

REQUEST FOR PROPOSALS
City of Louisville, Colorado
Historical Museum Improvements

The City of Louisville is seeking qualified contractors to provide turnkey services to include structural and installation services.

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

A mandatory pre-proposal conference will be conducted at 1001 Main Street, Louisville, CO at **9:00 AM on October 15th 2025**.

Proposals may be emailed to kfrey@louisvilleco.gov or sealed written proposals clearly marked Louisville Historical Museum Improvements will be received until **4:00 PM, October 27th, 2025** at Louisville City Hall, 749 Main Street, Louisville, Colorado, 80027

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The City of Louisville is an Equal Opportunity Employer.

PROPOSAL DOCUMENTS

1.0 Louisville Historical Museum Improvements Award & Contract

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

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

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

- 1.2 **Insurance** - Simultaneously with the execution of the Agreement, the Contractor will deliver to the Owner the required proof of insurance.

- 1.3 **Conference** - Before starting the work, a conference will be held to review and establish a working understanding between the parties as to the services. Present at the conference will be the Contractor and its supervisory staff, the Facilities Manager and other City staff who will be responsible for coordinating the Improvements

2.0 INSTRUCTIONS TO PROPOSERS

- 2.1 Pricing must be submitted on the forms provided (Exhibit B). All items shall be properly filled out. Numerals, printing and signatures shall be written in ink. Signatures shall be in longhand. Alternative proposals will not be considered.

- 2.2 Prior to submitting a proposals, proposers must satisfy themselves by personal examination of "all" areas listed on the bid proposal and by examination of the specifications and requirements of the work and quantities of work to be done, and shall not at any time, after submission of a proposal, dispute or complain nor assert that there were any misunderstandings in regard to the nature or amount of work to be done. Proposers also shall carefully examine the form and time of the Contract, existing conditions and limitations, and shall include in the proposal, monies to cover the cost of all services included in the agreement and all insurance and administration costs.

- 2.3 The proposers may withdraw any proposal submitted at any time prior to the time set for the closing deadline, provided a withdrawal request is signed in a manner identical to the proposal being withdrawn. No withdrawal or modification will be permitted after the hour designated for closing deadline.

- 2.4 Sealed proposals for the work hereinafter described will be received by the **City of Louisville**, at **City Hall, 749 Main Street, Louisville, Colorado 80027** until **4:00 PM on October 27th 2025**. Proposals shall be submitted in a sealed envelope and labeled **“City of Louisville Historical Museum Improvements”**. Proposals may be

deposited at Public Works - Facilities or mailed to City of Louisville, Public Works - Facilities, 749 Main Street, Louisville, Colorado 80027.

Alternately, proposals may be emailed no later than 4:00PM on October 27th 2025 to:

kfrey@louisvilleco.gov

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

- 2.5 If discrepancies or omissions are found in the RFP or Agreement, or if the proposer is in doubt of the meaning or needs clarification, he shall notify the Facilities Manager in writing, as all responses must be written. If the point or points in question are not clearly and fully set forth, a written addendum will be sent to each person obtaining the RFP documents. The Owner will not be bound by, or responsible for oral instructions, interpretations or representations.
- 2.6 The RFP documents contain the provisions of the agreement between the Owner and the Contractor. No information obtained from any officer, agent or employee of the Owner on any such matters shall in any way affect the risk or obligation assumed by the Contractor or relieves him from fulfilling any of the conditions of the Contract.
- 2.7 **City of Louisville Project Manager** - The City of Louisville Facilities Manager is the responsible City staff member to provide direction to the Contractor.
- 2.8 **Pre-proposal Conference** - A mandatory pre-proposal conference is scheduled, at **9:00 AM on October 15th 2025** at the Louisville Historical Museum, 1001 Main Street, Louisville, CO, with the Facilities Manager. The City Staff will be available to tour the facilities, review the general requirements of the Agreement, and answer questions about the scope of work required. **Attendance at a pre-proposal conference will be required to submit a proposal. If you cannot attend the scheduled pre-proposal conference, you may request an alternate time by contacting Mr. Frey.**

3.0 TERM OF AGREEMENT

Agreement shall be for the period commencing once City Council has approved all budgets and a NTP has been issued and ending as mutually agreed to by the City and the Contractor.

4.0 INSURANCE REQUIREMENTS

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

- 4.1 **Certificate** - A certificate of insurance shall be completed by the Contractor's insurance agent as evidence that policies providing the required coverage, conditions, and minimum limits are in full force and effect, and shall be reviewed and approved by the Owner prior to commencement of any work under the Agreement. The Owner shall have the right to request and obtain copies of any insurance policies required hereunder. The certificate shall identify the Agreement and shall provide that the coverage afforded under the policies shall not be canceled, terminated or materially changed until at least 30 days prior to written notice has been given to the Owner. The City of Louisville, its officers and employees shall be listed as additional insured by the Contractor on each certificate. The completed certificate of insurance shall be sent to: The City of Louisville, Attn: Facilities Manager, 749 Main St, Louisville, CO 80027.
- 5.0 **Subcontracting Work** - The Contractor shall employ only workers who are competent to perform the work assigned to them. The Contractor shall not employ any subcontractor (whether initially or as a substitute) for any portion of this contract, except carpet and upholstery cleaning, which must be pre-approved by the City of Louisville Project Manager.

HISTORICAL MUSEUM IMPROVEMENTS PROPOSAL

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

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

- (a) PROPOSER has examined copies of all the Bidding Documents and of the following Addenda receipt of all which is hereby acknowledged: (List Addenda by Addendum Number and Date):

Date	Number
_____	_____
_____	_____

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

EXHIBIT B

Historical Museum Improvements Pricing & Information

Name of Bidder: _____

1. Lump sum cost for the following:

Turnkey installation and services as per RFP documents and Specifications:

\$ _____

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

Reference 1.

Reference 2.

Reference 3.

3. Proposed Project completion date or timeline: _____

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

ADDITIONAL DOCUMENTS

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

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

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

SUBMITTED on _____, 20____.

If PROPOSER is:

An Individual

By _____
(Individual's Name)

(SEAL)

doing business as _____

Business address: _____

Phone No.: _____

A Partnership

By _____
(Firm Name)

(SEAL)

(General Partner)

Business address: _____

Phone No.: _____

A Corporation

By _____
(Corporation Name)

(State of incorporation)

By _____
(Name of person authorized to sign)

(Title)

(CORPORATE SEAL)

Attest _____
(Secretary)

Business address: _____

Phone No.: _____

Date of Qualification to do business: _____

A Joint Venture

By _____
(Name)

(Address)

By _____
(Name)

(Address)

Phone Number and Address for receipt of official communications

(Each joint venture partner must sign. The manner of signing for each individual, partnership and

corporation that is a party to the joint venture should be in the manner indicated above.)

SCHEDULE OF SUBCONTRACTORS

PROJECT: Louisville Historical Museum Improvements
OWNER'S PROJECT NUMBER: 207542-620113
OWNER: CITY OF LOUISVILLE, COLORADO

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

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

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

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

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

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

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

ANTI-COLLUSION AFFIDAVIT

PROJECT: Louisville Historical Museum Improvements
OWNER'S PROJECT NUMBER: 207542-620113
OWNER: CITY OF LOUISVILLE, COLORADO

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

I further attest that:

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

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

CONTRACTOR'S FIRM OR COMPANY NAME

SECOND CONTRACTOR'S FIRM OR
COMPANY NAME (IF JOINT VENTURE)

BY: _____

BY: _____

TITLE: _____

TITLE: _____

DATE: _____

DATE: _____

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

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

CONSTRUCTION CONTRACT

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

THE PARTIES AGREE AS FOLLOWS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

surety bond, and except as required in this Agreement regarding the Contractor's guaranty of work.

12. Indemnification. To the fullest extent permitted by law, the Contractor agrees to indemnify and hold harmless the City, and its officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the work, if such injury, loss, or damage, or any portion thereof, is caused by, or claimed to be caused by, the act, omission, or other fault of the Contractor or any subcontractor of the Contractor, or any officer, employee, or agent of the Contractor or any subcontractor, or any other person for whom Contractor is responsible. The Contractor shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands, and to bear all other costs and expenses related thereto, including court costs and attorneys' fees. The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section. The Contractor's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

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

b. The Contractor agrees to procure and maintain, at its own cost, the following policy or policies of insurance. The Contractor shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. Contractor shall procure and maintain, and shall cause each Subcontractor of the Contractor to procure and maintain (or shall insure the activity of Contractor's Subcontractors in Contractor's own policy with respect to), the minimum insurance coverages listed below. Such coverages shall be procured and maintained with forms and insurers acceptable to the City. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

(1) Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.

(2) Comprehensive General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed

operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall contain a severability of interests provision.

(3) Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than \$400,000 per person in any one occurrence and \$1,000,000 for two or more persons in any one occurrence, and auto property damage insurance of at least \$50,000 per occurrence, with respect to each of Contractor's owned, hired or non-owned vehicles assigned to or used in performance of the Work. If the Contractor has no owned automobiles, the requirements of this paragraph shall be met by each officer or employee of the Contractor providing services to the City of Louisville under this contract.

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

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

e. Failure on the part of the Contractor to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate the contract, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Contractor to the City upon demand, or the City may offset the cost of the premiums against monies due to Contractor.

f. The parties hereto understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

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

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

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

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

and require Contractor to pay City such sums as were expended by the City for such work, unless the City has first given notice to the Contractor of the deficiency and given the Contractor a reasonable opportunity to cure the same.

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

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

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

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

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

22. Enforcement; Governing Law. a. Except as provided in Section 12, in the event that suit is brought upon this Agreement to enforce its terms, the parties shall each bear and be responsible for their own attorneys' fees and court costs.

b. This Agreement shall be deemed entered into in Boulder County, Colorado, and shall be governed by the laws of the State of Colorado. The parties agree to

the exclusive jurisdiction and venue of the courts of Boulder County in connection with any dispute arising out of or in any matter connected with this Agreement.

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

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

If to the City:

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

If to the Contractor:

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

25. Equal Opportunity Employer. a. The Contractor will not discriminate against any employee or applicant for employment because of age 40 and over, race, sex, color, religion, national origin, disability, genetic information, sexual orientation, veteran status, or any other applicable status protected by state or local law. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment,

notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.

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

26. Independent Contractor.

a. Contractor and any persons employed by Contractor for the performance of Work hereunder shall be independent contractors and not employees or agents of the City. Nothing herein shall be construed as establishing a quality standard for any individual, or as establishing any right on the part of the City to oversee the actual work of the Contractor or to instruct any individual as to how the Work will be performed.

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

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

27. No Third-Party Beneficiaries. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to City and Contractor, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than City or Contractor receiving Work or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

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

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

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the day and year first above written.

DRAFT

CITY OF LOUISVILLE

CONTRACTOR:

By: _____
Christopher M. Leh, Mayor

By: _____

ATTEST:

Genny Kline, Interim City Clerk

DRAFT

EXHIBIT A
{Attach Scope of Work and Pricing}

DRAFT

CONTRACTOR'S PREQUALIFICATION STATEMENT

(Please use additional sheets as necessary)



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

www.louisvilleco.gov

2025 Historical Museum Improvements

APPLICANT: _____

ADDRESS: _____

_____ FAX: _____

CONTACT PERSON: _____ PHONE: _____

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

2. Please check appropriate organizational structure:

___ Corporation

___ Other

___ Partnership

___ Sole Proprietorship

3. If a corporation, answer the following:

a. Date of incorporation: _____

b. State of incorporation: _____

c. List Board of Directors and Titles: _____

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

a. Date of Organization: _____

b. Name and address of all partners: _____

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

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

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

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

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

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

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

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

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

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

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

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

16. Please list bank references: _____

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

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

a. Maximum bonding capacity \$ _____

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

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

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

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

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

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

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

22. Please attach the following items:

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

a. A complete list of commercial projects your organization has in process, giving the name of the project, owner, contact information (phone and email) for the owner's representative, engineer/designer, contract amount, type of system, percentage complete, and scheduled completion date.

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

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

(Name of Organization)

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

Signature of Owner, Officer, President, Chief
Executive Officer

Title

Date

COUNTY OF _____

STATE OF _____

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

SIGNED _____

(Notary Public)

(Address of Notary)

My Commission Expires: _____

Please return completed form and attachments to:

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

**REQUEST FOR PROPOSAL
CITY OF LOUISVILLE, COLORADO
Historical Museum Improvements**

INTRODUCTION

The City of Louisville is inviting proposals from qualified Contractors for turnkey installation and services to The City of Louisville's Historic Museum at 1001 Main St, Louisville, CO.

NOTICE IS HEREBY GIVEN, proposals should be prepared and submitted using the provided forms which addresses the needs outlined herein. Proposals will be accepted until **4:00 PM on October 27th 2025**. Late proposals will not be accepted. Proposals shall be submitted via email or in a sealed envelope and labeled Louisville Historic Museum Improvements. Sealed proposals shall be delivered to:

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

Email Proposals by the deadline to:

kfrey@louisvilleco.gov

SCOPE OF WORK

The objective of this Request for Proposal is to select a qualified Contractor for turnkey design and installation at the City of Louisville Historical Museum.

Contractor will procure and install items listed on the Specifications sheet of this RFP.

TIMELINE

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

Bid Submittal and Acceptance:

Release of RFP to select proposers	October 6 th , 2025
Mandatory pre-proposal conference	October 15 th , 2025 @ 9:00am
Inquiry deadline	October 20 th , 2025 @ 4:00pm
Response to Inquiry, pre-qualification submittals	October 22 nd , 2025 @ 4:00pm
Proposals due deadline	October 27 th , 2025 @ 4:00pm
Completion of Project target date	End of 2025

Proposals will only be accepted from Contractors who are pre-qualified by the City of Louisville and who are recorded as attending the mandatory pre-proposal conference.

MANDATORY PRE-PROPOSAL CONFERENCE

A mandatory pre-proposal conference and job walkthrough with representatives of prospective Contractors will be held at 9:00 a.m. at the Louisville Historical Museum at 1001 Main St, Louisville, Colorado, on **October 15th 2025** . Representatives of the City will be present to discuss the proposal documents and scope of work.

PREQUALIFICATION OF CONTRACTORS

Contractors wishing to be considered must submit a pre-qualification package, which demonstrates that their experience and services equal or exceed the minimum requirements. Evidence of qualifications must be submitted by the pre-qualification deadline.

Prospective Contractors that have not worked with the City of Louisville in the past 2 yrs must fill out and return the “Contractor’s Pre-qualification Statement” form for this submittal. In addition to the information requested on the form, prospective Contractors should meet the following minimum qualifications:

- Contractor must have worked on historical improvements for a minimum of three (3) years
- Contractor should have experience with similar facilities
- Contractor must provide at least three references for historical improvements at facilities in Colorado.
- Minimum Insurance Requirements: If awarded, the Contractor must provide proof of insurance as required in the agreement.

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

CONTRACT & REQUIRED DOCUMENTS

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

1. Schedule of Subcontractors
2. Anti-Collusion Affidavit

SUBMITTAL REQUIREMENTS

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

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

Submit one (1) original and two (2) copies of the completed proposals, if submitted as a hard copy. To reduce waste, please submit all proposals double-sided and without binders.

In addition to the written submittal, the City reserves the right to request an interview with some or all of the proposers.

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

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

INQUIRIES

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

Inquiries may be emailed to:

Kevin Frey – Facilities Superintendent

Email address: kfrey@louisvilleco.gov

SELECTION CRITERIA

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

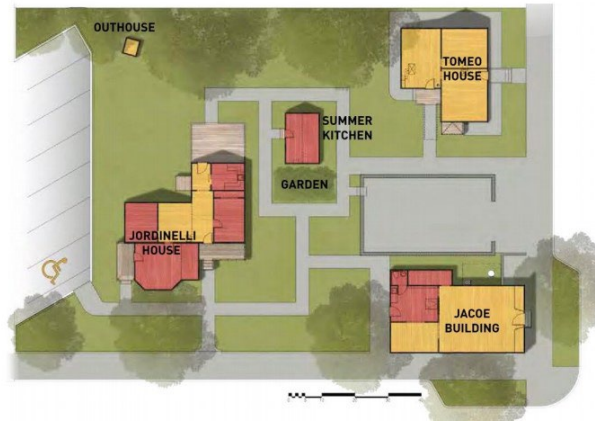
Evaluation of competitive proposals will be based on the following:

1. Total cost analysis. The lowest qualified proposal will receive the total points. (50 points)
2. Submittal Documents and thoroughness of proposal (25 points)
3. References for services at similar facilities. Please provide references for at least three former historic preservation or improvements. (15 points)
4. Proposed Schedule (10 points)
5. Other selection factors within the RFP or the City's purchasing policies or that the City determines are relevant to consideration of the best interests of the City

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

**REQUEST FOR PROPOSAL
CITY OF LOUISVILLE, COLORADO
Historical Museum Improvements**

Scope of Work



Please see attachments “Louisville Museum Porches 100% Stamped” and “Spindles Catalog” for additional details.

JACOE STORE

- Install post and beam lintel at entry to coal bunker to support floor joists per drawings.
- The planter bed at the north side of the building should be lowered to clear the wood siding and install flashing.

Jordinelli House

- Replace southeast porch step handrails and Paint per specs below.
- Replace north deck handrails and spindles Paint per specs below.
- Installation of access hatch for crawlspace entry per provided drawings.
- Removal and replacement of the existing south entry stairs to include treads and risers. Paint per specs below.
- Replace the lattice at the bottom of the porch over screening to prevent pests. Paint per specs below.
- Removal and replacement of the railing at the north deck at Jordinelli House; Paint per specs below.
- Replace the existing Federal Pacific Electrical panel with like sized GE or SquareD panel and label circuits. **(Alternate #1)**

Tomeo House

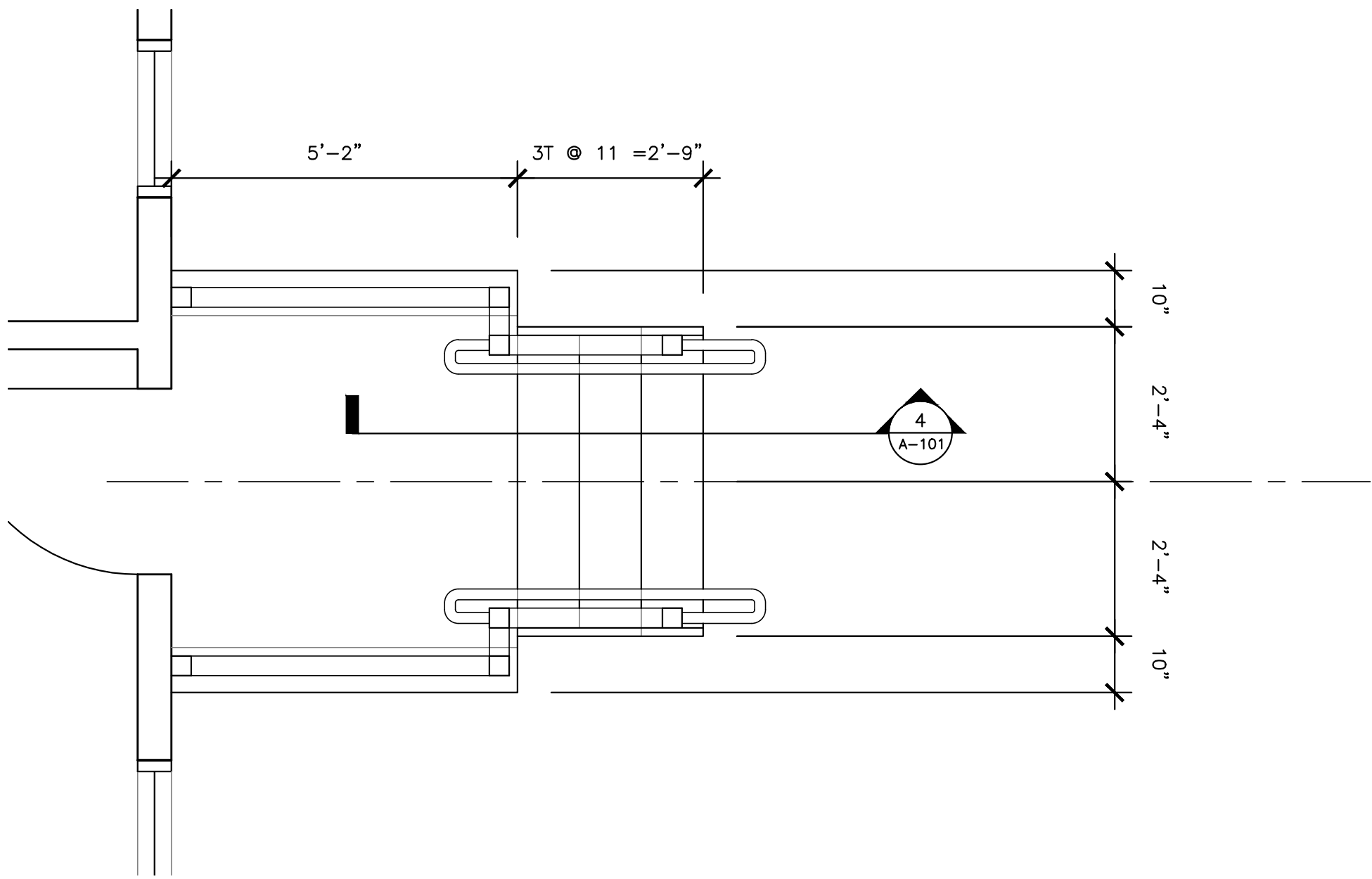
- Rebuild East porch with owner-selected period-appropriate spindles and handrails Paint per specs below.
- Repaint Black metal Railings at south entry.
- Replace Wood Railing at the south entry with the same spindle and railing specifications as the east porch.

Louisville Historical Museum – Paint Specifications

Paint Schedule (Benjamin Moore Historic Colors)

<i>Paint Schedule subject to change until bid is awarded. All trim, window and door paint soft gloss unless otherwise indicated</i> Building	Siding & Soffit	Trim *	Window Sash	Other
1. Jacoe Store	Bleeker Beige, HC-80	Middlebury brown, HC-68	Audubon russet, HC-51	Doors – Alexandria Beige, HC-80, includes rear storm door
2. Tomeo House	Bleeker Beige, HC-80	Middlebury Brown, HC-68	Lafayette green, HC-135	Doors – Alexandria Beige, HC-80, includes front storm door
3. Jordinelli House	Philadelphia cream, HC-30	Lafayette green, HC-135	Audubon russet, HC-51	Middlebury Brown, HC-68
4. Summer Kitchen	Philadelphia cream, HC-30	Audubon russet, HC-51	Philadelphia cream, HC-30	Middlebury Brown, HC-68
5. Outhouse	Philadelphia cream, HC-30	Lafayette green, HC-135	N/A	N/A

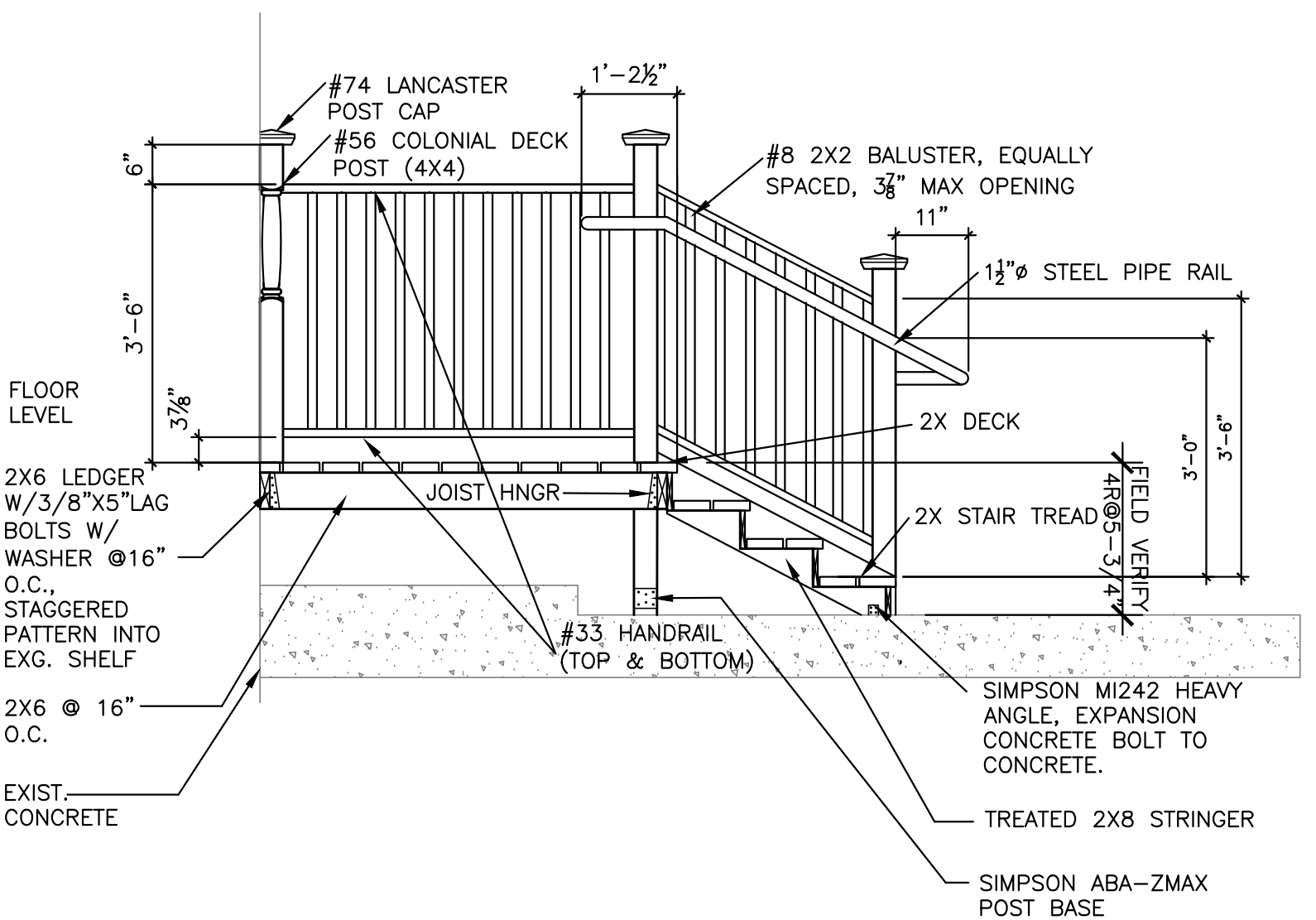
1 TOMEO HOUSE FLOOR PLAN
1/4"=1'-0"



2 TOMEO HOUSE ENLARGED PLAN
1/2"=1'-0"

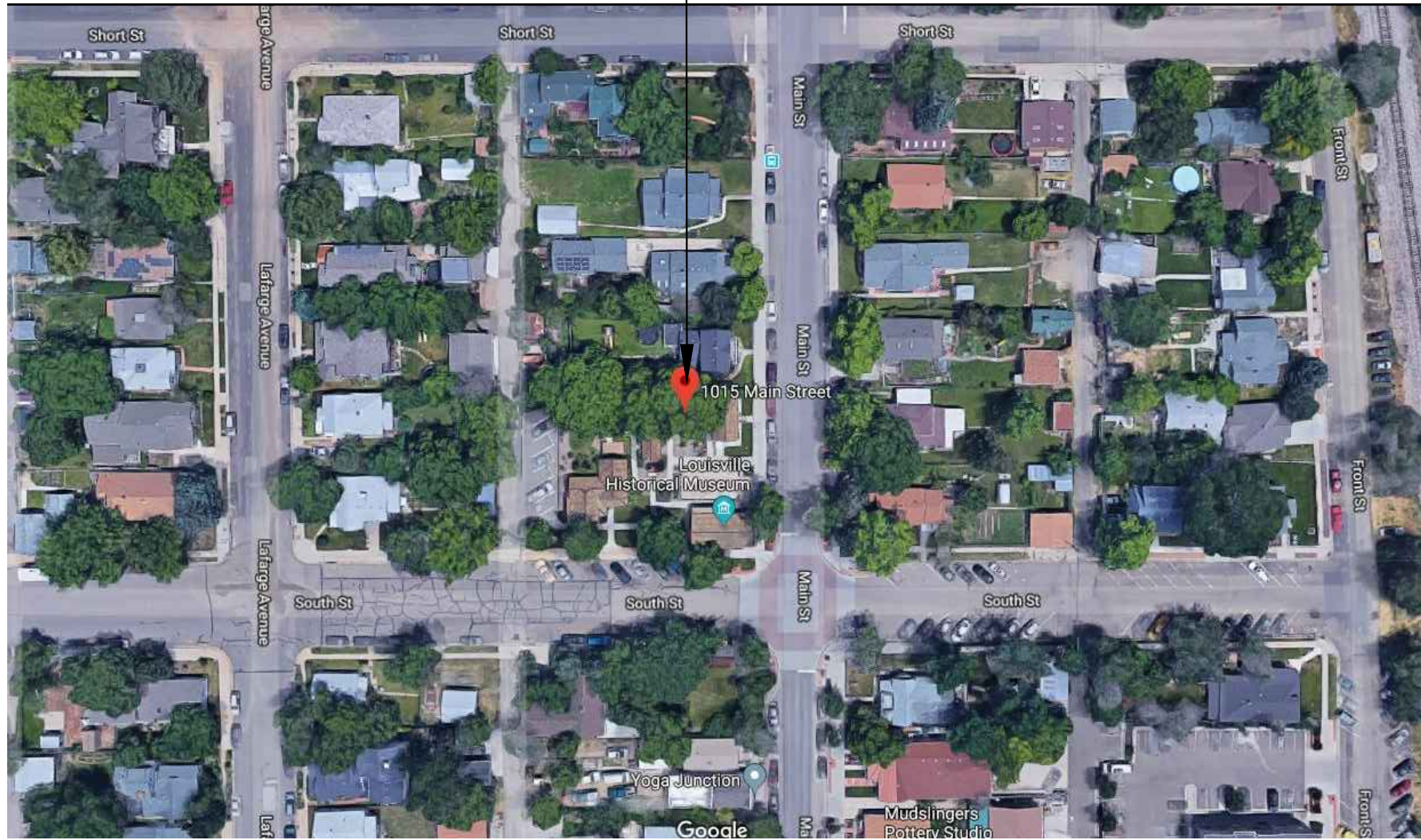


3 EAST ELEVATION
1/4"=1'-0"



4 SECTION
1/2"=1'-0"

PROJECT LOCATION



GENERAL NOTES

1. Staging and storage of materials on site is to be coordinated with the Owner.
2. The Contractor is responsible for the protection of the Owner's facilities.
3. All existing conditions shall be field verified. Any variation shall be brought to the attention of the Architect. No deviation from the construction documents shall be made without the written approval of the Owner and Architect.
4. The contractor is responsible for the coordination of all trades.
5. Debris shall be cleaned up and removed at the end of each day.
6. Normal operation of the Owner facilities shall be maintained during construction. All work inside building is to be coordinated with the Owner.
7. Any and all damage to existing conditions, including but not limited to landscaping, paving, and building finishes, shall be repaired or replaced as directed by the Owner.
8. All work shall be installed in accordance with all applicable codes and Owner's standards.

CODE INFORMATION

APPLICABLE CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2020 NATIONAL ELECTRICAL CODE
- ICC/ANSI A117.1 - 2003 (ACCESSIBILITY DESIGN CODE)

OCCUPANCY: B-BUSINESS

CONSTRUCTION TYPE: TYPE V-B
SPRINKLERED: NO

FLOOR AREA - NO CHANGE TO FLOOR AREA AS A PART OF THIS PROJECT

SHEET INDEX

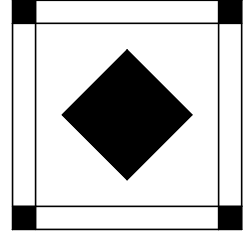
ARCHITECTURAL

- A-101 CODE INFORMATION, TOMEO HOUSE PORCH.
- A-102 JORDINELLI HOUSE PLANS
- A-103 JORDINELLI HOUSE ELEVATIONS AND SECTION
- A-104 JORDINELLI HOUSE SECTIONS

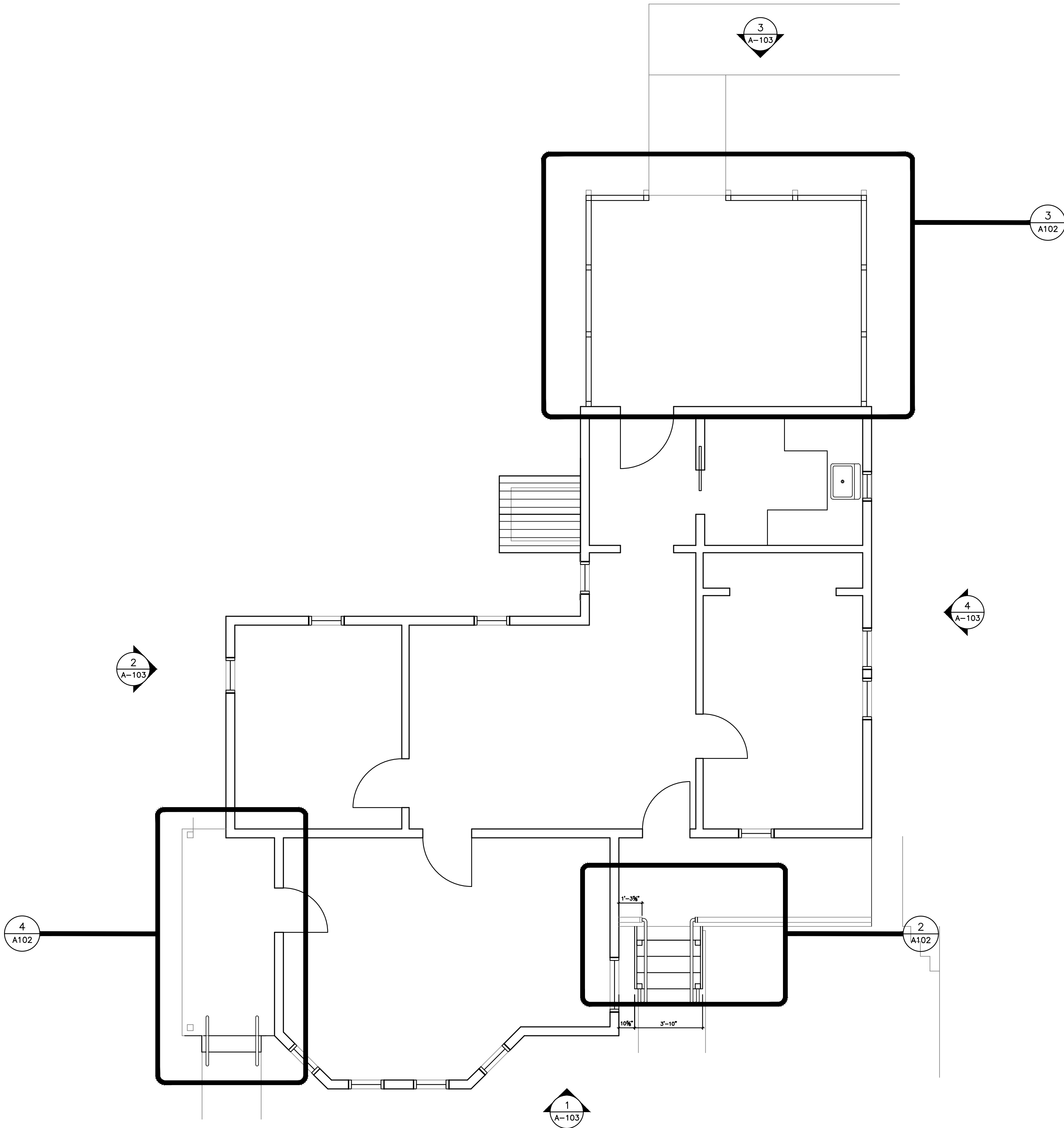
STRUCTURAL

- S-101 JACOE STORE HEADER

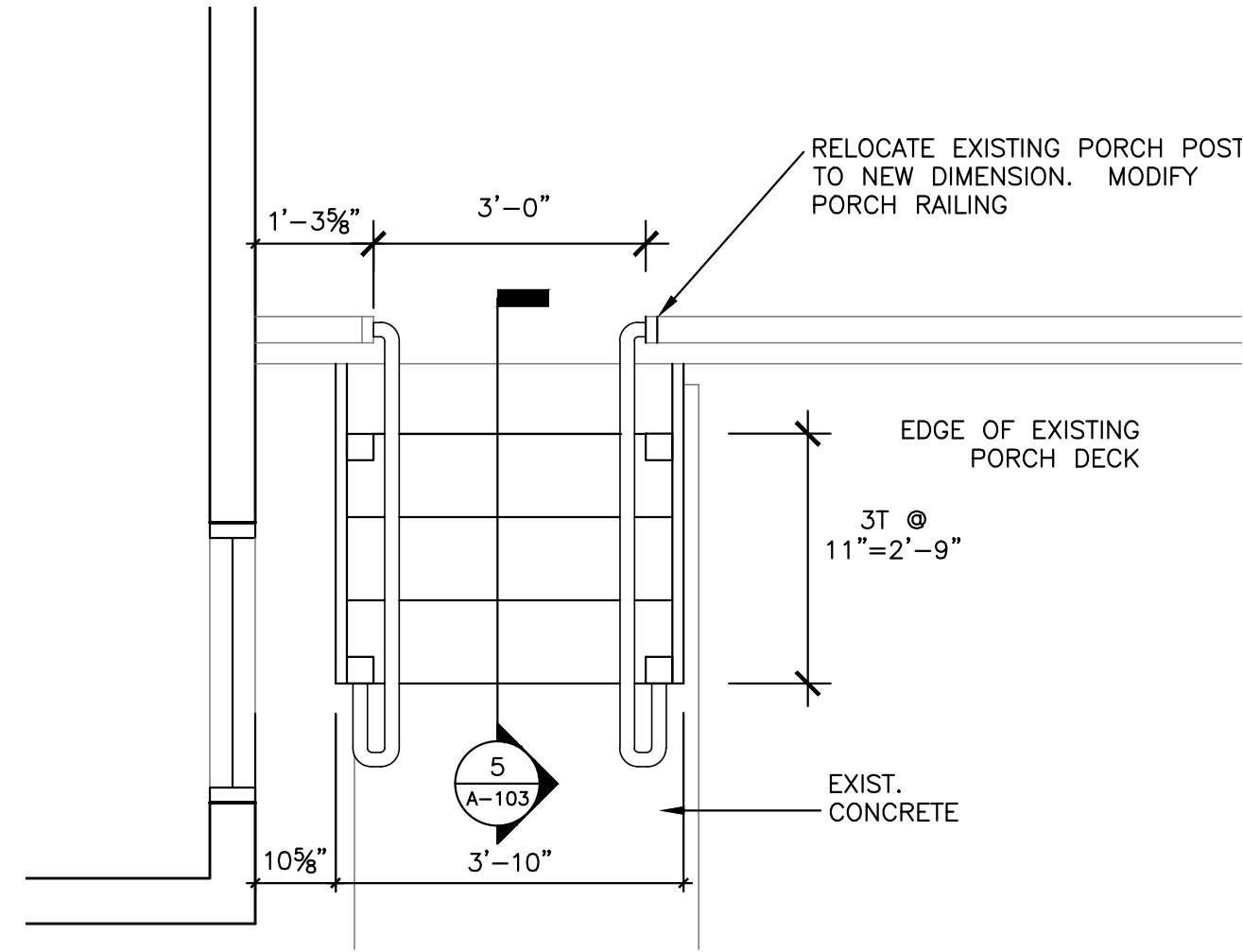
BRET JOHNSON
ARCHITECTURE
2304 YOSEMITE STREET
DENVER, COLORADO 80238
720.341.0392



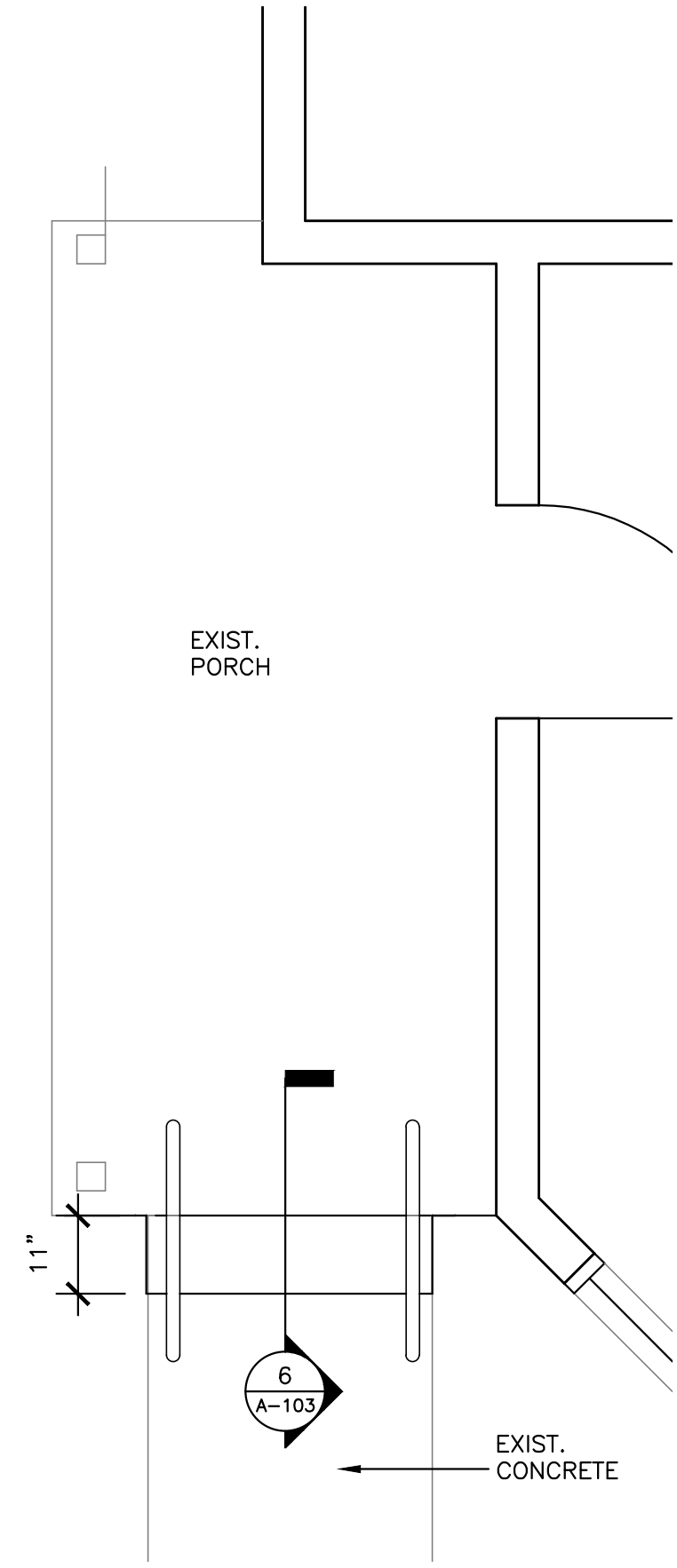
LOUISVILLE MUSEUM PORCH REHABILITATION
1001 MAIN STREET
LOUISVILLE, CO 80027



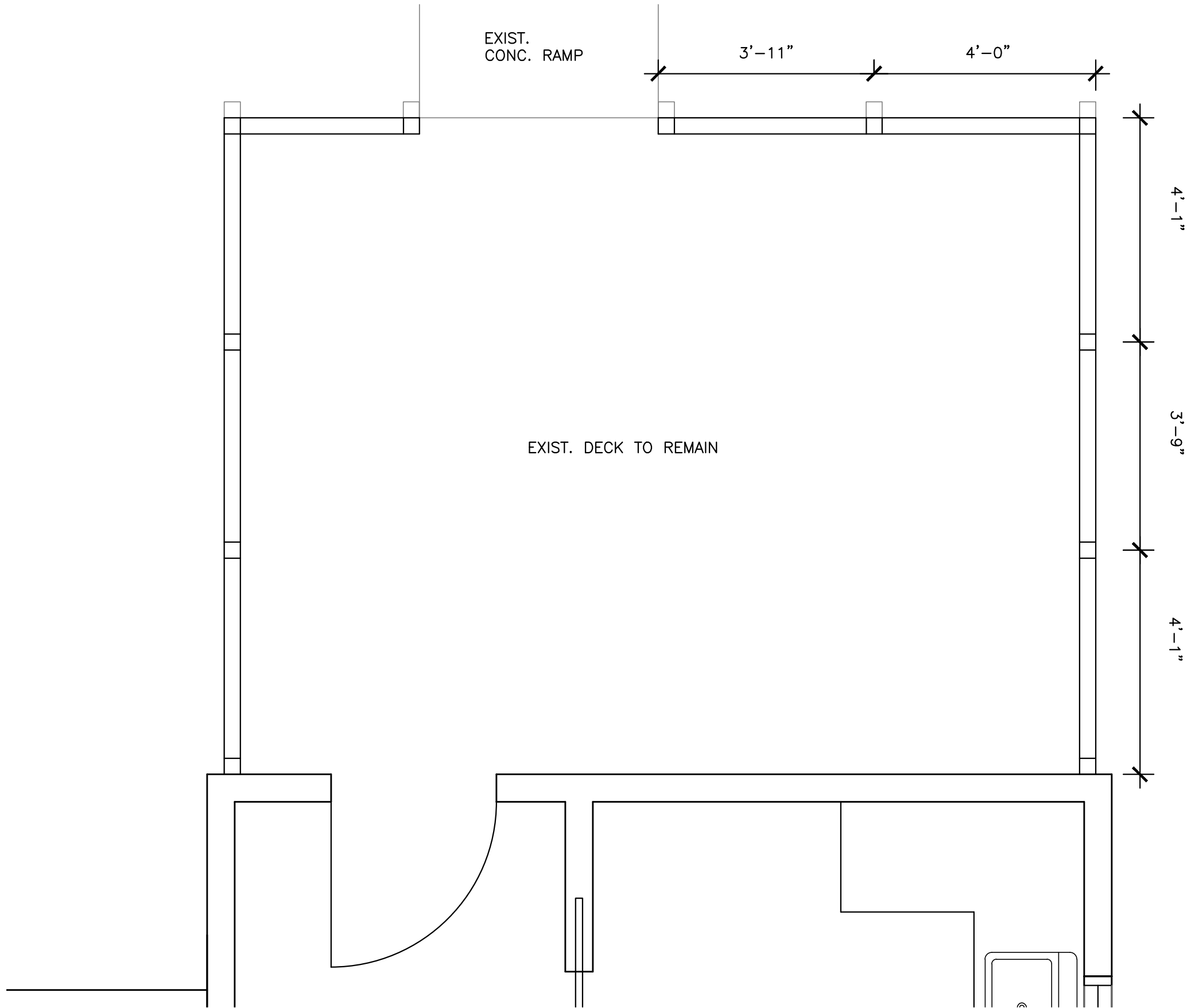
1 JORDINELLI HOUSE FLOOR PLAN
1/4" = 1'-0"



2 ENLARGED PLAN - SOUTH PORCH
1/2" = 1'

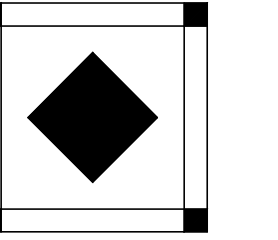


3 ENLARGED PLAN WEST PORCH
1/2" = 1'-0"

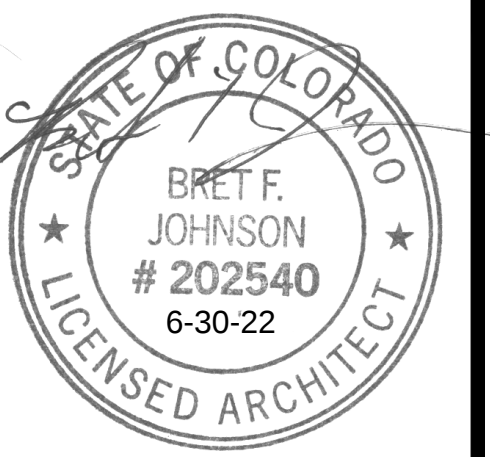


2 ENLARGED PLAN - NORTH DECK
1/2" = 1'

**BRET JOHNSON
ARCHITECTURE**
2304 YOSEMITE STREET
DENVER, COLORADO 80238
720.341.0392



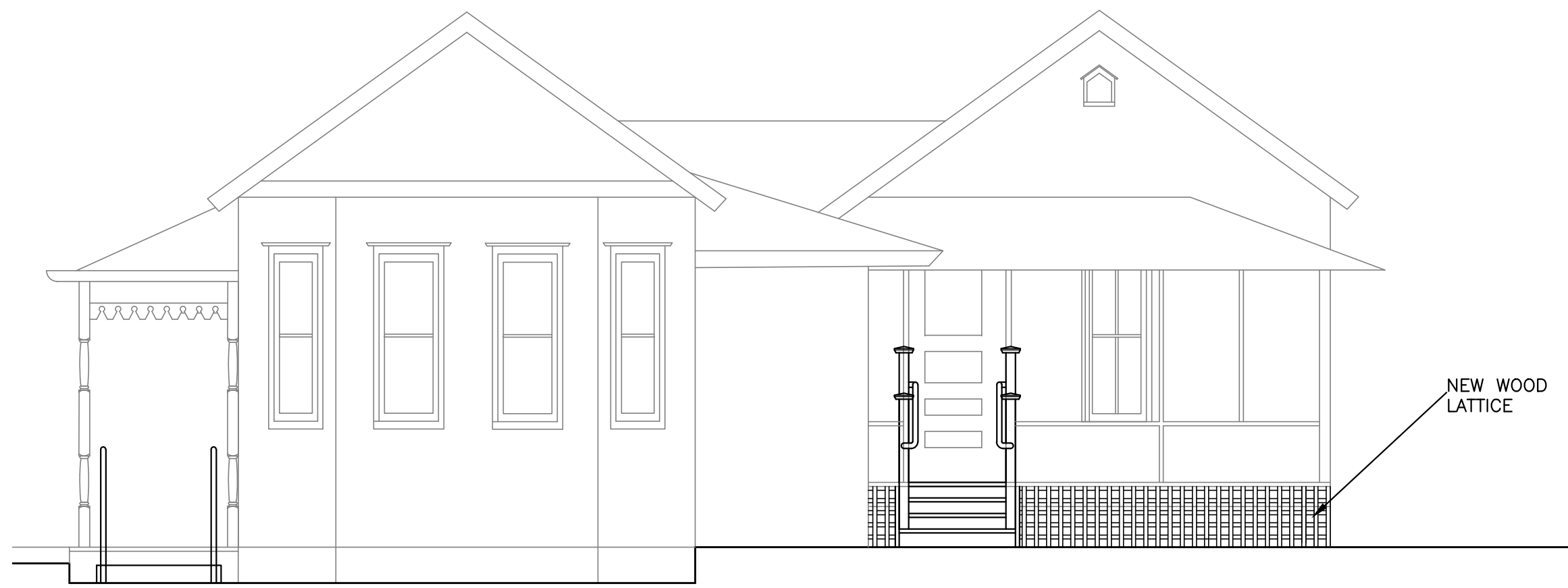
LOUISVILLE MUSEUM PORCH REHABILITATION
1001 MAIN STREET
LOUISVILLE, CO 80027



JOB NUMBER: 21-018
FILE:
DESIGNED: BJ
DRAWN: MM
CHECKED: BJ
DATE: 05/09/22
REVISIONS:

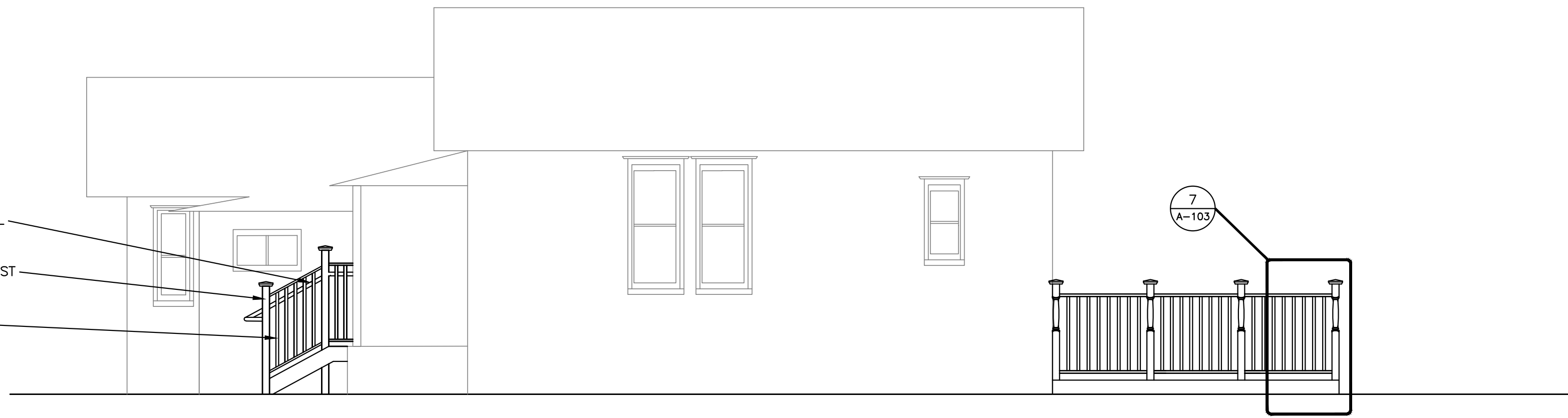
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JORDINELLI
HOUSE PLANS
SHEET NUMBER:

A-102



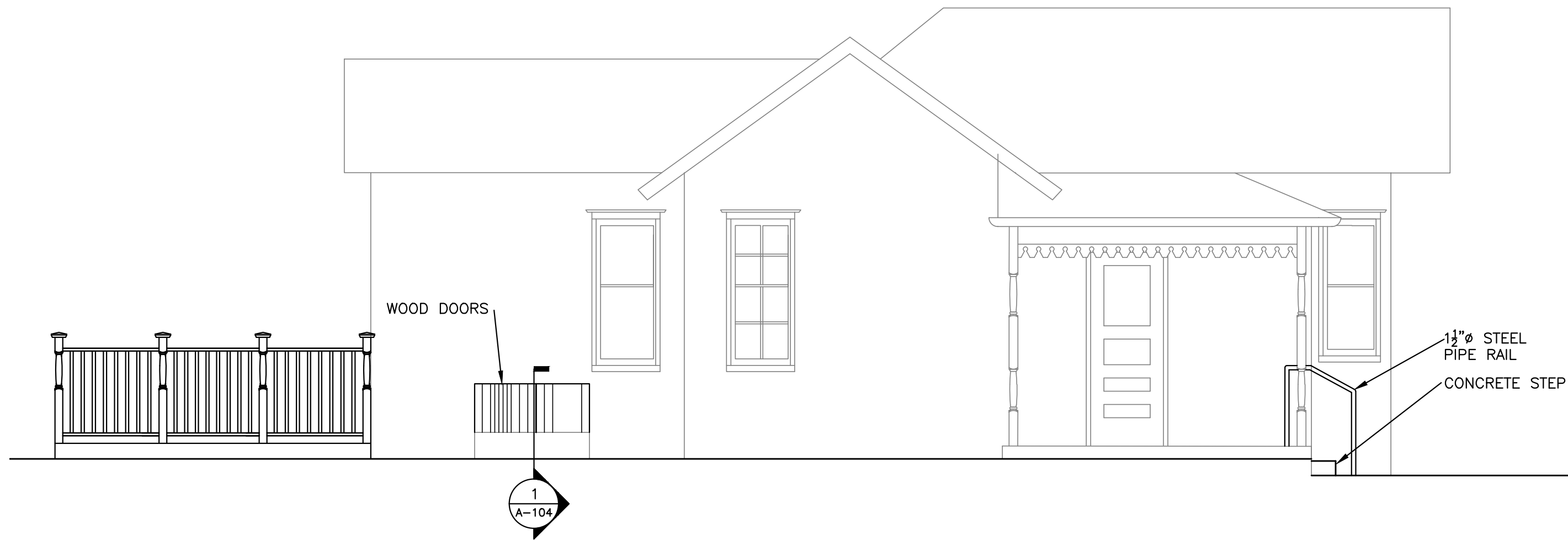
1 JORDINELLI HOUSE SOUTH ELEVATION

1/4" = 1'-0"



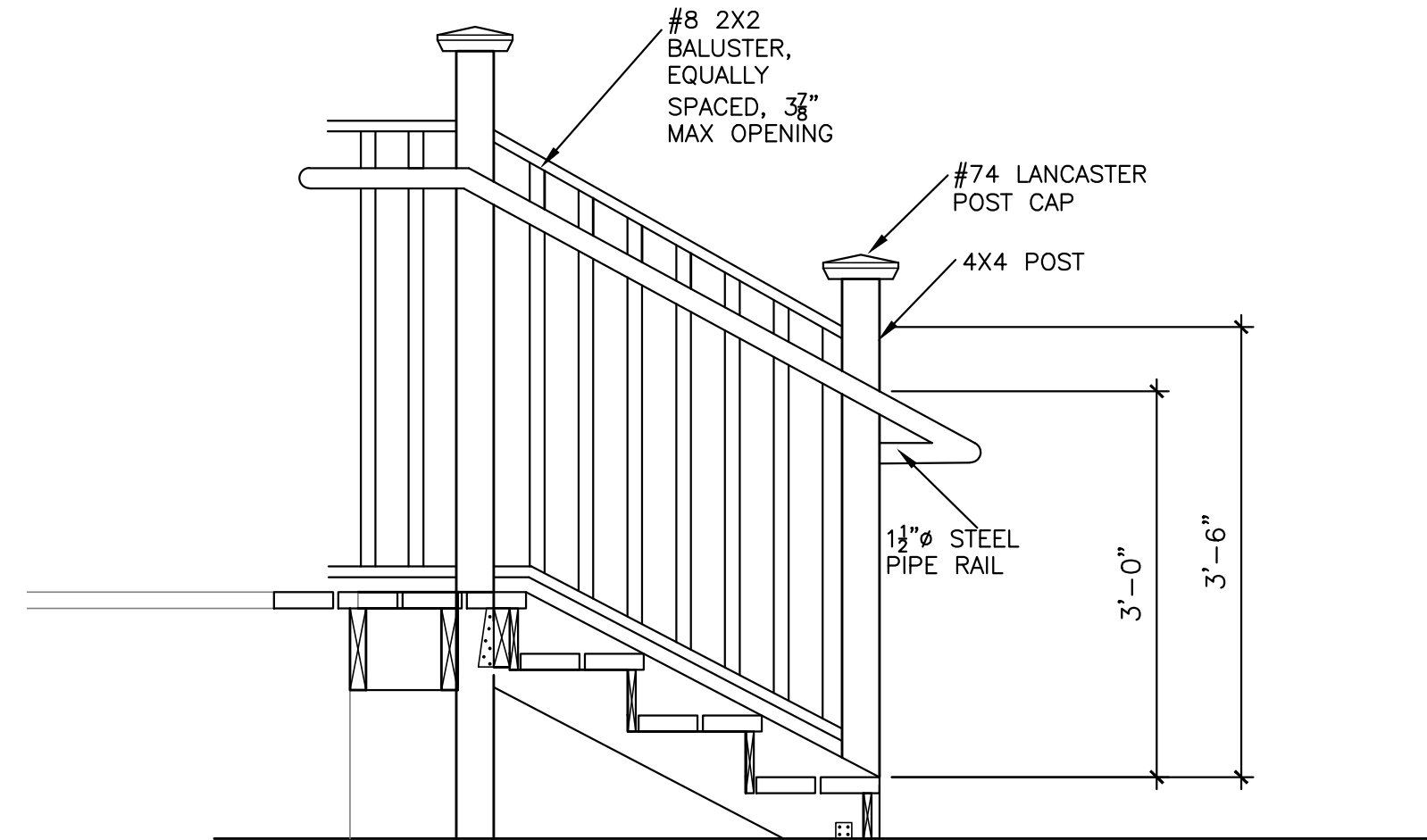
4 JORDINELLI HOUSE EAST ELEVATION

1/4" = 1'-0"



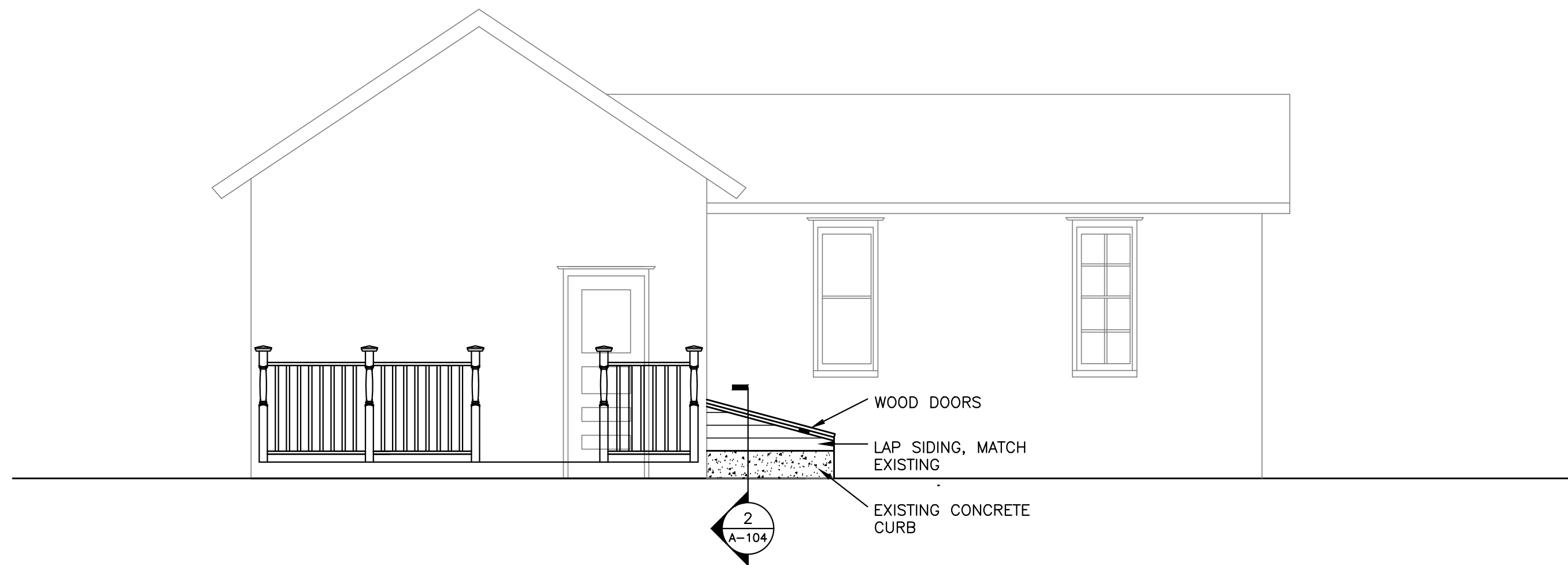
2 JORDINELLI HOUSE WEST ELEVATION

1/4" = 1'-0"



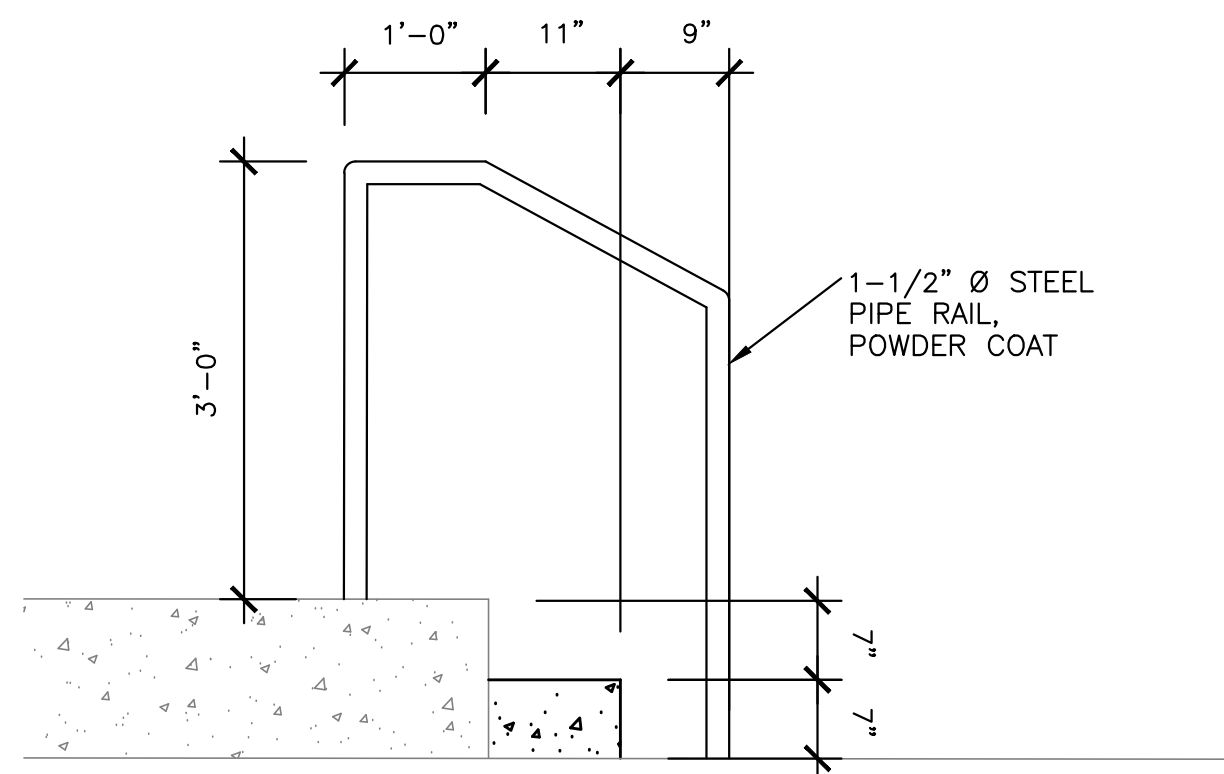
5 STAIR SECTION

3/4" = 1'-0"



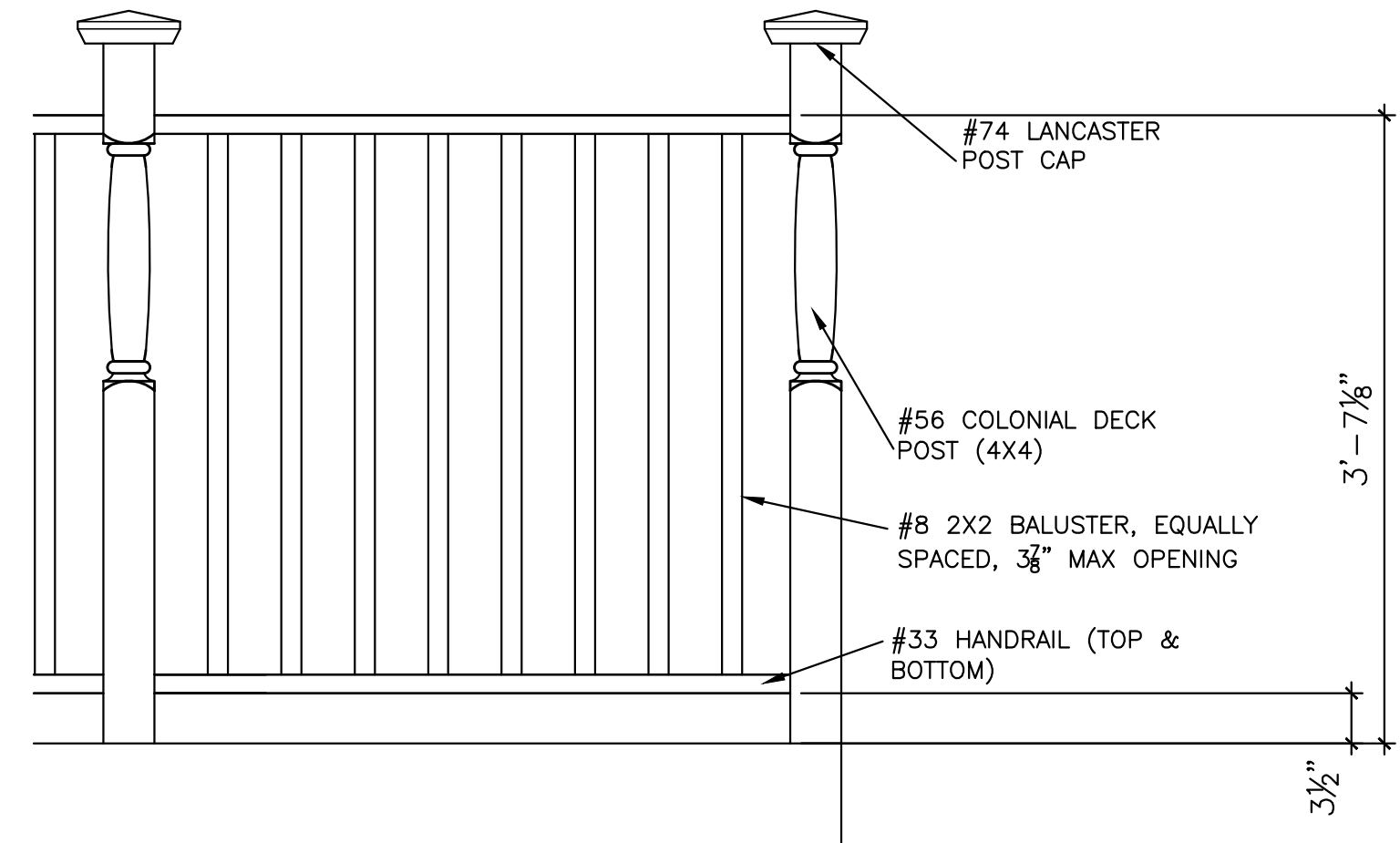
3 JORDINELLI HOUSE NORTH ELEVATION

1/4" = 1'-0"



6 STAIR SECTION

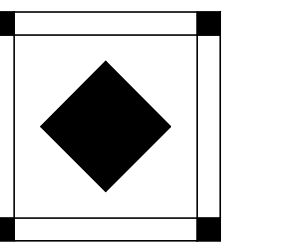
3/4" = 1'-0"



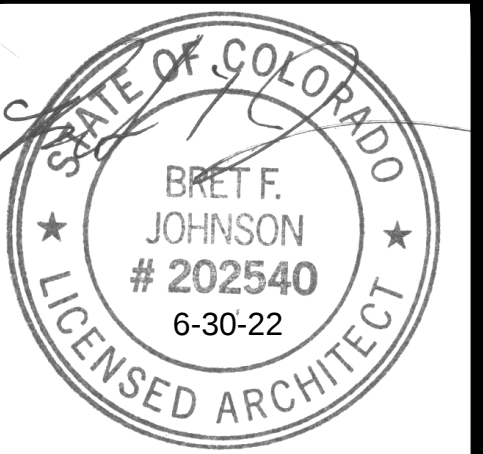
7 RAILING SECTION

1" = 1'-0"

BRET JOHNSON
ARCHITECTURE
2304 YOSEMITE STREET
DENVER, COLORADO 80238
720.341.0392



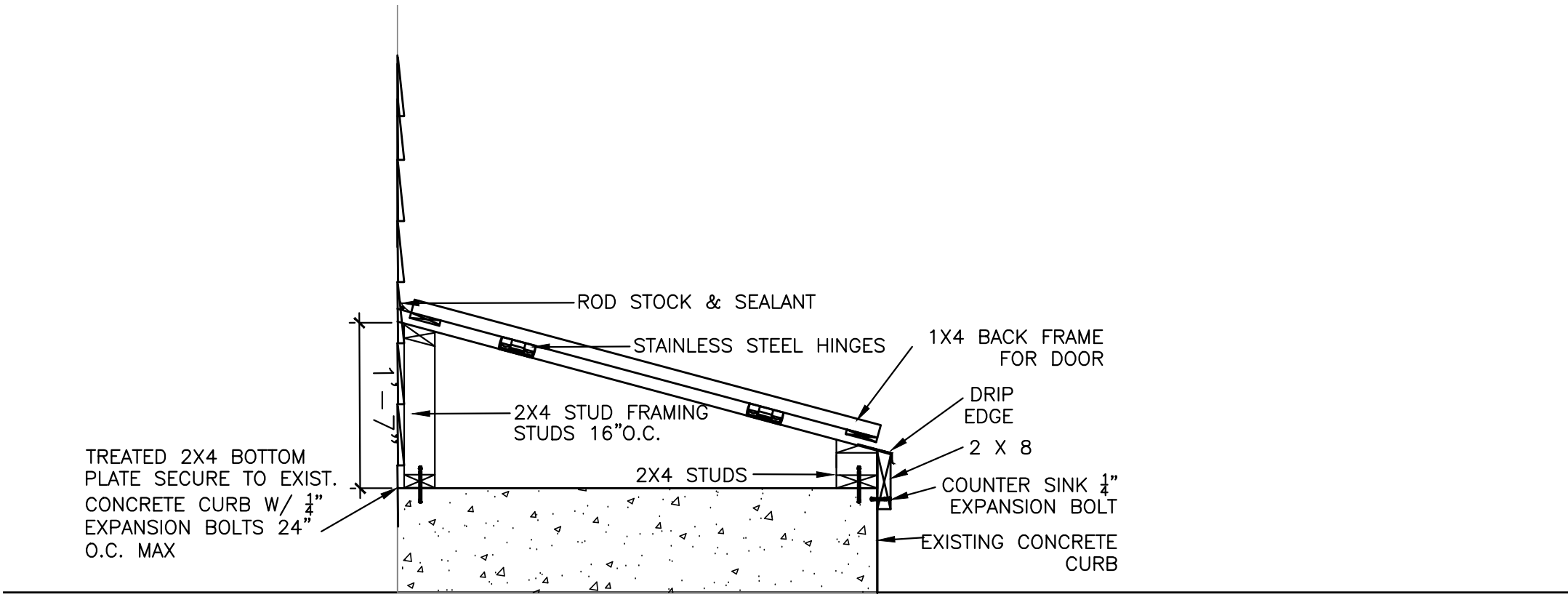
LOUISVILLE MUSEUM PORCH REHABILITATION
1001 MAIN STREET
LOUISVILLE, CO 80027



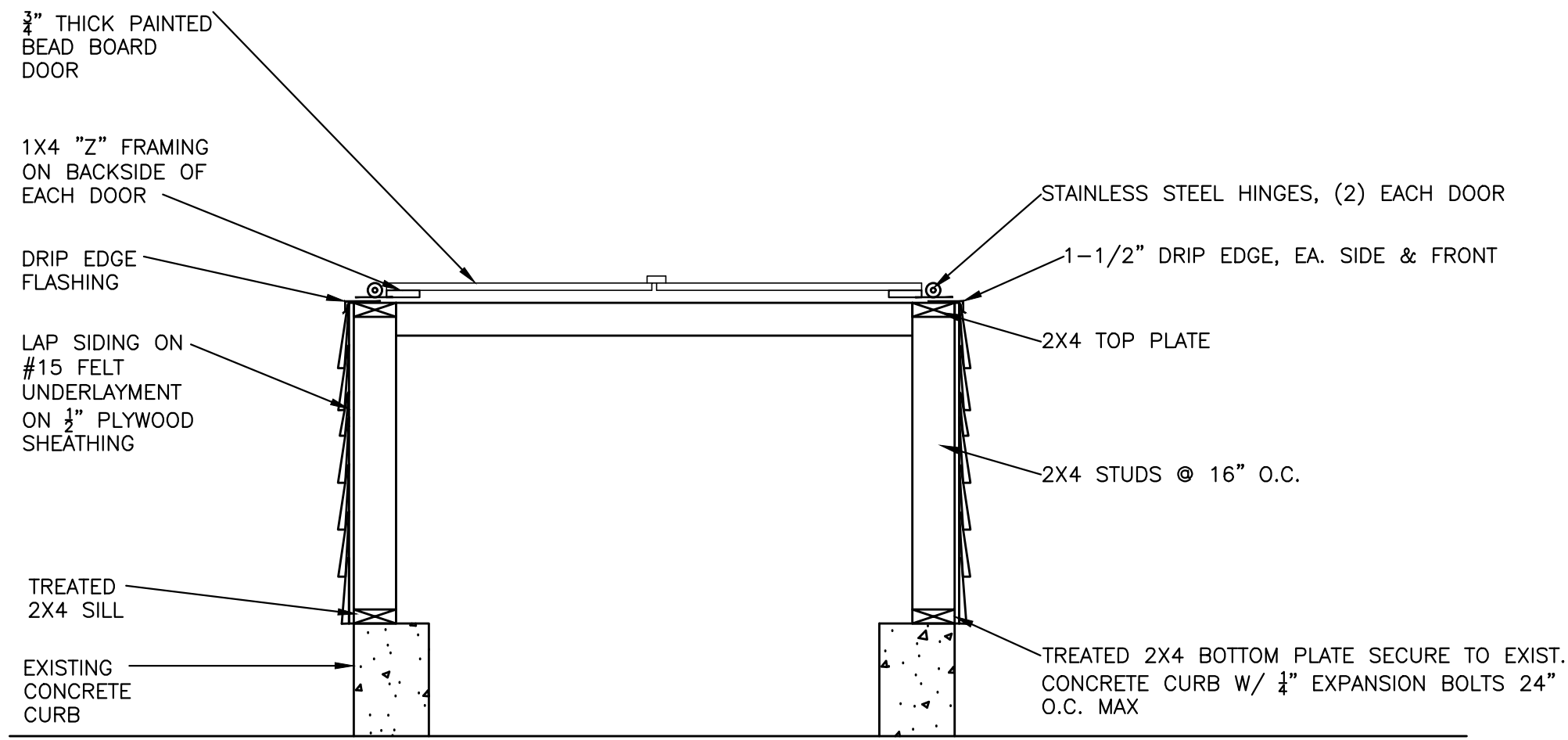
JOB NUMBER: 21-018
FILE:
DESIGNED: BJ
DRAWN: MM
CHECKED: BJ
DATE: 05/09/22
REVISIONS:

SHEET TITLE:
ELEVATIONS
+ SECTIONS
SHEET NUMBER:

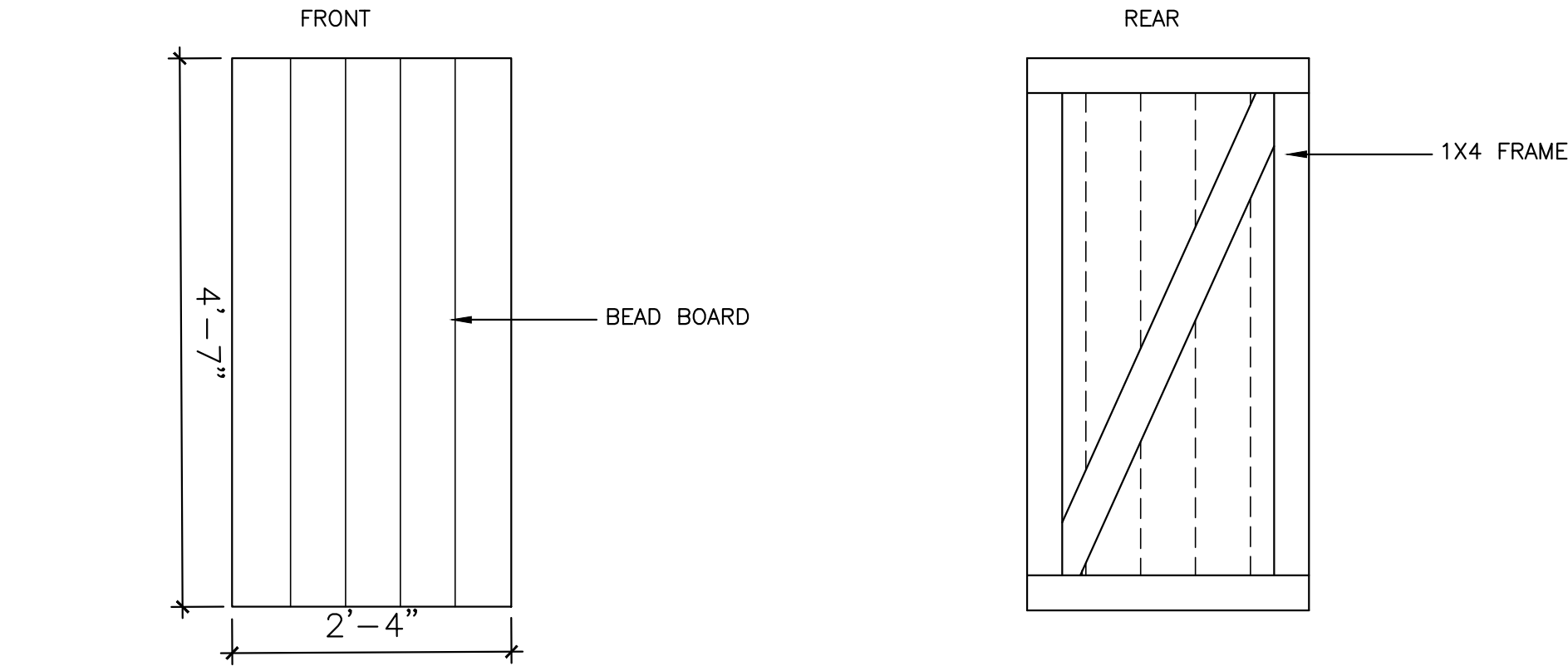
A-103



1 CRAWL ACCESS SECTION
3/4" = 1'-0"



2 CRAWL ACCESS SECTION
3/4" = 1'-0"



3 DOOR ELEVATIONS
3/4" = 1'-0"

BRET JOHNSON
ARCHITECTURE

2304 YOSEMITE STREET
DENVER, COLORADO 80238
720.341.0392

LOUISVILLE MUSEUM PORCH REHABILITATION

1001 MAIN STREET

LOUISVILLE, CO 80027

STATE OF COLORADO

BRET F. JOHNSON

202540

6-30-22

LICENSED ARCHITECT

JOB NUMBER: 21-018

FILE:

DESIGNED: BJ

DRAWN: MM

CHECKED: BJ

DATE: 05/09/22

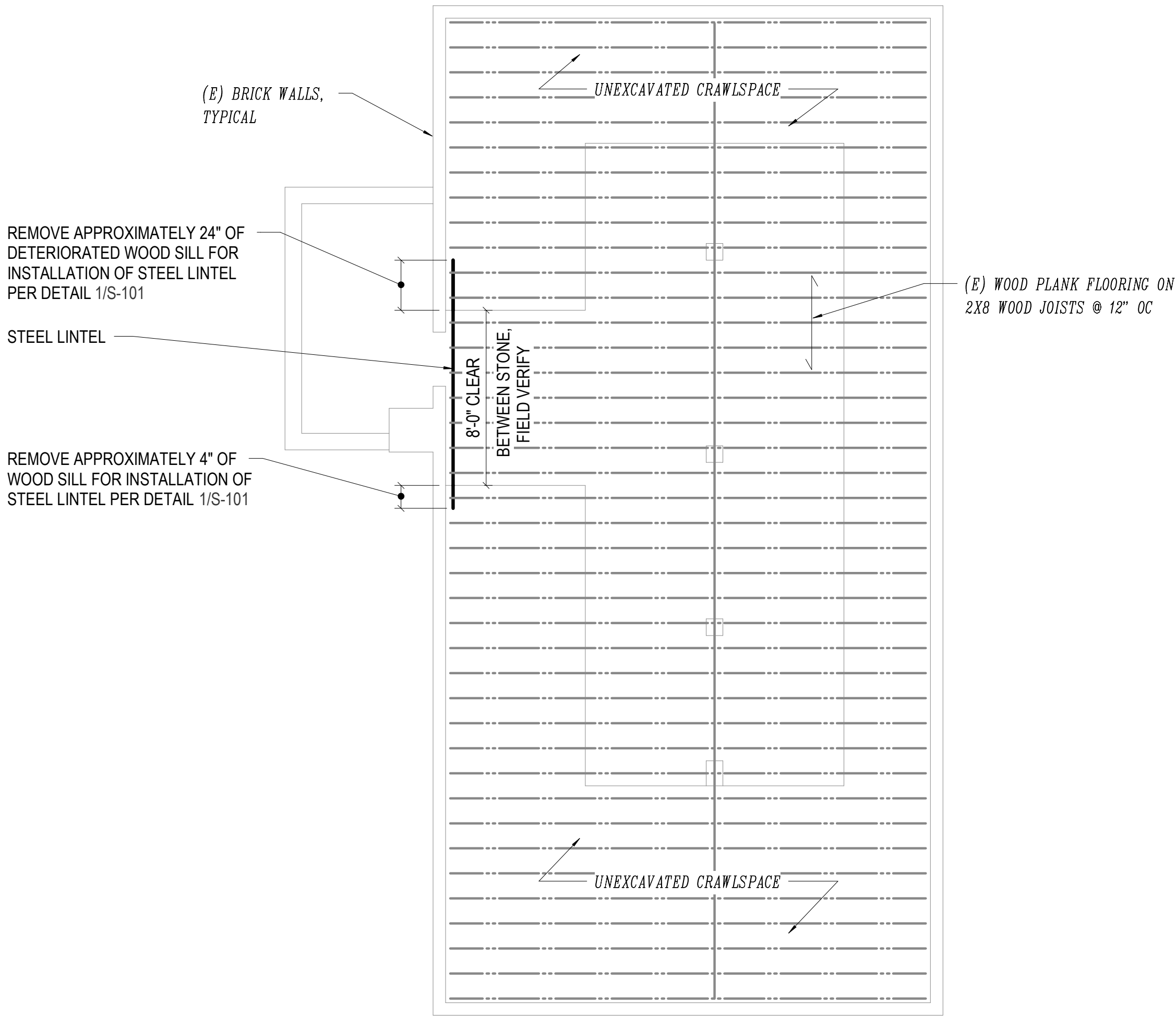
REVISIONS:

SHEET TITLE:

SECTIONS

SHEET NUMBER:

A-104

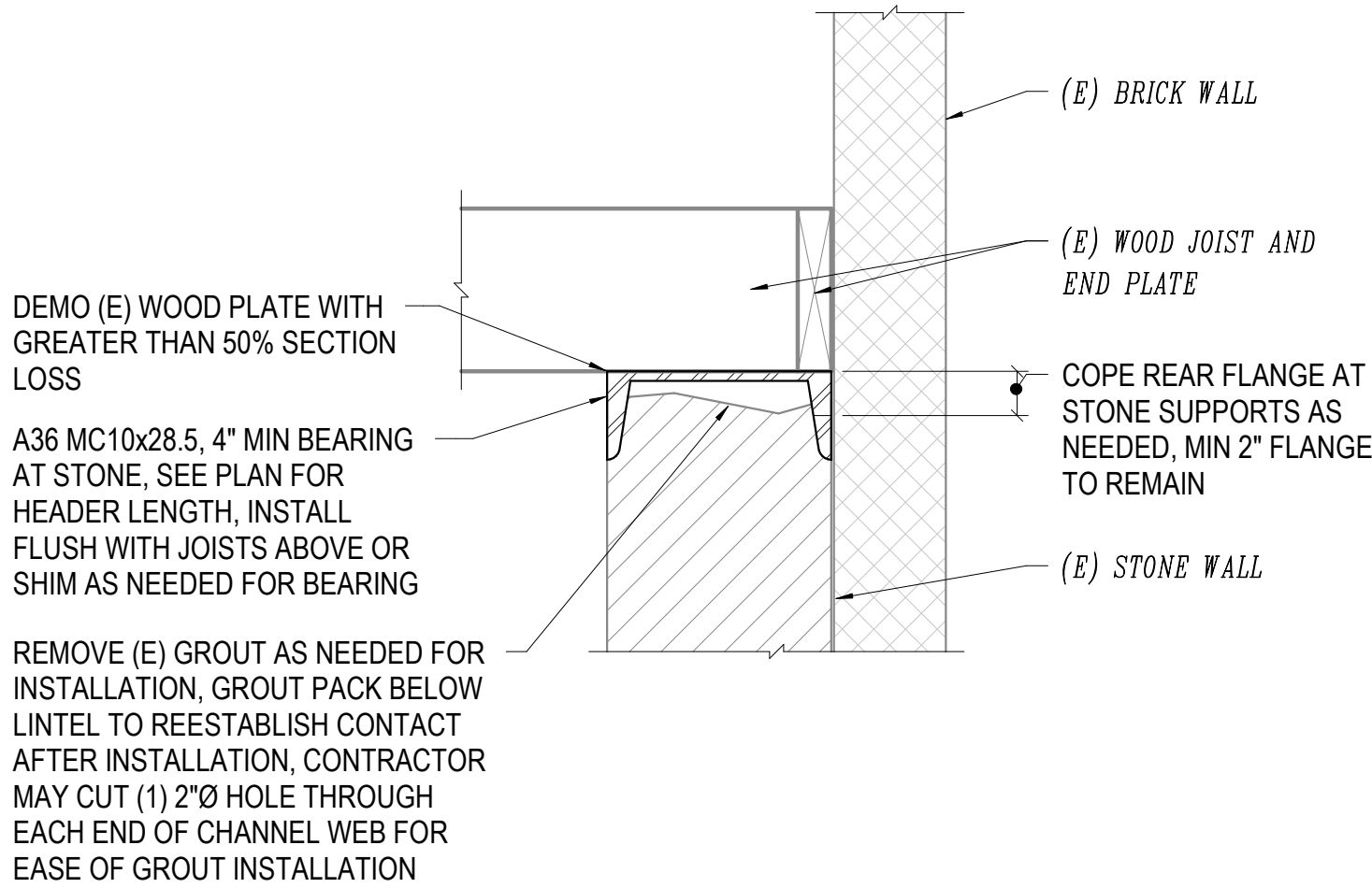


FLOOR PLAN

1/4" = 1'-0"

NOTES:

- 1) SHORE JOISTS AS REQUIRED FOR REMOVAL OF WOOD PLATE AND INSTALLATION OF STEEL LINTEL



1

1 1/2" = 1'-0" LINTEL SECTION

S&L

SPINDLES LLC

www.slspindles.com



*Pressure treated products are kiln dried
and machined after treatment.
NO more cracking and warping; these
products are dry and ready to paint or stain.*

See our full line of products found at
www.slspindles.com

- ▶ **Spindles**
- ▶ **Balusters**
- ▶ **Hand Rails**
- ▶ **Lattice Strips**
- ▶ **Porch Posts**
- ▶ **Deck Posts**
- ▶ **Lamp Posts**
- ▶ **Post Caps**
- ▶ **Finials**
- ▶ **Base Trim**
- ▶ **Fence Pickets**
- ▶ **Mail Box Posts**
- ▶ **Stair Parts**
- ▶ **Grade Stakes**

347 Weaver Road
Millersburg, PA 17061
(717) 692-5835

SPINDLES & BALUSTERS

2X2 Spindles

Actual Size 1-3/8" x 1-3/8"

pic. #1



Colonial 2 x 2

pic. #2



Classic 2 x 2

pic. #3



Heritage 2 x 2

pic. #4



Early American 2 x 2

pic. #5



Dutch 2 x 2

pic. #6



V-Groove 2 x 2

pic. #7



Gothic 2 x 2

pic. #8



Square End Baluster 2 x 2

pic. #9



Bevel Two End Blunt Baluster 2 x 2

pic. #10



Bevel One End Baluster 2 x 2

2X2 Balusters

Actual Size 1-3/8" x 1-3/8"

- ▶ The 2 x 2 Spindles are the **most popular** products in the Spindle category.
- ▶ Our 2 x 3 Spindles have a **unique design style** compared to a square Spindle.
- ▶ Our 2 x 2 Balusters are also **very popular** even with the **simple style**.
- ▶ All spindles and balusters come **ready-to-paint** straight out of the box. No drying or cracking or the paint peeling from wet lumber.
- ▶ All Spindles and Balusters available in Lengths of: 24", 30", 32", 36", and 42"

pic. #11



Country 2 x 3

pic. #12



Victorian 2 x 3

pic. #13



Quaker 2 x 3

pic. #14



Western 2 x 3

pic. #15



Baluster 2 x 3

2X3 Spindles

Actual Size 1-3/8" x 2-1/8"

SPINDLES & BALUSTERS

3X3 Spindles

Actual Size 2-1/4" x 2-1/4"

pic. #16



Dixie 3 x 3

pic. #17



Sierra 3 x 3

pic. #18



Champion 3 x 3

pic. #19



Vintage 3 x 3

pic. #20



Auburn 3 x 3

pic. #21



Baluster 3 x 3

4X4 Spindles

Actual Size 3-1/4" x 3-1/4"

pic. #22



Phantom 4 x 4

pic. #23



Enterprise 4 x 4

pic. #24



Trinity 4 x 4

pic. #25



Patriot 4 x 4

pic. #26



Empire 4 x 4

pic. #27



Baluster 4 x 4

- ▶ The 3 x 3 Spindles are bigger and stronger and feature a **well built appearance**.
- ▶ The 4 x 4 Spindles are the **biggest** Spindles we offer.
- ▶ We use **Industry Standard Sizes** where the dimensions of a 4 x 4 Spindle is actually **3-1/4" x 3-1/4"**.
- ▶ All Spindles and Balusters are available in **Pressure Treated and Cedar**.
- ▶ All Spindles and Balusters Available in Lengths of: 24", 30", 32", 36", and 42"

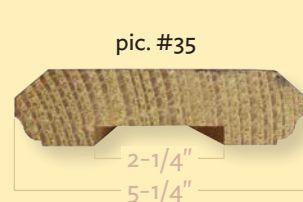
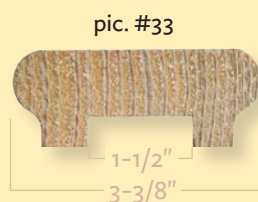
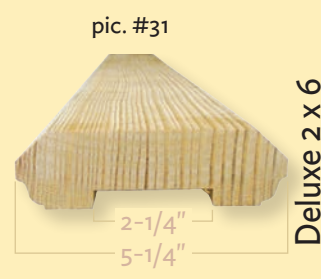


HANDRAILS

2X4 & 2X6 Handrails

Actual Size 1-3/8" x 3-3/8"
and 1-3/8" x 5-1/4"

- Handrails come standard with a **spindle notch** and when used in combination with the Lattice Strip, they are **easy to install**. This also eliminates the need to drive a screw through the top of the Handrail.
- Lattice Strips are sold separately.
- All Handrails available in Lengths of: 6', 8' and 12'.



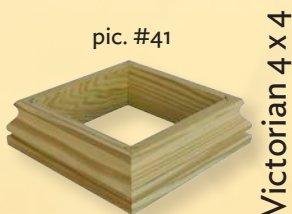
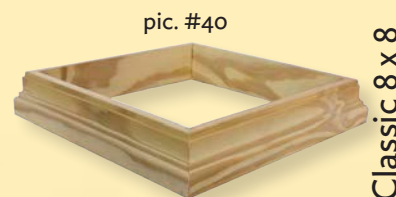
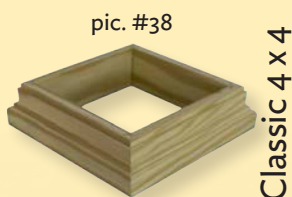
Lattice Strips



Actual Size 3/8" x 1-3/8" and 3/8" x 2"

BASE TRIM

3 Sizes Base Trim



- Base trim is used to **cover the gap** between the Deck Post and the Deck Boards. By default, Base Trim is **pre-assembled** but we do offer the option of half assemble (2 pc.). This application is ideal if you need to add the Base Trim **after the railing is installed**.
- Uncut Trim Pieces also available in Lengths of 6'.
- 4 x 4 Base Trim is made fit a standard 4 x 4 (3-1/2" x 3-1/2") Post. The same is true for the 6 x 6 and 8 x 8.



LAMP POST

4X4 Lamp Posts

Actual Size 3-3/8" x 3-3/8"

pic. #46



Exquisite 4 x 4

pic. #47



Standard 4 x 4

6X6 Lamp Posts

Actual Size 5-1/4" x 5-1/4"

pic. #48



Exquisite 6 x 6

pic. #49



Standard 6 x 6

- ▶ All lamp posts have a **1-inch hole** drilled through the center through the entire length of the post for the **wiring** to go through. This hole is primarily used for wires going to the **light fixture**. The dowel size on top is 3 inches.
- ▶ All Lamp Posts available in Lengths of 8'.



DECK POST

4X4 Deck Posts

Actual Size 3-3/8" x 3-3/8"

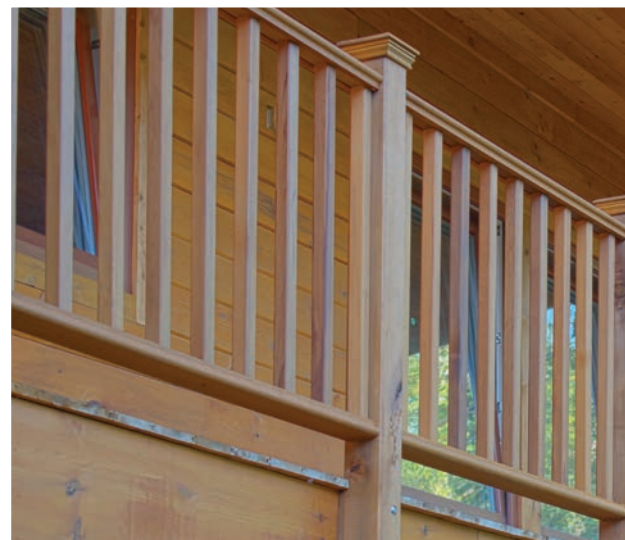


6X6 Deck Posts

Actual Size 5-1/4" x 5-1/4"



- ▶ The Deck Posts have a related/similar Spindle **turning profile** that will match the Deck Post profiles.
- ▶ All Deck Posts available in Lengths of: 48" and 54"
- ▶ Notching is available upon request.



SPINDLE TOPS

2X2 Spindle Tops



pic. #63

Classic 2 x 2

Actual Size
1-3/8" x 1-3/8"
1-3/8" x 2-1/8"

2X3 Spindle Tops



pic. #64

Victorian 2 x 3

Spindle tops are commonly used to **add appearance value** to a porch. They are used with Handrails and installed as a **mini railing** up against the porch header or beam.

All Spindle Tops available in Lengths of: 6" and 9".

PORCH POST

4X4 Porch Posts

Actual Size 3-3/8" x 3-3/8"



pic. #65

Victorian 4 x 4



pic. #66

Colonial 4 x 4



pic. #67

Gazebo 4 x 4



pic. #68

Plain 4 x 4

6X6 Porch Posts

Actual Size 5-1/4" x 5-1/4"



pic. #69

Victorian 6 x 6



pic. #70

Colonial 6 x 6



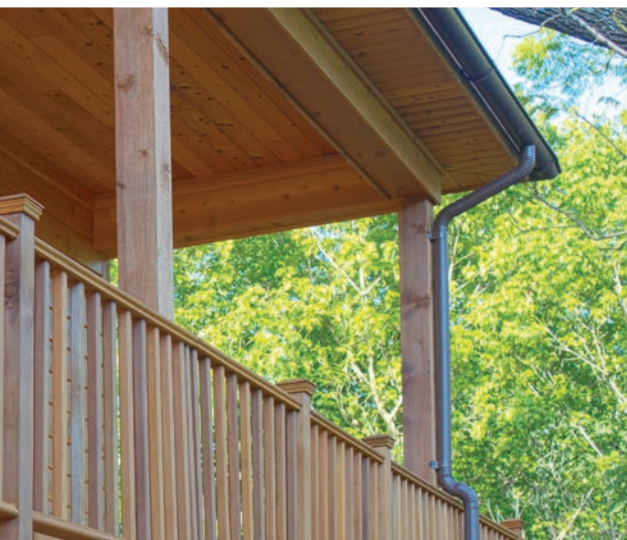
pic. #71

Gazebo 6 x 6



pic. #72

Plain 6 x 6



Porch Post can be used for weight bearing applications such as **supporting a porch roof**.

All Porch Posts available in Lengths of 8'.

Custom Sizes available up to 10'.

POST CAPS

4X4 Post Caps



pic. #73

Hudson

Actual Size (inside)
3-5/8" x 3-5/8"



pic. #74

Lancaster



pic. #77

Plain Post



pic. #75

Dutch Flat



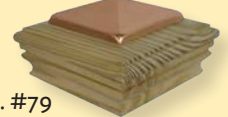
pic. #78

Allegheny Copper



pic. #76

Belmont



pic. #79

Hudson Copper

6X6 Post Caps



pic. #80

Hudson



pic. #81

Lancaster



pic. #82

Dutch Flat

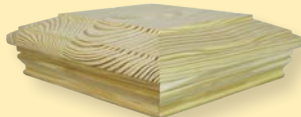


pic. #83

Belmont

Actual Size (inside) 5-5/8" x 5-5/8"

8X8 Post Caps



pic. #84

Hudson



pic. #85

Dutch Flat

Actual Size (inside) 7-5/8" x 7-5/8"

- ▶ All Post Caps come **ready-to-paint** straight out of the box. No drying or cracking or the paint peeling from wet lumber.
- ▶ The Post Caps are designed to **fit Industry Standard Post**.
- ▶ A 4 x 4 Post Cap is made fit a standard 4 x 4 (3-1/2" x 3-1/2") Post. The same is true for the 6 x 6 and 8 x 8.

FINIALS

4X4 Finials



pic. #86

Jumbo Balltop

Actual Sizes Vary



pic. #87

American Gothic



pic. #88

Acorn Post Top



pic. #89

Hampton Balltop



pic. #90

Contemporary Balltop



pic. #91

Regency Balltop



pic. #92

Small Balltop

6X6 Finials



pic. #93

Jumbo Balltop

Actual Sizes Vary



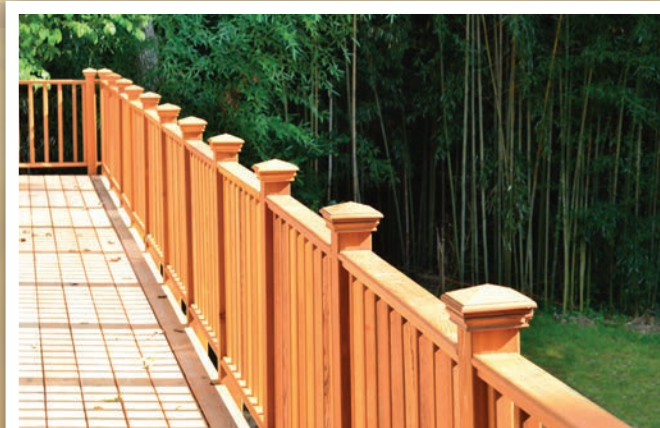
pic. #94

Regency Balltop



pic. #95

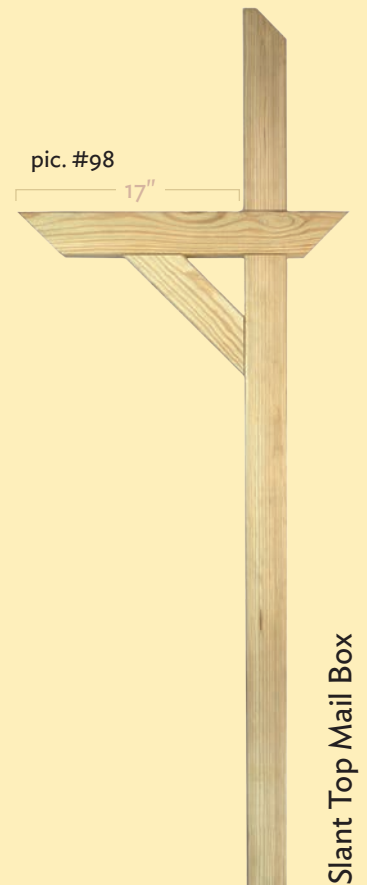
Gothic Post



MAIL BOX POST

4X4 Mail Box Posts

Actual Size 3-3/8" x 3-3/8"
Shelf: 17"



► All Mail Box Posts available in Lengths of 6' and 7'.

STAIRS

Stair Stringers



- 2 Step to 6 Step
- 2 x 10 & 2 x 12
- 6 3/4 x 10 Cut-out
- 7 x 11 Cut-out
- *Not available in cedar

Stair Treads



Actual Size 1" x 11"



- 1 x 11
- Available in Lengths 4' and 6'
- *Not available in cedar

FENCE PICKETS

1X4 Fence Pickets

Actual Size 3/4" x 3-1/2"

pic. #102



Keystone Gothic 1 x 4

2X2 Fence Pickets

Actual Size 1-3/8" x 1-3/8"

pic. #103



Gothic 2 x 2

pic. #104



V-Groove 2 x 2

4X4 Fence Posts

Actual Size 3-3/8" x 3-3/8"

pic. #105



Gothic Top 4 x 4



- The 1 x 4 Pickets are great for **privacy fences** where the 2 x 2 Pickets are ideal for **garden fences** and deck and patio railings.
- Any 4 x 4 Post can be used for a fence. We offer **matching profiles** in the Gothic Pickets.
- All Pickets Available in Lengths of: 3', 4', and 6'.
- Gothic Top Posts Available in Lengths of: 6' and 8'.

ACTUAL SIZE CHART

Product	Nominal Size	Actual Size	Actual Length
Spindles			
2 x 2 Spindles	2 x 2	1-3/8" x 1-3/8"	1/4" less than the listed length
2 x 3 Spindles	2 x 3	1-3/8" x 2-1/8"	1/4" less than the listed length
3 x 3 Spindles	3 x 3	2-1/4" x 2-1/4"	1/4" less than the listed length
4 x 4 Spindles	4 x 4	3-1/4" x 3-1/4"	1/4" less than the listed length
Spindle Tops			
2 x 2 Spindle Tops	2 x 2	1-3/8" x 1-3/8"	Exact to the listed length
2 x 3 Spindle Tops	2 x 2	1-3/8" x 2-1/8"	Exact to the listed length
Lamp Posts			
4 x 4 Lamp Posts	4 x 4	3-3/8" x 3-3/8"	Exact to the listed length
6 x 6 Lamp Posts	6 x 6	5-1/4" x 5-1/4"	Exact to the listed length
Deck Posts			
4 x 4 Deck Posts	4 x 4	3-3/8" x 3-3/8"	1/4" less than the listed length
6 x 6 Deck Posts	6 x 6	5-1/4" x 5-1/4"	1/4" less than the listed length
Porch Posts			
4 x 4 Porch posts	4 x 4	3-3/8" x 3-3/8"	Exact to the listed length
6 x 6 Porch Posts	6 x 6	5-1/4" x 5-1/4"	Exact to the listed length
Post Caps			
4 x 4 Post Caps	4 x 4	3-5/8" x 3-5/8"	N/A
6 x 6 Post caps	6 x 6	5-5/8" x 5-5/8"	N/A
8 x 8 Post caps	8 x 8	7-5/8" x 7-5/8"	N/A
Base Trim			
4 x 4 Base Trim	4 x 4	3-5/8" x 3-5/8"	N/A
6 x 6 Base Trim	6 x 6	5-5/8" x 5-5/8"	N/A
8 x 8 Base Trim	8 x 8	7-5/8" x 7-5/8"	N/A
Handrails			
2 x 4 Deluxe Handrails	2 x 4	1-3/8" x 3-3/8"	Exact to the listed length
2 x 4 Moulded Handrails	2 x 4	1-3/8" x 3-3/8"	Exact to the listed length
2 x 4 New England Handrails	2 x 4	1-3/8" x 3-3/8"	Exact to the listed length
2 x 6 Deluxe Handrails	2 x 6	1-3/8" x 5-1/4"	Exact to the listed length
Lattice Strips	for 2 x 4	3/8" x 1-3/8"	Exact to the listed length
Lattice Strips	for 2 x 6	3/8" x 2"	Exact to the listed length
Fence Pickets			
1 x 4 Pickets	1 x 4	3/4" x 3-1/2"	1/4" less than the listed length
4 x 4 Fence Post	4 x 4	3-3/8" x 3-3/8"	1/4" less than the listed length
Grade Stakes			
1 x 2 Grade Stakes	1 x 2	3/4" x 1-3/8"	Exact to the listed length
2 x 2 Grade Stakes	2 x 2	1-3/8" x 1-3/8"	Exact to the listed length
Stair Stringers			
6 3/4 x 10 x 2x10 Stair Stringer	6 3/4 x 10 x 2x10	Cut-out is 6 3/4" High (riser) and 10" Deep (tread)	
7 x 11 x 2x10 Stair Stringer	7 x 11 x 2x10	Cut-out is 7" High (riser) and 11" Deep (tread)	
7 x 11 x 2x12 Stair Stringer	7 x 11 x 2x12	Cut-out is 7" High (riser) and 11" Deep (tread)	
Bullnose Stair Treads			
1 x 11 Stair Treads	1 x 11	1" x 11"	Exact to the listed length

Established in 1990, S & L Spindles LLC, specializes in pressure treated outdoor wood deck products. Staircase banisters, spindles and wooden handrails are our specialty for over 20 years. We focus on exceeding our customers' expectations with quality products and services, short lead times, and excellent customer service. Our current customer base consists of retail home centers, wholesale distributors, treating plants, home builders, and DIY homeowners. From our three high-profile moulder lines to our smallest lathe, we strive for

efficiency which means we can offer you the best competitive pricing. Our workforce is cross trained within specific groups to perform in high skill areas such as turnings, mouldings, and preventative maintenance, allowing us to maintain high production and efficiency capabilities. As an Amish owned and operated wood manufacturer, we value integrity as one of our greatest qualities. We strive to pass this value on to you as we work towards building relationships and meeting your needs.

SHIPPING OPTIONS:

FEDEX, LTL (TRUCK FREIGHT), AND TRUCK LOADS

WE SHIP IN QUANTITIES AS SMALL AS 1 PIECE

PICK UP AT OUR PLANT IS ALSO AN OPTION

MOST ORDERS SHIP IN 2 - 3 DAYS

NO ORDER TOO SMALL

***"All railing Products
and Lamp Posts are available
in Pressure Treated and/or
Coastal Red Kiln dried cedar."***

S&L
SPINDLES LLC

www.slspindles.com

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