

**SUBJECT: AWARD CONTRACT TO BLUE SPRUCE CONSTRUCTION
SERVICES FOR PUBLIC LIBRARY INTERIOR IMPROVEMENTS**

DATE: FEBRUARY 18, 2025

**PRESENTED BY: KURT KOWAR, DIRECTOR OF PUBLIC WORKS
KEVIN FREY, FACILITIES MANAGER**

SUMMARY:

Staff is recommending award of a contract for Library interior paint and carpet refreshing with Blue Spruce Construction Services in the amount of \$317,788 and a 15% contingency of \$47,668 for a total of \$365,456.

Bid costs exceeded project estimates and the approved capital budget of \$241,240. Awarding this contract will require a budget amendment of \$124,216. The approved budget is from the Capital Improvement Fund. The additional funding will be funded out of the Library Impact Fee fund through a budget amendment estimated to take place in May.

The City recently solicited bids for this planned Library project to address interior renovations, to include new carpet and paint, new furniture, fixtures and equipment (FF&E), and an ADA access system at first floor restrooms. Upon review of the submitted bids, all proposals exceeded the budgeted amount, necessitating re-evaluation of the project's scope and costs.

In an effort to reduce costs while maintaining project goals, staff engaged with the two lowest bidders to explore value-engineered options (Alternate #1). This effort focused on modifying the project scope and removing select FF&E that could be deferred to future years or handled by City staff. The Alternate #1 pricing includes the following adjustments:

- Removal of scope other than Paint, Carpet and associated labor to move Book displays
- City library and facility staff will remove 90% of wall-hung items, reducing labor costs for removal and reinstallation.
- Contractors will be responsible for all floor items against walls and will provide an allowance for up to 8 hours of labor for large items not removed by staff.

The library is planning to close for 3-4 weeks in April, in order to complete the project with little disruption to the public. Blue Spruce has committed to the proposed scope that can be completed in 3-4 weeks, compared to other proposal, which proposes a 12 week timeline.

SUBJECT: PUBLIC LIBRARY INTERIOR IMPROVEMENTS**DATE: FEBRUARY 18, 2025****PAGE 2 OF 3****FISCAL IMPACT:**

Description	Account #	Amount
Budget		
Approved 2024 CIP Budget	301551-620036	\$ 241,240
Expenses		
Blue Spruce Alt #1 Proposal New Paint, Carpet and Labor (This approval)		(\$ 317,788)
Contingency (15%) (This approval)		(\$ 47,668)
NET Total Expenses		(\$ 365,456)
Proposed Budget Amendment (This approval)	Library Impact Fund	\$ 124,216

Staff is recommending utilizing Library Impact Fund fees to partially fund this capital project. Louisville Municipal Code (LMC) Chapter 3.18 - Development Impact Fees defines how funds are to be collected and expended. In determining eligibility staff determined the Library is a Capital facility a defined under LMC Section 3.18.030. The significant improvements are included within our Capital Improvement Plan. This work is has a useful life of longer than five (5) years and is not considered routine maintenance. This work will also upgrade the teen center to allow an increased level of service for this group.

As of December 31, 2024, the Library Impact Fund balance was approximately \$200,000. After this amendment, the remaining balance is estimated to be \$76,000.

The alternative option is to do a budget amendment to take this funding from our capital fund fund balance. This amount is expected to have an immaterial impact to the overall fund.

RECOMMENDATION:

It is recommended that the City Council award the library improvements contract to Blue Spruce Construction Services in the amount of \$317,788 and a 15% contingency of \$47,668 for a total of \$365,456 and that the City Council authorize the Mayor and City Clerk to execute documents on behalf of the City.

ATTACHMENT:

1. Agreement with Blue Spruce

SUBJECT: PUBLIC LIBRARY INTERIOR IMPROVEMENTS

DATE: FEBRUARY 18, 2025

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STRATEGIC PLAN IMPACT:

☒	 Financial Stewardship & Asset Management	☒	 Reliable Core Services
☐	 Vibrant Economic Climate	☒	 Quality Programs & Amenities
☒	 Engaged Community	☒	 Healthy Workforce
☐	 Supportive Technology	☐	 Collaborative Regional Partner

**INDEPENDENT CONTRACTOR AGREEMENT
BY AND BETWEEN THE CITY OF LOUISVILLE
AND BLUE SPRUCE CONSTRUCTION
FOR CONSTRUCTION SERVICES**

1.0 PARTIES

This INDEPENDENT CONTRACTOR AGREEMENT (this "Agreement") is made and entered into this ____ day of _____, 2025 (the "Effective Date"), by and between the **City of Louisville**, a Colorado home rule municipal corporation, hereinafter referred to as the "City", and Blue Spruce Construction Services, a Colorado Corporation, hereinafter referred to as the "Contractor".

2.0 RECITALS AND PURPOSE

- 2.1 The City desires to engage the Contractor for the purpose of providing Construction services as further set forth in the Contractor's Scope of Services set forth in Section 3.0 of this Agreement (which services are hereinafter referred to as the "Services").
- 2.2 The Contractor represents that it has the special expertise, qualifications and background necessary to complete the Services.

3.0 SCOPE OF SERVICES

The Contractor agrees to provide the City with the specific Services and to perform the specific tasks, duties and responsibilities set forth in Scope of Services attached hereto as Exhibit "A" and incorporated herein by reference. Contractor shall furnish all tools, labor and supplies in such quantities and of the proper quality as are necessary to professionally and timely perform the Services. Contractor acknowledges that this Agreement does not grant any exclusive privilege or right to supply Services to the City.

4.0 COMPENSATION

- 4.1 The City shall pay the Contractor for Services under this Agreement a total not to exceed the amounts set forth in Exhibit "A" attached hereto and incorporated herein by this reference. For Services compensated at hourly or per unit rates, or on a per-task basis, such rates or costs per task shall not exceed the amounts set forth in Exhibit A. The City shall not pay mileage and other reimbursable expenses (such as meals, parking, travel expenses, necessary memberships, etc.), unless such expenses are (1) clearly set forth in the Scope of Services, and (2) necessary for performance of the Services ("Pre-Approved Expenses"). The foregoing amounts of compensation shall be inclusive of all costs of whatsoever nature associated with the Contractor's efforts, including but not limited to salaries, benefits, overhead, administration, profits, expenses, and outside Contractor fees. The Scope of Services and payment therefor shall only be changed by a properly authorized amendment to this Agreement. No City employee has the authority to bind the City with regard to any payment for any Services which exceeds the amount payable under the terms of this Agreement.
- 4.2 The Contractor shall submit monthly an invoice to the City for Services rendered and a detailed expense report for Pre-Approved Expenses incurred during the previous month. The invoice shall document the Services provided during the preceding month, identifying

by work category and subcategory the work and tasks performed and such other information as may be required by the City. The Contractor shall provide such additional backup documentation as may be required by the City. The City shall pay the invoice within thirty (30) days of receipt unless the Services or the documentation therefor are unsatisfactory. Payments made after thirty (30) days may be assessed an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation therefor.

5.0 PROJECT REPRESENTATION

- 5.1 The City designates Kevin Frey as the responsible City staff to provide direction to the Contractor during the conduct of the Services. The Contractor shall comply with the directions given by Mr. Frey and such person's designees.
- 5.2 The Contractor designates Brad Weeks as its project manager and as the principal in charge who shall be providing the Services under this Agreement. Should any of the representatives be replaced, particularly Mr. Weeks, and such replacement require the City or the Contractor to undertake additional revaluations, coordination, orientations, etc., the Contractor shall be fully responsible for all such additional costs and services.

6.0 TERM

- 6.1 The term of this Agreement shall be from the Effective Date to May 9th, 2025, unless sooner terminated pursuant to Section 13, below. The Contractor's Services under this Agreement shall commence on (the Effective Date) and Contractor shall proceed with diligence and promptness so that the Services are completed in a timely fashion consistent with the City's requirements on or before May 9th 2025.
- 6.2 Nothing in this Agreement is intended or shall be deemed or construed as creating any multiple-fiscal year direct or indirect debt or financial obligation on the part of the City within the meaning of Colorado Constitution Article X, Section 20 or any other constitutional or statutory provision. All financial obligations of the City under this Agreement are subject to annual budgeting and appropriation by the Louisville City Council, in its sole discretion. Notwithstanding anything in this Agreement to the contrary, in the event of non-appropriation, this Agreement shall terminate effective December 31 of the then-current fiscal year.

OPTIONAL LIQUIDATED DAMAGES PROVISION:

- 6.3 **LIQUIDATED DAMAGES.** The City and the Contractor agree and recognize that time is of the essence in this Agreement and that the City will suffer financial loss if the Services set forth in Section 3.0 are not substantially complete by the date specified in paragraph 6.1 above, plus any extensions thereof allowed by amendment to this Agreement approved pursuant to Section 18.0. The City and the Contractor also agree that such damages are uncertain in amount and difficult to measure accurately. Accordingly, the City and the Contractor agree that as liquidated damages, and not as a penalty, for delay in performance the Contractor shall pay the City **ONE THOUSAND DOLLARS (\$1,000)** for each and every day or portion thereof that expires after the deadline set forth in Section 6.1. The liquidated damages herein specified shall only apply to the Contractor's delay in performance, and shall not include litigation or attorneys' fees incurred by the City, or other incidental or consequential damages suffered by the City due to the Contractor's performance. If the City charges liquidated

damages to the Contractor, this shall not preclude the City from commencing an action against the Contractor for other actual harm resulting from the Contractor's performance, which is not due to the Contractor's delay in performance.

7.0 INSURANCE

- 7.1 The Contractor agrees to procure and maintain, at its own cost, the policies of insurance set forth in Subsections 7.1.1 through 7.1.4. The Contractor shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. The coverages required below shall be procured and maintained with forms and insurers acceptable to the City. All coverages shall be continuously maintained from the date of commencement of Services hereunder. The required coverages are:
- 7.1.1 Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.
 - 7.1.2 General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 aggregate. The policy shall include the City of Louisville, its officers and its employees, as additional insureds, with primary coverage as respects the City of Louisville, its officers and its employees, and shall contain a severability of interests provision.
 - 7.1.3 Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than \$400,000 per person in any one occurrence and \$1,000,000 for two or more persons in any one occurrence, and auto property damage insurance of at least \$50,000 per occurrence, with respect to each of Contractor's owned, hired or non-owned vehicles assigned to or used in performance of the Services. If the Contractor has no owned automobiles, the requirements of this paragraph shall be met by each officer or employee of the Contractor providing services to the City of Louisville under this contract.
- 7.2 The Contractor's general liability insurance and automobile liability and physical damage insurance shall be endorsed to include the City, and its elected and appointed officers and employees, as additional insureds, unless the City in its sole discretion waives such requirement. Every policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Contractor. Such policies shall contain a severability of interests provision. The Contractor shall be solely responsible for any deductible losses under each of the policies required above.
- 7.3 Certificates of insurance shall be provided by the Contractor as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the City. No required coverage shall be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

- 7.4 Failure on the part of the Contractor to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate this Agreement, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Contractor to the City upon demand, or the City may offset the cost of the premiums against any monies due to Contractor from the City.
- 7.5 The parties understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

8.0 INDEMNIFICATION

To the fullest extent permitted by law, the Contractor agrees to indemnify and hold harmless the City, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the Services hereunder, if such injury, loss, or damage is caused by the negligent act, omission, or other fault of the Contractor or any subcontractor of the Contractor, or any officer, employee, or agent of the Contractor or any subcontractor, or any other person for whom Contractor is responsible. The Contractor shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands. The Contractor shall further bear all other costs and expenses incurred by the City or Contractor and related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if the court determines that these incurred costs and expenses are related to such negligent acts, errors, and omissions or other fault of the Contractor. The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section 8.0. The Contractor's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

9.0 QUALITY OF WORK

Contractor's Services shall be performed in accordance with the highest professional workmanship and service standards in the field to the satisfaction of the City.

10.0 INDEPENDENT CONTRACTOR

It is the expressed intent of the parties that the Contractor is an independent contractor and not the agent, employee or servant of the City, and that:

- 10.1. **CONTRACTOR SHALL SATISFY ALL TAX AND OTHER GOVERNMENTALLY IMPOSED RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, PAYMENT OF STATE, FEDERAL AND SOCIAL SECURITY TAXES, UNEMPLOYMENT TAXES, WORKERS' COMPENSATION AND SELF-EMPLOYMENT TAXES. NO STATE, FEDERAL OR LOCAL TAXES OF ANY KIND SHALL BE WITHHELD OR PAID BY THE CITY.**

- 10.2. **CONTRACTOR IS NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS EXCEPT AS MAY BE PROVIDED BY THE INDEPENDENT CONTRACTOR NOR TO UNEMPLOYMENT INSURANCE BENEFITS UNLESS UNEMPLOYMENT COMPENSATION COVERAGE IS PROVIDED BY THE INDEPENDENT CONTRACTOR OR SOME ENTITY OTHER THAN THE CITY.**
- 10.3. Contractor does not have the authority to act for the City, or to bind the City in any respect whatsoever, or to incur any debts or liabilities in the name of or on behalf of the City.
- 10.4. Contractor has and retains control of and supervision over the performance of Contractor's obligations hereunder and control over any persons employed by Contractor for performing the Services hereunder.
- 10.5. The City will not provide training or instruction to Contractor or any of its employees regarding the performance of the Services hereunder.
- 10.6. Neither the Contractor nor any of its officers or employees will receive benefits of any type from the City.
- 10.7. Contractor represents that it is engaged in providing similar services to other clients and/or the general public and is not required to work exclusively for the City.
- 10.8. All Services are to be performed solely at the risk of Contractor and Contractor shall take all precautions necessary for the proper and sole performance thereof.
- 10.9. Contractor will not combine its business operations in any way with the City's business operations and each party shall maintain their operations as separate and distinct.

11.0 ASSIGNMENT

Contractor shall not assign or delegate this Agreement or any portion thereof, or any monies due to or become due hereunder without the City's prior written consent.

12.0 DEFAULT

Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

13.0 TERMINATION

- 13.1 This Agreement may be terminated by either party for material breach or default of this Agreement by the other party not caused by any action or omission of the other party by giving the other party written notice at least thirty (30) days in advance of the termination date. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

- 13.2 In addition to the foregoing, this Agreement may be terminated by the City for its convenience and without cause of any nature by giving written notice at least fifteen (15) days in advance of the termination date. In the event of such termination, the Contractor will be paid for the reasonable value of the Services rendered to the date of termination, not to exceed a pro-rated daily rate, for the Services rendered to the date of termination, and upon such payment, all obligations of the City to the Contractor under this Agreement will cease. Termination pursuant to this Subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

14.0 INSPECTION AND AUDIT

The City and its duly authorized representatives shall have access to any books, documents, papers, and records of the Contractor that are related to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

15.0 DOCUMENTS

All computer input and output, analyses, plans, documents photographic images, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed for the City in performance of the Services are and shall remain the sole and exclusive property of the City. All such materials shall be promptly provided to the City upon request therefor and at the time of termination of this Agreement, without further charge or expense to the City and in hardcopy or an electronic format acceptable to the City, or both, as the City shall determine. Contractor shall not provide copies of any such material to any other party without the prior written consent of the City. Contractor shall not use or disclose confidential information of the City for purposes unrelated to performance of this Agreement without the City's written consent.

16.0 ENFORCEMENT

- 16.1 In the event that suit is brought upon this Agreement to enforce its terms, the parties shall each bear and be responsible for their own attorneys' fees and court costs.
- 16.2 This Agreement shall be deemed entered into in Boulder County, Colorado, and shall be governed by and interpreted under the laws of the State of Colorado. Any action arising out of, in connection with, or relating to this Agreement shall be filed in the courts of Boulder County or the federal district court for the District of Colorado, and in no other court. Colorado law shall apply to the construction and enforcement of this Agreement.

17.0 COMPLIANCE WITH LAWS

Contractor shall be solely responsible for compliance with all applicable federal, state, and local laws, including the ordinances, resolutions, rules, and regulations of the City; for payment of all applicable taxes; and obtaining and keeping in force all applicable permits and approvals.

18.0 INTEGRATION AND AMENDMENT

This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

19.0 NOTICES

All notices required or permitted under this Agreement shall be in writing and shall be given by hand delivery, by United States first class mail, postage prepaid, registered or certified, return receipt requested, by national overnight carrier, or by email transmission, addressed to the party for whom it is intended at the following address:

If to the City:

City of Louisville
Attn: Facilities Superintendent
749 Main Street
Louisville, CO 80027
e-mail: Kfrey@louisvilleco.gov

If to the Contractor:

Blue Spruce Construction Services
Attn : Brad Weeks
7107 La Vista PL Ste 100
Niwot CO 80503
e-mail – Brad@bluespruceconst.com

Except for notices by email transmission, any notice required or permitted under this Agreement shall be effective when received as indicated on the delivery receipt, if by hand delivery or overnight carrier; on the United States mail return receipt, if by United States mail. Notices by email transmission shall be effective on transmission, so long as no message of error or non-receipt is received by the party giving notice. Either party may by similar notice given, change the address to which future notices or other communications shall be sent.

20.0 EQUAL OPPORTUNITY EMPLOYER

- a) Contractor will not discriminate against any employee or applicant for employment because of age 40 and over, race, sex, color, religion, national origin, disability, genetic information, sexual orientation, veteran status, or any other applicable status protected by state or local law. Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to any status set forth in the preceding sentence. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.

- b) Contractor shall be in compliance with the applicable provisions of the American with Disabilities Act as enacted and from time to time amended and any other applicable federal, state, or local laws and regulations. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of this Agreement or any renewal thereof.

21.0 NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to City and Contractor, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than City or Contractor receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

22.0 SUBCONTRACTORS

Contractor may utilize subcontractors identified in its qualifications submittal to assist with non-specialized works as necessary to complete projects. Contractor will submit any proposed subcontractor and the description of its services to the City for approval. The City will not work directly with subcontractors.

23.0 AUTHORITY TO BIND

Each of the persons signing below on behalf of any party hereby represents and warrants that such person is signing with full and complete authority to bind the party on whose behalf of whom such person is signing, to each and every term of this Agreement.

In witness whereof, the parties have executed this Agreement to be effective as of the day and year first above written.

CITY OF LOUISVILLE

CONTRACTOR

By: _____

By: Bob Weeks

Mayor

Title: General Manager

Attest: _____

Date: 2/7/2025

City Clerk

Exhibit A – Scope of Services

[See Following Page(s)]



Blue Spruce Construction Services

7101 La Vista Place, Suite 100 • Niwot, CO 80503 • Phone: 303-652-1150

Kevin Frey
Phone: +1 561 859 3153

Job Address:
951 Spruce St
Louisville, CO 80027

Print Date: 1-15-2025

Proposal for Louisville Public Library Renovation Project

Revised pricing per email from Kevin Frey on 1/10/2025

The library will be responsible for removing all wall art and loose items from shelving excluding books from ranges.

Exhibit A

Scope of Work

The following Proposed Project Cost is based on the following Scope of Work and is determined by and limited to the following:

Drawings by: Markley Designs

Number	Title	Date
I-101	General Notes	10/25/2024
I-102	Demolition Plans	10/25/2024
I-103	Main Level Finish Plans	10/25/2024
I-104	Upper Level Finish Plans	10/25/2024
I-105	Elevations and Sections	10/25/2024
I-106	Elevations and Renderings	10/25/2024
I-107	Misc Items Schedule	10/25/2024

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Specifications

Included in Plan Set

Contractor is entitled to rely on the accuracy of any documents provided by the Client – including all architectural and engineering documents – and Contractor is not responsible for any errors or inconsistencies in any of the documents provided by the Client. Prior to commencing the Scope of Work, Contractor shall review the Client -provided documents, plans, and specifications and advise Client of any known errors. Further, Contractor has not engaged in any engineering or design services and does not warrant that the improvements will be free from problems associated with mold, radon, expansive soils, subsidence, random cracking of concrete flatwork or any other issues that could have been alleviated or resolved through alternative engineering or design. Client also acknowledges that the finished size of the Work (including the size of rooms) may vary slightly from the drawings and design of the Project.

Proposed Project Cost

This proposal is valid for 30 days from the Agreement date.

01000 General Conditions

Items	Description	Price
01000.2 Building Permit	City of Louisville will pull all permits required include Building, and Fire. City will also provide tax exempt certificate for contractors	\$0.00
01550.1 Temporary Protection	Plastic Protection around drywall areas. Cover furniture	\$1,000.00
01700.1 Final Clean Up	Vacuum all new carpet. Wipe down new furniture	\$9,288.00
01030.2 General Liability Insurance		\$3,047.00
01065.2 Dumpster	Provide dumpster for misc trash during construction	\$950.00
01200.1 Supervision	On site supervision, Site Coordination. Quality control	\$8,125.00
01200.5 Construction Labor	Provide laborer to help with Deliveries and Moving of items during construction	\$2,720.00
01200.7 Project Management	Weekly OAC (owner, architect, contractor) meetings, submittals, scheduling, subcontracts;	\$4,550.00
01900.1 Bonds	Add 3% of total price.	\$9,255.00

01000 General Conditions Total: \$38,935.00

02000 Site Work

Items	Description	Price
02100.1 Demolition	Revised pricing per VE request -Move book shelves as needed and put back into place after flooring installation. -Remove all carpet and flooring in designated areas. -Any Loose items will be removed by the city library employees per addendum #1	\$44,610.00

02000 Site Work Total: \$44,610.00

03000 Concrete

03000 Concrete Total: \$0.00

05000 Steel and Metal

Items	Description	Price
05010.4 Metal Railings	Remove and replace as in stairwell	\$85.00

05000 Steel and Metal Total: \$85.00

06000 Wood

Items	Description	Price
06100.8 Millwork	Move bookshelf to Hollow - Removed from Scope Provide and Install the following -Paneling at Circulation desk -Window benches Removed scope in Teen Loft	\$680.00

06000 Wood Total: \$680.00

08000 Doors and Windows

08000 Doors and Windows Total: \$0.00

09000 Finishes

Items	Description	Price
09900.5 Paint	Provide Labor and Material to complete -Painting scope per plans. -Remove wall paper in room 127	\$32,950.00
09100.4 Steel Stud Framing w/ Drywall	Allowance- Patch drywall in Meeting room 127	\$1,000.00
09600.9 Flooring	Provide Labor and material to complete the following. -WCT-1 -CPT 2 -CPT 3 -CPT 4 -CPT 5 -RFT1 - RFT 2 - Demo by flooring contractor - All Transitions as needed - All floor prep material per manufacturers recommendations. Rubber Base throughout. Hollow Scope in Separate line item.	\$164,393.00

09000 Finishes Total: \$198,343.00

10000 Specialties

Items	Description	Price
10000.1 Signage	Provide and Install signs in the following area per plans - Teen Loft - Return - Welcome - Meeting Room	\$6,180.00

10000 Specialties Total: \$6,180.00

12000 Site Furnishing

12000 Site Furnishing Total: \$0.00

16000 Electrical

Items	Description	Price
16100.2 Fire Alarm	Relocate Fire Alarm in Hollow to allow for relocated book shelf- City to pay for permits.	\$500.00

16000 Electrical Total: \$500.00

25000 Contingency

Items	Description	Price
25000.1 Contractor Contingency		\$5,601.00

25000 Contingency Total: \$5,601.00

90000 Overhead and Profit

Items	Description	Price
99999.999 Overhead & Profit		\$22,854.00

90000 Overhead and Profit Total: \$22,854.00

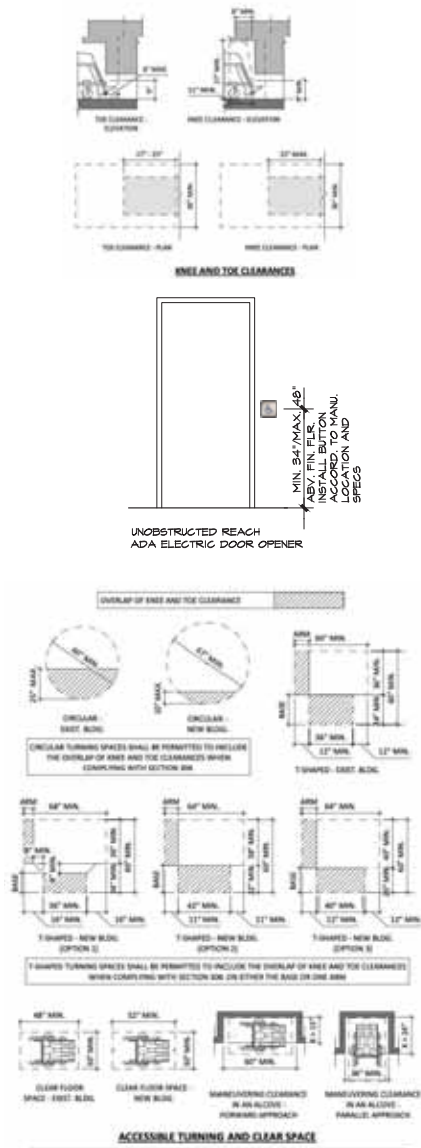
Total Price: \$317,788.00

I confirm that my action here represents my electronic signature and is binding.

Required clients

Kevin Frey

ADA DETAILS



Final Scoping Discussed on phone call with Brad Weeks from Blue Spruce on Feb 6th 2025

TENANT FINISH SPECIFICATIONS

- I. INTERIOR AND EXTERIOR WALLS
With the exception of the height extension of the existing wall behind the main circulation desk, there are to be no additions or framing changes to existing walls.
- II. HARDWARE
All hardware is existing except the provision Electric ADA Door Opener Auto-Open ADA Openers at main Men's and Women's restrooms. Refer to the hardware schedule for requirements.
- III. CARPET TILES
Install per Mohawk Industries installation instructions for specific tile. See Sheet I-102 and I-103 Finish Code Table for product specification.
- IV. RESILIENT FLOORING
Around main circulation desk install per Mohawk Industries installation instructions for specific resilient flooring product. See Sheet I-103 Finish Code Table for product specification.
- V. RUBBER FLOORING - (The Depot Children's Play Room)
Install per Johnsontite installation instructions for specific rubber flooring product. see Sheet I-103 Finish Code Table for product specification.
- VI. PAINT - SHERVIN WILLIAMS TO BE USED ALL LOCATIONS
 - A. INTERIOR PAINT AND COATING COMMERCIAL SYSTEMS
 1. Drywall, Walls, Gypsum Board, and Similar Items
 - a. Latex Systems at Light/Unsatuated Paint Areas Only (N1, K2, M6 PER THE FINISH CODE TABLES ON I-102 AND I-103)
 - i. Eggshell / Satin Finish
 - a) Spot Prime: SRI Promar 200 Zero VOC Interior Latex Primer, B2B/K2600 (4 mils. wet, 1.5 mils. dry per coat).
 - b) 2nd Coat: SRI Promar 200 Zero VOC Latex, B20-2600 Series.
 - c) 3rd Coat: SRI Promar 200 Zero VOC Latex, B20-2600 Series (4 mils. wet, 1.7 mils. dry per coat).
 - b. Waterbased Enamel Systems at Saturated High Traffic Areas (N3, N4, N5, N7, N8, N9, N10, N11, N12, N13) PER THE FINISH CODE TABLES ON I-102 AND I-103).
 - i. Matte Scuff Tuff (Recommended by Sherwin Williams specification writer for all dark saturated colors. Quote: "looks better on deep colors and still performs").
 - a) Spot Prime: SRI Promar 200 Zero VOC Interior Latex Primer, B2B/K2600 (4 mils. wet, 1.5 mils. dry per coat).
 - b) 2nd Coat: SRI Scuff Tuff Int. Waterbased Enamel, Eggshell, S24-ISO Series for the Dark Saturated Navy Blue. (4 mils. wet, 1.7 mils. dry per coat).
 - c) 3rd Coat: SRI Scuff Tuff Int. Waterbased Enamel, S24-ISO Series for the Dark Saturated Navy Blue. (4 mils. wet, 1.7 mils. dry per coat).
 - b. Waterbased Epoxy Systems at Light/Unsatuated Bathroom Areas
 - i. Semi-Gloss
 - a) Spot Prime: SRI Promar 200 Zero VOC Interior Latex Primer, B2B/K2600 (4 mils. wet, 1.5 mils. dry per coat).
 - b) 2nd Coat: SRI Pro Industrial Pre-Catalyzed Waterbased Epoxy, Semi-Gloss, K46-Series Whites (4 mils. wet, 1.7 mils. dry per coat).
 - c) 3rd Coat: SRI Pro Industrial Pre-Catalyzed Waterbased Epoxy, Semi-Gloss, K46-Series Whites (4 mils. wet, 1.7 mils. dry per coat).
 - d. Waterbased Enamel System at Saturated/Dark Blue Bathroom Areas
 - i. Eggshell/Satin Scuff Tuff
 - a) Spot Prime: SRI Promar 200 Zero VOC Interior Latex Primer, B2B/K2600 (4 mils. wet, 1.5 mils. dry per coat).
 - b) 2nd Coat: SRI Scuff Tuff Int. Waterbased Enamel, Eggshell, S24-ISO Series for the Dark Saturated Navy Blue. (4 mils. wet, 1.7 mils. dry per coat).
 - c) 3rd Coat: SRI Scuff Tuff Int. Waterbased Enamel, Eggshell, S24-ISO Series for the Dark Saturated Navy Blue. (4 mils. wet, 1.7 mils. dry per coat).
 2. Laminate Panels (Horizontal Wood-Look Panels Face of Main Circulation Desk)
 - i. Eggshell/Satin Scuff Tuff Resistant Waterbased Enamel
 - a) 1st Coat: Sherwin-Williams Extreme Bond Primer, B51/N50 Series (0.4 mils dry per coat)
 - b) 2nd Coat: Sherwin-Williams Scuff Tuff Interior Waterbased Enamel, Eggshell, S24-ISO Series (4 mils. wet, 1.2 mils. dry per coat).
 - c) 3rd Coat: Sherwin-Williams Scuff Tuff Interior Waterbased Enamel, Eggshell, S24-ISO Series (4 mils. wet, 1.2 mils. dry per coat).

GENERAL NOTES

1. OWNER SHALL SPECIFY TO GENERAL CONTRACTOR ANY SPECIAL REQUIREMENTS OF ELECTRICAL, MECHANICAL, COMPUTER, OR TELEPHONE SYSTEMS.
2. ANY REFERENCE TO BEARING WALLS, BEAMS, OR JOISTS ARE GENERIC IN NATURE. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR INTERPRETATION AND/OR CORRECTION.
4. DIMENSIONS ARE TO FACE OF THE STUD OR CONCRETE UNLESS OTHERWISE NOTED.
5. ELEVATIONS ARE TO TOP OF FINISH FLOOR UNLESS NOTES OTHERWISE (IF SHOWN).
6. ALL SIGNS REQUIRED TO OBTAIN THE CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. SIGNS INCLUDE BUT ARE NOT LIMITED TO: EXITS SIGNS, RESTROOM SIGNS, ETC.
7. DO NOT SCALE FROM DRAWINGS.
8. GENERAL CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
9. ELECTRICAL WORK TO BE DESIGN BUILT BY THE GENERAL CONTRACTOR.
10. PROVIDE FIRE BLOCKING OR FIRE DAMPERS AT 10' INTERVALS AT NEW WALL HEIGHT EXTENSION.
11. ALTERNATE FINISHES PROVIDED BY THE GENERAL CONTRACTOR AND APPROVED BY THE OWNER WILL BE ACCEPTABLE AS A REPLACEMENT FOR THE FINISH SPECIFICATIONS LISTED WITHIN THIS CONSTRUCTION DOCUMENT SET.
12. GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
13. GENERAL CONTRACTOR TO PROVIDE LOUISVILLE PUBLIC LIBRARY WITH 2% 'ATTIC STOCK' OF ALL INSTALLED / APPLIED FINISH MATERIAL WITHIN THE SCOPE OF WORK AREAS.
14. EXISTING STAIRWAY: REMOVE EXISTING HAND RAILS(S) TO PROVIDE NEW WALL FINISH. RE-INSTALL HAND RAILS PROMPTLY AT SAME LOCATION AND HEIGHT.
15. WITH THE EXCEPTION OF CARPET REPLACEMENT, NO WORK IS PROPOSED TO THE EXISTING INTERIOR OF THE ELEVATOR CAB, CALL BUTTONS, OR OPERATION OF THE EXISTING ELEVATOR.
16. REMOVE AND RE-INSTALL DRINKING FOUNTAIN AT ROOM #126 AFTER NEW WALL FINISH APPLICATION.

NARRATIVE

THE LOUISVILLE PUBLIC LIBRARY RENOVATION PROJECT INCLUDES THE PUBLIC AREAS ONLY OF THE LIBRARY. THE SCOPE OF WORK DOES NOT INCLUDE THE OFFICES OR OTHER PRIVATE AREAS SHOWN CROSS-HATCHED ON THE FLOOR PLANS.

THE PROJECT INCLUDES NEW PAINT, CARPET AND OTHER FLOORING, NEW TODDLER SEATING AND WINDOW SEATING IN THE GRADE SCHOOL AREAS, FURNITURE IN THE HOLLOW AND A STUDY TABLE AND CHAIRS IN THE TEEN LOFT. THE SCOPE ALSO INCLUDES THE REFINISH OF AN EXISTING BOOKCASE TO BE RELOCATED FROM THE ADULT AREA TO THE HOLLOW, AND THE ADDITION OF FOUR NEW SIGNS AS DETAILED ON THE DETAILS SHEET. TWO FEATURE WALLS, ONE WITH NEW WOOD SLATS APPLIED TO AN EXTENDED WALL BEHIND THE MAIN CIRCULATION DESK AND A NEW FAUX GREENERY WALL IN THE TEEN LOFT ARE ALSO INCLUDED.

BOTH OF THE FOLLOWING PROJECT STRATEGY OPTIONS REQUIRE THE RELOCATION AND STORAGE OF ALL EXISTING BOOK SHELVING, FURNITURE, WALL APPLICATIONS AND ANY OTHER ITEMS IN ALL SCOPE OF WORK AREAS.

PROJECT STRATEGY OPTION 1: IF TOTAL CLOSURE IS ESTIMATED TO BE LESS THAN THREE WEEKS, IT IS THE PREFERENCE OF STAFF TO CLOSE THE LIBRARY AND COMPLETE ALL SCOPE AREAS SIMULTANEOUSLY.

PROJECT STRATEGY OPTION 2: IF CLOSURE IS ESTIMATED TO BE GREATER THAN THREE WEEKS, ROOMS ARE TO BE RENOVATED IN CONSECUTIVE PHASES SO THAT ITEMS CAN BE STORED IN ROOMS NOT BEING WORKED ON AND SHIFTED TO RENOVATED AREAS WHEN FINISHED SO THAT UNRENOVATED SPACES CAN BE STARTED. STRATEGY OPTION 2 REQUIRES THAT AREAS NOT BEING WORKED ON ARE TO REMAIN OPEN TO THE PUBLIC DURING THAT TIME.

THIS IS AN INTERIOR DESIGN PROJECT ONLY, NO STRUCTURAL WORK IS PROPOSED. NO NEW WALLS, DOORS OR WINDOWS ARE INCLUDED WITH THIS PROJECT. THERE IS TO BE NO RECONFIGURATION OF EXISTING SPACES AND NO NEW SQUARE FOOTAGE TO THE EXISTING BUILDING IS PROPOSED.

PROJECT DIRECTORY

CLIENT	ARCHITECT
Louisville Public Library	Markley Design LLC
City of Louisville	ARCHITECT: MARK R. MARKLEY, AIA, LEED AP
ATTN: KEVIN FREY	PH: 410-673-8248
Facilities Manager	PROJECT MGR: AMANDA FOX - Louisville, CO
PH: 502-525-4766	PH: 650-775-2081
ATTN: SHARON NEDZIEK	Office: 101 54TH AVE, SUITE L
Director of Cultural Services	GREELEY, CO 80634
451 Spruce Street	
Louisville, CO 80027	

APPLICABLE CODES

2018	INTERNATIONAL BUILDING CODE
2018	INTERNATIONAL PLUMBING CODE
2018	INTERNATIONAL FUEL GAS CODE
2018	INTERNATIONAL MECHANICAL CODE
2021	INTERNATIONAL ENERGY CONSERVATION CODE
2023	NATIONAL ELECTRICAL CODE

INTERIOR DESIGN SHEET INDEX

I-01	COVER SHEET / GENERAL NOTES / ADA DETAILS
I-02	DEMOLITION PLANS
I-03	MAIN LEVEL FINISH PLAN / SCHEDULES
I-04	UPPER LEVEL FINISH PLAN / SCHEDULES
I-05	ELEVATIONS AND SECTIONS
I-06	ELEVATIONS AND RENDERINGS
I-07	MISCELLANEOUS ITEMS SCHEDULE

SYMBOL LEGEND

	NORTH ARROW		INTERIOR ELEVATION
	ROOM DESIGNATION		KEYNOTE SYMBOL
	WALL HEIGHTS		
	VIEW NAME		VIEW TITLE
	SCALE: 1/8" = 1'-0"		

Louisville Public Library
951 Spruce Street
Louisville, Colorado

LOUISVILLE PUBLIC LIBRARY
951 Spruce Street, Louisville, CO 80027

MARKLEY

ARCHITECTURE • PLANNING • CONSULTING
MARKLEYDESIGNS.COM

GENERAL NOTES

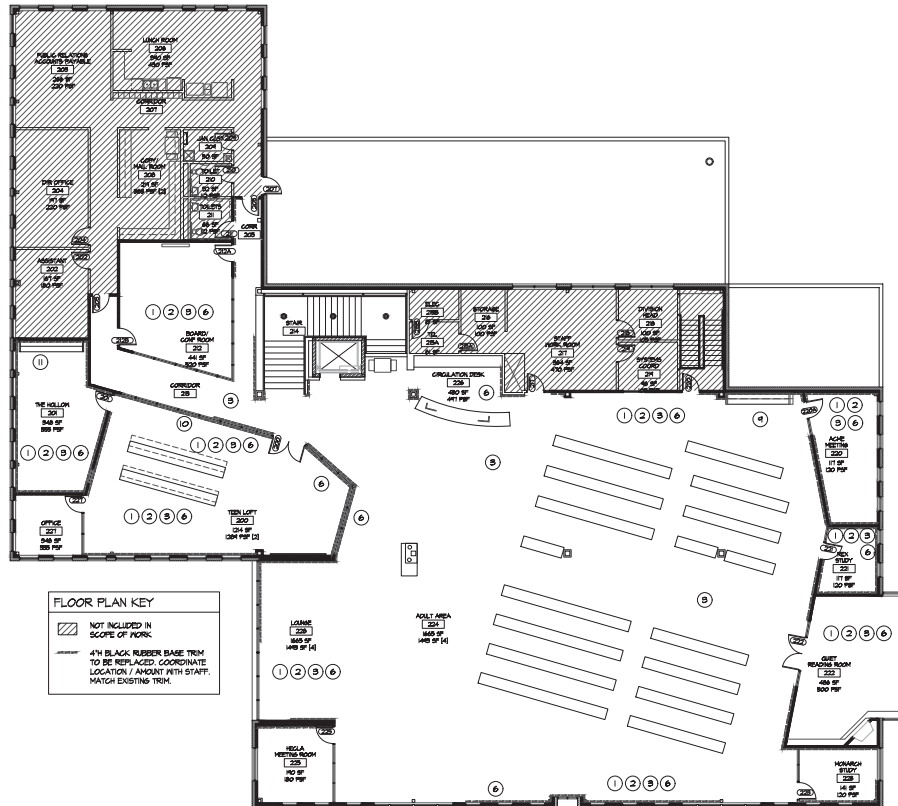
LOUISVILLE PUBLIC LIBRARY
RENOVATION PROJECT
951 Spruce Street, Louisville, CO 80027

PROJECT NO:	LPL24
DRAWN BY:	AKF 10/25/24
CHECKED BY:	
REVISIONS	

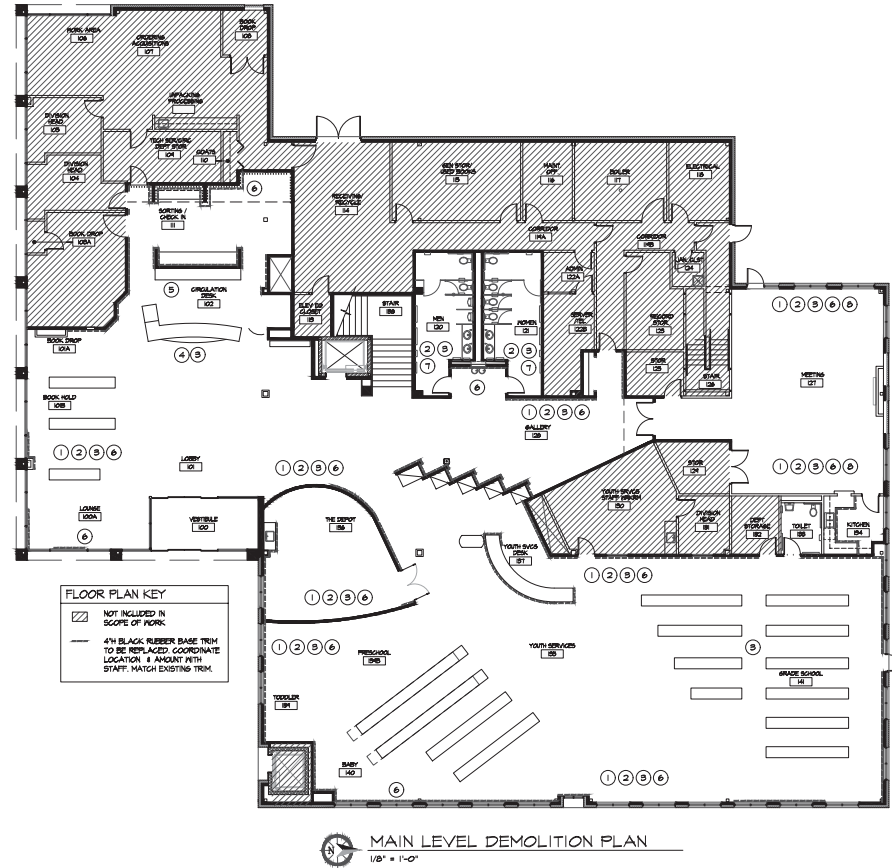
SHEET

I-101 OF 7

DISCLAIMER
THE ORIGINAL BACKGROUND FLOOR PLAN WAS NOT CREATED BY MARKLEY. THE PLAN AS DESIGNED BY THE ORIGINAL ARCHITECT FOR THE CONSTRUCTION OF THE LOUISVILLE PUBLIC LIBRARY HAS BEEN PROVIDED BY THE CITY OF LOUISVILLE FOR REFERENCE PURPOSE ONLY FOR THE INTERIOR DESIGN OF THE SPACE. WHILE EVERY EFFORT HAS BEEN MADE TO VERIFY THAT EXISTING BUILT MEASUREMENTS MATCH FLOOR PLAN DIMENSIONS, GENERAL CONTRACTOR MUST VERIFY MEASUREMENTS AND QUANTITIES PRIOR TO PURCHASE OR INSTALLATION OF MATERIALS AND ITEMS.



UPPER LEVEL DEMOLITION PLAN
1/8" = 1'-0"



MAIN LEVEL DEMOLITION PLAN
1/8" = 1'-0"

DEMOLITION PLAN KEY

- ALL EXISTING ITEMS IN AREAS OF SCOPE OF WORK TO BE RELOCATED AND STORED ON SITE AS COORDINATED WITH STAFF.
- REMOVE ALL WALL MOUNTED ITEMS IN SCOPE OF WORK AREAS. PATCH HOLES AND APPLY NEW TEXTURE TO MATCH EXISTING. PREP WALL SURFACES TO RECEIVE NEW WALL PAINT.
- REMOVE EXISTING FLOOR FINISHES AND PREP FLOOR SURFACE TO RECEIVE NEW FLOORING FINISHES AT ALL AREAS OF NEW CONSTRUCTION.
- CLEAN AND PREP LAMINATE HORIZONTAL BANDS ON FACE OF CIRCULATION DESK FOR NEW PAINT. TAPE OFF AREAS NOT RECEIVING NEW PAINT TO PROTECT DURING CONSTRUCTION.
- REMOVE EXISTING DETRIMENTAL AND FINISHES AS REQUIRED TO INSTALL NEW FULL-HEIGHT STUDIOS. SEE ELEVATIONS.
- REMOVE EXISTING BASE TRIM WHERE SHOWN. PREP DEMO SURFACE TO INSTALL NEW BASE TRIM TO MATCH EXISTING.
- THOROUGHLY CLEAN WALLS, CEILINGS AND FLOOR SURFACES IN RESTROOMS PRIOR TO NEW PAINT. PATCH WALLS AND PREP SURFACES TO RECEIVE NEW FINISHES.
- REMOVE HANGING MALL COVERING IN MEETING ROOM. PATCH ANY HOLES. APPLY NEW TEXTURE TO MATCH EXISTING AS NEEDED. CLEAN BASE TRIM AND HANGING TRIM. PREP SURFACE FOR PAINT.
- RELOCATE BOOKCASE TO THE HOLLOW TEEN LOUNGE AREA. PATCH HOLES AND PREP FOR PAINT.
- REMOVE 6X6 ED. AT STUDY TABLE BRACKET LOCATIONS. INSTALL METAL BRACKET BETWEEN STUDY AND THROUGHOUT BRACKET FOR ELEVATOR AND FINISH TABLE.
- REMOVE BOOKCASE TO REMOVE ALL FINISHES. REMOVE BOOKS AT TOP OF BOOKCASE. FILL HOLES WITH WOOD FILLER TO MATCH BOOKCASE. PREP FOR SEALANT OR PAINT ACCORDING TO ELEV.

GENERAL DEMO NOTES

- CONTRACTOR SHALL REVIEW EXISTING CONDITIONS FOR ANY ADDITIONAL ITEMS NOT SHOWN ON REMOVAL PLAN AND SHALL REMOVE THEM AS NEEDED TO COMPLETE NEW CONSTRUCTION SCOPE OF WORK AT NO ADDITIONAL COST.
- CONTRACTOR TO NOTE EXISTING LOCATIONS OF SHELVES AND FURNITURE PRIOR TO MOVING TO ENSURE THAT ITEMS ARE PLACED BACK IN THEIR ORIGINAL LOCATIONS (EXCEPT WHERE OTHERWISE NOTED).
- REMOVE DEBRIS FROM SITE IMMEDIATELY AND DISPOSE OF LEGALLY. THE BUILDING AND GROUNDS SHALL BE KEPT CLEAN AND FREE OF REFUSE AT ALL TIMES. GENERAL CONTRACTOR HAS THE FIRST RIGHT OF REFUSAL ON ALL SALVAGE ITEMS OR MATERIAL.
- WHERE EXISTING EQUIPMENT AND CEILINGS ARE TO BE REMOVED, SUCH REMOVAL SHALL INCLUDE ALL ANCHORS, HANGERS, FRAMING, ETC.
- PATCH FLOORS TO MATCH ADJACENT SURFACES AFTER CARPET AND FLOORING REMOVAL IN ORDER TO BE READY TO RECEIVE FINAL FINISHES.
- PROMPTLY REPAIR DAMAGES CAUSED BY DEMOLITION OR CONSTRUCTION WORK.
- CONTRACTOR IS RESPONSIBLE TO CORRELATE HIS/HER OBSERVATIONS WITH THESE CONTRACT DOCUMENTS. IF INCONSISTENCIES EXIST, THE CONTRACTOR SHALL INFORM THE CONTRACTING OFFICER BEFORE CONSTRUCTION.
- ALL FINISHES THAT ARE REMOVED DURING DEMO, EXCEPT THOSE NOTED TO BE REUSED OR TO REMAIN AS THE PROPERTY OF THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE JOB SITE. THE OWNER RESERVES THE RIGHT TO KEEP ANY REMOVED ITEMS EVEN THOUGH NOT NOTED ON DRAWINGS OR TAGGED.
- THE CONTRACTOR MUST MEET WITH THE OWNER OR HIS REPRESENTATIVE AND COORDINATE THE PROPOSED WORK SCHEDULE FOR REMOVAL, PHASING AND REMODEL WORK WITHIN THE CONTRACT DOCUMENTS AND TO ALLOW CONTINUED AND SAFE OPERATIONS OF THE FACILITY.
- PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL INFORM THE OWNER OR HIS REPRESENTATIVE OF THE INTENT TO DO SO AT LEAST 48 HOURS BEFORE SUCH WORK BEGINS.

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MEN'S AND WOMEN'S Removed from Scope **ADA ELECTRIC DOOR OPENER HARDWARE SCHEDULE**

VERIFY WITH HARDWARE CONTRACTOR PRIOR TO PURCHASE AND INSTALLATION

QTY PRODUCT DESCRIPTION
2 RECORD 8100 SERIES OPERATOR 8100 ALUM "CONFIRM MOUNT SIDE"
4 BEA 5M WIRELESS BOX 1050X475X505 BEA 4-5/8" SQ VU LOGO 1
TEXT 10P551
4 BEA DIGITAL TRANSMITTER 10TMOOPS
2 BEA DIGITAL RECEIVER 10RD400

NOTES:
1. CONTACT COLORADO DOORWAYS, COLIN SZABO / 303-241-0900 FOR PURCHASE AND INSTALL OF THE ADA AUTO OPENERS
2. A HANGARTORY DETAIL TRIP IS REQUIRED TO VERIFY OPENING REQUIREMENTS.

ROOM FINISH SCHEDULE

MAIN LEVEL									
Rm #	Room Name	Floor	Accents	Notes	Notes	Notes	Notes	Notes	Notes
100	VISIBLE	PT-1	PT-1	PT-1	PT-1	PT-1	PT-1	PT-1	PT-1
101A	LOBBY	PT-1	PT-1	PT-1	PT-1	PT-1	PT-1	PT-1	PT-1
101B	BOOK DROP	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2
102	CIRCULATION DESK	PT-1	PT-1	PT-1	PT-1	PT-1	PT-1	PT-1	PT-1
103	BOOK HOLD	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2
104	BOOK HOLD	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2
105	BOOK HOLD	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2
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111	BOOK HOLD	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2
112	BOOK HOLD	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2
113	BOOK HOLD	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2
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191	BOOK HOLD	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2
192	BOOK HOLD	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2
193	BOOK HOLD	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2
194	BOOK HOLD	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2
195	BOOK HOLD	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2
196	BOOK HOLD	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2
197	BOOK HOLD	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2
198	BOOK HOLD	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2
199	BOOK HOLD	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2
200	BOOK HOLD	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2	PT-2

FINISH CODES

FLOOR FINISH		MALL FINISH	
PT-1	24"X36" WALKOFF CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-1	MAIN MALL COLOR LIGHT BEIGE-GRAY SHWERS "Sensation" VIT
PT-2	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-2	BEIGE-GRAY - SHWERS "Sensation" VIT
PT-3	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-3	BRIGHT TEAL - SHWERS "Sensation" VIT
PT-4	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-4	TEAL - SHWERS "Sensation" VIT
PT-5	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-5	BLUE - SHWERS "Sensation" VIT
PT-6	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-6	MEDIUM GRAY BLUE - SHWERS "Sensation" VIT
PT-7	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-7	"Lobadorite"
PT-8	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-8	CORAL ACCENT - SHWERS "Sensation" VIT
PT-9	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-9	BRIGHT LIGHT GREEN - SHWERS "Sensation" VIT
PT-10	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-10	SAGE - SHWERS "Sensation" VIT
PT-11	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-11	DARK FOREST - SHWERS "Sensation" VIT
PT-12	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-12	BRIGHT BLUE - SHWERS "Sensation" VIT
PT-13	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-13	DARK GRAYCOAL - SHWERS "Sensation" VIT
PT-14	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-14	BLACK - SHWERS "Sensation" VIT
PT-15	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-15	"Lobadorite"
PT-16	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-16	"Lobadorite"
PT-17	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-17	"Lobadorite"
PT-18	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-18	"Lobadorite"
PT-19	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-19	"Lobadorite"
PT-20	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-20	"Lobadorite"
PT-21	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-21	"Lobadorite"
PT-22	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-22	"Lobadorite"
PT-23	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-23	"Lobadorite"
PT-24	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-24	"Lobadorite"
PT-25	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-25	"Lobadorite"
PT-26	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-26	"Lobadorite"
PT-27	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-27	"Lobadorite"
PT-28	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-28	"Lobadorite"
PT-29	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-29	"Lobadorite"
PT-30	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-30	"Lobadorite"
PT-31	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-31	"Lobadorite"
PT-32	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-32	"Lobadorite"
PT-33	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-33	"Lobadorite"
PT-34	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-34	"Lobadorite"
PT-35	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-35	"Lobadorite"
PT-36	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-36	"Lobadorite"
PT-37	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-37	"Lobadorite"
PT-38	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-38	"Lobadorite"
PT-39	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-39	"Lobadorite"
PT-40	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-40	"Lobadorite"
PT-41	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-41	"Lobadorite"
PT-42	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-42	"Lobadorite"
PT-43	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-43	"Lobadorite"
PT-44	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-44	"Lobadorite"
PT-45	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-45	"Lobadorite"
PT-46	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-46	"Lobadorite"
PT-47	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-47	"Lobadorite"
PT-48	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-48	"Lobadorite"
PT-49	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-49	"Lobadorite"
PT-50	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-50	"Lobadorite"
PT-51	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-51	"Lobadorite"
PT-52	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-52	"Lobadorite"
PT-53	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-53	"Lobadorite"
PT-54	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-54	"Lobadorite"
PT-55	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-55	"Lobadorite"
PT-56	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-56	"Lobadorite"
PT-57	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-57	"Lobadorite"
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PT-59	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-59	"Lobadorite"
PT-60	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-60	"Lobadorite"
PT-61	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-61	"Lobadorite"
PT-62	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-62	"Lobadorite"
PT-63	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-63	"Lobadorite"
PT-64	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-64	"Lobadorite"
PT-65	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-65	"Lobadorite"
PT-66	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-66	"Lobadorite"
PT-67	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-67	"Lobadorite"
PT-68	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-68	"Lobadorite"
PT-69	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-69	"Lobadorite"
PT-70	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-70	"Lobadorite"
PT-71	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-71	"Lobadorite"
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PT-74	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-74	"Lobadorite"
PT-75	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-75	"Lobadorite"
PT-76	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-76	"Lobadorite"
PT-77	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-77	"Lobadorite"
PT-78	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-78	"Lobadorite"
PT-79	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-79	"Lobadorite"
PT-80	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-80	"Lobadorite"
PT-81	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-81	"Lobadorite"
PT-82	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-82	"Lobadorite"
PT-83	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-83	"Lobadorite"
PT-84	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-84	"Lobadorite"
PT-85	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-85	"Lobadorite"
PT-86	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-86	"Lobadorite"
PT-87	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-87	"Lobadorite"
PT-88	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-88	"Lobadorite"
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PT-90	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-90	"Lobadorite"
PT-91	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-91	"Lobadorite"
PT-92	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-92	"Lobadorite"
PT-93	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-93	"Lobadorite"
PT-94	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-94	"Lobadorite"
PT-95	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-95	"Lobadorite"
PT-96	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-96	"Lobadorite"
PT-97	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-97	"Lobadorite"
PT-98	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-98	"Lobadorite"
PT-99	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-99	"Lobadorite"
PT-100	24"X36" CARPET TILE - MONARK INDUSTRIES TYP SHUT II / First Step II - Performance Loop Fibre / 1000 Coats	PT-100	"Lobadorite"

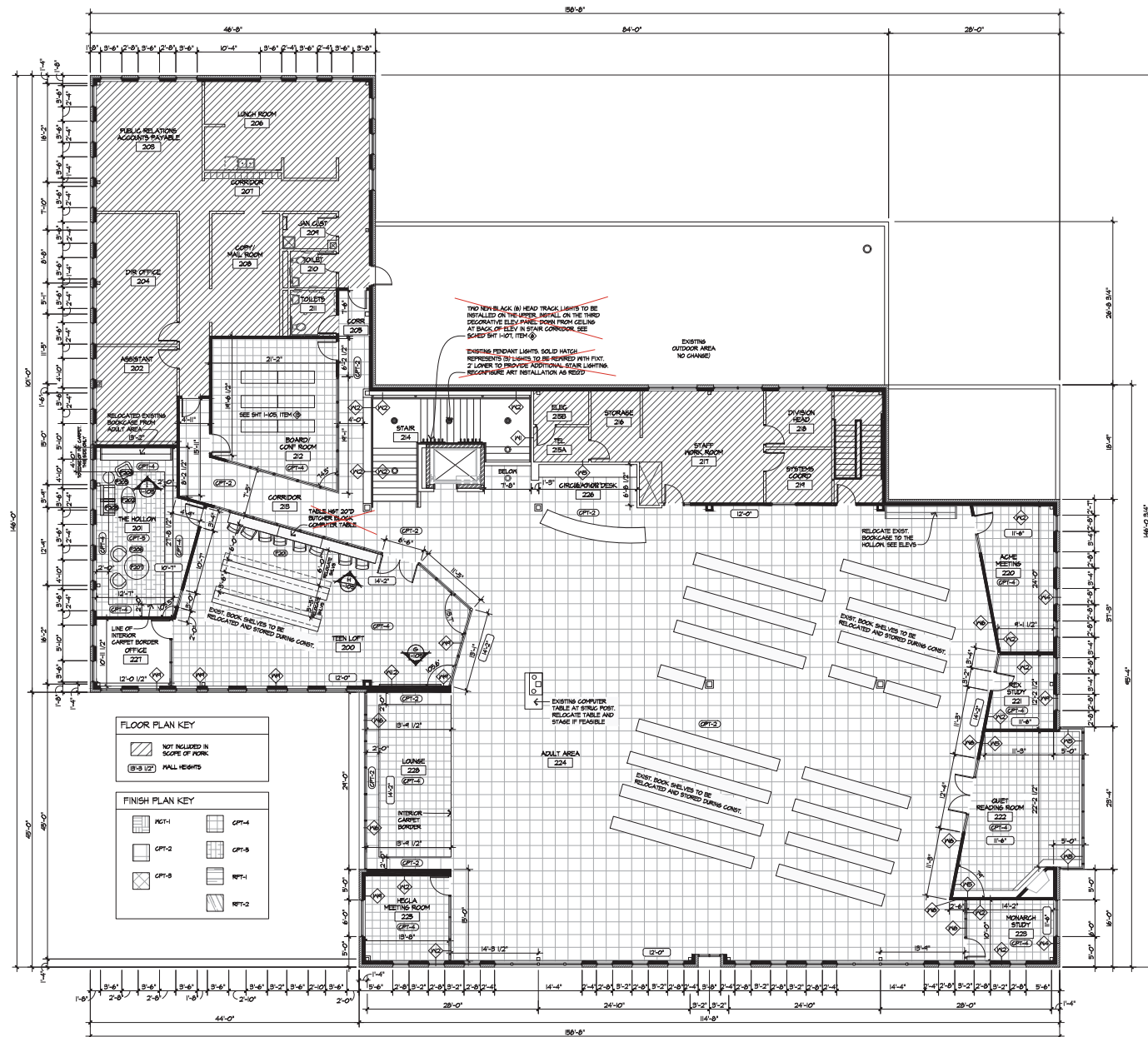
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ROOM FINISH SCHEDULE						
UPPER LEVEL						
Rm #	Room Name	Floor		Wall		Notes
		Main	Accent	Main	Accent	
300	TEEN LOFT	CP-4	-	PI	MI	
301	THE HOLLER	*	*	MO	-	
312	BOARDING ROOM	CP-4	-	**	**	* CARPET BORDER CP-4 - CARPET INTERIOR CP-4 ALL WALLS - PIG PROVIDE DESIGN SPECIFICATIONS FOR ALL EXISTING GROUND LAMINATE IN THE HOLLER
313	CORRIDOR	CP-2	-	PI	-	** SHOWN "Accessories View" ADV CHAIRMAN, OFFICE "Integration" BELLOU WALL
314	STAIR	existing	existing	PI	PI	
320	ACME MEETING	CP-4	-	PI	PI	
321	REX STUDY	CP-4	-	PI	PI	
322	READING ROOM	CP-4	-	PI	-	
323	MONARCH STUDY	CP-4	-	PI	PI	
324	ADULT AREA	CP-2	-	PI	PI	
325	HEGLA MEETING RM	CP-4	-	PI	PI	
326	CIRCULATION DESK	CP-2	-	PI	PI	
321	OFFICE	existing	existing	PI	PI	
328	ADULT LOUNGE	**	**	PI	PI	*CARPET BORDER CP-2-CARPET INTERIOR CP-4

FINISH CODES	
FLOOR FINISH	WALL FINISH
CP1 24704 MALCOLM GARRET TILE - HONKAW INDUSTRIES, 10000 14th Street, NW, Atlanta, GA 30328 Performance Loop Film 1" x 65" Cells MONOLITHIC PATTERN CP12 24704 CARBIDE TILE - GARRET TILE - HONKAW INDUSTRIES, Dentsh Culture / Made to Last 1/4" Ceramic Wall Tile MONOLITHIC PATTERN CP13 24704 CARPET TILE - HONKAW INDUSTRIES, 10000 14th Street, NW, Atlanta, GA 30328 Franklin MONOLITHIC PATTERN CP14 24704 CARPET TILE - HONKAW INDUSTRIES, 10000 14th Street, NW, Atlanta, GA 30328 Henry MONOLITHIC PATTERN CP15 24704 CARPET TILE - HONKAW INDUSTRIES, 10000 14th Street, NW, Atlanta, GA 30328 Brommings Olson / Remant 6748 / 454 "Concrete" MONOLITHIC PATTERN CP16 24704 CARPET TILE - HONKAW INDUSTRIES, 10000 14th Street, NW, Atlanta, GA 30328 Jorgensen / G2050 801 "Plains" MONOLITHIC PATTERN CP17 24704 RUBBER TILE - TARCETT - Jamarine Tri-Form International, P.O. Box 1000, The Woodlands, TX 77380 The Floor / LBA Resources' Jamarine.com	M1 MAIN WALL COLOR LIGHT BEIGE-GARRET TILE - HONKAW INDUSTRIES M2 BEIGE-SRAY - SPM405 "Plangiflon" M3 BRIGHT TILE - SPM405 "Intense Tile" M4 TILE - SPM405 "Vernal Garden" M5 BLUE - SPM405 "Vernal Bay" M6 MEDIUM GRAY TILE - SPM405 "Labyrinth" M7 CORAL ACENT - SPM405 "Vitala Coral" M8 BRIGHT LIGHT GREEN - SPM405 "Vernal Sage - SPM405 Sage" M9 DARK FOREST - SPM405 "Vernal Dark Forest" M10 BRIGHT BLUE - SPM405 "Vernal's" M12 DARK CHARCOAL - SPM405 "Charcoal" M13 BLACK - SPM405 "Black Magic"

NOTES

1. SUBSTRATE AT ALL LOCATIONS IS CONCRETE.
2. SEE FINISH SPECIFICATIONS SHT 1-101 FOR PREPARATION, INSTALLATION AND MAINTENANCE DETAILS.
3. WHERE WALL PAINT COLOR NOT INDICATED ON PLANS, WALL TO BE "W" MAIN WALL COLOR.
4. WHERE FINISH SPECS NOT PROVIDED, INSTALL PER MANUFACTURER RECOMMENDATIONS.



UPPER LEVEL FLOOR FINISH PLAN
1/8" = 1'-0"



Markley
DESIGN
ARCHITECTURE - PLANNING - CONSULTING
970.673.8248
MARKLEYDESIGNS.COM

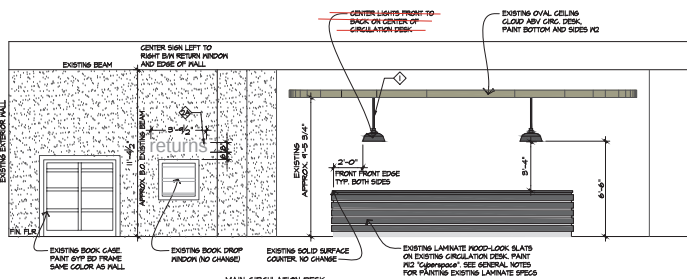
UPPER LEVEL FINISH PLAN

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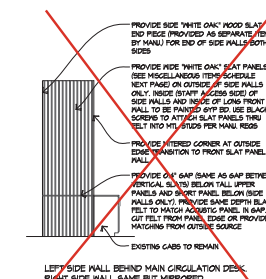
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DRAWN BY:	AKF
	10/25/24

CKED BY:	
VISIONS	

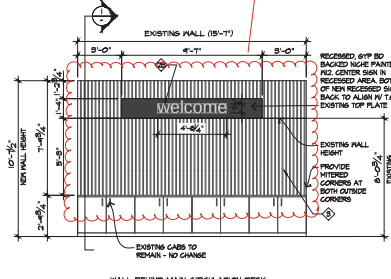
-104 OF 7



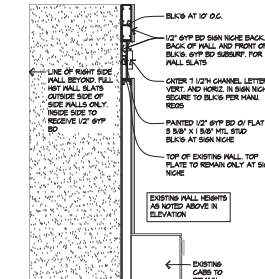
MAIN CIRCULATION DESK ELEVATION
1/4" = 1'-0"
COORDINATE WITH BROOKFIELD FAST SIGNS MANUFACTURER FOR ALL SIGNAGE DETAILS INC. LETTER SPACING AND INSTALLATION REQUIREMENTS. SEE SIGNAGE DETAILS THIS SHEET.



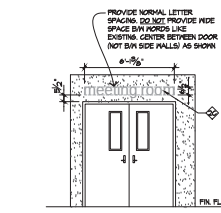
LEFT SIDE WALL BEHIND MAIN CIRCULATION DESK ELEVATION
1/4" = 1'-0"
COORDINATE WITH BROOKFIELD FAST SIGNS MANUFACTURER FOR ALL SIGNAGE DETAILS INC. LETTER SPACING AND INSTALLATION REQUIREMENTS. SEE SIGNAGE DETAILS THIS SHEET.



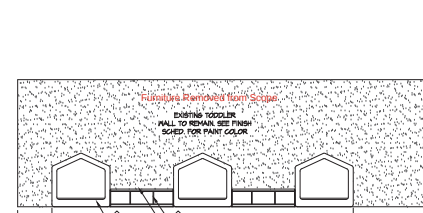
RIGHT SIDE WALL BEHIND MAIN CIRCULATION DESK ELEVATION
1/4" = 1'-0"
COORDINATE WITH BROOKFIELD FAST SIGNS MANUFACTURER FOR ALL SIGNAGE DETAILS INC. LETTER SPACING AND INSTALLATION REQUIREMENTS. SEE SIGNAGE DETAILS THIS SHEET.



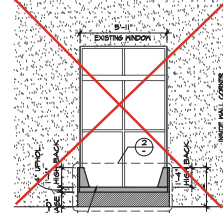
WALL BEHIND MAIN CIRCULATION DESK ELEVATION
1/2" = 1'-0"
COORDINATE WITH BROOKFIELD FAST SIGNS MANUFACTURER FOR ALL SIGNAGE DETAILS INC. LETTER SPACING AND INSTALLATION REQUIREMENTS. SEE SIGNAGE DETAILS THIS SHEET.



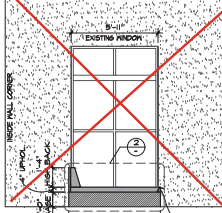
MEETING ROOM ENTRY ELEVATION
1/4" = 1'-0"
COORDINATE WITH BROOKFIELD FAST SIGNS MANUFACTURER FOR ALL SIGNAGE DETAILS INC. LETTER SPACING AND INSTALLATION REQUIREMENTS. SEE SIGNAGE DETAILS THIS SHEET.



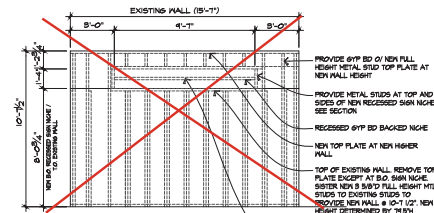
CHILDREN'S TODDLER AREA GUBBIE AND PARENT BENCH ELEVATION
1/4" = 1'-0"
COORDINATE WITH BROOKFIELD FAST SIGNS MANUFACTURER FOR ALL SIGNAGE DETAILS INC. LETTER SPACING AND INSTALLATION REQUIREMENTS. SEE SIGNAGE DETAILS THIS SHEET.



LEFT BENCH ELEVATION
1/4" = 1'-0"
COORDINATE WITH 40 NORTH DESIGNS FOR ALL BENCH SIGNAGE DETAILS INC. LETTER SPACING AND INSTALLATION REQUIREMENTS. SEE SIGNAGE DETAILS THIS SHEET.



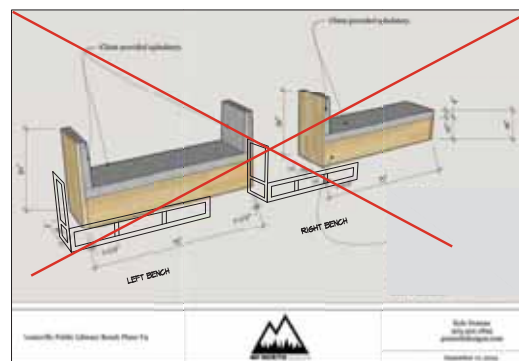
RIGHT BENCH ELEVATION
1/4" = 1'-0"
COORDINATE WITH 40 NORTH DESIGNS FOR ALL BENCH SIGNAGE DETAILS INC. LETTER SPACING AND INSTALLATION REQUIREMENTS. SEE SIGNAGE DETAILS THIS SHEET.



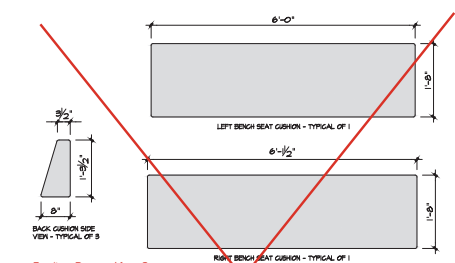
WALL BEHIND MAIN CIRCULATION DESK FRAMING ELEVATION
1/4" = 1'-0"
COORDINATE WITH BROOKFIELD FAST SIGNS MANUFACTURER FOR ALL SIGNAGE DETAILS INC. LETTER SPACING AND INSTALLATION REQUIREMENTS. SEE SIGNAGE DETAILS THIS SHEET.



SIGNAGE DETAILS
N.T.S.
NOTE: SIGNAGE DETAILS PROVIDED BY FAST SIGNS BROOKFIELD. FAST SIGNS IS THE SPECIFIED MANUFACTURER FOR THE REPLACEMENT SIGNAGE. DETAILS ARE ABOVE, SEE ADDITIONAL NOTES IN THE DETAIL ELEVATIONS THIS SHEET.



CUSTOM WINDOW BENCH DETAILS
N.T.S.
NOTE: COORDINATE PRODUCTION WITH KYLE DOMAN, 40 NORTH DESIGNS AT 303-522-1848. 40 NORTH DESIGNS ABOVE, SEE ADDITIONAL NOTES FOR INCONSISTENT CUSHION CUSHIONS TO BE PROVIDED BY ZIP CUSHIONS.



WINDOW BENCH CUSHION DETAILS
3/4" = 1'-0"
NOTE: CUSHION DEPTH IS 20". SEE BENCH DETAIL. 2. ZIP CUSHIONS - www.zipcushions.com IS THE RECOMMENDED CUSHION MANUFACTURER.

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MISCELLANEOUS ITEMS SCHEDULE																
ELEVATIONS KEYNOTE SYMBOL																
Color I	Other Finish	Image	Key	Item	Location	Product	Series	Mfr	Color	Size	Website	Units	**Retail Cost/Unit	Total	Notes	
			1	PENDANT WITH AN ALUMINUM SHADE	MAIN CIRCULATION	ELEGANT LIGHTING CIRCA 17" WIDE PENDANT WITH AN ALUMINUM SHADE	CIRCA	BUILD WITH FERGUSON	BLACK IV/ BRONZE INTERIOR SHADE	17"DIA X 12"H	www.bulld.com	2	\$16	\$12	https://www.bulld.com/elegant-lighting-l4pd40q4h424781v4u439407441searchid=free040 SEE CIRCULATION DESK ELEV FOR LOCATION AND HEIGHT DETAILS	
			2	'returne' SIGN	MAIN CIRCULATION	CHANNEL LETTER SIGN				45.5"W X 8"H	fastsigns.com	1			ALUMINUM LETTERS IV/ BRUSHED ALUMINUM FINISH. FAST SIGNS BROOKFIELD CONTACT: HAYLEY LIEPKE, OWNER 303-840-8627	
			2B	'welcome' SIGN	MAIN CIRCULATION	CHANNEL LETTER SIGN				56.35"W X 13"H	fastsigns.com	1			ALUMINUM LETTERS IV/ BRUSHED ALUMINUM FINISH. FAST SIGNS BROOKFIELD CONTACT: HAYLEY LIEPKE, OWNER 303-840-8627	
			2C	'meeting room' SIGN	GALLERY	CHANNEL LETTER SIGN				73.9"W X 6.5"H	fastsigns.com	1			ALUMINUM LETTERS IV/ BRUSHED ALUMINUM FINISH. FAST SIGNS BROOKFIELD CONTACT: HAYLEY LIEPKE, OWNER 303-840-8627	
			2D	'teen loft' SIGN	YOUNG ADULT	YELLOW PAINTED SCRIPT SIGN - FONT "Adelia"				94.3"W X 36.3"H	fastsigns.com	1			YELLOW PAINTED SCRIPT FONT SIGN. FONT - "Adelia". FAST SIGNS BROOKFIELD CONTACT: HAYLEY LIEPKE, OWNER 303-840-8627	
			3	PRETINSHED WIDE WOOD SLAT PANELS	MAIN CIRCULATION	WIDE PRETINSHED WILLOW PANEL	-	ANDOR WILLOW	WHITE OAK IV BLK FELT BACK	94.5"W X 27" PANELS	andorwillow.com	6	\$264	\$1,644	TO BE PAINTED 67R SEE SECT.	
			4	GIBBIE CHILD SEATING	TODDLER	MOBILE GLASSROOM NOOK	FLEX-SPACE JR.	LAKESHORE LEARNING	LIGHT WOOD	47 5/8"W X 26 1/4"D X 41 1/8"H	lakeshorelearning.com	3	\$1444	\$5,412	SECURE INTO HTL STUDS WITH CONCEALED ANTI-TIP BRACKET PROTECTION MIN. (2) BRACKETS / ITEM. UPHOLSTERY TO BE STANDARD AS PROVIDED BY MANUFACTURER. SEE ELEV FOR CONFIGURATION. SECURE SEAT CUSHIONS TO SEATS WITH CONCEALED 3M HOOK AND LOOP SELF ADHESIVE TAPE	
			5	SHOE STORAGE BENCH	TODDLER	COMFY STORAGE BENCH	FLEX-SPACE	LAKESHORE LEARNING	LIGHT WOOD	52"W X 14 1/2"D X 16 1/2"H	lakeshorelearning.com	2	\$524	\$1,056	SECURE INTO HTL STUDS WITH CONCEALED ANTI-TIP BRACKET PROTECTION MIN. (2) BRACKETS / ITEM. SEE ELEV FOR CONFIGURATION	
			5A	-SHOE STORAGE BENCH UPHOLSTERY	TODDLER	UPHOLSTERY - COMFY STORAGE BENCH	FOAM RECT. CUSHION	ZIP CUSHIONS	ASOKA PLAINS "Tina - Tonalita"	51.97"L X 13.18"W X 2.16"D	zipcushions.com	2	\$82	\$164	REPLACE PROVIDED SEAT CUSHIONS WITH NEW PER ZIPCUSHIONS.COM. CUSHION TO BE DIMENSIONS LISTED UNDER SIZE AND LISTED COLOR. SECURE BENCH SEAT CUSHIONS TO SEATS WITH CONCEALED 3M HOOK AND LOOP SELF ADHESIVE TAPE	
			6	STAIR CORRIDOR TRACK LIGHTS	STAIR	12 PACK BLACK HEADS WITH H-TRACK SYSTEM	CHARGE	WAC LIMITED	BLACK	5.88"L X 2.38"W X 8"D	www.homedepot.com	1	\$275	\$275	PRICE FOR TRACK LIGHT HEADS ONLY. OR EQUAL SUPPLIER. PROVIDE (2) H TRACK LIGHT SYSTEMS WITH 12 HEADS TOTAL. INSTALL ON WALL. BINDING ELEVATOR SHUTT. SEE PLAN	
			7	PENDANT WALL SUPPORTS - 2 PK	TEEN LOFT	WALL MOUNTED WOOD BRACKET FOR HANGING SCORCE	TRIAGE	BLACK	BLACK	11"D X 12"H	www.amazon.com	1	\$16	\$16	LINK: https://www.amazon.com/gp/product/B08454231H?pf_rd_p=pr_1gm4u26m858182d4c04e13b1	
			8	PENDANTS	TEEN LOFT	DILT INDUSTRIAL PENDANT LIGHT		DINSLI LIGHTING	BLACK	6.4" DIA. X 10.6"H X 13.5" CORD	www.amazon.com	2	\$40	\$80	MUST BUY (2) SINGLE PENDANTS TO SELECT (3) CORD. LINK: dils industrial pendant light, metal hanging ceiling lights fixture with clear glass shade, flush-mount swing lighting for kitchen/dining room/hallway/bedroom, c39 base (black) https://a.co/d/22e9yf	
			8A	-EDISON BULBS	TEEN LOFT/ MAIN CIRC.	6 PACK LITESTORY E26 BULBS	E26 EDISON	LITESTORY	AMBER		www.amazon.com	2			LINK: https://www.amazon.com/gp/product/B08454231H?pf_rd_p=pr_1gm4u26m858182d4c04e13b1 LITESTORY c26 led bulb 60 watts equiv 40 watts norm white 2300K amber c26 edison bulb dimmable ac120V 400lm 144 l45 led bulb for pendant, https://a.co/d/1k3faj AMBER EDISON BULB	
			9	GREENERY WALL	TEEN LOFT	12PK 20" X 20" FAUX GREEN PANEL	TOPIARY HEDGE	ULAND	'GREEN'	20"X20"	www.amazon.com	2	\$136	\$272	**PURCHASE AND OPEN GREEN PANELS AT CONSTRUCTION COMMENCEMENT TO ALLOW TIME FOR OFF-GASSING** MUST ORDER "GREENY" OPTION - INSET THE A55818	
			10	BUTCHER BLOCK STUDY TABLE TOP	TEEN LOFT	UPFN BIRCH SOLID BUTCHER BLOCK COUNTER IV SQUARE EDGE	BUTCHER BLOCK COUNTER	HAMPTON BAY	BIRCH - LIGHT WOOD	61" X 25"D X 1.5"	www.homedepot.com	3	\$274	\$821	Shore SAIL 100TITLES - GUT TO 20" DEEP. PROVIDE BRACKETS AT MAX. 82" CG. INTO STUDS. 7" lbs / 8" SECTION. PROVIDE (3) COATS CLEAR EGG SHELL SHEEN PUT. URETHANE PER MANU. REGS TO TOP AND EXPOSED SIDES	
			11	-STUDY TABLE COUNTER BRACKETS	TEEN LOFT	HEAVY DUTY COUNTER BRACKETS	HEAVY DUTY BRACKETS	BLACTEA	BLACK	18"L X 6"W X 2 1/2"H	www.amazon.com	3	\$100	\$300	LINK: premium heavy duty countertop brackets 18 inch 4 pack (2.5" lip)inlgromte countertop support 18" x 6" x 2 (2.5" lip) bracket metal metal suitable for quartz/wood/corundum and laminate countertops. INPUT LINK IN AMAZON.COM 4 PACK HEAVY-DUTY COUNTER BRACKETS. REMOVE DRYWALL AND THRU BOLT BRACKETS THRU BLCK'S INSTALLED HORIZ. BETWEEN EXISTING METAL STUDS	
			11A	-STUDY TABLE COUNTER LEGS	TEEN LOFT	ADJUSTABLE TALL METAL DESK LEGS	ADJUSTABLE DESK LEGS	IRONDY	BLACK	18"X28" X 15" DIA.	www.amazon.com	1	\$44	\$44	LINK: https://a.co/d/1k3faj 2 pos 18" x 28" adjustable table legs 1.5" pipe diameter metal adjustable height desk legs heavy duty furniture leg for computer desk/standing table/office desk https://a.co/d/1k3faj INPUT LINK IN AMAZON.COM INSTALL LEGS 48" O.G. 1 1/2" BACK FROM FRONT OF OFFICE PK. OF 4.	
			F201	-STUDY TABLE CHAIRS	TEEN LOFT	OFFICE CHAIR	ADJUSTABLE PU LEATHER ARMLESS CHAIR	BERYTH	BLACK SEAT / BROWN WOOD ACCENT	20.5"D X 21.4"W X 39.5"H	www.amazon.com	5	\$130	\$1,040	LINK: https://a.co/d/1k3faj bench home office chair no arms with wheels, adjustable height small desk chair, pu leather mid back 360° swivel computer chair, armless modern mesh chair for office, reading meeting room/office/black SEAT, WOOD LOOK ACCENT, BLACK BASE	
			12	GABINET HANDLES	THE HOLLOW	10 PACK CABINET PULLS	CABINET HANDLES	AMERZECO	CHAMPAGNE BRONZE	5"L	www.amazon.com	1	\$36	\$36	LINK: https://a.co/d/1k3faj 10 pack champagne bronze cabinet pulls 5 inch(28mm) hole centers kitchen cabinet handles hardware kitchen handles for cabinets cupboard handles drawer pulls 200041 https://a.co/d/1k3faj	
			13	CONFERENCE / BOARD ROOM TABLES	CONF. ROOM	(6) FLIP TOP TABLES	CONF RM TABLES	MOORECO INC	FUSION MARLE/BLK EDGE BAND	24"W X 72"L X 29 1/2"-48"H	www.schoolin.com	6	\$516	\$5,106	(6) CONFERENCE ROOM TABLES WITH WHEELS AND ADJUSTABLE HEIGHT FOR SIT OR STAND. CORD GRABBERS INCLUDED.	
	MEDIUM WOOD		F202	OVAL COFFEE TABLE	THE HOLLOW	COFFEE TABLE	REIN OCCASIONAL	OF'S CAROLINA - 1810-OVAL	DESERT (D51)	46"W X 22"D X 17"H	D'ANN ABBOTT 303-481-1260	1	\$2356	\$2,356	1810-OVAL / FRAME. VENEER / FINISH. DESERT (D51) / TOP. SAME AS ALL.	
	LIGHT WOOD LEGS		F203	LOUNGE CHAIRS	THE HOLLOW		EVERGREEN	OF'S CAROLINA	680-I	DESIGNATEX "Rider Henna"	50"W X 33"D X 30"H	D'ANN ABBOTT 303-481-1260	2	\$1700	\$1,700	59EC - MODEL 680-I / LEG FINISH. D51-DESERT / NO ARM CAP / NO FERRULES / FABRIC: DESIGNATEX "Rider Henna" / NO MOISTURE BARRIER
	LIGHT WOOD LEGS		F204	LOUNGE CHAIR	THE HOLLOW		EVERGREEN	OF'S CAROLINA	680-I	MAHARAM "024 Anchor"	50"W X 33"D X 30"H	D'ANN ABBOTT 303-481-1260	1	\$1700	\$1,700	59EC - MODEL 680-I / LEG FINISH. D51-DESERT / NO ARM CAP / NO FERRULES / FABRIC: MAHARAM "024 Anchor" / NO MOISTURE BARRIER
	MEDIUM WOOD		F205	ROUND SIDE TABLE	THE HOLLOW	SIDE TABLE	REIN OCCASIONAL	OF'S CAROLINA - 1810-22RD	DESERT (D51)	22"DIA. X 20"H	D'ANN ABBOTT 303-481-1260	1	\$1574	\$1,574	1810-22RD / FRAME. VENEER / FINISH. DESERT (D51) / TOP. SAME AS ALL.	
	GOLD METAL LEGS		F206	CLUB CHAIRS	THE HOLLOW	FIONA ACCENT CHAIR	FIONA	INTERIOR DEFINE	"TESSEX" PERFORMANCE VELVET	35"W X 22.5"D X 28.5"H	interiordefine.com	2	\$145	\$2,440	INTERIOR DEFINE FIONA CHAIR WITH PERFORMANCE VELVET FABRIC COLOR "Essex" AND MATTE BRASS METAL LEGS. INTERIOR DEFINE DENVER. CONTACT LAUREN KASSAB (720) 684-4665	
			F207	CLUB COFFEE TABLE - ROUND	THE HOLLOW	DEVON WHITE WASH OAK TABLE	DEVON	INTERIOR DEFINE	WHITE WASH OAK	48" DIA. X 16.25"H	interiordefine.com	1	\$1,245.00	\$1,245	48" DIA. TABLE. INTERIOR DEFINE DENVER. CONTACT LAUREN KASSAB (720) 684-4665	
			F208	STACKABLE ARMLESS CHAIRS	ADULT AREA	STACKABLE ARMLESS CHAIRS	LUMIN	SIT ON IT	NAVY SEAT / CHROME FRAME	20.7"W X 22.8"D X 32.4"H	www.sitontit.net	22	\$151.00	\$3,322	CHAIRS ARE ONLY LISTED IN THIS TABLE, THEY ARE NOT SHOWN GRAPHICALLY ON THE FLOOR PLAN. CONTACT LAURA MOORE AT SLATE 303-471-4334	
			F209	STACKABLE CHAIRS WITH ARMS	ADULT AREA	STACKABLE CHAIRS WITH ARMS	LUMIN	SIT ON IT	NAVY SEAT / CHROME FRAME	24.9"W X 22.8"D X 32.4"H	www.sitontit.net	22	\$160.00	\$3,520	CHAIRS ARE ONLY LISTED IN THIS TABLE, THEY ARE NOT SHOWN GRAPHICALLY ON THE FLOOR PLAN. CONTACT LAURA MOORE AT SLATE 303-471-4334	

NOTE

- SEE TENANT FINISH SPECIFICATIONS ON SHEET 1-01 FOR DETAILED APPLICATION NOTES.
- SHIPPING COSTS NOT INCLUDED IN TOTAL COST. IF SHIPPING IS FREE, IT HAS BEEN NOTED IN THE NOTES
- ALL ITEMS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
- COST PER UNIT AND TOTAL COST AMOUNTS ARE RETAIL PRICES FOR REFERENCE AND COMPARISON ONLY. AMOUNTS DO NOT INCLUDE SHIPPING OR ADDED CONTINGENCY COSTS.
- RETAIL COST FOR REFERENCE ONLY.

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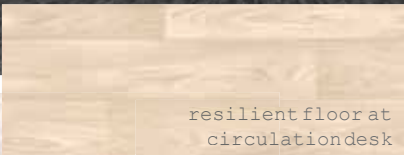
Markley
DESIGNS
ARCHITECTURE - PLANNING - CONSULTING
970.673.8248
MARKLEYDESIGNS.COM

MISCELLANEOUS ITEMS SCHEDULE
LOUISVILLE PUBLIC LIBRARY
RENOVATION PROJECT
951 Spruce Street, Louisville, CO 80027

PROJECT NO: LPL24
DRAWN BY: AKF
10/25/24

CHECKED BY:
REVISIONS

SHEET
I-107 OF 7

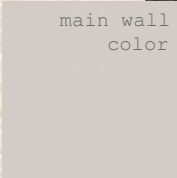


Removed from scope

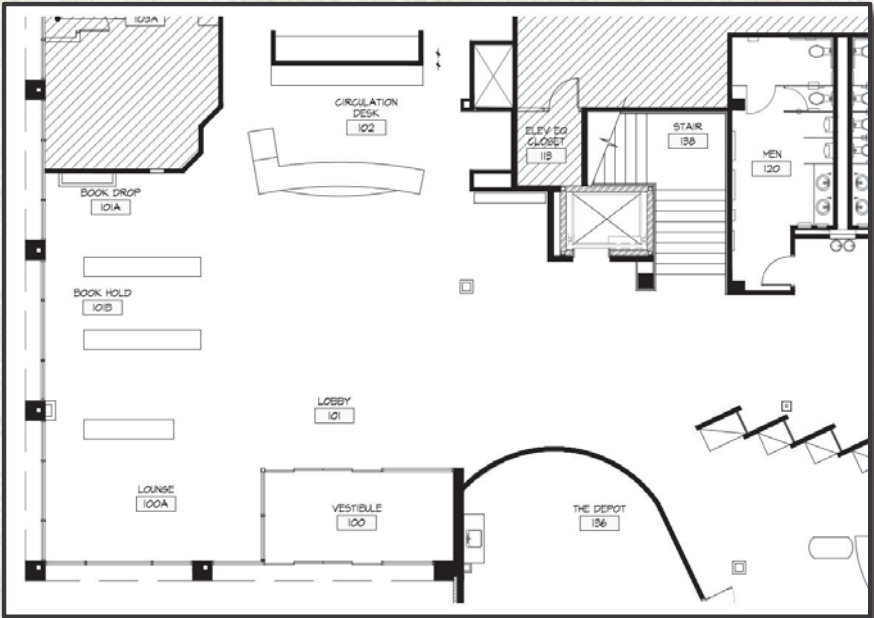
Main Lobby floor specs

- Main Carpet- Denim Culture "Charcoal"
- Accent Carpet- Learn and Live "Henry"
- Circulation Desk Resilient Floor- Healthy Environments "Flaxen"

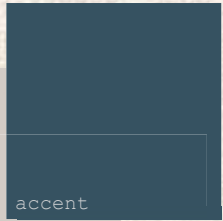
Main Circulation



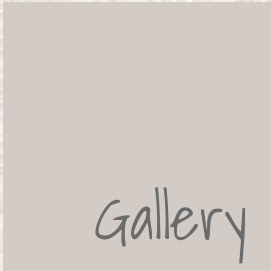
Lobby Lounge



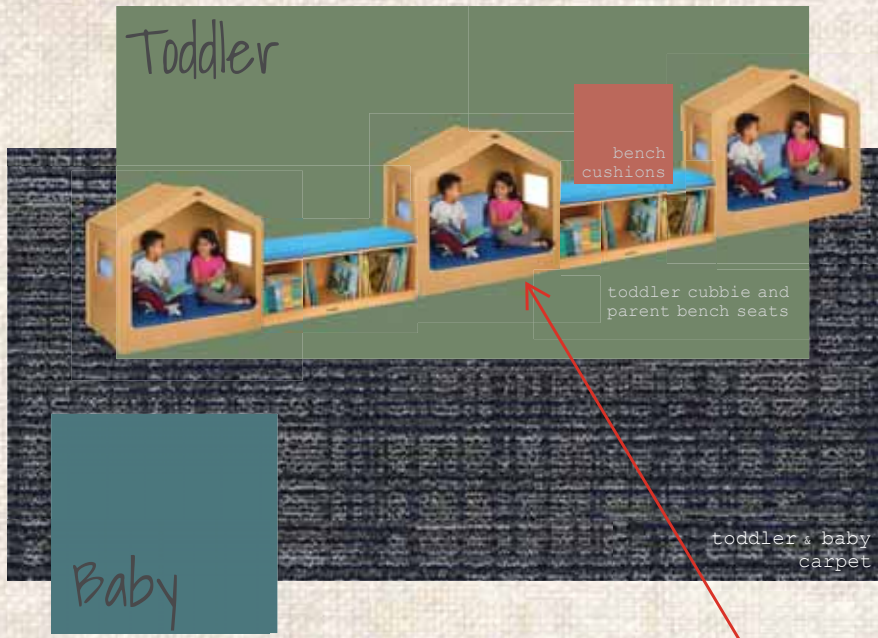
Lighting
Removed
from Scope



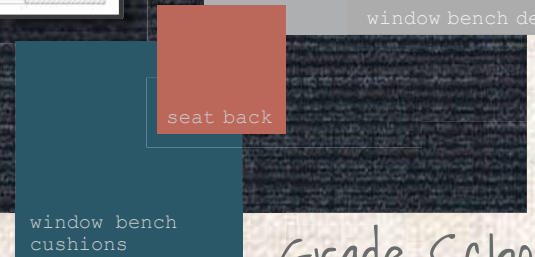
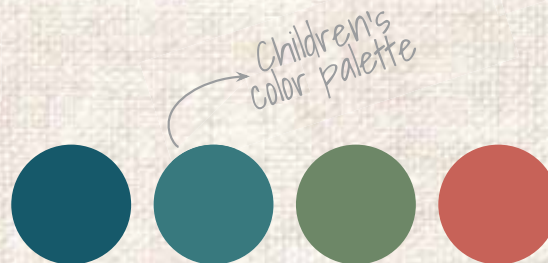
2/6 - Gallery/Meeting Room



3/6 - Children's Room

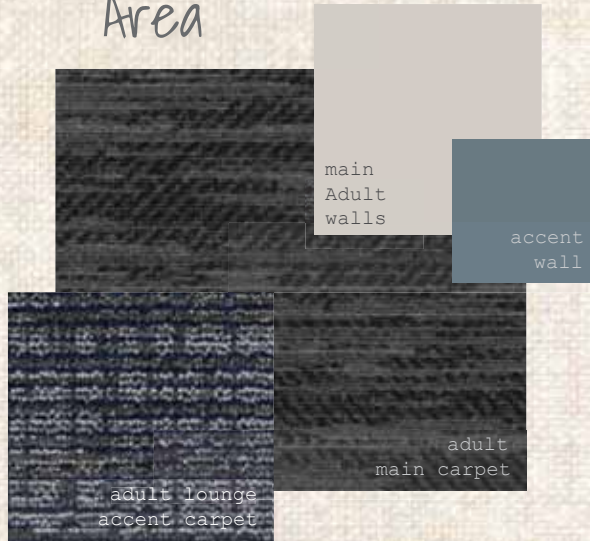


Furniture Removed from Scope



Grade School

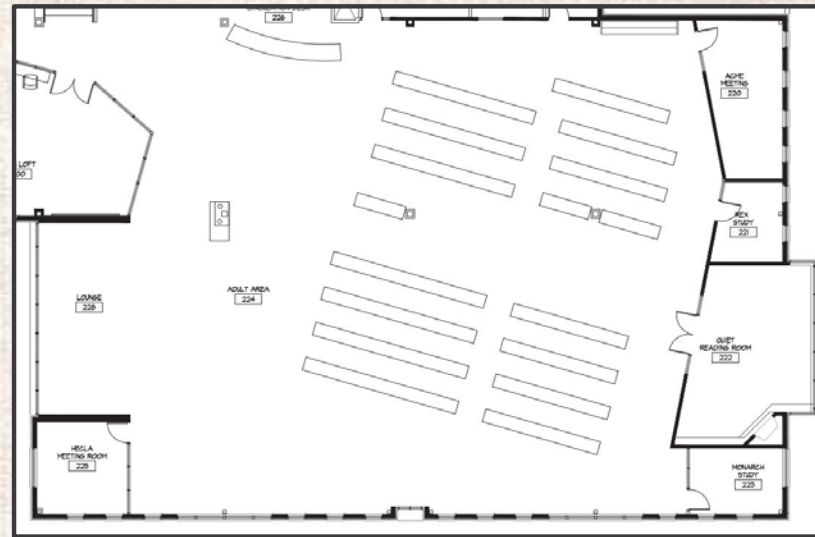
Adult Main Area



Adult Area floor specs

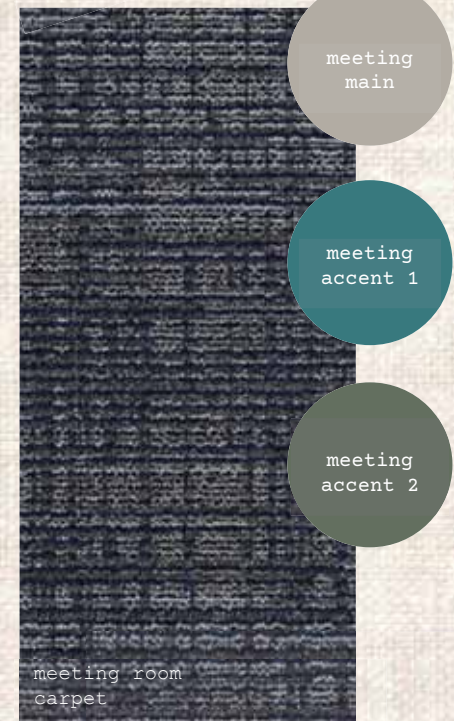
- Main Adult Area Carpet- Denim Culture "Charcoal"
- Accent Carpet/ Meeting Rooms - Learn and Live "Henry"

Reading Room



4/6 - Adult Area

Meeting Rooms color palette



Meeting Rooms

5/6 - Teen Loft



Hedgewall
Removed from
Scope

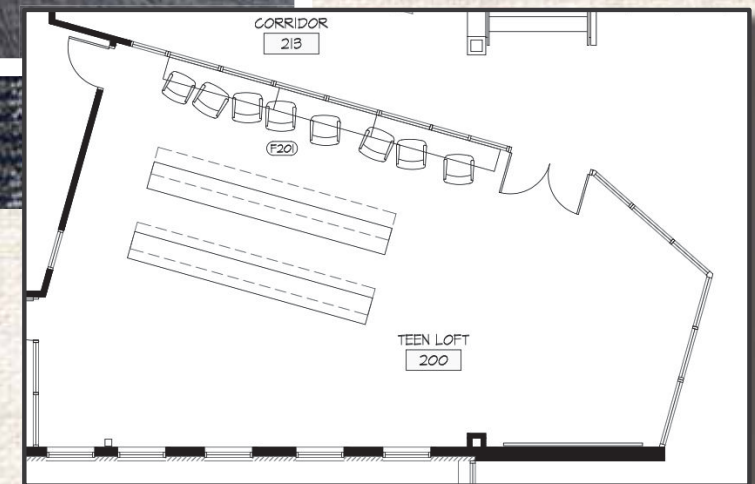
Lighting
Removed
from Scope



study table
and chairs

Furniture
Removed
from Scope

Teen Loft



Board /
Conference
Room

Furniture
Removed
from Scope

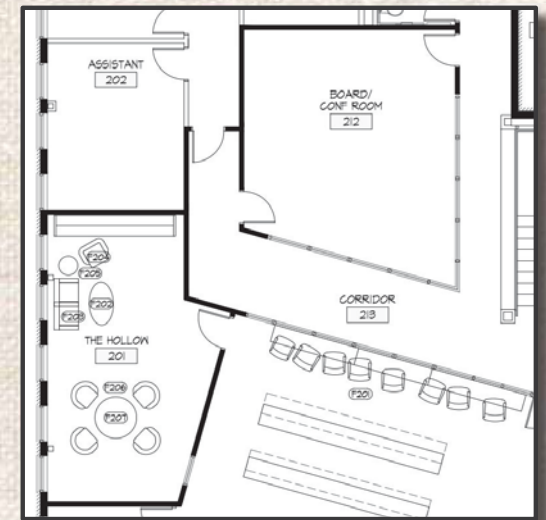


upper wall

wainscot



The Hollow





2025 Library Interior Finishes

Date: November 19 2024

Full Scope - new carpet and paint, new furniture, fixtures and equipment (FF&E), and an ADA access system at first floor restrooms

Contractor	Bid In Order	Base Lump Sum	Proposed Timeline	Pre-Qualify	Total w/ Alternates
TCC Corporation	YES	\$ 374,109.07	Jan 6 to Mar 28	YES	\$ 374,109.07
Blue Spruce	YES	\$ 422,085.41	Feb 6 to Mar 7	YES	\$ 422,085.41
Kennerly Constructin	YES	\$ 573,348.00	Feb 17 to Mar 24	YES	\$ 573,348.00
GH Phipps	YES	\$ 729,400.00	Jan 1 to Apr 9	YES	\$ 729,400.00

January 16th, 2025

Alt # 1 BID - Remove FF&E, ADA Access System, Labor to remove wall items, all furniture (Only Paint, Carpet and Labor)

Contractor	Bid In Order	Base Lump Sum	Proposed Timeline	Pre-Qualify	Total
Blue Spruce Construction	YES	\$ 317,788.00	3-4 weeks	YES	\$ 317,788.00
TCC Corporation	YES	\$ 296,357.55	12 weeks	YES	\$ 296,357.55