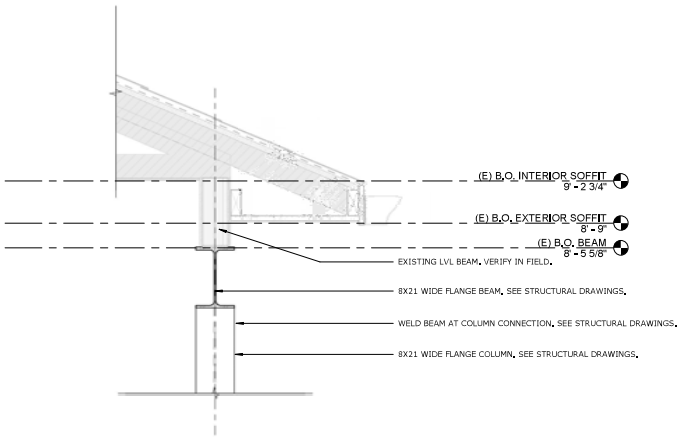
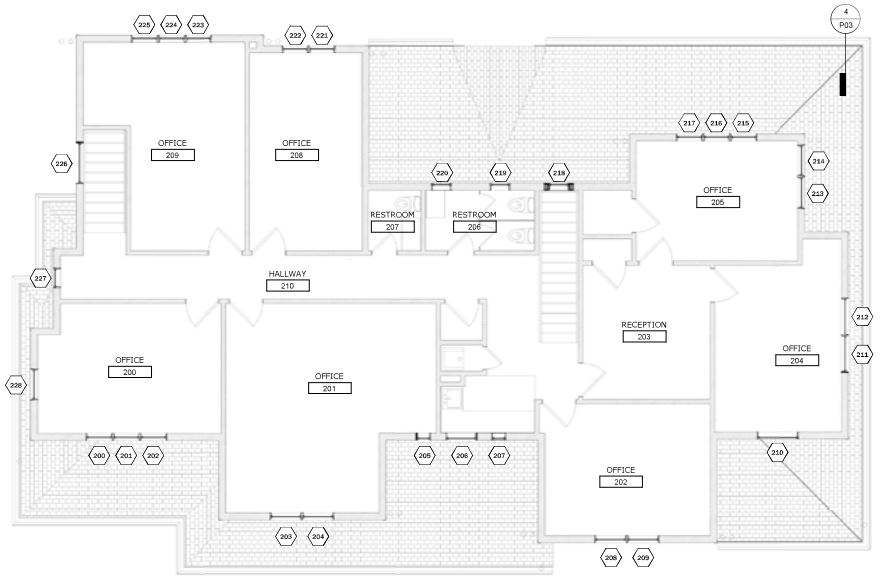


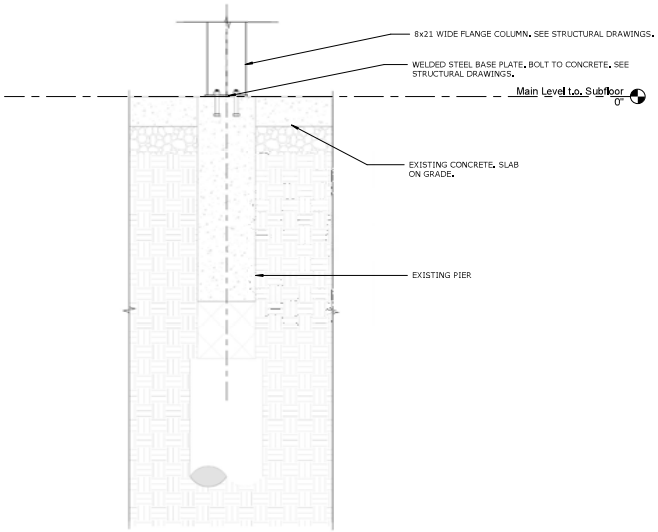
4 PATIO COLUMN AT HEAD

SCALE: 1 1/2" = 1'-0"



2 UPPER LEVEL FLOOR PLAN - WINDOW PLAN

SCALE: 3/16" = 1'-0"



3 PATIO COLUMN BASE

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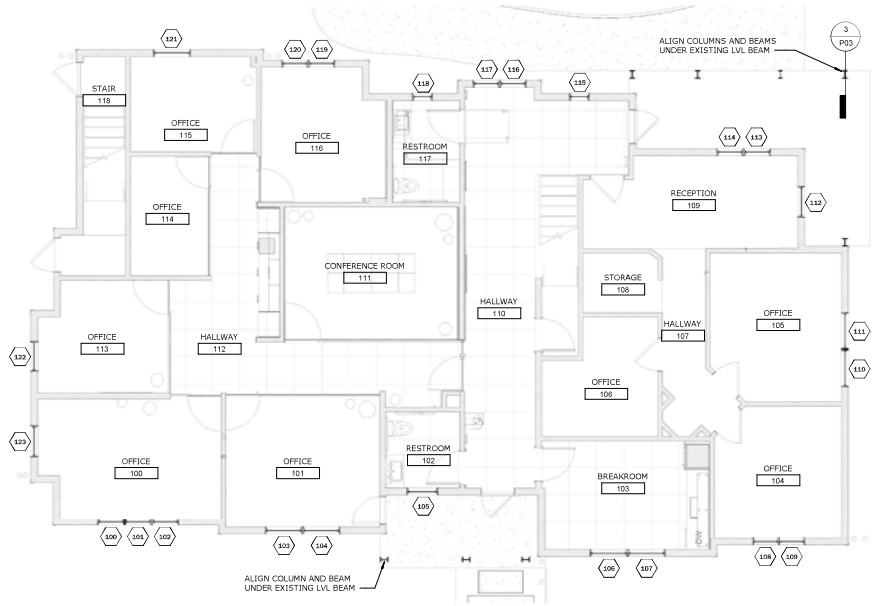

1 MAIN LEVEL FLOOR PLAN - WINDOW PLAN

SCALE: 3/16" = 1'-0"

LIGHTWELL
ARCHITECTURE

PROJECT:
1314 MAIN STREET

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1314 MAIN STREET,
LOUISVILLE, CO 80027

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1314 Main Street LLC

ISSUE:	FOR PRICING
DATE ISSUED:	11.06.2024

REVISIONS

PLOT DATE: 11/6/2024 5:06:41 PM

PROJECT NO. 23.1190

SHEET TITLE:
FLOOR PLANS AND DETAILS

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SHEET NO.:
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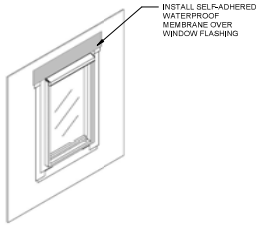
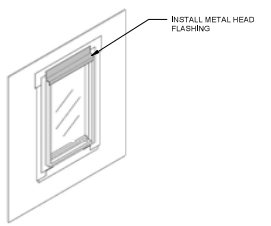


HEAD FLASHING INSTALLATION - STEP 13

NOT TO SCALE



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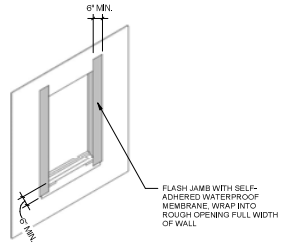

JAMB FLASHING - STEP 5

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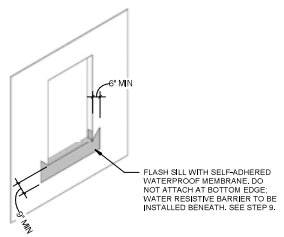

SILL PRE-FLASHING - STEP 1

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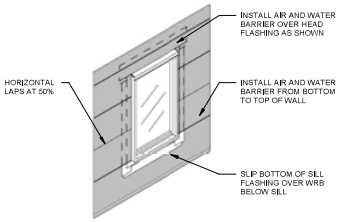

WEATHER RESISTIVE BARRIER - STEP 14

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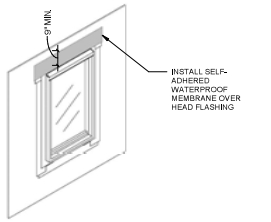

HEAD FLASHING INSTALLATION - STEP 10

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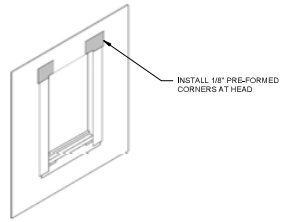

HEAD CORNER DAM - STEP 6

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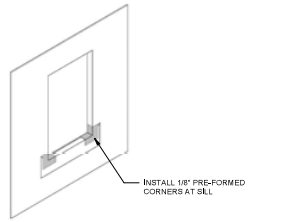

SILL CORNER DAM - STEP 2

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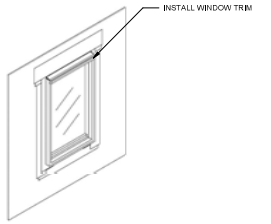

WINDOW TRIM INSTALLATION - STEP 11

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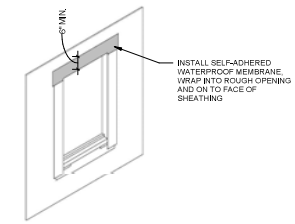
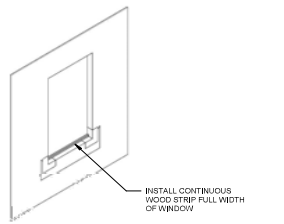


HEAD MEMBRANE FLASHING - STEP 7

NOT TO SCALE



SILL PREP - STEP 3

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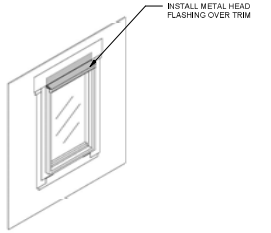

STEEL FLASHING INSTALLATION - STEP 12

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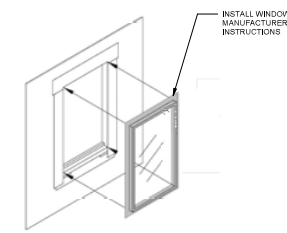

WINDOW INSTALLATION (DOOR SIM) - STEP 8

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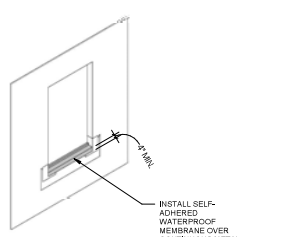

SILL FLASHING - STEP 4

NOT TO SCALE

2 WINDOW FLASHING SEQUENCE

SCALE: 3" = 1'-0"

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	SILL HEIGHT	OPERATION	SAFETY GLAZING	MAXIMUM U-VALUE	MAXIMUM SHGC	NOTES
100	2' - 5 7/16"	4' - 9 1/2"	2' - 2 1/4"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
101	2' - 5 7/16"	4' - 9 1/2"	2' - 2 1/4"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
102	2' - 5 7/16"	4' - 9 1/2"	2' - 2 1/4"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
103	3' - 5 1/8"	4' - 9 1/2"	2' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
104	3' - 5 1/8"	4' - 9 1/2"	2' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
105	2' - 10 1/4"	4' - 9 3/4"	2' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
106	3' - 5 1/8"	4' - 9 1/2"	2' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
107	3' - 5 1/8"	4' - 9 1/2"	2' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
108	2' - 5"	4' - 9 1/2"	2' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
109	2' - 5"	4' - 9 1/2"	2' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
110	3' - 5"	5' - 9 3/4"	1' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
111	3' - 5"	5' - 9 3/4"	1' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
112	2' - 10 1/2"	4' - 9 1/2"	2' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
113	2' - 5 3/8"	4' - 9 1/2"	2' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
114	2' - 5 3/8"	4' - 9 1/2"	2' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
115	1' - 10 1/2"	4' - 9 1/2"	2' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
116	2' - 5 1/8"	4' - 10"	2' - 2 3/4"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
117	2' - 5 1/8"	4' - 10"	2' - 2 3/4"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
118	1' - 10 1/2"	4' - 9 1/2"	2' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
119	2' - 5 1/8"	4' - 9 1/2"	2' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
120	2' - 5 1/8"	4' - 9 1/2"	2' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
121	3' - 5"	4' - 9 1/2"	2' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
122	2' - 10 1/4"	5' - 9 1/2"	1' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
123	2' - 10 3/4"	5' - 9 1/2"	1' - 2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
200	2' - 5 13/32"	3' - 9 1/2"	3' - 0 1/2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
201	2' - 5 13/32"	3' - 9 1/2"	3' - 0 1/2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
202	2' - 5 13/32"	3' - 9 1/2"	3' - 0 1/2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
203	2' - 11 1/8"	4' - 10 1/4"	2' - 0"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
204	2' - 11 1/8"	4' - 10 1/4"	2' - 0"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
205	1' - 3 3/4"	2' - 9 3/4"	4' - 0 3/4"	FIXED		.30	.33	VERIFY EXISTING OPENING IN FIELD
206	2' - 10"	2' - 10"	4' - 0 1/2"	FIXED		.30	.33	VERIFY EXISTING OPENING IN FIELD
207	1' - 4 1/4"	2' - 10"	4' - 0 3/4"	FIXED		.30	.33	VERIFY EXISTING OPENING IN FIELD
208	2' - 11 1/8"	4' - 9 1/2"	2' - 0"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
209	2' - 11 1/8"	4' - 9 1/2"	2' - 0"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
210	3' - 10 1/2"	2' - 9 1/2"	4' - 0 1/2"	FIXED		.30	.33	VERIFY EXISTING OPENING IN FIELD
211	3' - 5"	4' - 9 1/2"	2' - 0"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
212	3' - 5"	4' - 9 1/2"	2' - 0"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
213	2' - 11 3/8"	3' - 9 3/4"	3' - 0 1/2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
214	2' - 11 3/8"	3' - 9 3/4"	3' - 0 1/2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
215	2' - 5 13/32"	3' - 9 1/2"	3' - 0"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
216	2' - 5 13/32"	3' - 9 1/2"	3' - 0"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
217	2' - 5 13/32"	3' - 9 1/2"	3' - 0"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
218	1' - 10 1/2"	2' - 4"	4' - 6 1/4"	FIXED		.30	.33	VERIFY EXISTING OPENING IN FIELD
219	1' - 10 1/2"	2' - 4"	4' - 6 1/4"	FIXED		.30	.33	VERIFY EXISTING OPENING IN FIELD
220	1' - 10 1/2"	2' - 4"	4' - 6 1/4"	FIXED		.30	.33	VERIFY EXISTING OPENING IN FIELD
221	2' - 5 1/8"	4' - 10"	2' - 0"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
222	2' - 5 1/8"	4' - 10"	2' - 0"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
223	2' - 5 3/8"	4' - 9 1/2"	2' - 0"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
224	2' - 5 3/8"	4' - 9 1/2"	2' - 0"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
225	2' - 5 3/8"	4' - 9 1/2"	2' - 0"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD
227	1' - 10 1/4"	4' - 10"	2' - 0 3/4"	FIXED		.30	.33	VERIFY EXISTING OPENING IN FIELD
228	2' - 10 1/2"	4' - 9 1/2"	2' - 0 1/2"	DOUBLE HUNG		.30	.33	VERIFY EXISTING OPENING IN FIELD

Notes:

1. ALL DIMENSIONS TO BE VERIFIED IN FIELD; DISCUSS ANY DISCREPANCIES WITH ARCHITECT.

LIGHTWELL ARCHITECTURE

PROJECT:
1314 MAIN STREET

PROJECT ADDRESS:
1314 MAIN STREET, LOUISVILLE, CO 80027

CLIENT:
1314 Main Street LLC

ISSUE: FOR PRICING

DATE ISSUED: 11.06.2024

REVISIONS

PLOT DATE: 11/6/2024 5:06:42 PM

PROJECT NO. 23.1190

SHEET TITLE:
WINDOW SCHEDULE

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SHEET NO.:
P04

Quote

Date: 11/04/2024
Quote No.: 10048

Gyr Construction
1140 W 100th Ave
Northglenn, CO
80260
720-903-5263

Bill To:
1314 Main St Exterior Paint

	Date	Description	Unit Price	Total
1		Remove red canopies, repair siding from removal, scrape loose paint, prime raw areas, caulk in areas of need, paint siding to match BM color 2124-10 "Wrought Iron", paint trim, facia, soffit, gutters to match BM color 2128-10 "Black Beauty"	$16,800.00	$16,800.00
1		Rental cost for man lift	$3,000.00	$3,000.00
1		Materials: Masking, tape, caulking, ext primer, misc sundries, plywood for grass protection from lift (paint not included0	$475.00	$475.00
0		Paint : Sherwin Williams SuperPaint mid grade paint avail in low lustre as speced $2000: SW Durations high grade paint avail in low lustre $2700; SW Emerald supior grade paint avail only in flat or satin $3300		

Total $20,275.00

Please note the 3 choices of paint, cost of paint will need to be added to bid after determination of which paint will be used.

Please contact us for more information about payment options.

Thank you for your business.

9625 Russian Sage Lane
Parker, CO 80138 USA
+17205721867
ruth@automaticdoordoctors.com
AutomaticDoorDoctors.com

ADDRESS
Gyr Construction
1314 Main Street
Louisville, CO 80027

ESTIMATE # 13989
DATE 09/06/2024
EXPIRATION DATE 09/27/2024

SALES REP
Brad H.

ACTIVITY	DATE	QUANTITY	RATE	AMOUNT
LOCATION: Gyr Construction 1314 Main Street Louisville, CO 80027 ********** SCOPE: STOREFRONT QUOTE / WEST ENTRY & SOUTH ENTRY PER ENTRY PRICING Furnish and install new dark bronze storefront door and frame (40" 86" 4.5"); door will come furnished with rim panic, offset pull trim with keyed access, eco door closer, new threshold and door sweep; 1/4" clear tempered glass. TECHNICIAN NOTES: We are quoting narrow stile; for medium stile the price is $4,454.00, pus tax, and adds 6 - 10 weeks to the lead time. Upgrade to 1" insulated glass, add $270.00, plus tax. Prices do not include new electric strikes or wiring into customer's existing security system. Disposal only charged once for total job.				

Winner of a Gold Star Certificate from BBB Denver/Boulder, 2013, 2014, 2015, and 2016 - for having no complaints in a three-year period.

Warranty: We provide a one year warranty on all parts against manufacturing defects and workmanship is covered for ninety days. Certain manufacturers offer extended warranties that are passed onto the customer.

ACTIVITY	DATE	QUANTITY	RATE	AMOUNT
EXCLUDES: Drywall, masonry, trim, tile, carpet, painting and electrical work.				
Parts		1	3,959.00	3,959.00T
Labor Labor Hours (non-taxable)		1	2,900.00	2,900.00
Disposal Fee		1	195.00	195.00
Deposit Requirement #1 AMOUNT DUE WITH ACCEPTANCE OF ESTIMATE: $3,704.36 50% Deposit Required. Parts Will Not Be Ordered Until Deposit Is Received.				

We are available to answer any questions. We want to earn your business.

Ruth McDevitt (303) 408-2702
Office Manager

SUBTOTAL	7,054.00
TAX (8.96%)	354.72
TOTAL	**$7,408.72**

Accepted By

Accepted Date

Winner of a Gold Star Certificate from BBB Denver/Boulder, 2013, 2014, 2015, and 2016 - for having no complaints in a three-year period.

Warranty: We provide a one year warranty on all parts against manufacturing defects and workmanship is covered for ninety days. Certain manufacturers offer extended warranties that are passed onto the customer.

9625 Russian Sage Lane
Parker, CO 80138 USA
+17205721867
ruth@automaticdoordoctors.com
AutomaticDoorDoctors.com

ADDRESS
Gyr Construction
1314 Main Street
Louisville, CO 80027

ESTIMATE # 13999
DATE 09/06/2024
EXPIRATION DATE 09/27/2024

SALES REP
Brad H.

ACTIVITY	DATE	QUANTITY	RATE	AMOUNT
LOCATION: Gyr Construction 1314 Main Street Louisville, CO 80027 ********** SCOPE: HOLLOW METAL DOOR QUOTES / BACK ENTRY DOORS; TWO (2) ENTRIES ON NORTH SIDE OF BUILDING PER DOOR PRICING Furnish and install new hollow metal door and frame with rim panic and closer, new threshold and sweep to seal. Doors will be designed for egress only; no hardware on exterior. TECHNICIAN NOTES: Prices do not include new electric strikes or wiring into customer's existing security system. Disposal only charged once for total job. EXCLUDES: Drywall, masonry, trim, tile, carpet, painting and electrical work.				
Parts		1	2,925.00	2,925.00T
Labor Labor Hours (non-taxable)		1	2,320.00	2,320.00
Disposal Fee		1	195.00	195.00

Winner of a Gold Star Certificate from BBB Denver/Boulder, 2013, 2014, 2015, and 2016 - for having no complaints in a three-year period.

Warranty: We provide a one year warranty on all parts against manufacturing defects and workmanship is covered for ninety days. Certain manufacturers offer extended warranties that are passed onto the customer.

ACTIVITY	DATE	QUANTITY	RATE	AMOUNT
Deposit Requirement #1 AMOUNT DUE WITH ACCEPTANCE OF ESTIMATE: $2,851.05 50% Deposit Required. Parts Will Not Be Ordered Until Deposit Is Received.				

We are available to answer any questions. We want to earn your business.

Ruth McDevitt (303) 408-2702
Office Manager

SUBTOTAL	5,440.00
TAX (8.96%)	262.09
TOTAL	**$5,702.09**

Accepted By

Accepted Date

Winner of a Gold Star Certificate from BBB Denver/Boulder, 2013, 2014, 2015, and 2016 - for having no complaints in a three-year period.

Warranty: We provide a one year warranty on all parts against manufacturing defects and workmanship is covered for ninety days. Certain manufacturers offer extended warranties that are passed onto the customer.

Quote

Date: 11/04/2024
Quote No.: 10052

Gyr Construction
1140 W 100th Ave
Northglenn, CO
80260
720-903-5263

Bill To:
1314 Main Exterior Door Install
Repair

	Date	Description	Unit Price	Total
1		Fix drywall, trim, caulking, paint due to exterior door install	$1,500.00	$1,500.00

Total $1,500.00

Please contact us for more information about payment options.

Thank you for your business.

Standard Metal Works
3865 Walnut Street
Boulder, CO 80301
303.717.3587
forrest@standardmetalworks.net

Estimate

Date	Estimate #
10/30/24	8770

Name / Address

1314 Main LLC

Project

Entry Steel

Description	Qty	Rate	Total
W8x21	100	37.20	3,720.00
Misc plate at connections	1	500.00	500.00
Mounting hardware	1	300.00	300.00
Design and development; comprising: -Project management -Design consultation -Site verifications and test fitting -Shop drawing illustration (Includes first draft with one revision. Subsequent revisions billed at shop rate)	24	115.00	2,760.00
Fabrication of columns and beams at front and rear entries per elevations P01, P02	40	115.00	4,600.00
Install and field welding of entry steel	80	115.00	9,200.00
No applied finish provided, to be painted onsite by others	0	0.00	0.00
Shooting boom forklift rental	1	3,720.00	3,720.00
Abrasives and consumables	1	1,281.20	1,281.20
Boulder and CO Sales Tax		9.045%	940.78

Thank you for the opportunity.

Any deviation or alteration from the above specifications that involves extra costs will be completed only upon executing a written change order. Our work is guaranteed against defects for a period of one year from the date of completion. Labor rates are valid for 30 days. Material pricing subject to change. Shop drawing process will begin upon receiving 50% deposit. Approved shop drawings must be received prior to fabrication; any deviation from approved shop drawings constitutes a change order. Standard Metal Works is not responsible for verification of shop drawings. Standard Metal Works is not responsible for any structural engineering or compliance with local regulations or codes. Final payment due 30 days after completion of work unless other agreements have been made.

Total $27,021.98

Quote

Date: 11/04/2024
Quote No.: 10049

Gyr Construction
1140 W 100th Ave
Northglenn, CO
80260
720-903-5263

Bill To:
1314 Main St Exterior Demo

	Date	Description	Unit Price	Total
1		Remove and dispose of specified beams/columns, railings and pickets on front and back porch, brace rear porch soffit for steel beam install, repair any damage to siding, soffit or trim due to removal. All materials included	$1,800.00	$1,800.00

Total $1,800.00

Due to remoaval of columns, there may be some type of concrete repair. Cost of concrete repair is not included in this bid.

Please contact us for more information about payment options.

Thank you for your business.

DISCLAIMER: CONCEPTUAL RENDERINGS ONLY
SHALL NOT BE USED WITHOUT THE CONSENT OF EVOKE, LLC.

SCHEMATIC DESIGN

COST ESTIMATE DIAGRAM

1314 MAIN STREET

N

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November 4, 2024

DRAFT: For Estimation Only

PROJECT TOTALS by area

1314 Main Street

General Costing Assumptions:

1. ROM costs based on 10/25/24 Concept Plan.

	Item	Total Cost	Notes
	Front Yard	**$ 20,132**	Current Estimate
	Side Yard (South)	**$ 11,902**	Current Estimate
	Outdoor Seating	**$ 17,983**	Current Estimate
	Rear Entry	**$ 7,425**	Current Estimate
	Parking Lot	**$ 9,812**	Current Estimate
	Rear Buffers	**$ 8,360**	Current Estimate
	Potential Grand Total	**$ 75,613**	

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November 4, 2024

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PROJECT TOTALS by type

1314 Main Street

General Costing Assumptions:

1. ROM costs based on 10/25/24 Concept Plan.

	Item	Total Cost		Notes
	Hardscape	**$**	**9,766**	Current Estimate
	Landscape	**$**	**39,723**	Current Estimate
	Lighting	**$**	**4,400**	Current Estimate
	Irrigation	**$**	**7,150**	Current Estimate
	Demolition, Disposal & Mobilization	**$**	**4,675**	Current Estimate
	Furniture, Mailbox Screen, & Sculpture	**$**	**9,900**	Current Estimate
	Potential Grand Total	**$**	**75,613**	

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FRONT YARD - ROM

1314 Main Street

General Costing Assumptions:

1. ROM costs based on 10/25/24 Concept Plan.

	Item	Qty.	Unit	Unit Cost	Total Cost	Notes
	Front Yard					
1	Concrete Stepper Path	225	sf	$ 15.00	$ 3,375	*Incl. steppers, gravel paving, and steel edging*
2	Fescue Turf Mix Sod	512	SF	$ 0.96	$ 492	
3	Planting Areas	760	SF	$ 12.00	$ 9,120	*Incl. soil ammendment, container plants, steel edger, mulch*
4	Trees- 2" Cal	-	EA	$ 730.00	$ -	
5	Demolition, Disposal & Mobilization Allowance	1	LS	$ 1,500.00	$ 1,500	*Demolition of hardscape & landscape*
6	Earthwork/Excavation- Fine Grading	0.210	AC	$ 1,500.00	$ 315	*Park specific- does not include stormwater earthwork. Assumes avg 1' depth.*
7	Irrigation Allowance	1	LS	$ 2,000.00	$ 2,500	*Assumes amendments to existing irrigation system*
8	Lighting Allowance (includes path lights)	1	LS	$ 1,000.00	$ 1,000	*Assumes (2) path lights*
				Subtotal	**$ 18,302**	
	Soft Costs					
1	Contingency (10%)	1	LS	$ 1,830	$ 1,830	
				Total, Front Yard:	**$ 20,132**	

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November 4, 2024

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SIDE YARD - ROM

1314 Main Street

General Costing Assumptions:

1. ROM costs based on 10/25/24 Concept Plan.

	Item	Qty.	Unit	Unit Cost	Total Cost	Notes
	Side Yard (South)					
1	Planting Areas	657	SF	$ 10.00	$ 6,570	*Incl. soil ammendment, container plants, mulch*
2	Trees- Transplant	2	EA	$ 500.00	$ 1,000	*Assume the transplanting of (2) existing understory trees*
3	Demolition, Disposal & Mobilization Allowance	1	LS	$ 750.00	$ 750	*Demolition & disposal of landscape*
4	Irrigation Allowance	1	LS	$ 1,000.00	$ 1,000	*Assumes amendments to existing irrigation system*
5	Lighting Allowance (includes path lights)	1	LS	$ 1,500.00	$ 1,500	*Assumes (3) landscape lights*
				Subtotal	**$ 10,820**	
	Soft Costs					
1	Contingency (10%)	1	LS	$ 1,082	$ 1,082	
				Total, Side Yard:	**$ 11,902**	

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November 4, 2024

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OUTDOOR SEATING - ROM

1314 Main Street

General Costing Assumptions:

1. ROM costs based on 10/25/24 Concept Plan.

	Item	Qty.	Unit	Unit Cost	Total Cost	Notes
	Outdoor Seating Area					
1	Pea Gravel Paving, (4" depth)	3.70	CY	$ 190.00	$ 703	
2	Wood Privacy Fence	80	LF	$ 60.00	$ 4,800	*Assumes 6'H painted wood fence*
3	Outdoor Picnic Tables	2	EA	$ 2,000.00	$ 4,000	*Assumes (2) picnic tables with benches*
4	Outdoor Sculpture	1	EA	$ 3,000.00	$ 3,000	*Allowance for outdoor sculpture*
5	Planting Areas	125	SF	$ 12.00	$ 1,500	*Incl. soil ammendment, container plants, mulch*
6	Lighting Allowance	1	LS	$ 500.00	$ 500	*Assumes (1) fixture at outdoor sculpture*
7	Irrigation Allowance	1	LS	$ 500.00	$ 500	*Assumes amendments to existing irrigation system*
8	Earthwork/Excavation- Fine Grading	0.130	AC	$ 6,500.00	$ 845	*Area specific- does not include stormwater earthwork. Assumes avg 1' depth.*
9	Demolition, Disposal & Mobilization Allowance	1	LS	$ 500.00	$ 500	*Demolition, site prep, & disposal*
				Subtotal	**$ 16,348**	
	Soft Costs					
1	Contingency (10%)	1	LS	$ 1,635	$ 1,635	
				Total, Outdoor Seating Area:	**$ 17,983**	

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REAR ENTRY - ROM

1314 Main Street

General Costing Assumptions:

1. ROM costs based on 10/25/24 Concept Plan.

	Item	Qty.	Unit	Unit Cost	Total Cost	Notes
	Rear Entry					
1	Planting Areas	225	SF	$ 10.00	$2,250	Incl. soil ammendment, container plants, mulch
2	Mailbox Decorative Screening Panels, Steel	1	LS	$ 2,000.00	$2,000	Perforated, decorative steel panels. Finish to match front planter
3	Demolition, Disposal & Mobilization Allowance	1	LS	$ 500.00	$500	*Demolition & disposal of landscape*
4	Lighting Allowance	1	LS	$ 1,000.00	$1,000	assumes (2) landscape/path lights
5	Irrigation Allowance	1	LS	$ 1,000.00	$1,000	*Assumes amendments to existing irrigation system*
				Subtotal	**$6,750**	
	Soft Costs					
1	Contingency (10%)	1	LS	$ 675	$ 675	
				Total, Rear Entry:	**$7,425**	

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November 4, 2024

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PARKING LOT - ROM

1314 Main Street

General Costing Assumptions:

1. ROM costs based on 10/25/24 Concept Plan.

	Item	Qty.	Unit	Unit Cost	Total Cost	Notes
	Parking Lot					
1	Planting Areas	660	SF	$ 12.00	$ 7,920	Incl. soil ammendment, container plants, rock mulch
2	Trees- 2" Cal	-	EA	$ 730.00	$ -	
3	Irrigation Allowance	1	LS	$ 500.00	$ 500	*Assumes amendments to existing irrigation system*
4	Demolition, Disposal & Mobilization Allowance	1	LS	$ 500.00	$ 500	*Demolition & disposal of landscape*
				Subtotal	**$ 8,920**	
	Soft Costs					
1	Contingency (10%)	1	LS	$ 892	$ 892	
				Total, Parking Lot:	**$ 9,812**	

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November 4, 2024

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REAR BUFFERS - ROM

1314 Main Street

General Costing Assumptions:

1. ROM costs based on 10/25/24 Concept Plan.

	Item	Qty.	Unit	Unit Cost	Total Cost	Notes
	Rear Landscape Buffers					
1	Trees- 3" Cal	4	EA	$ 900.00	$ 3,600	Assumes (4) Deciduous Shade Trees
2	Planting Areas	200	SF	$ 10.00	$ 2,000	Incl. soil ammendment, container plants, mulch
3	Seeding-Native Meadow	2,000	SF	$ 0.25	$ 500	*Low-gro, native seed mix*
4	Irrigation Allowance	1	LS	$ 1,000.00	$ 1,000	*Assumes amendments to existing irrigation system*
5	Lighting Allowance	-	LS	$ -	$ -	
6	Demolition, Disposal & Mobilization Allowance	1	LS	$ 500.00	$ 500	*Demolition & disposal of landscape*
				Subtotal	**$ 7,600**	
	Soft Costs					
1	Contingency (10%)	1	LS	$ 760	$ 760	
				Total, Rear Landscape Buffers:	**$ 8,360**	

Standard Metal Works
3865 Walnut Street
Boulder, CO 80301
303.717.3587
forrest@standardmetalworks.net

Estimate

Date	Estimate #
10/30/24	8771

Name / Address

1314 Main LLC

Project

Landscape Planter

Description	Qty	Rate	Total
1/4" CorTen steel plate	90	37.20	3,348.00
Design and development; comprising: -Project management -Design consultation -Site verifications and test fitting -Shop drawing illustration (Includes first draft with one revision. Subsequent revisions billed at shop rate)	4	115.00	460.00
Fabrication of one planter box per supplied drawing L-7	8	115.00	920.00
Sub-contract brakeforming	1	300.00	300.00
Install of planter	6	115.00	690.00
No applied finish, raw steel left to weather naturally.	0	0.00	0.00
Abrasives and consumables	1	305.20	305.20
Boulder and CO Sales Tax		9.045%	413.64

Thank you for the opportunity.

Any deviation or alteration from the above specifications that involves extra costs will be completed only upon executing a written change order. Our work is guaranteed against defects for a period of one year from the date of completion. Labor rates are valid for 30 days. Material pricing subject to change. Shop drawing process will begin upon receiving 50% deposit. Approved shop drawings must be received prior to fabrication; any deviation from approved shop drawings constitutes a change order. Standard Metal Works is not responsible for verification of shop drawings. Standard Metal Works is not responsible for any structural engineering or compliance with local regulations or codes. Final payment due 30 days after completion of work unless other agreements have been made.

Total $6,436.84

1314MAIN ST
GYR7 CONSTRUCTION

Quote #: QGE3MSW

A Proposal for Window and Door Products prepared for:
Job Site:
1314 MAIN ST
LOUISVILLE, CO 80027

Shipping Address:
B & W GLASS
220 EVELYN ST
CHEYENNE, WY 82007-1031

RYAN LUDTKE
B & W GLASS
2200 E 15TH ST
CHEYENNE, WY 82001-5112
Phone: (970) 978-8241

Email: ryan@bwglassinc.com

This report was generated on 11/4/2024 7:43:11 AM using the Marvin Order Management System, version 0004.12.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

MARVIN

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 36 TOTAL UNIT QTY: 70 EXT NET PRICE: USD 57,466.49

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	100/01/02	Essential	Essential Assembly RO 89 13/16" X 58"	2,261.47	1	2,261.47
2	103/4	Essential	Essential Assembly RO 83 1/4" X 58"	1,674.57	1	1,674.57
3	105	Essential	Double Hung RO 34 3/4" X 58"	720.92	1	720.92
4	106/7 BREAK	Essential	Essential Assembly RO 83 1/4" X 58"	1,674.57	1	1,674.57
5	108/9	Essential	Essential Assembly RO 59" X 58"	1,466.51	1	1,466.51
6	110/11	Essential	Essential Assembly RO 83 1/4" X 70 1/4"	1,841.99	1	1,841.99
7	112 RECEPTION	Essential	Double Hung RO 34 3/4" X 58"	720.92	1	720.92
8	113/14 RECEPTION	Essential	Essential Assembly RO 59" X 58"	1,466.51	1	1,466.51
9	115 ENTRY	Essential	Double Hung RO 23 3/4" X 58"	653.56	1	653.56
10	116/17 ENTRY HALL	Essential	Essential Assembly RO 59" X 58"	1,466.51	1	1,466.51
11	118 RESTROOM	Essential	Double Hung RO 23 3/4" X 58"	653.56	1	653.56
12	119/20	Essential	Essential Assembly RO 59" X 58"	1,466.51	1	1,466.51
13	121	Essential	Double Hung RO 41 1/2" X 58"	777.60	1	777.60
14	122	Essential	Double Hung RO 34 3/4" X 70"	798.28	1	798.28
15	123	Essential	Double Hung RO 34 3/4" X 70"	798.28	1	798.28
16	200/01/02	Essential	Essential Assembly RO 89 13/16" X 46"	2,067.37	1	2,067.37
17	203/4	Essential	Essential Assembly RO 75 1/4" X 58"	1,667.89	1	1,667.89
18	205	Essential	Direct Glaze Rectangle RO 16 1/4" X 34 1/4"	340.79	1	340.79
19	206	Essential	Direct Glaze Rectangle RO 34 1/4" X 34 1/4"	440.83	1	440.83
20	207	Essential	Direct Glaze Rectangle RO 16 1/4" X 34 1/4"	340.79	1	340.79
21	208/9	Essential	Essential Assembly RO 75 1/4" X 58"	1,667.89	1	1,667.89
22	210	Essential	Direct Glaze Rectangle RO 47" X 34 1/4"	510.85	1	510.85
23	211/12	Essential	Essential Assembly RO 83" X 58"	1,673.23	1	1,673.23
24	213/14	Essential	Essential Assembly RO 71 3/4" X 46 1/4"	1,449.17	1	1,449.17
25	215/16/17	Essential	Essential Assembly RO 89 13/16" X 46"	2,067.37	1	2,067.37

For product warranty information please visit, www.marvin.com/support/warranty.

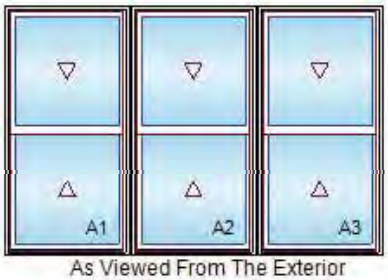
26	218	Essential	Direct Glaze Rectangle RO 23" X 28 1/2"	438.82	1	438.82
27	219/20 RESTROOM	Essential	Direct Glaze Rectangle RO 23" X 28 1/2"	438.82	2	877.64
28	221/22	Essential	Essential Assembly RO 59" X 58"	1,466.51	1	1,466.51
29	223/24/25	Essential	Essential Assembly RO 89 13/16" X 58"	2,261.47	1	2,261.47
30	226 STAIRS	Essential	Double Hung RO 41 1/2" X 58"	1,001.68	1	1,001.68
31	227	Essential	Direct Glaze Rectangle RO 23" X 58 1/2"	481.51	1	481.51
32	228	Essential	Double Hung RO 35" X 58"	720.92	1	720.92
33	2 TRIPS DELIVERY SCREEN SERV	Non-Marvin	Labor 2 TRIPS TOTAL	450.00	1	450.00
34	REMOVAL AND INSTALL	Non-Marvin	Labor REMOVE AND INSTALL NEW WINDOWS. NEW EXTERIOR TRIM PRIMED ONLY. NO INTERIOR TRIM WORK PAINT OR STAIN. PERMIT TO BE PULLED BY GC	450.00	34	15,300.00
35	LIFT RENTAL	Non-Marvin	Labor LIFT ON SITE FOR ALL WORK ON 2ND FLOOR AND UP	3,200.00	1	3,200.00
36	DUMPSTER RENTAL ON SITE	Non-Marvin	Labor DUMPSTER RENTAL	600.00	1	600.00

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 100/01/02	Net Price:		2,261.47
Qty: 1		Ext. Net Price:	USD	2,261.47

MARVIN



As Viewed From The Exterior

FS 89 5/16" X 57 1/2"
RO 89 13/16" X 58"
Egress Information A1, A2, A3
Width: 26 1/2" Height: 24 13/64"
Net Clear Opening: 4.46 SqFt
Performance Information A1, A2, A3
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Information OA
Performance Grade A1, A2, A3
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 749X1511 mm (29.5X59.5 in)
LC-PG50 DP +50/-50
FL9430
Performance Grade Mull
Licensee #1133
AAMA 450-10
LC-PG40 1194X2426 mm (47.75X95.5 in)
LC-PG40 DP 40
17163
Performance Grade Overall Assembly
LC-PG40 DP

Ebony Exterior
Ebony Interior
3W1H - Rectangle Assembly
Assembly Rough Opening
89 13/16" X 58"

Unit: A1
Essential Double Hung
Basic Frame 29 7/16" X 57 1/2"
Rough Opening 29 15/16" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A2
Essential Double Hung
Basic Frame 29 7/16" X 57 1/2"
Rough Opening 29 15/16" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A3
Essential Double Hung
Basic Frame 29 7/16" X 57 1/2"
Rough Opening 29 15/16" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock

Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
Vertical 1/2" MRF
2" Jambs
Nailing Fin with 4" Structural Brackets
***Note: Mull Certified to AAMA 450 and rated to LC-40
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
***Note: This configuration is certified to AAMA 450.
*****Note: Unit Availability and Price is Subject to Change**

Line #2	Mark Unit: 103/4	Net Price:		1,674.57
Qty: 1		Ext. Net Price:	USD	1,674.57

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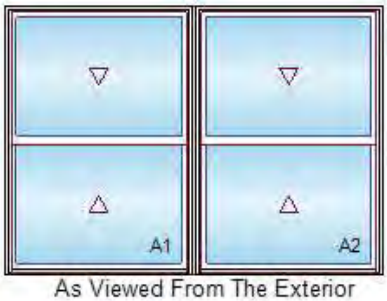

As Viewed From The Exterior

FS 82 3/4" X 57 1/2"
RO 83 1/4" X 58"
Egress Information A1, A2
Width: 38 3/16" Height: 24 13/64"
Net Clear Opening: 6.42 SqFt
Performance Information A1, A2
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Information OA
Performance Grade A1, A2
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1663 mm (41.5X65.5 in)
LC-PG40 DP +40/-40
FL9430
Performance Grade Mull
Licensee #1133
AAMA 450-10
LC-PG40 1194X2426 mm (47.75X95.5 in)
LC-PG40 DP 40
17163
Performance Grade Overall Assembly
LC-PG40 DP

Ebony Exterior
Ebony Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
83 1/4" X 58"

Unit: A1
Essential Double Hung
Basic Frame 41 1/8" X 57 1/2"
Rough Opening 41 5/8" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A2
Essential Double Hung
Basic Frame 41 1/8" X 57 1/2"
Rough Opening 41 5/8" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
Vertical 1/2" MRF
2" Jambs
Nailing Fin with 4" Structural Brackets
***Note: Mull Certified to AAMA 450 and rated to LC-40
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when

ordering Essential custom sized units.
***Note: This configuration is certified to AAMA 450.
***Note: Unit Availability and Price is Subject to Change

Line #3 Qty: 1	Mark Unit: 105	Net Price: Ext. Net Price:	 USD	720.92 720.92

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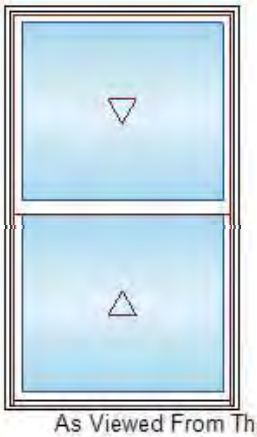

As Viewed From The Exterior

FS 34 1/4" X 57 1/2"
RO 34 3/4" X 58"
Egress Information
Width: 31 5/16" Height: 24 13/64"
Net Clear Opening: 5.26 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Grade
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 901X1511 mm (35.5X59.5 in)
LC-PG50 DP +50/-50
FL9430

Ebony Exterior
Ebony Interior
Essential Double Hung
Frame Size 34 1/4" X 57 1/2"
Rough Opening 34 3/4" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
2" Jambs
Nailing Fin
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
***Note: Unit Availability and Price is Subject to Change

Line #4 Qty: 1	Mark Unit: 106/7 BREAK	Net Price: Ext. Net Price:	 USD	1,674.57 1,674.57

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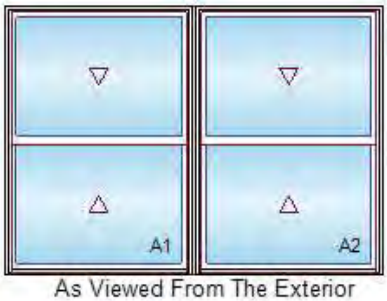


As Viewed From The Exterior

FS 82 3/4" X 57 1/2"
RO 83 1/4" X 58"
Egress Information A1, A2

Ebony Exterior
Ebony Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
83 1/4" X 58"

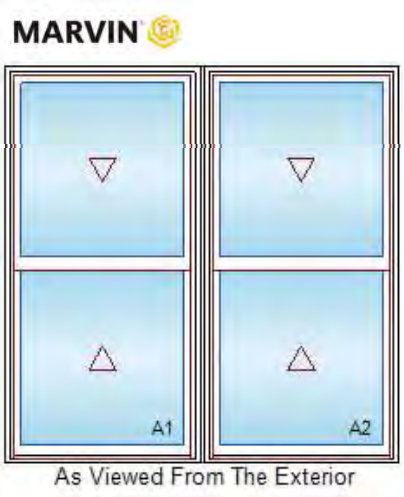
Unit: A1
Essential Double Hung
Basic Frame 41 1/8" X 57 1/2"
Rough Opening 41 5/8" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon

Width: 38 3/16" Height: 24 13/64"
Net Clear Opening: 6.42 SqFt
Performance Information A1, A2
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Information OA
Performance Grade A1, A2
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1663 mm (41.5X65.5 in)
LC-PG40 DP +40/-40
FL9430
Performance Grade Mull
Licensee #1133
AAMA 450-10
LC-PG40 1194X2426 mm (47.75X95.5 in)
LC-PG40 DP 40
17163
Performance Grade Overall Assembly
LC-PG40 DP

Stainless Perimeter Bar
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A2
Essential Double Hung
Basic Frame 41 1/8" X 57 1/2"
Rough Opening 41 5/8" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
Vertical 1/2" MRF
2" Jambs
Nailing Fin with 4" Structural Brackets
***Note: Mull Certified to AAMA 450 and rated to LC-40
***Note: This configuration is certified to AAMA 450.
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

Line #5 Qty: 1	Mark Unit: 108/9	Net Price: Ext. Net Price:	 USD	1,466.51 1,466.51



FS 58 1/2" X 57 1/2"
RO 59" X 58"
Egress Information A1, A2
Width: 26 1/16" Height: 24 13/64"
Net Clear Opening: 4.38 SqFt
Performance Information A1, A2
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51

Ebony Exterior
Ebony Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
59" X 58"

Unit: A1
Essential Double Hung
Basic Frame 29" X 57 1/2"
Rough Opening 29 1/2" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A2
Essential Double Hung
Basic Frame 29" X 57 1/2"
Rough Opening 29 1/2" X 58"

For product warranty information please visit, www.marvin.com/support/warranty.

Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Information OA
Performance Grade A1, A2
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 749X1511 mm (29.5X59.5 in)
LC-PG50 DP +50/-50
FL9430
Performance Grade Mull
Licensee #1133
AAMA 450-10
LC-PG40 1194X2426 mm (47.75X95.5 in)
LC-PG40 DP 40
17163
Performance Grade Overall Assembly
LC-PG40 DP

Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
Vertical 1/2" MRF
2" Jambs
Nailing Fin with 4" Structural Brackets
***Note: Mull Certified to AAMA 450 and rated to LC-40
***Note: This configuration is certified to AAMA 450.
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

Line #6 Qty: 1	Mark Unit: 110/11	Net Price: Ext. Net Price:	USD	1,841.99 1,841.99

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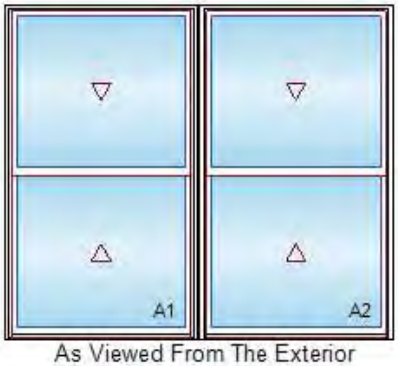

As Viewed From The Exterior

FS 82 3/4" X 69 3/4"
RO 83 1/4" X 70 1/4"
Egress Information A1, A2
Width: 38 3/16" Height: 30 21/64"
Net Clear Opening: 8.04 SqFt
Performance Information A1, A2
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Information OA
Performance Grade A1, A2
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG30 1206X1973 mm (47.5X77.7 in)
LC-PG30 DP +30/-30
FL9430
Performance Grade Mull
Licensee #1133
AAMA 450-10
LC-PG40 1194X2426 mm (47.75X95.5 in)
LC-PG40 DP 40

Ebony Exterior
Ebony Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
83 1/4" X 70 1/4"

Unit: A1
Essential Double Hung
Basic Frame 41 1/8" X 69 3/4"
Rough Opening 41 5/8" X 70 1/4"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A2
Essential Double Hung
Basic Frame 41 1/8" X 69 3/4"
Rough Opening 41 5/8" X 70 1/4"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen

17163
Performance Grade Overall Assembly
LC-PG30 DP +30/-30

Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
Vertical 1/2" MRF
2" Jambs
Nailing Fin with 4" Structural Brackets
***Note: Mull Certified to AAMA 450 and rated to LC-40
***Note: This configuration is certified to AAMA 450.
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

Line #7 Qty: 1	Mark Unit: 112 RECEPTION	Net Price: Ext. Net Price:	 USD	720.92 720.92

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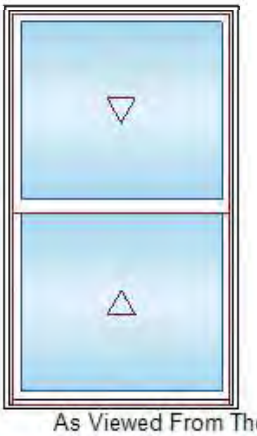


As Viewed From The Exterior

FS 34 1/4" X 57 1/2"
RO 34 3/4" X 58"
Egress Information
Width: 31 5/16" Height: 24 13/64"
Net Clear Opening: 5.26 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Grade
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 901X1511 mm (35.5X59.5 in)
LC-PG50 DP +50/-50
FL9430

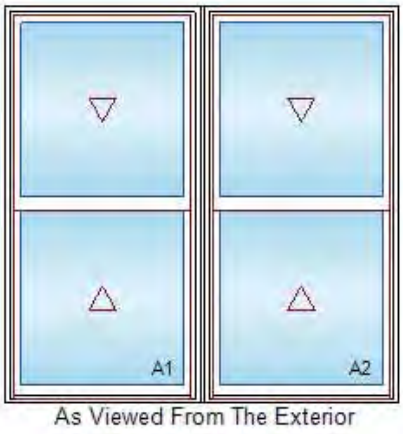
Ebony Exterior
Ebony Interior
Essential Double Hung
Frame Size 34 1/4" X 57 1/2"
Rough Opening 34 3/4" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
2" Jambs
Nailing Fin
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

Line #8 Qty: 1	Mark Unit: 113/14 RECEPTION	Net Price: Ext. Net Price:	 USD	1,466.51 1,466.51

MARVIN

Ebony Exterior
Ebony Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
59" X 58"

Unit: A1
Essential Double Hung
Basic Frame 29" X 57 1/2"



As Viewed From The Exterior

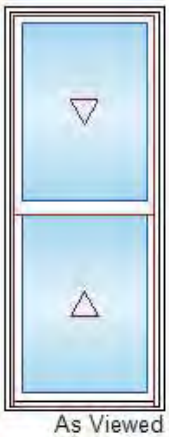
FS 58 1/2" X 57 1/2"
RO 59" X 58"
Egress Information A1, A2
Width: 26 1/16" Height: 24 13/64"
Net Clear Opening: 4.38 SqFt
Performance Information A1, A2
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Information OA
Performance Grade A1, A2
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 749X1511 mm (29.5X59.5 in)
LC-PG50 DP +50/-50
FL9430
Performance Grade Mull
Licensee #1133
AAMA 450-10
LC-PG40 1194X2426 mm (47.75X95.5 in)
LC-PG40 DP 40
17163
Performance Grade Overall Assembly
LC-PG40 DP

Rough Opening 29 1/2" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A2
Essential Double Hung
Basic Frame 29" X 57 1/2"
Rough Opening 29 1/2" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
Vertical 1/2" MRF
2" Jambs
Nailing Fin with 4" Structural Brackets
***Note: Mull Certified to AAMA 450 and rated to LC-40
***Note: This configuration is certified to AAMA 450.
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

Line #9 Qty: 1	Mark Unit: 115 ENTRY	Net Price: Ext. Net Price:	 USD	653.56 653.56

MARVIN


As Viewed From The Exterior

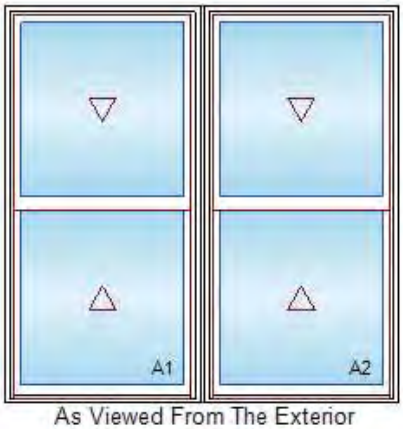
Ebony Exterior
Ebony Interior
Essential Double Hung
Frame Size 23 1/4" X 57 1/2"
Rough Opening 23 3/4" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
2" Jambs

FS 23 1/4" X 57 1/2"
RO 23 3/4" X 58"
Egress Information
Width: 20 5/16" Height: 24 13/64"
Net Clear Opening: 3.42 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Grade
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 749X1511 mm (29.5X59.5 in)
LC-PG50 DP +50/-50
FL9430

Nailing Fin
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

Line #10 Qty: 1	Mark Unit: 116/17 ENTRY HALL	Net Price: Ext. Net Price:	USD	1,466.51 1,466.51

MARVIN



As Viewed From The Exterior

FS 58 1/2" X 57 1/2"
RO 59" X 58"
Egress Information A1, A2
Width: 26 1/16" Height: 24 13/64"
Net Clear Opening: 4.38 SqFt
Performance Information A1, A2
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Information OA
Performance Grade A1, A2
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 749X1511 mm (29.5X59.5 in)
LC-PG50 DP +50/-50
FL9430
Performance Grade Mull
Licensee #1133
AAMA 450-10
LC-PG40 1194X2426 mm (47.75X95.5 in)
LC-PG40 DP 40
17163
Performance Grade Overall Assembly
LC-PG40 DP

Ebony Exterior
Ebony Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
59" X 58"

Unit: A1
  Essential Double Hung
 Basic Frame 29" X 57 1/2"
 Rough Opening 29 1/2" X 58"
  Glass Add For All Sash
    Top Sash
      IG - 1 Lite
      Low E3 w/Argon
      Stainless Perimeter Bar
    Bottom Sash
      IG - 1 Lite
      Low E3 w/Argon
      Stainless Perimeter Bar
  1 Matte Black Sash Lock
  Ebony Sash Lift
  Exterior Aluminum Screen
  Ebony Surround
    Bright View Mesh
  ***Screen/Combo Ship Loose

Unit: A2
  Essential Double Hung
 Basic Frame 29" X 57 1/2"
 Rough Opening 29 1/2" X 58"
  Glass Add For All Sash
    Top Sash
      IG - 1 Lite
      Low E3 w/Argon
      Stainless Perimeter Bar
    Bottom Sash
      IG - 1 Lite
      Low E3 w/Argon
      Stainless Perimeter Bar
  1 Matte Black Sash Lock
  Ebony Sash Lift
  Exterior Aluminum Screen
  Ebony Surround
    Bright View Mesh
  ***Screen/Combo Ship Loose
 Vertical 1/2" MRF
2" Jambs

For product warranty information please visit, www.marvin.com/support/warranty.

Nailing Fin with 4" Structural Brackets
***Note: Mull Certified to AAMA 450 and rated to LC-40
***Note: This configuration is certified to AAMA 450.
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

Line #11 Qty: 1	Mark Unit: 118 RESTROOM	Net Price: Ext. Net Price:	 USD	653.56 653.56

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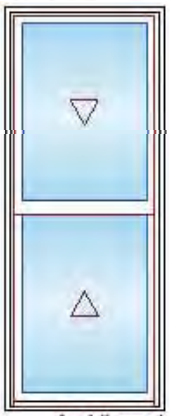


As Viewed From The Exterior

FS 23 1/4" X 57 1/2"
RO 23 3/4" X 58"
Egress Information
Width: 20 5/16" Height: 24 13/64"
Net Clear Opening: 3.42 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Grade
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 749X1511 mm (29.5X59.5 in)
LC-PG50 DP +50/-50
FL9430

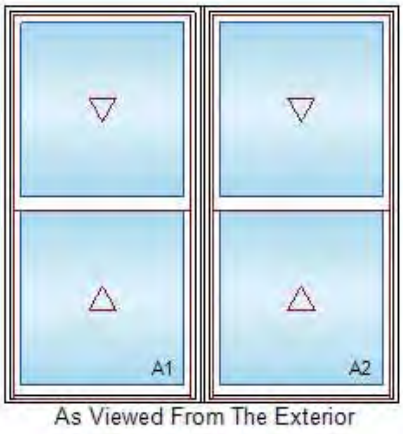
Ebony Exterior
Ebony Interior
Essential Double Hung
Frame Size 23 1/4" X 57 1/2"
Rough Opening 23 3/4" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
2" Jambs
Nailing Fin
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

Line #12 Qty: 1	Mark Unit: 119/20	Net Price: Ext. Net Price:	 USD	1,466.51 1,466.51

MARVIN

Ebony Exterior
Ebony Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
59" X 58"

Unit: A1
Essential Double Hung
Basic Frame 29" X 57 1/2"
Rough Opening 29 1/2" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon



As Viewed From The Exterior

FS 58 1/2" X 57 1/2"
RO 59" X 58"
Egress Information A1, A2
Width: 26 1/16" Height: 24 13/64"
Net Clear Opening: 4.38 SqFt
Performance Information A1, A2
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Information OA
Performance Grade A1, A2
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 749X1511 mm (29.5X59.5 in)
LC-PG50 DP +50/-50
FL9430
Performance Grade Mull
Licensee #1133
AAMA 450-10
LC-PG40 1194X2426 mm (47.75X95.5 in)
LC-PG40 DP 40
17163
Performance Grade Overall Assembly
LC-PG40 DP

Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A2
Essential Double Hung
Basic Frame 29" X 57 1/2"
Rough Opening 29 1/2" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
Vertical 1/2" MRF
2" Jambs
Nailing Fin with 4" Structural Brackets
***Note: Mull Certified to AAMA 450 and rated to LC-40
***Note: This configuration is certified to AAMA 450.
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

Line #13 Qty: 1	Mark Unit: 121	Net Price: Ext. Net Price:	 USD	777.60 777.60

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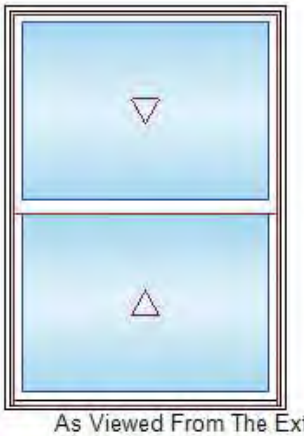
As Viewed From The Exterior

Ebony Exterior
Ebony Interior
Essential Double Hung
Frame Size 41" X 57 1/2"
Rough Opening 41 1/2" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
2" Jambs

FS 41" X 57 1/2"
RO 41 1/2" X 58"
Egress Information
Width: 38 1/16" Height: 24 13/64"
Net Clear Opening: 6.40 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Grade
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1663 mm (41.5X65.5 in)
LC-PG40 DP +40/-40
FL9430

Nailing Fin
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

Line #14 Qty: 1	Mark Unit: 122	Net Price: Ext. Net Price:	 USD	798.28 798.28

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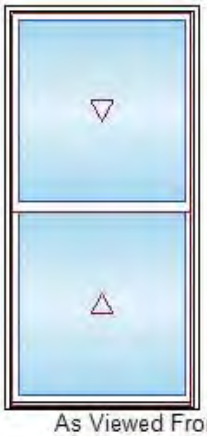


As Viewed From The Exterior

FS 34 1/4" X 69 1/2"
RO 34 3/4" X 70"
Egress Information
Width: 31 5/16" Height: 30 13/64"
Net Clear Opening: 6.57 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Grade
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 901X1973 mm (35.5X77.7 in)
LC-PG40 DP +40/-40
FL9430

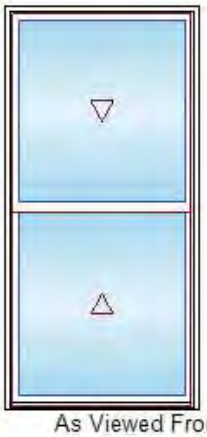
Ebony Exterior
Ebony Interior
Essential Double Hung
  Frame Size 34 1/4" X 69 1/2"
  Rough Opening 34 3/4" X 70"
    Glass Add For All Sash
      Top Sash
        IG - 1 Lite
        Low E3 w/Argon
        Stainless Perimeter Bar
      Bottom Sash
        IG - 1 Lite
        Low E3 w/Argon
        Stainless Perimeter Bar
    2 Matte Black Sash Lock
    Ebony Sash Lift
    Exterior Aluminum Screen
    Ebony Surround
      Bright View Mesh
    ***Screen/Combo Ship Loose
2" Jambs
Nailing Fin
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

Line #15 Qty: 1	Mark Unit: 123	Net Price: Ext. Net Price:	 USD	798.28 798.28

MARVIN

Ebony Exterior
Ebony Interior
Essential Double Hung

For product warranty information please visit, www.marvin.com/support/warranty.



As Viewed From The Exterior

FS 34 1/4" X 69 1/2"
RO 34 3/4" X 70"
Egress Information
Width: 31 5/16" Height: 30 13/64"
Net Clear Opening: 6.57 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Grade
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 901X1973 mm (35.5X77.7 in)
LC-PG40 DP +40/-40
FL9430

Frame Size 34 1/4" X 69 1/2"
Rough Opening 34 3/4" X 70"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
2" Jambs
Nailing Fin
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

Line #16 Qty: 1	Mark Unit: 200/01/02	Net Price: Ext. Net Price:	 USD	2,067.37 2,067.37

MARVIN

As Viewed From The Exterior

FS 89 5/16" X 45 1/2"
RO 89 13/16" X 46"
Egress Information A1, A2, A3
Width: 26 1/2" Height: 18 13/64"
Net Clear Opening: 3.35 SqFt
Performance Information A1, A2, A3
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Information OA
Performance Grade A1, A2, A3
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 749X1511 mm (29.5X59.5 in)
LC-PG50 DP +50/-50

Ebony Exterior
Ebony Interior
3W1H - Rectangle Assembly
Assembly Rough Opening
89 13/16" X 46"

Unit: A1
Essential Double Hung
Basic Frame 29 7/16" X 45 1/2"
Rough Opening 29 15/16" X 46"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A2
Essential Double Hung
Basic Frame 29 7/16" X 45 1/2"

FL9430
Performance Grade Mull
Licensee #1133
AAMA 450-10
LC-PG40 1194X2426 mm (47.75X95.5 in)
LC-PG40 DP 40
17163
Performance Grade Overall Assembly
LC-PG40 DP

Rough Opening 29 15/16" X 46"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A3
Essential Double Hung
Basic Frame 29 7/16" X 45 1/2"
Rough Opening 29 15/16" X 46"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
Vertical 1/2" MRF
2" Jambs
Nailing Fin with 4" Structural Brackets
***Note: Mull Certified to AAMA 450 and rated to LC-40
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
***Note: This configuration is certified to AAMA 450.
*****Note: Unit Availability and Price is Subject to Change**

Line #17 Qty: 1	Mark Unit: 203/4	Net Price: Ext. Net Price:	 USD	1,667.89 1,667.89

FS 74 3/4" X 57 1/2"
RO 75 1/4" X 58"
Egress Information A1, A2
Width: 34 3/16" Height: 24 13/64"

Ebony Exterior
Ebony Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
75 1/4" X 58"

Unit: A1
Essential Double Hung
Basic Frame 37 1/8" X 57 1/2"
Rough Opening 37 5/8" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
2 Matte Black Sash Lock
Ebony Sash Lift

For product warranty information please visit, www.marvin.com/support/warranty.

Net Clear Opening: 5.75 SqFt
Performance Information A1, A2
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Information OA
Performance Grade A1, A2
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1663 mm (41.5X65.5 in)
LC-PG40 DP +40/-40
FL9430
Performance Grade Mull
Licensee #1133
AAMA 450-10
LC-PG40 1194X2426 mm (47.75X95.5 in)
LC-PG40 DP 40
17163
Performance Grade Overall Assembly
LC-PG40 DP

Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A2
Essential Double Hung
Basic Frame 37 1/8" X 57 1/2"
Rough Opening 37 5/8" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
Vertical 1/2" MRF
2" Jambs
Nailing Fin with 4" Structural Brackets
***Note: Mull Certified to AAMA 450 and rated to LC-40
***Note: This configuration is certified to AAMA 450.
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

Line #18 Qty: 1	Mark Unit: 205	Net Price: Ext. Net Price:	USD	340.79 340.79

MARVIN

As Viewed From The Exterior

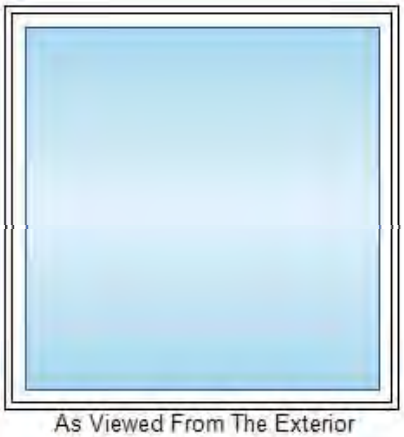
FS 15 3/4" X 33 3/4"
RO 16 1/4" X 34 1/4"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.57
Condensation Resistance: 60
CPD Number: MAR-N-325-01098-00001
Performance Grade
Licensee #814

Ebony Exterior
Ebony Interior
Window Frame
Essential Direct Glaze Rectangle
Frame Size 15 3/4" X 33 3/4"
Rough Opening 16 1/4" X 34 1/4"
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Additional Mull Info: Stand Alone
2" Jambs
Nailing Fin
*****Note: Unit Availability and Price is Subject to Change**

AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 2108X2108 mm (64X113.5 in)
LC-PG50 DP +50/-50

Line #19	Mark Unit: 206	Net Price:		440.83
Qty: 1		Ext. Net Price:	USD	440.83

MARVIN



As Viewed From The Exterior

Ebony Exterior
Ebony Interior
Window Frame
Essential Direct Glaze Rectangle
Frame Size 33 3/4" X 33 3/4"
Rough Opening 34 1/4" X 34 1/4"
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Additional Mull Info: Stand Alone
2" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

FS 33 3/4" X 33 3/4"
RO 34 1/4" X 34 1/4"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.57
Condensation Resistance: 60
CPD Number: MAR-N-325-01098-00001
Performance Grade
Licensee #814
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 2108X2108 mm (64X113.5 in)
LC-PG50 DP +50/-50

Line #20	Mark Unit: 207	Net Price:		340.79
Qty: 1		Ext. Net Price:	USD	340.79

MARVIN

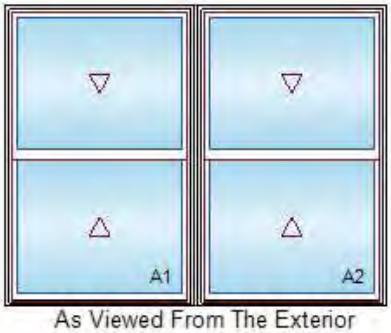
As Viewed From The Exterior

Ebony Exterior
Ebony Interior
Window Frame
Essential Direct Glaze Rectangle
Frame Size 15 3/4" X 33 3/4"
Rough Opening 16 1/4" X 34 1/4"
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Additional Mull Info: Stand Alone
2" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

FS 15 3/4" X 33 3/4"
RO 16 1/4" X 34 1/4"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.57
Condensation Resistance: 60
CPD Number: MAR-N-325-01098-00001
Performance Grade
Licensee #814
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 2108X2108 mm (64X113.5 in)
LC-PG50 DP +50/-50

Line #21	Mark Unit: 208/9	Net Price:		1,667.89
Qty: 1		Ext. Net Price:	USD	1,667.89

MARVIN



As Viewed From The Exterior

FS 74 3/4" X 57 1/2"
RO 75 1/4" X 58"
Egress Information A1, A2
Width: 34 3/16" Height: 24 13/64"
Net Clear Opening: 5.75 SqFt
Performance Information A1, A2
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Information OA
Performance Grade A1, A2
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1663 mm (41.5X65.5 in)
LC-PG40 DP +40/-40
FL9430
Performance Grade Mull
Licensee #1133
AAMA 450-10
LC-PG40 1194X2426 mm (47.75X95.5 in)
LC-PG40 DP 40
17163
Performance Grade Overall Assembly
LC-PG40 DP

Ebony Exterior
Ebony Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
75 1/4" X 58"

Unit: A1
  Essential Double Hung
 Basic Frame 37 1/8" X 57 1/2"
 Rough Opening 37 5/8" X 58"
  Glass Add For All Sash
    Top Sash
      IG - 1 Lite
      Low E3 w/Argon
      Stainless Perimeter Bar
    Bottom Sash
      IG - 1 Lite
      Low E3 w/Argon
      Stainless Perimeter Bar
  2 Matte Black Sash Lock
  Ebony Sash Lift
  Exterior Aluminum Screen
  Ebony Surround
    Bright View Mesh
  ***Screen/Combo Ship Loose

Unit: A2
  Essential Double Hung
 Basic Frame 37 1/8" X 57 1/2"
 Rough Opening 37 5/8" X 58"
  Glass Add For All Sash
    Top Sash
      IG - 1 Lite
      Low E3 w/Argon
      Stainless Perimeter Bar
    Bottom Sash
      IG - 1 Lite
      Low E3 w/Argon
      Stainless Perimeter Bar
  2 Matte Black Sash Lock
  Ebony Sash Lift
  Exterior Aluminum Screen
  Ebony Surround
    Bright View Mesh
  ***Screen/Combo Ship Loose
 Vertical 1/2" MRF
2" Jambs
Nailing Fin with 4" Structural Brackets
***Note: Mull Certified to AAMA 450 and rated to LC-40
***Note: This configuration is certified to AAMA 450.

***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

Line #22	Mark Unit: 210	Net Price:		510.85
Qty: 1		Ext. Net Price:	USD	510.85

MARVIN

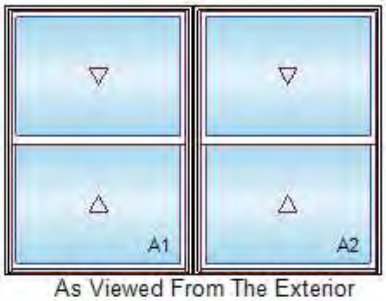
As Viewed From The Exterior

FS 46 1/2" X 33 3/4"
RO 47" X 34 1/4"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.57
Condensation Resistance: 60
CPD Number: MAR-N-325-01098-00001
Performance Grade
Licensee #814
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 2108X2108 mm (64X113.5 in)
LC-PG50 DP +50/-50

Ebony Exterior
Ebony Interior
Window Frame
Essential Direct Glaze Rectangle
Frame Size 46 1/2" X 33 3/4"
Rough Opening 47" X 34 1/4"
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Additional Mull Info: Stand Alone
2" Jambs
Nailing Fin
*****Note: Unit Availability and Price is Subject to Change**

Line #23	Mark Unit: 211/12	Net Price:		1,673.23
Qty: 1		Ext. Net Price:	USD	1,673.23

MARVIN



As Viewed From The Exterior

FS 82 1/2" X 57 1/2"
RO 83" X 58"
Egress Information A1, A2
Width: 38 1/16" Height: 24 13/64"
Net Clear Opening: 6.40 SqFt
Performance Information A1, A2
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57

Ebony Exterior
Ebony Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
83" X 58"

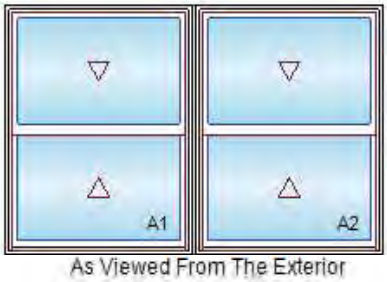
Unit: A1
Essential Double Hung
Basic Frame 41" X 57 1/2"
Rough Opening 41 1/2" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose

CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Information OA
Performance Grade A1, A2
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1663 mm (41.5X65.5 in)
LC-PG40 DP +40/-40
FL9430
Performance Grade Mull
Licensee #1133
AAMA 450-10
LC-PG40 1194X2426 mm (47.75X95.5 in)
LC-PG40 DP 40
17163
Performance Grade Overall Assembly
LC-PG40 DP

Unit: A2
Essential Double Hung
Basic Frame 41" X 57 1/2"
Rough Opening 41 1/2" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
Vertical 1/2" MRF
2" Jambs
Nailing Fin with 4" Structural Brackets
***Note: Mull Certified to AAMA 450 and rated to LC-40
***Note: This configuration is certified to AAMA 450.
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

Line #24 Qty: 1	Mark Unit: 213/14	Net Price: Ext. Net Price:	 USD	1,449.17 1,449.17

MARVIN



As Viewed From The Exterior

FS 71 1/4" X 45 3/4"
RO 71 3/4" X 46 1/4"
Egress Information A1, A2
Width: 32 7/16" Height: 18 21/64"
Net Clear Opening: 4.13 SqFt
Performance Information A1, A2
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Information OA
Performance Grade A1, A2
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 901X1511 mm (35.5X59.5 in)
LC-PG50 DP +50/-50
FL9430
Performance Grade Mull
Licensee #1133
AAMA 450-10

Ebony Exterior
Ebony Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
71 3/4" X 46 1/4"

Unit: A1
Essential Double Hung
Basic Frame 35 3/8" X 45 3/4"
Rough Opening 35 7/8" X 46 1/4"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose

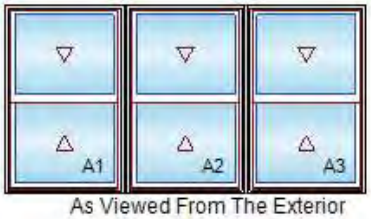
Unit: A2
Essential Double Hung
Basic Frame 35 3/8" X 45 3/4"
Rough Opening 35 7/8" X 46 1/4"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite

LC-PG40 1194X2426 mm (47.75X95.5 in)
LC-PG40 DP 40
17163
Performance Grade Overall Assembly
LC-PG40 DP

Low E3 w/Argon
Stainless Perimeter Bar
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
Vertical 1/2" MRF
2" Jambs
Nailing Fin with 4" Structural Brackets
***Note: Mull Certified to AAMA 450 and rated to LC-40
***Note: This configuration is certified to AAMA 450.
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

Line #25 Qty: 1	Mark Unit: 215/16/17	Net Price: Ext. Net Price:	 USD	2,067.37 2,067.37

MARVIN



As Viewed From The Exterior

FS 89 5/16" X 45 1/2"
RO 89 13/16" X 46"
Egress Information A1, A2, A3
Width: 26 1/2" Height: 18 13/64"
Net Clear Opening: 3.35 SqFt
Performance Information A1, A2, A3
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Information OA
Performance Grade A1, A2, A3
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 749X1511 mm (29.5X59.5 in)
LC-PG50 DP +50/-50
FL9430
Performance Grade Mull
Licensee #1133
AAMA 450-10
LC-PG40 1194X2426 mm (47.75X95.5 in)
LC-PG40 DP 40
17163
Performance Grade Overall Assembly
LC-PG40 DP

Ebony Exterior
Ebony Interior
3W1H - Rectangle Assembly
Assembly Rough Opening
89 13/16" X 46"

Unit: A1
Essential Double Hung
Basic Frame 29 7/16" X 45 1/2"
Rough Opening 29 15/16" X 46"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose

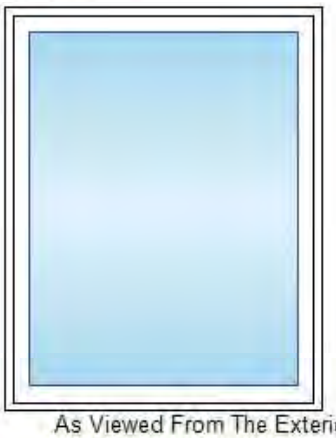
Unit: A2
Essential Double Hung
Basic Frame 29 7/16" X 45 1/2"
Rough Opening 29 15/16" X 46"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A3
Essential Double Hung
Basic Frame 29 7/16" X 45 1/2"

Rough Opening 29 15/16" X 46"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
Vertical 1/2" MRF
2" Jambs
Nailing Fin with 4" Structural Brackets
***Note: Mull Certified to AAMA 450 and rated to LC-40
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
***Note: This configuration is certified to AAMA 450.
*****Note: Unit Availability and Price is Subject to Change**

Line #26 Qty: 1	Mark Unit: 218	Net Price: Ext. Net Price:	 USD	438.82 438.82

MARVIN



As Viewed From The Exterior

Ebony Exterior
Ebony Interior
Window Frame
Essential Direct Glaze Rectangle
Frame Size 22 1/2" X 28"
Rough Opening 23" X 28 1/2"
IG - 1 Lite
Tempered Low E3 w/Argon
Stainless Perimeter Bar
Additional Mull Info: Stand Alone
2" Jambs
Nailing Fin
*****Note: Unit Availability and Price is Subject to Change**

FS 22 1/2" X 28"
RO 23" X 28 1/2"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.57
Condensation Resistance: 60
CPD Number: MAR-N-325-01098-00001
Performance Grade
Licensee #814
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 2108X2108 mm (64X113.5 in)
LC-PG50 DP +50/-50

Line #27 Qty: 2	Mark Unit: 219/20 RESTROOM	Net Price: Ext. Net Price:	 USD	438.82 877.64

MARVIN

As Viewed From The Exterior

FS 22 1/2" X 28"
RO 23" X 28 1/2"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.57
Condensation Resistance: 60
CPD Number: MAR-N-325-01098-00001
Performance Grade
Licensee #814
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 2108X2108 mm (64X113.5 in)
LC-PG50 DP +50/-50

Ebony Exterior
Ebony Interior
Window Frame
Essential Direct Glaze Rectangle
Frame Size 22 1/2" X 28"
Rough Opening 23" X 28 1/2"
IG - 1 Lite
Tempered Low E3 w/Argon
Stainless Perimeter Bar
Additional Mull Info: Stand Alone
2" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change**

Line #28	Mark Unit: 221/22	Net Price:		1,466.51
Qty: 1		Ext. Net Price:	USD	1,466.51

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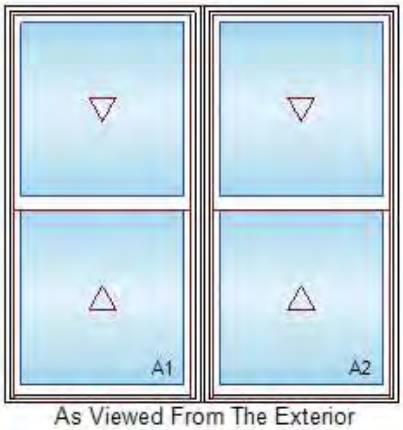

As Viewed From The Exterior

FS 58 1/2" X 57 1/2"
RO 59" X 58"
Egress Information A1, A2
Width: 26 1/16" Height: 24 13/64"
Net Clear Opening: 4.38 SqFt
Performance Information A1, A2
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51

Ebony Exterior
Ebony Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
59" X 58"

Unit: A1
Essential Double Hung
Basic Frame 29" X 57 1/2"
Rough Opening 29 1/2" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A2
Essential Double Hung
Basic Frame 29" X 57 1/2"

For product warranty information please visit, www.marvin.com/support/warranty.

Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Information OA
Performance Grade A1, A2
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 749X1511 mm (29.5X59.5 in)
LC-PG50 DP +50/-50
FL9430
Performance Grade Mull
Licensee #1133
AAMA 450-10
LC-PG40 1194X2426 mm (47.75X95.5 in)
LC-PG40 DP 40
17163
Performance Grade Overall Assembly
LC-PG40 DP

Rough Opening 29 1/2" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
Vertical 1/2" MRF
2" Jambs
Nailing Fin with 4" Structural Brackets
***Note: Mull Certified to AAMA 450 and rated to LC-40
***Note: This configuration is certified to AAMA 450.
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

Line #29 Qty: 1	Mark Unit: 223/24/25	Net Price: Ext. Net Price:	USD	2,261.47 2,261.47

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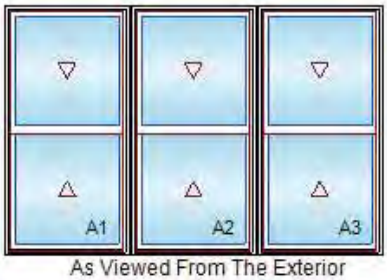


As Viewed From The Exterior

FS 89 5/16" X 57 1/2"
RO 89 13/16" X 58"
Egress Information A1, A2, A3
Width: 26 1/2" Height: 24 13/64"
Net Clear Opening: 4.46 SqFt
Performance Information A1, A2, A3
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Information OA
Performance Grade A1, A2, A3
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 749X1511 mm (29.5X59.5 in)
LC-PG50 DP +50/-50
FL9430
Performance Grade Mull
Licensee #1133
AAMA 450-10
LC-PG40 1194X2426 mm (47.75X95.5 in)
LC-PG40 DP 40
17163
Performance Grade Overall Assembly

Ebony Exterior
Ebony Interior
3W1H - Rectangle Assembly
Assembly Rough Opening
89 13/16" X 58"

Unit: A1
Essential Double Hung
Basic Frame 29 7/16" X 57 1/2"
Rough Opening 29 15/16" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A2
Essential Double Hung
Basic Frame 29 7/16" X 57 1/2"
Rough Opening 29 15/16" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift

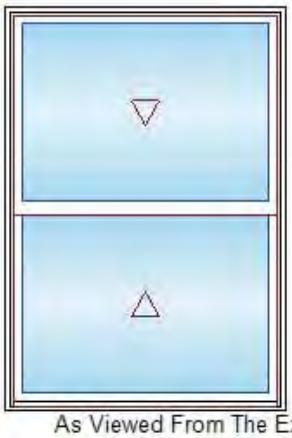
LC-PG40 DP

Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A3
Essential Double Hung
Basic Frame 29 7/16" X 57 1/2"
Rough Opening 29 15/16" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
1 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
Vertical 1/2" MRF
2" Jambs
Nailing Fin with 4" Structural Brackets
***Note: Mull Certified to AAMA 450 and rated to LC-40
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
***Note: This configuration is certified to AAMA 450.
*****Note: Unit Availability and Price is Subject to Change**

Line #30 Qty: 1	Mark Unit: 226 STAIRS	Net Price: Ext. Net Price:	USD	1,001.68 1,001.68

MARVIN



As Viewed From The Exterior

FS 41" X 57 1/2"
RO 41 1/2" X 58"
Egress Information
Width: 38 1/16" Height: 24 13/64"
Net Clear Opening: 6.40 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S

Ebony Exterior
Ebony Interior
Essential Double Hung
Frame Size 41" X 57 1/2"
Rough Opening 41 1/2" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Tempered Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Tempered Low E3 w/Argon
Stainless Perimeter Bar
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
2" Jambs
Nailing Fin
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

Performance Grade
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1663 mm (41.5X65.5 in)
LC-PG40 DP +40/-40
FL9430

Line #31 Qty: 1	Mark Unit: 227	Net Price: Ext. Net Price:	 USD	481.51 481.51

MARVIN

As Viewed From The Exterior

Ebony Exterior
Ebony Interior
Window Frame
Essential Direct Glaze Rectangle
Frame Size 22 1/2" X 58"
Rough Opening 23" X 58 1/2"
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Additional Mull Info: Stand Alone
2" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change**

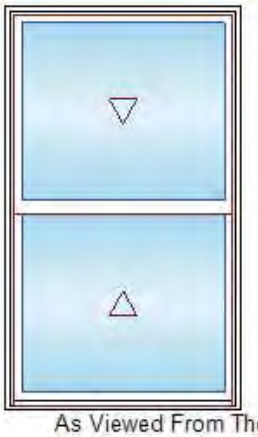
FS 22 1/2" X 58"
RO 23" X 58 1/2"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.57
Condensation Resistance: 60
CPD Number: MAR-N-325-01098-00001
Performance Grade
Licensee #814
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 2108X2108 mm (64X113.5 in)
LC-PG50 DP +50/-50

Line #32 Qty: 1	Mark Unit: 228	Net Price: Ext. Net Price:	 USD	720.92 720.92

MARVIN

Ebony Exterior
Ebony Interior
Essential Double Hung
Frame Size 34 1/2" X 57 1/2"
Rough Opening 35" X 58"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
2 Matte Black Sash Lock
Ebony Sash Lift
Exterior Aluminum Screen
Ebony Surround

For product warranty information please visit, www.marvin.com/support/warranty.



As Viewed From The Exterior

Bright View Mesh
***Screen/Combo Ship Loose
2" Jambs
Nailing Fin
***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
*****Note: Unit Availability and Price is Subject to Change**

FS 34 1/2" X 57 1/2"
RO 35" X 58"
Egress Information
Width: 31 9/16" Height: 24 13/64"
Net Clear Opening: 5.31 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-332-00370-00001
ENERGY STAR: S
Performance Grade
Licensee #870
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 901X1511 mm (35.5X59.5 in)
LC-PG50 DP +50/-50
FL9430

Line #33	Mark Unit: 2 TRIPS DELIVERY SCREEN SERV	Net Price:		450.00
Qty: 1		Ext. Net Price:	USD	450.00

Labor 2 TRIPS TOTAL

Line #34	Mark Unit: REMOVAL AND INSTALL	Net Price:		450.00
Qty: 34		Ext. Net Price:	USD	15,300.00

Labor REMOVE AND INSTALL NEW WINDOWS. NEW EXTERIOR TRIM PRIMED ONLY. NO INTERIOR TRIM WORK PAINT OR STAIN. PERMIT TO BE PULLED BY GC

Line #35	Mark Unit: LIFT RENTAL	Net Price:		3,200.00
Qty: 1		Ext. Net Price:	USD	3,200.00

Labor LIFT ON SITE FOR ALL WORK ON 2ND FLOOR AND UP

Line #36	Mark Unit: DUMPSTER RENTAL ON SITE	Net Price:		600.00
Qty: 1		Ext. Net Price:	USD	600.00

Labor DUMPSTER RENTAL

Project Subtotal Net Price: USD	37,916.49
Non-Taxable Labor: USD	19,550.00
4.000% Sales Tax: USD	1,516.66
Project Total Net Price: USD	58,983.15

TERMS AND CONDITIONS

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	**37,916.49**
Non-Taxable Labor: USD	**19,550.00**
4.000% Sales Tax: USD	**1,516.66**
Project Total Net Price: USD	**58,983.15**

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____

Quote

Date: 11/04/2024
Quote No.: 10051

Gyr Construction
1140 W 100th Ave
Northglenn, CO
80260
720-903-5263

Bill To:
1314 Main St Window/siding repair

	Date	Description	Unit Price	Total
33		Caulk in new exterior trim instlled by window comany, reair drywall, caulk in and match paint on interior side	$375.00	$12,375.00

Total $12,375.00

Please contact us for more information about payment options.

Thank you for your business.

LIGHTWELL
ARCHITECTURE

November 7, 2024

Nina and Byron Williams
1314 Main Street LLC
1314 Main Street
Louisville, CO 80027

RE: Owner / Architect Architectural Service Work Authorization

Dear Nina and Bryon,

I am pleased to have the opportunity to submit this work authorization for architecture design services. We are excited to collaborate with you on the design of the exterior improvements of your building located at 1314 Main Street, Louisville CO.

Please review our detailed proposal attached here. If you have any questions, please do not hesitate to contact me at your convenience. Thank you both for this exciting opportunity.

Best Regards,

Katherine Willis, AIA | LEED AP
Architect | Principal

AGREEMENT BETWEEN OWNER AND ARCHITECT FOR ARCHITECTURAL SERVICES

Parties Referenced in this document:

Architect - Lightwell Architecture, LLC

Owner – 1314 Main Street LLC

AUTHORIZATION FOR ARCHITECTURAL SERVICES

The Owner authorizes the Architect to perform the following scope of limited architectural services as described below.

INITIAL INFORMATION

The proposed architectural services are the design of exterior upgrades to the building located at 1314 Main Street, Louisville CO 80027.

SCOPE OF ARCHITECT'S BASIC SERVICES

a. As-Built Measurements
   i. The Architect will utilize the existing 3D Revit model that was created under a previous tenant improvement phase to portray the existing conditions.

b. Programming & Schematic Design
   i. The Architect will work with the Owner to identify areas of exterior upgrades to benefit the City of Louisville and the Urban Renewal Project.
   ii. The Architect will prepare schematic design presentation and schematic-level pricing drawings for the Contractor to provide cost estimating.
   iii. Upon approval, the Owner shall instruct the Architect to proceed with the next phase.

c. Permit and Construction Drawings
   i. The Architect will work with the appropriate City staff to establish requirements for permitting the exterior upgrades.
   ii. Based upon approved schematic design development work, construction estimate, and feedback; the Architect shall prepare scaled Construction Drawings for the Contractor. The Architect shall provide coordination with the Structural engineer and Landscape Architect.
   iii. The Architect will digitally submit the permit drawings to the City of Louisville for approval.

d. Construction Phase
   i. The Architect will provide design and construction phase services. Construction phase services include observations of construction progress in the field for general conformance with the Contract Documents, contractor submittal review, and assistance with other administrative efforts as directed by the Owner.

SPECIFIC EXCLUSIONS

Consulting and/or hard costs from the following are specifically excluded from the scope unless noted otherwise:

Excluded or Supplemental Services	Responsibility
Survey	Surveyor / Owner Provided
Geotechnical Report	Geotechnical Engineer / Owner Provided
Structural Engineering	Structural Engineer
Civil Engineering	Civil Engineer
Utility Underground Design	Civil Engineer/Septic Engineer
Landscape Design	Landscape Architect
Mechanical Engineering	Mechanical or Mechanical Engineer
Community Outreach	Not Provided
Legal Fees	Not Provided
Environmental Testing or Abatement	Environmental Consultant
Material Testing	Not Provided
Traffic Engineering Studies	Not Provided
Municipal Application Fees and Review Fees	Owner
AV or Data Design	AV Consultant
Market Analysis and Research	Not Provided
LEED Certification	Not Provided
Fast Track, Separate, or Sequential Bid Packages	Not Provided
Offsite Infrastructure Improvements	Not Provided
Onsite Wastewater Treatment System Design	NA
Cost Estimating	Not Provided
Value Engineering	Not Provided
Energy modeling and certification	Energy Consultant

COMPENSATION

Architectural fees will be charged hourly per the rates listed below.

Hourly Rates

Principal - $175 per hour

Architect - $135 - $145 per hour

Project Designer - $100 - $135 per hour

Clerical - $80 per hour

Payments

Payments for services shall be made monthly and are due thirty (30) days after receipt of the invoice. Invoices will be sent monthly to the Owner describing efforts, fees, and reimbursable expenses. Your prompt payment is appreciated.

ACH payments are available through Quickbooks with an incurred 1% / $15 max fee. This Fee will be processed on the preceding month's invoice. No fee will be applied for physical check payments.

Amounts not timely paid shall accrue interest at the rate of 1.5% per month from the date of the first billing plus reasonable costs of collection including attorney's fees. Work may cease on the Project at this time, at the discretion of the Architect.

The Architect notifies the Owner of lien rights if payments are not received within 30 days. In the event fees and expenses are not paid within 30 days of billing, the Architect retains the option to terminate the contract.

The Architect shall be compensated based on the standard hourly rate for any invoice summary or forecast of future fee estimates.

Reimbursable expenses: Prints and reprographic services plus 10%, Mileage – current IRS rate per mile, travel time – hourly rate.

Rate increases

If the Scope of Services has not been completed within 12 months from the start of work, the Architect may increase the hourly basis and fees described above to reflect increases in labor and overhead costs.

FEE ESTIMATES PER PHASE OF DESIGN PROJECT

Landscape Project Coordination	$3,875
Door Replacement Project	$500
Steel Column and Beam Project	$3,875
Window Replacement Project	$3,875
Paint Project	$3,875
Total Estimated Fee	$16,000

INSURANCE AND LIMIT OF LIABILITY

The Architect is protected by Professional Liability Insurance and will furnish copies of insurance certificates at the Owner's request.

Limit of liability

Notwithstanding any provision in this agreement to the contrary, the Owner agrees to the fullest extent permitted by law, to limit the Architect's total aggregate liability to the Owner for any and all injuries, claims, losses, expenses, damages, and costs arising out of or relating to the services provided by Architect under this agreement or related to the project, from any and all causes of action including but not limited to negligence, breach of contract or any other legal or equitable theory, to the full amount of fee paid to Architect.

CORPORATE PROTECTION

Lightwell Architecture is a Colorado limited liability company. The Owner agrees that its sole remedy for any claims, damages, losses, expenses, and costs shall be against this entity and not against any individual owner or member.

NO THIRD-PARTY BENEFICIARIES

Nothing in this Agreement shall create any rights or causes of action in favor of any third party against either Owner or Architect.

CONSULTANTS

The sub-consultants shall be contracted through the owner.

Should the Owner retain separate third-party design consultants as a component of the project, the Architect reserves the right to review the proposed consultant's work and scope to determine the ability to perform effectively and professionally as a component of the project team.

CONSTRUCTION COSTS

The construction cost is defined as the estimated cost to the Owner of all components of the project designed or specified by the Architect. The Architect's services do not include construction cost estimating. The Architect does not control the cost of materials, labor, or equipment. The Architect does not determine the methods of obtaining or evaluating bids, details of competitive bidding, market, or negotiating conditions. Consequently, the Architect cannot and does not warrant that construction costs including bids or negotiated prices will not vary from any estimate.

© Lightwell Architecture, LLC. 2024 All rights reserved.

If this proposal meets your approval, please sign and return.

APPROVED

_____ _____

Nina Williams Date

_____ _____

Byron Williams Date

DESIGN PROPOSAL

Prepared By
EVOKE
ashley@evokelifeoutside.com
720.474.5732

Prepared For
1314 MAIN STREET LLC
1314 Main Street Louisville CO
Date: 10.8.24

evoke

Welcome

We would like to thank you for inviting us to collaborate with you on the outdoor vision for your property! We are excited to create an elevated atmosphere in harmony with the natural surroundings. Our passion lies in designing spaces that perfectly align with our client's vision and work to celebrate both the architecture and inherent beauty found on the site.

Included in this proposal is an overview for the services requested and the associated costs. We look forward to the opportunity to partner with you to create a landscape design that you absolutely love. Please visit our website to preview some of our completed gardens and projects underway.

About Us

EVOKE is a boutique landscape design and management firm dedicated to creating beautiful outdoor spaces. Our design approach is collaborative, imaginative, and bespoke to the specific personalities and interests of our clients, and the unique constraints of their site.

We are passionate about creating meaningful, authentic design solutions that maximize the link between interior and exterior spaces, responding to the dynamic rhythms of everyday life.

With 30 years of combined experience and advanced degrees in Landscape Architecture, Garden Design and Fine Arts, we merge experience and creativity on each and every project.

Landscape Design: Process

NO. 1
CONCEPTUAL DESIGN PHASE

- Includes a preliminary site visit to analyze the existing conditions, verify field measurements, catalogue elevations and photograph the site.
  ****Does not include property survey*
- Also, includes the presentation of one detailed schematic designs with photorealistic renderings and inspirational imagery.

<u>Concepts to include:</u>

Revitalized Landscape Experience to include the following:

-New, Modern Signage

-Steel Planters (possibly incorporated into signage)

-Reimagined plantings & landscaping to update look & feel of the property

-New Entry Experience at both front & back of building

-Exterior Lighting

-Large Shade Trees to Remain

<u>Example of Deliverables</u>

Schematic Plan

Precedent Imagery

Photorealistic Renderings
(Qty. 12+ per design option)

NO. 2
DESIGN DEVELOPMENT PHASE

- Includes the comprehensive development of design documents reflecting the final approved design from the Conceptual Design Phase. These drawings are intended to refine and articulate the final schematic design to a level of detail sufficient for high level contractor estimation and bidding. Supplemental drawings to include:
    - Dimensioned and Annotated Site & Hardscape Plans
    - Planting & Lighting Plans with Annotated Type & Quantities

NO. 3
CONSTRUCTION DOCUMENTATION PHASE

- Construction documents for landscape features for signage, raised steep planters to be billed at an hourly rate depending on complexity. Does not include documents/time for submitting plans for a building permit. Structural engineering not included.

Landscape Design: Cost Outline

NO	DESCRIPTION	PRICE
1	**Conceptual Landscape Design Phase** (includes: one site visit to analyze existing conditions and verify measurements/elevations. Also includes the presentation of one conceptual plans and 3D renderings of the discussed design scope)	$4,500
3	**Design Development Phase** (includes: design and development of technical drawings to articulate 3D renderings ; plans include: hardscape, plantings, lighting, etc.)	$3,750
4	**High Level Construction Estimates** (includes: itemized bid/estimate comparison from (2) licensed landscape contractors from design development phase drawings)	$1,000
5	**Construction Documentation Phase** (Details for landscape features; coordination with architect)	TBD
Total		**$9,250**

Our estimate for the first four rounds of design work as outlined above is **$9,250.00.** Should the client wish to do further design development and/or documentation as outlined above an hourly estimate will be provided prior to proceeding.

The Design Fee shall be paid in three increments as follows: $4,500.00 upon execution of this contract, $4,750.00 upon completion of the Design Development/at commencement of bidding process.

Please let us know if you have any questions regarding this fee structure. If you are happy with the proposal, **please email back an executed copy of this document and we will send a link for payment.**

ACCEPTANCE FORM

Byron Williams

Full Name

CEO

Position

10/10/2024

Date

Byron A. Williams

Signature

References

NO. 1
JOSH MARTIN

joshuardmartin@gmail.com

We have completed multiple phases for him at his boulder property. We are currently building a pool & pool house.

The project can be seen here.

NO. 2
JASON LETTMANN

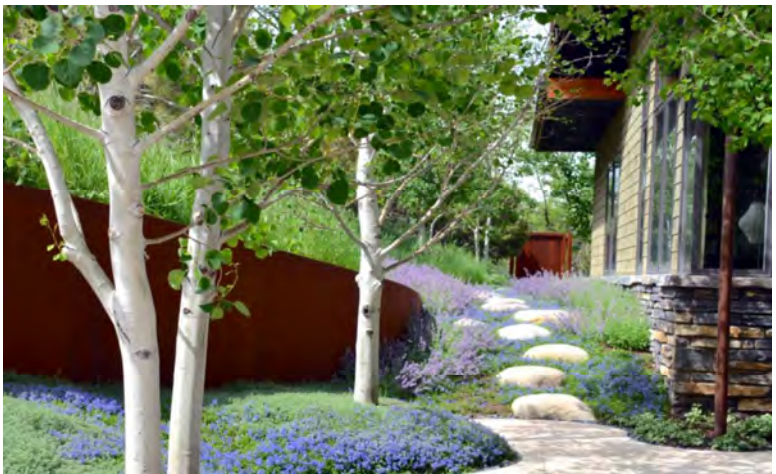
650-862-7731

Currently working with Jason on the landscape design & construction at his new home here.

NO. 3
RENATO MANGINI

mangini@gmail.com

We just finished a backyard remodel for the mangini family this spring.



Let’s Work Together

CONTACT US

Phone :	720.474.5732
Email :	ashley@evokelifeoutside.com
Website :	www.evokelifeoutside.com

FOLLOW US

Instagram :	@evokelifeoutside

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Structural Engineering Consultants
P.O. Box 20708
Boulder, Colorado 80308
303.554.9591

November 6, 2024

1314 Main Street LLC
1314 Main Street
Louisville, CO
80027

Proposed Exterior Remodel
1314 Main Street
Louisville, CO
80027

Byron,

We are pleased to submit this proposal for structural engineering services for the proposed exterior remodel at the address above. Our proposal is based on the initial site visit, existing plans, conversation with the architect and knowledge of buildings in the area. Please note that this proposal is an estimate and during the project we will communicate if we feel the scope of work has changed or if we need additional time to complete the project.

Please note that if the city requires a complete set of drawings this could be completed for an increased fee that incorporates the drafting time. This would also require as-built drawings to be provided by the architect for the design.

Let me know if you have any questions, concerns or comments.

I. Scope of Work –Billed at our hourly rate with an estimate of $750 for Structural Design and Letter for Permit Submittal and Construction. Please note that this fee does not include new design work required after the completion of the structural design or if additional drawings will be required for permit. If any significant design changes are made to the proposed remodel after the completion of the design phase, we will indicate if any additional time is required for us to complete our design/drawings. These items will be billed hourly, as discussed in section 'V' in the 'Construction Phase' of the project.

A. Structural Letter and Analysis:
    a. Structural Letter for Permit Submittal and Construction
        i. Stamped letter describing existing framing and recommendations for the remodel, including provisions if the existing structure does not match the existing plans.

This fee is based on the proposed scope of work we have noted. If any significant design changes are made to the proposed new residence after the completion of the design phase, we will indicate if any additional time is required for us to complete our design/drawings. All additional items will be billed hourly, as discussed in section 'V' in the 'Construction Phase' of the project.

II. Proposed Fee for Scope of Work:
Our total proposed fee is hourly with an estimate of $750 for the items listed above. Our hourly rates are as noted below:

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P.O. Box 20708
Boulder, Colorado 80308
303.554.9591

III. Hourly Rate Schedule:

1. Principal Engineer: $170.00 per hour
   (Conducts Site Observations, Structural Design, etc.)
2. Project Manager/Senior Engineer $150 per hour
   (Structural Design, Drawings and Site Visits)
3. Associate Engineer: $120 per hour
4. Drafting and Drawings $95 per hour
   (Structural Design, Drafting, etc.)
5. Observations, Shop Drawings, etc. (Based on Associate, Senior Engineer or Principal hourly rate and not included in the scope of work listed above)

(Please note that GFE Structural retains the right to raise rates at the start of a new year if the project spans multiple years. Typical rate increases are for cost of living and are 10% or less)

IV. Retainer Fee:

A retainer fee is not required prior to the commencement of the Structural Design. Please send a copy of this contract once the contract has been accepted.

V. Construction Administration Phase:

Construction Administration may include the following:

1. Construction Observations -- based on the Hourly Rate Schedule, this will only be necessary if the existing structure does not match the existing framing plans.

VI. Items Excluded from Scope of Work:

1. Design and detailing of architectural items, such as railings and stairs
2. Design of additional site structures, (not mentioned above), such as paving, site retaining walls, etc.
3. Construction observations and construction administration.
4. Geotechnical services, soils testing, concrete testing.
5. Review of shop drawings and submittals.
6. Preparation of Design Calculations for the building department.
7. Extra Services.

VII. Extra Services:

Extra structural services, when requested by the Architect, Owner or Contractor, shall be compensated based on the Hourly Rate Schedule given above and are not subject to the "Proposed Fee" Scope of Work amount. Extra services include substantial modifications to structural engineering work already completed, resulting from major revisions to the architectural design, from Contractor or Owner requests to consider alternate structural systems and solutions, from contractor errors, or from site conditions differing from that assumed in design.

VIII. Geotechnical Report:

A Geotechnical Report is not necessary for this project.

IX. Payment schedule:

Our services will be invoiced on the 1st of each month, based on the percentage of work completed during the previous month. Payment is due within 21 days of the invoice date.

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P.O. Box 20708
Boulder, Colorado 80308
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X. General Conditions:
As per the attached DEFINITIONS and CONDITIONS. If this proposal is accepted, it shall be considered the CONTRACT for SERVICES.
Sincerely,

Billy Schoelman P.E. 11/6/2024

Billy Schoelman, P.E. Date
GFE Structural, Inc.

Please indicate your acceptance of this agreement by signing below and returning 1 copy, along with the required retainer fee, (if required):

_____

Client Date

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P.O. Box 20708
Boulder, Colorado 80308
303.554.9591

DEFINITIONS:

STRUCTURAL ENGINEER: For purposes of this Agreement, the term Structural Engineer means GFE Structural, Inc., a Colorado corporation.

DESIGN DEVELOPMENT. Preliminary studies and analyses, establishment of structural design criteria, tentative selection of types of structures, and providing progress sets to Client as requested.

FINAL DESIGN. Analysis of the structural systems, and selection of structural materials and components, through the application of engineering judgment and accepted engineering principles, based upon the requirements of codes and agencies having jurisdiction over the work. Assistance with the correlation of Structural Engineer's work with other divisions of the Project.

STRUCTURAL CALCULATIONS: Engineering calculations necessary to accomplish the Design Development and Final Design requirements for the Project.

STRUCTURAL DRAWINGS and SPECIFICATIONS. Preparation of working drawings for all structural features of the Project, to the reasonable satisfaction of Client. If applicable, review of the structural portions of the Architect's Project specification booklet. For most Projects, the structural specifications will be within the structural drawings, on the sheet which contains the Structural General Notes.

SHOP DRAWING REVIEW. After the construction contract has been let and material orders have been placed, review all shop drawings, manufacturers' prints and similar submittals involving structural work, for general compliance with the contract documents. Applicable to documents submitted prior to fabrication and erection.

CONSTRUCTION OBSERVATIONS. Periodic visits to the site to determine general compliance with the structural design. Such visits to be made during active periods of construction and at such other times when immediate aid or action may be required upon notice by Client. Responsibility of Client and Contractor to inform Structural Engineer of construction schedules and progress, to allow for timely visits to the site. Structural Engineer will endeavor to guard owner and Client against defects and deficiencies in the structural portion of Project, but shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work and shall not be responsible for the Contractors' failure to perform in accordance with the contract documents.

NOTE: Some of the Structural Engineering services defined above may be beyond the Scope of Work for an individual project, especially for smaller projects. Refer to the Structural Engineer's Proposal for the specific Scope of Work pertaining to this Project.

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Boulder, Colorado 80308
303.554.9591

CONDITIONS:

STRUCTURAL ENGINEER'S RESPONSIILITY: The Structural Engineer shall provide structural engineering services only, and is not responsible for providing Architectural, Geotechnical Engineering, Mechanical Engineering or Civil Engineering services - such as design of subsurface drainage systems, exterior slabs-on-grade, and exterior pavement.
The Structural Engineer shall perform its services consistent with the professional skill and care ordinarily provided by structural engineers practicing in the same region, in the same general time frame and under the same or similar circumstances.

EXTRA SERVICES. The following services shall be billed at normal office billing rates in addition to any contract limit otherwise specified herein:

(1) Additional services required due to significant changes in Project scope or in previously approved project design or configuration, except when such changes are required due to errors or omissions by the Structural Engineer.
(2) Additional services required due to Contractor's default or mishap.
(3) Revisions due to field conditions differing significantly from that assumed during the design phase.

OWNERSHIP OF DOCUMENTS. All drawings, specifications and other work product of Structural Engineer for the Project are instruments of service for the Project only and shall remain the property of Structural Engineer whether the Project is completed or not. Any reuse of these instruments of service by Client or by others acting through Client without written consent of Structural Engineer shall be at Client's risk and Client agrees to defend, indemnify and hold Structural Engineer harmless from all claims, including cost of defense, arising out of such unauthorized use of such instruments of service.

STRUCTURAL CALCULATIONS: Structural Engineer will organize his structural calculations for efficient in-house use. Most building departments in Colorado do not require structural calculations to be submitted for review. Depending upon Project size, it can be very time consuming to create additional documentation so that a building department reviewer can readily understand the calculations. Unless the Project is in a jurisdiction which historically has required the structural calculations to be submitted, Structural Engineer's estimate of fees in the Proposal for Services will not include this additional time. If the building department implements a new policy requiring structural calculations to be submitted, this additional time may be subject to Extra Services.

RIGHT TO RELY: Structural Engineer may rely on initial information provided by others, such as reports and recommendations from the Geotechnical Engineer, Architectural drawings and dimensions provided by the Architect, Mechanical engineer's drawings, and similar documents for which the Client or Client's other consultants are responsible. Client and Structural Engineer agree that such information is often revised as the project progresses, and if such revisions significantly impact work the Structural Engineer has already Performed, or significantly expands the structural Engineer's Scope of Work, additional compensation from Client is warranted, and shall be based on the Hourly Rates and Extra Services provisions of the Agreement.

INSURANCE: Structural Engineer shall secure and endeavor to maintain Professional Liability, Workers' Compensation, Commercial General Liability, and Automobile Liability insurance to protect GFE Structural from claims for negligence, bodily injury, death or property damage which may arise out of the performance of the Structural Engineer services under this Agreement, and from claims under the applicable workers' compensation laws. The Structural Engineer shall, if requested in writing, provide a Certificate of Insurance. See Limitation of Liability clause above for provisions pertaining to Professional Liability insurance.

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LIMITATION OF LIABILITY: Structural Engineer's Limitation of Liability for Direct Damages to Client shall be limited to ten times the total amount of fees the Structural Engineer has received from Client on the Project, including Extra Services and Construction Observations. This total amount for Limitation of Liability shall include Client's legal fees (if any). Structural Engineer shall not be liable for Client's Consequential Damages. For a claim made by Client which exceeds $100,000, the Limitation of Liability amount as described above shall also include fees incurred by the Structural Engineer or his insurance carrier for attorneys, expert witnesses, mediation, arbitration and similar costs to defend against the claim.

Structural Engineer is doing business as GFE Structural Inc., and said Corporation is the entity which is liable for Structural Engineer's negligence, errors or omissions in performing its Scope of Services. The Corporation's owners, officers and employees shall not be personally liable for Structural Engineer's negligence, errors or omissions. The corporation is responsible for maintaining at all times a Professional Engineer's Liability insurance policy, with policy limits that meet or exceed the above prescribed limits, and not subject to other claims against the policy. In no case shall the Engineer's Liability against claims made by Client exceed the policy's limit of $1,000,000 (including fees described above incurred by the Structural Engineer or his carrier). If GFE Structural is not retained for the observation of the foundation and framing, Structural Engineer's Limitation of Liability for Direct Damages to Client shall be limited to the amount of the Structural Engineering Design Fees.

PAYMENT RESPONSIBILITY: Client is responsible for payment of invoices for services already performed, based on the fees and Payment Schedule as described in the Structural Engineer's Proposal for structural engineering services. Payment Responsibility cannot be waived if the Project does not proceed to the Construction Phase or if the Construction Phase is postponed for any reason – including lack of Project approval by the governmental jurisdiction (unless based solely on structural engineering technical issues), due to Contractor bids exceeding the Client's expectations or budget, due to failure of the Client to procure adequate financing, and due to cancellation or postponement of the Project for any reason.

TERMINATION OF SERVICES: This Agreement may be terminated upon 10 days written notice by the Client or Consultant should the other fail to perform its obligations. In the event of termination, the Client shall pay the Consultant for all services rendered to the date of the termination, all reimbursable expenses, and reimbursable termination expenses. If the Project design is not completed by the Consultant, the Client may not use any plans or design material that contain the Consultant's Professional Stamp.

DISPUTE RESOLUTION: Any claims or disputes between the parties hereto arising out of or relating to this Agreement or the breach thereof shall be submitted to non-binding mediation in accordance with Mediation Rules agreed upon by the parties. In the event that the claim or dispute is not successfully resolved by mediation, AND if specifically included in the provisions of the Structural Engineer's Proposal for services related to this Project, it may be submitted to binding arbitration under the Construction Industry Rules of the American Arbitration Association. Either party may file the request for arbitration no sooner than 60 days from the date of the claim and both parties must agree upon the Arbitrator(s). If binding arbitration is not specifically included in the provisions of the Structural Engineer's Proposal for services related to this Project, but is subsequently agreed upon by both parties, it may be submitted to binding arbitration as described above. Otherwise, and if mediation is unsuccessful, the dispute shall be resolved through litigation in a court of jurisdiction where the Project occurs.

CONTRACTOR'S PERFORMANCE and SCHEDULING: In addition to items listed under "Exclusions" for which the Contractor is responsible, it is expected that the Contractor will install all structural members and connectors in accordance with the Structural Drawings and

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Manufacturer's instructions. Failure to do so may result in additional time required by the Structural Engineer, primarily for additional Construction Observations and for Structural repair details prepared by the Structural Engineer. Additional Construction Observations time is also required when the work for which the Contractor has scheduled a Construction Observation is not complete.

Furthermore, Contractor is likely to contact Structural Engineer directly for these services. This is to the Client's advantage, to prevent construction delays. Structural Engineer's compensation from Client for these services is warranted and shall be based on the Hourly Rates and Extra Services provisions of the Agreement.
Client may request in writing that authorization to perform each individual Construction Observation or repair detail be pre-approved by Client. The client understands that delays in procuring this approval may cause construction delays. Refusal by Client to provide this approval may result in a non-compliant structure and could eventually result in a greater magnitude of construction delays and Structural Engineering fees, to obtain Building Department approval for the Project's construction phase.

EXCLUSIONS: Structural Engineer shall not at any time supervise, direct or have control over Contractor's work, nor shall Structural Engineer have authority over or responsibility for the means, methods, sequences, techniques, or procedures of constructed selected or used by Contractor, for security or safety at the Site, for safety precautions and programs incident to the Contractor's work in progress, or any failure of Contractor to comply with Laws and Regulations applicable to Contractor furnishing and performing the Work.

MOISTURE CONDITIONS. Moisture infiltration into and around building roofs, walls, foundations, floors and slabs represent the most common threat to structures and foundations. Design of exterior elements such as roofing, siding, windows, doors, flashing etc. – as well as exterior site drainage, subsurface drainage systems, gutters and downspouts etc. – are considered architectural and builder responsibilities. Structural Engineer does not accept and incur liability for structure or foundation damage from moisture infiltration due to improper design, specification, manufacturing, construction, performance, operation or maintenance of those and similar items as listed above.

SITE CONDITIONS. The Structural Engineer (GFE Structural) does not have the right to "Stop Work" for any site conditions uncovered that do not meet standard working conditions or OSHA requirements. When possible, the Structural Engineer will indicate to the contractor on the site when conditions do not appear safe for Employees of GFE Structural and workers on site.

Quote

Date: 11/04/2024
Quote No.: 10050

Gyr Construction
1140 W 100th Ave
Northglenn, CO
80260
720-903-5263

Bill To:
1314 Main St Facilitation Fees

	Date	Description	Unit Price	Total
1		Fees to oversee completion of landscape, steel beam install, window install, exterior door install and misc smaller projects associated with the exterior scope of work	$6,500.00	$6,500.00

Total $6,500.00

Please contact us for more information about payment options.

Thank you for your business.

City of Louisville
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LOUISVILLE REVITALIZATION COMMISSION

SUBJECT: **COMMISSIONER PRIORITIES FOR WORK PLAN**

DATE: **NOVEMBER 20, 2024**

PRESENTED BY: **VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER**

SUMMARY:

In 2023, the Louisville Revitalization Commission adopted a work plan aimed at guiding LRC investment and time. Staff is now working to update that work plan to be a two-year work plan for 2025-2026.

Staff intends to bring the work plan before the LRC in December for discussion. As part of this process, we would like each commissioner to share their top three priorities for the next two years. Debate/discussion around the priorities is not intended to occur until the December meeting, but each commissioner sharing their own top three priorities will provide Staff with additional information needed to complete drafting the work plan.

FISCAL IMPACT:

There is no direct fiscal impact to approving a work plan, the work plan will help inform budget decisions.

RECOMMENDATION:

Staff recommends that each LRC Commissioner share their top three priorities for the next two years, and staff will work to incorporate into the work plan.

ATTACHMENT(S):

1. 2023 Work Plan

City of Louisville
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LOUISVILLE REVITALIZATION COMMISSION

SUBJECT: **STAFF UPDATES**

DATE: **NOVEMBER 20, 2024**

PRESENTED BY: **VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER**
AUSTIN BROWN, ECONOMIC VITALITY SPECIALIST

SUMMARY:
In the following, staff provides updates on recent activity related to economic vitality functions.

Street Faire Update
The Downtown Business Association receives funding from the City of Louisville to host Street Faire every year in Downtown. This year brought many visitors to downtown and a few larger bands. Street Faire was able to pivot to temporary stages in multiple locations while Steinbaugh Pavilion was being repaired, not cancelling any shows due to the damage. Street Faire broke even this year and they have started to plan for 2025.

Economic Vitality Retreat
The Economic Vitality Retreat was held on Monday, November 4th. Attendees included the LRC, Economic Vitality Committee, Downtown Business Association, the Louisville Chamber, Boulder Chamber Economic Vitality, Small Business Development Center and the Boulder Workforce Center. The day focused on what all the teams do well, opportunities for collaboration and identification of activities we could be doing better to support our business community.

Support Local Campaign
Staff has launched a Support Local Campaign to encourage residents and visitors to use local businesses for their needs. Going back shop local to encourage people to not only shop local at restaurants and retailers but to use local professional services and support local non-profits. The Campaign will include a Support Local Map, a monthly trivia about Supporting Local and a monthly activity to encourage businesses and shoppers to remember to support local.

Small Business Administration
The Small Business Administration (SBA) is a federal agency aimed at supporting small businesses through programming, funding and advocacy. The SBA has regional offices throughout the United States to be able to reach a wide range of businesses and provide support. Initiatives include National Small Business Week, National Veterans Small Business Week, Small Business Saturday, innovation and entrepreneurship, capital resources and more. The SBA works with finance institutions to provide low cost loans to businesses.