

REQUEST FOR PROPOSALS
City of Louisville, Colorado
Coal Creek Clubhouse Improvements

The City of Louisville is seeking qualified contractors to provide turnkey construction improvements at the Coal Creek Golf Course.

Specifications and submittal documents are attached and can also be found on the City of Louisville website.

A mandatory pre-proposal conference will be conducted at 585 Dillon Rd, Louisville, CO at **9:00 AM on September 11, 2025.**

Proposals may be emailed to kfrey@louisvilleco.gov or sealed written proposals clearly marked Coal Creek Clubhouse Improvements will be received until **4:00 PM, September 23rd, 2025** at Louisville City Hall, 749 Main Street, Louisville, Colorado, 80027

The City of Louisville is an Equal Opportunity Employer.

PROPOSAL DOCUMENTS

1.0 Coal Creek Clubhouse Improvements Award & Contract

Work shall conform to the agreement, RFP documents, and exhibits A and B

- 1.1 **Award** – The City of Louisville reserves the right to reject any or all proposals or portions thereof and to waive any informalities or defects.

Preference will be hereby given to local Contractors, based on the “Local Vendor” procedures in the City of Louisville's “Purchasing Policies and Procedures Manual”.

- 1.2 **Insurance** - Simultaneously with the execution of the Agreement, the Contractor will deliver to the Owner the required proof of insurance.
- 1.3 **Conference** - Before starting the work, a conference will be held to review and establish a working understanding between the parties as to the services. Present at the conference will be the Contractor and its supervisory staff, the Facilities Manager, and other City staff who will be responsible for coordinating the improvements.

2.0 INSTRUCTIONS TO PROPOSERS

- 2.1 Pricing must be submitted on the forms provided (exhibit B). All items shall be properly filled out. Numerals, printing and signatures shall be written in ink. Signatures shall be in longhand. Alternative proposals will not be considered.
- 2.2 Prior to submitting a proposals, proposers must satisfy themselves by personal examination of "all" areas listed on the bid proposal and by examination of the specifications and requirements of the work and quantities of work to be done, and shall not at any time, after submission of a proposal, dispute or complain nor assert that there were any misunderstandings in regard to the nature or amount of work to be done. Proposers also shall carefully examine the form and time of the Contract, existing conditions and limitations, and shall include in the proposal, monies to cover the cost of all services included in the agreement and all insurance and administration costs.
- 2.3 The proposers may withdraw any proposal submitted at any time prior to the time set for closing deadline, provided a request for withdrawal is signed in a manner identical with the proposal being withdrawn. No withdrawal or modification will be permitted after the hour designated for closing deadline.
- 2.4 Sealed proposals for the work hereinafter described will be received by the **City of Louisville**, at **City Hall, 749 Main Street, Louisville, Colorado 80027** until **4:00 PM on September 23rd, 2025**. Proposals shall be submitted in a sealed envelope

and labeled "Coal Creek Clubhouse Improvements". Proposals may be deposited at Public Works - Facilities or mailed to City of Louisville, Public Works - Facilities, 749 Main Street, Louisville, Colorado 80027.

Alternately, proposals may be emailed no later than 4:00PM on September 23rd, 2025 to:

kfrey@louisvilleco.gov

Proposals which are incomplete, unbalanced, conditional or obscure or which contain additions not called for, erasures, alterations or irregularities of any kind or which do not comply with this "Instructions to Proposers" may be rejected at the option of the Owner.

- 2.5 If discrepancies or omissions are found in the RFP or Agreement, or if the proposer is in doubt of the meaning or needs clarification, he shall notify the Facilities Manager in writing, as all responses must be written. If the point or points in question are not clearly and fully set forth, a written addendum will be sent to each person obtaining the RFP documents. The Owner will not be bound by, or responsible for oral instructions, interpretations or representations.
- 2.6 The RFP documents contain the provisions of the agreement between the Owner and the Contractor. No information obtained from any officer, agent or employee of the Owner on any such matters shall in any way affect the risk or obligation assumed by the Contractor or relieves him from fulfilling any of the conditions of the Contract.
- 2.7 **City of Louisville Project Manager** - The City of Louisville Facilities Manager is the responsible City staff member to provide direction to the Contractor.
- 2.8 **Pre-proposal Conference** - A mandatory pre-proposal conference is scheduled, at **9:00 AM on September 11th 2025** at the Coal Creek Golf Course, 585 Dillon Rd, Louisville, CO, with the Facilities Manager and Clubhouse General Manager. The City Staff will be available to tour the facilities, review the general requirements of the Agreement, and answer questions about the scope of work required. **Attendance at a pre-proposal conference will be required to submit a proposal.**

3.0 TERM OF AGREEMENT

Agreement shall be for the period commencing **November , 2025 and ending December 31st 2025 or as mutually agreed to by the City and the Contractor.**

4.0 INSURANCE REQUIREMENTS

The Contractor must provide proof of insurance as required in the agreement.

- 4.1 **Certificate** - A certificate of insurance shall be completed by the Contractor's insurance agent as evidence that policies providing the required coverage, conditions, and minimum limits are in full force and effect, and shall be reviewed and approved by the Owner prior to commencement of any work under the Agreement. The Owner shall have the right to request and obtain copies of any insurance policies required hereunder. The certificate shall identify the Agreement and shall provide that the coverage afforded under the policies shall not be canceled, terminated or materially changed until at least 30 days prior to written notice has been given to the Owner. The City of Louisville, its officers and employees shall be listed as additional insured by the Contractor on each certificate. The completed certificate of insurance shall be sent to: The City of Louisville, Attn: Facilities Manager, 749 Main St, Louisville, CO 80027.

- 5.0 **Subcontracting Work** - The Contractor shall employ only workers who are competent to perform the work assigned to them. The Contractor shall not employ any subcontractor (whether initially or as a substitute) for any portion of this contract, except carpet and upholstery cleaning, which must be pre-approved by the City of Louisville Project Manager.

Coal Creek Clubhouse Improvements PROPOSAL

THIS PROPOSAL IS SUBMITTED TO: THE CITY OF LOUISVILLE, COLORADO

1. The undersigned PROPOSER proposes and agrees, if this Proposal is accepted, to enter into an Agreement with OWNER in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Proposal and in accordance with the other terms and conditions of the Contract Documents.
2. PROPOSER accepts all of the terms and conditions of the Request for Proposal and Instructions to Proposers, including without limitation those dealing with the disposition of Bid Security. This Proposal will remain subject to acceptance for sixty days after the day of Proposal deadline. Proposer will sign and submit the Agreement and other documents required within ten days after the date of OWNER's Notice of Award.
3. In submitting this Proposal, PROPOSER represents, as more fully set forth in the Agreement, that:
 - (a) PROPOSER has examined copies of all the Bidding Documents and of the following Addenda receipt of all which is hereby acknowledged: (List Addenda by Addendum Number and Date):

Date	Number
_____	_____
_____	_____
 - (b) PROPOSER has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.
 - (c) PROPOSER has reviewed and checked all information and data shown or indicated on the Contract Documents.
 - (d) PROPOSER has correlated the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents.
 - (e) PROPOSER has given the OWNER written notice of all conflicts, errors, ambiguities or discrepancies that PROPOSER has discovered in the Contract Documents and the written resolution thereof by OWNER is acceptable to PROPOSER, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Proposal is submitted.
 - (f) This Proposal is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; PROPOSER has not directly or indirectly induced or solicited any other Bidder to submit a false or sham proposal; PROPOSER has not solicited or induced any person, firm or corporation to refrain from proposing; and PROPOSER has not sought by collusion to obtain for himself any advantage over any other Proposer or over OWNER.
4. PROPOSER will complete the Work in accordance with Contract Documents for the following price(s):

EXHIBIT B

Coal Creek Clubhouse Improvements Pricing & Information

1. Lump sum cost for the following:

Turnkey construction of improvements as per RFP documents and specifications:

Interior Scope - \$ _____

Exterior Scope – \$ _____

Basement Scope- \$ _____

2. List of at least three references (may be separately attached). Please include name, title, organization, phone number and email.

Reference 1.

Reference 2.

Reference 3.

3. Proposed Project Days to Complete: _____ DAYS

4. Details that are relevant to the Proposal and completion of the Project (may be separately attached):

ADDITIONAL DOCUMENTS

5. The following documents are attached to and made a condition of this Proposal:

- (a) A list of Subcontractors and other persons and organizations proposed to perform the Work is required to be identified on the Schedule of Subcontractors and submitted in this Proposal;
- (b) Anti-Collusion Affidavit;
- (c) If PROPOSER is a partnership, a list of all partners, their addresses, and their interest and role in the partnership business.

7. Communications concerning this proposal shall be addressed to:
The address of the PROPOSER indicated below.

SUBMITTED on _____, 20____.

If PROPOSER is:

An Individual

By _____
(Individual's Name)

(SEAL)

doing business as _____

Business address: _____

Phone No.: _____

A Partnership

By _____
(Firm Name)

(SEAL)

(General Partner)

Business address: _____

Phone No.: _____

A Corporation

By _____
(Corporation Name)

(State of incorporation)

By _____
(Name of person authorized to sign)

(Title)

(CORPORATE SEAL)

Attest _____
(Secretary)

Business address: _____

Phone No.: _____

Date of Qualification to do business: _____

A Joint Venture

By _____
(Name)

(Address)

By _____
(Name)

(Address)

Phone Number and Address for receipt of official communications

(Each joint venture partner must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above.)

SCHEDULE OF SUBCONTRACTORS

PROJECT: COAL CREEK CLUBHOUSE IMPROVEMENTS
OWNER'S PROJECT NUMBER: 520799-620176
OWNER: CITY OF LOUISVILLE, COLORADO

This Bid is based on subcontracting certain portions of the work to subcontractors as listed below.

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

ANTI-COLLUSION AFFIDAVIT

PROJECT: COAL CREEK CLUBHOUSE IMPROVEMENTS
OWNER'S PROJECT NUMBER: 520799-620176
OWNER: CITY OF LOUISVILLE, COLORADO

I hereby attest that I am the person responsible within my firm for the final decision as to the price(s) and amount of this Bid or, if not, that I have written authorization, enclosed herewith, from that person to make the statements set out below on his or her behalf of my firm.

I further attest that:

1. The price(s) and amount of this bid have been arrived at independently, without consultation, communication or agreement for the purpose or with the effect of restricting competition with any other firm or person who is a BIDDER or potential prime BIDDER.
- 2A. Neither the price(s) nor the amount of this Bid have been disclosed to any other firm or person who is a BIDDER or potential prime BIDDER on this project, and will not be so disclosed prior to bid opening.
- 2B. Neither the prices nor the amount of the Bid of any other firm or person who is a BIDDER or potential prime BIDDER on this project have been disclosed to me or my firm.
- 3A. No attempt has been made to solicit, cause or induce any firm or person who is BIDDER or potential prime BIDDER to refrain from bidding on this project, or to submit a Bid higher than the Bid of this firm, or any intentionally high or noncompetitive Bid or other form of complementary Bid.
- 3B. No agreement has been promised or solicited for any other firm or person who is a BIDDER or potential prime BIDDER on this project to submit an intentionally high, noncompetitive or other form of complementary bid on this project.
4. The Bid of my firm is made in good faith and not pursuant to any consultation, communication, agreement or discussion with, or inducement or solicitation by or from any firm or person to submit any intentionally high, noncompetitive or other form of complementary bid.
5. My firm has not offered or entered into a subcontract or agreement regarding the purchase or sale of materials or services from any firm or person, or offered, promised or paid cash or anything of value to any firm or person, whether in connection with this or any other project, in consideration for an agreement or promise by any firm or person to refrain from bidding or to submit any intentionally high, noncompetitive or other form of complementary bid or agreeing or promising to do so on this project.
6. My firm has not accepted or been promised any subcontract or agreement regarding the sale of materials or services to any firm or person, and has not been promised or paid cash or anything of value by any firm or person, whether in connection with this or any other project, in consideration for my firm's submitting any intentionally high, noncompetitive or other form of complementary bid, or agreeing or promising to do so, on this project.
7. I have made a diligent inquiry of all members, officers, employees, and agents of my firm with responsibilities relating to the preparation, approval or submission of my firm's bid on this project and have been advised by each of them that he or she has not participated in any communication, consultation, discussion, agreement, collusion, or other conduct inconsistent with any of the statements and representations made in this affidavit.
8. I understand and my firm understands that any misstatement in this affidavit is and shall be treated as a fraudulent concealment from the OWNER of the true facts relating to submission of bids for this contract.

I DECLARE UNDER PENALTY OF PERJURY IN THE SECOND DEGREE, AND ANY OTHER APPLICABLE STATE OR FEDERAL LAWS THAT THE STATEMENTS MADE ON THIS DOCUMENT ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

CONTRACTOR'S FIRM OR COMPANY NAME	SECOND CONTRACTOR'S FIRM OR COMPANY NAME (IF JOINT VENTURE)
BY: _____	BY: _____
TITLE: _____	TITLE: _____
DATE: _____	DATE: _____

SWORN BEFORE ME THIS _____ DAY OF, _____, 20____

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

CONSTRUCTION CONTRACT

This Agreement, is made and entered this _____ day of _____, 2025 (the “**Effective Date**”) by and between the City of Louisville (“**City**”), a Colorado home rule municipal corporation, and Axe Roofing, a Colorado limited liability company (the “**Contractor**”).

THE PARTIES AGREE AS FOLLOWS:

1. **Scope of Work – Price.** The Contractor agrees to perform for the City all of the work set forth in **Exhibit A** attached hereto and incorporated herein by reference (the “**Work**”). The City agrees to pay, in full payment for the performance of the Work in compliance with this Agreement, an amount not to exceed \$ 0.00. Unit prices and unit costs for the Work shall not exceed those shown in **Exhibit A**. Contractor shall furnish, except as may otherwise be provided in writing, all labor, services, materials, tools, and equipment for the completion of the Work. Contractor will construct and complete the Work in a thorough and workmanlike manner in every respect to the satisfaction and approval of the City, within the time specified herein.

2. **Contract Documents.** The Work shall be done in strict accordance with all scope of Work documents attached hereto as **Exhibit A** and with the following additional documents: Bidding Documents for Waste Water Admin and Operations Roof Replacement, Project Number 502498-620172. All of such documents are hereby made a part of this Agreement and form the contract documents as fully as if the same were set forth at length herein.

3. **Compliance and Licensing.** a. Contractor shall be responsible for providing any measures necessary for ensuring the safety of the public during the performance of the work, such as barricading and traffic control, in accordance with the requirements of the City.

b. Contractor shall be responsible for obtaining and complying with all necessary permits, ordinances, and laws, including but not limited to grading permits and laws concerning the control of fugitive dust. The Contractor shall not be required to pay any grading permit fees, cut fees, water tap fees, or use taxes required by the City of Louisville.

c. Contractor and all subcontractors performing the Work provided for in this Agreement shall be licensed contractors in the City of Louisville in accordance with the Louisville Municipal Code and shall pay the required fees for such license.

4. **Relationship of Contractor to City.** Contractor covenants to furnish its best skill and judgment and to cooperate with the City’s Project Manager and Field Manager, as identified herein, and all other persons and entities in furthering the interests of the City. Contractor agrees to furnish efficient superintendence and to use its best efforts to furnish at all times an adequate supply of workers and materials, and to perform the Work in the

best way and in the most expeditious and economical manner consistent with the interests of the City.

5. Project and Field Manager. The City's Project Manager for the purposes of the Work is the following or such other person as the City may designate in writing: Kevin Frey, Facilities Superintendent. The City's Field Manager for the purposes of communicating with Contractor in the field and coordinating City efforts in the field is Kevin Frey. Change orders may only be authorized by the persons listed in Section 17.

6. Time of Commencement and Completion. a. No Work shall be commenced until after a pre-construction meeting of the Contractor and City representatives as appropriate, and until the City has in writing instructed the Contractor to commence work.

b. The Contractor shall finally complete all Work in a manner acceptable to the City, and in compliance with this Agreement, on or before October 31, 2025. Prompt completion of the Work is essential to the City, and time is of the essence in all respects regarding this Agreement and the Work. Payment for the Work shall only be made after the Work has been finally completed and accepted by the City.

7. Price of Work - Payment. a. Payments of the entire contract price shall be made to Contractor in a single, lump sum payment within 30 days after final completion of the Work and acceptance thereof by the City. Except as provided in Section 7.b, the contract price set forth in Section 1, shall be inclusive of all costs of whatsoever nature associated with the Contractor's Work efforts, including but not limited to salaries, benefits, expenses, overhead, administration, profits, and outside fees. The scope of Work and payment therefor shall only be changed by a properly authorized amendment to this Agreement.

b. The contract price does not include the following costs: (1) water service, electric service, and associated utilities; and (2) the cost of the performance, payment and warranty bonds that may be required for the Work pursuant to Section 13, the cost of which bonds shall not exceed 2.5 percent of the amount set forth in Section 1.

8. Scope of Payment. The Contractor shall accept the compensation, as herein provided, in full payment for furnishing all materials, equipment, labor, tools, services, and incidentals necessary to complete the Work and for performing all Work. The City's payment for the Work shall not relieve the Contractor of any obligations to correct any defective Work or materials. No funds payable under this Agreement shall become due and payable, if the City so elects, until the Contractor shall satisfy the City that it has fully settled or paid for all materials and equipment used in or upon the Work and labor done in connection therewith. The City may pay any or all such claims or bills, wholly or in part, and deduct the amount or amounts so paid from any funds due Contractor. In the event the surety on any contract, performance bond, payment bond, or warranty bond given by the Contractor becomes insolvent, or is placed in the hands of a receiver, or has its right to do

business in the state revoked, the City may withhold payment of funds due Contractor until the Contractor has provided a bond or other security to the satisfaction of the City in lieu of the bond so executed by such surety.

9. Observation of All Laws. It is assumed that Contractor is familiar with all laws, codes, ordinances, and regulations which in any manner affect those engaged or employed in the Work or the material or equipment used in or upon the site, or in any way affect the Work. No pleas or claims of misunderstanding or ignorance by Contractor shall in any way serve to modify the provisions of the Agreement. Contractor shall at all times observe and comply with all federal, state, county, local, and municipal laws, codes, ordinances, and regulations in any manner affecting the conduct of the Work.

10. Contractor's Responsibility for Work. Until the final acceptance of the Work by the City in writing, Contractor shall have the charge and care thereof, and shall take every necessary precaution against injury or damage to any part thereof by the effects of the elements or from any other cause. Contractor, at its own expense, shall rebuild, repair, restore, and correct all injuries or damages to any portion of the Work occasioned by any causes before its completion and acceptance. In case of suspension of Work from any cause whatsoever, Contractor shall be responsible for all materials and shall properly store same, if necessary, and shall provide suitable drainage, barricades, and warning signs where necessary. Contractor shall correct or replace, at its own expense and as required by City, any material which may be destroyed, lost, damaged, or in any way made useless for the purpose and use intended prior to final acceptance of the Work, or portions thereof. Contractor shall be relieved of the responsibilities provided in this Section upon final acceptance of the Work by City, except no such relief shall apply to damages or injuries caused by or related to actions of Contractor or its subcontractors.

11. Termination of Contractor's Responsibility. The Work will be considered complete when all Work has been finished, the final inspection made, and the Work accepted by City in writing, and all claims for payment of labor, materials, or services of any kind used in connection with the Work thereof have been paid or settled by Contractor or its surety. Contractor will then be released from further obligation except as set forth in any surety bond, and except as required in this Agreement regarding the Contractor's guaranty of work.

12. Indemnification. To the fullest extent permitted by law, the Contractor agrees to indemnify and hold harmless the City, and its 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 work, if such injury, loss, or damage, or any portion thereof, is caused by, or claimed to be caused by, the 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, and to bear all other costs and

expenses related thereto, including court costs and attorneys' fees. The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section. 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.

13. Insurance and Bonds. a. The Contractor shall not begin the Work until it has obtained all insurance required by this Section and such insurance has been approved by City. The Contractor shall not allow any subcontractor to begin any efforts on the Work until all similar insurance required of the subcontractor has been obtained and approved. For the duration of this Agreement, the Contractor must maintain the insurance coverage required in this Section.

b. The Contractor agrees to procure and maintain, at its own cost, the following policy or policies of insurance. 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. Contractor shall procure and maintain, and shall cause each Subcontractor of the Contractor to procure and maintain (or shall insure the activity of Contractor's Subcontractors in Contractor's own policy with respect to), the minimum insurance coverages listed below. Such coverages shall be procured and maintained with forms and insurers acceptable to the City. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

(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.

(2) Comprehensive General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall contain a severability of interests provision.

(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 Work. 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.

c. The policies required above, except for the Workers' Compensation and Employers Liability insurance, shall be endorsed to include the City, and its officers and employees, as additional insureds. 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 Contractor. The additional insured endorsement for the Comprehensive General Liability insurance required above shall not contain any exclusion for bodily injury or property damage arising from completed operations. The Contractor shall be solely responsible for any deductible losses under each of the policies required above.

d. Certificates of insurance shall be completed by the Contractor's insurance agent 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. Each certificate shall identify the Work and shall provide that the coverages afforded under the policies shall not be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the City. If the words "endeavor to" appear in the portion of the certificate addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The City reserves the right to request and receive a certified copy of any policy.

e. 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 the contract, 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 monies due to Contractor.

f. The parties hereto 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.

g. If the contract price set forth in Section 1 exceeds \$50,000, the Contractor shall furnish a performance bond, payment bond, and warranty bond in an amount determined by the Project Manager, but in any event at least equal to the contract price, as security for the faithful performance and payment of all Contractor's obligations hereunder, including but not limited to the guaranty period provided in Section 16. These bonds shall remain in effect at least until one year after the date of final payment. All bonds shall be in

forms acceptable to the City and executed by such sureties licensed to conduct business in Colorado that are acceptable to the City.

14. Evidence of Satisfaction of Liens. Contractor shall provide City with written evidence that all persons who have done and portion of the Work or have furnished material under this Agreement and are entitled to liens therefor under any laws of the State of Colorado have been fully paid or are not entitled to such liens. Final payment shall not be made to Contractor until the City is reasonably satisfied that all claims or liens have been satisfied by Contractor or have been secured against as provided in C.R.S. § 38-26-101, et seq.

15. Acceptance of Work. No act of the City, or of any representative thereof, either in superintending or directing the Work, or any extension of time for the completion of the Work, shall be regarded as an acceptance of such Work or any part thereof, or of materials used therein, either wholly or in part. Acceptance shall be evidenced only by the final certificate of City. Before any final certificate shall be issued, Contractor shall execute an affidavit on the certificate that it accepts the same in full payment and settlement of all claims on account of Work done and materials furnished under this contract, and that all claims for materials provided or labor performed have been paid or set aside in full. No waiver of any breach of this contract by City or anyone acting on their behalf shall be held as a waiver of any other subsequent breach thereof. Any remedies provided herein shall be cumulative.

16. Guaranty of Work. Contractor agrees to guarantee all Work under this Agreement for a period of one (1) year from the date of final acceptance by the City. In addition, the roof shall be subject to a 20-year warranty and the wind and hail warranties described in **Exhibit A**. If any unsatisfactory condition or damage develops within the time of this guaranty due to materials or workmanship that are defective, inferior, or not in accordance with the Agreement, as reasonably determined by City, then the Contractor shall, when notified by City, immediately place such guaranteed Work in a condition satisfactory to City. The City shall have all available remedies to enforce such guaranty, except that City shall not have any work performed independently to fulfill such guaranty and require Contractor to pay City such sums as were expended by the City for such work, unless the City has first given notice to the Contractor of the deficiency and given the Contractor a reasonable opportunity to cure the same.

17. Timing of Change Orders. The City shall use reasonable efforts to grant or deny change orders requested by the Contractor in as timely a manner. The Project Manager is authorized to approve any change order which does not increase the price of the Work. All other change orders which increase the price of the Work shall be approved or denied in writing by the City Manager or Public Works Director. Contractor shall provide all supporting documentation for any requested change order prior to City action thereon.

18. 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.

19. 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.

20. 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 Work 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.

21. No Assignment. This Agreement and any rights and obligations hereunder, including but not limited to rights to moneys due or that may become due, shall not be assigned by the Contractor without the prior written approval of the City.

22. Enforcement; Governing Law. a. Except as provided in Section 12, 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.

b. This Agreement shall be deemed entered into in Boulder County, Colorado, and shall be governed by the laws of the State of Colorado. The parties agree to the exclusive jurisdiction and venue of the courts of Boulder County in connection with any dispute arising out of or in any matter connected with this Agreement.

23. Integration. 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.

24. 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:

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.

25. Equal Opportunity Employer. a. The 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. The 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. The Contractor shall be in compliance with the appropriate provisions of the American with Disabilities Act of 1990 as enacted and from time to time amended and any other applicable federal regulation. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of any purchase order or contract and with any new purchase order or contract issued by the City.

26. Independent Contractor.

a. Contractor and any persons employed by Contractor for the performance of Work hereunder shall be independent contractors and not employees or agents of the City. Nothing herein shall be construed as establishing a quality standard for

any individual, or as establishing any right on the part of the City to oversee the actual work of the Contractor or to instruct any individual as to how the Work will be performed.

b. Contractor shall have the right to employ such assistance as may be required for the performance of Work under this Agreement. Said Contractor shall be responsible for the compensation, insurance, and all clerical detail pertaining to such assistants, and shall be solely responsible for providing any training, tools, benefits, materials, and equipment.

c. **THE PARTIES HERETO UNDERSTAND THAT THE CONTRACTOR AND THE CONTRACTOR'S EMPLOYEES AND SUBCONTRACTORS ARE NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS UNDER ANY WORKERS' COMPENSATION INSURANCE POLICY OF THE CITY, AND THAT CONTRACTOR IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX AND OTHER APPLICABLE TAXES AND OTHER AMOUNTS DUE ON ANY MONEYS PURSUANT TO THIS AGREEMENT.**

27. 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 Work or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

28. 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.

29. Execution. The person executing this Agreement on behalf of Contractor represents and warrants that he or she has been duly authorized to execute this Agreement on Contractor's behalf and has the power to bind Contractor to the terms and conditions hereof.

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: _____
Christopher M. Leh, Mayor

By: _____

ATTEST:

Genny Kline, Interim City Clerk

DRAFT

EXHIBIT A
{Attach Scope of Work and Pricing}

DRAFT

CONTRACTOR'S PREQUALIFICATION STATEMENT

(Please use additional sheets as necessary)



749 Main Street - Louisville, CO 80027 · (303) 335-4768 · Fax (303) 335-4758

www.louisvilleco.gov

2025 Coal Creek Clubhouse Improvements

APPLICANT: _____

ADDRESS: _____

_____ FAX: _____

CONTACT PERSON: _____ PHONE: _____

1. Do you wish to be qualified as a prime contractor, a sub-contractor or both? _____

2. Please check appropriate organizational structure:

___ Corporation

___ Other

___ Partnership

___ Sole Proprietorship

3. If a corporation, answer the following:

a. Date of incorporation: _____

b. State of incorporation: _____

c. List Board of Directors and Titles: _____

4. If a sole proprietorship or partnership, answer the following:

a. Date of Organization: _____

b. Name and address of all partners: _____

c. If partnership (state whether general or limited: _____

5. How many years has your organization been in business as a Contractor? _____

6. How many years has your organization been in business under its present business name? _____

7. Under what other, or former, names has your organization operated? _____

8. If other than a corporation, sole proprietorship, or partnership describe organization and name principals: _____

9. List states and categories in which your organization is legally qualified to do business. Indicate registration or license numbers, if applicable. List dates on which partnership or trade name was filed: _____

10. List the type of work normally performed by your work forces: _____

11. Have you ever failed to complete any work awarded to you? If so, note when, where, and why: _____

12. Has any officer or partner of your organization ever failed to complete a construction contract handled in their own name? If so, state name of individual, name of owner and reason therefor:

13. Within the last five years, has any officer or partner of your organization ever been an officer or partner of another organization when it failed to complete a construction contract? If so, state name of individual, other organization and reason therefor:

14. Has your organization ever been assessed liquidated damages? If so, state reasons therefor: _____

15. Please list name, address, contact person and phone number of government agencies with which you have performed work within the last 5 years:

16. Please list bank references: _____

17. In what other similar businesses do you have a financial interest? _____

18. Name of Bonding Company(ies) and name(s) and address(es) of agent(s) for the last five years:

- a. Maximum bonding capacity \$ _____
- b. Please list all demands placed on the bid bond or performance bond of the firm during the preceding five-year period. Details should include date, project, dollar amount and an explanation of circumstances.
- _____
- _____

19. Has the Applicant or any of its officers or employees, its subsidiary companies and officers thereof, or any of Applicant's affiliates or officers thereof, been convicted of bid related crimes or violations within the past five years in any jurisdiction? State the current status of any such officer, subsidiary or affiliate.

20. Is the Applicant organization or any of its principals, personnel, divisions or affiliates presently or in the past been debarred or suspended from entering into contracts with any federal, state or local governmental entity? Include a description of the reasons for such action having been taken, the effective dates thereof and the governmental agency so acting. _____

21. During the past five years, was the applicant, or is the applicant at this time, a party to any court or administrative proceedings where: (1) the violation of any local, state, or federal statute, ordinance, rule or regulation by the applicant was alleged; or (2) the applicant's bid was involved; or (3) the applicant's performance of any public or private construction work was involved and the amount in controversy exceeded \$25,000. _____

If any such proceedings are identified, please provide the following information for each such proceeding:

PLEASE NOTE: The submission of litigation information in other forms, such as letters from attorneys to company auditors and regulatory agency filing statements, WILL NOT satisfy this disclosure requirement, and may substantially delay the processing of the application for prequalification.

1. Date action was commenced.
2. Name of court, administrative or arbitration forum.
3. Names of parties.
4. Docket number
5. Subject matter.
6. Outcome and/or current status.

22. Please attach the following items:

For items a) and b) it is essential that the information be complete and accurate, since this information will be used for reference checks.

- a. A complete list of commercial interior improvement projects your organization has in process, giving the name of the project, owner, contact information (phone and email) for the owner's representative, engineer/designer, contract amount, percentage complete, and scheduled completion date.
- b. A complete list of commercial interior improvement projects undertaken by your firm during the past three (3) years. Indicate whether your company was the general contractor or a sub-contractor. Other details should include: the name of the project, owner, contact information (phone and email) for the owner's representative, engineer/designer, contract amount and square footage of building and number of change orders
- c. Resumes of the key individuals of your organization.

The undersigned swears that the foregoing statements and attachments which includes ____ pages, are true and correct and includes all material information necessary to identify and explain the operations of

(Name of Organization)

as well as the ownership thereof. It is recognized and acknowledged that statements herein are being given under oath and any material misrepresentation will be grounds for terminating any contract and/or prequalification's and for initiating action under Federal or State laws concerning false statements. Further, it may cause the said firm from participating in future contracts with the City of Louisville.

Signature of Owner, Officer, President, Chief
Executive Officer

Title

Date

COUNTY OF _____

STATE OF _____

Subscribed and sworn to before me this _____ day of _____, 20____.

SIGNED _____
(Notary Public) (Address of Notary)

My Commission Expires: _____

Please return completed form and attachments to:

KFrey@louisvilleco.gov

**REQUEST FOR PROPOSAL
CITY OF LOUISVILLE, COLORADO
COAL CREEK CLUBHOUSE IMPROVEMENTS**

INTRODUCTION

The City of Louisville is inviting proposals from qualified Contractors for turnkey construction to The City of Louisville's, Coal Creek Golf Clubhouse, 585 Dillon Rd, Louisville, CO.

NOTICE IS HEREBY GIVEN, proposals should be prepared and submitted using the provided forms which addresses the needs outlined herein. Proposals will be accepted until **4:00 PM on September 23rd, 2025**. Late proposals will not be accepted. Proposals shall be submitted via email or in a sealed envelope and labeled Coal Creek Clubhouse Improvements. Sealed proposals shall be delivered to:

Public Works - Facilities
City of Louisville
749 Main Street
Louisville, CO 80027

Email Proposals by the deadline to:

kfrey@louisvilleco.gov

SCOPE OF WORK

The objective of this Request for Proposal is to select a qualified Contractor for turnkey construction at the City of Louisville Coal Creek Golf Course Clubhouse.

THE COAL CREEK GOLF CLUBHOUSE RENOVATION PROJECT INCLUDES THE AREAS OF THE ENTRY HALL, PUBLIC RESTROOMS, RESTAURANT, KITCHEN FRONT OF HOUSE AREA, PRO SHOP, LOWER LEVEL MAINTENANCE AREA, OUTDOOR DECKS AND RAILINGS AND OUTDOOR BUILDING FACADES.

THE SCOPE OF WORK DOES NOT INCLUDE THE BACK KITCHEN AREAS OR PRO SHOP STORAGE ROOM PAST THE OFFICE.

THE PROJECT INCLUDES NEW WALL AND CEILING PAINT THROUGHOUT, EXCEPT NOT THE CEILING IN THE PRO SHOP AND NONE OF THE WALLS IN THE LOWER LEVEL, EXCEPT THE EXISTING OPENING BLOCKING (SEE DETAILS).

THE LOWER LEVEL SOFFIT IS TO BE RETEXTURED AND PAINTED. NEW PAINT IS TO BE INCLUDED ON THE UNDERSIDE AND SIDE OF THE SOFFIT AROUND THE PERIMETER OF THE PRO SHOP. PAINT IS TO BE INCLUDED ON THE FACE OF THE BAR.

THE LOWER LEVEL IS TO INCLUDE REPLACEMENT OF THE EXISTING LIGHTS, PROVIDING A NEW DRYWALL SOFFIT, AND REMOVAL OF A MAIN DUCT AND OLD EXHAUST EQUIPMENT. IT IS ALSO TO INCLUDE BLOCKING IN EXISTING OPENINGS OF THE LOWER LEVEL.

THE EXTERIOR INCLUDES NEW PAINT ON ALL FACADES, NEW PAINT ON HANDRAILS AND THE MAIN DECK METAL STEPS.

THIS IS A RENOVATION PROJECT ONLY, NO STRUCTURAL WORK IS PROPOSED. NO NEW WALLS, DOORS OR WINDOWS ARE INCLUDED WITH THIS PROJECT EXCEPT FOR THE NEW WALL ABOVE THE INTERIOR DOUBLE PRO SHOP DOORS AND THE NEW WALL BLOCKING FOR THE EXISTING OPENINGS IN THE LOWER LEVEL EXTERIOR WALL.

THERE IS TO BE NO RECONFIGURATION OF EXISTING SPACES AND NO NEW SQUARE FOOTAGE TO THE EXISTING BUILDING IS PROPOSED. □ALTERNATE #1 PROVIDE ALTERNATE BID AMOUNT TO INCLUDE PAINTING PRO PROVIDE ALTERNATE BID AMOUNT TO INCLUDE PAINTING PRO SHOP AND PRO OFFICE CEILINGS.

TIMELINE

The City reserves the right to modify the proposal submittal and acceptance timeline at any time at its sole discretion.

Bid Submittal and Acceptance:

Release of RFP to select proposers	September 2nd 2025
Mandatory pre-proposal conference	September 11th, 2025 @ 9:00am
Inquiry deadline	September 16th, 2025 @ 4:00pm
Response to Inquiry, pre-qualification submittals	September 18th, 2025 @ 4:00pm
Proposals due deadline	September 23rd, 2025 @ 4:00pm
Completion of Project target date:	December 31st, 2025

Proposals will only be accepted from Contractors who are recorded as attending the mandatory pre-proposal conference.

MANDATORY PRE-PROPOSAL CONFERENCE

A mandatory pre-proposal conference and job walkthrough with representatives of prospective Contractors will be held at 9:00 a.m. at the Coal Creek Golf Course, 585 Dillon Rd, Louisville, Colorado, on **September 11th, 2025**. Representatives of the City will be present to discuss the proposal documents and scope of work.

PREQUALIFICATION OF CONTRACTORS

Contractors who have worked for the City of Louisville in the past year are considered to be pre-qualified.

Contractors not on the list wishing to be considered must submit a pre-qualification package, which demonstrates that their experience and service equals or exceeds the minimum requirements. Evidence of qualifications must be submitted with their Proposal.

Prospective Contractors must request the “Contractor’s Pre-qualification Statement” form for this submittal. In addition to the information requested on the form, prospective Contractors should meet the following minimum qualifications:

- Contractor must have been in the construction/contracting business for a minimum of three (3) years.
- Contractor should have experience with similar facilities.
- Contractor must provide at least three references for interior finishes at facilities in Colorado.
- Minimum Insurance Requirements: If awarded, the Contractor must provide proof of insurance as required in the agreement.

The City reserves the right to waive any and all informalities and qualification requirements and the right to reject any and all proposals.

CONTRACT & REQUIRED DOCUMENTS

A sample copy of the Agreement and exhibits is included with the proposal documents. The following documents must be submitted with the proposal:

1. Schedule of Subcontractors
2. Anti-Collusion Affidavit

SUBMITTAL REQUIREMENTS

No Proposal may be withdrawn within a period of sixty (60) days after the proposal deadline.

The City of Louisville reserves the right to award the contract by sections to reject any or all proposals, and to waive any informalities and irregularities therein.

The City reserves the right to request an interview with some or all of the proposers.

All costs incurred in preparing for, printing, and delivering a submittal, along with any costs associated with travel or time spent in interviews or negotiations with the City are solely the responsibility of the submitter. The City is not liable for any costs incurred prior to issuance of a legally executed contract and/or purchase order.

All submittals become the property of the City, a matter of public record, and will not be returned. Proprietary Information included in submittals must be clearly identified and will be protected if possible. Unit pricing and total cost information will not be considered proprietary.

INQUIRIES

Prospective submitters may make written inquiries by e-mail before the inquiry deadline concerning this Request for Proposal. Inquiries will also be accepted at the onsite meeting. An addendum will be released to all known prospective proposers with any required clarifications or revisions to this request or the associated construction documents the day after the Inquiry Deadline. Prospective proposers are advised to contact Mr. Frey prior to the inquiry deadline to ensure they are included in any addendum posting.

Inquiries may be emailed to:

Kevin Frey – Facilities Manager

Email address: kfrey@louisvilleco.gov

SELECTION CRITERIA

Proposals will only be accepted for Contractors who are pre-qualified and have attended the mandatory pre-proposal conference. Proposals that are considered competitive will be evaluated by an evaluation team.

Evaluation of competitive proposals will be based on the following:

1. Total Base Bid. The lowest qualified proposal will receive the total points (50). The cost difference between the other proposals and the lowest will be converted to a percentage and that percentage will be subtracted from the total points to arrive at the points for the other proposals.
2. Submittal Documents and thoroughness of proposal (15 Points)
3. References for services at similar facilities (15 points)
4. Proposed Schedule (20 points)
5. Other selection factors within the RFP or the City's purchasing policies or that the City determines are relevant to consideration of the best interests of the City.

The evaluation team will consist of City of Louisville staff. The Contractor with the highest number of points will be recommended for award to Finance.

This request for proposals is not an offer of a contract. The provisions in this RFP and any purchasing policies or procedures of the City are solely for the fiscal responsibility of the City and confer no rights, duties or entitlements to any party submitting proposals. The City reserves the right to select the proposal that is most advantageous to the City, even if it is not the least expensive.

Scope of Work

Coal Creek Clubhouse Improvements

Location: 585 Dillon Rd, Louisville CO 80027

Project Overview

This project entails comprehensive improvements to the Coal Creek Golf Clubhouse, including exterior and interior renovation and basement upgrades. The objective is to improve functionality, aesthetics, energy efficiency, and overall usability of the clubhouse. The below is an overview of the scope. All specifications are listed in the attached plans.

Scope of Work

1. Exterior Improvements

The following tasks will be completed to improve the exterior of the clubhouse, pavilion, and railings: Please refer to the attached plans, for exact specifications.

- **Painting:**
 - Prep and paint the exterior surfaces of the clubhouse and railings with durable, weather-resistant exterior paint.
 - Paint Pro Shop – See attached Plans
 - Paint Cafe– See attached Plans
 - **Siding and Facia Repairs:**
 - Inspect and repair all damaged siding and fascia board to ensure a uniform and polished appearance.
 - **Gutters and Downspouts:**
 - Reseal all gutters and downspouts to prevent leaks and improve drainage efficiency.
-

3. Interior Improvements

The interior renovations aim to modernize and improve comfort across the clubhouse:

- **Painting and Flooring:**
 - Repaint all interior spaces with high-quality, low VOC latex paint.
 - Replace existing carpet throughout the clubhouse with durable, stylish flooring suitable for high traffic.
 - Paint – See attached Plans
 - Paint – See attached Plans
 - Carpet – See attached Plans
- **Closet Removal:**
 - Remove Door and walls left and right of door to create an open space for cabinetry.

- **Restroom Upgrades:**
 - Paint Walls – See attached Plans
Wall Tile and Floor will remain. Deep Clean floor tile and grout at end of the project.
 - Replace plumbing fixtures in both the men's and women's restrooms with modern, water-efficient models. See attached Plans.
 - Install new restroom countertops and partitions for improved aesthetics and functionality.
 - Current layout in Men's restroom:
 - 2 Urinals, 1 ADA toilet stall
 - 2 Sinks
 - Current layout in Women's restroom:
 - 2 toilet Stalls
 - 1 ADA toilet Stall
 - 2 Sinks
 - **Pro Shop and Café Soundproofing:**
 - Add wall above the interior double doors between the pro shop and café to reduce sound transmission and enhance acoustic comfort.
-

4. Basement Improvements

The basement renovations will address functional and operational issues to enhance usability:

- **Plumbing Chase:**
 - Install new drywall and insulation in the overhead plumbing chase. Install access hatches in locations specified on plans.
 - **Lighting:**
 - Replace existing ceiling lighting with energy-efficient LED vaporproof fixtures to improve brightness and reduce energy consumption.
 - **Cart Storage Area:**
 - Install an electric heater in the cart storage area for better temperature regulation during colder months.
 - Remove and dispose the existing air circulation unit and ducting to create more usable space and streamline operations.
 - **Close and Insulate Openings:**
 - Close in and insulate and seal four (4) openings, per plans.
 - Ensure a weather-tight seal and match the surrounding structure for a seamless appearance.
-

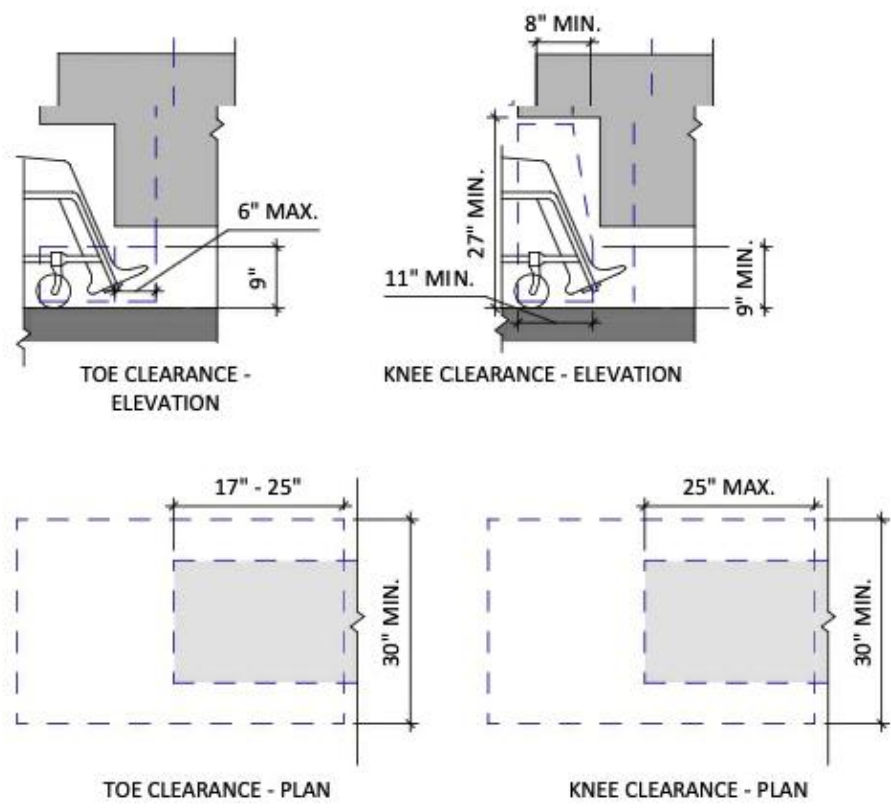
Deliverables

- All areas painted and repaired to specified standards.
 - Fully upgraded restrooms with new fixtures, countertops, and partitions.
 - Enhanced soundproofing between the pro shop and café.
 - Modernized lighting and temperature regulation in the basement.
 - Improved exterior functionality through gutter and siding repairs.
 - Close and insulate basement openings, ensuring a weather-tight and insulated structure.
-

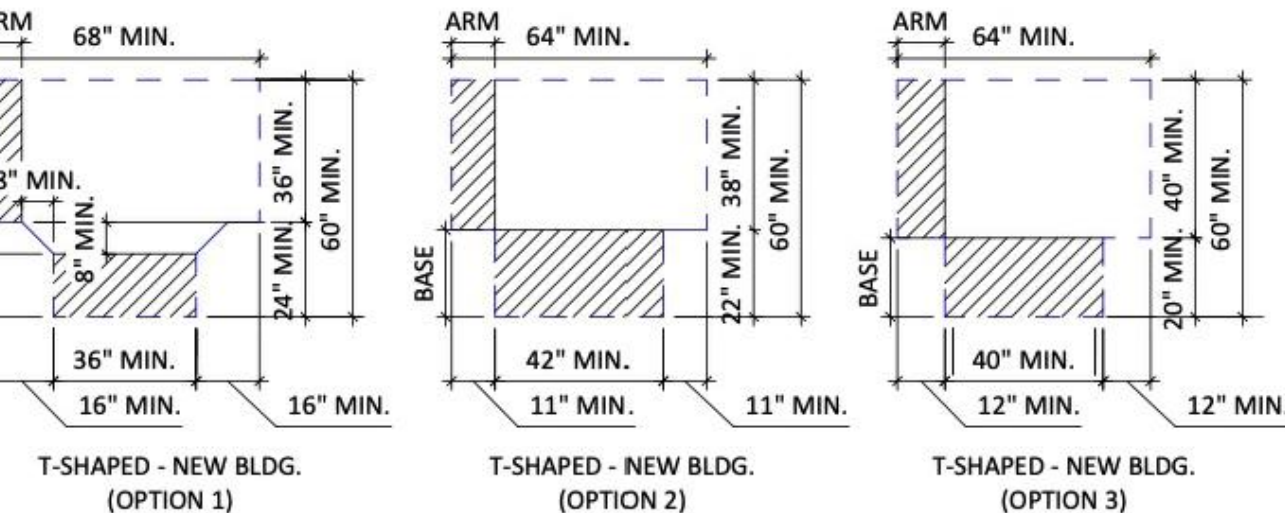
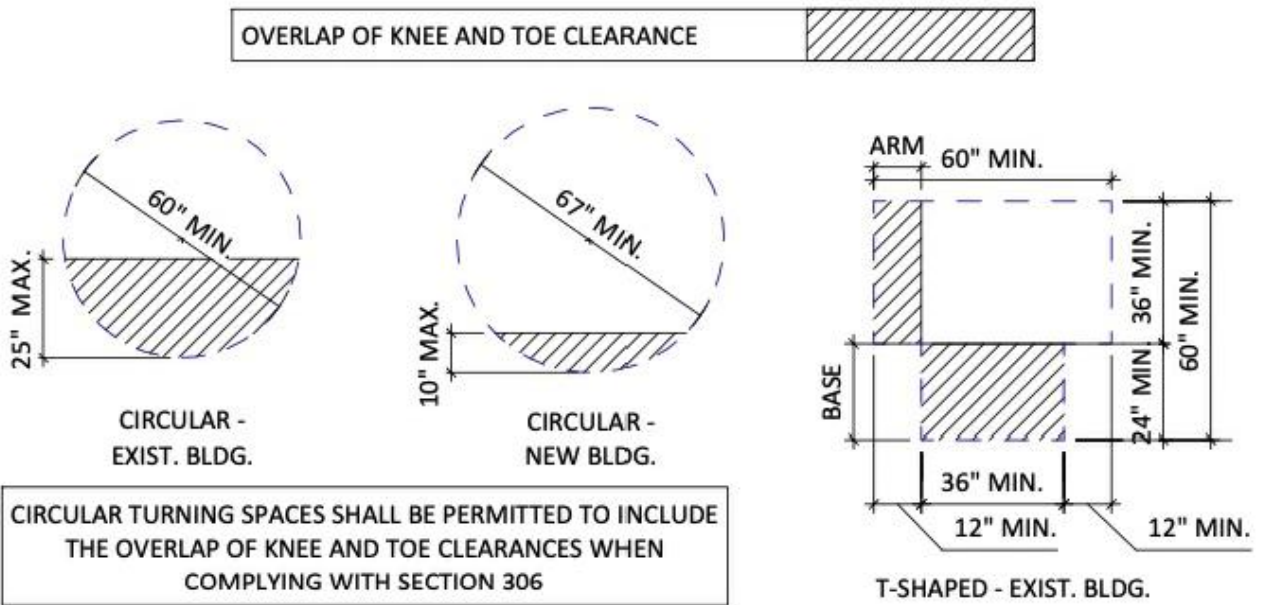
Schedule.

This project is expected to start in November, during the golf off-season. Please include a timeline/schedule to completion with Bid documents. The City is open to closing off all or part of the clubhouse for an expedited installation, based on the number of days needed.

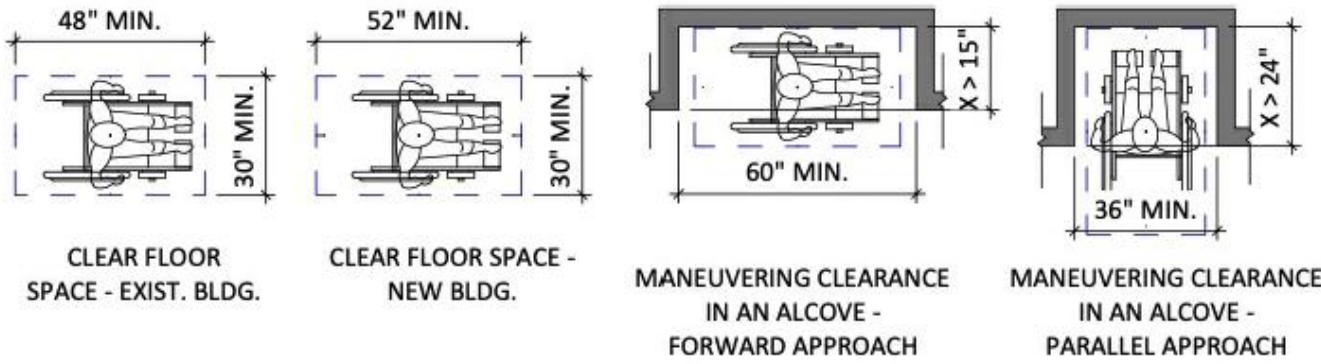
- Permit fees will be waived.



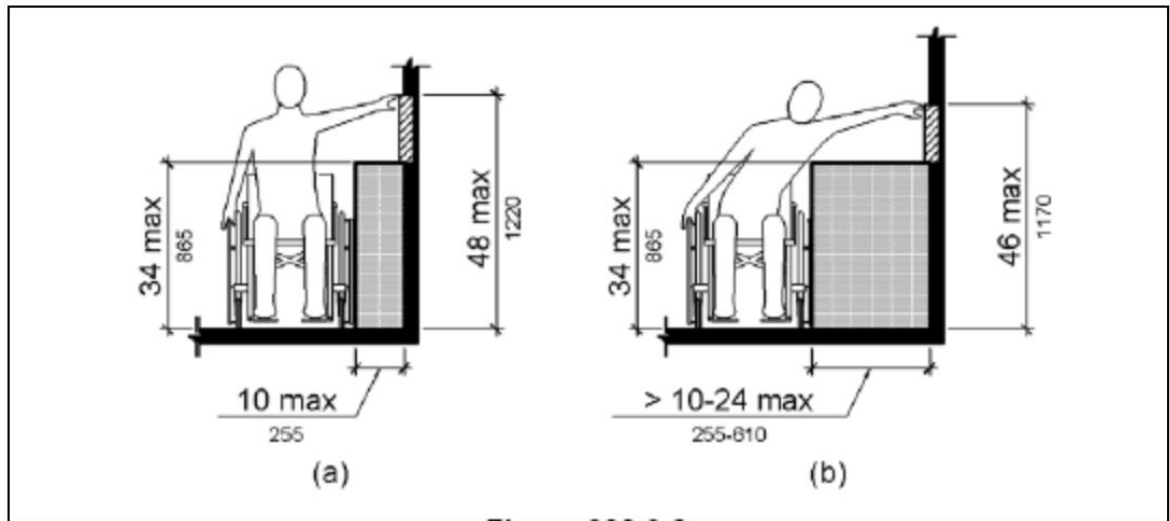
KNEE AND TOE CLEARANCES



T-SHAPED TURNING SPACES SHALL BE PERMITTED TO INCLUDE THE OVERLAP OF KNEE AND TOE CLEARANCES WHEN COMPLYING WITH SECTION 306 ON EITHER THE BASE OR ONE ARM



ACCESSIBLE TURNING AND CLEAR SPACE



Obstructed High Side Reach

TENANT FINISH SPECIFICATIONS

- NEW INTERIOR AND EXTERIOR WALLS
With the exception of the new wall above the pro shop interior double doors, there are to be no additions of new walls.
- INTERIOR WALL ALTERATIONS
With the exception of the removal of the existing closet framing in the pro shop and blocking in the lower level openings, there is to be no alteration or renovation of existing walls.
- HARDWARE
All hardware is existing and to remain.
- CARPET TILES
Install per Patacraft installation instructions for specific tile. See Sheet I-103 Finish Schedule for product selections.
- RECEPTION DESK
Coordinate new Pro Shop reception desk install with the City and Clubhouse staff. See I-104 for install locations and details.

- PAINT - SHERWIN WILLIAMS TO BE USED AT ALL LOCATIONS
 - INTERIOR PAINT AND COATING COMMERCIAL SYSTEMS
 - DRYWALL: Walls, Gypsum Board, and Similar Items
 - LATEX SYSTEMS AT LIGHT/UNSATURATED PAINT AREAS ONLY (W1, W2, PER THE FINISH CODE TABLE ON I-104):
Eggshell / Satin Finish:
a) Spot Prime: SW Promar 200 Zero VOC Interior Latex Primer, B28W2600 (4 mils. wet, 1.5 mils. dry per coat).
b) 2nd Coat: SW Promar 200 Zero VOC Latex, B20-2600 Series.
c) 3rd Coat: SW Promar 200 Zero VOC Latex, B20-2600 Series (4 mils. wet, 1.7 mils. dry per coat).
 - WATERBASED ENAMEL SYSTEMS AT SATURATED HIGH TRAFFIC AREAS (W3, W4) PER THE FINISH CODE TABLES ON I-104):
Matte Scuff Tuff (Recommended by Sherwin Williams specification writer for all dark saturated colors):
a) Spot Prime: SW Promar 200 Zero VOC Interior Latex Primer, B28W2600 (4 mils. wet, 1.5 mils. dry per coat).
b) 2nd Coat: SW Scuff Tuff Int. Waterbased Enamel, S23-50 Series.
c) 3rd Coat: SW Scuff Tuff Int. Waterbased Enamel, S23-50 Series (4 mils. wet, 1.7 mils. dry per coat).
 - WATERBASED EPOXY SYSTEMS AT LIGHT/UNSATURATED BATHROOM AREAS (W1)
Semi-Gloss:
a) Spot Prime: SW Promar 200 Zero VOC Interior Latex Primer, B28W2600 (4 mils. wet, 1.5 mils. dry per coat).
b) 2nd Coat: SW Pro Industrial Pre-Catalyzed Waterbased Epoxy, Semi-Gloss, K46-Series Whites.
c) 3rd Coat: SW Pro Industrial Pre-Catalyzed Waterbased Epoxy, Semi-Gloss, K46-Series Whites (4 mils. wet, 1.7 mils. dry per coat).
 - WATERBASED ENAMEL SYSTEM AT SATURATED/DARK GREEN BATHROOM AREAS (W3)
Eggshell/Satin Scuff Tuff:
a) Spot Prime: SW Promar 200 Zero VOC Interior Latex Primer, B28W2600 (4 mils. wet, 1.5 mils. dry per coat).
b) 2nd Coat: SW Scuff Tuff Int. Waterbased Enamel, Eggshell, S24-150 Series for the Dark Saturated Navy Blue.
c) 3rd Coat: SW Scuff Tuff Int. Waterbased Enamel, Eggshell, S24-150 Series for the Dark Saturated Navy Blue. (4 mils. wet, 1.7 mils. dry per coat).
 - LATEX SYSTEM AT WHITE CEILING (W6)
Flat Latex:
a) 1st Coat: SW Promar 200 Zero VOC Latex Flat, B30-12600 Series.
b) 2nd Coat: SW Promar 200 Zero VOC Latex Flat, B30-12600 Series (4 mils. wet, 1.6 mils. dry per coat).
- WOOD BAR PANELING:
 - WATERBORNE "WASH" AT SOLID WOOD PANELING ON FACE OF BAR (W4)
Satin Gallery Series:
a) 1-2 Coats as Needed: Gallery Series waterborne topcoat. Use 2 to 1 paint to water to provide dark charcoal with some visibility of different shades underneath. SHOULD NOT BE A SOLID CHARCOAL FINISH.
- LAMINATE RESTROOM DOORS, WINDOW TRIM, PRO SHOP SHELVING:
 - WATERBASED ENAMEL SYSTEM AT SATURATED/DARK LAMINATE RESTROOM DOORS AND WHITE WOOD WINDOW TRIM AND NEW PRO SHOP WOOD SHELVING (W2, W4, MATCH CABS FOR SHELVING)
Semi-Gloss Enamel:
a) 1st Coat: SW Premium Wood and Wall Primer, B28W8111 (4 mils. wet, 1.8 mils. dry per coat). (if needed).
b) 2nd Coat: SW Scuff Tuff Int. Waterbased Enamel, Semi-Gloss, S24-150 Series.
c) 3rd Coat: SW Scuff Tuff Int. Waterbased Enamel, Semi-Gloss, S24-150 Series (4 mils. wet, 1.7 mils. dry per coat).
- MEN'S RESTROOM WOOD DOORS:
 - WATERBASED ENAMEL SYSTEM AT SATURATED/DARK INTERIOR WOOD DOORS INSIDE MEN'S RESTROOM (W4)
Semi-Gloss Enamel:
a) 1st Coat: SW Pro Industrial Pro-Cryl Universal Primer, B66-1310 Series (5.0 mils. wet, 2.0 mils. dry per coat).
b) 2nd Coat: SW Scuff Tuff Int. Waterbased Enamel, Semi-Gloss, S24-150 Series.
c) 3rd Coat: SW Scuff Tuff Int. Waterbased Enamel, Semi-Gloss, S24-150 Series. (4 mils. wet, 1.7 mils. dry per coat).

- EXTERIOR PAINT AND COATING COMMERCIAL SYSTEMS
 - SIDING:
 - ACRYLIC SYSTEM LIGHT WOOD SIDING (W1)
Satin Acrylic:
a) 1st Coat: SW Exterior Latex Wood Primer, B42W8041 (4.0 mils. wet, 1.4 mils. dry per coat). (if needed).
b) 2nd Coat: SW Loxon Self Cleaning Acrylic Coating- Satin, LX14-50 Series.
c) 3rd Coat: SW Loxon Self Cleaning Acrylic Coating-Satin, LX14-50 Series (5.0-7.0 mils. wet, 2.0-2.8 dry per coat).
 - METAL RAILING AND DOORS:
 - WATERBASED ENAMEL SYSTEM AT METAL RAILING AND METAL DOORS (W8)
Semi-Gloss Enamel:
a) 1st Coat: SW Pro Industrial Pro-Cryl Universal Primer, B66-1310 Series (5.0 mils. wet, 2.0 mils. dry per coat). (if needed).
b) 2nd Coat: SW Pro Industrial Waterbased Alkyd Urethane Enamel Semi-Gloss, B53-1150 Series.
c) 3rd Coat: SW Pro Industrial Waterbased Alkyd Urethane Enamel Semi-Gloss, B53-1150 Series (4.0-5.0 mils. wet, 1.4 - 1.7 mils. dry per coat).
 - CONCRETE FOUNDATION:
 - ACRYLIC SYSTEM AT CONCRETE FOUNDATION AND WHITE EXTERIOR TRIM (W2, W7)
Satin Acrylic:
a) 1st Coat: SW Loxon Self Cleaning Acrylic Coating-Satin, LX14-50 Series.
b) 2nd Coat: SW Loxon Self Cleaning Acrylic Coating-Satin, LX14-50 Series (5.0-7.0 mils. wet, 2.0-2.8 dry per coat).
 - CONCRETE STEPS AND INTERIOR SIDE OF METAL STAIR FRAME AT MAIN DECK:
 - ELASTOMERIC SYSTEM AT CONCRETE STEPS AND STAIR SIDE OF METAL STAIR FRAME (DARK GRAY)
Sherwin Williams Resudeck III System required for existing rear main deck steps and interior side of metal step framing. Prep area by removing/sanding rusted metal and removing concrete debris. Clean surfaces thoroughly. This system requires strict adherence to the SW specs and installation instructions online at sherwin-williams.com

GENERAL NOTES

- OWNER SHALL SPECIFY TO GENERAL CONTRACTOR ANY SPECIAL REQUIREMENTS OF ELECTRICAL, MECHANICAL, COMPUTER, TELEPHONE SYSTEMS, OR OTHER EQUIPMENT. CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO CONSTRUCTION COMMENCEMENT.
- ANY REFERENCE TO BEARING WALLS, BEAMS, OR JOISTS ARE GENERIC IN NATURE. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR INTERPRETATION AND/OR CORRECTION.
- DIMENSIONS ARE TO FACE OF THE STUD OR CONCRETE UNLESS OTHERWISE NOTED.
- ELEVATIONS ARE TO TOP OF SLAB UNLESS NOTES OTHERWISE (IF SHOWN).
- 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.
- DO NOT SCALE FROM DRAWINGS.
- GENERAL CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- ALL WORK TO BE DESIGN BUILT BY THE GENERAL CONTRACTOR.
- PROVIDE FIRE BLOCKING OR FIRE DAMPERS AT 10' INTERVALS AT NEW WALL AS REQUIRED.
- ALTERNATE FINISHES PROVIDED BY THE GENERAL CONTRACTOR AND APPROVED BY THE CITY OR DESIGNER WILL BE ACCEPTABLE AS A REPLACEMENT FOR THE FINISH SPECIFICATIONS LISTED WITHIN THIS CONSTRUCTION DOCUMENT SET.
- GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES AND CONFIRM APPLICABLE DIMENSIONS PRIOR TO ORDERING MATERIALS OR FINISHES.
- GENERAL CONTRACTOR TO PROVIDE CITY OF LOUISVILLE OR COAL CREEK GOLF CLUBHOUSE WITH 2% 'ATTIC STOCK' OF ALL INSTALLED / APPLIED FINISH MATERIAL WITHIN THE SCOPE OF WORK AREAS. GENERAL CONTRACTOR TO REMOVE ALL ADDITIONAL MATERIALS AND FINISHES FROM THE JOBSITE AND DISPOSE OF AS REQUIRED BY THE CITY.

NARRATIVE

THE COAL CREEK GOLF CLUBHOUSE RENOVATION PROJECT INCLUDES THE AREAS OF THE ENTRY HALL, PUBLIC RESTROOMS, RESTAURANT, KITCHEN FRONT OF HOUSE AREA, PRO SHOP, LOWER LEVEL MAINTENANCE AREA, OUTDOOR DECKS AND RAILINGS AND OUTDOOR BUILDING FACADES. THE SCOPE OF WORK DOES NOT INCLUDE THE BACK KITCHEN AREAS OR PRO SHOP STORAGE ROOM PAST THE OFFICE.

THE PROJECT INCLUDES NEW WALL AND CEILING PAINT THROUGHOUT EXCEPT NOT THE CEILING IN THE PRO SHOP AND NONE OF THE WALLS IN THE LOWER LEVEL EXCEPT THE EXISTING OPENING BLOCKING (SEE DETAILS). THE LOWER LEVEL SOFFIT IS TO BE RETEXTURED AND PAINTED. NEW PAINT IS TO BE INCLUDED ON THE UNDERSIDE AND SIDE OF THE SOFFIT AROUND THE PERIMETER OF THE PRO SHOP. NEW CAN LIGHTS ARE PROPOSED FOR THE PRO SHOP VAULTED CEILING. PAINT IS TO BE INCLUDED ON THE FACE OF THE BAR.

THE LOWER LEVEL IS TO INCLUDE REPLACEMENT OF THE EXISTING LIGHTS, PROVIDING A NEW DRYWALL SOFFIT AROUND THE EXISTING MAIN DUCT AND REMOVAL OF OLD EQUIPMENT. IT IS ALSO TO INCLUDE BLOCKING IN EXISTING OPENINGS OF THE LOWER LEVEL.

THE EXTERIOR INCLUDES NEW PAINT ALL FACADES, NEW PAINT ON HANDRAILS AND THE MAIN DECK CONCRETE STEPS.

THIS IS A RENOVATION PROJECT ONLY, NO STRUCTURAL WORK IS PROPOSED. NO NEW WALLS, DOORS OR WINDOWS ARE INCLUDED WITH THIS PROJECT EXCEPT FOR THE NEW WALL ABOVE THE INTERIOR DOUBLE PRO SHOP DOORS AND THE NEW WALL BLOCKING FOR THE EXISTING OPENINGS IN THE LOWER LEVEL EXTERIOR WALL. THERE IS TO BE NO RECONFIGURATION OF EXISTING SPACES AND NO NEW SQUARE FOOTAGE TO THE EXISTING BUILDING IS PROPOSED.

ALTERNATE #1 PROVIDE ALTERNATE BID AMOUNT TO INCLUDE PAINTING PRO SHOP AND PRO OFFICE CEILING'S.

OWNER SUPPLIED AND INSTALLED ITEMS

ITEMS TO BE PURCHASED AND INSTALLED BY THE CITY OF LOUISVILLE
PRO SHOP RECEPTION DESK

ITEMS TO BE PURCHASED BY THE CITY AND INSTALLED BY THE CONTRACTOR
RESTROOM DISPENSERS INCLUDING TOILET PAPER, SOAP, PAPER TOWEL
DRINKING FOUNTAIN WITH BOTTLE FILLER

PROJECT DIRECTORY

CLIENT	DESIGNER
Coal Creek Golf Course City of Louisville ATTN: KEVIN FREY Facilities Manager PH: 303-335-4766	Firefly Design and Drafting ATTN: AMANDA FOX Interior and Architectural Designer PH: 650-113-2061

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

SHEET INDEX

I-101	COVER SHEET / GENERAL NOTES / ADA DETAILS
I-102	DEMOLITION PLANS
I-103	MAIN LEVEL FINISH PLAN / SCHEDULES
I-104	LOWER LEVEL FINISH PLAN / SCHEDULES
I-105	INTERIOR ELEVATIONS AND DETAILS

SYMBOL LEGEND

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

DEMO PLAN NOTES

1

PATCH AND REPAIR WALL SURFACES AS NEEDED. CLEAN ALL EXISTING WALLS. MATCH EXISTING TEXTURE AND PREP FOR PAINT.

2

EXISTING FLOORING TO REMAIN AT OFFICE.

3

EXISTING RESTAURANT SERVICE COUNTERS TO REMAIN. NO CHANGE.

4

REMOVE EXISTING FABRIC WALL PANEL ABOVE DOUBLE DOORS. SEE PLAN FOR NEW WALL CONSTRUCTION DETAILS.

5

REMOVE EXISTING CLOSET AND ADJACENT WALLS UP TO SOFFIT SHOWN. CROSS-HATCHED. CONFIRM SOFFIT STRUCTURALLY SECURED. PREP AND REPAIR FLOORS AND WALLS AS NEEDED TO RECEIVE NEW FINISHES.

6

REMOVE EXISTING FLOORING AND PREP AND REPAIR FLOOR SURFACES TO RECEIVE NEW FLOORING FINISHES AT ALL AREAS OF NEW FLOORING.

7

EXISTING EQUIPMENT, FLOORING, AND ALL OTHER KITCHEN ITEMS TO REMAIN. ONLY SCOPE OF WORK IN THE FRONT KITCHEN SERVICE AREA IS TO PREP THE CEILING, WALLS AND FRONT BAR PANELING FOR PAINT.

8

PATCH AND REPAIR CEILING SURFACES TO RECEIVE NEW TEXTURE AS NEEDED. CLEAN ALL CEILINGS. PAINT AT ALL AREAS OF NEW SCOPE OF WORK.

9

EXISTING WALL AND FLOOR TILE TO REMAIN IN RESTROOMS. DEEP CLEAN GROUT AND TILE THOROUGHLY WITH APPROVED COMMERCIAL CLEANER.

10

EXISTING CEILING IN PRO SHOP TO REMAIN. NO CHANGE.

11

REPLACE EXISTING BAR SHELVING LIGHTS WITH NEW PER FINISH SCHEDULE.

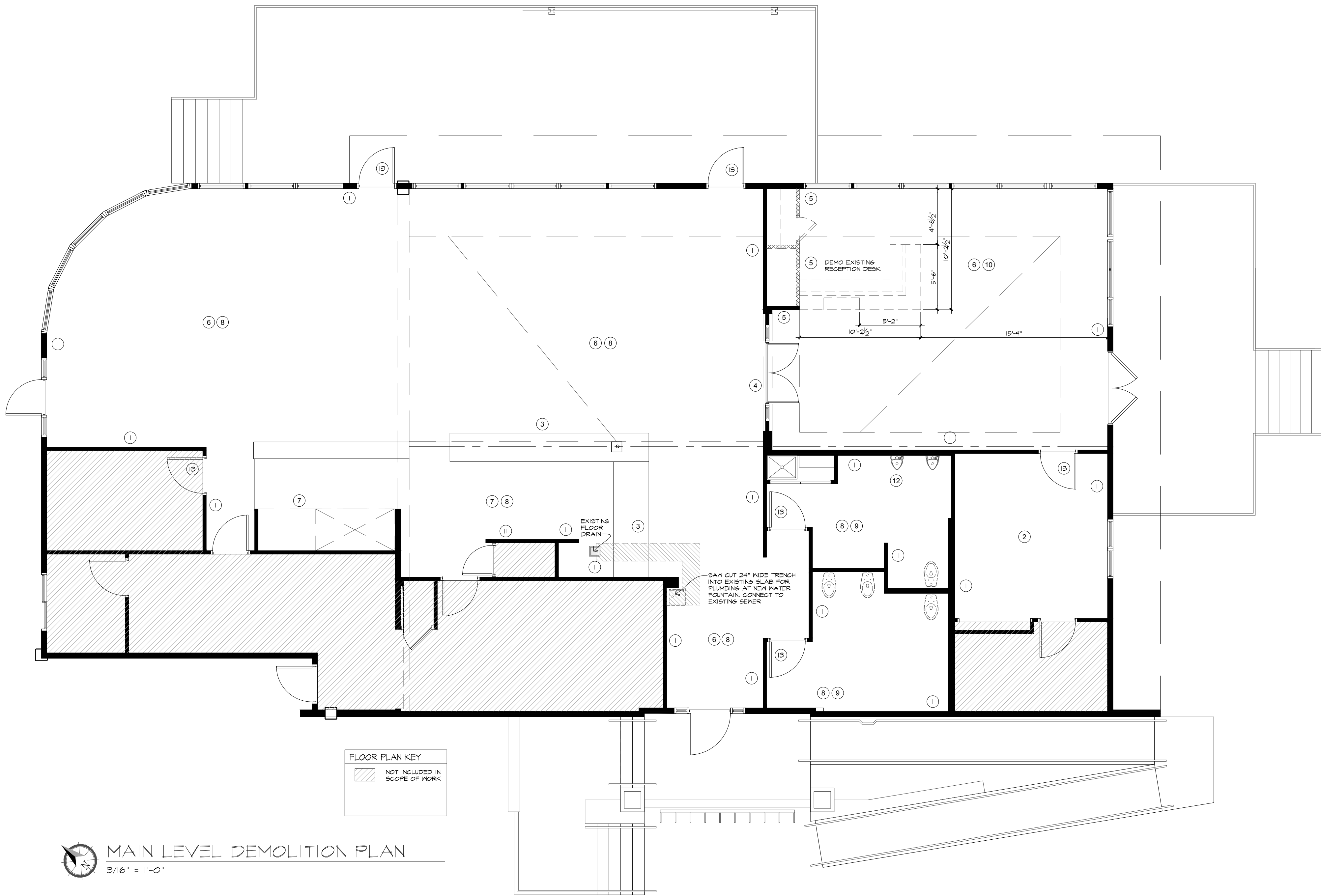
12

DEMO EXISTING PLUMBING FIXTURES, COUNTERS, PARTITIONS AND ACCESSORIES. REPAIR PLUMBING AS REQUIRED AND PREP WALLS FOR NEW FINISHES AND FIXTURES.

13

SAND DOORS WITH FINE GRIT SAND PAPER TO PREP FOR NEW PAINT.

DISCLAIMER
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DIMENSIONS, GENERAL CONTRACTOR MUST VERIFY MEASUREMENTS
AND QUANTITIES PRIOR TO PURCHASE OR INSTALLATION OF
MATERIALS AND ITEMS.



MAIN LEVEL DEMOLITION PLAN
3/16" = 1'-0"

GENERAL DEMO NOTES

1.

CONTRACTOR TO VISIT SITE AND VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY ADDITIONAL ITEMS NOT SHOWN ON REMOVAL PLAN SHALL BE REMOVED BY GC AS NEEDED TO COMPLETE NEW CONSTRUCTION SCOPE OF WORK AT NO ADDITIONAL COST.
2.

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).
3.

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.
4.

WALL DECOR HANGERS AND ANCHORS TO REMAIN ON WALLS. COORDINATE WITH OWNER.
5.

PATCH FLOORS TO MATCH ADJACENT SURFACES AFTER REMOVAL IN ORDER TO BE READY TO RECEIVE FINAL FINISHES.
6.

PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES SYSTEMS AND/OR FINISHES BY DEMOLITION OR CONSTRUCTION WORK.
7.

CONTRACTOR IS RESPONSIBLE TO CORRELATE HIS/HER OBSERVATIONS WITH THESE CONTRACT DOCUMENTS. IF INCONSISTENCIES EXIST, THE CONTRACTOR SHALL INFORM THE CONTRACTING OFFICER BEFORE CONSTRUCTION.
8.

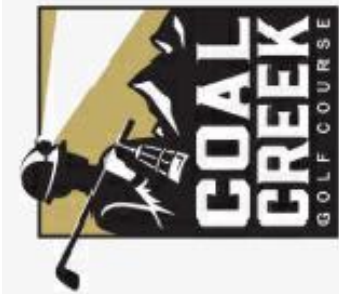
ALL REMOVED ITEMS EXCEPT THOSE NOTED TO BE REUSED OR TO REMAIN AS THE PROPERTY OF THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE JOB SITE. THE OWNER RESERVES THE RIGHT TO KEEP ANY REMOVED ITEMS EVEN THOUGH NOT NOTED ON DRAWINGS OR TAGGED.
9.

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.
10.

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.
11.

ALL EXISTING MECHANICAL, ELECTRICAL, PLUMBING, AND TELECOMMUNICATION THAT HAVE BEEN ABANDONED ARE TO BE REMOVED. VERIFY EXISTING SYSTEMS ARE NOT IN USE PRIOR TO REMOVAL.
12.

ALL DIMENSIONS SHOWN ON PLANS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION AND/OR ITEM PURCHASE.



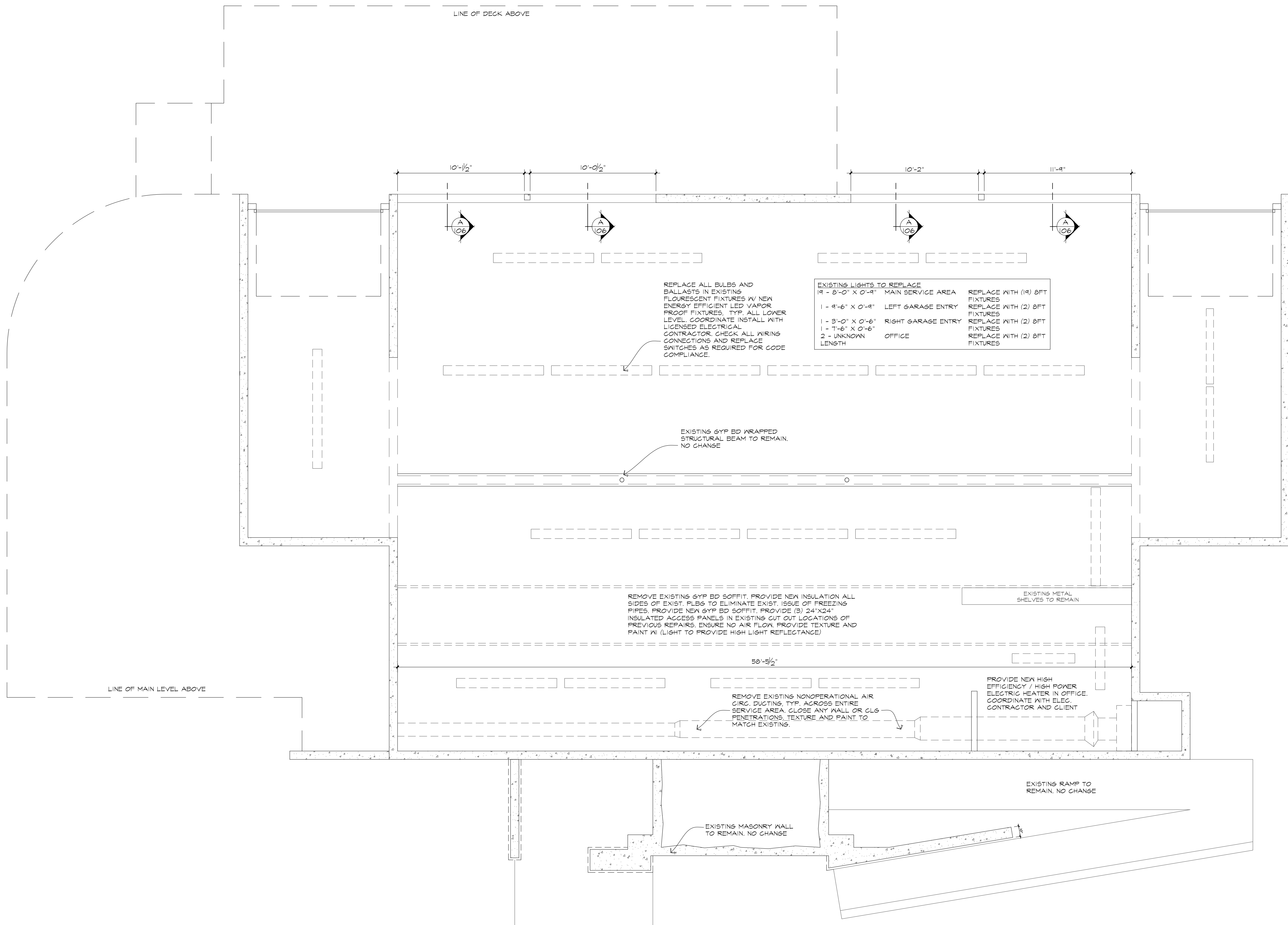
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650.773.2061 384 Jackson Circle, Louisville
amandakathrynfox@gmail.com

DEMOLITION PLAN
COAL CREEK
GOLF CLUBHOUSE
585 West Dillon Road, Louisville, CO 80027

PROJECT NO:	
DRAWN BY:	AKF 8/14/25
REVISIONS	

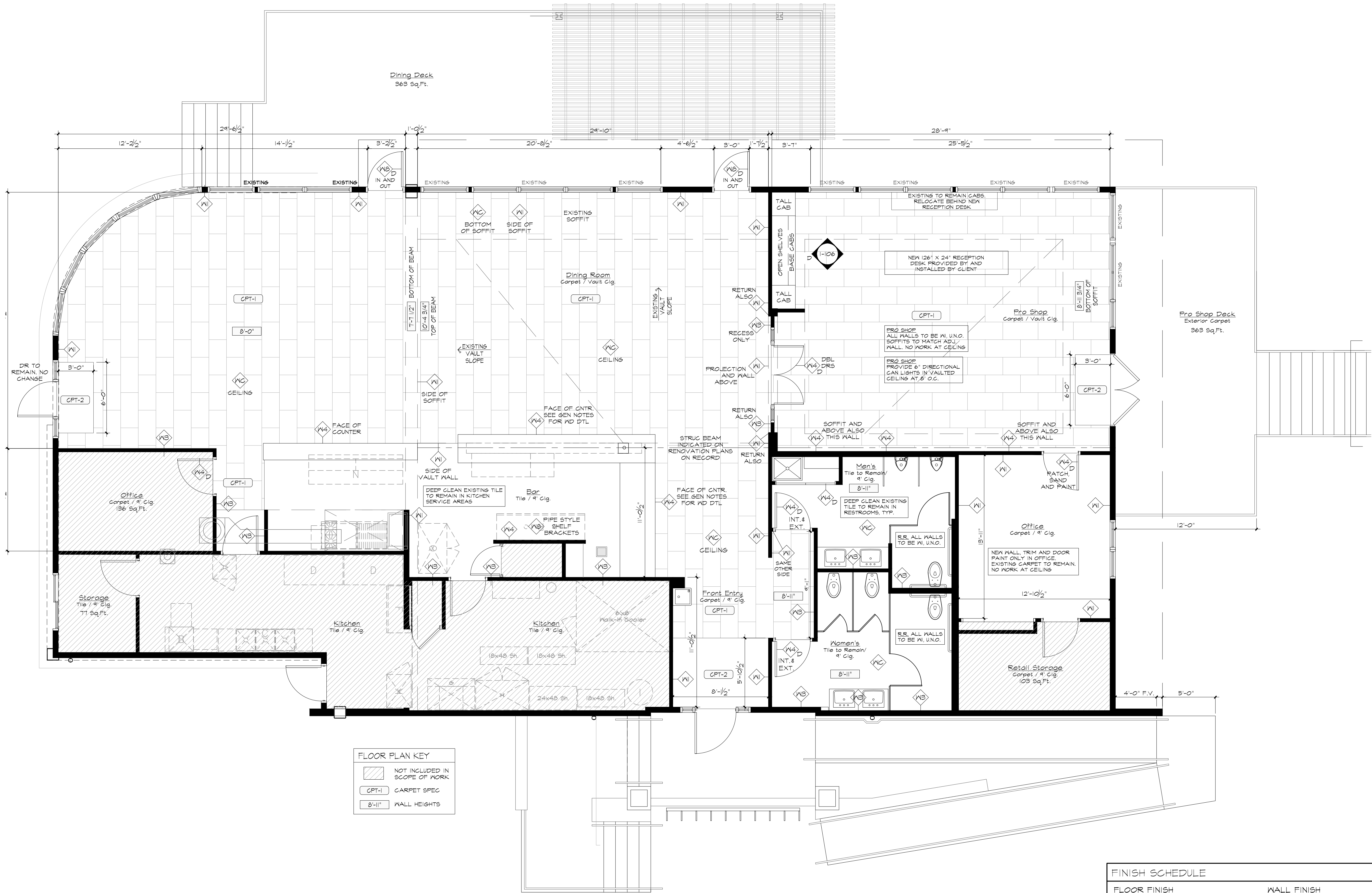


REVISIONS	



LOWER LEVEL
SERVICE AREA FLOOR PLAN
1/4" = 1'-0"

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MAIN LEVEL FLOOR FINISH PLAN

1/4" = 1'-0"

FINISH SCHEDULE

FLOOR FINISH
CPT-1 18"x36" CARPET TILE - PATCRAFT, 10667
CRAFTER / 00510 "Movement"
COLLECTION: MATERIAL EDIT, PROVIDE
WITH "Econorm M" FELT BACKING, ASHLAR
PATTERN
CPT-2 24"x24" CARPET TILE - PATCRAFT, 10593
ACCESS / 00510 - "Meander"
COLLECTION: WALK FORWARD, PROVIDE
WITH "Econorm M" FELT BACKING, BRICK
PATTERN

WALL FINISH
INTERIOR
W1 MAIN - LIGHT BEIGE - SW1050 "Useful Gray"
W2 TRIM - SW1004 "Snowbound"
W3 GREEN ACCENT - SW6439 "Greenfield"
W4 CHARCOAL - SW1069 "Iron Ore"
W5 WHITE - CEILING PAINT - SW1007 "Bright White"
DOOR PAINT
EXTERIOR
W6 MAIN - LIGHT BEIGE - SW1641 "Colonade Gray"
W7 TRIM - WHITE
W8 LOWER LEVEL - MED. GRAY - SW1642 "Pavestone"
W9 RAILING / MISC. - BLACK - SW691 "Black Magic"
W10 STAIRS - GRAY - SW Resdeck III see Gen. Notes

- NOTES**
- FLOOR PLAN HATCH IS APPROXIMATE SIZE, ORIENTATION AND INTENDED PATTERN FOR CARPET TILES.
 - SEE FINISH SPECIFICATIONS SHEET 1-101 FOR PREPARATION AND INSTALLATION OF THE FINISHES.
 - WHERE WALL PAINT COLOR NOT INDICATED ON PLANS, WALL TO BE W1 MAIN WALL COLOR.
 - WHERE FINISH SPECS NOT PROVIDED, INSTALL PER MANUFACTURER RECOMMENDATIONS.
 - ALL INTERIOR DOOR AND WINDOW TRIM TO BE PAINTED W2 - SW1004 "Snowbound".



firefly
Design & Drafting

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MAIN FLOOR FINISH PLAN

**COAL CREEK
GOLF CLUBHOUSE**
585 West Dillon Road, Louisville, CO 80027

PROJECT NO:
DRAWN BY: AKF
8/14/25

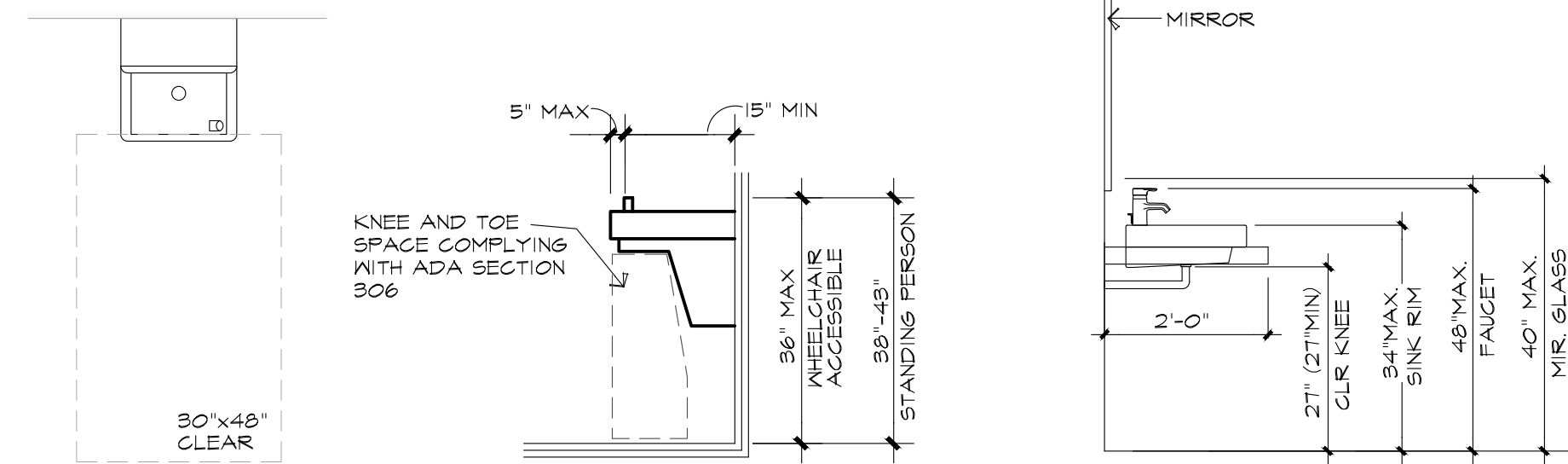
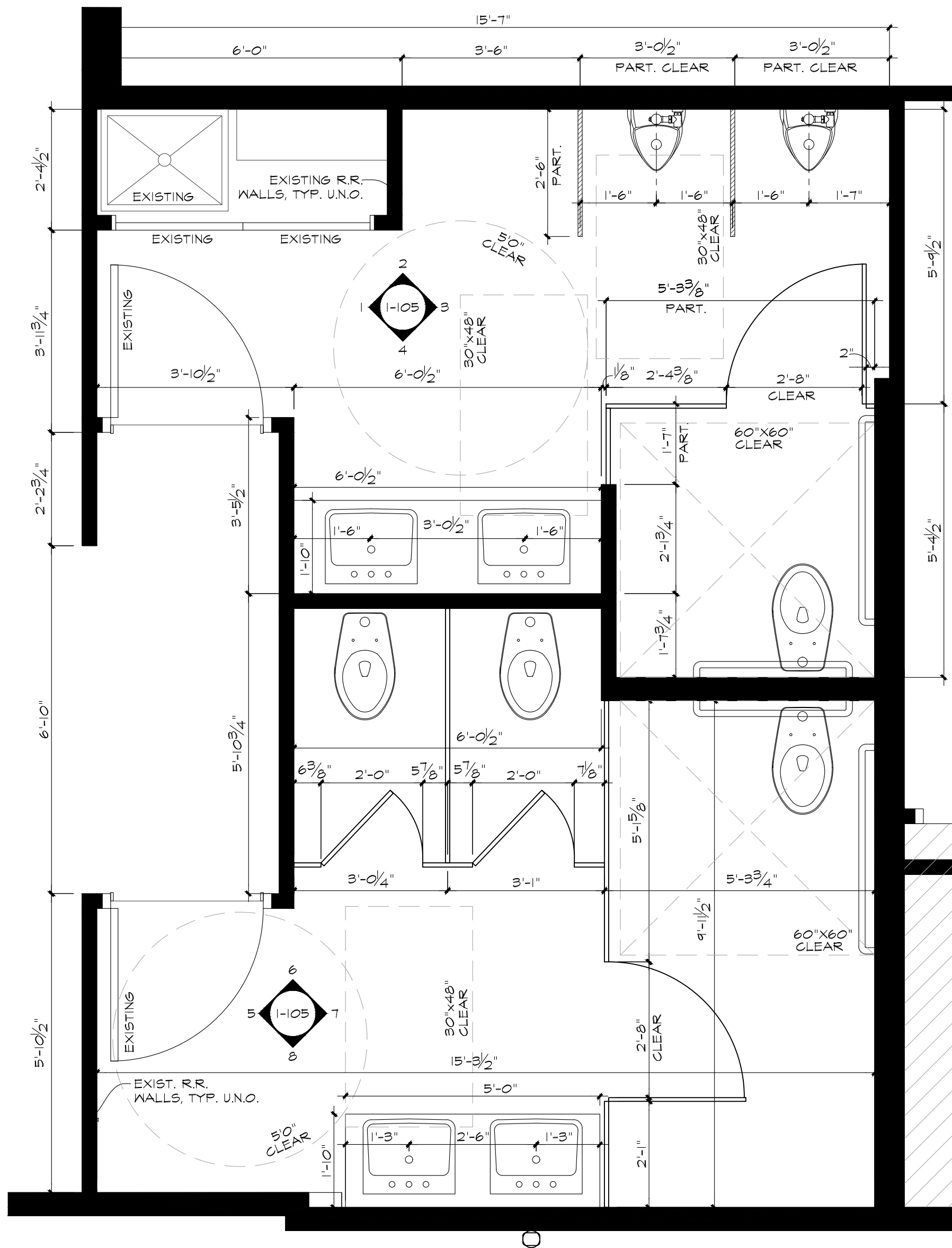
REVISIONS

SHEET
I-104 OF 8

GENERAL RESTROOM NOTES

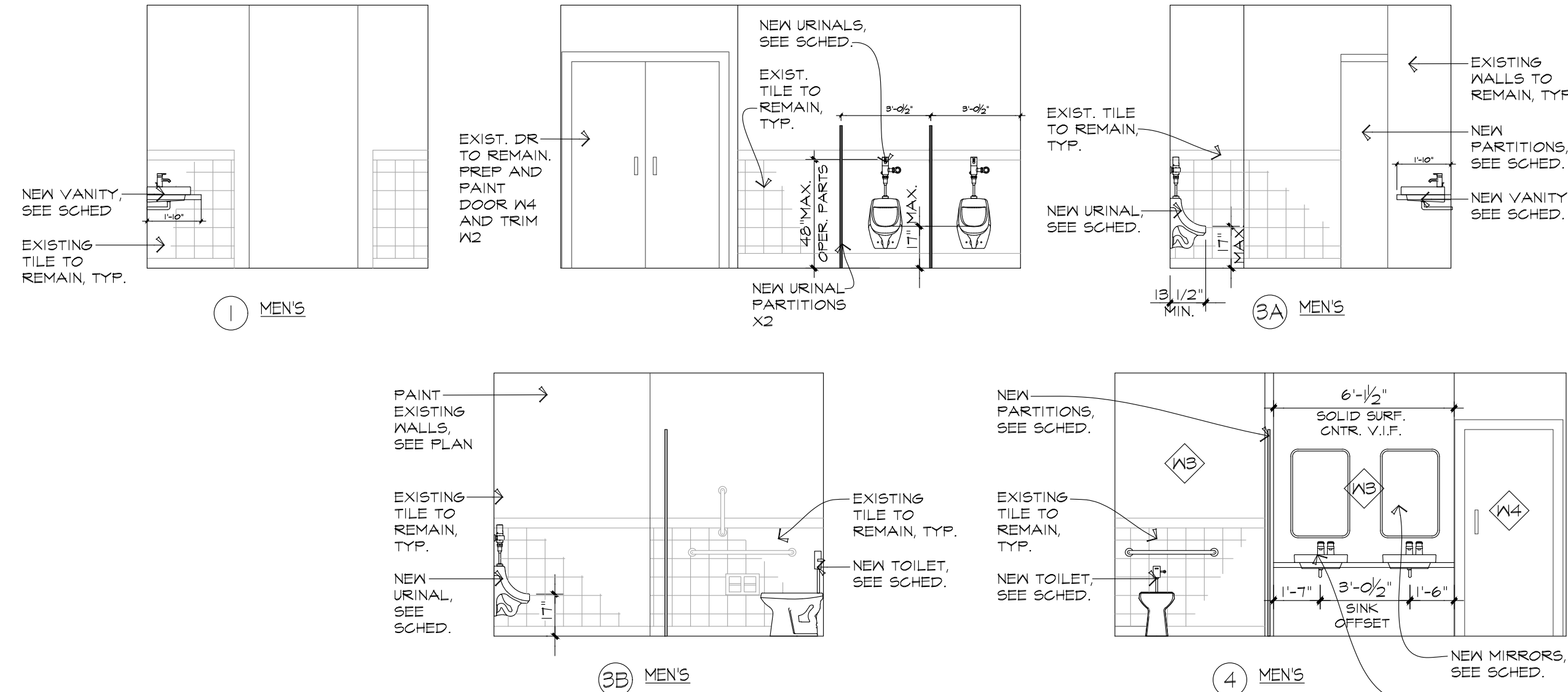
RESTROOM REQUIREMENTS SHALL COMPLY WITH THE ACCESSIBLE AND USABLE BUILDING AND FACILITIES ICC A117.1-2009, 2010 ADA REGULATIONS AND LOCAL AMENDMENTS.

- DIMENSIONS SHOWN ARE TO OUTSIDE OF PARTITION WALLS. U.N. GC TO VERIFY ALL DIMS PRIOR TO PURCHASE.
- SEE EQUIPMENT SCHEDULE FOR ALL NEW ITEM SPECIFICATIONS.
- ALL TOILET AND URINAL FIXTURES TO BE REPLACED IN SAME LOCATION.
- ALL PARTITIONS PER EQUIPMENT SCHEDULE TO BE NEW IN EXISTING LOCATIONS EXCEPT NEW URINAL PARTITIONS ARE NEW IN NEW LOCATIONS. NOTE NEW DOOR SIZES, LOCATIONS AND SWINGS AS SHOWN ON THE NEW FLOOR PLAN TO ENSURE ADA COMPLIANCE.
- SOLID SURFACE COUNTER, SINK AND FAUCETS TO BE MANUFACTURED AND INSTALLED BY CERTIFIED WILSONART INSTALLER PER MANUFACTURER REQUIREMENTS.
- ALL TILE IS EXISTING. NO NEW TILE IN SCOPE OF WORK. DEEP CLEAN ALL EXISTING TILE AND GROUT WITH APPROPRIATE COMMERCIAL CLEANER.
- ALL ITEMS TO BE INSTALLED PER MANUFACTURER REQUIREMENTS.
- ALL INSTALLED ITEMS TO MEET CURRENT ADA REQUIREMENTS.
- TOILET PAPER DISPENSERS SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.
- FLUSH CONTROLS SHALL BE HAND OPERATED. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH 309. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS.
- RESTROOM HARDWARE FINISHES TO BE 'SATIN'
- URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13 1/2 INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.
- WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
- SINGLE UNIT DRINKING FOUNTAIN AND BOTTLE FILLER
 - THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES (100 MM) HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT, WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.
 - STANDING PERSON: SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 30 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
 - SPOUT LOCATION: SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS.

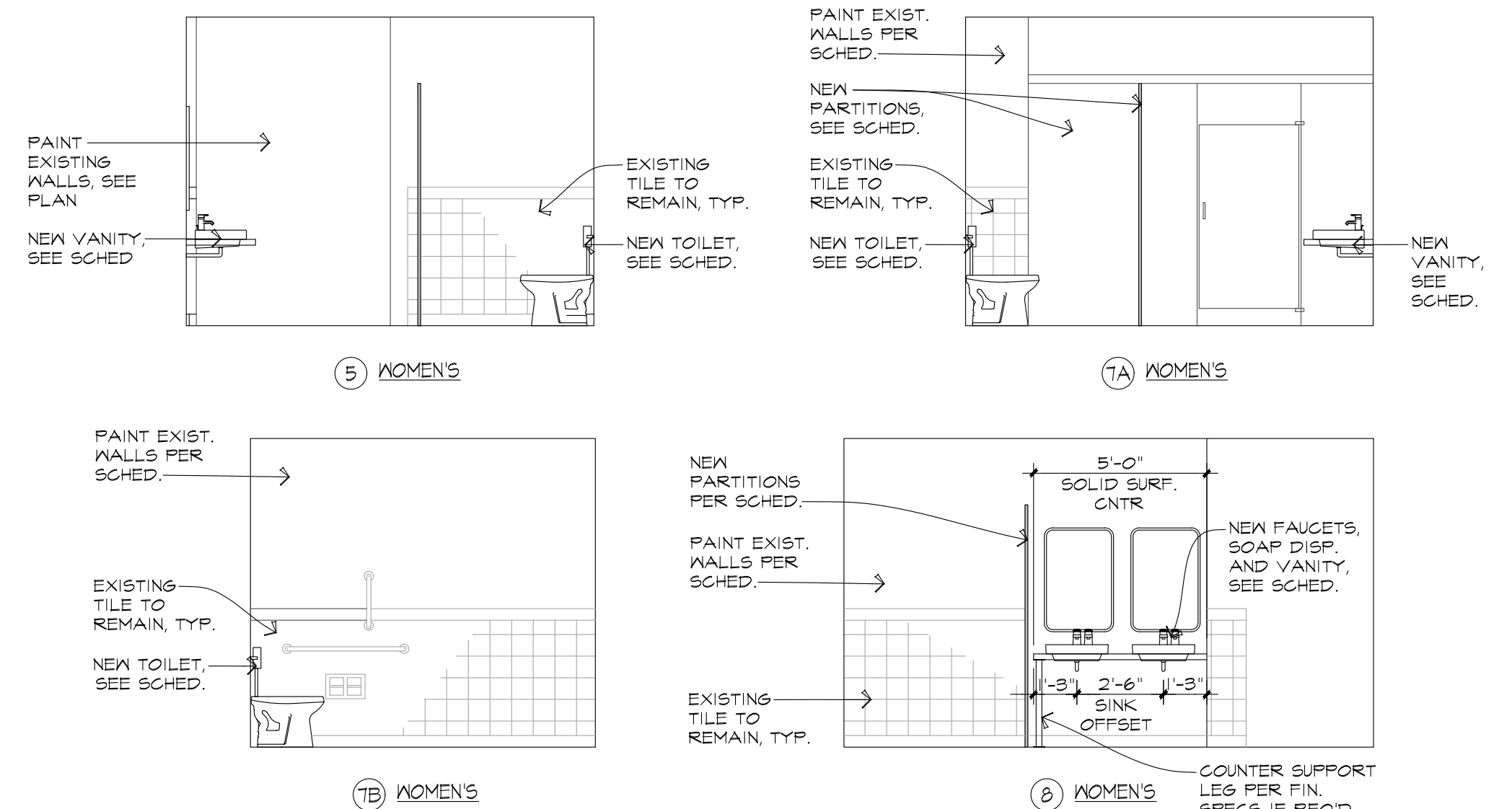


ADA REQUIREMENTS
DRINKING FOUNTAIN
SCALE: 1/2" = 1'-0"

RESTROOM
STANDARD ADA
VANITY REQUIREMENTS
1/2" = 1'-0"



MEN'S RESTROOM
INTERIOR ELEVATIONS
1/4" = 1'-0"



WOMEN'S RESTROOM
INTERIOR ELEVATIONS
1/4" = 1'-0"

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EQUIPMENT SCHEDULE

Item	Description	Location	Manu- facturer	Series	Product	Material	Color	Size	Elec Reqs	Website	Units	Cost/Unit	Total	Notes
OWNER SUPPLIED FOUNTAIN AND BOTTLE FILLER	SINGLE BOTTLE FILLING STATION AND DRINKING FNTN	ENTRY HALL	ELKAY	EMAB	LMA6F 046L6K	STAINLESS STEEL	GRANITE GRAY	17-7/8" L X 18-1/2" W X 34-3/4" H	115V/ 60Hz	BOTTLEFILLING STATIONS.COM	1	\$1691.99	\$1691.99	WALL MOUNTED. FOUNTAIN AND BOTTLE FILLER. REQUIRES BLK'S OR STUD MOUNTED. INSTALL PER MANU. REQS
URINAL	AUTO. HIGH-EFFICIENCY URINAL	MEN'S RESTROOM	KOHLER	DEXTER	K-PR5016- T2H	STAINLESS STEEL	WHITE VITREOUS CHINA	13-5/8" W X 31-3/16" H X 14-1/2" D	VERIFY	KOHLER.COM	2	\$362.90	\$725.80	0.125 GPF TO 1.0 GPF. MACH. TRIPPOINT FLUSHOMETER
TOILET	AUTO. ADA FLOWISE FLUSHOMETER TOILET	GENERAL RESTROOMS	AMERICAN STANDARD	MADERA	3461528	VITREOUS CHINA	STANDARD	19-3/8" W X 16-1/2" H X 28-1/4" D	N/A	AMERICANSTAND- ARD-US.COM	4	\$522.60	\$2090.40	AUTO. FLUSH. 1.28 GPF. VERIFY ROUGH IN DIM. REQ'D. 32-5/8" W SELECTRONIC FLUSH VALVE
SINKS	3 HOLE INDIVIDUAL SINKS	GENERAL RESTROOMS	NAMEE'S	CERASTYLE	035300-J	CERAMIC	WHITE	21.7" L X 17.7" W X 6.1" H	N/A	THEBATH OUTLET.COM	4	\$234.00	\$936.00	3 HOLES EACH FOR (1) FAUCETS & (1) SOAP DISP. PER SINK. PROVIDE PLUGS FOR EXTRA HOLE. SEE ADA REQS
OWNER SUPPLIED AUTOMATIC FAUCET	AUTOMATIC FAUCET	GENERAL RESTROOMS	BOBRICK	DESIGNER	B-8842	MATTE BLACK	MATTE BLACK	2-1/4" W X 5-5/16" H X 6-1/8" D	(4) 'AA' BATTER- Y	TOTALRESTROOM .COM	4	\$640.55	\$2562.20	TOUCH FREE HIDDEN SENSOR WITH ADJUST. ACTIVATION RANGE
OWNER SUPPLIED AUTO. SOAP DISPENSER	AUTOMATIC SOAP DISPENSER	GENERAL RESTROOMS	BOBRICK	DESIGNER	B-872	MATTE BLACK	MATTE BLACK	2-3/4" W X 3" H X 6-1/2" D	N/A	TOTALRESTROOM .COM	4	\$654.19	\$2616.76	COORDINATE SOAP CONTAINER WITH SINK CUTS. PURCHASE AND INSTALL BY OWNER.
COUNTER	SOLID SURFACE BUILT-EDGE COUNTER	MEN'S RESTROOM	WILSONART	INPUT	SOLID SURFACE	SOLID SURFACE	'Carbone Marmo 991455'	72" W X 2" H X 22" D	N/A	WILSONART.COM	1	UNKNOWN		COORD. CUTS WITH SINK, FAUCET AND SOAP DIMS. SEE CUT SHT FOR FULL DIMS. GC TO VERIFY CNTR DIMS ON SITE
COUNTER	SOLID SURFACE BUILT-EDGE COUNTER	WOMEN'S RESTROOM	WILSONART	INPUT	SOLID SURFACE	SOLID SURFACE	'Carbone Marmo 991455'	60" W X 2" H X 22" D	N/A	WILSONART.COM	1	UNKNOWN		COORD. CUTS WITH SINK, FAUCET AND SOAP DIMS. SEE CUT SHT FOR FULL DIMS. GC TO VERIFY CNTR DIMS ON SITE
MIRROR	BLACK MIRROR W/ ROUNDED CORNERS	MEN'S RESTROOM	MEEK	INPUT	MT801PCB 036	POWDER COATED STEEL	MATTE BLACK	24" W X 36" H X 1.67" D	INPUT	TOTALRESTROOM .COM	4	\$176.12	\$704.48	INDIVIDUAL WALL MOUNTED MATTE BLACK MIRRORS
OWNER SUPPLIED TP. SEAT COVERS, WASTE	(2) TOILET PAPER HOLDER, SEAT COVER, WASTE	WOMEN'S RESTROOM	BOBRICK	CLASSIC SERIES	B-30424	STAINLESS STEEL	SATIN	28" W X 14" H X 4-1/4" D	N/A	TOTALRESTROOM .COM	3	\$531.99	\$1595.97	WOMEN'S ONLY. SURFACE MTD. PURCHASE AND INSTALL BY OWNER.
OWNER SUPPLIED TOILET PAPER	(2) TOILET PAPER ROLL HOLDER	MEN'S RESTROOM	BOBRICK	TRIMLINE SERIES	B-3588	STAINLESS STEEL	SATIN	13-1/16" W X 8-1/2" H X 4-5/8" D	N/A	TOTALRESTROOM .COM	1	\$184.58	\$184.58	MEN'S ONLY. SURFACE MTD. PURCHASE AND INSTALL BY OWNER.
PARTITIONS	HEADRAIL-BRACED PARTITIONS	GENERAL RESTROOM	HADRIAN	ADA PARTITION	HDPE PARTITION	HDPE	545 'Charcoal'	SEE FLOOR PLAN	N/A	TOTALRESTROOM .COM				
OWNER SUPPLIED TP. DISPENSER AND WASTE	SURF MTD PAPER TOWEL DISP. AND WASTE	GENERAL RESTROOM	BOBRICK	COUNTURA	B-43944	STAINLESS STEEL	SATIN	17-9/16" W X 56-3/8" H X 4-1/8" D	N/A	TOTALRESTROOM .COM	2	\$1176.45	\$2352.90	PURCHASE AND INSTALL BY OWNER.
LED VAPOR PROOF FIXTURE	8 FT VAPOR PROOF LIGHT	LOWER LEVEL	WARELIGHT	LED VAPOR TIGHT FIXT	13000 LUMEN	POLY- CARBON	WHITE	8'-0" L	120- 277V	WAREHOUSE- LIGHTING.COM	19	\$199.99	\$3799.81	COORD WIRING, SWITCHES AND POWER WITH ELECTRICAL CONTRACTOR
27" W BASE CABINETS	BASE CABINETS	PRO SHOP	J&K CABINETS	STANDARD SHAKER	B27	WOOD	E2 'Charcoal'	27" W - (2) RH; (1) LH	N/A	JKCABINETS- RY.COM	3	WHOLE- SALE		JK CABINETS IN DENVER. WHOLESALE DIRECT TO CONTRACTOR. RTA BUT OFFER ASSEMBLY SERVICE.
PANTRY CABINET	PANTRY CABINETS	PRO SHOP	J&K CABINETS	STANDARD SHAKER	WP18	WOOD	E2 'Charcoal'	18" W X 96" H X 27" D - (2) RH; (1) LH	N/A	JKCABINETS- RY.COM	2	WHOLE- SALE		JK CABINETS IN DENVER. WHOLESALE DIRECT TO CONTRACTOR. RTA BUT OFFER ASSEMBLY SERVICE.
CABINET HARDWARE	CABINET PULLS	PRO SHOP	AMERDECO	5"	10 PACK	ZINC	Brushed Satin Nickel	5" HOLE CENTER	N/A	WWW.AMAZON.COM	1	\$37.99	\$37.99	LOCATE WHERE SHOWN ON INTERIOR ELEVATION
SHELF BRACKETS	BLACK COUNTERTOP SUPPORT BRACKETS FOR SHELVES	PRO SHOP	AUFUGA	COUNTERTOP BRACKETS	4 PACK	METAL	Matte Black	16" L X 6" D X 2.5" W	N/A	WWW.AMAZON.COM	3	\$49.99	\$149.97	LOCATE WHERE SHOWN ON INTERIOR ELEVATION
CABINET COUNTER	COUNTERTOP AT NEW CABINETS	PRO SHOP	WILSONART	SOLID SURFACE	SOLID SURFACE	SOLID SURFACE	'Carbone Marmo 991455'	82.25" W X 2" H X 25.5" D	N/A	WILSONART.COM	1	UNKNOWN		FIELD VERIFY LENGTH PRIOR TO ORDERING
SCONCES	EXTERIOR DUSK TO DAWN MODERN SCENE	REAR/LEFT FACADE	ROSYKITE			METAL AND LED	Matte Black	4.33" W X 11.8" H	120V	WWW.AMAZON.COM	4	\$49.99	\$199.96	WATERPROOF IP54, ETL, CE & ROKS LISTED
BAR SHELF LIGHTS	MODERN GOOSENECK SIGN LIGHTING	REST- AURANT	KUCCO	BARCLAY	81751-BK	METAL AND LED	Matte Black	3.5" H X 4.375" W X 4.375" D	120V	WWW.BUILD.COM	3	\$130.00	\$390.00	4" WIDE ACCENT LIGHT CEILING FIXTURE - 30" MAX EXTENSION
COUNTER SUPPORT LEG	ADJUSTABLE METAL SUPPORT LEG	WOMEN'S RESTROOM	QLLY		784126666121	METAL	Matte Black	2" W X 27.5" H	N/A	WWW.AMAZON.COM	1	\$44.64	\$44.64	PACK OF 4, BUT ONLY NEED 1.

NOTE: COUNTERS TO BE CUT AND INSTALLED BY A CERTIFIED WILSONART INSTALLER TO ENSURE STRUCTURAL INTEGRITY AND QUALITY OF CONSTRUCTION.



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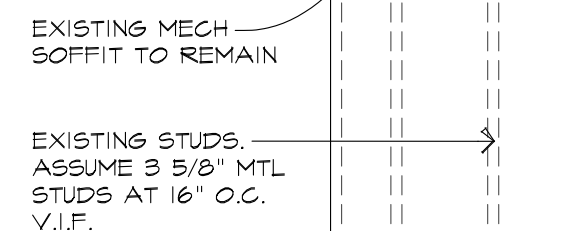
RESTROOM DETAILS

COAL CREEK
GOLF CLUBHOUSE

585 West Dillon Road, Louisville, CO 80027

PROJECT NO:	
DRAWN BY:	AKF 8/14/25
REVISIONS	

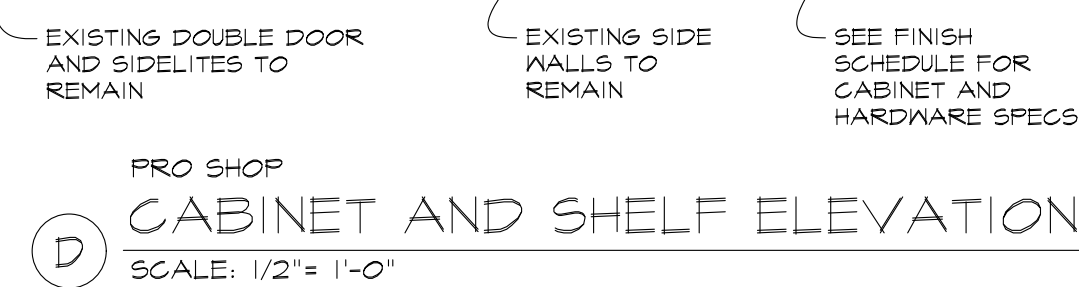
SHEET
I-105 OF 8



NEW UPPER WALL
ABOVE DOUBLE INTERIOR DOORS AT
PRO SHOP ENTRY SECTION

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

*NOTE: EXISTING CONSTRUCTION TYPE AND DETAIL NOT KNOWN.
NEW UPPER WALL PANEL BID ALLOWANCE TO BE PROVIDED
BASED ON MAIN WALL CONSTRUCTION ASSUMPTION OF 3 5/8"
METAL STUDS WITH 5/8" DRYWALL EACH SIDE. GC TO CONFIRM
ACTUAL CONSTRUCTION PRIOR TO FULL DEMOLITION.



PRO SHOP
CABINET AND SHELF ELEVATION
SCALE: 1/2" = 1'-0"

DISCLAIMER
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FIREFLY DESIGN AND DRAFTING. THE PLAN AS DESIGNED BY THE
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CLUBHOUSE HAS BEEN PROVIDED BY THE CITY OF LOUISVILLE FOR
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DIMENSIONS OF THE SPACE. WHILE EVERY EFFORT HAS BEEN MADE TO
VERIFY THAT EXISTING BUILT MEASUREMENTS MATCH FLOOR PLAN
DIMENSIONS, GENERAL CONTRACTOR MUST VERIFY MEASUREMENTS
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DETAILS

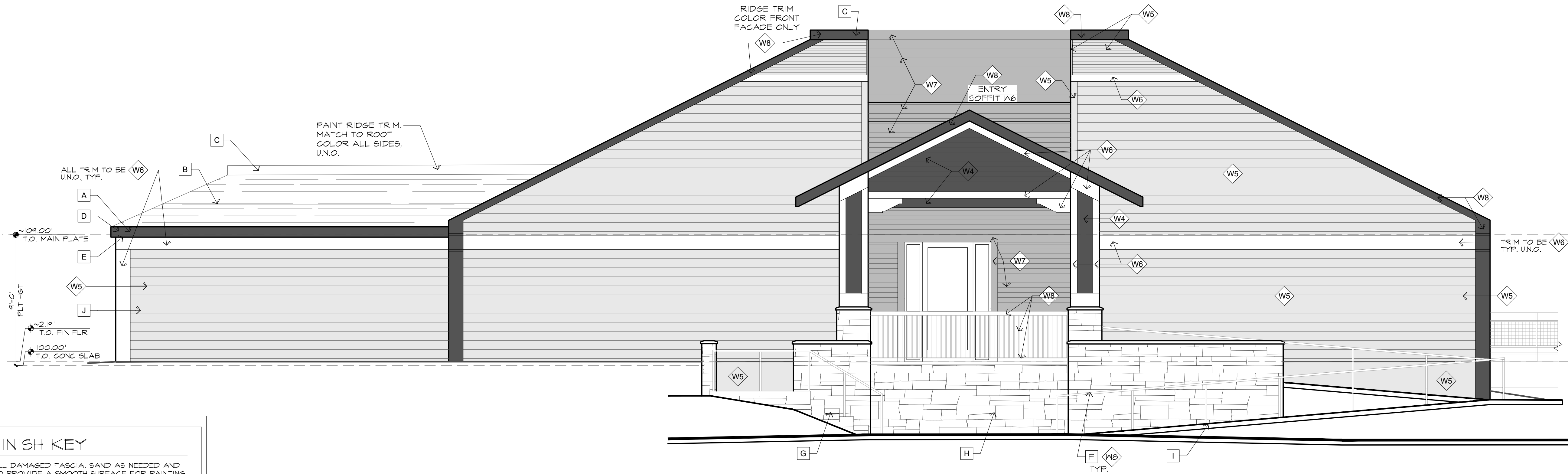
**COAL CREEK
GOLF CLUBHOUSE**
585 West Dillon Road, Louisville, CO 80027

PROJECT NO:	
DRAWN BY:	AKF 8/14/25

REVISIONS

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SHEET
I-106 OF 8



FRONT ELEVATION

1/4" = 1'-0"

ELEVATION FINISH KEY

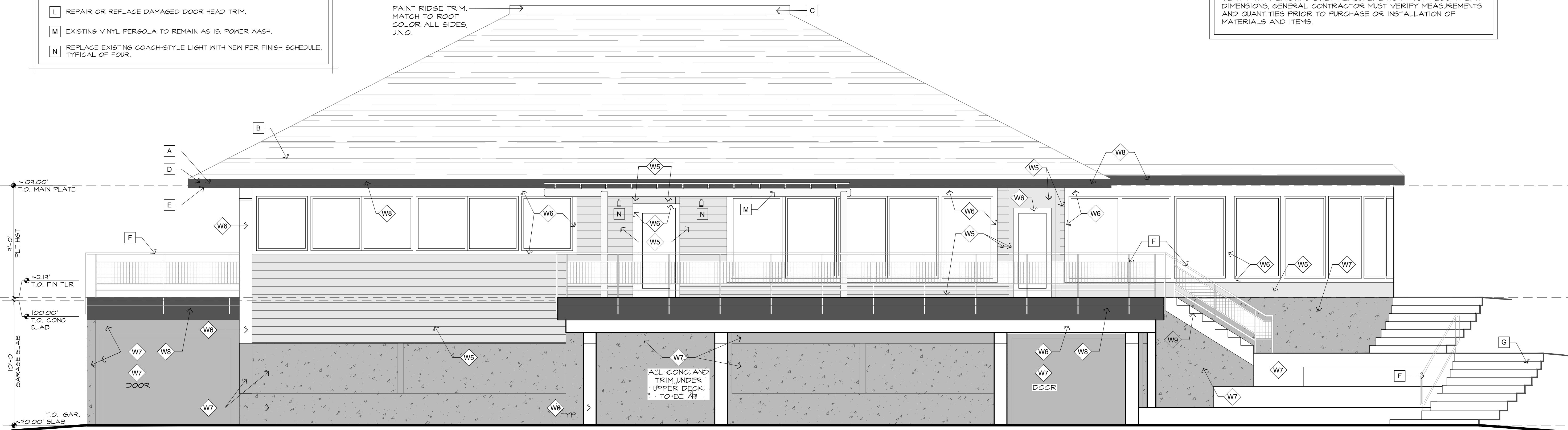
- A** INSPECT AND REPAIR ALL DAMAGED FASCIA, SAND AS NEEDED AND WASH TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING. FASCIA TO BE PAINTED W6, TYP.
- B** EXISTING ROOF TO REMAIN, NO CHANGE.
- C** ROOF RIDGE TO BE PAINTED, SAND AS NEEDED AND WASH TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING.
- D** RESEAL ALL GUTTERS AND DOWNSPOUTS TO PREVENT LEAKS AND IMPROVE DRAINAGE EFFICIENCY. SAND AS NEEDED AND WASH TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING. GUTTERS AND DOWNSPOUTS (EXCEPT AT HORIZ. TRANSITIONS UNDER SOFFITS, MATCH SOFFIT AT THOSE LOCATIONS) TO BE PAINTED W6, TYP.
- E** SOFFITS TO BE SANDED AS NEEDED AND WASHED TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING. SOFFITS TO BE PAINTED W6, TYP.
- F** EXISTING RAILINGS TO BE SANDED AS NEEDED AND WASHED TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING. ALL RAILING AT CLUBHOUSE WALKWAYS, RAMPS, DECKS AND STAIRS TO BE PAINTED W6, TYP.
- G** EXISTING STEPS AND LANDINGS TO REMAIN, NO CHANGE.
- H** EXISTING STONE TO REMAIN, NO CHANGE.
- I** EXISTING RAMPS AND CURBS TO REMAIN, NO CHANGE.
- J** INSPECT AND REPAIR ALL DAMAGED SIDING AND TRIM. FILL NAIL HOLES WITH WOOD FILLER NOT PREVIOUSLY FILLED IN CONSTRUCTION (NOTED AT REAR DECK DOOR TRIM). SAND AS NEEDED AND WASH TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING.
- K** NEW BLOCKING AT EXISTING LOWER LEVEL OPENINGS. SEE DETAIL SHEET.
- L** REPAIR OR REPLACE DAMAGED DOOR HEAD TRIM.
- M** EXISTING VINYL PERSOLA TO REMAIN AS IS. POWER WASH.
- N** REPLACE EXISTING COACH-STYLE LIGHT WITH NEW PER FINISH SCHEDULE, TYPICAL OF FOUR.

FINISH SCHEDULE

FLOOR FINISH	WALL FINISH
CPT-1 18"x36" CARPET TILE - PATCRAFT, 10661 GARTER / 00510 "Movement" / COLLECTION: MATERIAL EDIT. PROVIDE WITH Econorx M" FELT BACKING. ASHLAR PATTERN	INTERIOR W1 MAIN - LIGHT BEIGE - SNT050 "Useful Gray" W2 TRIM - SNT004 "Snowbound" W3 GREEN ACCENT - SNT4391 "Greenfield" W4 CHARCOAL - SNT064 "Iron Ore" W5 WHITE - CEILING PAINT - SNT007 "Bright White" D DOOR PAINT
CPT-2 24"x24" CARPET TILE - PATCRAFT, 10583 ACCESS / 00510 - "Meander" / COLLECTION: WALK FORWARD, PROVIDE WITH Econorx M" FELT BACKING. BRICK PATTERN	EXTERIOR W6 MAIN - LIGHT BEIGE - SNT641 "Colonade Gray" W7 TRIM - WHITE W8 LOWER LEVEL - MED. GRAY - SNT642 "Pavestone" W9 RAILING / MISC. - BLACK - SNT691 "Black Magic" W10 STAIRS - GRAY - SN Resideck III see Gen. Notes

- NOTES
- FLOOR PLAN HATCH IS APPROXIMATE SIZE, ORIENTATION AND INTENDED PATTERN FOR CARPET TILES.
 - SEE FINISH SPECIFICATIONS SHEET I-101 FOR PREPARATION AND INSTALLATION OF THE FINISHES.
 - WHERE WALL PAINT COLOR NOT INDICATED ON PLANS, WALL TO BE W1 MAIN WALL COLOR.
 - WHERE FINISH SPECS NOT PROVIDED, INSTALL PER MANUFACTURER RECOMMENDATIONS.
 - ALL INTERIOR DOOR AND WINDOW TRIM TO BE PAINTED W2 - SNT004 "Snowbound".

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REAR ELEVATION

1/4" = 1'-0"

NOTES:



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FRONT / REAR ELEVATION

COAL CREEK
GOLF CLUBHOUSE

585 West Dillon Road, Louisville, CO 80027

PROJECT NO:	
DRAWN BY:	AKF 8/14/25
REVISIONS	

SHEET
I-107 OF 8

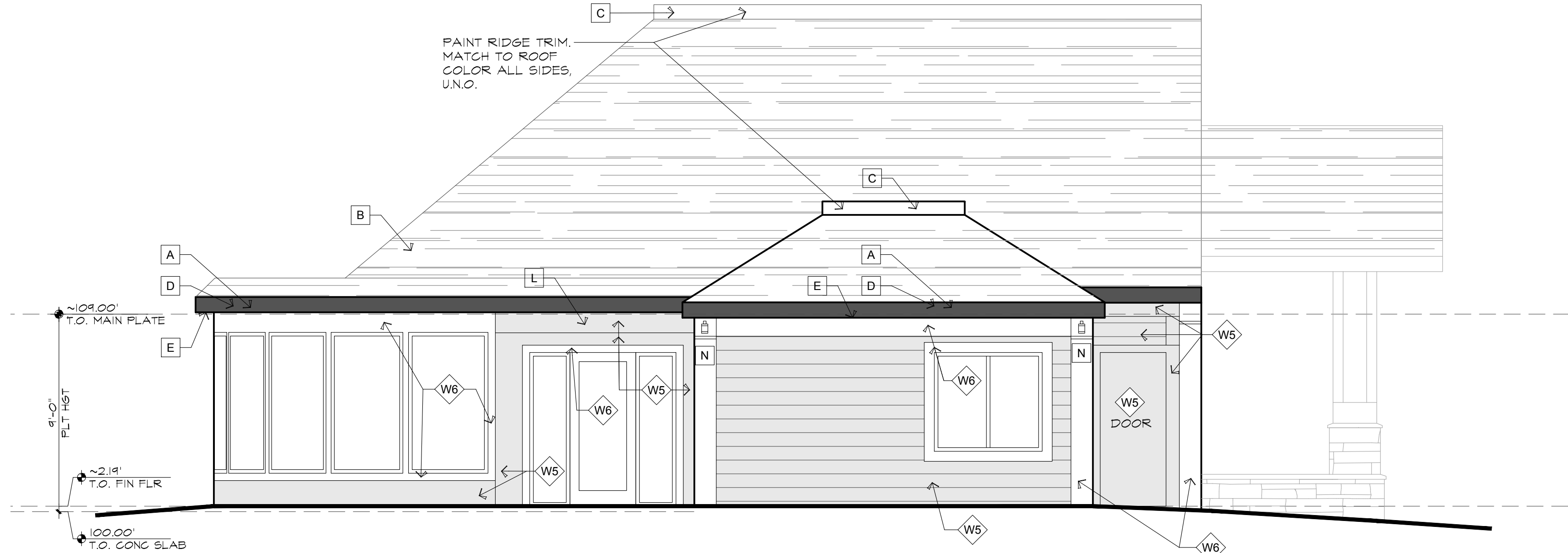
ELEVATION FINISH KEY

- A INSPECT AND REPAIR ALL DAMAGED FASCIA, SAND AS NEEDED AND WASH TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING. FASCIA TO BE PAINTED W8, TYP.
- B EXISTING ROOF TO REMAIN, NO CHANGE.
- C ROOF RIDGE TO BE PAINTED, SAND AS NEEDED AND WASH TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING.
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- G EXISTING STEPS AND LANDINGS TO REMAIN, NO CHANGE.
- H EXISTING STONE TO REMAIN, NO CHANGE.
- I EXISTING RAMPS AND CURBS TO REMAIN, NO CHANGE.
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FINISH SCHEDULE

FLOOR FINISH	WALL FINISH
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CPT-2 24"x24" CARPET TILE - PATCRAFT, 10533 ACCESS / 00510 - 'Meander' / COLLECTION: WALK FORWARD. PROVIDE WITH 'Econorm M' FELT BACKING. BRICK PATTERN	W1 MAIN - LIGHT BEIGE - SNT050 'Useful Gray'
	W2 TRIM - SNT004 'Snowbound'
	W3 GREEN ACCENT - SNT649 'Greenfield'
	W4 CHARCOAL - SNT069 'Iron Ore'
	W5 WHITE - CEILING PAINT - SNT001 'Bright White'
	D DOOR PAINT
	EXTERIOR
	W5 MAIN - LIGHT BEIGE - SNT641 'Colonnade Gray'
	W6 TRIM - WHITE
	W7 LOWER LEVEL - MED. GRAY - SNT642 'Pavestone'
	W8 RAILINGS / MISC. - BLACK - SNT649 'Black Magic'
	W9 STAIRS - GRAY - SW Resdeck III see Gen. Notes

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 - WHERE FINISH SPECS NOT PROVIDED, INSTALL PER MANUFACTURER RECOMMENDATIONS.
 - ALL INTERIOR DOOR AND WINDOW TRIM TO BE PAINTED W2 - SNT004 'Snowbound'.



LEFT ELEVATION

1/4" = 1'-0"

NOTES:



RIGHT ELEVATION

1/4" = 1'-0"

NOTES:

- ALL RAILING TO BE PAINTED W8.

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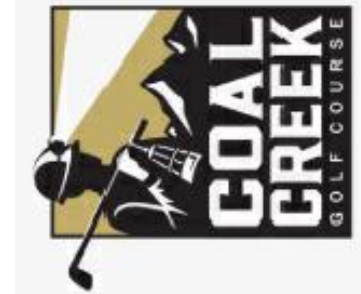
LEFT / RIGHT ELEVATIONS

COAL CREEK
GOLF CLUBHOUSE

585 West Dillon Road, Louisville, CO 80027

PROJECT NO:	
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REVISIONS	

SHEET
I-108 OF 8



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