

MEETING NOTICE

LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY (4:00 P.M.)

August 31, 2021

**Cleveland Room at Desk Chair
201 East 4th Street in Downtown**

Join Zoom Meeting, Audio Only

<https://us02web.zoom.us/j/83142042345?pwd=Y0FDUDRtMHdiMEdiRIRCajF4dnMrdz09>

Meeting ID: 831 4204 2345

Passcode: 756783

One tap mobile

+12532158782,,83142042345#,,,,*756783# US (Tacoma)

+13462487799,,83142042345#,,,,*756783# US (Houston)

The Loveland Downtown Partnership and Downtown Development Authority are committed to providing an equal opportunity for citizens and does not discriminate on the basis of disability, race, color, national origin, religion, sexual orientation, or gender. The LDP-DDA will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act.

For more information, please call our offices at 970.699.2856.

Agenda
Loveland Downtown Development Authority (DDA)
Regular Meeting
Monday, August 31, 2021 4:00 pm

Cleveland Room at Desk Chair
201 East 4th Street

4:00 pm

1. **Call to Order**
2. **Roll Call**

4:05 pm

3. **Public Comment** (individual introductions / comments are limited to 3 minutes)

4:10 pm

4. **Approval of Minutes**

Regular Meetings – June 14, 2021

“I move to approve (deny) the minutes of the Regular Meeting of June 14, 2021.”

4:15 pm

5. **Discussion / Action Items**

- Board Chair

“I move to approve the appointment of Ray Steele Jr as chair of the Loveland DDA board until June 30, 2023 and the appointment of Cheri Waneka as vice-chair of the Loveland DDA Board until June 30, 2024”

- Façade Agreement – 501 N. Cleveland Avenue
- *“I move to approve (deny) the Façade Improvement Agreement with 501 Cleveland, LLC and authorize the Board Chair to execute the agreement”*
- The Draper Project
- Community Revitalization Grant Program

5:15 pm

6. **Project Update**

- Cleveland Station Financing and Project Update
- Elks Project

7. **City Council Report**
 - Fogle, City Council

5:30 pm

7. **Adjourn**

Meeting Minutes
Loveland Downtown Development Authority (DDA)
Regular Meeting
Monday, June 14, 2021 4:00 pm

Cleveland Room at Desk Chair
201 East 4th Street

4:00 pm

1. **Call to Order** - Meeting called to order at 4:00 p.m. by Chair Caldwell
2. **Roll Call** – All board members present. Guests included Scott Schorling, Steve Olson
(Counsel Alternate) Debbie Davis and Wilbert (name?)

4:05 pm

3. **Public Comment** (individual introductions / comments are limited to 3 minutes)

There were no public comments presented

4:10 pm

4. **Approval of Minutes**

Regular Meetings – May 10, 2021

Bernhardt moved to approve the minutes of the Regular Meeting of May 10, 2021. Waneka seconded and the motion passed unanimously.

4:15 pm

5. **Discussion / Action Items**

- Elks TIF Analysis / Introduction of Anderson Analytics

Hawkins introduced Graham Andersson via a zoom presentation to review the TIF analysis for the Elks project. Andersson's firm had been hired to perform tax increment analysis for both the Heartland Corner project and the Elks project. The tax increment analysis reported to the board included a property and sales tax increment amount of \$6,234,371 over the remaining life of the DDA. A possible request of \$2,000,000 from Howard Perko could be made with this amount of tax increment and fit the DDA policy. The board requested Hawkins ask Andersson run a more conservative scenario that included a higher vacancy rate and lower rent rates. Hawkins would share that with the board upon completion.

- DDA Board Seats

Hawkins reported to the board that three board members had been interviewed by Fogle, Waneka and himself to remain in the open seats. The interviews were held on June 8th. Hawkins reported that he was happy to have the continuity of the three board members. After this recommendation, the City Council would consider these applicants at their first meeting in July.

McFetridge moved recommend to the Loveland City Council the appointment of Jon-Mark Patterson, Jacob Fellure and Ray Steele, JR to four-year terms beginning on July 1, 2021. Berhardt seconded the motion which passed unanimously.

4:50 pm

6. Project Update

- LURA / DDA Agreement Update – No update was provided
- 4th and Garfield, LLC Project – Hawkins reported that this project agreement would expire on June 30.
- Heartland Corner Project – Hawkins reported that a presentation would be made to the board at their August meeting.
- Cleveland Station Financing and Project Update – The façade is transforming before our eyes on a daily basis. Hawkins was made aware by City Finance of some complications to fund the project through First National Bank. He was awaiting to learn more in a meeting the following week.

7. City Council Report

- Fogle, City Council – due to time consideration, no Council report was presented.

5:00 pm

8. Adjourn

Steele Jr made a motion to adjourn the meeting at 5:30 p.m. Waneka seconded the motion which passed unanimously.

6. If the funding is for a TIF project, a reduction in the private investment for taxable improvements as identified on the Larimer County Assessor tax increment worksheet, here declared at \$ NA of more than ten percent (10%) requires reconsideration of the Authority's commitment by the Board of Directors.
7. For projects requiring execution of a façade agreement and grant of façade easement, the DDA requires the project owner or authorized representative to pay the costs of a simple title search or title insurance policy, as may be determined by the DDA, including mechanics lien coverage, and the Clerk and Recorder's fees for recording of the facade agreement and grant of facade easement, unless otherwise agreed. The DDA may select the preferred title company, and shall advise the applicant. Upon completion of the project, the property owner will be required to submit certain financial information to the DDA and if required to the title company, including, but not necessarily limited to, those items used in the evaluation in connection with the request for mechanic's lien coverage
8. This commitment is contingent upon the completed project being consistent in scope, use, and design with that presented to the Board at the time this commitment was made. If there is a change to the scope, use, and design from what was presented to the Board, the owners(s) must present such changes to the DDA staff before making changes to what was approved by the DDA Board. Failure to notify the DDA Executive Director may jeopardize funds. The Executive Director is authorized to make decisions regarding minor changes. Significant changes, as determined by the Executive Director, may require Board action.
9. This commitment is expressly contingent upon the fulfillment of all the terms of, acceptance of, and execution of an agreement between the Downtown Development Authority and the project owner(s).
10. For projects with off-site public improvements, constructed in whole or in part with DDA funds, this commitment is subject to provisions in the agreement that will be executed between the project owner and the DDA, which allow the DDA to receive third-party reimbursements for the public improvements it has funded in accordance with the reimbursement policies established by the City of Loveland.

DDA Commitment

\$ 20,956.75

Release of Funds

Release of funds is contingent upon owner submission of all DDA requirements for project reimbursement, including actual cost accounting of eligible materials with documentation; if appropriate – the evidence of certificate of completion or certificate of occupancy issued by City of Loveland; acceptance of public improvements within the rights-of-way by the City of Loveland, certificate of liability insurance and grant of façade easements by the owner, and where applicable, contractor documentation of deconstruction as a method for minimizing construction and demolition waste from entering the landfill.

The date of this commitment is: 08/30/21_____

Project Address: 501 N. Cleveland Avenue Loveland, Colorado, 80537_____

Authorized Applicant Signature

Date

Printed Name

Date

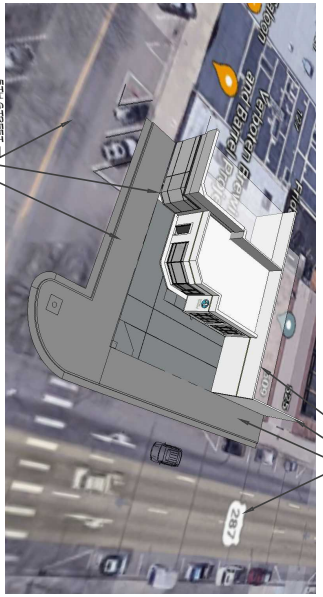
Loveland Downtown Development Authority (DDA)

Executive Director

Date

Sean Hawkins
Printed Name

DIV NO.	DESCRIPTION	FAÇADE	REMAINING	TOTAL
01	GENERAL CONDITIONS	4,849.00	4,761.00	9,610.00
01	General Conditions Lump Sum	4,849.00	4,761.00	9,610.00
a	Jobsite Management	-	-	-
b	Insurance	-	-	-
c	Equipment Rentals	-	-	-
d	Small Tools & Consumables	-	-	-
e	Safety Equipment, Labor & Supplies	-	-	-
f	Temporary Fire Extinguishers	-	-	-
g	Temporary Project Signage	-	-	-
h	Temporary Sanitary Facilities	-	-	-
i	Temporary Fencing	-	-	-
j	Final Cleaning	-	-	-
k	Dumpsters	-	-	-
02	DEMOLITION	1,440.00	2,000.00	3,440.00
01	Façade Demolition	1,440.00	-	1,440.00
02	Concrete Demolition at Ramp	-	2,000.00	2,000.00
03	CONCRETE	3,000.00	5,250.00	8,250.00
03	Concrete Ramp	-	5,250.00	5,250.00
04	Concrete Curb / Step to Receive Storefront	3,000.00	-	3,000.00
05	4'x4' Concrete Sculpture Pad	-	-	-
06	Sidewalk/Curb Re-Work (Pending)	-	-	-
04	MASONRY	9,760.00	-	9,760.00
01	EIFS Subcontract	9,760.00	-	9,760.00
02	Adjacent Façade Prep (See Alternate)	-	-	-
05	METALS	-	-	-
06	WOODS, PLASTICS, COMPOSITES	2,480.00	1,110.00	3,590.00
01	Parapet Framing	2,480.00	-	2,480.00
02	Plywood Sheathing over Lower Roof	-	-	-
03	Plywood Sheathing over Upper Roof (See Alternate)	-	-	-
04	Bathroom Wall Framing	-	360.00	360.00
05	Miscellaneous Framing Repairs	-	750.00	750.00
06	Casework (By Owner)	-	-	-
07	THERMAL & MOISTURE PROTECTION	6,230.00	19,000.00	25,230.00
01	New Roof	-	19,000.00	19,000.00
02	Parapet Cap and Flashing	6,230.00	-	6,230.00
08	OPENINGS	18,335.00	1,250.00	19,585.00
01	Doors & Hardware	625.00	1,250.00	1,875.00
02	Storefront & Doors Subcontract	17,710.00	-	17,710.00
09	FINISHES	3,600.00	12,210.00	15,810.00
01	Drywall Subcontract	-	8,550.00	8,550.00
02	Floor Prep	-	540.00	540.00
03	LVT	-	1,830.00	1,830.00
04	Rubber Baseboards	-	590.00	590.00
05	Carpet (None Shown)	-	-	-
06	Interior Painting	-	700.00	700.00
07	Paint Existing Concrete Floor	-	-	-
08	Exterior Painting	3,600.00	-	3,600.00
10	SPECIALTIES	-	710.00	710.00
01	Grab Bars	-	230.00	230.00
02	Toilet Paper Dispenser	-	40.00	40.00
03	Paper Towel Dispenser	-	70.00	70.00
04	Soap Dispenser	-	50.00	50.00
05	Mirror	-	90.00	90.00
06	Fire Extinguishers & Brackets	-	230.00	230.00
07	Signage (By Owner)	-	-	-
11	EQUIPMENT	-	-	-
01	Undercounter Refrigerator (By Owner)	-	-	-
02	Coffee Maker (By Owner)	-	-	-
03	Microwave (By Owner)	-	-	-
12	FURNISHINGS	-	-	-
01	Furniture (By Owner)	-	-	-
13	SPECIAL CONSTRUCTION	-	-	-
14	CONVEYING EQUIPMENT	-	-	-
21	FIRE SUPPRESSION	-	-	-
01	Fire Sprinkler (Not Included)	-	-	-



WALL PART OF PROPERTY
ADJACENT BUILDING
EXISTING CITY
CLEVELAND AVENUE

5TH STREET
EXISTING BUILDING
EXISTING CITY SIDEWALK

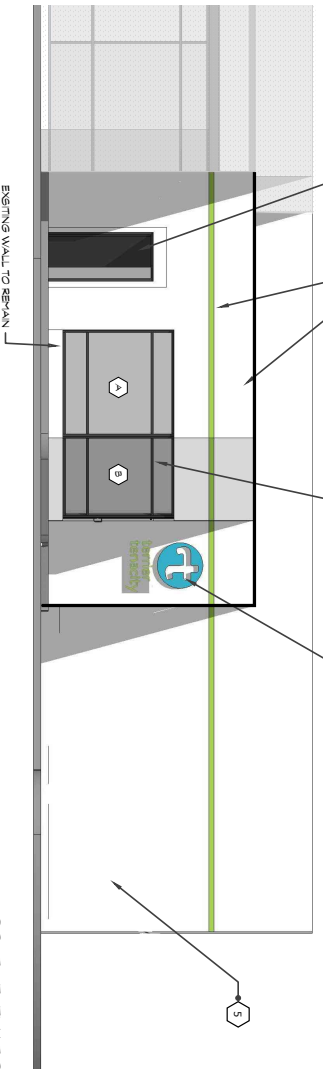
SOUTH EAST VIEW
Scale: 1/8" = 1'-0"



REMOVED EXISTING SINGLE PANE WINDOW SYSTEM
DEMO AND REMOVE EXISTING AWNING
DEMO WOOD SING. EXPOSE CPU TO RECEIVE STUCCO SYSTEM
DEMO EXISTING WINDOWS RE. ELEVATIONS
DEMO AND REMOVE EXISTING BACK WAINSCOT

ADJACENT PROPERTY
EXISTING CLUB
TO REMAIN

EXISTING VIEW
Scale: 1/8" = 1'-0"

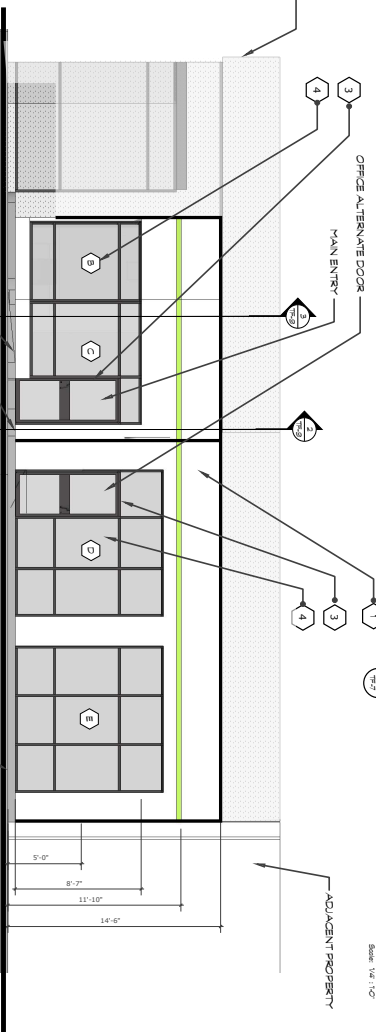


MECHANICAL ROOM DOOR

PROPOSED BUILDING SIGNAGE

EXISTING WALL TO REMAIN

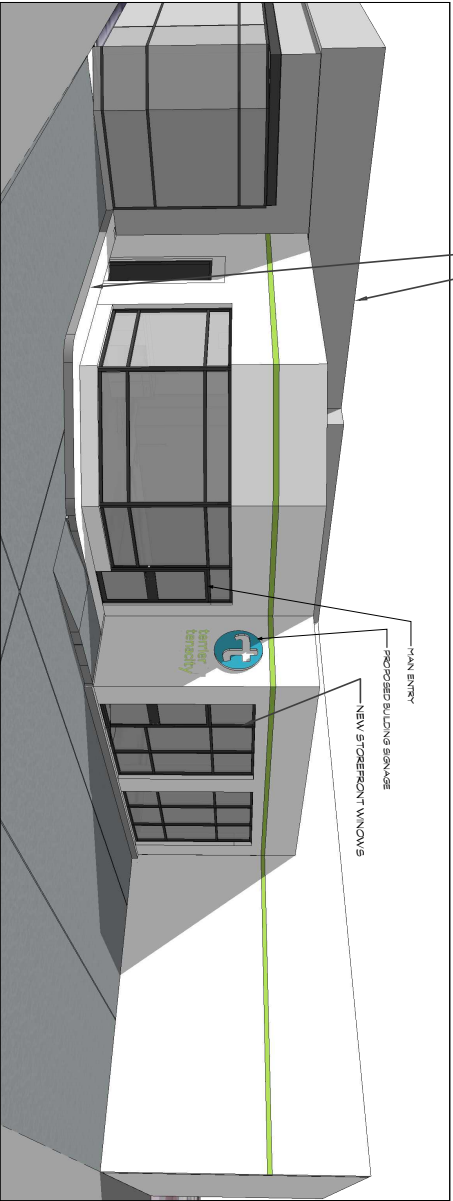
SOUTH ELEVATION
Scale: 1/8" = 1'-0"



HANDICAP RAMP RE. FLOOR PLANS
EXISTING CONCRETE CURB

NEW CONCRETE CURB
TO RECEIVE STOREFRONT
WINDOW SYSTEM

EAST ELEVATION
Scale: 1/8" = 1'-0"



MAIN ENTRY
PROPOSED BUILDING SIGNAGE
NEW STOREFRONT WINDOWS

SOUTH EAST VIEW
Scale: 1/8" = 1'-0"

- SYMBOL KEY**
- 1 STUCCO - FINISH SAND PEBBLE FINE - COLOR WHITE
 - 2 ACCENT BAND - COLOR DEEP GREEN
 - 3 ALUMINUM STOREFRONT WINDOW SYSTEM - FINISH - DARK BRONZE ALUMINUM FRAME - MEDIUM GREY GLAZING
 - 4 ALUMINUM STOREFRONT DOOR SYSTEM - FINISH - DARK BRONZE ALUMINUM FRAME - MEDIUM GREY GLAZING



TERRIER TENACITY
501 CLEVELAND AVENUE, LOVELAND, COLORADO 80537
TENANT REMODEL

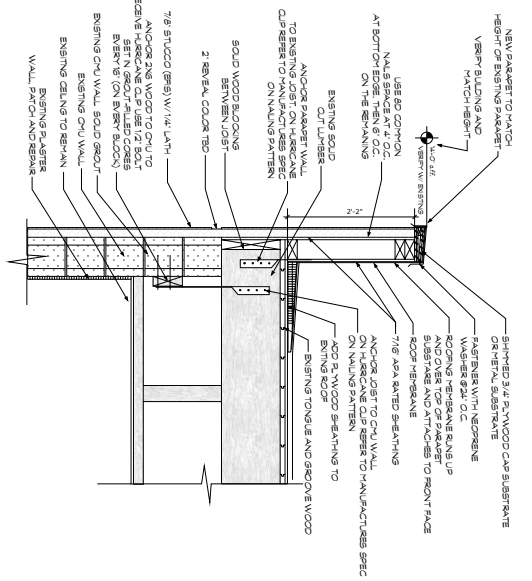
PERMIT SET
 PREPARED BY: [Redacted]
 CHECKED BY: [Redacted]
 DATE: [Redacted]



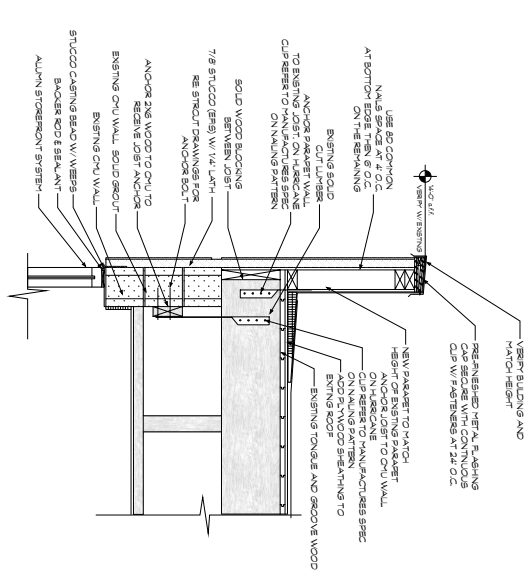
21005
 WALL SECTIONS
 SCALE: NTS



1 EXISTING CEILING SPACE AT FRONT OF BUILDING
SCALE: NTS



2 WALL SECTION
SCALE: 1/4\"/>



3 WALL SECTION
SCALE: 1/4\"/>



4 EXISTING CEILING SPACE AT FRONT OF BUILDING
SCALE: NTS



5 WALL SECTION
SCALE: 1/4\"/>

MECHANICAL LEGEND

SYMBOL	ABBREVI.	DESCRIPTION	SYMBOL	ABBREVI.	DESCRIPTION	SYMBOL	ABBREVI.	DESCRIPTION
COMB		COMBUSTION WATER RETURN	2		VALVE BREAKER			
CH-1		CHILLED WATER SUPPLY	3		THERMOMETER			
CH-2		CHILLED WATER RETURN	4		PRESSURE GAUGE			
CH-3		CHILLED WATER RETURN - 3-WAY VALVE	5		FLOW SENSOR			
CH-4		CHILLED WATER RETURN - 3-WAY VALVE	6		DUCT SIZE INDICATING SHEET NUMBER WITH 1" & 2" DIA. DUCT ELEVATION			
CH-5		CHILLED WATER RETURN - 3-WAY VALVE	7		DUCT ELEVATION / TURNING VANES			
CH-6		CHILLED WATER RETURN - 3-WAY VALVE	8		WATER DAMPER W/ COILING			
CH-7		CHILLED WATER RETURN - 3-WAY VALVE	9		WATER DAMPER			
CH-8		CHILLED WATER RETURN - 3-WAY VALVE	10		WATER DAMPER W/ COILING			
CH-9		CHILLED WATER RETURN - 3-WAY VALVE	11		WATER DAMPER			
CH-10		CHILLED WATER RETURN - 3-WAY VALVE	12		WATER DAMPER W/ COILING			
CH-11		CHILLED WATER RETURN - 3-WAY VALVE	13		WATER DAMPER			
CH-12		CHILLED WATER RETURN - 3-WAY VALVE	14		WATER DAMPER W/ COILING			
CH-13		CHILLED WATER RETURN - 3-WAY VALVE	15		WATER DAMPER			
CH-14		CHILLED WATER RETURN - 3-WAY VALVE	16		WATER DAMPER W/ COILING			
CH-15		CHILLED WATER RETURN - 3-WAY VALVE	17		WATER DAMPER			
CH-16		CHILLED WATER RETURN - 3-WAY VALVE	18		WATER DAMPER W/ COILING			
CH-17		CHILLED WATER RETURN - 3-WAY VALVE	19		WATER DAMPER			
CH-18		CHILLED WATER RETURN - 3-WAY VALVE	20		WATER DAMPER W/ COILING			
CH-19		CHILLED WATER RETURN - 3-WAY VALVE	21		WATER DAMPER			
CH-20		CHILLED WATER RETURN - 3-WAY VALVE	22		WATER DAMPER W/ COILING			
CH-21		CHILLED WATER RETURN - 3-WAY VALVE	23		WATER DAMPER			
CH-22		CHILLED WATER RETURN - 3-WAY VALVE	24		WATER DAMPER W/ COILING			
CH-23		CHILLED WATER RETURN - 3-WAY VALVE	25		WATER DAMPER			
CH-24		CHILLED WATER RETURN - 3-WAY VALVE	26		WATER DAMPER W/ COILING			
CH-25		CHILLED WATER RETURN - 3-WAY VALVE	27		WATER DAMPER			
CH-26		CHILLED WATER RETURN - 3-WAY VALVE	28		WATER DAMPER W/ COILING			
CH-27		CHILLED WATER RETURN - 3-WAY VALVE	29		WATER DAMPER			
CH-28		CHILLED WATER RETURN - 3-WAY VALVE	30		WATER DAMPER W/ COILING			
CH-29		CHILLED WATER RETURN - 3-WAY VALVE	31		WATER DAMPER			
CH-30		CHILLED WATER RETURN - 3-WAY VALVE	32		WATER DAMPER W/ COILING			
CH-31		CHILLED WATER RETURN - 3-WAY VALVE	33		WATER DAMPER			
CH-32		CHILLED WATER RETURN - 3-WAY VALVE	34		WATER DAMPER W/ COILING			
CH-33		CHILLED WATER RETURN - 3-WAY VALVE	35		WATER DAMPER			
CH-34		CHILLED WATER RETURN - 3-WAY VALVE	36		WATER DAMPER W/ COILING			
CH-35		CHILLED WATER RETURN - 3-WAY VALVE	37		WATER DAMPER			
CH-36		CHILLED WATER RETURN - 3-WAY VALVE	38		WATER DAMPER W/ COILING			
CH-37		CHILLED WATER RETURN - 3-WAY VALVE	39		WATER DAMPER			
CH-38		CHILLED WATER RETURN - 3-WAY VALVE	40		WATER DAMPER W/ COILING			
CH-39		CHILLED WATER RETURN - 3-WAY VALVE	41		WATER DAMPER			
CH-40		CHILLED WATER RETURN - 3-WAY VALVE	42		WATER DAMPER W/ COILING			
CH-41		CHILLED WATER RETURN - 3-WAY VALVE	43		WATER DAMPER			
CH-42		CHILLED WATER RETURN - 3-WAY VALVE	44		WATER DAMPER W/ COILING			
CH-43		CHILLED WATER RETURN - 3-WAY VALVE	45		WATER DAMPER			
CH-44		CHILLED WATER RETURN - 3-WAY VALVE	46		WATER DAMPER W/ COILING			
CH-45		CHILLED WATER RETURN - 3-WAY VALVE	47		WATER DAMPER			
CH-46		CHILLED WATER RETURN - 3-WAY VALVE	48		WATER DAMPER W/ COILING			
CH-47		CHILLED WATER RETURN - 3-WAY VALVE	49		WATER DAMPER			
CH-48		CHILLED WATER RETURN - 3-WAY VALVE	50		WATER DAMPER W/ COILING			
CH-49		CHILLED WATER RETURN - 3-WAY VALVE	51		WATER DAMPER			
CH-50		CHILLED WATER RETURN - 3-WAY VALVE	52		WATER DAMPER W/ COILING			
CH-51		CHILLED WATER RETURN - 3-WAY VALVE	53		WATER DAMPER			
CH-52		CHILLED WATER RETURN - 3-WAY VALVE	54		WATER DAMPER W/ COILING			
CH-53		CHILLED WATER RETURN - 3-WAY VALVE	55		WATER DAMPER			
CH-54		CHILLED WATER RETURN - 3-WAY VALVE	56		WATER DAMPER W/ COILING			
CH-55		CHILLED WATER RETURN - 3-WAY VALVE	57		WATER DAMPER			
CH-56		CHILLED WATER RETURN - 3-WAY VALVE	58		WATER DAMPER W/ COILING			
CH-57		CHILLED WATER RETURN - 3-WAY VALVE	59		WATER DAMPER			
CH-58		CHILLED WATER RETURN - 3-WAY VALVE	60		WATER DAMPER W/ COILING			
CH-59		CHILLED WATER RETURN - 3-WAY VALVE	61		WATER DAMPER			
CH-60		CHILLED WATER RETURN - 3-WAY VALVE	62		WATER DAMPER W/ COILING			
CH-61		CHILLED WATER RETURN - 3-WAY VALVE	63		WATER DAMPER			
CH-62		CHILLED WATER RETURN - 3-WAY VALVE	64		WATER DAMPER W/ COILING			
CH-63		CHILLED WATER RETURN - 3-WAY VALVE	65		WATER DAMPER			
CH-64		CHILLED WATER RETURN - 3-WAY VALVE	66		WATER DAMPER W/ COILING			
CH-65		CHILLED WATER RETURN - 3-WAY VALVE	67		WATER DAMPER			
CH-66		CHILLED WATER RETURN - 3-WAY VALVE	68		WATER DAMPER W/ COILING			
CH-67		CHILLED WATER RETURN - 3-WAY VALVE	69		WATER DAMPER			
CH-68		CHILLED WATER RETURN - 3-WAY VALVE	70		WATER DAMPER W/ COILING			
CH-69		CHILLED WATER RETURN - 3-WAY VALVE	71		WATER DAMPER			
CH-70		CHILLED WATER RETURN - 3-WAY VALVE	72		WATER DAMPER W/ COILING			
CH-71		CHILLED WATER RETURN - 3-WAY VALVE	73		WATER DAMPER			
CH-72		CHILLED WATER RETURN - 3-WAY VALVE	74		WATER DAMPER W/ COILING			
CH-73		CHILLED WATER RETURN - 3-WAY VALVE	75		WATER DAMPER			
CH-74		CHILLED WATER RETURN - 3-WAY VALVE	76		WATER DAMPER W/ COILING			
CH-75		CHILLED WATER RETURN - 3-WAY VALVE	77		WATER DAMPER			
CH-76		CHILLED WATER RETURN - 3-WAY VALVE	78		WATER DAMPER W/ COILING			
CH-77		CHILLED WATER RETURN - 3-WAY VALVE	79		WATER DAMPER			
CH-78		CHILLED WATER RETURN - 3-WAY VALVE	80		WATER DAMPER W/ COILING			
CH-79		CHILLED WATER RETURN - 3-WAY VALVE	81		WATER DAMPER			
CH-80		CHILLED WATER RETURN - 3-WAY VALVE	82		WATER DAMPER W/ COILING			
CH-81		CHILLED WATER RETURN - 3-WAY VALVE	83		WATER DAMPER			
CH-82		CHILLED WATER RETURN - 3-WAY VALVE	84		WATER DAMPER W/ COILING			
CH-83		CHILLED WATER RETURN - 3-WAY VALVE	85		WATER DAMPER			
CH-84		CHILLED WATER RETURN - 3-WAY VALVE	86		WATER DAMPER W/ COILING			
CH-85		CHILLED WATER RETURN - 3-WAY VALVE	87		WATER DAMPER			
CH-86		CHILLED WATER RETURN - 3-WAY VALVE	88		WATER DAMPER W/ COILING			
CH-87		CHILLED WATER RETURN - 3-WAY VALVE	89		WATER DAMPER			
CH-88		CHILLED WATER RETURN - 3-WAY VALVE	90		WATER DAMPER W/ COILING			
CH-89		CHILLED WATER RETURN - 3-WAY VALVE	91		WATER DAMPER			
CH-90		CHILLED WATER RETURN - 3-WAY VALVE	92		WATER DAMPER W/ COILING			
CH-91		CHILLED WATER RETURN - 3-WAY VALVE	93		WATER DAMPER			
CH-92		CHILLED WATER RETURN - 3-WAY VALVE	94		WATER DAMPER W/ COILING			
CH-93		CHILLED WATER RETURN - 3-WAY VALVE	95		WATER DAMPER			
CH-94		CHILLED WATER RETURN - 3-WAY VALVE	96		WATER DAMPER W/ COILING			
CH-95		CHILLED WATER RETURN - 3-WAY VALVE	97		WATER DAMPER			
CH-96		CHILLED WATER RETURN - 3-WAY VALVE	98		WATER DAMPER W/ COILING			
CH-97		CHILLED WATER RETURN - 3-WAY VALVE	99		WATER DAMPER			
CH-98		CHILLED WATER RETURN - 3-WAY VALVE	100		WATER DAMPER W/ COILING			
CH-99		CHILLED WATER RETURN - 3-WAY VALVE	101		WATER DAMPER			
CH-100		CHILLED WATER RETURN - 3-WAY VALVE	102		WATER DAMPER W/ COILING			

DESIGN CRITERIA:

PROJECT SITE:	LOVELAND, COLORADO
PROJECT ELEVATION:	4490 FEET ABOVE SEA LEVEL
PROJECT THE BENCHMARK DATA:	1984 CORNER CO
OUTSIDE: 1 DEG. F DB, 18 INSGE 72 DEG. F INSGE	
INDOOR: 72 DEG. F DB, 65 DEG. F INSGE	
WINTER DESIGN TEMPERATURES:	OUTSIDE: 11 DEG. F DB, 19 DEG. F WB, INSGE: 75 DEG. F
SUMMER DESIGN TEMPERATURES:	WALLS (GRADE): AVG.: 0.18 BTU/HK-DEG F
ROOF: 0.05 BTU/HK-DEG F	
GLAZING DESIGN: 0.85 BTU/HK-DEG F	
GLAZING: NEW, OPERABLE: U = 0.2 (BTU/HK-DEG F), SHAD = 0.4	

2021 IBC OCCUPANCY CLASSIFICATION

SPACE	OCCUPANCY CLASSIFICATION	AREA (SQ FT)	OCCUPANT (AMB/PERSON)	AREA OUTDOOR (SQ FT)	DENSITY (PER 1000 FT ²)	OCCUPANT COUNT	BEARING ZONE OUTDOOR AIR FLOW V _o (CFM)	TABLE 401.1.2 ZONE OUTDOOR AIR FLOW V _o (CFM)	SYSTEM OUTDOOR AIR FLOW V _o (CFM)
Office - Main entry/lobbies	225	5	0.06	10	2	25	0.8	117	
Office - Other spaces	679	5	0.06	5	57	0.8			
Office - Storage rooms	45	0	0.12	0	0	0.8			
Office - Restrooms	40	0	0.06	5	3	0.8			

AIR DIFFUSER / GRILLE SCHEDULE

FLAT	MODEL	MATERIAL	FACE SIZE	SERVICE	NECK SIZE	NOTES
A	TITUS	ALUMINUM	SAME AS NECK	RETURN	18x24	A, C
B	TITUS	STEEL	SAME AS NECK	RETURN	12x24	A, C
C	TITUS	STEEL	SAME AS NECK	SUPPLY	SEE PLAN	A, G, H
D	TITUS	WOOD	SAME AS NECK	SUPPLY	6x6	A, G, H
E	ORIENTAL	401-401	ALUMINUM	12x12	12x12	G

NOTES:
 1. SUPPLY AIR FLOW RATE FOR EACH DIFFUSER SHALL BE AS SHOWN ON THE PLAN.
 2. RETURN AIR FLOW RATE FOR EACH DIFFUSER SHALL BE AS SHOWN ON THE PLAN.
 3. SEE SCHEDULE FOR SERVICE VOLTAGE.
 4. SEE SCHEDULE FOR SERVICE VOLTAGE.
 5. SEE SCHEDULE FOR SERVICE VOLTAGE.
 6. FINISH WITH HEAVY DUTY FLOOR MOUNTING BRACKET TYPE 15 FOR CASTLEFIT SYSTEM.
 7. FINISH WITH HEAVY DUTY FLOOR MOUNTING BRACKET TYPE 15 FOR CASTLEFIT SYSTEM.
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 82

COMCHECK software Version 4.1.3.3 Mechanical Compliance Certificate

Project Information
 Project Name: 2018-022
 Client: Terrier Tenacity
 Location: Loveland, Colorado
 Project Type: Addition

Contractor: J&B Associates
 Design Engineer: J&B Associates
 501 Cleveland Avenue
 Loveland, CO 80537
 970.492.0080
 jason@jandb-engineering.com

Mechanical System List
 Heating System: Gas Furnace, Gas, Capacity of 47 MBtu/hr
 Cooling System: Split System, Capacity of 47 MBtu/hr
 Ventilation System: Mechanical Exhaust, 11,200 CFM
 Fire System: FM-200 (FM-200) - Commercial Grade
 Fire System: FM-200 (FM-200) - Commercial Grade
 Fire System: FM-200 (FM-200) - Commercial Grade
 Fire System: FM-200 (FM-200) - Commercial Grade
 Fire System: FM-200 (FM-200) - Commercial Grade

Mechanical Compliance Statement
 This document represents the mechanical engineer's professional opinion regarding the mechanical system's compliance with the building code requirements. The engineer's opinion is based on the information provided in the project documents. The engineer does not warrant the accuracy or completeness of the information provided. The engineer's opinion is based on the information provided in the project documents. The engineer does not warrant the accuracy or completeness of the information provided.

Section	Findings / Description	Compliance	Comments/Assumptions
6.4.1.1	Heating System	Compliant	
6.4.1.2	Cooling System	Compliant	
6.4.1.3	Ventilation System	Compliant	
6.4.1.4	Fire System	Compliant	
6.4.1.5	Fire System	Compliant	
6.4.1.6	Fire System	Compliant	
6.4.1.7	Fire System	Compliant	
6.4.1.8	Fire System	Compliant	
6.4.1.9	Fire System	Compliant	
6.4.1.10	Fire System	Compliant	

COMCHECK software Version 4.1.3.3 Inspection Checklist

Requirements to 2018 were reviewed during the COMCHECK software

6.4.1.1 Heating System
6.4.1.2 Cooling System
6.4.1.3 Ventilation System
6.4.1.4 Fire System
6.4.1.5 Fire System
6.4.1.6 Fire System
6.4.1.7 Fire System
6.4.1.8 Fire System
6.4.1.9 Fire System
6.4.1.10 Fire System

Mechanical Compliance Statement
 This document represents the mechanical engineer's professional opinion regarding the mechanical system's compliance with the building code requirements. The engineer's opinion is based on the information provided in the project documents. The engineer does not warrant the accuracy or completeness of the information provided. The engineer's opinion is based on the information provided in the project documents. The engineer does not warrant the accuracy or completeness of the information provided.

Section	Findings / Description	Compliance	Comments/Assumptions
6.4.1.1	Heating System	Compliant	
6.4.1.2	Cooling System	Compliant	
6.4.1.3	Ventilation System	Compliant	
6.4.1.4	Fire System	Compliant	
6.4.1.5	Fire System	Compliant	
6.4.1.6	Fire System	Compliant	
6.4.1.7	Fire System	Compliant	
6.4.1.8	Fire System	Compliant	
6.4.1.9	Fire System	Compliant	
6.4.1.10	Fire System	Compliant	

COMCHECK software Version 4.1.3.3 Inspection Checklist

Requirements to 2018 were reviewed during the COMCHECK software

6.4.1.1 Heating System
6.4.1.2 Cooling System
6.4.1.3 Ventilation System
6.4.1.4 Fire System
6.4.1.5 Fire System
6.4.1.6 Fire System
6.4.1.7 Fire System
6.4.1.8 Fire System
6.4.1.9 Fire System
6.4.1.10 Fire System

Mechanical Compliance Statement
 This document represents the mechanical engineer's professional opinion regarding the mechanical system's compliance with the building code requirements. The engineer's opinion is based on the information provided in the project documents. The engineer does not warrant the accuracy or completeness of the information provided. The engineer's opinion is based on the information provided in the project documents. The engineer does not warrant the accuracy or completeness of the information provided.

Section	Findings / Description	Compliance	Comments/Assumptions
6.4.1.1	Heating System	Compliant	
6.4.1.2	Cooling System	Compliant	
6.4.1.3	Ventilation System	Compliant	
6.4.1.4	Fire System	Compliant	
6.4.1.5	Fire System	Compliant	
6.4.1.6	Fire System	Compliant	
6.4.1.7	Fire System	Compliant	
6.4.1.8	Fire System	Compliant	
6.4.1.9	Fire System	Compliant	
6.4.1.10	Fire System	Compliant	

infusion ARCHITECTS
 J.B. & Assoc.
 Fort Collins, CO 80505
 TEL: 970.492-0080
 jason@jandb-engineering.com

TERRIER TENACITY
 TENANT REFINISH
 501 Cleveland Avenue
 Loveland, CO 80537

Coordination Set
 2/21/2018
 21016
 Date: 2/29/2018

SHEET TITLE:
 MECHANICAL COMCHECK
 M&P-3.1

TERRIER TENACITY
TENANT REFINISH
501 Cleveland Avenue
Loveland, CO 80537

Coordination Set
DATE: 3/29/2021
SHEET: 21016

SHEET TITLE:
MECHANICAL COMCHECK
CONTINUED

M&P-3.2

1 High Impact (Rev. 1) 2 Medium Impact (Rev. 2) 3 Low Impact (Rev. 3)

Section: 6. Risk ID: 6.1277
Description: Verify proper operation of all mechanical equipment including but not limited to: AHU's, VAV's, FCU's, and other mechanical equipment. Verify proper operation of all electrical equipment including but not limited to: switches, breakers, and other electrical equipment. Verify proper operation of all plumbing equipment including but not limited to: toilets, sinks, and other plumbing equipment. Verify proper operation of all fire alarm equipment including but not limited to: smoke detectors, heat detectors, and other fire alarm equipment. Verify proper operation of all security equipment including but not limited to: cameras, access control, and other security equipment. Verify proper operation of all other equipment including but not limited to: elevators, escalators, and other equipment.

Section	Final Inspection	Complete	Comments/Assumptions
6.1277	<input type="checkbox"/>	<input type="checkbox"/>	

Page: 7 of 10

1 High Impact (Rev. 1) 2 Medium Impact (Rev. 2) 3 Low Impact (Rev. 3)

Section: 6. Risk ID: 6.1278
Description: Verify proper operation of all mechanical equipment including but not limited to: AHU's, VAV's, FCU's, and other mechanical equipment. Verify proper operation of all electrical equipment including but not limited to: switches, breakers, and other electrical equipment. Verify proper operation of all plumbing equipment including but not limited to: toilets, sinks, and other plumbing equipment. Verify proper operation of all fire alarm equipment including but not limited to: smoke detectors, heat detectors, and other fire alarm equipment. Verify proper operation of all security equipment including but not limited to: cameras, access control, and other security equipment. Verify proper operation of all other equipment including but not limited to: elevators, escalators, and other equipment.

Section	Final Inspection	Complete	Comments/Assumptions
6.1278	<input type="checkbox"/>	<input type="checkbox"/>	

Page: 8 of 10

1 High Impact (Rev. 1) 2 Medium Impact (Rev. 2) 3 Low Impact (Rev. 3)

Section: 6. Risk ID: 6.1279
Description: Verify proper operation of all mechanical equipment including but not limited to: AHU's, VAV's, FCU's, and other mechanical equipment. Verify proper operation of all electrical equipment including but not limited to: switches, breakers, and other electrical equipment. Verify proper operation of all plumbing equipment including but not limited to: toilets, sinks, and other plumbing equipment. Verify proper operation of all fire alarm equipment including but not limited to: smoke detectors, heat detectors, and other fire alarm equipment. Verify proper operation of all security equipment including but not limited to: cameras, access control, and other security equipment. Verify proper operation of all other equipment including but not limited to: elevators, escalators, and other equipment.

Section	Final Inspection	Complete	Comments/Assumptions
6.1279	<input type="checkbox"/>	<input type="checkbox"/>	

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1 High Impact (Rev. 1) 2 Medium Impact (Rev. 2) 3 Low Impact (Rev. 3)

Section: 6. Risk ID: 6.1280
Description: Verify proper operation of all mechanical equipment including but not limited to: AHU's, VAV's, FCU's, and other mechanical equipment. Verify proper operation of all electrical equipment including but not limited to: switches, breakers, and other electrical equipment. Verify proper operation of all plumbing equipment including but not limited to: toilets, sinks, and other plumbing equipment. Verify proper operation of all fire alarm equipment including but not limited to: smoke detectors, heat detectors, and other fire alarm equipment. Verify proper operation of all security equipment including but not limited to: cameras, access control, and other security equipment. Verify proper operation of all other equipment including but not limited to: elevators, escalators, and other equipment.

Section	Final Inspection	Complete	Comments/Assumptions
6.1280	<input type="checkbox"/>	<input type="checkbox"/>	

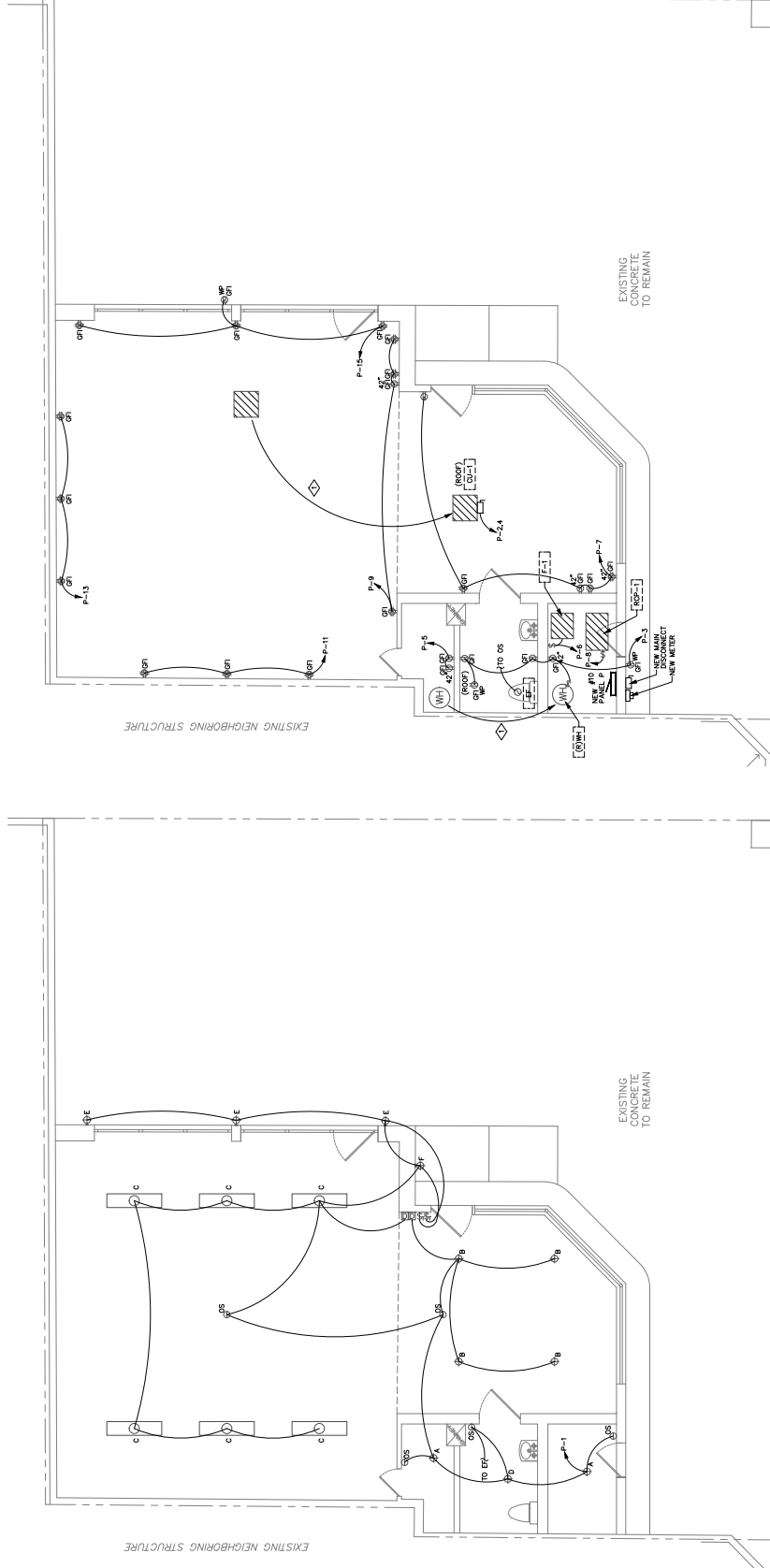
Page: 10 of 10



KEY NOTES

(THIS SHEET ONLY)
◇ EXISTING WATER HEATER AND CONDENSING UNIT TO BE RELOCATED TO NEW LOCATIONS SHOWN, CIRCUIT TO NEW PANEL "P".

- GENERAL NOTES:**
1. CONNECT ALL EXT AND DM LIGHTS TO CIRCUITS SHOWN AHEAD OF LOCAL SWITCHING.
 2. LUMINAIRES DENOTED "N.C." SHALL BE CONNECTED AHEAD OF LOCAL SWITCHING.
 3. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LIGHTING FIXTURE LOCATIONS.
 4. REFER TO MECHANICAL PLANS FOR EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT.
 5. ALL CONDUCTORS SHALL BE COPPER AND #12 UNLESS OTHERWISE NOTED.
 6. ALL SWITCHES, CONDUIT, RECEPTACLES, AND PLATES SHALL BE WHITE NONMETALLIC UNLESS NOTED. CONFIRM COLOR WITH ARCHITECT PRIOR TO ORDERING DEVICES.
 7. ALL RECESSED CANS INSTALLED IN INSULATED CAVITIES.
 8. USE ALL JUNCTION BOXES WITH CIRCUIT NUMBERING DURING ROUGH-IN OF CONDUIT SYSTEM.
 9. PROVIDE POWER FOR MVCS AS REQUIRED BY M.C. (REFER TO MECHANICAL PLANS)
 10. SCOPE OF ALL INSTALLATION, OPERATIONAL AND, UNLESS OTHERWISE NOTED, TO BE SAVED AND PROVIDED TO THE PROJECT MANAGER FOR ASSEMBLY AND DELIVERY TO THE CONTRACTOR AND OWNER.
 11. THE ELECTRICAL CONTRACTOR JOB FORMAN SHALL DOCUMENT ALL UNDERGROUND RECORD DRAWINGS. SHOW DIMENSIONS ONLY WHEN ACCURACY CAN BE ASSURED. THE RECORD DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.
 12. FIRE ALARM DEVICES ARE NOT SHOWN ON DRAWINGS AT THIS TIME. FIRE ALARM SHOP DRAWINGS SHALL BE PROVIDED BY THE FIRE ALARM CONTRACTOR AND SIGNED AND SEALED BY A PROFESSIONAL ENGINEER.



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

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

Community Revitalization Grant Program

The Colorado Community Revitalization Grant provides gap funding for projects in creative districts, historic districts, main streets or neighborhood commercial centers. This grant will support creative projects that combine creative industry workforce housing, commercial spaces, performance space, community gathering spaces, child care centers, and retail partnerships for the purpose of economic recovery and diversification by supporting creative sector entrepreneurs, artisans, and community non-profit organizations.

For grant requests over \$100,000, the awarded funding amount will not exceed more than 50% of the total costs of the project. Grants will be capped at a maximum of \$5 million per project in order to distribute the funds broadly. Projects that are specifically designed for artist live/workspace may be eligible for grants higher than \$5 million, not to exceed more than 50% of the total project cost.

Eligible projects

Successful projects serve as a catalyst for a community's commercial center and should meet your area's goals, strategies, and plans for development. Projects can be created through new construction or renovation of existing buildings and should celebrate the artistic or historic character of the community, provide infill development and/or elimination of blight, and increase property values. Projects that include the following may be prioritized:

- be a creative mixed-use space that includes workforce housing units
- have a high level of community engagement in response to community needs
- show strong evidence of being able to attract additional sources of funding and broad support from local governments and surrounding communities or neighborhoods
- stimulate economic recovery and economic diversification
- demonstrate an ability to commence work within a reasonable amount of time
- meet basic energy efficiency standards

The project can also include other types of uses such as:

- mixed-use commercial
- co-working
- cooperative/shared work studios
- community space
- space for nonprofit organizations
- education
- child care
- health care

Priority will be given to projects:

- that have the highest degree of project readiness for immediate construction or renovation of buildings
- with significant leverage of other funds
- that address economic challenges such as economically disadvantaged communities, economically challenged groups, economic diversification of the local economy, business and/or resident attraction or retention considerations
- that are located in creative districts, historic districts, main streets and commercial centers
- that include a mix of uses and align with community goals and priorities
- that include energy efficiency measures

Eligible costs

Grant funds **cannot** be used for general operating expenses or developer's fees.