

Louisville Revitalization Commission

Agenda

**Wednesday, September 10, 2025
City Hall, Council Chambers
749 Main Street
8:00 AM**

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

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

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

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of August 13, 2025 Meeting Minutes
5. Public Comments on Items Not on the Agenda
6. Business Matters of Commission
 - a. Front and Center Update and Direction
 - b. Hana Studios Façade Agreement
 - c. IGA Discussion

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303-335-4574 or ClerksOffice@LouisvilleCO.gov. A forty-eight-hour notice is requested.

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

7. Reports of Commission
 - a. Staff Updates
 - b. Development Updates
 - c. Downtown Business Association Updates
 - d. Chamber of Commerce Updates
8. Future Agenda Items
 - a. Budget Update
 - b. Third-Party TIF Review Reports
9. Commissioners' Comments
10. Adjourn

Louisville Revitalization Commission

Minutes

**August 13, 2025
Regular Meeting
8:00 AM**

Call to Order – Chair Williams called the meeting to order at 8:02 a.m.

Roll Call was taken and the following members were present:

Committee Members: *Corrie Williams - Chair*
Clif Harald – Vice Chair
Barbie Iglesias – Secretary
Bob Tofte
Councilmember Caleb Dickinson
Jeff Lipton
Lexi Adler

Staff Present: *Diana Langley, City Manager*
Rob Zuccaro, Director of Community Development
Kurt Kowar, Director of Public Works
Jordan Jefferies, Assistant City Engineer
Vanessa Zarate, Economic Vitality Manager
Austin Brown, Economic Vitality Specialist

Others Present: *Eight members of the public*

APPROVAL OF AGENDA

Chair Williams called for changes to the agenda and hearing none asked for a motion.

Motion: Commissioner Lipton moved to approve the agenda. The motion was seconded by Councilmember Dickinson. **Vote:** All in favor.

APPROVAL OF MINUTES

Chair Williams called for changes to the June 4, 2025 meeting minutes and hearing none asked for a motion. **Motion:** Councilmember Dickinson moved to approve the minutes. The motion was seconded by Commissioner Lipton. **Vote:** All in favor.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public comment from Erik Hartronft: Mr. Hartronft commented on a perceived lack of funding available from the LRC, noting that he had recently met with staff and was told that LRC funding was likely not available for a future project in the urban renewal area.

City of Louisville

City Council 749 Main Street Louisville CO 80027
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He encouraged the LRC to continue providing financial assistance for projects that will positively impact the downtown area.

FRONT AND CENTER UPDATE AND DISCUSSION

Assistant City Engineer Jordan Jefferies gave an update on the Front and Center project, including a budget update and an update on the focus group. Mr. Jefferies informed the LRC that staff is looking for direction on where money should be spent and what parts of the plan should be prioritized.

John Beggs with RVI gave an overview of the Front and Center concept plan including updates on the proposed design of Steinbaugh Pavilion, the splash pad and parking impacts. Mr. Beggs asked for Commissioner feedback.

Commissioner Iglesias asked how much parking was removed from the Steinbaugh Pavilion area. She also wondered whether the splash pad would be on during events that use the Steinbaugh Pavilion, such as Street Faire. Mr. Beggs responded that five parking spaces were removed in the proposed plan; he believes that the splash pad would not be operational during events. Commissioner Iglesias asked if guests would be able to sit at the Library and see the stage. Mr. Beggs confirmed that the trees would have enough space so that the stage could still be seen.

Commissioner Lipton asked where vendor sales will be located during Street Faire. He also asked whether utilities will be added. Mr. Beggs responded, stating that sales would be located along the east side of Front Street where the parallel parking is proposed. He also confirmed that there will be a meeting in the future regarding what sort of infrastructure is needed for events. Commissioner Lipton also asked whether Louisville Police has had a chance to review the plan. Mr. Beggs confirmed that the group still needs to have that conversation. Commissioner Lipton concluded that he would support more spending on Main Street.

Councilmember Dickinson voiced concerns around the proposed roof pitch of the pavilion and its effect on the sound. He also wondered if the poles and trees shown on the plan may block the view of the stage from anywhere but straight on. He also voiced his support for more “piece by piece” future development of Main Street.

Commissioner Harald stated that he would like to find additional money for future improvements on Main Street. He added that he thinks the proposal may include too many trees and noted that he thinks the splash pad is still too large and would like to see it reduced, with consideration of expanding the turf mound. He also stated that he would like to see some wayfinding included in the improvements. He reiterated that he would like to find some savings in Steinbaugh to contribute to Main Street.

Commissioner Adler asked for more information on the potential BNSF delays that were identified. Mr. Beggs responded that staff is working with BNSF railroad around an existing lease to acquire permission. If permission is not received from BNSF, the group

will work around the small section of the plan that will be impacted. Commissioner Adler asked whether the groups that hold events at Steinbaugh have been involved in conversations. Mr. Beggs confirmed that these parties have participated in the focus groups.

Commissioner Tofte noted that Main Street is the first impression of Louisville and noted that the project should not be shortsighted on Main Street. He added that he also feels that the splash pad is too large and wouldn't be opposed to removing it completely, and that he would support fewer impediments to seeing the stage.

Chair Williams commented that the Library has been a big advocate for both the play area and the splash pad during previous focus group meetings, noting it's a great way to activate that area during the day. She added that Street Faire seems to attract an older population and feels that the play area will help attract more families.

Public comment from Gillian Millar: Ms. Millar voiced support for both the splash pad and play areas. She agreed with previous comments that the height of the stage and the acoustics of the pavilion need further discussion.

Public comment from Mike Deborski: Mr. Deborski thanked staff and RVI for allowing residents and businesses to participate in the focus groups. He stated that he agrees with pretty much all of the previous comments made by Commissioners today. He added that he might like to see a basketball court or some other facility that could be lit up in the evening, noting that could be a good amenity for teenagers.

Public comment from Tom Raftery: Mr. Raftery thanked the group for revising the pavilion structure to heavy timber. However, he wondered if there might be a more cost-effective solution that could make additional money available for Main Street. He also voiced concerns around discussions rerouting the RTD Dash bus to LaFarge, noting this discussion may result in a closure of Main Street.

Public comment from Mark Cathcart: Mr. Cathcart suggested additional studies around the number of Street Faire attendees that the proposed design would be able to facilitate. He also thanked the group for their thought around including bicycle parking in the design.

Public comment from Erik Hartronft: Mr. Hartronft agreed with most of the Commission's previous comments. Mr. Hartronft also added that he was under the impression that there was no infrastructure funding available for projects within the URA. He also stated that he is concerned about the parking loss included in the proposed design plan.

Public comment from Mike Kranzendorf: Mr. Kranzendorf voiced concerns about some of the event components such as the beer tent and vendor sales during Street Faire. He also wondered if there will be enough shade provided. He commented that leaving half of

Front Street curb less might be strange during the majority of the time that there is not an event utilizing the space.

Chair Williams asked whether the LRC had any additional direction for staff and whether they were comfortable moving forward with the preferred budget. Commissioner Adler reiterated some of the previous concerns voiced by the LRC, but stated that she was comfortable moving ahead with the preferred budget as proposed.

Commissioner Lipton asked if staff needed any additional direction from the LRC. Director Kowar responded that the design group heard a lot of helpful comments and has some homework to do. He confirmed that the group will come back to the LRC with a second iteration of the plan.

Commissioner Harald reiterated that Main Street should be a priority and that the LRC voiced several options that could result in additional cost-savings that could be reallocated to Main Street. Chair Williams asked for confirmation that this was only 10% design. Staff confirmed.

STAFF UPDATES

Manager Zarate gave an overview on staff updates and asked for questions.

DEVELOPMENT UPDATES

Manager Zarate gave an overview on the development updates and asked for questions.

Councilmember Kern asked if there was any additional news around Ironton. Manager Zarate responded that the project is still on pause and that the land is for sale. Councilmember Kern noted that this is an example of a situation where it would be extremely helpful to know the “why”. Manager Zarate added that the market and increasing costs seems to be the primary reason for the pause. Councilmember Kern expressed her concern around the project not moving forward and hoped that it’s not the start of a disturbing trend for Louisville.

Public comment from Jeff Sheets: Mr. Sheets commented that construction costs and operating costs have increased across the board. He noted that rents have typically not kept up with inflation and costs to put new tenants in existing spaces are exorbitant.

Mayor Leh commented that he was excited to hear that the former Empire building at 816 Main Street has been relisted.

Councilmember Kern asked whether the Committee could discuss the Chase building. Manager Zarate gave an overview of Trestle Strategy’s report to the LRC and noted that she is happy to share the report with the EVC.

DOWNTOWN BUSINESS ASSOCIATION UPDATES

None.

CHAMBER OF COMMERCE UPDATES

Chamber Executive Director Gillian Millar gave an update on the Chamber's past and upcoming events including Pints in the Park and the Feel Good Festival. The Chamber is also looking for new members for the Advocacy Committee.

COMMISSIONER COMMENTS

Councilmember Lipton asked if it would be possible to receive a 6-month budget update and an update on the South Street Underpass during the next regular meeting in September.

ADJOURN

Members adjourned at 9:58 a.m.

Mayor Chris Leh

Austin Brown, Economic Vitality Specialist

SUBJECT: FRONT AND CENTER FINAL CONCEPT REVIEW

DATE: SEPTEMBER 10, 2025

**PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER
JORDAN JEFFERIES, ASSISTANT CITY ENGINEER
JOHN BEGGS, RVI (DESIGN CONSULTANT)
CRAIG RUSSEL, RVI (DESIGN CONSULTANT)**

SUMMARY:

The Downtown Front & Center project team presented preliminary concept plans and cost estimates to the Louisville Revitalization Commission (LRC) at the previous meeting in August. The LRC provided comments on the Steinbaugh/Front Street concept and provided direction on how to finalize the concepts for Main Street. RVI incorporated LRC comments and prepared final concept plans and cost estimates for presentation.

Additionally, the project team met with coordinators of the Farmer's Market and the Street Faire. Based on these meetings, RVI prepared event layout plans to ensure that the new Steinbaugh/Front Street area will function as needed for events. An event layout drawing is included in the attached Conceptual Design package.

The total construction cost for the Front & Center improvements is estimated at \$8,039,048. It should be noted that a wayfinding program is not included in this cost.

The project team is requesting that LRC provide final comments on the concept plan, authorize the project team to proceed with the detailed design phase, and authorize the project team to perform minor value engineering to reduce costs to be within the available \$9,000,000 budget. Additionally, the project team is requesting direction from the LRC on the scope of wayfinding improvements. A simple wayfinding program with simple signs and no monuments could likely be incorporated at minimal cost with available contingency, but a more elaborate wayfinding program would require additional funding or further value engineering of the final concept plan.

CONCEPTUAL DESIGN REVISIONS:

Input from the August 13 LRC meeting helped the project team better understand priorities and provided the direction needed to finalize the Main Street concept. After the August 13 LRC meeting, the project team met with the coordinators of the Street Faire and the Farmer's Market. This input was critical to ensuring the new spaces could adequately accommodate the larger events that are hosted in the area. The project

team modified the concept plan and cost estimates based on comments and suggestions provided by the LRC and the event coordinators. A summary of revisions to the Steinbaugh/Front Street area is provided below:

- Reduced overall quantity of trees
- Provided more spacing for trees on east side of Front Street and verified sight lines for this area over the life of the proposed trees
- Reduced playground allowance
- Reduced footprint of splashpad (and provided alternative option for removal of splash pad)
- Relocated bollard locations based on feedback from event coordinators and staff
- Provided additional information on plaza furnishings
- Reduced quantity of pavers and increased quantity of 6" paving
- Upgraded pedestrian pavers to be vehicle-rated

Additional revisions made to the Main Street area are summarized below:

- Finalized bump-out area locations (10 total)
- Increased tree quantities
- Increased street furnishing quantities
- Adjusted unit costs to assume pavers instead of structural soil
- Modified lighting design (decreased overall area of lighting due to costs and challenges mounting on Xcel-owned poles, enhanced lighting at intersections, added centerpieces)

SPLASH PAD CONSIDERATIONS:

As noted above, two options are provided for the Steinbaugh/Front Street area – Option 1 includes a reduced-size splash pad (reduced from 40' diameter to 25' diameter), and Option 2 removes the splash pad entirely. Staff and RVi are recommending the splash pad be included. Additionally, the Downtown Vision Plan, which was developed with extensive public input, recommends the splash pad be included.

While providing a space for major events is a key component of the Steinbaugh/Front Street area, this area also needs to function on a day-to-day basis. The intent of the splash pad is to activate the space and attract a demographic that would park, walk, shop, eat, and stay downtown for a longer period of time. RVi provided the following insight into the impact a splash pad can have based on their experience with a project in Fort Collins:

“One example of how this type of amenity has transformed a space is at the Oak Street Plaza in downtown Fort Collins. For years there was a splash pad/water feature located at the Plaza and it created a vibrant and active urban space along College Avenue. At

SUBJECT: FRONT AND CENTER UPDATE**DATE: SEPTEMBER 10, 2025****PAGE 3 OF 5**

some point, the City decided to decommission the water feature and have the plaza serve as a space for moveable seating and passive use. Unfortunately, over time it became a space for groups of transient people and was avoided by others who'd previously enjoyed the space. Even with all the pedestrian movement through the space and its adjacency to College Ave/Highway 287, there was a feeling around the space that you didn't want to stay but wanted to pass through as quickly as you could.

In response to all of this, the City eventually decided to turn the splash pad back on. The space was transformed back into a place where people felt comfortable gathering. It's where a critical mass of families gather and all the visitors keep an eye on the space and create a welcoming environment for patrons in downtown Fort Collins."

BUDGET UPDATE:

Cost estimates have been updated based on the revised final concept and are presented in the table below:

ESTIMATED PROJECT COSTS*		
	OPTION 1 (w/ splashpad)	OPTION 2 (w/o splashpad)
DESIGN PHASE		
RVi - Design/civil/survey (includes 17% contingency)	\$1,164,708	\$1,164,708
ECI - Construction Manager (includes 26% contingency)	\$28,065	\$28,065
TOTAL DESIGN PHASE	\$1,192,773	\$1,192,773
	OPTION 1 (w/ splashpad)	OPTION 2 (w/o splashpad)
CONSTRUCTION PHASE		
Steinbaugh/Front Street Improvements (includes 15% contingency)	\$5,467,808	\$5,077,808
Main Street Improvements (Includes 20% contingency)	\$2,571,240	\$2,571,240
TOTAL CONSTRUCTION PHASE	\$8,039,048	\$7,649,048
TOTAL PROJECT COST	\$9,231,821	\$8,841,821

*NOTE: Financing costs (bonding, interest payments, etc.) are not included in this budget table

Current estimates for Option 1, including the splash pad, indicate a project overrun of \$231,821, or 2.6%, based on the project budget of \$9,000,000. While this is not insignificant, staff is confident that additional value engineering can bring the project within budget without sacrificing the quality or scope of the final product.

If the splash pad is removed from the project (Option 2), the total project cost is reduced by about \$390,000 to \$8,841,821. This would bring the project within budget and result in a budget surplus of \$158,179. It should be noted that financing costs (bonding, interest payments, etc.) are not included in this budget analysis.

FOCUS GROUP UPDATE:

As the conceptual design phase of the project wraps up and transitions into the detailed design phase, the frequency of the focus group meetings will be decreased. The project team anticipates holding future focus group meetings at design milestones only. Plans, specifications, and cost estimates will be shared with focus group members for review at the 30%, 60%, and 90% design milestones. After review, a focus group meeting will be held to review and discuss any comments made by the focus group. The project team may set up additional focus group meetings on an as-needed basis if there are issues that require feedback from the focus group (e.g., outcome of further value engineering).

In addition to the focus group meetings, the project team anticipates meeting with the event coordinators throughout the detailed design phase to continue to ensure that the final design will accommodate the needs (e.g., electrical outlet locations, audio equipment locations, etc.) of all the various events.

SCHEDULE UPDATE:

As we move into detailed design the project team will update the baseline schedule. The conceptual refinement phase has taken longer than expected, but the anticipated construction schedule should not be impacted. Based on preliminary discussions of schedule impacts, it is anticipated that 30% plans will be complete in November/December 2025, with 100% plans complete in May 2026. The project can go to construction fairly quickly due to the Construction-Manager-at-Risk delivery method implemented for this project. Rather than go through a lengthy bid process, ECI will develop their Guaranteed Maximum Price (GMP) concurrently with preparation of the 100% design package. This will save time as we transition from design to construction.

The project team anticipates that construction on Main Street will begin in May/June 2026. Steinbaugh/Front Street construction will commence in September 2026 after the summer event season is over. This approach minimizes any impacts to the summer events in the Steinbaugh/Front Street area.

Construction phasing and sequencing discussions will be held in the future and the project team is open to alternative options that will minimize impact on downtown businesses and residents.

Throughout the detailed design phase, the project team will provide monthly project updates to the LRC that will include the following: budget updates, schedule updates, project risk status, and proposed value engineering items.

RECOMMENDATION:

The project team recommends that the LRC provide final comments on the concept plan, authorize the project team to proceed with the detailed design phase for Option 1 (splash pad included), and authorize the project team to perform minor value engineering to reduce costs to be within the available budget. Additionally, the project team is requesting direction from the LRC on the scope of wayfinding improvements. A minimal wayfinding program with simple signs and no monuments could likely be incorporated at minimal cost with available contingency, but a more elaborate wayfinding program would require additional funding or further value engineering of the final concept plan.

ATTACHMENT(S):

1. Conceptual Design Package – Downtown Front & Center project
2. Conceptual cost estimate for Steinbaugh/Front Street Improvements
3. Conceptual cost estimate for Main Street Improvements

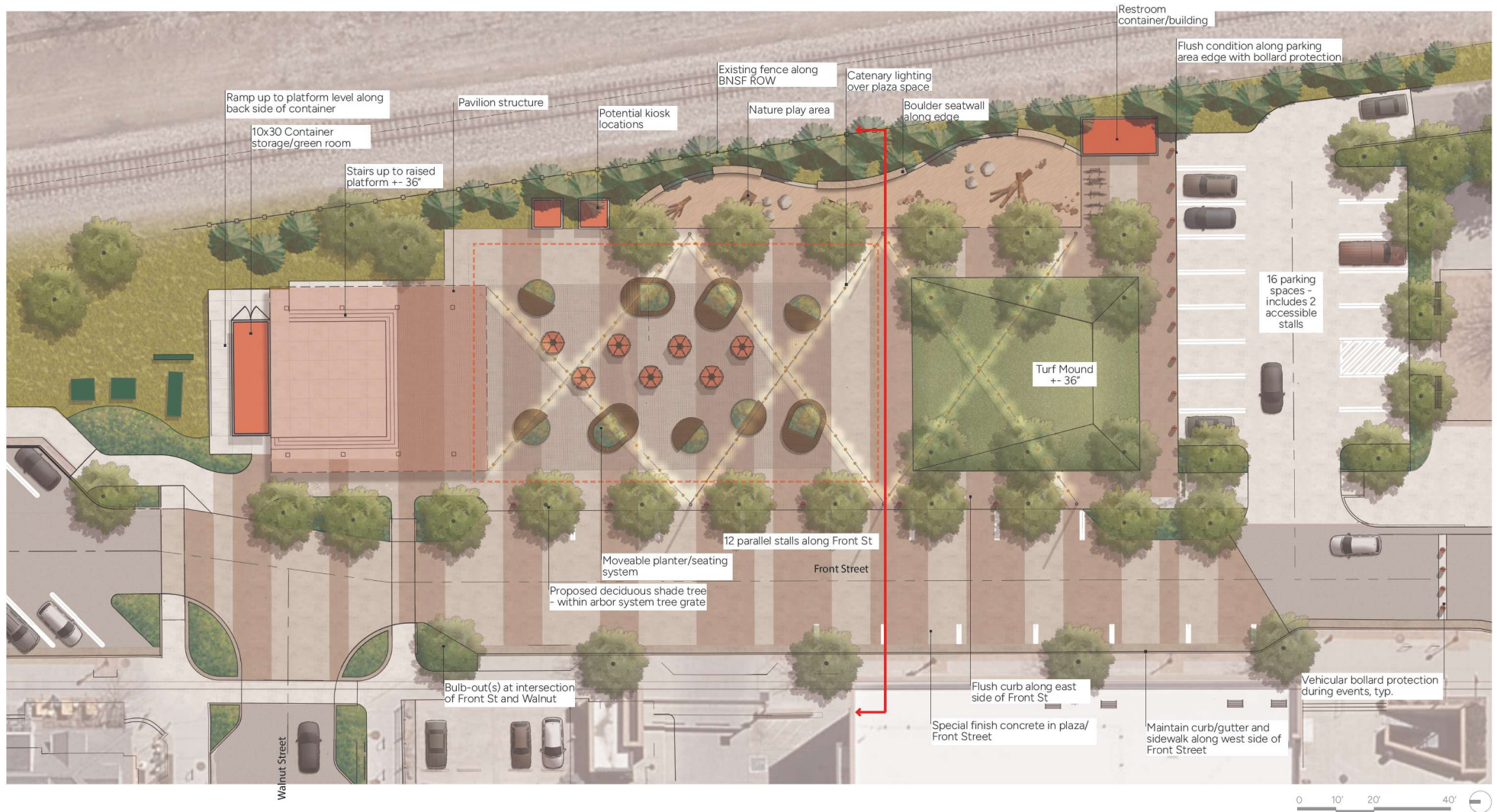


CITY OF LOUISVILLE FRONT & CENTER PROJECT LRC MEETING #2

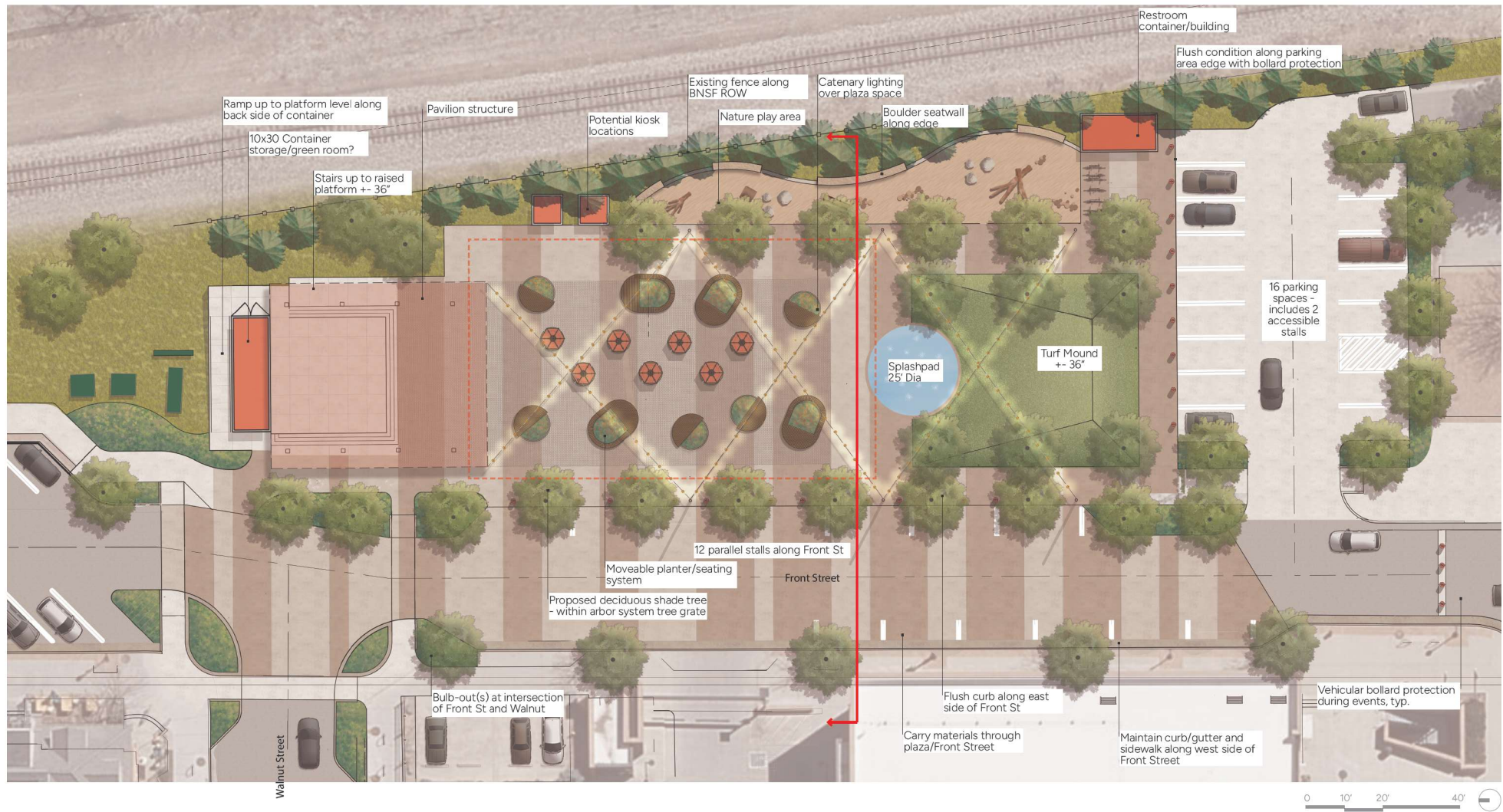


SEPTEMBER 11, 2025

OVERALL SITE PLAN



OVERALL SITE PLAN - WITH SPLASH PAD



KIT OF PARTS



(B) STREETLIFE ROUGH & READY BIKE RACKS



(C) LANDSCAPE FORMS PATIO FURNITURE



(D) BOULDER SEATWALL



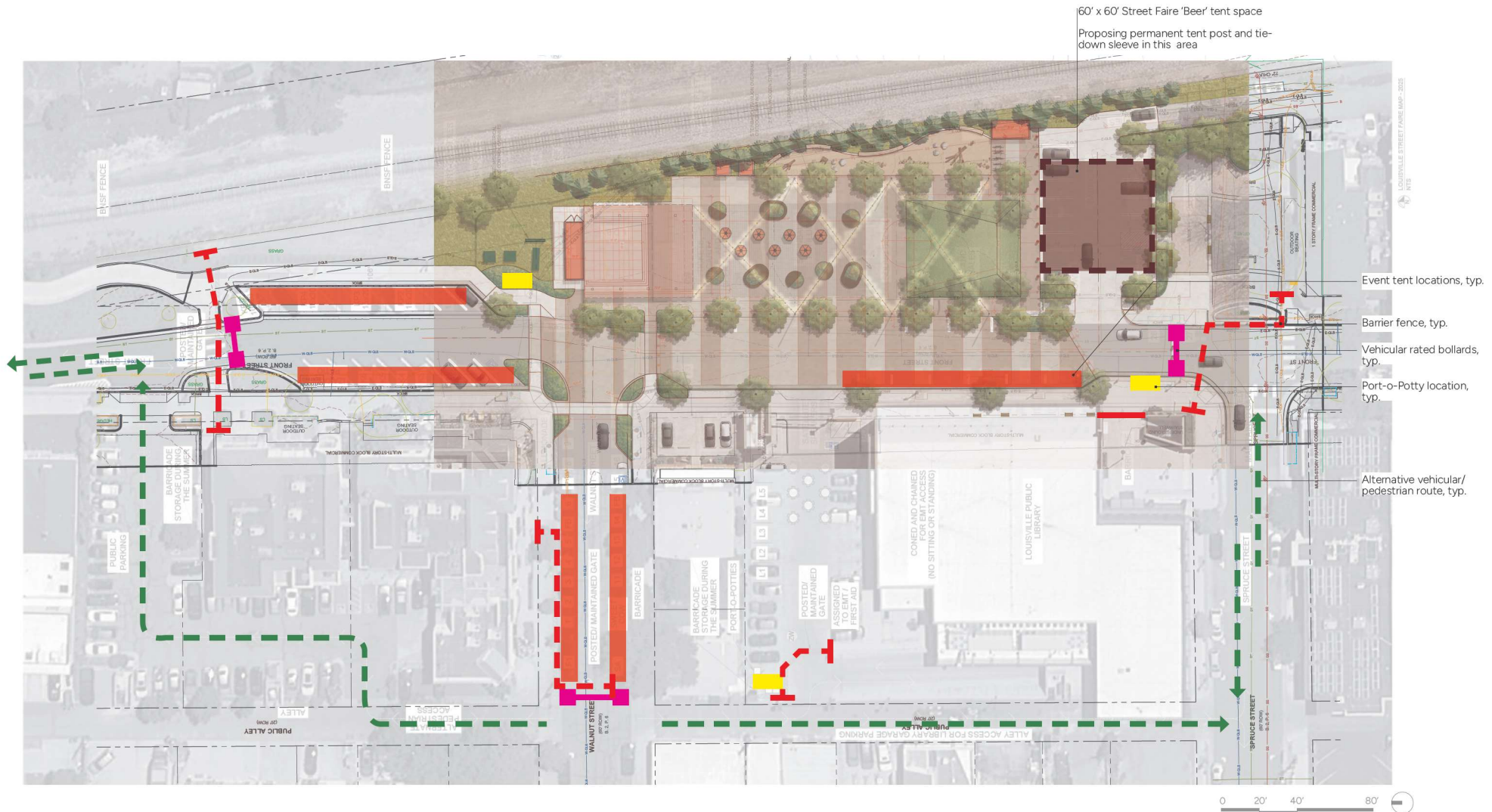
(E) NATURE PLAY

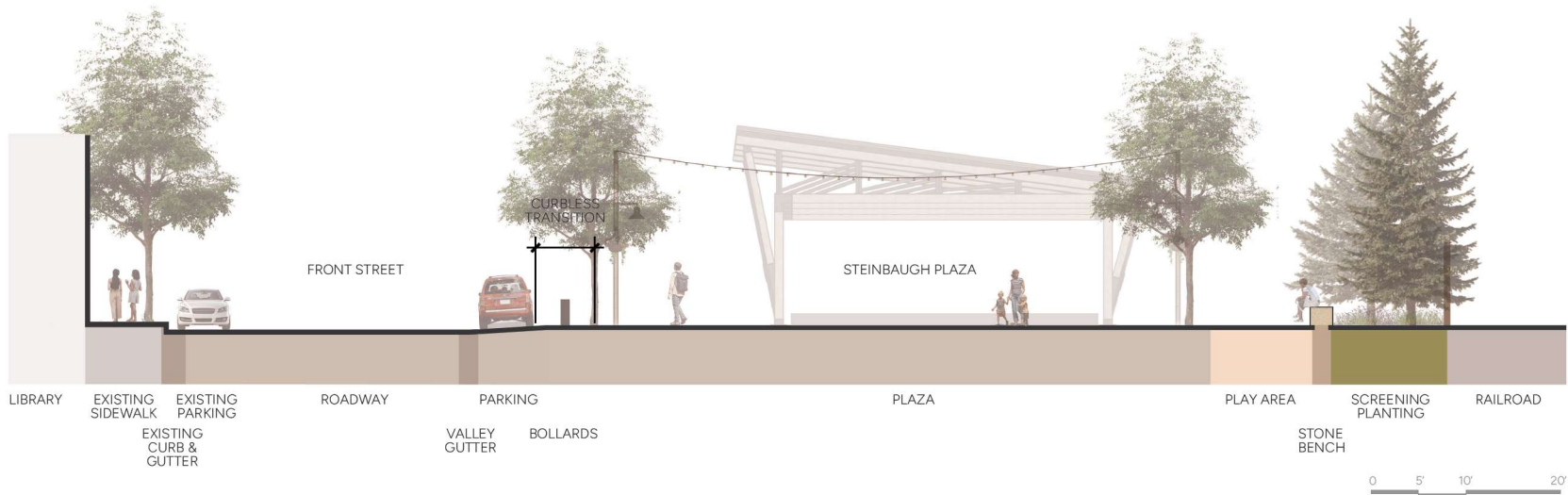


(A) STREETLIFE SOLID MOBILE GREEN ISLES



EVENT LAYOUT





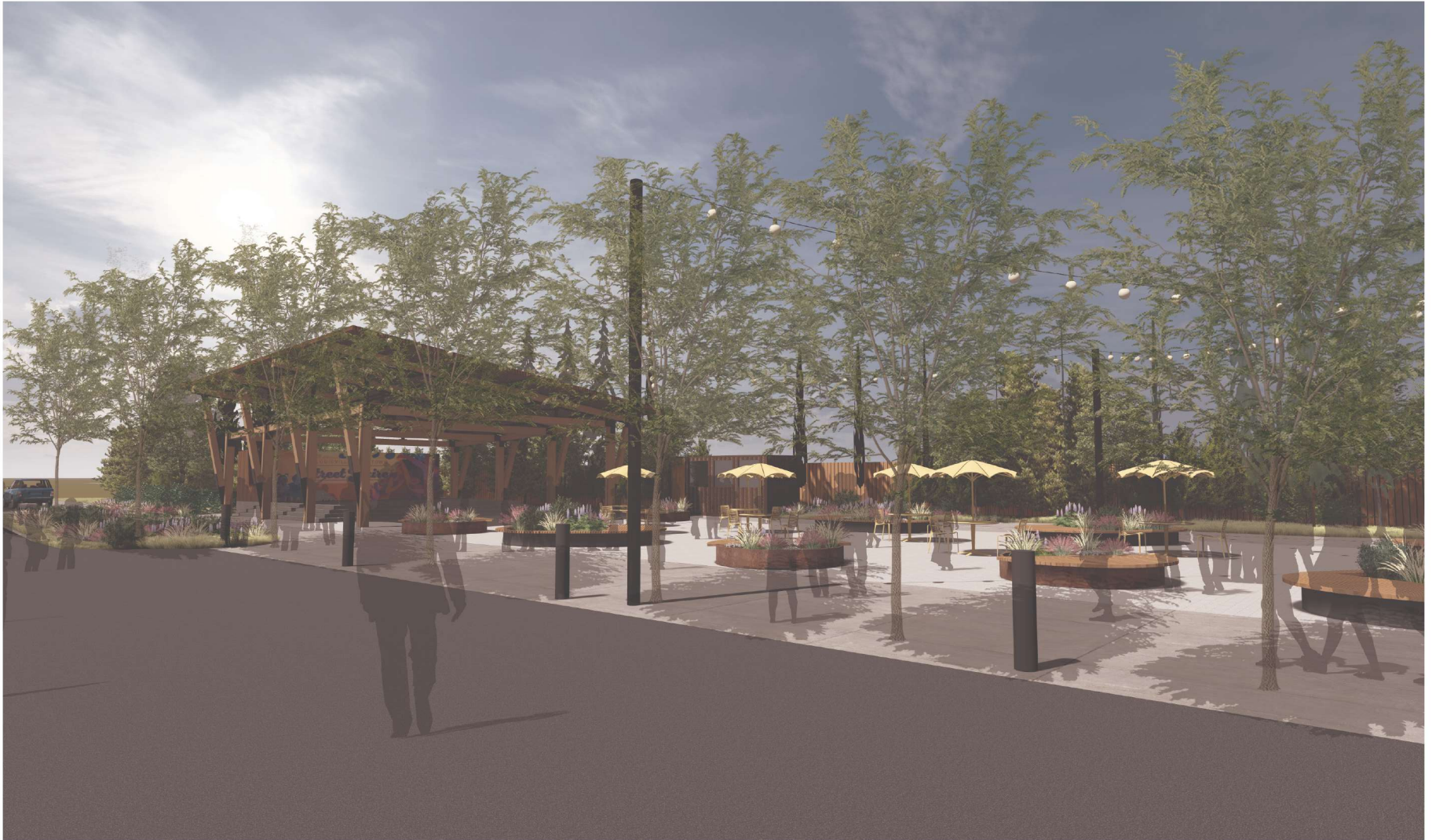
3D VIEWS - TREE GROWTH

YEAR 1



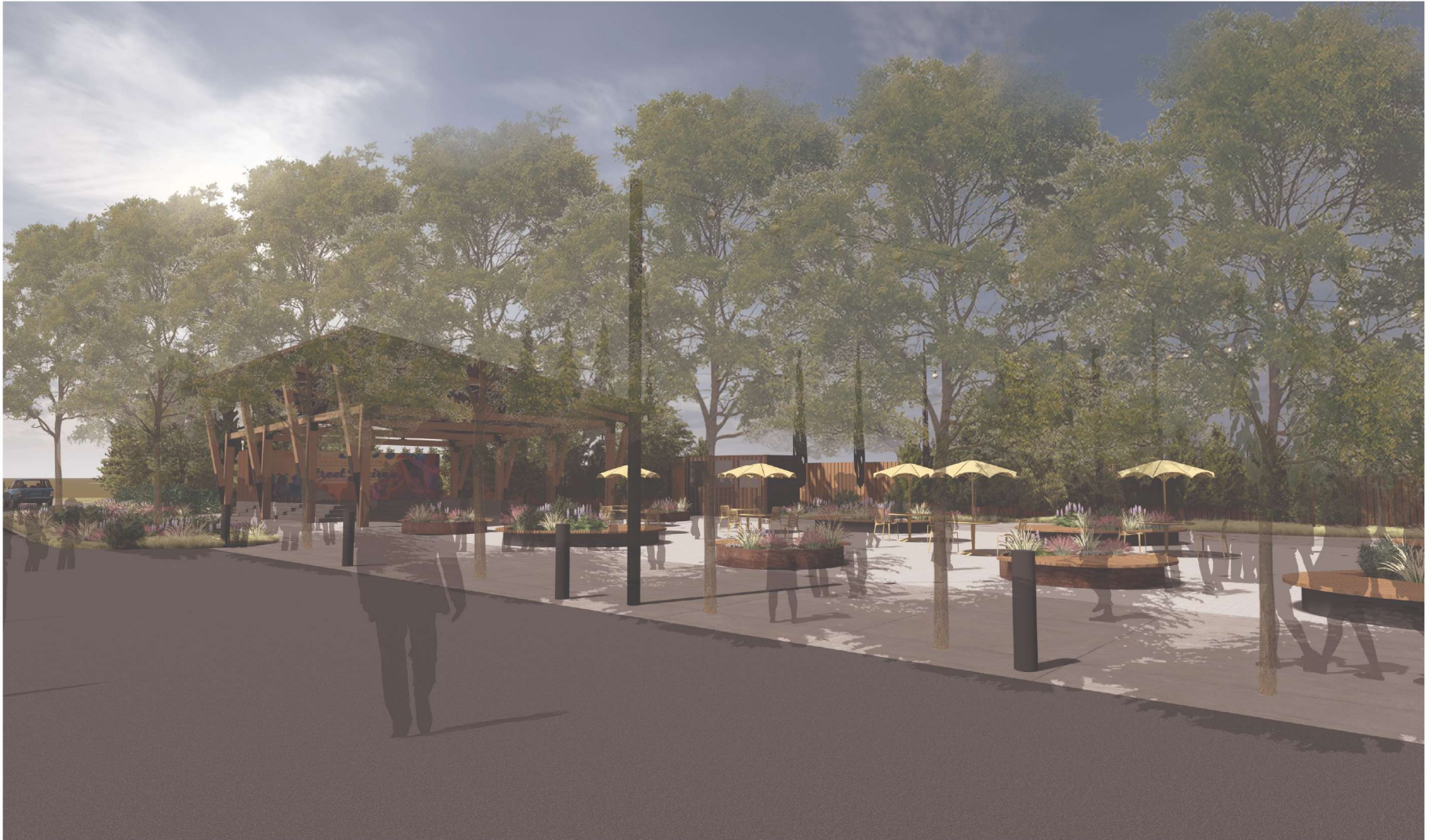
3D VIEWS - TREE GROWTH

YEAR 5



3D VIEWS - TREE GROWTH

YEAR 10



3D VIEWS - PAVILION



3D VIEWS - PAVILION



STEINBAUGH PAVILION SHADOW STUDY



10:30 AM



12:30 PM

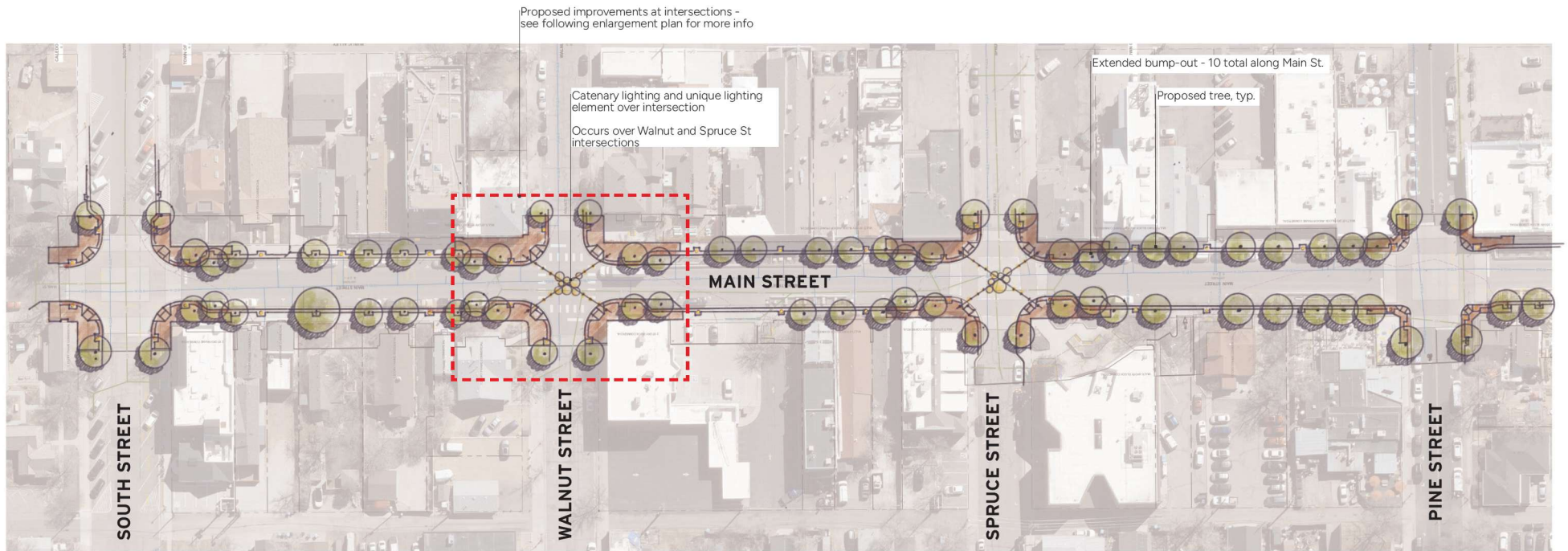


3:30 PM

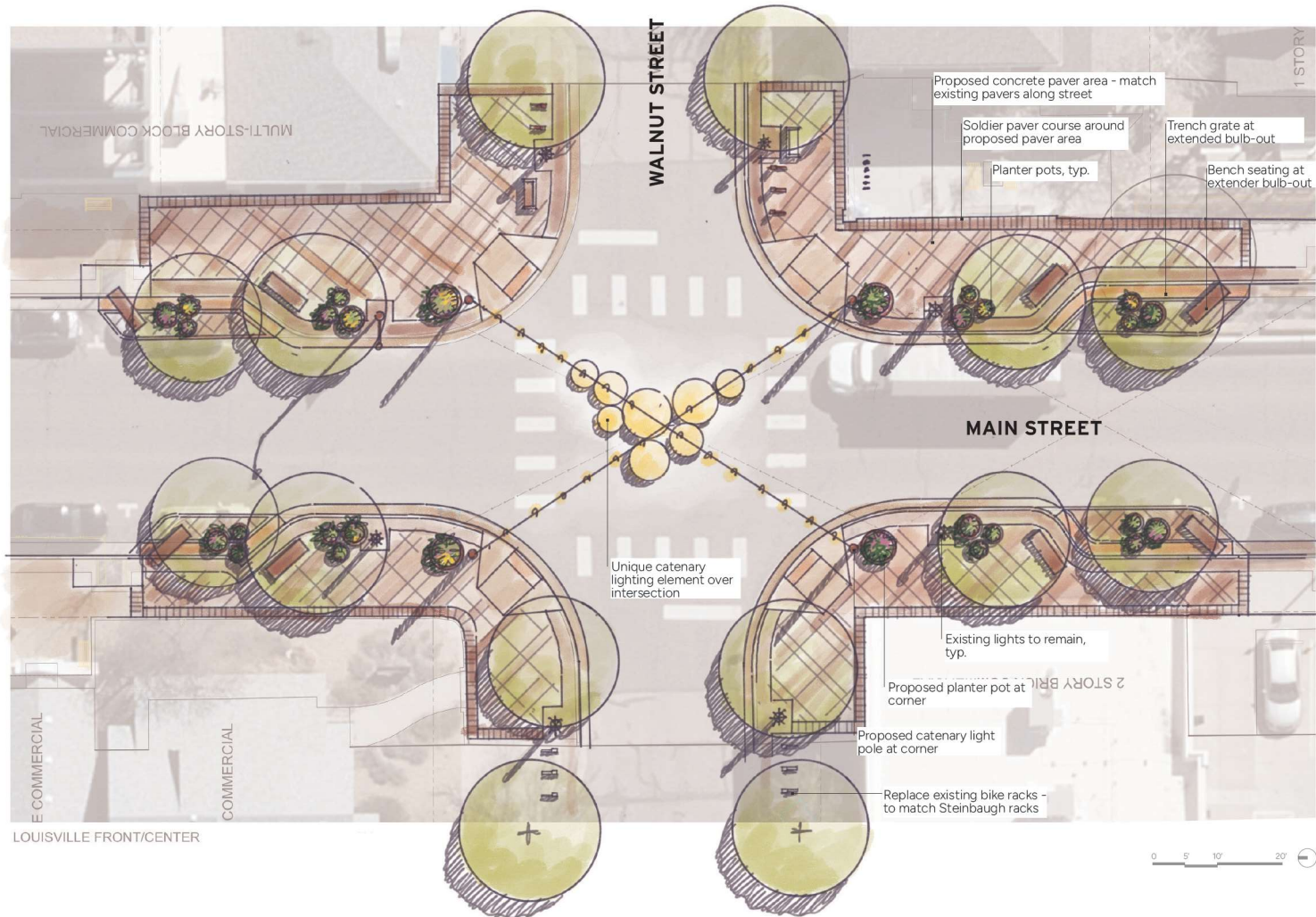


5:30 PM

MAIN STREET CONCEPT



MAIN STREET INTERSECTION IMPROVEMENTS



MAIN STREET INTERSECTION IMPROVEMENTS





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PROJECT:	Downtown Louisville - Steinbaugh Plaza Concept ROM				DATE: 9/4/2025	
Rough Order of Magnitude						
ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST	NOTES AND ASSUMPTIONS
Demo/Site Prep/Earthwork						
1	Erosion Control BMP's	LS	1	\$ 45,000.00	\$ 45,000.00	1 Acre Site Inlet Protection, Curb Socks, Silt Fence, Maint.
2	Tree Protection	LS	1	\$ 2,400.00	\$ 2,400.00	9 Trees
3	Demo Existing Hardscapes	SF	25000	\$ 4.50	\$ 112,500.00	
4	Demo Fence	LF	300	\$ 12.50	\$ 3,750.00	On East Side - Need RR Requirements
5	Clear and Grub	LS	1	\$ 3,500.00	\$ 3,500.00	
6	Cap and Abandon existing utilities	LS	1	\$ 15,000.00	\$ 15,000.00	Electrical, Water for Irrigation, Storm
7	Remove Existing Steinbaug Pavilion	LS	1	\$ 30,000.00	\$ 30,000.00	Assuming no Remediation/contaminated materials
8	Remove and Salvage existing Site Furnishings	LS	1	\$ 3,500.00	\$ 3,500.00	Tables, Bike Racks, Bollards, Trash Receptacles
9	Earthwork/Grading	LS	1	\$ 30,000.00	\$ 30,000.00	Assuming Balanced Site
Subtotal (Demolition)					\$ 245,650.00	
Utilities						
10	Water Service Allowance	AL	1	\$ 35,000.00	\$ 35,000.00	Irrigation, Splash Pad, Restroom. Excludes Tap Fee
11	Sanitary Service Allowance	AL	1	\$ 20,000.00	\$ 20,000.00	Excludes Tap Fee
12	Storm Drainage Allowance	AL	1	\$ 50,000.00	\$ 50,000.00	Assuming mostly underdrain, no major storm
Subtotal (Water)					\$ 105,000.00	
Hardscapes - Concrete, Pavers, Surfacing						
13	Unit Pavers at Plaza - Vehicular	SF	5384	\$ 45.00	\$ 242,280.00	Modified to vehicular pavers (occasional pickup)
14	Concrete Paving 6" Reinforced	SF	16146	\$ 14.00	\$ 226,044.00	Previous Estimate Vehicular Pavers - \$358,200
15	Raised Concrete Performance Slab and Stairs	SF	1360	\$ 50.00	\$ 68,000.00	
16	Back of Stage Concrete Pad/Ramp	SF	640	\$ 12.00	\$ 7,680.00	6"
17	Railing At Ramp	LF	60	\$ 335.00	\$ 20,100.00	
18	Concrete Paving at South Parking Lot	SF	5575	\$ 13.50	\$ 75,262.50	7" - VE to Asphalt
19	Flush Curb at Pavers	LF	155	\$ 55.00	\$ 8,525.00	
20	Concrete Edger at Playground	LF	290	\$ 55.00	\$ 15,950.00	
21	ADA Ramp	EA	7	\$ 3,100.00	\$ 21,700.00	Assuming all new
22	Curb and Gutter	LF	215	\$ 60.00	\$ 12,900.00	At West Edge of Drive Lane
23	R&R Concrete Paving	SF	2500	\$ 19.00	\$ 47,500.00	
24	R&R Curb and Gutter	LF	200	\$ 85.00	\$ 17,000.00	
25	R&R Asphalt Paving	SF	1500	\$ 11.00	\$ 16,500.00	
Subtotal (Hardscapes)					\$ 779,441.50	
Landscape and Irrigation						
26	East Landscape	SF	6352	\$ 8.00	\$ 50,816.00	
27	Flexible Lawn	SF	1950	\$ 5.50	\$ 10,725.00	
28	Planting Area	SF	3045	\$ 28.00	\$ 85,260.00	
29	Specimen Trees - 4" Cal.	EA	15	\$ 3,800.00	\$ 57,000.00	Assuming Alley
30	Deciduous Trees - 2.5" Cal.	EA	10	\$ 950.00	\$ 9,500.00	
31	Streetscape Soil/Planting Vitality enhancement - Allowance	AL	1	\$ 150,000.00	\$ 150,000.00	CU Structural Soil/Silva Cells - Assumed for 15 Trees Only
32	Irrigation System	LS	1	\$ 175,000.00	\$ 175,000.00	
Subtotal (Landscape)					\$ 538,301.00	
Structures						
33	Pavilion Structure - 50'x60'	LS	1	\$ 900,000.00	\$ 900,000.00	3000 SF (Reduced Size from Rendering) Reduced Price From \$1,125,000
34	10x30 Container Shed	LS	1	\$ 165,000.00	\$ 165,000.00	Storage for Pavilion
35	Restroom Building	LS	1	\$ 215,000.00	\$ 215,000.00	200 SF - Need to upsized to facilitate Mech equipment for Splashpad
36	Kiosk	LS	1	\$ 85,000.00	\$ 85,000.00	
Subtotal (Structures)					\$ 1,365,000.00	
Site Amenities and Furnishings						
37	Playground Features Allowance	AL	1	\$ 250,000.00	\$ 250,000.00	Target budget (Reduced from \$425,000)
38	Playground Surfacing - EWF	SF	1950	\$ 6.75	\$ 13,162.50	Revised from PIP \$58,500
39	Sandstone Bolder Seatwall at Playground	LF	80	\$ 350.00	\$ 28,000.00	
40	Splashpad	LS	1	\$ 400,000.00	\$ 400,000.00	Reduced to 500 SF (Reduced from \$650,000)
41	Site Furnishings Allowance	AL	1	\$ 300,000.00	\$ 300,000.00	Tables, Chairs, Benches, Trash Receptacles, Bollards
42	Removable Bollards - Vehicular Rated	EA	19	\$ 2,200.00	\$ 41,800.00	
43	Screen Fence at RR Tracks	LF	330	\$ -	\$ -	Removed Per Rvl - Place holder of \$99,000
Subtotal (Playground)					\$ 1,032,962.50	
Electrical						
44	Site Electrical Allowance	AL	1	\$ 500,000.00	\$ 500,000.00	Excludes Transformer
Subtotal (Fencing)					\$ -	
SUBTOTAL SITE PACKAGE					\$ 4,316,355.00	
Mobilization and General Conditions						
General Conditions						
45	Mobilization/General Conditions/Bond/ Insurane	LS	1	\$ 504,000.00	\$ 504,000.00	12 Month Duration
SUBTOTAL MOBILIZATION AND GENERAL CONDITIONS					\$ 504,000.00	
TOTAL COST OF CONSTRUCTION					\$ 4,820,355.00	
Construction Contingency						
1	Construction Contingency	%	15	\$ 647,453.25	\$ 647,453.25	
SUBTOTAL CONTINGENCY					\$ 647,453.25	
TOTAL COST OF CONSTRUCTION WITH CONTINGENCY					\$ 5,467,808.25	



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PROJECT:	Downtown Louisville - Streetscape Concept ROM				DATE: 9/3/2025	
Rough Order of Magnitude						
ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST	NOTES AND ASSUMPTIONS
	Demo/Site Prep/Earthwork					
1	Erosion Control BMP's	LS	1	\$ 30,000.00	\$ 30,000.00	
2	Ped/Traffic Control Allowance	LS	1	\$ 100,000.00	\$ 100,000.00	
3	Potholing	LS	1	\$ 35,000.00	\$ 35,000.00	
	Subtotal (Demolition)				\$ 165,000.00	
	South Street Intersection (SE and SW Corners)					
4	Demo Existing Hardscape	SF	2000	\$ 10.00	\$ 20,000.00	Existing Concrete, Curb and Gutter, ADA Ramp, Asphalt, and Pavers
5	Curb and Gutter	LF	180	\$ 60.00	\$ 10,800.00	Potential VE To Salvage Existing
6	ADA Ramp	EA	2	\$ 2,850.00	\$ 5,700.00	Potential VE To Salvage Existing
7	Metal Drain Cover (ALLOWANCE)	LF	56	\$ 75.00	\$ 4,200.00	Assuming between Planting Area Bump Out and Walkway - 2' Width
8	Tree Bump Out Area	SF	200	\$ 95.00	\$ 19,000.00	Pavers over CU Structural Soil -
9	Tree Pit	SF	80	\$ 55.00	\$ 4,400.00	Modify Existing area - CU Structural Soil
10	Tree Grate	EA	4	\$ 5,000.00	\$ 20,000.00	
11	Tree - 2.5" Cal.	EA	8	\$ 1,000.00	\$ 8,000.00	
12	Unit Pavers	SF	1700	\$ 40.00	\$ 68,000.00	
13	Bench	EA	4	\$ 3,800.00	\$ 15,200.00	
14	Bike Rack	EA	6	\$ 850.00	\$ 5,100.00	
15	Small Planter Pot - Off-the-Shelf Precast Concrete Planter	EA	12	\$ 2,850.00	\$ 34,200.00	
16	Large Planter Pot - Off-the-Shelf Precast Concrete Planter	EA	2	\$ 4,900.00	\$ 9,800.00	
17	Irrigation	LS	1	\$ 25,000.00	\$ 25,000.00	Assuming boring will be needed
18	Intersection Centenary Lighting	LS	1	\$ 40,000.00	\$ 40,000.00	150 LF
19	Centenary Poles and Footings	EA	4	\$ 6,500.00	\$ 26,000.00	
20	Electrical Service (ALLOWANCE)	AL	1	\$ 30,000.00	\$ 30,000.00	
21	R&R Concrete Paving	SF	200	\$ 19.00	\$ 3,800.00	
22	R&R Asphalt Paving	SF	500	\$ 11.00	\$ 5,500.00	
	Subtotal (Hardscapes)				\$ 354,700.00	
	Walnut Street Intersection (All 4 Corners)					
23	Demo Existing Hardscape	SF	4000	\$ 10.00	\$ 40,000.00	Existing Concrete, Curb and Gutter, ADA Ramp, Asphalt, and Pavers
24	Curb and Gutter	LF	360	\$ 60.00	\$ 21,600.00	Potential VE To Salvage Existing
25	ADA Ramp	EA	4	\$ 2,850.00	\$ 11,400.00	Potential VE To Salvage Existing
26	Metal Drain Cover (ALLOWANCE)	LF	112	\$ 75.00	\$ 8,400.00	Assuming between Planting Area Bump Out and Walkway - 2' Width
27	Tree Bump Out Area	SF	400	\$ 95.00	\$ 38,000.00	Pavers over CU Structural Soil -
28	Tree Pit	SF	160	\$ 55.00	\$ 8,800.00	Modify Existing area - CU Structural Soil
29	Tree Grate	EA	8	\$ 5,000.00	\$ 40,000.00	
30	Tree - 2.5" Cal.	EA	12	\$ 1,000.00	\$ 12,000.00	
31	Unit Pavers	SF	3400	\$ 40.00	\$ 136,000.00	
32	Bench	EA	8	\$ 3,800.00	\$ 30,400.00	
33	Bike Rack	EA	12	\$ 850.00	\$ 10,200.00	
34	Small Planter Pot - Off-the-Shelf Precast Concrete Planter	EA	24	\$ 2,850.00	\$ 68,400.00	
35	Large Planter Pot - Off-the-Shelf Precast Concrete Planter	EA	4	\$ 4,900.00	\$ 19,600.00	
36	Irrigation	LS	1	\$ 40,000.00	\$ 40,000.00	Assuming boring will be needed
37	Intersection Centenary Lighting	LS	1	\$ 40,000.00	\$ 40,000.00	150 LF
38	Centenary Poles and Footings	EA	4	\$ 6,500.00	\$ 26,000.00	
39	Electrical Service (ALLOWANCE)	AL	1	\$ 30,000.00	\$ 30,000.00	
40	R&R Concrete Paving	SF	400	\$ 19.00	\$ 7,600.00	
41	R&R Asphalt Paving	SF	1000	\$ 11.00	\$ 11,000.00	
	Subtotal (Hardscapes)				\$ 599,400.00	
	Spruce Street Intersection (All 4 Corners)					
42	Demo Existing Hardscape	SF	4000	\$ 10.00	\$ 40,000.00	Existing Concrete, Curb and Gutter, ADA Ramp, Asphalt, and Pavers
43	Curb and Gutter	LF	360	\$ 60.00	\$ 21,600.00	Potential VE To Salvage Existing
44	ADA Ramp	EA	4	\$ 2,850.00	\$ 11,400.00	Potential VE To Salvage Existing
45	Metal Drain Cover (ALLOWANCE)	LF	112	\$ 75.00	\$ 8,400.00	Assuming between Planting Area Bump Out and Walkway - 2' Width
46	Tree Bump Out Area	SF	400	\$ 95.00	\$ 38,000.00	CU Structural Soil -
47	Tree Pit	SF	160	\$ 55.00	\$ 8,800.00	Modify Existing area - CU Structural Soil
48	Tree Grate	EA	8	\$ 5,000.00	\$ 40,000.00	
49	Tree - 2.5" Cal.	EA	12	\$ 1,000.00	\$ 12,000.00	
50	Unit Pavers	SF	3400	\$ 40.00	\$ 136,000.00	
51	Bench	EA	8	\$ 3,800.00	\$ 30,400.00	
52	Bike Rack	EA	12	\$ 850.00	\$ 10,200.00	
53	Small Planter Pot - Off-the-Shelf Precast Concrete Planter	EA	24	\$ 2,850.00	\$ 68,400.00	
54	Large Planter Pot - Off-the-Shelf Precast Concrete Planter	EA	4	\$ 4,900.00	\$ 19,600.00	
55	Irrigation	LS	1	\$ 40,000.00	\$ 40,000.00	Assuming boring will be needed
56	Intersection Centenary Lighting	LS	1	\$ 40,000.00	\$ 40,000.00	150 LF
57	Centenary Poles and Footings	EA	4	\$ 6,500.00	\$ 26,000.00	
58	Electrical Service (ALLOWANCE)	AL	1	\$ 30,000.00	\$ 30,000.00	
59	R&R Concrete Paving	SF	400	\$ 19.00	\$ 7,600.00	
60	R&R Asphalt Paving	SF	1000	\$ 11.00	\$ 11,000.00	
	Subtotal (Hardscapes)				\$ 599,400.00	
	Pine Street Intersection (NE and NW Corners)					
61	Demo Existing Hardscape	SF	1400	\$ 10.00	\$ 14,000.00	Existing Concrete, Curb and Gutter, ADA Ramp, Asphalt, and Pavers
62	Curb and Gutter	LF	100	\$ 60.00	\$ 6,000.00	Potential VE To Salvage Existing
63	ADA Ramp	EA	2	\$ 2,850.00	\$ 5,700.00	Potential VE To Salvage Existing
64	Unit Pavers	SF	1400	\$ 40.00	\$ 56,000.00	
65	Bench	EA	4	\$ 3,800.00	\$ 15,200.00	
66	Bike Rack	EA	6	\$ 850.00	\$ 5,100.00	
67	Small Planter Pot - Off-the-Shelf Precast Concrete Planter	EA	6	\$ 2,850.00	\$ 17,100.00	
68	Large Planter Pot - Off-the-Shelf Precast Concrete Planter	EA	2	\$ 4,900.00	\$ 9,800.00	
69	Irrigation	LS	1	\$ 15,000.00	\$ 15,000.00	Assuming boring will be needed
70	Intersection Centenary Lighting	LS	1	\$ 30,000.00	\$ 30,000.00	150 LF

71	Centenary Poles and Footings	EA	4	\$ 6,500.00	\$ 26,000.00	
72	Electrical Service (ALLOWANCE)	AL	1	\$ 40,000.00	\$ 40,000.00	
73	R&R Concrete Paving	SF	200	\$ 19.00	\$ 3,800.00	
74	R&R Asphalt Paving	SF	500	\$ 11.00	\$ 5,500.00	
	Subtotal (Hardscapes)				\$ 249,200.00	
SUBTOTAL SITE PACKAGE					\$ 1,967,700.00	
Mobilization and General Conditions						
	General Conditions					
75	Mobilization/General Conditions/Bond/ Insurance	LS	1	\$ 210,000.00	\$ 210,000.00	4 Month Duration
SUBTOTAL MOBILIZATION AND GENERAL CONDITIONS					\$ 210,000.00	
TOTAL COST OF CONSTRUCTION					\$ 2,177,700.00	
Construction Contingency						
1	Construction Contingency	%	20	\$ 393,540.00	\$ 393,540.00	
SUBTOTAL CONTINGENCY					\$ 393,540.00	
TOTAL COST OF CONSTRUCTION WITH CONTINGENCY					\$ 2,571,240.00	

**SUBJECT: FAÇADE IMPROVEMENT PROGRAM APPLICATION: HANA
STUDIOS @ 824 PINE STREET**

DATE: SEPTEMBER 10, 2025

PRESENTED BY: AUSTIN BROWN, ECONOMIC VITALITY SPECIALIST

SUMMARY:

Hana Studios submitted a Façade Improvement Program application for the commercial property at 824 Pine Street in July 2025. The owners of the building wish to repair and update the exterior façade of the building and make some landscaping improvements. The property is within the Highway 42 Urban Renewal Area and is therefore eligible to participate in the Louisville Revitalization Commission's (LRC) programs.

Owners Julie and Don Brown indicated that the majority of the building was constructed in 1987 following renovations to the existing property. The owners of the building lease office space to several smaller businesses. Current tenants include an insurance firm, a software company, and two therapists.

Planning confirmed that this particular request would not require Historic Preservation review. Routine maintenance such as painting and landscaping does not qualify for review. Additionally, the applicant has indicated that the replacement windows will be the same size as the existing windows, eliminating the need for Historic Preservation review. The applicant will be required to submit for all necessary planning or zoning approval and building permits.

The request includes facade improvements to the exterior of the building, the addition of new landscaping elements, the removal or improvement of some existing landscaping elements, and replacement of existing doors and windows. A list of proposed project elements is included below:

- Paint the exterior of the building (including exterior cleaning, caulking, peel stop primer, clear coat on front door, spray body and hand roll trim). The existing building is light blue with white trim. The new paint scheme will include a darker blue and white trim. (\$7,795)
- Remove weeds and install weed barrier and gravel (\$1,050)
- Replace weed barrier and gravel on left side of walkway (\$550)
- Remove weeds and vegetation on east side of building and replace with weed barrier and mulch (\$775)
- Add a drip system and install four ornamental grasses and six perennials (\$645)
- Remove unhealthy tree in the back and plant new tree (\$2,100)
- Replace existing front and back doors (\$2,438.45)

- Replace 12 existing windows (\$25,868.69)

The applicant has submitted a full application including a project narrative and estimates for all of the work to be completed. *Attachment #1* is the applicant's Façade Improvement Program application and includes a detailed scope of work and cost estimate. *Attachment #2* includes the estimates for the proposed improvements. Staff has determined that this application is complete and is requesting a review by the LRC.

Hana Studios estimated the total cost of improvements to be \$41,223.14. Based on the tier reimbursement policy adopted by the LRC as part of this program, staff anticipates the applicant's reimbursement amount to be \$34,667.36. The attached draft Façade Improvement Grant Agreement (*Attachment #3*) includes a not to exceed amount of \$34,667.36.

Should the LRC approve the request, the applicant will enter into the Façade Improvement Grant Agreement with the LRC. As indicated in the agreement, the applicant will be eligible for reimbursement once all eligible improvements have been completed and the applicant has received a certificate of completion.

RECOMMENDATION:

Staff recommends approval of the Façade Improvement Program application for 824 Pine Street at a not to exceed amount of \$34,667.36.

ATTACHMENT(S):

1. 824 Pine Street Façade Improvement Program Application and Narrative
2. Estimates for Proposed Improvements
3. Draft Façade Improvement Grant Agreement

View results

Respondent
6 Anonymous

49:18
Time to complete

Program Info

Program Eligibility

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

Program Requirements

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

Reimbursement Schedule

Eligible project costs are considered for reimbursement as follows:

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

Eligible Improvements

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

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

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

Approval Process

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

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

Application

1. Email Address *

hanastudioscolorado@gmail.com & don@hanastudios.org

2. Business Name *

Hana Studios

3. Business Address *

824 Pine Street, Louisville

4. Contact Person *

Julie & Don Brown

5. Contact Phone Number *

720-210-7102

6. Is applicant the property owner? *

☒ Yes

☐ No

7. Property Owner (if different than the applicant) *

Julie & Don Brown

8. Property Owner Address *

474 W Griffith Street, Louisville

9. Building Square Footage *

2080

10. Year Building was constructed *

Most of the building is from 1987. Parts of the building are older, as I was able to get photos from the Louisville Museum showing the building when it was still a home. Since we don't have information on the exact date the building was constructed, I reached out to Emily Cline-Gibson who let me know that with the current scope of the project, no Historic Preservation is necessary.

11. Current Use *

Office building

12. Future Use *

Office building

13. Project Description *

The scope of the project would include painting the exterior, landscaping, replacing the front and rear entry doors, and replacing some windows. We believe that these improvements would make the building look better from the outside and also make things more comfortable for our tenants and their clients. The previous owners, who worked out of the building for nearly 40 years, did a great job of maintaining the building and property so no items on our list need to be changed at this time, we just think the outside of the building has potential to look even better. Many people walk or drive past the building without even registering that it is there, we'd love to change that and instead have people be excited to work out of or have an appointment in the cute building next to Moxie.

The exterior paint is fine, but we'd love to update it and give the building a fresh look. The landscaping hasn't been updated for a really long time and we think we could make it look a lot more beautiful for all of the people walking by and eating outside at Moxie. Replacing the entry doors will look much nicer but also will make them more secure as currently the hinges are on the outside making them vulnerable. And the windows haven't been replaced since the major renovation in 1986-1987 and we think that by replacing some of them we could make the place look better from the outside, and also make it more energy efficient and pleasant inside for our tenants and their clients.

14. Project Will Include the Following: *

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

15. List Proposed Improvements (Please email an itemized budget/detailed cost breakdown to EconomicVitality@LouisvilleCO.gov) *

Paint Exterior
Landscaping
Doors
Windows

16. Estimated Total Cost of Improvements *

38153.19

17. Facade Funding Requested from LRC *

28614.89

18. Project Start Date *

8/1/2025

19. Project Completion Date *

9/30/2025

20. I believe I meet all eligibility requirements as stated in the program. *

☒ Agree

21. Are you making any additional improvements aside from those stated in the application? *

☐ Yes

☒ No

22. If Yes to the above, please describe the additional improvements.

23. I acknowledge that these improvements have not yet been completed, and that any improvements will be approved through the required City processes. *

☒ Agree

☐ Disagree

824 Pine Street**Facade Improvement Program**

The scope of the project would include painting the exterior, landscaping, replacing the front and rear entry doors, and replacing some windows. We believe that these improvements would make the building look better from the outside and also make things more comfortable for our tenants and their clients. Thank you for your consideration.

Project Details	Price Breakdown/Notes	Total
1. Paint Exterior by Travis Painting a. Including exterior cleaning, caulking, peel stop primer, clear coat on front door, spray body and hand roll trim b. Paint color Body - c. Paint color Trim -	*total price on quote is \$7495 + upgrade to SW Duration for \$300 = \$7795. *Bolted amount of \$6995 on quote was with a \$500 discount if completed in June	\$7795.00
2. Landscape by Mountain Landscaping a. Remove weeds and instal weed barrier and gravel b. Replace weed barrier and gravel on left side of walkway c. Remove weeds and vegetation on East side of building and replace with weed barrier and mulch d. Add a drip system and install 4 ornamental grasses and 6 perennials		\$3020.00
3. Doors from Lowes a. New Front and back doors b. Estimated tax and delivery fees c. Installation	\$1057.95 \$200 \$1180.50	\$2438.45
4. Windows by Pella a. Replace 12 windows		\$25,869.69
5. Tree removal and planting by Berkelhammer Tree a. Remove and stump grind b. Planting a Maple tree	\$600 \$1500	\$2,100.00

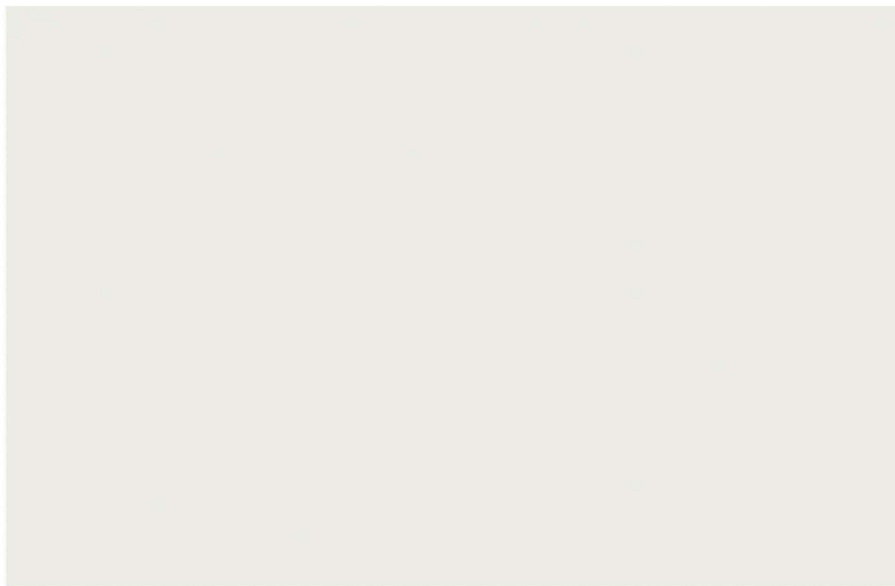
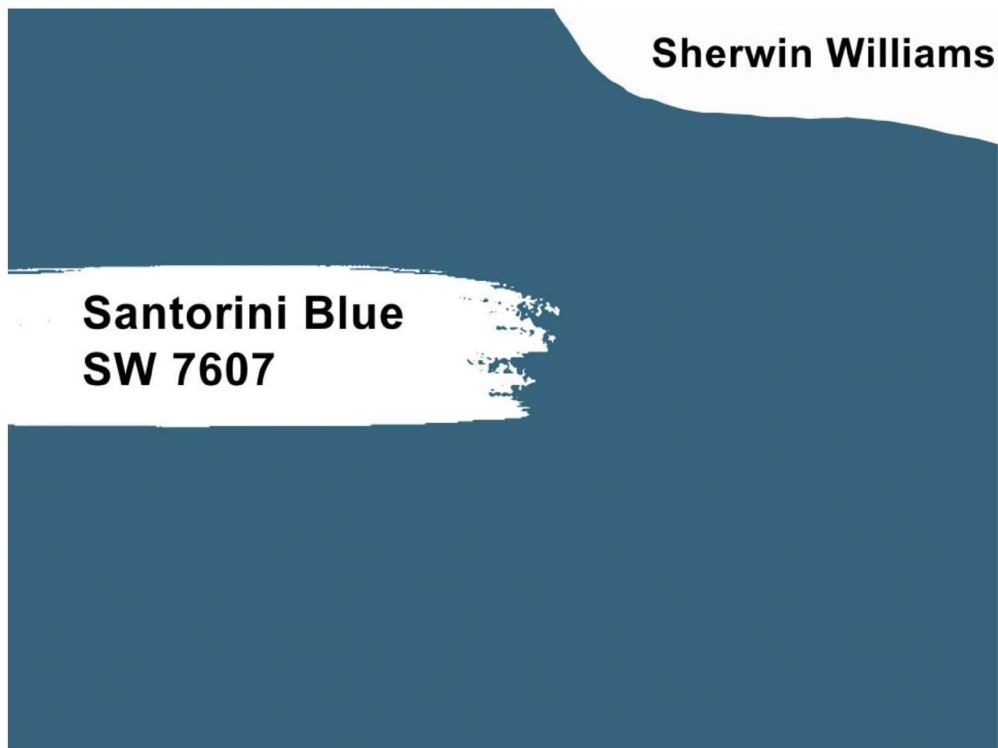
Total project totalling **\$41,223.14**
Total potential reimbursement of **\$34,667.35**



Existing tree to
be replaced



New Paint Color Santorini Blue with Pure White trim



*Sherwin-Williams Pure White SW
7005*

ESTIMATE

Travis Painting & Restoration Inc
352 County Road 16 1/2
Longmont, CO 80504

travispaintbookkeeping@gmail.com
+1 (720) 272-9297
travispaint.com



Bill to
Julie Brown
Hana Studios
824 Pine St
Louisville, CO

Ship to
Julie Brown
Hana Studios
824 Pine St
Louisville, CO

Estimate details
Estimate no.: 1872
Estimate date: 05/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Exterior Painting	Scope of work: Paint entire exterior of 824 Pine st, Louisville Colors may change, but color breaks will remain the same. Windows and sashes painting (may need access to open?) Labor Total includes the following: 1) Pressure wash or clean all areas to be painted 2) Scrape/ Sand all failing paint areas 3) Extensive Caulking as necessary 4) Fill/sand all recessed nail holes/trim work as needed 5) All areas masked and prepared for spray application 6) Downspouts removed/ replaced as necessary 7) All exposed wood will receive a coat or high quality primer or peel stop primer 8) Trim will be brushed and rolled as needed (2 coats) and body to be masked and sprayed 9) All touch up as necessary 10) 1 clear coat on front door 11) Clean up and trash removal Using SW Super Paint Exterior Paint. OR upgrade to SW Duration for \$300	1	\$7,495.00	\$7,495.00

Exclusions: Deck(ramp)/ Flooring
surfaces/ Fencing

Remove \$500
discount for work
completed in June

2.	Discount	June Special, per John	1	-\$500.00	-\$500.00
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Total				\$6,995.00
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Accepted date

Accepted by

Total = \$7,795
- \$500 discount +
\$300 for SW
Duration paint

ESTIMATE

Mountaintop Landscapes

1995 E. Coalton Rd #54-108
Superior, CO 80027
(720) 689-4849



To:
Hana Studios (Don Brown)
824 Pine Street
Louisville, CO 80027

Estimate # 1136
Estimate Date 07/11/2025
Total Amount \$3,395.00

Item	Quantity	Price	Tax1	Tax2	Line Total
Remove 8x30' of sod/weeds and install commercial weed barrier and 2 tons of 3/4" Tri-color gravel	1.0	\$1,050.00			\$1,050.00
Replace weed barrier for rock sections on the left side of the sidewalk. Remove the red gravel and replace with 1 ton of 3/4" Tri-color gravel	1.0	\$550.00			\$550.00
Remove vegetation from east side of the building and install weed barrier and 2 yards of brown mulch	1.0	\$775.00			\$775.00
Remove the dead tree in the back area, cut the stump at ground level, haul away debris	1.0	\$375.00			\$375.00
Add a drip system coming off the water spigot	1.0	\$200.00			\$200.00
Install 4 ornamental grasses and 6 perennials	1.0	\$445.00			\$445.00

Tree removal to be completed
by Berkelhammer Tree

Subtotal: \$3,395.00
Tax: \$0.00
Past Due Amount: \$0.00
Total Amount: \$3,395.00

Notes

Total = \$3,020
- \$375 for tree removal



PROJECT QUOTE

Document Created: 05-27-2025

Salesperson: Castaldo, Melissa

CUSTOMER ACCOUNT

JulieBrown

(720) 210-7102

hanastudioscolorado@gmail.com

INSTALL ADDRESS

JulieBrown

**474 W GriffithSt
Louisville,CO 80027
(720) 210-7102**

LOCAL STORE

LOWE'S OF ERIE, CO #3444

**2910 ArapahoeRoad
Erie, CO 80516
(303) 524-8159**



Exterior Doors

Project Quote: **Brown_EXTERIOR DOORS_5/27/2025_Estimate**



Product Total

\$ 0.00



Labor Price

\$ 1,180.50



PROvider Measurement (Deduction)

(\$ 0.00)



Delivery Fees

Unavailable



Tax (Est.)

Unavailable

Total Price

\$ 1,180.50

This Quote is valid until 06/26/2025. This is an estimate only. This estimate does not include tax, special fees (e.g., White Goods Tax), or delivery charges. Delivery of all materials contained in this estimate are subject to availability from the manufacturer or supplier. All the above quantities, dimensions, specifications and accessories have been verified and accepted. I understand that this order will be placed according to these specifications and any returns are subject to Lowe's return policy (www.lowes.com/returns).



Entry Doors

Quote # 220214210

Created on May 27, 2025

Quote valid until Jun 4, 2025, 11:59 p.m.*

Created by Julie Brown

(720) 210-7102

Lowe's Store # 3444, Erie, CO

Store Phone (303) 524-8159

	Item	Fulfillment Type	Unit Price	Qty	Item Total
1.	 Therma-Tru Varissa Entry Door 36-in x 80-in x 4-9/16-in Fiberglass Oval lite... Item #: 5459127 Model #: TT648847	PICKUP	\$598.00	1	\$598.00
2.	 Therma-Tru Varissa Entry Door 36-in x 80-in x 4-9/16-in Fiberglass Oval lite Left... Item #: 1790387 Model #: TTB638831	TRUCK	\$798.00	1	\$798.00
3.	 CALHOME 36-in x 80-in x Fiberglass Pulse lite Universal reversible Cherry... Item #: 6846817 Model #: PU10-CHERRY-80X36	PARCEL	\$759.95	1	\$759.95
4.	 Therma-Tru Entry Door 36-in x 80-in x 4-9/16-in Fiberglass No glass Left-hand... Item #: 228474 Model #: BMTTSFG1130LB	TRUCK	\$298.00	1	\$298.00
5.	 RELIABILT Mulberry 36-in x 80-in x 4-9/16-in Steel Oval lite Right-hand inswin... Item #: 5518799 Model #: ABS612294	TRUCK	\$548.00	1	\$548.00

Item Subtotal **\$3,001.95**

Estimated Quote Savings **---**

Delivery Fees & Taxes **Calculated in Checkout**

Estimated Total **\$3,001.95**

*The prices quoted are valid until 11:59 p.m. on the date shown above, subject to the following exclusions, conditions, and exceptions.

Delivery fees will be added at time of purchase where applicable.

Prices listed on this quote will be honored at Lowe's Store # 3444, Erie, CO. Please request a new online quote if you'd like to purchase the listed items at a different store, or contact the Service Desk with any questions.

Total for two selected doors = \$1,057.95

Any changes you make to this quote, for example, adding or removing one or more items or changing the quantity of any item or items, will create a new quote and cancel this quote.

Additional discounts, if applicable, are subject to Lowe's standard discount policy, and are calculated at checkout.

All products are available while supplies last and may vary by market. Lowe's reserves the right to correct any error and/or limit quantities sold.

Lowe's is offering to supply materials only. Lowe's is not offering engineering, architecture, or general contracting services or advice. Lowe's is not responsible for the selection or choice of materials for a general or specific use; for quantities or sizing of materials; for the use or installation of materials; or for compliance with any building code or standard of workmanship.

This quote is based on Lowe's standard commercial terms. Lowe's does not agree to terms and conditions (including, but not limited to, governmental regulations) not specifically indicated or referenced in the request for this quote. If terms and conditions are presented, product selection and pricing may change pending legal review.



PROJECT QUOTE

Quote Created: 05-27-2025

Salesperson: Castaldo, Melissa

Detailed Breakdown

Item Summary	Item #	Model #	Fulfillment Type	Unit Price	Quantity	Pre-tax Total
int/Ext Door Haul Away & ...	6520550		DD	\$ 1.00	50	\$ 50.00
install Ext Sngl Prehung ...	229012		DD	\$ 565.25	1	\$ 565.25
install Ext Sngl Prehung ...	229012		DD	\$ 565.25	1	\$ 565.25

Delivery Fees

Unavailable

Pre-tax Total:	\$ 1180.50
Est. Tax:	Unavailable
Total Price:	\$ 1180.50

This Quote is valid until 06/26/2025. This is an estimate only. This estimate does not include tax, special fees (e.g., White Goods Tax), charges. Delivery of all materials contained in this estimate are subject to availability from the manufacturer or supplier. All the above quantities, dimensions, specifications and accessories have been verified and accepted. I understand that this order will be placed according to the specifications and any returns are subject to Lowe's return policy (www.lowes.com/returns).

Total for installation
= \$1,180.50



Proposal - Detailed

Service Only
4200 Carson Street
Denver, CO 80239
Phone: (303) 371-3750 Fax: (303) 371-4268

Sales Rep Name: Spooner, Jake
Sales Rep Phone: 303-503-1663
Sales Rep E-Mail: jspooner@pellacolorado.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
Hana Studios 229 W Littleton Blvd Littleton, CO 80120-2331 Primary Phone: (720) 2107102 Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #: 1007208749 Customer Number: 1010977725 Customer Account: 1007208749	Hana Studios - 824 Pine St. 824 Pine St Lot # LOUISVILLE, CO 80027 County: BOULDER Owner Name: Hana Studios Owner Phone: (720) 2107102	Quote Name: Hana Studios - 824 Pine St. Order Number: 042 Quote Number: 16807377 Order Type: Installed Sales Wall Depth: Payment Terms: Tax Code: L13 Cust Delivery Date: None Quoted Date: 5/5/2023 Contracted Date: Booked Date: Customer PO #:

Customer Notes: Customer to sign off on all attributes and colors. Pella to assume all installation duties and sizes. Jump frame installation method to be as minimally invasive as possible. 50% down to book, remaining 50% due at delivery.

Line #	Location:	Attributes			
10	West Side Alley	Lifestyle, Double Hung, 23.5 X 50, Without HGP, Poplar White	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$920.68	1	\$920.68

Line #	Location:	Attributes		
15	West Side Alley	50" 35.5" Viewed From Exterior PK # 2182		

Line #	Location:	Attributes		
20	West Side Alley	Lifestyle, Awning, Vent, 35.5 X 19, Without HGP, Poplar White	<u>Item Price</u>	<u>Qty</u>
			\$910.99	1
				<u>Ext'd Price</u>
				\$910.99



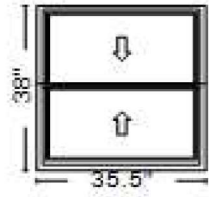
PK # 2182

Viewed From Exterior

Rough Opening: 36 - 1/4" X 19 - 3/4"

1: Non-Standard SizeNon-Standard Size Vent Awning
 Frame Size: 35 1/2 X 19
 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
 Exterior Color / Finish: Standard Enduraclad, Poplar White
 Interior Color / Finish: Golden Oak Stain Interior
 Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
 Hardware Options: Large Awning Hardware, Fold-Away Crank, Champagne, No Limited Opening Hardware, No Integrated Sensor, Sill
 Screen: Full Screen, Champagne, InView™
 Performance Information: U-Factor 0.28, SHGC 0.20, VLT 0.48, CPD PEL-N-37-00830-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, STC 25, OITC 22, Egress Not Applicable
 Grille: No Grille,
 Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 109".

Line #	Location:	Attributes		
25	South Side Parking	Lifestyle, Double Hung, 35.5 X 38, Without HGP, Poplar White	<u>Item Price</u>	<u>Qty</u>
			\$942.88	1
				<u>Ext'd Price</u>
				\$942.88

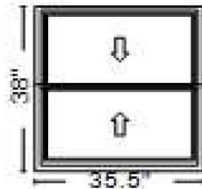


PK # 2182

Viewed From Exterior

Rough Opening: 36 - 1/4" X 38 - 3/4"

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
 Frame Size: 35 1/2 X 38
 Unit Type: No Program
 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray
 Exterior Color / Finish: Standard Enduraclad, Poplar White
 Interior Color / Finish: Golden Oak Stain Interior
 Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
 Hardware Options: Cam-Action Lock, 2 Locks, Champagne, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor
 Screen: Full Screen, Poplar White, InView™
 Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, STC 27, OITC 23, Clear Opening Width 32.312, Clear Opening Height 15.75, Clear Opening Area 3.534125, Egress Does not meet typical United States egress, but may comply with local code requirements
 Grille: No Grille,
 Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 147".

Line #	Location:	Attributes			
30	South Side Parking	Lifestyle, Double Hung, 35.5 X 38, Without HGP, Poplar White	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$942.88	1	\$942.88
					
	PK # 2182	1: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 35 1/2 X 38 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, Poplar White Interior Color / Finish: Golden Oak Stain Interior Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 2 Locks, Champagne, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor Screen: Full Screen, Poplar White, InView™ Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, STC 27, OITC 23, Clear Opening Width 32.312, Clear Opening Height 15.75, Clear Opening Area 3.534125, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 147".			
Viewed From Exterior Rough Opening: 36 - 1/4" X 38 - 3/4"					

Line #	Location:	Attributes			
35	Don's Office	Lifestyle, Double Hung, 35.5 X 50, Without HGP, Poplar White	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
<					

Customer Notes: South Elevation

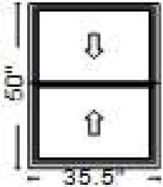
Line #	Location:	Attributes			
40	Don's Office	Lifestyle, Double Hung, 35.5 X 50, Without HGP, Poplar White	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$1,028.14	1	\$1,028.14
	50" 35.5" Viewed From Exterior Rough Opening: 36 - 1/4" X 50 - 3/4" PK # 2182	1: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 35 1/2 X 50 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, Poplar White Interior Color / Finish: Golden Oak Stain Interior Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 2 Locks, Champagne, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor Screen: Full Screen, Poplar White, InView™ Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, STC 27, OITC 23, Clear Opening Width 32.312, Clear Opening Height 21.75, Clear Opening Area 4.880458, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 171".			

Customer Notes: South Elevation

Line #	Location:	Attributes		
45	Corner Office SE	50" 35.5" Viewed From Exterior Rough Opening: 36 - 1/4" X 50 - 3/4" PK # 2182 Lifestyle, Double Hung, 35.5 X 50, Without HGP, Poplar White 1: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 35 1/2 X 50 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, Poplar White Interior Color / Finish: Golden Oak Stain Interior Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 2 Locks, Champagne, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor Screen: Full Screen, Poplar White, InView™ Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, STC 27, OITC 23, Clear Opening Width 32.312, Clear Opening Height 21.75, Clear Opening Area 4.880458, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 171". Item Price Qty Ext'd Price \$1,028.14 1 \$1,028.14		

Customer Notes: South East Corner

Line #	Location:	Attributes		
50	Corner Office SE	Lifestyle, Double Hung, 35.5 X 50, Without HGP, Poplar White	<u>Item Price</u>	<u>Qty</u>
			\$1,028.14	1
				<u>Ext'd Price</u>
				\$1,028.14



Viewed From Exterior

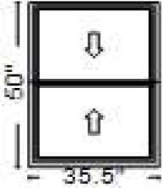
Rough Opening: 36 - 1/4" X 50 - 3/4"

PK #
2182

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
 Frame Size: 35 1/2 X 50
 Unit Type: No Program
 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray
 Exterior Color / Finish: Standard Enduraclad, Poplar White
 Interior Color / Finish: Golden Oak Stain Interior
 Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
 Hardware Options: Cam-Action Lock, 2 Locks, Champagne, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor
 Screen: Full Screen, Poplar White, InView™
 Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, STC 27, OITC 23, Clear Opening Width 32.312, Clear Opening Height 21.75, Clear Opening Area 4.880458, Egress Does not meet typical United States egress, but may comply with local code requirements
 Grille: No Grille,
 Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 171".

Customer Notes: South East Corner

Line #	Location:	Attributes		
55	Corner Office SE	Lifestyle, Double Hung, 35.5 X 50, Without HGP, Poplar White	<u>Item Price</u>	<u>Qty</u>
			\$1,028.14	1
				<u>Ext'd Price</u>
				\$1,028.14



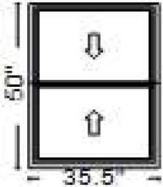
Viewed From Exterior

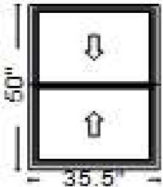
Rough Opening: 36 - 1/4" X 50 - 3/4"

PK #
2182

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
 Frame Size: 35 1/2 X 50
 Unit Type: No Program
 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray
 Exterior Color / Finish: Standard Enduraclad, Poplar White
 Interior Color / Finish: Golden Oak Stain Interior
 Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
 Hardware Options: Cam-Action Lock, 2 Locks, Champagne, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor
 Screen: Full Screen, Poplar White, InView™
 Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, STC 27, OITC 23, Clear Opening Width 32.312, Clear Opening Height 21.75, Clear Opening Area 4.880458, Egress Does not meet typical United States egress, but may comply with local code requirements
 Grille: No Grille,
 Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 171".

Customer Notes: South East Corner

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
60	East Side	Lifestyle, Double Hung, 35.5 X 50, Without HGP, Poplar White			\$1,028.14	1	\$1,028.14
 Viewed From Exterior Rough Opening: 36 - 1/4" X 50 - 3/4"		PK # 2182 1: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 35 1/2 X 50 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, Poplar White Interior Color / Finish: Golden Oak Stain Interior Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 2 Locks, Champagne, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor Screen: Full Screen, Poplar White, InView™ Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, STC 27, OITC 23, Clear Opening Width 32.312, Clear Opening Height 21.75, Clear Opening Area 4.880458, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 171".					

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
65	East Side	Lifestyle, Double Hung, 35.5 X 50, Without HGP, Poplar White			\$1,028.14	1	\$1,028.14
 Viewed From Exterior Rough Opening: 36 - 1/4" X 50 - 3/4"		PK # 2182 1: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 35 1/2 X 50 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, Poplar White Interior Color / Finish: Golden Oak Stain Interior Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 2 Locks, Champagne, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor Screen: Full Screen, Poplar White, InView™ Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, STC 27, OITC 23, Clear Opening Width 32.312, Clear Opening Height 21.75, Clear Opening Area 4.880458, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 171".					

Line #	Location:	Attributes			
70	Flashing Tape	01HM0000 - Pella 3" Pella Installation Tape, 150 ft	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
		PK # 2182	\$51.42	3	\$154.26
	Viewed From Exterior	1: Pella Parts Catalog			
	Rough Opening: 10" X 10.5"	Pella Parts Selector: Installation Accessories, Casement, Installation Tape / Foam / Shims, Pella Lifestyle Series, Unhanded, 01HM0000, 3" Pella Installation Tape, 150 ft, 01HM0000,			

Line #	Location:	Attributes			
75	Insulation Foam	01HP0000 - Pella Great Stuff Pro Gun Foam	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
	PK # 2182	1: Pella Parts Catalog Pella Parts Selector: Installation Accessories, Casement, Installation Tape / Foam / Shims, Pella Lifestyle Series, Unhanded, 01HP0000, Great Stuff Pro Gun Foam, 01HP0000,	\$17.58	4	\$70.32
Viewed From Exterior					
Rough Opening: 10" X 10.5"					

Line #	Location:	Attributes			
80	Exterior Caulking	Installation Sealant, Poplar White	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$144.05	2	\$288.10
		PK #	1: Accessory		
			Frame Size: -1 X -1		
		2182	General Information: Installation Sealant		
			Exterior Color / Finish: Painted, Poplar White		
			Interior Color / Finish: Not Applicable Interior		
			Package: Box 12 Tubes		
			Wrapping Information: Perimeter Length = 0".		
	Viewed From Exterior				
	Rough Opening:				

Line #	Location:	Attributes			
90	Interior Caulking	Installation Sealant, Translucent			
			<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$144.05	2	\$288.10
		1: Accessory			
		Frame Size: -1 X -1			
		General Information: Installation Sealant			
		Exterior Color / Finish: Painted, Translucent			
		Interior Color / Finish: Not Applicable Interior			
		Package: Box 12 Tubes			
		Wrapping Information: Perimeter Length = 0".			
	Viewed From Exterior				
	Rough Opening:				

Line #	Location:	Attributes			
95	3rd Party Coil	Coil - 3rd Party Vendor - Coil - 3rd Party Vendor			
			<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$500.00	1	\$500.00

Customer Notes: "Poplar White" coil to match windows will need to be sourced outside of Pella.

Line #	Location:	Attributes			
100	Labor	Install T1 Precision Fit - Install Precision Fit - trim 1 side - per perimeter ft			
			<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$71.60	160	\$11,456.00

Line #	Location:	Attributes			
105	State Delivery Fee	CDOR Retail Delivery Fee - CDOR Retail Delivery Fee	Item Price	Qty	Ext'd Price
			\$0.29	1	\$0.29

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com/insynctive). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration). DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration).

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

BRANCH WARRANTY:

The full text of the manufacturer's current warranty can be found at <<<http://www.pella.com/products/warranty.asp>>>. Supplier (PWD) offers the following Limited Warranty:

LIMITED WARRANTY

THE PELLA LIMITED WARRANTY EXCLUDES NON-PELLA PRODUCTS FROM WARRANTY COVERAGE STATED IN THIS DOCUMENT. SEE YOUR SALES REPRESENTATIVE FOR SPECIFIC PRODUCT WARRANTY INFORMATION. ALL NON-PELLA PRODUCTS CARRY A 1 YEAR LIMITED WARRANTY. NOTE* - NO WARRANTY IS PROVIDED FOR CONSEQUENTIAL DAMAGES.

PWD MAKES NO WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER NATURE OR GUARANTEE, EXPRESS OR IMPLIED. UPON REQUEST, PWD WILL PROVIDE THE MANUFACTURER'S WARRANTIES CURRENTLY IN EFFECT RELATED TO THE MATERIAL SUPPLIED. THE MANUFACTURER'S WARRANTIES SHALL HAVE NO EFFECT UNTIL PWD HAS BEEN PAID IN FULL ALL SUMS DUE AND OWING FOR THE PRODUCT OR MATERIALS SUPPLIED PURSUANT TO THIS CONTRACT.

In no event shall PWD or Pella Corporation be liable for consequential, indirect or incidental damages or for any amount in excess of the purchase price whether the claim is for breach of warranty or negligence.

Material Properties and Specifications

Wood is a natural product and that variations in grain and shading will occur and because no two pieces of wood are exactly alike, variations after finishing are to be expected and are not considered defects. All specifications which are not explicitly stated in product quotes or in the Pella Architectural Design Manual (ADM) are to be governed by industry standards including but not limited to [FIGA <https://fgiaonline.org/>](https://fgiaonline.org/) (Fenestration and Glazing Industry Alliance), and [ASTM <https://www.astm.org/>](https://www.astm.org/) (American Society for Testing Materials); this includes, but not limited to, quality and imperfections of: glass, fit and finishing, and assembly.

Custom Materials

Customer recognizes and acknowledges that the product or materials supplied by PWD are custom in nature and there is no ready market or value other than for the job for which the materials are manufactured and/or supplied. If Customer at any time fails to pay PWD for the materials supplied, PWD may, at it's option, suspend all deliveries or terminate the Contract with the Customer. Such suspension or termination DOES NOT excuse payment for those materials and products already manufactured at the full contract price or payment for any component parts already purchased and obtained by PWD.

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Title

Title, ownership and the right to possession of the product or materials furnished or to be furnished by PWD shall remain in PWD until PWD is paid in full. PWD shall have a right to possession of the product or materials but is not obligated to repossess the materials in the event of non-payment. PWD's right to repossess materials is in addition to, and not a limitation upon or a waiver of PWD's other legal rights including the right to place mechanic's liens against the real property for which materials were supplied. All risk of loss or damage shall pass to the Customer upon delivery of the materials. In the event PWD elects to repossess any materials for which payment in full has not been made, Customer shall be responsible for any damage to or loss of materials and their component parts.

Risk of Loss

Although title and ownership and the right to possession of the materials or product furnished or delivered to the Customer shall remain with PWD until the materials are fully paid for, the risk of loss for the product or materials once they are delivered to the Customer shall be the Customer's responsibility. Therefore, the customer must maintain sufficient insurance to cover any damage, vandalism or any other loss to the product or materials. Any insurance proceeds would be paid over to PWD for the full amount owed to PWD in the event of any loss.

Dispute Resolution.

Direct Discussion. If a dispute arises out of or relates to this Agreement, the parties shall endeavor to settle the dispute through direct discussion.

Mediation. Disputes not resolved by direct discussion shall be submitted to mediation pursuant to the Construction Industry Mediation Rules of the American Arbitration Association. The parties shall select the mediator within fifteen (15) days of the request for mediation. Engaging in mediation is a condition precedent to any form of binding dispute resolution. This provision shall not act to delay Supplier filing a mechanic's lien foreclosure action. The cost of any mediation proceeding shall be shared equally by the parties participating.

TERMS & CONDITIONS:

PLEASE READ CAREFULLY AND SIGN OR INITIAL WHERE REQUIRED. YOU ARE RESPONSIBLE FOR UNDERSTANDING THE ENCLOSED INFORMATION AS IT RELATES TO YOUR ORDER AND OUR COMPUTER PRINTOUT OF YOUR ORDER.

- Tax exempt # _____
- Order # _____ PO# _____
- Total amount of order with taxes \$ _____ your tax rate is _____ %.
- A deposit of \$ _____ is required prior to factory order.

☐ **TERMS OF PAYMENT**

Interest of one and one half percent (1-1/2%) per month will be charged on all past due accounts. If Customer or Customer's agent directs PWD to retain the products or materials, although available for delivery, customer is responsible for payment in full within 20 days after the delivery date shown below. Customer agrees to pay all costs of collection including reasonable attorney's fees. This contract is deemed to have been entered into in the State of Colorado and Colorado law shall govern its interpretation and enforcement. Jurisdiction and venue for any legal action shall be in the County or District Court, City and County of Denver, Colorado.

☐ **DELIVERY**

Your requested DELIVERY DATE is (MUST BE DELIVERED WITHIN 5 DAYS OF THIS DATE) _____. In the event of failure to receive product within 10 days of your original delivery date a storage fee of \$50 per week will be assessed. Please initial _____. When product has been in Pella's warehouse for more than 10 days, order must be paid in full.

☐ **DELIVERY DATES ARE NOT GUARANTEED** and PWD shall not be liable for any direct, indirect or consequential damages or loss caused by delay in shipment. You will be notified as soon as possible if delivery during the above week becomes unattainable and a new delivery week will be established. Unless other arrangements are made with PWD, deliveries are tailgate and YOU MUST FURNISH LABOR TO UNLOAD. PWD assumes no responsibility or liability for injuries or damage to product after product leaves our truck.

- An authorized signature is required to accept delivery.
- Signed delivery tickets will be conclusive of delivery of the materials described, the quantities listed, and receipt in good and undamaged condition.

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

- No claims for concealed damage, errors or defects in product, materials, workmanship, or shortages will be allowed unless written notice is received by PWD within three (3) working days after delivery. If concealed damage, errors or defects in product, materials, workmanship, or shortages are discovered and timely notice is received by PWD, PWD will be liable only for the reasonable costs of supplying replacement or repairs.

☐ ADDITIONS/REVISIONS/CANCELLATIONS/RETURNS

All Pella Products, including windows, doors, parts and accessories are made to order and therefore non-refundable. Please review all the attributes of your order for accuracy prior to signing the purchase agreement.

- Any revisions after the contract date must be accompanied **by a signed PWD Change Order Form, or by a separate contract.**
- The terms of this Sales Contract shall apply to any additions, changes, and partial shipments requested for this job by the Customer or the Customer's agent.

ORDER CHECKLIST - CUSTOMER MUST INITIAL EACH

_____ I understand that I have three working days after the date of delivery to report concealed damage, errors or shortages.

_____ I or my authorized representatives have verified the product attributes, handing, color, measurements and dimensions for the product ordered.

_____ Deliveries require heavy lifting. I understand I must off load product from the truck tailgate into my home or garage.

_____ I understand that a signed and dated copy of this Sales Contract must be in the possession of Pella Windows & Doors, Inc., along with my deposit check and credit application (if either is required), before my order can be submitted to the factory for production.

_____ I understand that all orders are subject to acceptance by an officer of PWD.

_____ I understand that the hinging and sliding designations for ALL products are as viewed from the OUTSIDE of the structure and from left to right.

_____ I understand that wood is a natural product and that variations in grain and shading will occur and because no two pieces of wood are exactly alike, variations after finishing are normal and not considered defective.

_____ I understand that all specifications which are not explicitly stated in product quotes or in the Pella Architectural Design Manual (ADM) are to be governed by industry standards including but not limited to FIGA (Fenestration and Glazing Industry Alliance), and ASTM (American Society for Testing Materials); this includes, but not limited to, quality and imperfections of: glass, fit and finishing, and assembly.

_____ I understand that payment in full for installed product and services is due upon Substantial Completion, which is defined as completed to the point where product and/or services can be used for their intended purpose; there may remain outstanding punch list items, trivial imperfections, omissions, or warranty items.

_____ I understand that building and safety code compliance is my responsibility as the purchaser.

_____ Product warranty and other important information are contained in this document.

_____ I understand that Pella Impervia and Wood patio doors come with a sealed oak threshold, that is not stained or painted. It will not match the finishing of the door. It is recommended that the threshold remains unfinished as this is a high traffic walking surface.

THIS DOCUMENT, INCLUDING ADDENDUMS IF APPLICABLE, AND THE TERMS AND CONDITIONS CONTAINS THE ENTIRE AGREEMENT AND BUYER REPRESENTS THAT THEY HAVE READ, UNDERSTANDS AND AGREES TO BE BOUND BY THE SAME.

SERVICE: Please sign the very last page and return to Pella as your acceptance of this quote. Parts take up to two weeks to arrive and must be paid in full at time of order however; labor can be paid up on completion of the job. Quotes are valid for 60 days and subject to rebid after such time. Please contact Customer Service with any questions you may have at 800-423-7511.

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

The parties acknowledge that the Pella Representative negotiating this Contract is not an officer who can contractually bind Pella, and has authority solely to agree to the terms and conditions contained in this Contract in its current form. No waiver, change, or modification of any terms or conditions of this Contract shall be binding on the parties unless made in writing and signed by an officer of each party.

Photo/Video Release:

I hereby authorize Pella Corporation, its affiliates and/or subsidiaries to use, reproduce, and/or publish photographs and/or video that may pertain to me and my project, including materials described below, without compensation. I understand that this material may be used in various communications (e.g. Website, e-newsletters, promotional materials, etc.).

Consequently, the Corporation may publish materials, photographs, and/or refer to the project in a manner that the Corporation or project sponsor deems appropriate.

Client Signature: _____

Date: _____

Please let me know if you have any questions or concerns
Thank you

Order Totals	
Taxable Subtotal	\$13,243.62
Sales Tax @ 8.835%	\$1,170.07
Non-taxable Subtotal	\$11,456.00
Total	\$25,869.69
Deposit Received	\$0.00
Amount Due	\$25,869.69

Proposal



Berkelhammer Tree Experts, Inc.

"A Healthy Tree is a Beautiful Tree"

www.berkelhammer.com 303-443-1233

PO Box 270021 Louisville, CO 80027

Date: 8/4/2025 2:09 PM

Job Name: N-JBrown Fall 25 -XE-

**Julie Brown
474 W Griffith St
Louisville, CO 80027**

**Work Site: 824 Pine St
Louisville, CO 80027**

Phone: 720-210-7102

Email jules@twdata.org

We are Pleased to Submit the Following Proposal:

#	Item	Description	Qty	Cost
1	Maple, Ginalla	Removal	0	\$300.00
		(BACK) Remove tree; cut to near ground level.		
2	Maple, Ginalla	Stump Grinding	0	\$300.00
		(BACK) Grind to bottom of stump or to a maximum depth of 10 inches; rake grindings into hole(s). Stump grinding only; root grinding is extra.		

**Notes: Spring planting- \$1500 max budget
Autumn Blaze Maple**

Subtotal: \$600.00

Tax: \$0.00

Total: \$600.00

Respectfully submitted by,

Bryan O'Connor

**\$600 for removal
and stump grind**

Proposal



Berkelhammer Tree Experts, Inc.

"A Healthy Tree is a Beautiful Tree"

www.berkelhammer.com 303-443-1233

PO Box 270021 Louisville, CO 80027

Date: 8/4/2025 2:11 PM

Job Name: N-Brown Planting 26 -XE-

Julie Brown
474 W Griffith St
Louisville, CO 80027

Work Site: 824 Pine St
Louisville, CO 80027

Phone: 720-210-7102

Email jules@twdata.org

We are Pleased to Submit the Following Proposal:

#	Item	Description	Qty	Cost
1	Maple, Autumn Blaze	Planting, Tree	0	\$0.00
		Spring planting- \$1500 max budget Autumn Blaze Maple		
		\$1,500 for planting new maple tree		

Notes:

Subtotal: \$0.00

Tax: \$0.00

Total: \$0.00

Respectfully submitted by,

Bryan O'Connor

FAÇADE IMPROVEMENT GRANT AGREEMENT

THIS FAÇADE IMPROVEMENT GRANT AGREEMENT ("Agreement") is made and entered into this ____ day of September 2025 ("Effective Date"), by and between the **LOUISVILLE REVITALIZATION COMMISSION** (the "LRC") and **HANA STUDIOS** ("Recipient"), the owner of the commercial property located at 824 Pine Street, Louisville, CO 80027 (sometimes referred to individually as "party" or collectively as "parties").

WHEREAS, the LRC is a public body corporate and politic authorized to transact business and exercise its powers as an urban renewal authority under and pursuant to the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the "Act"); and

WHEREAS, the LRC has created a Façade Improvement Grant Program (the "Program") through which the LRC provides grant funding to offset certain eligible costs associated with projects undertaken by owners/tenants to improve the exterior façades of commercial properties within the Highway 42 Revitalization Area (the "Plan Area"), in furtherance of the Highway 42 Revitalization Area Urban Renewal Plan (the "Plan"); and

WHEREAS, the Program furthers the purpose of addressing blight within the Plan Area by incentivizing improved façade aesthetics, with the goal of attracting customers to Downtown Louisville public purpose; and

WHEREAS, Recipient is the owner of the commercial building (the "Building") located at 824 Pine Street (the "Property"), which Building and Property are within the Plan Area; and

WHEREAS, Recipient has submitted to the LRC the Recipient's application (the "Application") for a grant to offset a portion of the eligible costs associated with the Recipient's proposed façade improvements to the Building (the "Project"), as more particularly described on **Exhibit A**, attached hereto and incorporated herein by this reference ("Eligible Improvements");

WHEREAS, pursuant to the Colorado Urban Renewal Law, C.R.S. § 31-25-101, *et seq.*, and the Urban Renewal Plan, the LRC may finance undertakings pursuant to the Plan by any method authorized under the Act or any other applicable law, including without limitation issuance of notes, bonds and other obligations in an amount sufficient to finance all or part of the Plan; borrowing of funds and creation of indebtedness; advancement of reimbursement agreements; agreements with public or private entities; and loans, advances and grants from any other available sources; and the Plan authorizes the LRC to pay the principal and interest on any such indebtedness from property tax increment, or any other funds, revenues, assets or properties legally available to the LRC; and

WHEREAS, the LRC has approved the Application, and has offered to reimburse a portion of the costs associated with the Project, subject to and in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein the LRC and the Recipient agree as follows:

A. Recipient Obligations. The Recipient shall fulfill each of the following obligations (“Recipient Obligations”):

1. Apply for and obtain all approvals and permits from the City as required pursuant to the City Code for the construction of the Project.

2. Complete the Project, including the Eligible Improvements, with Recipient’s own funds, in accordance with applicable requirements of the City Code and City-adopted building and fire codes, and the terms and conditions of City-approved plans, permits, and approvals applicable to the Eligible Improvements.

3. No later than ten (10) days after the Project is completed, request inspection by the City.

4. Obtain acceptance of the Project, including the Eligible Improvements from the City. If the Eligible Improvements are satisfactory, the City shall grant acceptance. If the Eligible Improvements are unsatisfactory, the City shall provide written notice to Recipient of the repairs, replacements, construction or other work required to receive acceptance.

5. Recipient shall provide the LRC with certified statement of Eligible Improvement costs no later than thirty (30) days after Recipient obtains City acceptance of the Project completion.

B. Reimbursement. Subject to Section C, upon Recipient’s fulfillment of the Recipient Obligations, the LRC will authorize the payment of the Reimbursement. For purposes of this Agreement, “Reimbursement” means one hundred percent (100%) of certified Eligible Improvement costs up to \$15,000, and seventy-five percent (75%) of certified Eligible Improvement costs between \$15,000.01 and \$50,000. The total reimbursement shall not exceed thirty-four thousand six hundred sixty-seven dollars and thirty-six cents (\$34,667.36).

C. Termination. The LRC and Recipient expressly agree that time is of the essence with regard to fulfillment of the Recipient Obligations and completion of the Eligible Improvements, and failure by Recipient to fulfill the Recipient Obligations and complete the Project including the Eligible Improvements shall relieve the LRC of any obligation under this Agreement without liability. In the event that Recipient fails to fulfill the Recipient Obligations by December 31, 2025, this Agreement and the LRC’s obligation to pay the Reimbursement shall immediately terminate.

D. Recipient’s Post-Reimbursement Obligations.

1. In consideration of the LRC’s payment of the Reimbursement, the Recipient agrees that the Property shall not be redeveloped within three (3) years of the LRC’s payment of the Reimbursement, unless otherwise approved in writing by the LRC.

2. For a Two (2) year period from the date of City acceptance of the Eligible Improvements, Recipient shall, at its own expense, take all actions necessary to maintain said improvements and make all needed repairs or replacements which, in the

reasonable opinion of the City or LRC, shall become necessary. The Recipient and each successor owner of the Building shall be responsible for the maintenance obligations provided for herein.

3. This Section D shall survive termination of this Agreement.

E. Damages Waiver. Recipient shall not be entitled to any payment or compensation of any kind from the LRC or the City for lost profits; direct, indirect, or consequential damages; or costs or expenses of any kind, including but not limited to costs of extended overhead, arising because of delay, disruption, interference or hindrance from any cause whatsoever, whether such delay, disruption, interference be caused by the City or LRC, reasonable or unreasonable, foreseeable or unforeseeable, or avoidable or unavoidable.

F. Indemnification. To the fullest extent permitted by law, the Recipient agrees to indemnify and hold harmless the LRC, and its appointed officers and employees, and the City, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with this Agreement or the construction of the Eligible Improvements, whether by Recipient or Recipient's contractor, if such injury, loss, or damage is caused by the negligent act, omission, or other fault of the Recipient or any contractor of the Recipient, or any officer, employee, or agent of the Recipient or Recipient's contractor, or any other person for whom Recipient is responsible. The Recipient shall further bear all other costs and expenses incurred by the City, the LRC, or the Recipient, which are related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if a court determines that these incurred costs and expenses are related to such negligent acts, errors, and omissions or other fault of the Recipient or any person for whom Recipient is responsible. The City and LRC shall be entitled to costs and attorneys' fees incurred in any action to enforce the provisions of this Section F. The Recipient'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 or the LRC. This Section F shall survive termination of this Agreement.

G. Miscellaneous.

1. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. The exclusive venue for any lawsuit concerning the subject matter of this Agreement shall be in the District Court for Boulder County, Colorado. The LRC shall have no obligation to make any payment hereunder during the pendency of any legal challenge concerning the subject matter of this Agreement.

2. Nothing in this Agreement is intended or shall be construed to create a joint venture between the Recipient and the LRC and the City, and neither the LRC nor the City shall never be liable or responsible for any debt or obligation of the Recipient.

3. This Agreement shall inure to the benefit of and shall be binding upon the LRC and Recipient and their respective successors.

4. This instrument shall constitute the entire agreement between the LRC and Recipient and supersedes any prior agreements between the parties and their agents or representatives, all of which are merged into and revoked by this Agreement with respect to its subject matter. Contact information is as follows:

Recipient:

Hana Studios
824 Pine Street
Louisville, CO 80027
720-210-7102
don@hanastudios.org

LRC:

Louisville Revitalization Commission
Attn: Economic Vitality
749 Main Street
Louisville, CO 80027
303-335-4531
EconomicVitality@LouisvilleCO.gov

5. This Agreement is personal to Recipient and Recipient may not assign any of the obligations, benefits or provisions of the Agreement in whole or in any part without the expressed written authorization of the LRC. Any purported assignment, transfer, pledge, or encumbrance made without such prior written authorization shall be voidable by the LRC.

6. Neither the LRC nor the City has legal rights to or ownership interest in the materials chosen by the recipient and as such disclaims all warranties, express, implied or statutory, regarding construction materials utilized in the eligible improvements, including the implied warranties of merchantability, accuracy, satisfactory quality, title, security, noninfringement, uninterrupted or error-free use, and fitness for a particular purpose, and any implied warranty arising from course of performance, course of dealing, usage or trade.

7. None of the provisions, terms and conditions contained in this Agreement may be added to, modified, superseded or otherwise altered, except by written instrument executed by the LRC and Recipient.

8. 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 the LRC, the City, and Recipient, 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 the LRC, the City, or Recipient receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

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

This Façade Improvement Reimbursement Agreement is effective on the date first above written.

RECIPIENT:

HANA STUDIOS

By: _____

Name: Don Brown

Title: Owner

LOUISVILLE REVITALIZATION COMMISSION

By: _____
Corrie Williams, Chair

ATTEST:

Barbie Iglesias, Secretary

Exhibit A

List of Proposed Improvements:

1. Exterior paint improvements
 - Exterior cleaning, caulking, peel stop primer, clear coat on front door, spray body and hand roll trim
2. Landscaping improvements
 - Remove weeds and install weed barrier and gravel
 - Replace weed barrier and gravel on left side of walkway
 - Remove weeds and vegetation on east side of building and replace with weed barrier and mulch
 - Remove unhealthy tree in the back
 - Add a drip system and install 4 ornamental grasses and 6 perennials
3. Door replacement
 - Replace existing front and back doors with new
4. Window replacement
 - Replace 12 existing windows with new

Cost Estimate:

Item	Cost
Exterior paint improvements	\$7,795
Landscaping improvements	\$3,395
Door replacement	\$2,438.45
Window replacement	\$25,869.69
Subtotal	\$39,498.14

SUBJECT: CITY OF LOUISVILLE IGA DISCUSSION

DATE: SEPTEMBER 10, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

The City of Louisville has provided feedback to the LRC Attorney regarding the draft updated Intergovernmental Cooperation Agreement between the City of Louisville and the Louisville Revitalization Commission that was generated as a result of the joint meeting between the City Council and the LRC Board earlier this year. Attached are the redline the LRC provided to the City and the redlines the City responded with. Legal counsel to the LRC would like to discuss with you next steps.

RECOMMENDATION:

Staff recommends the LRC provide feedback

ATTACHMENT(S):

1. Louisville Revitalization Commission redlines to the City of Louisville
2. City of Louisville redlines to the Louisville Revitalization Commission

FOURTH AMENDED AND RESTATED COOPERATION AGREEMENT

This Fourth Amended and Restated Cooperation Agreement (the Fourth Amended and Restated Cooperation Agreement) is made as of _____, 2023 2025, by and between the CITY OF LOUISVILLE, COLORADO (the City) and the LOUISVILLE REVITALIZATION COMMISSION (the LRC). The City and the LRC are sometimes referred to herein individually as a Party and collectively as the Parties.

RECITALS

A. The City is a home-rule city and municipal corporation duly organized and existing under and pursuant to Article XX of the Colorado Constitution and Charter of the City (the Charter).

B. The LRC is a public body corporate and politic authorized to transact business and exercise its powers as an urban renewal authority under and pursuant to the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the Act Urban Renewal Law).

C. The City and the LRC entered into that Cooperation Agreement dated December 5, 2006 (the "Original Cooperation Agreement").

D. The City and the LRC thereafter entered into that Amended and Restated Cooperation Agreement dated April 5, 2011 (the "First Amended and Restated Cooperation Agreement").

E. The City and the LRC subsequently entered into another Amended and Restated Cooperation Agreement dated November 17, 2015 (the "Second Amended and Restated Cooperation Agreement").

F. The City and the LRC subsequently entered into that Amended and Restated Cooperation Agreement dated May 16, 2023 (the "Third Amended and Restated Cooperation Agreement").

G. The City and the LRC now desire to enter into this Fourth Amended and Restated Cooperation Agreement (the "Fourth Amended and Restated Cooperation Agreement") to memorialize all updated aspects of the relationship between the City and the LRC.

CH. The Act and Section 18, Article XIV of the Colorado Constitution authorize the Parties to enter into cooperation agreements, and the Parties desire to enter into this Fourth Amended and Restated Cooperation Agreement respecting operating funds, support services, and general oversight of the LRC to be provided by the City to the LRC and related matters.

AGREEMENT

Commented [CH1]: Added previous Agreements for clarity as to effect of this Agreement, and in conjunction with Section 20, clarifies this is the only Cooperation Agreement between the City and the LRC moving forward.

NOW THEREFORE, in consideration of the foregoing and the following terms and conditions, the Parties agree as follows:

1. Advance of Operating Funds by the City. The City may annually advance to the LRC an amount of operating funds (Operating Funds) to be determined by appropriation by the City Council of the City. Operating Funds shall be used by the LRC for operating, administrative, consulting and other costs incurred by the LRC in accordance with the Act, including, without limitation, the costs and expenses of Support Services described in Section 2, below. Operating Funds shall be paid directly to the LRC to be used in accordance with the Act, this Fourth Amended and Restated Cooperation Agreement and the ~~City approved~~ LRC budget.

2. Support Services. The City agrees to provide administrative and legal support services (Support Services) to the LRC in connection with its operations. The City Manager shall serve as Director of the LRC as provided in the Act and shall have discretion to employ those City staff members as may be required to carry out the duties and operations of the LRC. Support Services may include, without limitation, planning, financing and accounting, engineering, legal, and administrative and outside consulting services.

3. LRC Budget. By December 31 of each year, the LRC shall adopt a budget (the LRC Budget) for the ensuing fiscal year (which shall be the calendar year), which LRC Budget shall be submitted to the City for review ~~and approval~~ prior to LRC adoption, and no later than November 1 of each calendar year. The City shall provide any comments to the LRC by December 1 of each year to allow the LRC to timely adopt the LRC Budget in accordance with the Local Government Budget Law of Colorado, C.R.S. §§ 29-1-101, et seq. The LRC Budget shall contain a statement of sources and uses of all funds that are available or that the LRC reasonably expects to become available to LRC to finance its activities, undertakings, and obligations for each budget year. It is the intention of the Parties that the LRC shall use its reasonable best efforts to use other sources of revenue available under the Act as the primary source of its Operating Funds and payment for Support Services as such revenue becomes available to the LRC. Such revenue shall include, without limitation, tax allocation or tax increment revenues that may become available pursuant to any urban renewal plan approved by the City Council of the City.

4. Reimbursement for Operating Funds and Support Services. The Parties shall establish a procedure for documenting the reasonable costs and expenses (the Costs and Expenses) related to the Operating Funds and Support Services provided by the City. The Costs and Expenses shall constitute an indebtedness of the LRC to be repaid to the City from sources of revenue available under the Act as such revenue becomes available to the LRC. Such revenue shall include, without limitation, tax allocation or tax increment revenues that may become available pursuant to an urban renewal plan approved by the City Council of the City.

~~a. It is agreed that the Costs and Expenses incurred by the City up to and including expenses on December 31, 2014 total \$9,894.00. At the election of the City, such amount may be evidenced by a note approved by the Parties and executed by LRC.~~

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Commented [CH2]: Proposed language attempts to navigate the City's desire to have oversight over the LRC budget, while remaining consistent with the Local Government Budget Law, and provides specific timing to assure the budget gets timely adopted by the LRC

~~a~~b. Upon request of the LRC, the City agrees to give reasonable consideration to subordinating its right to repayment of Costs and Expenses to any bonds, loans, advances, indebtedness, or other obligation of the LRC.

~~e~~b. Notwithstanding the foregoing, the Parties agree that all Costs and Expenses related to the 550 S. McCaslin Urban Renewal Plan shall be paid by the City.

5. ~~Approval of Certain Contracts;~~ Bonds and Other Obligations of the LRC. The Parties agree that the City Council of the City shall provide direction to LRC and oversight of LRC activities as follows:

~~a. Any proposed expenditure by the LRC which has not been previously approved as part of the LRC budget shall be subject to the prior review and approval of the City Council.~~

~~a~~b. Except as provided in Section 6 hereunder, Prior to issuing bonds ~~or any other capital financial obligations or financial obligations~~ extending beyond the end of the current fiscal year of the LRC, the LRC shall notify the City Council in writing of its intention to do so, and shall promptly furnish to the City Council such information and documents relating to such bonds ~~or other capital or long-term financial obligations~~ as the City Council may request. Such bonds shall be subject to the prior review and approval of the City Council ~~The LRC shall not commit to or proceed with any such bonds or other capital or long-term financial obligations unless a majority of the City Council has adopted a resolution determining that the City's interests in connection with such bonds or other obligations are adequately protected.~~

~~b~~e. Allocation of any municipal sales tax increment shall occur only upon City Council approval. For any such requested approval, the LRC shall submit a financing plan outlining the proposed amounts and purpose for which the municipal sales tax increments are proposed to be used. City Council may approve or deny such request in its discretion.

~~d. Except as provided in subsection (e), the LRC shall provide to the City Council for review and approval any redevelopment agreement or other contract contemplated to carry to out the purposes of any urban renewal plan or to apply to property in any urban renewal area, prior to the LRC's final approval thereof. Any such approval shall be by City Council resolution.~~

~~e. The LRC shall submit to the City for review and approval any LRC Program. For purposes of this subsection, "LRC Program" means a comprehensive initiative, in furtherance of the purposes of the Act and the Highway 42 Revitalization Area Urban Renewal Plan, aimed at addressing one or more characteristics of blight within the Highway 42 Revitalization Area on a large scale (e.g., downtown business façade improvement), which is not specific to any particular piece of property or development, and is offered to multiple properties of a certain type or types within the Highway 42 Revitalization Area. The LRC's request for approval of an LRC Program shall be accompanied with: (i) a detailed description of the LRC~~

Program objectives and application process; (ii) a proposed LRC Program budget; (iii) a statement of the LRC Program's potential impacts on City staff departments, other City boards and commissions, and the City Council; (iv) a proposed application form; and (v) a proposed standard contract for execution between the LRC and LRC program awardees. Following Council approval of the LRC Program, the LRC shall not be required to seek further Council approval to: (1) utilize City staff, boards and commissions, and City Council time as necessary to carry out the objectives of the LRC Program; (2) approve LRC Program applications and enter into contracts with program awardees in substantially the same form as the standard contract; or (3) provide funds to program awardees, subject to the LRC Program budget. Each LRC Program budget shall be submitted annually for City Council approval.

fc. The LRC shall comply with applicable City codes, rules, and regulations related to any other urban renewal activities of the LRC. The City Council shall be informed of the activities, functions, operations, and financial condition of the LRC in the form of reports to the City Council not less than quarterly, and at any other time as requested by the City Council.

dg. The City agrees that it will make reasonable efforts to act within thirty days of a request for review of any document, agreement, obligation, or action required by this Fourth Amended and Restated Cooperation Agreement. Unless otherwise required by law or provided herein, any approval or other action of the City Council shall be by motion or resolution.

6. Independent Authority of the LRC. Consistent with the Urban Renewal Law, the LRC shall have the authority, without prior approval of the City Council, to enter into redevelopment agreements that implement the urban renewal plans of the City by allocating available property tax increment received by the LRC in the special fund of the LRC in accordance with C.R.S. § 31-25-107(9) to those undertakings and activities that are consistent with the urban renewal plans of the City. The Parties acknowledge and agree that such undertakings and activities are "other obligations" of the LRC within the meaning of C.R.S. § 31-25-103(3), but nothing in this Section 6 shall authorize the LRC to issue general or special obligation bonds (including refunding bonds) and temporary bonds pursuant to C.R.S. § 31-25-109 without City Council approval.

7. Other Powers of the LRC. The Parties acknowledge and agree that as an urban renewal authority created under the Urban Renewal Law, the LRC has the enumerated powers set forth in C.R.S. § 31-25-105. The City specifically directs through this Fourth Amended and Restated Cooperation Agreement that the LRC is empowered to advise the City Council on matters related to the Urban Renewal Law, specifically including advising the City Council regarding potential new urban renewal plan areas pursuant to C.R.S. § 31-25-105(1)(i).

Commented [CH3]: Amendments to Section 5 attempt to capture discussion from March 11 joint study session

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Commented [CH4]: New Section 6 attempts to capture authority to enter into redevelopment agreements that allocate available or new property tax increment

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Commented [CH5]: New Section 7 attempts to address the LRC being authorized as subject matter experts to recommend new plan areas to the City Council

8. Continuing Cooperation; Additional Agreements. The Parties shall cooperate to carry out and complete the urban renewal plans approved by the City Council. It is contemplated that additional agreements may be required to plan and carry out urban renewal projects in accordance with the provisions of any such urban renewal plan and the Act. The Parties agree to cooperate and give timely consideration to any additional agreements or amendments to this Fourth Amended and Restated Cooperation Agreement that may be necessary or convenient in connection with such activities and undertakings; provided, however, nothing in this Fourth Amended and Restated Cooperation Agreement shall preclude or require the commitment of additional revenue, financing, or services by either Party in connection with such activities and undertakings.

97. Obligations Subject to Act, Charter, and Constitution. The covenants, duties and actions required of the Parties under this Fourth Amended and Restated Cooperation Agreement shall be subject to and performed in accordance with the provisions and procedures required and permitted by the Charter, the Act, any other applicable provision of law, and the Colorado Constitution.

810. Enforced Delay. Neither Party shall be considered in breach of, or in default in, its obligations with respect to this Fourth Amended and Restated Cooperation Agreement in the event of delay in the performance of such obligations due to causes beyond its control and without its fault, it being the purpose and intent of this provision that if such delay occurs, the time or times for performance by either Party affected by such delay shall be extended for the period of the delay.

911. No Third Party Beneficiaries. Neither the City nor the LRC shall be obligated or liable under the terms of this Fourth Amended and Restated Cooperation Agreement to any person or entity not a party hereto.

1012. Severability. In case any one or more of the provisions contained in this Fourth Amended and Restated Cooperation Agreement or any application thereof, shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions of this Fourth Amended and Restated Cooperation Agreement, or any other application thereof, shall not in any way be affected or impaired thereby.

1113. Binding Effect. Subject to compliance with Section 13 15, below, this Fourth Amended and Restated Cooperation Agreement shall be binding upon and inure to the benefit of the Parties, their successors, legal representatives, and assigns.

1214. City and LRC Separate. Nothing in this Fourth Amended and Restated Cooperation Agreement shall be interpreted in any manner as constituting the City or its officials, representatives, consultants, or employees as the agents of the LRC, or the LRC or its officials, representatives, consultants, or employees as the agents of the City. Each entity shall remain a separate legal entity pursuant to applicable law. Neither of the Parties hereto shall be deemed to hereby assume the debts, obligations, or liabilities of the other. The LRC shall be responsible for carrying out its duties and functions in accordance with the Act and other applicable laws and

regulations, and nothing herein shall be construed to compel either Party to take any action in violation of law.

~~1315.~~ Assignment. This Fourth Amended and Restated Cooperation Agreement shall not be assigned in whole or in part by either Party without the prior written approval of the other Party.

~~1416.~~ Governing Law. This Fourth Amended and Restated Cooperation Agreement shall be governed by, and construed in accordance with, the laws of the State of Colorado.

~~1517.~~ Headings. Section headings in this Fourth Amended and Restated Cooperation Agreement are for convenience of reference only and shall not constitute a part of this Fourth Amended and Restated Cooperation Agreement for any other purpose.

~~1618.~~ Additional or Supplemental Agreements; Organizational Matters. The Parties mutually covenant and agree that they will execute, deliver and furnish such other instruments, documents, materials, and information as may be reasonably required to carry out the Fourth Amended and Restated Cooperation Agreement. The LRC's organizational documents shall provide, as permitted by C.R.S. § 31-25-104, that one City Councilmember shall be a member of the LRC. ~~The LRC as an entity will not formally or legally oppose or object to any measure that may be proposed pursuant to C.R.S. § 31-25-115 to transfer the existing authority to the City Council.~~

~~1719.~~ Entire Agreement; Amendment. This Fourth Amended and Restated Cooperation Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof. No addition to or modification of the Fourth Amended and Restated Cooperation Agreement shall be effective, except by written agreement authorized and executed by the Parties.

~~1820.~~ Supersede. This Fourth Amended and Restated Cooperation Agreement supersedes and replaces in its entirety ~~that those prior certain Cooperation Agreements Amended and Restated Cooperation Agreement, made as of November 17, 2015,~~ by and between the City and the LRC, ~~as of the date of this Agreement, dated December 5, 2006, April 5, 2011, November 17, 2015, and May 16, 2023.~~

IN WITNESS WHEREOF, the Parties have caused this Fourth Amended and Restated Cooperation Agreement to be duly executed and delivered by their respective officers as of the date first above written.

CITY OF LOUISVILLE,
a Colorado municipal corporation

Attest:

Mayor

City Clerk

LOUISVILLE REVITALIZATION
COMMISSION

Attest:

Secretary

Chair

FOURTH AMENDED AND RESTATED COOPERATION AGREEMENT

This Fourth Amended and Restated Cooperation Agreement (the Fourth Amended and Restated Cooperation Agreement) is made as of _____, 2023 2025, by and between the CITY OF LOUISVILLE, COLORADO (the "City") and the LOUISVILLE REVITALIZATION COMMISSION (the "LRC"). The City and the LRC are sometimes referred to herein individually as a Party and collectively as the Parties.

RECITALS

A. The City is a home-rule city and municipal corporation duly organized and existing under and pursuant to Article XX of the Colorado Constitution and Charter of the City (the "Charter").

B. The LRC is a public body corporate and politic authorized to transact business and exercise its powers as an urban renewal authority under and pursuant to the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the "Act" or "Urban Renewal Law").

Commented [KK1]: Minor clean-up revision, since the agreement references the Act in many places.

C. The City and the LRC entered into that Cooperation Agreement dated December 5, 2006 (the "Original Cooperation Agreement").

D. The City and the LRC thereafter entered into that Amended and Restated Cooperation Agreement dated April 5, 2011 (the "First Amended and Restated Cooperation Agreement").

E. The City and the LRC subsequently entered into another Amended and Restated Cooperation Agreement dated November 17, 2015 (the "Second Amended and Restated Cooperation Agreement").

F. The City and the LRC subsequently entered into that Amended and Restated Cooperation Agreement dated May 16, 2023 (the "Third Amended and Restated Cooperation Agreement").

G. The City and the LRC now desire to enter into this Fourth Amended and Restated Cooperation Agreement (the "Fourth Amended and Restated Cooperation Agreement") to memorialize all updated aspects of the relationship between the City and the LRC.

Commented [CH2]: Added previous Agreements for clarity as to effect of this Agreement, and in conjunction with Section 20, clarifies this is the only Cooperation Agreement between the City and the LRC moving forward.

H. The Act and Section 18, Article XIV of the Colorado Constitution authorize the Parties to enter into cooperation agreements, and the Parties desire to enter into this Fourth Amended and Restated Cooperation Agreement respecting operating funds, support services, and general oversight of the LRC to be provided by the City to the LRC and related matters.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing and the following terms and conditions, the Parties agree as follows:

1. Advance of Operating Funds by the City. The City may annually advance to the LRC an amount of operating funds (“Operating Funds”) to be determined by appropriation by the City Council of the City. Operating Funds shall be used by the LRC for operating, administrative, consulting and other costs incurred by the LRC in accordance with the Act, including, without limitation, the costs and expenses of Support Services described in Section 2, below. Operating Funds shall be paid directly to the LRC to be used in accordance with the Act, this Fourth Amended and Restated Cooperation Agreement and the City-approved ~~City-approved~~ LRC budget.

2. Support Services. The City agrees to provide administrative and legal support services (“Support Services”) to the LRC in connection with its operations. The City Manager shall serve as Director of the LRC as provided in the Act and shall have discretion to employ those City staff members as may be required to carry out the duties and operations of the LRC. Support Services may include, without limitation, planning, financing and accounting, engineering, legal, and administrative and outside consulting services.

3. LRC Budget.

a. By December 31 of each year, the LRC shall adopt a budget (the “LRC Budget”) pursuant to the Local Government Budget Law of Colorado, C.R.S. § 29-1-101, et seq., for the ensuing fiscal year (which shall be the calendar year), which LRC Budget shall be submitted to the City for review and approval and approval prior to LRC adoption, and no later than November 1 of each calendar year. ~~The City shall provide any comments to the LRC by December 1 of each year to allow the LRC to timely adopt the LRC Budget in accordance with the Local Government Budget Law of Colorado, C.R.S. §§ 29-1-101, et seq.~~ The LRC Budget shall contain a statement of sources and uses of all funds that are available or that the LRC reasonably expects to become available to LRC to finance its activities, undertakings, and obligations for each budget year. It is the intention of the Parties that the LRC shall use its reasonable best efforts to use other sources of revenue available under the Act as the primary source of its Operating Funds and payment for Support Services as such revenue becomes available to the LRC. Such revenue shall include, without limitation, tax allocation or tax increment revenues that may become available pursuant to any urban renewal plan approved by the City Council of the City.

Commented [KK3]: City Council wants to still approve the LRC budget at the fund level, with the LRC to make minor amendments with notice to the Council.

Commented [CH4]: Proposed language attempts to navigate the City’s desire to have oversight over the LRC budget, while remaining consistent with the Local Government Budget Law, and provides specific timing to assure the budget gets timely adopted by the LRC

b. During each fiscal year, the LRC may approve minor amendments to the adopted budget, but only after providing the City Council with at least thirty days’ notice prior to the LRC hearing on the budget amendments. For purposes of this Section 3, a “minor amendment” shall mean any amendment that increases total budgeted amounts less than one hundred thousand dollars (\$100,000.00) for the fiscal year. Any amendment to the adopted LRC budget that is not a “minor amendment” shall be approved by the City Council prior to LRC adoption.

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4. Reimbursement for Operating Funds and Support Services. The Parties shall establish a procedure for documenting the reasonable costs and expenses (the “Costs and

Expenses”) related to the Operating Funds and Support Services provided by the City. The Costs and Expenses shall constitute an indebtedness of the LRC to be repaid to the City from sources of revenue available under the Act as such revenue becomes available to the LRC. Such revenue shall include, without limitation, tax allocation or tax increment revenues that may become available pursuant to an urban renewal plan approved by the City Council of the City.

~~a. — It is agreed that the Costs and Expenses incurred by the City up to and including expenses on December 31, 2014 total \$9,894.00. At the election of the City, such amount may be evidenced by a note approved by the Parties and executed by LRC.~~

~~ab.~~ Upon request of the LRC, the City agrees to give reasonable consideration to subordinating its right to repayment of Costs and Expenses to any bonds, loans, advances, indebtedness, or other obligation of the LRC.

~~eb.~~ Notwithstanding the foregoing, the Parties agree that all Costs and Expenses related to the 550 S. McCaslin Urban Renewal Plan shall be paid by the City.

Commented [KK5]: No longer relevant, this Urban Renewal Plan was completed in 2015.

5. Approval of Certain Contracts ~~Certain Contracts~~; Bonds and Other Obligations of the LRC. The Parties agree that the City Council of the City shall provide direction to LRC and oversight of LRC activities as follows:

a. Any proposed contract, program, or expenditure by the LRC that which has not been previously approved as part of the LRC budget, or that does not qualify as a “minor amendment” to the LRC budget pursuant to Section 3.b of this Agreement, shall be subject to the prior review and approval of the City Council.

Commented [KK6]: Restored this subsection with proposed revision.

b. Except as provided in Section 6 hereunder, Pprior to issuing general or special obligation bonds (including refunding bonds) and temporary bonds pursuant to C.R.S. § 31-25-109 ~~or any other capital financial obligations or financial obligations~~ extending beyond the end of the current fiscal year of the LRC, the LRC shall notify the City Council in writing of its intention to do so, and shall promptly furnish to the City Council such information and documents relating to such bonds ~~or other capital or long term financial obligations~~ as the City Council may request. ~~Such bonds shall be subject to the prior review and approval of the City Council. The LRC shall not commit to or proceed with any such bonds or other capital or long term financial obligations unless a majority of the City Council has adopted a resolution determining that the City’s interests in connection with such bonds or other obligations are adequately protected.~~

Commented [KK7]: Revised this language to avoid a broader conflict between the sections, since the definition of “bonds” in CRS § 31-25-103(3) includes “other obligations”

c. Allocation of any municipal sales tax increment shall occur only upon City Council approval. For any such requested approval, the LRC shall submit a financing plan outlining the proposed amounts and purpose for which the municipal sales tax increments are proposed to be used. City Council may approve or deny such request in its discretion.

d. Except as provided in subsection (e), the LRC shall provide to the City Council for review and approval any redevelopment agreement or other contract contemplated to

carry to out the purposes of any urban renewal plan or to apply to property in any urban renewal area, prior to the LRC's final approval thereof. Any such approval shall be by City Council resolution.

e. The LRC shall submit to the City for review and approval any LRC Program. For purposes of this subsection, "LRC Program" means a comprehensive initiative, in furtherance of the purposes of the Act and the Highway 42 Revitalization Area Urban Renewal Plan, aimed at addressing one or more characteristics of blight within the Highway 42 Revitalization Area on a large scale (e.g., downtown business façade improvement), which is not specific to any particular piece of property or development, and is offered to multiple properties of a certain type or types within the Highway 42 Revitalization Area. The LRC's request for approval of an LRC Program shall be accompanied with: (i) a detailed description of the LRC Program objectives and application process; (ii) a proposed LRC Program budget; (iii) a statement of the LRC Program's potential impacts on City staff departments, other City boards and commissions, and the City Council; (iv) a proposed application form; and (v) a proposed standard contract for execution between the LRC and LRC program awardees. Following Council approval of the LRC Program, the LRC shall not be required to seek further Council approval to: (1) utilize City staff, boards and commissions, and City Council time as necessary to carry out the objectives of the LRC Program; (2) approve LRC Program applications and enter into contracts with program awardees in substantially the same form as the standard contract; or (3) provide funds to program awardees, subject to the LRC Program budget. Each LRC Program budget shall be submitted annually for City Council approval.

f. The LRC shall comply with applicable City codes, rules, and regulations related to any other urban renewal activities of the LRC. The City Council shall be informed of the activities, functions, operations, and financial condition of the LRC in the form of reports to the City Council not less than quarterly, and at any other time as requested by the City Council.

g. The City agrees that it will make reasonable efforts to act within thirty days of a request for review of any document, agreement, obligation, or action required by this Fourth Amended and Restated Cooperation Agreement. Unless otherwise required by law or provided herein, any approval or other action of the City Council shall be by motion or resolution.

6. Independent Authority of the LRC. Subject to City Council approval for LRC Programs required by Section 5.e, for expenditures included in the adopted LRC budget and consistent with the Urban Renewal Law, the LRC shall have the authority, without prior approval of the City Council, to enter into redevelopment agreements that implement the urban renewal plans of the City by allocating available property tax increment received by the LRC in the special fund of the LRC in accordance with C.R.S. § 31-25-107(9) to those undertakings and activities that are consistent with the urban renewal plans of the City. The Parties acknowledge and agree that such undertakings and activities are "other obligations" of the LRC within the meaning of C.R.S. § 31-25-103(3), but nothing in this Section 6 shall authorize the LRC to issue general or special obligation bonds (including refunding bonds) and temporary bonds pursuant to C.R.S. § 31-25-109 without City Council approval.

Commented [KK8]: Kept this language about Council approval of new programs. As with the budget, this still gives the LRC broad latitude to implement programs Council has approved, so seems to strike the balance that was the focus of the discussion between Council and LRC at the joint session.

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Commented [CH9]: New Section 6 attempts to capture authority to enter into redevelopment agreements that allocate available or new property tax increment

7. Other Powers of the LRC. Subject to the terms of this Fourth Amended and Restated Cooperation Agreement, the Parties acknowledge and agree that as an urban renewal authority created under the Urban Renewal Law, the LRC has the enumerated powers set forth in C.R.S. § 31-25-105. The City specifically directs through this Fourth Amended and Restated Cooperation Agreement that the LRC is empowered to advise the City Council on matters related to the Urban Renewal Law, specifically including advising the City Council regarding potential new urban renewal plan areas pursuant to C.R.S. § 31-25-105(1)(i).

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Commented [CH10]: New Section 7 attempts to address the LRC being authorized as subject matter experts to recommend new plan areas to the City Council

8. Continuing Cooperation; Additional Agreements. The Parties shall cooperate to carry out and complete the urban renewal plans approved by the City Council. It is contemplated that additional agreements may be required to plan and carry out urban renewal projects in accordance with the provisions of any such urban renewal plan and the Act. The Parties agree to cooperate and give timely consideration to any additional agreements or amendments to this Fourth Amended and Restated Cooperation Agreement that may be necessary or convenient in connection with such activities and undertakings; provided, however, nothing in this Fourth Amended and Restated Cooperation Agreement shall preclude or require the commitment of additional revenue, financing, or services by either Party in connection with such activities and undertakings.

9. Obligations Subject to Act, Charter, and Constitution. The covenants, duties and actions required of the Parties under this Fourth Amended and Restated Cooperation Agreement shall be subject to and performed in accordance with the provisions and procedures required and permitted by the Charter, the Act, any other applicable provision of law, and the Colorado Constitution.

10. Enforced Delay. Neither Party shall be considered in breach of, or in default in, its obligations with respect to this Fourth Amended and Restated Cooperation Agreement in the event of delay in the performance of such obligations due to causes beyond its control and without its fault, it being the purpose and intent of this provision that if such delay occurs, the time or times for performance by either Party affected by such delay shall be extended for the period of the delay.

11. No Third Party Beneficiaries. Neither the City nor the LRC shall be obligated or liable under the terms of this Fourth Amended and Restated Cooperation Agreement to any person or entity not a party hereto.

12. Severability. In case any one or more of the provisions contained in this Fourth Amended and Restated Cooperation Agreement or any application thereof, shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions of this Fourth Amended and Restated Cooperation Agreement, or any other application thereof, shall not in any way be affected or impaired thereby.

~~43.13.~~ Binding Effect. Subject to compliance with Section ~~43.15,~~ below, this Fourth Amended and Restated Cooperation Agreement shall be binding upon and inure to the benefit of the Parties, their successors, legal representatives, and assigns.

~~43.14.~~ City and LRC Separate. Nothing in this Fourth Amended and Restated Cooperation Agreement shall be interpreted in any manner as constituting the City or its officials, representatives, consultants, or employees as the agents of the LRC, or the LRC or its officials, representatives, consultants, or employees as the agents of the City. Each entity shall remain a separate legal entity pursuant to applicable law. Neither of the Parties hereto shall be deemed to hereby assume the debts, obligations, or liabilities of the other. The LRC shall be responsible for carrying out its duties and functions in accordance with the Act and other applicable laws and regulations, and nothing herein shall be construed to compel either Party to take any action in violation of law.

~~43.15.~~ Assignment. This Fourth Amended and Restated Cooperation Agreement shall not be assigned in whole or in part by either Party without the prior written approval of the other Party.

~~43.16.~~ Governing Law. This Fourth Amended and Restated Cooperation Agreement shall be governed by, and construed in accordance with, the laws of the State of Colorado.

~~43.17.~~ Headings. Section headings in this Fourth Amended and Restated Cooperation Agreement are for convenience of reference only and shall not constitute a part of this Fourth Amended and Restated Cooperation Agreement for any other purpose.

~~43.18.~~ Additional or Supplemental Agreements; Organizational Matters. The Parties mutually covenant and agree that they will execute, deliver and furnish such other instruments, documents, materials, and information as may be reasonably required to carry out the Fourth Amended and Restated Cooperation Agreement. The LRC's organizational documents shall provide, as permitted by C.R.S. § 31-25-104, that one City Councilmember shall be a member of the LRC. The LRC as an entity will not formally or legally oppose or object to any measure that may be proposed pursuant to C.R.S. § 31-25-115 to transfer the existing authority to the City Council.

Commented [KK11]: Retained this language because Council and LRC did not discuss removing it at the joint session.

~~43.19.~~ Entire Agreement; Amendment. This Fourth Amended and Restated Cooperation Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof. No addition to or modification of the Fourth Amended and Restated Cooperation Agreement shall be effective, except by written agreement authorized and executed by the Parties.

~~43.20.~~ Supersede. This Fourth Amended and Restated Cooperation Agreement supersedes and replaces in its entirety ~~that those prior certain Cooperation Agreements Amended and Restated Cooperation Agreement, made as of November 17, 2015,~~ by and between the City and the LRC, ~~as of the date of this Agreement,~~ dated December 5, 2006, April 5, 2011, November 17, 2015, and May 16, 2023.

| IN WITNESS WHEREOF, the Parties have caused this Fourth Amended and Restated Cooperation Agreement to be duly executed and delivered by their respective officers as of the date first above written.

CITY OF LOUISVILLE,
a Colorado municipal corporation

Attest:

Mayor

City Clerk

LOUISVILLE REVITALIZATION
COMMISSION

Attest:

Chair

Secretary

SUBJECT: STAFF UPDATES

DATE: SEPTEMBER 10, 2025

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

SUMMARY:

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

Business Satisfaction Survey

Economic Vitality Staff has launched their bi-annual Business Satisfaction Survey. The Survey will be available online and sent out through all of the City's and our partner's electronic communications. The survey will be open through the middle of October with results published before the end of the year.

Economic Vitality Day

Economic Vitality staff has scheduled Economic Vitality Day tentatively for November 10th. Staff has invited Louisville City Council, the Louisville Revitalization Commission, Louisville Chamber, Downtown Business Association, Workforce Boulder, Boulder Economic Council and the Small Business Development Center. This is a day focused on the economic vitality environment in Louisville in collaboration with all our partners.

Ironton Distillery

Staff is working with the owners of Ironton Distillery as they plan to start construction on their project. The LRC has committed public improvement funds to the project and the project is planning to start construction before the end of the year.

Business Beat Roundtables

Economic Vitality Staff, in partnership with the Economic Vitality Committee, hosts monthly roundtables for our business community. The September Business Beat will revolve around business preparedness in honor of preparedness month. October's Business Beat will be a joint roundtable with the City of Lafayette and Workforce Boulder to showcase and highlight workforce tools and resources in our community.

ATTACHMENTS:

1. 2025 Adopted Budget

Fund 221 - URD - LRC

		FY 2025
		Adjusted
Object	Object Title	Budget
Account Type: Revenue		
411000	Property Tax	(2,249,755)
441540	City Skate	-
461100	Interest Earnings	(153,899)
493100	Bond Proceeds	(2,250,000)
Total Revenue		(4,653,654)
Account Type: Expenditure		
530830	Facade Impr Programming	300,000
530831	Property Impr Programming	350,000
532000	Advertising/Marketing	5,000
532300	Support Services-City of Louis	50,000
532303	Commission and Board URA Proje	13,880
532319	Cap Cont - COL - Downtown Stre	-
532320	Repay TIF Revenue to BoCo	169,070
532324	Cap Contr - COL - Dwnntn Vis Pl	2,250,000
532330	Repay TIF Revenue to Fire Dist	53,230
532713	Asst Agrmnt - 1303 Empire Rd	650,000
538250	Bond Maint Fees-Paying Agent	7,150
540410	Prof Serv-Investment Fee	5,000
540900	Prof Serv-Other	90,000
570100	Principal-Bonds	1,977,000
570500	Interest-Bonds	122,840
630015	Pymts fr Contr Fund-DELO Devel	130,700
Total Expenditure		6,173,870
Impact to Fund Balance		1,520,216

SUBJECT: DEVELOPMENT HIGHLIGHTS

DATE: SEPTEMBER 10, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

In the following, Staff provides updates on recent activity related to construction and development. These updates are for the most frequently asked about sites and not for every site in a review process or under construction. All updates and timeframes are subject to change.

Site	Update
800-804 Main Street (former Wildwood Guitars)	The building is under contract and they have submitted plans to the City for reuse of the building.
809 Main Street (old Waterloo)	Project is continuing construction for the build-out of the restaurant space. There has been interest in the site, with multiple tours, but no LOI or leases signed to date.
816 Main Street (former Empire)	Staff is working with ownership and interested parties towards a sale. Site has been relisted on line for sale.
833 Main Street (former Chase)	Staff is working with ownership to assist with reinvestment on site. The City of Louisville has leased the parking lot at least through the end of the year for public use.
1301 Courtesy Road (Delo Boom)	Delo Boom is working through City processes to construct 140 units of housing. The project will consist of studios through three-bedrooms and 13.5% affordable units.
950 Spruce Street	Construction has completed with the retail and office spaces currently being marketed for rent.
947 Pine Street (former gas station)	Birdie Bar, an eatertainment use with a bar/restaurant and simulated (virtual) golf games is open! Grand Opening Celebration planned for September 9.

SUBJECT: DEVELOPMENT HIGHLIGHTS**DATE: SEPTEMBER 10, 2025****PAGE 2 OF 2**

1303 Empire Road (Ironton)	Ironton has approved plans for a new distillery and event center.
540 County Road (Louisville Grain Elevator)	The Grain Elevator has new owners that have engaged the City to turn the building into an activated space. Their TIF review has been started with Pioneer Development Company.
1171 W Dillon Road (former Lowe's)	The New King Soopers Marketplace breaks ground on September 12, planning for a 2026 opening.
1164 W Dillon Road (Cinebarre)	University of Colorado has purchased the site and is currently working on public engagement for their plans for the site.
550 McCaslin Boulevard (former Sam's Club)	Relish has opened to the public!
575 McCaslin Boulevard (former Carrabba's)	Staff is working with the broker representation to market and attract a new user to the building. No lease signed to date.

If you would like to add a site to these updates, please let me know.

ATTACHMENT(S):

None.