



Carbondale & Rural Fire Protection District
Special Meeting of the Board of Directors
July 15, 2026
11:00 a.m.

Agenda

- A. Call to order & roll call
- B. Persons Present Not on the Agenda
- C. Station 81 Remodel Contract
- D. Ladder 81 Discussion
- E. Other
- F. Adjourn

Sales Tax Study
2026 YTD

<u>2026 Budgeted Amount</u>	<u>Monthly Budgeted Average</u>	<u>Monthly Actual Average</u>
4,300,000	358,333.33	372,489.80

	Actual Amount Received				
	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>
	239,292.39	349,781.31	466,404.14	383,763.19	\$423,207.99
<i>(under)/over average</i>	<i>(119,040.94)</i>	<i>(8,552.02)</i>	<i>108,070.81</i>	<i>25,429.86</i>	<i>64,874.66</i>



Document A132® – 2019 Exhibit B

Determination of the Cost of the Work

Date: July 9, 2026

for the following Project:

(Name, location, and brief description)

Carbondale & Rural Fire Protection District
Capital Construction and Facilities Projects
Station #81
300 Meadowood Drive
Carbondale, CO 81623

THE OWNER:

(Name, legal status, address, and other information)

Carbondale & Rural Fire Protection District
300 Meadowood Drive
Carbondale, CO 81623
970-963-2491

THE CONTRACTOR:

(Name, legal status, address, and other information)

PNCI Construction, Inc.
553 25 1/2 Road
Grand Junction, CO 81505

THE OWNER'S REPRESENTATIVE:

(Name, legal status, address, and other information)

Phil Vaughan Construction Management, Inc.
1038 County Road 323
Rifle, CO 81650

THE ARCHITECT:

(Name, legal status, address, and other information)

BG Architectures & Design
214 Midland Ave., Suite 201
Basalt, CO 81621

ARTICLE B.1 CONTROL ESTIMATE

§ B.1.1 Where the Contract Sum is based on the Cost of the Work, plus the Contractor's Fee without a Guaranteed Maximum Price pursuant to Section 4.1 of the Agreement, the Contractor shall prepare and submit to the Owner's Representative, within 14 days of executing this Agreement, a written Control Estimate, for the Owner's review and acceptance. The Control Estimate shall include the estimated Cost of the Work plus the

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Documents A232™–2019, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition; B132™–2019, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132™–2019, Standard Form of Agreement Between Owner and Construction Manager as Adviser. AIA Document A232™–2019 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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User Notes:

Contractor's Fee. The Control Estimate shall be used to monitor actual costs and the timely performance of the Work. The Contractor shall update the Control Estimate with each Application for Payment as needed to reflect Changes in the Work.

§ B.1.2 The Control Estimate shall include- Attached as Exhibit 1- PNCI Construction, Inc.-CRFPD Station #81 Guaranteed Maximum Price proposal and GMP Allowance Schedule dated July 9, 2026, in the amount of (Two million six hundred ninety-one thousand eight hundred eight and 54/100 dollars). \$2,691,808.54. The June 5, 2026 preliminary schedule is also attached.

- .1 the documents enumerated in Article 1 of the Agreement, including all Modifications thereto;
- .2 a list of the assumptions made by the Contractor in the preparation of the Control Estimate, including assumptions under B.1.4, to supplement the information provided by the Owner and contained in the Contract Documents;
- .3 a statement of the estimated Cost of the Work organized by trade categories or systems and the Contractor's Fee;
- .4 schedules, upon which the Control Estimate is based, indicating proposed Subcontractors, activity sequences and durations, milestone dates for receipt and approval of pertinent information, schedule of shop drawings and samples, procurement and delivery of materials or equipment, and the Owner's occupancy requirements; and
- .5 contingencies for further development of design and construction as required by Section B.1.4.

§ B.1.3 The Contractor shall meet with the Owner and Owner's Representative to review the Control Estimate. In the event that the Owner or Owner's Representative discovers any inconsistencies or inaccuracies in the information presented, they shall promptly notify the Contractor, who shall make appropriate adjustments to the Control Estimate. When the Control Estimate is acceptable to the Owner, the Owner shall acknowledge it in writing. The Owner's acceptance of the Control Estimate does not imply that the Control Estimate constitutes a Guaranteed Maximum Price.

§ B.1.4 To the extent that the Contract Documents are anticipated to require further development, the Contractor shall provide in the Control Estimate for such further development consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include changes in scope, systems, kinds and quality of materials, finishes or equipment, all of which, if required, shall be incorporated in a revised Control Estimate by mutual agreement of the parties.

§ B.1.5 The Contractor shall develop and implement a detailed system of cost control that will provide the Owner and Owner's Representative with timely information as to the anticipated total Cost of the Work. The cost control system shall compare the Control Estimate with the actual cost for activities in progress and estimates for uncompleted tasks and proposed changes. This information shall be reported to the Owner in writing, through the Owner's Representative, no later than the Contractor's first Application for Payment and shall be revised and submitted with each Application for Payment.

§ B.1.6 The Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions contained in the Control Estimate. The Owner shall promptly furnish such revised Contract Documents to the Contractor. The Contractor shall notify the Owner, Engineer, and Owner's Representative of any inconsistencies between the Control Estimate and the revised Contract Documents.

ARTICLE B.2 COSTS TO BE REIMBURSED

§ B.2.1 Cost of the Work

§ B.2.1.1 The term Cost of the Work shall mean costs necessarily incurred by the Contractor in the proper performance of the Work. The Cost of the Work shall include only the items set forth in this Article B.2.

§ B.2.1.2 Where, pursuant to the Contract Documents, any cost is subject to the Owner's prior approval, the Contractor shall obtain such approval in writing prior to incurring the cost.

§ B.2.1.3 Costs shall be at rates not higher than the standard paid at the place of the Project, except with prior approval of the Owner.

§ B.2.2 Labor Costs

§ B.2.2.1 Wages or salaries of construction workers directly employed by the Contractor to perform the construction of the Work at the site or, with the Owner's prior approval, at off-site workshops.

§ B.2.2.2 Wages or salaries of the Contractor's supervisory and administrative personnel when stationed at the site and performing Work, with the Owner's prior approval.

§ B.2.2.2.1 Wages or salaries of the Contractor's supervisory and administrative personnel when performing Work and stationed at a location other than the site, but only for that portion of time required for the Work, and limited to the personnel and activities listed below:

(Identify the personnel, type of activity and, if applicable, any agreed upon percentage of time to be devoted to the Work.)

Not applicable.

§ B.2.2.3 Wages or salaries of the Contractor's supervisory or administrative personnel engaged at factories or workshops, or while traveling, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

§ B.2.2.4 Costs paid or incurred by the Contractor, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments, and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Sections B.2.2.1 through B.2.2.3.

§ B.2.2.5 If agreed rates for labor costs, in lieu of actual costs, are provided in this Agreement, the rates shall remain unchanged throughout the duration of this Agreement, unless the parties execute a Modification.

§ B.2.3 Subcontract Costs

Payments made by the Contractor to Subcontractors in accordance with the requirements of the subcontracts and this Agreement.

§ B.2.4 Costs of Materials and Equipment Incorporated in the Completed Construction

§ B.2.4.1 Costs, including transportation and storage at the site, of materials and equipment incorporated, or to be incorporated, in the completed construction.

§ B.2.4.2 Costs of materials described in the preceding Section B.2.4.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by the Contractor. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

§ B.2.5 Costs of Other Materials and Equipment, Temporary Facilities and Related Items

§ B.2.5.1 Costs of transportation, storage, installation, dismantling, maintenance, and removal of materials, supplies, temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers that are provided by the Contractor at the site and fully consumed in the performance of the Work. Costs of materials, supplies, temporary facilities, machinery, equipment, and tools that are not fully consumed, shall be based on the cost or value of the item at the time it is first used on the Project site less the value of the item when it is no longer used at the Project site. Costs for items not fully consumed by the Contractor shall mean fair market value.

§ B.2.5.2 Rental charges for temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers that are provided by the Contractor at the site and the costs of transportation, installation, dismantling, minor repairs, and removal of such temporary facilities, machinery, equipment, and hand tools. Rates and quantities of equipment owned by the Contractor, or a related party as defined in Section B.2.8, shall be subject to the Owner's prior approval. The total rental cost of any such equipment may not exceed the purchase price of any comparable item.

§ B.2.5.3 Costs of removal of debris from the site of the Work and its proper and legal disposal.

§ **B.2.5.4** Costs of the Contractor's site office, including general office equipment and supplies.

§ **B.2.5.5** Costs of materials and equipment suitably stored off the site at a mutually acceptable location, subject to the Owner's prior approval.

§ **B.2.6 Miscellaneous Costs**

§ **B.2.6.1** Premiums for that portion of insurance and bonds required by the Contract Documents that can be directly attributed to this Contract.

§ **B.2.6.1.1** Costs for self-insurance, for either full or partial amounts of the coverages required by the Contract Documents, with the Owner's prior approval.

§ **B.2.6.1.2** Costs for insurance through a captive insurer owned or controlled by the Contractor, with the Owner's prior approval.

§ **B.2.6.2** Sales, use, or similar taxes, imposed by a governmental authority, that are related to the Work and for which the Contractor is liable.

§ **B.2.6.3** Fees and assessments for the building permit, and for other permits, licenses, and inspections, for which the Contractor is required by the Contract Documents to pay.

§ **B.2.6.4** Fees of laboratories for tests required by the Contract Documents; except those related to defective or nonconforming Work for which reimbursement is excluded under Article 13 of AIA Document A232™-2019, or by other provisions of the Contract Documents, and which do not fall within the scope of Section B.2.7.3.

§ **B.2.6.5** Royalties and license fees paid for the use of a particular design, process, or product, required by the Contract Documents.

§ **B.2.6.5.1** The cost of defending suits or claims for infringement of patent rights arising from requirements of the Contract Documents, payments made in accordance with legal judgments against the Contractor resulting from such suits or claims, and payments of settlements made with the Owner's consent, unless the Contractor had reason to believe that the required design, process, or product was an infringement of a copyright or a patent, and the Contractor failed to promptly furnish such information to the Engineer, as required by Article 3 of AIA Document A232™-2019. The costs of legal defenses, judgments, and settlements, shall not be included in the Cost of the Work used to calculate the Contractor's Fee or subject to the Guaranteed Maximum Price.

§ **B.2.6.6** Costs for communications services, electronic equipment, and software, directly related to the Work and located at the site, with the Owner's prior approval.

§ **B.2.6.7** Costs of document reproductions and delivery charges.

§ **B.2.6.8** Deposits lost for causes other than the Contractor's negligence or failure to fulfill a specific responsibility in the Contract Documents.

§ **B.2.6.9** Legal, mediation, and arbitration costs, including attorneys' fees, other than those arising from disputes between the Owner and Contractor, reasonably incurred by the Contractor after the execution of this Agreement in the performance of the Work and with the Owner's prior approval, which shall not be unreasonably withheld.

§ **B.2.6.10** Expenses incurred in accordance with the Contractor's standard written personnel policy for relocation and temporary living allowances of the Contractor's personnel required for the Work, with the Owner's prior approval.

§ **B.2.6.11** That portion of the reasonable expenses of the Contractor's supervisory or administrative personnel incurred while traveling in discharge of duties connected with the Work.

§ **B.2.7 Other Costs and Emergencies**

§ **B.2.7.1** Other costs incurred in the performance of the Work, with the Owner's prior approval.

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§ B.2.7.2 Costs incurred in taking action to prevent threatened damage, injury, or loss, in case of an emergency affecting the safety of persons and property as provided in article 10 of AIA Document A232-2019.

§ B.2.7.3 Costs of repairing or correcting damaged or nonconforming Work executed by the Contractor, Subcontractors, or suppliers, provided that such damaged or nonconforming Work was not caused by negligence of, or failure to fulfill a specific responsibility by, the Contractor, and only to the extent that the cost of repair or correction is not recovered by the Contractor from insurance, sureties, Subcontractors, suppliers, or others.

§ B.2.8 Related Party Transactions

§ B.2.8.1 For purposes of this Section B.2.8, the term "related party" shall mean (1) a parent, subsidiary, affiliate, or other entity having common ownership of, or sharing common management with, the Contractor; (2) any entity in which any stockholder in, or management employee of, the Contractor holds an equity interest in excess of ten percent in the aggregate; (3) any entity which has the right to control the business or affairs of the Contractor; or (4) any person, or any member of the immediate family of any person, who has the right to control the business or affairs of the Contractor.

§ B.2.8.2 If any of the costs to be reimbursed arise from a transaction between the Contractor and a related party, the Contractor shall notify the Owner and the Owner's Representative of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction in writing, then the cost incurred shall be included as a cost to be reimbursed, and the Contractor shall procure the Work, equipment, goods, or service, from the related party, as a Subcontractor, according to the terms of Article B.5. If the Owner fails to authorize the transaction in writing, the Contractor shall procure the Work, equipment, goods, or service from some person or entity other than a related party according to the terms of Article B.5.

ARTICLE B.3 COSTS NOT TO BE REIMBURSED

§ B.3.1 The Cost of the Work shall not include the items listed below:

- .1 Salaries and other compensation of the Contractor's personnel stationed at the Contractor's principal office or offices other than the site office, except as specifically provided in Section B.2.2.2;
- .2 Bonuses, profit sharing, incentive compensation, and any other discretionary payments, paid to anyone hired by the Contractor or paid to any Subcontractor or vendor, unless the Owner has provided prior approval;
- .3 Expenses of the Contractor's principal office and offices other than the site office;
- .4 Overhead and general expenses, except as may be expressly included in Article B.2;
- .5 The Contractor's capital expenses, including interest on the Contractor's capital employed for the Work;
- .6 Except as provided in Section B.2.7.3 of this Agreement, costs due to the negligence of, or failure to fulfill a specific responsibility of the Contract by, the Contractor, Subcontractors, and suppliers, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable;
- .7 Any cost not specifically and expressly described in Article B.2; and
- .8 Where a Guaranteed Maximum Price is part of the Agreement, costs, other than costs included in Change Orders approved by the Owner, that would cause the Guaranteed Maximum Price to be exceeded.

ARTICLE B.4 DISCOUNTS, REBATES AND REFUNDS

§ B.4.1 Cash discounts obtained on payments made by the Contractor shall accrue to the Owner if (1) before making the payment, the Contractor included the amount to be paid, less such discount, in an Application for Payment and received payment from the Owner, or (2) the Owner has deposited funds with the Contractor with which to make payments; otherwise, cash discounts shall accrue to the Contractor. Trade discounts, rebates, refunds, and amounts received from sales of surplus materials, and equipment shall accrue to the Owner, and the Contractor shall make provisions so that they can be obtained.

§ B.4.2 Amounts that accrue to the Owner in accordance with Section B.4.1 shall be credited to the Owner as a deduction from the Cost of the Work.

ARTICLE B.5 SUBCONTRACTS AND OTHER AGREEMENTS

§ B.5.1 Those portions of the Work that the Contractor does not customarily perform with the Contractor's own personnel shall be performed under subcontracts or other appropriate agreements with the Contractor. The Owner may designate specific persons from whom, or entities from which, the Contractor shall obtain bids. The Contractor shall obtain bids from Subcontractors, and from suppliers of materials or equipment fabricated especially for the Work, who are qualified to perform that portion of the Work in accordance with the requirements of the Contract Documents. The Contractor shall deliver such bids to the Owner's Representative, Engineer, and Owner, with an indication as to which bids the Contractor intends to accept. The Owner then has the right to review the Contractor's list of proposed subcontractors and suppliers and, in consultation with the Owner's Representative and Engineer, object to any subcontractor or supplier. Any advice of the Owner's Representative or Engineer, or approval or objection by the Owner, shall not relieve the Contractor of its responsibility to perform the Work in accordance with the Contract Documents. The Contractor shall not be required to contract with anyone to whom the Contractor has reasonable objection.

§ B.5.2 When a Contractor has provided a Guaranteed Maximum Price, and a specific subcontractor or supplier (1) is recommended to the Owner by the Contractor; (2) is qualified to perform that portion of the Work; and (3) has submitted a bid that conforms to the requirements of the Contract Documents without reservations or exceptions, but the Owner requires that another bid be accepted, then the Contractor may require that a Change Order be issued to adjust the Guaranteed Maximum Price by the difference between the bid of the person or entity recommended to the Owner by the Contractor and the amount of the subcontract or other agreement actually signed with the person or entity designated by the Owner.

§ B.5.3 Subcontracts or other agreements shall conform to the applicable payment provisions of this Agreement, and shall not be awarded on the basis of cost plus a fee without the Owner's prior written approval. If a subcontract is awarded on the basis of cost-plus a fee, the Contractor shall provide in the subcontract for the Owner to receive the same audit rights with regard to the Subcontractor as the Owner receives with regard to the Contractor in Article B.6, below.

§ B.5.4 Where the Contract Sum is based upon the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, the Contractor shall prepare, for the Owner's Representative and Engineer's review and the Owner's acceptance, a procurement schedule for items that must be ordered well in advance of construction. The Contractor shall expedite and coordinate the ordering and delivery of materials that must be ordered well in advance of construction. If the Owner agrees to procure any items prior to the Owner's approval of the Control Estimate, the Owner shall procure the items on terms and conditions acceptable to the Contractor. Upon the Owner's approval of the Control Estimate, the Owner shall assign all contracts for these items to the Contractor and the Contractor shall thereafter accept responsibility for them.

ARTICLE B.6 ACCOUNTING RECORDS

§ B.6.1 The Contractor shall keep full and detailed records and accounts related to the Cost of the Work, and exercise such controls as may be necessary for proper financial management under this Contract and to substantiate all costs incurred. The accounting and control systems shall be satisfactory to the Owner and the Owner's Representative. The Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be permitted to audit and copy, the Contractor's records and accounts, including complete documentation supporting accounting entries, books, job cost reports, correspondence, instructions, drawings, receipts, subcontracts, Subcontractor's proposals, Subcontractor's invoices, purchase orders, vouchers, memoranda, and other data relating to this Contract. The Contractor shall preserve these records, for a period of three years after final payment, or for such longer period as may be required by law.

§ B.6.2 When the Contractor believes that all the Work required by the Agreement has been fully performed, the Contractor shall deliver to the Owner, through the Owner's Representative, a final accounting of the Cost of the Work.

§ B.6.3 Within 30 days after the Owner's receipt of the Contractor's final accounting for the Cost of the Work, the Owner shall conduct an audit of the Cost of the Work or notify the Owner's Representative and Engineer that it will not conduct an audit.

§ B.6.3.1 If the Owner conducts an audit of the Cost of the Work, the Owner shall, within 10 days after completion of the audit, submit a written report based upon the auditor's findings to the Owner's Representative and Engineer.

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§ B.6.3.2 Within seven days after receipt of the written report described in Section B.6.3.1, or receipt of notice that the Owner will not conduct an audit, and provided that the other conditions of Section 5.2 of the Agreement have been met, the Engineer will either issue to the Owner, through the Owner's Representative, a final Certificate for Payment, with a copy to the Contractor, or notify the Contractor, Owner's Representative, and Owner, in writing, of the Engineer's reasons for withholding a certificate as provided in Article 9 of AIA Document A232-2019. The time periods stated in this Section B.6.3.2 supersede those stated in Article 9 of AIA Document A232-2019. Neither the Engineer, nor the Owner's Representative, is responsible for verifying the accuracy of the Contractor's final accounting.

§ B.6.3.3 If the Owner's auditors' report concludes that the Cost of the Work, as substantiated by the Contractor's final accounting, is less than claimed by the Contractor, the Contractor shall be entitled to request mediation of the disputed amount without seeking an initial decision pursuant to Article 15 of AIA Document A232-2019. A request for mediation shall be made by the Contractor within 30 days after the Contractor's receipt of a copy of the final Certificate for Payment. Failure to request mediation within this 30-day period shall result in the substantiated amount reported by the Owner's auditors becoming binding on the Contractor. Pending a final resolution of the disputed amount, the Owner shall pay the Contractor the amount certified in the final Certificate for Payment.

§ B.6.4 If, subsequent to final payment, and at the Owner's request, the Contractor incurs costs, described in Article B.2, and not excluded by Article B.3, to correct defective or nonconforming Work, the Owner shall reimburse the Contractor for such costs and the Contractor's Fee applicable thereto, on the same basis as if such costs had been incurred prior to final payment, but not in excess of the Guaranteed Maximum Price, if any. If adjustments to the Contract Sum are provided for in Section 4.6 of the Agreement, the amount of those adjustments shall be recalculated, taking into account any reimbursements made pursuant to this Section B.6.4 in determining the net amount to be paid by the Owner to the Contractor.

This Agreement is entered into as of the day and year first written above

OWNER (Signature)

Eugene Schilling- President
(Printed name and title)


CONTRACTOR (Signature)

Frank DeSantis- President
(Printed name and title)

Additions and Deletions Report for AIA® Document A132® – 2019 Exhibit B

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 16:55:50 ET on 07/09/2026.

PAGE 1

Date: July 9, 2026

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Carbondale & Rural Fire Protection District
Capital Construction and Facilities Projects
Station #81
300 Meadowood Drive
Carbondale, CO 81623

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Carbondale & Rural Fire Protection District
300 Meadowood Drive
Carbondale, CO 81623
970-963-2491

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PNCI Construction, Inc.
553 25 ½ Road
Grand Junction, CO 81505

THE CONSTRUCTION MANAGER: OWNER'S REPRESENTATIVE:

...

Phil Vaughan Construction Management, Inc.
1038 County Road 323
Rifle, CO 81650

...

BG Architectures & Design
214 Midland Ave., Suite 201
Basalt, CO 81621

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~~Manager, Owner's Representative,~~ within 14 days of executing this Agreement, a written Control Estimate, for the Owner's review and acceptance. The Control Estimate shall include the estimated Cost of the Work plus the Contractor's Fee. The Control Estimate shall be used to monitor actual costs and the timely performance of the Work. The Contractor shall update the Control Estimate with each Application for Payment as needed to reflect Changes in the Work.

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PAGE 2

§ B.1.3 The Contractor shall meet with the Owner and ~~Construction Manager-Owner's Representative~~ to review the Control Estimate. In the event that the Owner or ~~Construction Manager-Owner's Representative~~ discovers any inconsistencies or inaccuracies in the information presented, they shall promptly notify the Contractor, who shall make appropriate adjustments to the Control Estimate. When the Control Estimate is acceptable to the Owner, the Owner shall acknowledge it in writing. The Owner's acceptance of the Control Estimate does not imply that the Control Estimate constitutes a Guaranteed Maximum Price.

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§ B.1.6 The Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions contained in the Control Estimate. The Owner shall promptly furnish such revised Contract Documents to the Contractor. The Contractor shall notify the Owner, ~~Architect, and Construction Manager-Engineer, and Owner's Representative~~ of any inconsistencies between the Control Estimate and the revised Contract Documents.

PAGE 3

Not applicable.

PAGE 4

§ B.2.6.5.1 The cost of defending suits or claims for infringement of patent rights arising from requirements of the Contract Documents, payments made in accordance with legal judgments against the Contractor resulting from such suits or claims, and payments of settlements made with the Owner's consent, unless the Contractor had reason to believe that the required design, process, or product was an infringement of a copyright or a patent, and the Contractor failed to promptly furnish such information to the ~~Architect, Engineer,~~ as required by Article 3 of AIA Document A232™-2019. The costs of legal defenses, judgments, and settlements, shall not be included in the Cost of the Work used to calculate the Contractor's Fee or subject to the Guaranteed Maximum Price.

PAGE 5

§ B.2.8.2 If any of the costs to be reimbursed arise from a transaction between the Contractor and a related party, the Contractor shall notify the Owner and the ~~Construction Manager-Owner's Representative~~ of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction in writing, then the cost incurred shall be included as a cost to be reimbursed, and the Contractor shall procure the Work, equipment, goods, or service, from the related party, as a Subcontractor, according to the terms of Article B.5. If the Owner fails to authorize the transaction in writing, the Contractor shall procure the Work, equipment, goods, or service from some person or entity other than a related party according to the terms of Article B.5.

PAGE 6

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...

§ B.5.4 Where the Contract Sum is based upon the Cost of the Work Plus a Fee ~~without~~ with a Guaranteed Maximum Price, the Contractor shall prepare, for the ~~Construction Manager and Architect's~~ Owner's Representative and Engineer's review and the Owner's acceptance, a procurement schedule for items that must be ordered well in advance of construction. The Contractor shall expedite and coordinate the ordering and delivery of materials that must be ordered well in advance of construction. If the Owner agrees to procure any items prior to the Owner's approval of the Control Estimate, the Owner shall procure the items on terms and conditions acceptable to the Contractor. Upon the Owner's approval of the Control Estimate, the Owner shall assign all contracts for these items to the Contractor and the Contractor shall thereafter accept responsibility for them.

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§ B.6.1 The Contractor shall keep full and detailed records and accounts related to the Cost of the Work, and exercise such controls as may be necessary for proper financial management under this Contract and to substantiate all costs incurred. The accounting and control systems shall be satisfactory to the Owner and the ~~Construction Manager, Owner's Representative.~~ The Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be permitted to audit and copy, the Contractor's records and accounts, including complete documentation supporting accounting entries, books, job cost reports, correspondence, instructions, drawings, receipts, subcontracts, Subcontractor's proposals, Subcontractor's invoices, purchase orders, vouchers, memoranda, and other data relating to this Contract. The Contractor shall preserve these records, for a period of three years after final payment, or for such longer period as may be required by law.

§ B.6.2 When the Contractor believes that all the Work required by the Agreement has been fully performed, the Contractor shall deliver to the Owner, through the ~~Construction Manager, Owner's Representative,~~ a final accounting of the Cost of the Work.

§ B.6.3 Within 30 days after the Owner's receipt of the Contractor's final accounting for the Cost of the Work, the Owner shall conduct an audit of the Cost of the Work or notify the ~~Construction Manager and Architect~~ Owner's Representative and Engineer that it will not conduct an audit.

§ B.6.3.1 If the Owner conducts an audit of the Cost of the Work, the Owner shall, within 10 days after completion of the audit, submit a written report based upon the auditor's findings to the ~~Construction Manager and Architect.~~ Owner's Representative and Engineer.

§ B.6.3.2 Within seven days after receipt of the written report described in Section B.6.3.1, or receipt of notice that the Owner will not conduct an audit, and provided that the other conditions of Section 5.2 of the Agreement have been met, the ~~Architect~~ Engineer will either issue to the Owner, through the ~~Construction Manager, Owner's Representative,~~ a final Certificate for Payment, with a copy to the Contractor, or notify the Contractor, ~~Construction Manager, Owner's Representative,~~ and Owner, in writing, of the ~~Architect's~~ Engineer's reasons for withholding a certificate as provided in Article 9 of AIA Document A232-2019. The time periods stated in this Section B.6.3.2 supersede those stated in Article 9 of AIA Document A232-2019. Neither the ~~Architect, Engineer,~~ nor the ~~Construction Manager, Owner's Representative,~~ is responsible for verifying the accuracy of the Contractor's final accounting.

This Agreement is entered into as of the day and year first written above.

OWNER *(Signature)*

Eugene Schilling- President
(Printed name and title)



CONTRACTOR *(Signature)*

Frank DeSantis- President
(Printed name and title)

**Carbondale & Rural Fire Protection District
Station #81 Crew Quarters Renovation Project
GMP Budget Narrative**

- Scope of work as defined by the BG Architecture and Design 100% Construction Documents and Project Manual dated June 5th 2026, along with Addendum #1 dated June 19th 2026.
- CTL Thompson Geotechnical Engineering Investigation report dated June 2nd 2026
- Construction to be complete in one single duration as defined by PNCI's Construction schedule date June 5th 2026, duration from Sept 2026 through Jan 2027.

Work area is to include the first and second level of the crew quarters of Station #81, including the following areas: Entry 101, Office 102, Office 103, Dining 104, Kitchen 105, Lounge 106, Bathroom 110, Activity Room 111, Hall 113, main level existing laundry, Stair 1, Landing 201, Sitting Area 202, Bunk Rm 1-8, Bath 2-5, Storage 216, Mechanical 217, Laundry 218, Utility 219, Storage 220, Storage 221, and Office 222. Includes exterior finishes on the south and west elevations of the crew quarters, including new patio work on the west side. Scope excludes any and all work outside of these areas unless specifically stated as included below.

Inclusions/ Exclusions as follows:

- Includes protections of existing finishes beyond the limits of work.
- Includes protection of exterior finishes, hardscapes, and landscapes as required to access the work and create staging and laydown areas to facilitate the work.
- Includes sealing of connecting walls from work areas to adjacent interior building spaces to prevent dust and fume migration. Assumes all areas outside of the work areas are to remain fully operational and occupied through the duration of the project.
- Safe working conditions, within the construction areas, are to be maintained as required by OSHA and other AHJs as related to dust, exhaust, and noise. Note, there will be periods of time when the work being completed generates noise that transfers beyond the limits of construction. This includes spaces to the exterior of the building and adjacent interior spaces.
- Includes interior and exterior selective demolition as defined by the design documents and required to complete the structural, mechanical, plumbing, and electrical scopes of work.
- Includes excavation and prep as required to complete the new concrete foundations, interior & exterior flatwork, and recessed floor condition for the new fire pole. Subgrade and prep in compliance with the geotechnical report and structural design documents.

- Excludes utility work of any kind, limits of work or within the walls of the existing structure.
- Includes a landscape repair allowance, limits and specifics to this work to be determined after completion of the new site concrete and other improvements.
- Includes removal of exterior window and door openings as per the design documents, both for replacement, new openings, and for locations to be changed. Includes appropriate safeguarding for weather and safety.
- Includes removal and disposal of all existing appliances as detailed in the design documents.
- Includes selective floor demo and prep as required for new floor finishes.
- Includes interior concrete saw cutting and removal as required for new MEP installations and coordination for the recessed floor detail at the new fire pole installation.
- Includes complete demolition of the existing stair 1, including landing areas as per the design documents and required for the new construction finishes and layouts.
- Includes minor temporary shoring provisions as required to facilitate the demolition work and new structural installations.
- Includes new structural concrete foundation details at the new entry and for foundation support of the new metal screen wall at the west patio. Includes interior SOG replacement/ patch back at the new entry and recessed floor detail for the new fire pole. Includes new exterior flatwork and SOG as per the design documents at the new entry and west patio. Excludes concrete scope beyond these areas. Includes required concrete conveyance for placements and washout apparatus.
- Excludes any masonry work of any kind, nothing is included in the design.
- Includes metal fabrications for the new screen wall details at the west patio and handrails at new stair #1. Excludes all other structural steel or metal fabrications.
- Includes an allowance for interior and structural wood framing as per the design documents including new header details for new or modified exterior openings and new construction of stair 1 with associated landings.
- Includes an allowance for architectural millwork and cabinetry scopes as per the design documents. Includes associated counter top and built in desk/workstation details.
- Includes thermal, expansive foam, and sound insulation scopes as defined and detailed. Excludes replacement of existing exterior wall, ceiling, and roof insulation. Excludes upgrades of existing conditions to continuous exterior insulation.
- Includes acoustic caulking per the design and specifications.
- Includes fire/smoke sealants, exterior weather sealants, and interior moisture sealants as detailed, specified, and as required by applicable codes.
- Includes new exterior metal wall finishes in locations detailed for the south and west elevation of the crew quarters. Excludes all areas beyond this include coping and cap flashings.

-
- Includes an allowance to address any conditions for new openings in areas outside the scope of new exterior metal wall finishes.
 - Excludes all roof work of any kind on any aspect of the building. Includes an allowance for new MEP penetrations as required to complete the work as designed.
 - Excludes any work of any kind as related to the existing skylight details.
 - Includes supply and install of new pre-hung window assemblies, storefront systems, and aluminum entries as designed and detailed. This includes the applicable STC ratings for sound mitigation.
 - Includes one new overhead door assembly for opening #3 on the west elevation as designed and detailed. Excludes replacement or any work to the existing overhead door assemblies.
 - Includes supply and install of the hollow metal door frames, prefinished wood doors, hollow metal doors, and all associated door hardware.
 - Includes the complete flooring scope as designed and detailed, complete with applicable prep and installations. Includes solid surround panels for the shower locations in bath 2-5 and associated glass doors.
 - Includes the interior and exterior painting scopes as designed and detailed, exterior paint limited to the new metal screen detail. Excludes painting beyond the limits of construction.
 - Includes new gypsum finishes as design and detailed complete with texture to blend to existing conditions. Includes an allowance for patch and repair as required for new exterior openings, window replacements, and MEP installations. Includes new suspended ceilings as designed and detailed, excludes full replacement of ceilings on main level and any ceiling replacements on the 2nd floor.
 - Includes allowances for interior door signage, bathroom specialties, lockers, and new exterior awning at the new west patio.
 - Includes supply and install of the specified McIntire Brass Works fire pole assembly.
 - Includes new residential appliances for the kitchen and laundry rooms as specified and coordinated with the value engineering scope modifications.
 - Includes new window coverings and blackout shades as detailed and specified.
 - Includes plumbing demolition and new construction as designed and detailed.
 - Includes new mechanical and hvac scopes as designed and detailed.
 - Includes modification to the existing wet fire suppression system as required for the new design layouts and finishes. Excludes wholesale replacement of the existing system or work beyond the modifications.
 - Includes the electrical scope as designed and detailed, with allowances for low volt data/communications, fire alarm modifications for new layouts and finishes, security systems, and EMS communication systems. Assumes work within existing electrical panels and does not include updates or upgrades to existing one-line equipment or building systems.
 - Specifically excludes all work not specifically stated as included above.

CRFPD Station #81- Final GMP BUDGET



Sitework

Project No.: PNCI# TBD
Address: CRFPD Station #81

Date: 7/2026 REV 7/9/
Estimator: TDS
Project Duration: 5 mo

Unit Cost	Description	Labor			Material			Subcontract			Total			
		Quan.	Unit	Unit \$	Total	Quan.	Unit	Unit \$	Total	Quan.		Unit	Unit \$	Total
					\$0.00				\$0.00				\$0.00	\$0.00
	Demo Scope- RE Detail on Next Page	1	ls	\$68,460.00	\$68,460.00	1	ls	\$8,639.50	\$8,639.50	1	ls	\$112,095.00	\$112,095.00	\$189,194.50
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Sawcutting for FDN Wall Demo				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Existing FDN Demo- New Entry				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Existing FDN Demo- (E) stair/decks				\$0.00				\$0.00		Excl-NIC		\$0.00	\$0.00
	Site Concrete Demo- (E) west patio				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Concrete Demo Disposal				\$0.00				\$0.00		Incl		\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Holmes Excavation				\$0.00				\$0.00	1	ls	\$55,045.00	\$55,045.00	\$55,045.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	FDN Excavation/Prep				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	F24 Pad Footing 24"x24"x12"				\$0.00				\$0.00				\$0.00	\$0.00
	CP-12 Concrete Pier 12"x12"				\$0.00				\$0.00				\$0.00	\$0.00
	F48 Pad Footing 4'x4'x12"				\$0.00				\$0.00				\$0.00	\$0.00
	CF-16 Strip Footing 16"x12"				\$0.00				\$0.00				\$0.00	\$0.00
	FDN Wall 8"				\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Ext FDN Wall Backfill				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Int FDN Wall Backfill- Class 6				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Int SOG Prep- Class 6				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Ext SOG Prep- Class 6				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Final Grade and Shape- Finish				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Landscape Repair Allowance				\$0.00				\$0.00	1	ls	\$25,000.00	\$25,000.00	\$25,000.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
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CRFPD Station #81- Final GMP BUDGET



Metals

Project No.: **PNCI# TBD** Date: /2/2026 REV 7/9/2
 Address: **CRFPD Station #81** Estimator: **TDS**
Project Duration: **5 mo**

Unit Cost	Description	Labor				Material				Subcontract				Total
		Quan.	Unit	Unit \$	Total	Quan.	Unit	Unit \$	Total	Quan.	Unit	Unit \$	Total	
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Landing 201 Steel Beams W8x15				\$0.00				\$0.00			Excl- wood	\$0.00	\$0.00
	HSS4x4x1/4 column with custom bracket				\$0.00				\$0.00			Excl- wood	\$0.00	\$0.00
	Infill Framing Landing 201- Steel & Deck				\$0.00				\$0.00			Excl- wood	\$0.00	\$0.00
	Handrail				\$0.00				\$0.00			Incl	\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Ext Stairs- West Set				\$0.00				\$0.00			EXCLD-NIC	\$0.00	\$0.00
	Bar Grate Deck & Treads				\$0.00				\$0.00				\$0.00	\$0.00
	Steel frame & columns				\$0.00				\$0.00				\$0.00	\$0.00
	Handrails				\$0.00				\$0.00				\$0.00	\$0.00
	Guardrails				\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Material Handling				\$0.00				\$0.00			Incl	\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Ext Stairs- East Set				\$0.00				\$0.00			EXCLD-NIC	\$0.00	\$0.00
	Bar Grate Deck & Treads				\$0.00				\$0.00				\$0.00	\$0.00
	Steel frame & columns				\$0.00				\$0.00				\$0.00	\$0.00
	Handrails				\$0.00				\$0.00				\$0.00	\$0.00
	Guardrails				\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Myers Steel			Incl	\$0.00				\$0.00	1 ls		\$24,418.00	\$24,418.00	\$24,418.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Patio Screening with perf plate				\$0.00				\$0.00			Incl	\$0.00	\$0.00
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CRFPD Station #81- Final GMP BUDGET



Woods

Project No.: PNCI# TBD
Address: CRFPD Station #81

Date: 2/2026 REV 7/9/
Estimator: TDS
Project Duration: 5 mo

Unit Cost	Description	Labor				Material				Subcontract				Total
		Quan.	Unit	Unit \$	Total	Quan.	Unit	Unit \$	Total	Quan.	Unit	Unit \$	Total	
					\$0.00				\$0.00				\$0.00	\$0.00
	Rough Carpentry				\$0.00				\$0.00				\$0.00	\$0.00
	Blocking/Backing				\$0.00				\$0.00	250	lf	\$50.00	\$12,500.00	\$12,500.00
	Parapet Blocking				\$0.00				\$0.00	350	lf	Excl'd	\$0.00	\$0.00
	Roof Assembly Blocking				\$0.00				\$0.00	495	lf	Excl'd	\$0.00	\$0.00
	New Header Opening OHD 03 (3)2x8				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	2x8 Header Window Type A				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	2x8 Header Window Type B				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	2x8 Header Window Type C				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	2x8 Header Window Type D				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	2x8 Header Window Type H				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	2x8 Header Window Type G				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	2x6 framing for above K&T Studs				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	2x6 Infill Framing- New Entry				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	2x6 Infill Framing- South Office 102				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	2x6 Infill Framing- West Office 103				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	2x6 Infill Framing- West Kitchen 105				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Ext Sheeting for Above- Ply 19/32				\$0.00				\$0.00			Excl'd	\$0.00	\$0.00
	Fasteners/ Consumables/ Adhesives				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Labor			Incl'd Allow	\$0.00				\$0.00				\$0.00	\$0.00
	Int Framing Scope Allowance				\$0.00				\$0.00	1	ls	\$150,000.00	\$150,000.00	\$150,000.00
	W4 2x4				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	W5 2x6				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	W6 2x4 staggard				\$0.00				\$0.00			Excl'd	\$0.00	\$0.00
	W7 2x4 staggard- Existing Framing				\$0.00				\$0.00			Excl'd	\$0.00	\$0.00
	W4a- Existing Framing				\$0.00				\$0.00			Excl'd	\$0.00	\$0.00
	1st Level Ceiling				\$0.00				\$0.00			Excl'd	\$0.00	\$0.00
	2nd Level Ceiling				\$0.00				\$0.00			Excl'd	\$0.00	\$0.00
	New Stair System				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Mid Stair Landing				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	2nd Floor Infill Framing- behind Stair				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Infill Framing Mech Opening				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Infill Framing Storage 221				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Infill Framing Landing 201				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Over frame Office 222				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Floor Sheeting for Above				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Fasteners/ Consumables/ Adhesives				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Labor				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	2x8 Sister Framing @ Roof (3)				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Framing Materials Handling				\$0.00				\$0.00	4	wks	\$2,500.00	\$10,000.00	\$10,000.00
	Faming Manlift/ Scaffold				\$0.00				\$0.00	4	wks	\$2,500.00	\$10,000.00	\$10,000.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Arch Millwork				\$0.00				\$0.00				\$0.00	\$0.00
	(3) 30x18x84 wardrobes				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Cabinets & Arch Millwork Allowance				\$0.00				\$0.00	1	ls	\$150,000.00	\$150,000.00	\$150,000.00
	Kitchen U&L				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Laundry 218 Full Height				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Storage 220 Open Shelving Full ht				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Office 222 Upper & Lower				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Storage 216 Full Height				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Office 102 Upper & Lower				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Office 103 Upper & Lower				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Built in at Stair				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	Laundry 107 Upper & Lower				\$0.00				\$0.00			Incl'd Allow	\$0.00	\$0.00
	EMS Supply Full Height				\$0.00				\$0.00			Excl'd	\$0.00	\$0.00
	Chainsaw 109 U&L				\$0.00				\$0.00			Excl'd	\$0.00	\$0.00
	Hall 113 U&L				\$0.00				\$0.00	8	lf	Incl'd Allow	\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Shower Surrounds- Cast Marble				\$0.00				\$0.00			Div 9	\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
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					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00									

CRFPD Station #81- Final GMP BUDGET



Doors and Windows

Project No.: PNCI# TBD
Address: CRFPD Station #81

Date: 2/2026 REV 7/9/
Estimator: TDS
Project Duration: 5 mo

Unit Cost	Description	Labor				Material				Subcontract				Total
		Quan.	Unit	Unit \$	Total	Quan.	Unit	Unit \$	Total	Quan.	Unit	Unit \$	Total	
					\$0.00				\$0.00				\$0.00	\$0.00
	Windows- STC and Acoustic Rating				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Storefront Window Systems				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Alum Entries				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	HM Frames				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	HM Doors with glass				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	WD Doors				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	WD Doors with Glass				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Door Hardware- Colorado Doorways	9	ea	\$350.00	\$3,150.00	1	lot	\$14,802.00	\$14,802.00				\$0.00	\$17,952.00
	OH Doors				\$0.00				\$0.00		below		\$0.00	\$0.00
	OH Door Operators				\$0.00				\$0.00	4	ea	Excl	\$0.00	\$0.00
	Access Doors/ Panels				\$0.00				\$0.00	12	ea		\$250.00	\$3,000.00
	Roof Access Hatch				\$0.00				\$0.00		ea	n/a	\$0.00	\$0.00
	Shower Doors				\$0.00				\$0.00	4	ea		\$1,250.00	\$5,000.00
	Glazing- STC and Acoustic Rating				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	OH Door at Opening #3				\$0.00				\$0.00	1		below	\$0.00	\$0.00
	Material Handling/ Stocking	16	mhrs	\$65.00	\$1,040.00				\$0.00	1	wk		\$2,500.00	\$2,500.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Window Schedule- Eagle Glass								\$0.00	1	ls		\$124,704.00	\$124,704.00
	Window Type A 4'7x8'8 Fixed				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Window Type B 3'0x8'8 Fixed				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Window Type C 5'4x6'0 Slider				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Window Type D 1'8x8'8 Fixed				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Window Type E 2'4x6'0 Casement STC				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Window Type F 3'6x2'0 Awning				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Window Type G 4'2x6'0 Slider				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Window Type H 7'8x8'8 Fixed				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Window Type I- sidelight 2'10x8'8 Fix				\$0.00				\$0.00		Incl		\$0.00	\$0.00
	Window Type J- SKYLIGHT	1	ea		\$0.00				\$0.00			Excl-NIC	\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Door Schedule				\$0.00				\$0.00		Incl		\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Door 3 OH Door 8'x8' w/ Operator- OH Door Co								\$0.00	1	ea		\$9,300.00	\$9,300.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
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					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Door 10 OH Door Replace Ex 12x12 w/ Operator				\$0.00				\$0.00			Excl-NIC	\$0.00	\$0.00
	Door 11 OH Door Replace Ex 12x14 w/ Operator				\$0.00				\$0.00			Excl-NIC	\$0.00	\$0.00
	Door 12 OH Door Replace Ex 12x12 w/ Operator				\$0.00				\$0.00			Excl-NIC	\$0.00	\$0.00
	Door 13 OH Door Replace Ex 12x12 w/ Operator				\$0.00				\$0.00			Excl-NIC	\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
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					\$0.00									

CRFPD Station #81- Final GMP BUDGET



Equipment

Project No.:
Address:

PNCI# TBD
CRFPD Station #81

Date: 2026 REV 7/
Estimator: TDS
Project Duration: 5 mo

Unit Cost	Description	Labor				Material				Subcontract				Total
		Quan.	Unit	Unit \$	Total	Quan.	Unit	Unit \$	Total	Quan.	Unit	Unit \$	Total	
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Residential Appliances				\$0.00				\$0.00				\$0.00	\$0.00
	Elec Range- Bosch #HIS8655U	1	ea	\$200.00	\$200.00	1	ea	\$7,000.00	\$7,000.00				\$0.00	\$7,200.00
	Microwave Bosch Model #HMB30155UC	2	ea	\$150.00	\$300.00	2	ea	\$800.00	\$1,600.00				\$0.00	\$1,900.00
	Kitchen Overhead Ext Hood	1	ea	\$150.00	\$150.00	1	ea	\$800.00	\$800.00				\$0.00	\$950.00
	Refrigerator/Freezer	3	ea	\$200.00	\$600.00	3	ea	\$10,000.00	\$30,000.00				\$0.00	\$30,600.00
	Dishwasher- lots of opts	2	ea	\$150.00	\$300.00	2	ea	\$650.00	\$1,300.00				\$0.00	\$1,600.00
	Clothes Washer/ Dryer Set	3	ea	\$300.00	\$900.00	3	ea	\$3,000.00	\$9,000.00				\$0.00	\$9,900.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Existing Appliance Disposal/ Recycling				\$0.00				\$0.00				\$0.00	\$0.00
	Refrigerators				\$0.00				\$0.00	3	ea	\$250.00	\$750.00	\$750.00
	Balance recycle or dumpster				\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
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					\$0.00				\$0.00					

CRFPD Station #81- Final GMP BUDGET



Furnishings

Project No.:
Address:

PNCI# TBD
CRFPD Station #81

Date: /2/2026 REV 7/9/2
Estimator: TDS
Project Duration: 5 mo

Unit Cost	Description	Labor				Material				Subcontract				Total
		Quan.	Unit	Unit \$	Total	Quan.	Unit	Unit \$	Total	Quan.	Unit	Unit \$	Total	
					\$0.00				\$0.00				\$0.00	\$0.00
	Window Coverings- Amb Blinds				\$0.00				\$0.00	1	ls	\$23,892.00	\$23,892.00	\$23,892.00
	Double roller shades				\$0.00				\$0.00			Incl	\$0.00	\$0.00
	Window type C 5'-4" by 6'-0"				\$0.00				\$0.00	5	ea	Incl	\$0.00	\$0.00
	Window type G 4'-2" by 6'-0"				\$0.00				\$0.00	1	ea	Incl	\$0.00	\$0.00
	Window type F 3'-6" by 2'-0"				\$0.00				\$0.00	3	ea	Incl	\$0.00	\$0.00
	Window type E 2'-4" by 6'-0"				\$0.00				\$0.00	8	ea	Incl	\$0.00	\$0.00
	Single roller shades				\$0.00				\$0.00			Incl	\$0.00	\$0.00
	Window type D 1'-8" by 8'-8"				\$0.00				\$0.00	2	ea	Incl	\$0.00	\$0.00
	Window Type H 7'-8" by 8'-8"				\$0.00				\$0.00	1	ea	Incl	\$0.00	\$0.00
	Window type C 5'-4" by 6'-0"				\$0.00				\$0.00	1	ea	Incl	\$0.00	\$0.00
	Metal Casework				\$0.00				\$0.00			Incl Allowan	\$0.00	\$0.00
	Sim Stone Countertops Allowance				\$0.00				\$0.00	1	ls	\$50,000.00	\$50,000.00	\$50,000.00
	Kitchen				\$0.00				\$0.00	71	sf	Incl	\$0.00	\$0.00
	bathrooms				\$0.00				\$0.00	48	sf	Incl	\$0.00	\$0.00
	Chainsaw Room 109				\$0.00				\$0.00	50	sf	Excl	\$0.00	\$0.00
	Office 102				\$0.00				\$0.00	25	sf	Incl	\$0.00	\$0.00
	wall brackets				\$0.00				\$0.00	15	ea	Incl	\$0.00	\$0.00
	Recessed Floor Mats				\$0.00				\$0.00			Div 9	\$0.00	\$0.00
	Office 103				\$0.00				\$0.00	90	sf	Incl	\$0.00	\$0.00
	Laundry 107				\$0.00				\$0.00	18	sf	Incl	\$0.00	\$0.00
	Office 222				\$0.00				\$0.00	20	sf	Incl	\$0.00	\$0.00
	Built In at Stair				\$0.00				\$0.00	30	sf	Incl	\$0.00	\$0.00
	Hall 113				\$0.00				\$0.00	24	sf	Incl	\$0.00	\$0.00
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CRFPD Station #81- Final GMP BUDGET



Special Construction

Project No.: PNCI# TBD
Address: CRFPD Station #81

Date: /2/2026 REV 7/9/2
Estimator: TDS
Project Duration: 5 mo

Unit Cost	Description	Labor				Material				Subcontract				Total
		Quan.	Unit	Unit \$	Total	Quan.	Unit	Unit \$	Total	Quan.	Unit	Unit \$	Total	
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	None				\$0.00				\$0.00				\$0.00	\$0.00
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					\$0.00				\$0.00				\$0.00	\$0.00
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CRFPD Station #81- Final GMP BUDGET



Electrical

Project No.: PNCI# TBD
 Address: CRFPD Station #81

Date: /2/2026 REV 7/9/2
 Estimator: TDS
 Project Duration: 5 mo

Unit Cost	Description	Labor				Material				Subcontract				Total
		Quan.	Unit	Unit \$	Total	Quan.	Unit	Unit \$	Total	Quan.	Unit	Unit \$	Total	
	Electrical Scope- Ridge Elec				\$0.00				\$0.00				\$0.00	\$0.00
	Elec & Lighting Crew Qtrs 1st Floor				\$0.00				\$0.00	1	Is	\$231,250.00	\$231,250.00	\$231,250.00
	Elec & Lighting Crew Qtrs 2nd Floor				\$0.00				\$0.00			Incl Allow	\$0.00	\$0.00
	Lighting Upgrades Maint Bay Areas				\$0.00				\$0.00			Excl-NIC	\$0.00	\$0.00
	Lighting Upgrades West App Bays				\$0.00				\$0.00			Excl-NIC	\$0.00	\$0.00
	Lighting Upgrades Ext Building				\$0.00				\$0.00			Excl-NIC	\$0.00	\$0.00
	Assumes work within Exist Panels				\$0.00				\$0.00				\$0.00	\$0.00
	Exclds 1-Line & Service Upgrades				\$0.00				\$0.00				\$0.00	\$0.00
	Data 1st Floor Crew Qtrs				\$0.00				\$0.00			Incl Allow	\$0.00	\$0.00
	Data 2nd Floor Crew Qtrs				\$0.00				\$0.00			Incl Allow	\$0.00	\$0.00
	Fire Alarm 1st Floor Crew Qtrs				\$0.00				\$0.00			Incl Allow	\$0.00	\$0.00
	Fire Alarm 2nd Floor Crew Qtrs				\$0.00				\$0.00			Incl Allow	\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
	EMS Comms Systems 1st Floor Crew Qtrs				\$0.00				\$0.00			Incl Allow	\$0.00	\$0.00
	EMS Comms Systems 2nd Floor Crew Qtrs				\$0.00				\$0.00			Incl Allow	\$0.00	\$0.00
	Exclds Maint & App Bays				\$0.00				\$0.00				\$0.00	\$0.00
	Low Volt Scope Coord Allowance				\$0.00				\$0.00	1	Is	\$125,000.00	\$125,000.00	\$125,000.00
					\$0.00				\$0.00				\$0.00	\$0.00
	Elec Demo Scope				\$0.00				\$0.00			Incl Allow	\$0.00	\$0.00
	Fixtures?				\$0.00				\$0.00			Incl Allow	\$0.00	\$0.00
	Lamps?				\$0.00				\$0.00			Incl Allow	\$0.00	\$0.00
	Ballasts?				\$0.00				\$0.00			Incl Allow	\$0.00	\$0.00
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					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0.00				\$0.00				\$0.00	\$0.00
					\$0									



Revised bid

Grand Junction Office: 970-243-0351

Brian Groves 970-260-3948

Project Name: CFRPD Remodel

Date of Proposal: 06/25/2026

Revised 7/2/2026

Our budget proposal is based on **INCLUDING** the following items per the contract documents labeled 100% Construction Documents dated 06/05/2026
Addendums 1-3 acknowledged

**PROVIDE AND INSTALL METAL PANEL SIDING (Berridge Vee Panels prefinished Deep Red, flashings and trims integral to system including Tyvek WRB)
DEMO PER DRAWINGS (Remove windows and doors per plan, select demo of interior walls, remove drywall from studs on select interior walls, remove ceilings in kitchen and lounge area, remove select flooring, cut in select windows and doors, remove plumbing fixtures in kitchen and bathrooms, demo kitchen cabinets including island, demo exterior siding to sheathing)**

scaffolding
Unloading materials
Hoisting of materials installed by ASCO
Masonry accessories

Setting of lintels up to 200 lbs
Debris removal to onsite dumpster provided by others
Materials as indicated on drawings and specification
masonry mortar

Our proposal is based on being provided the following services and /or items at no cost and are **EXCLUDED** from our fixed price:

Primary building layout lines and levels
Furnishing of window or door rough bucks
Furnishing of metal flashings or reglets
Furnishing of misc. metal work items
Setting of shelf angles for masonry support
Existing masonry patching or repair or brick work
Lines, grades and reference points for layout
Water service within 200 feet of masonry work
Level compacted support area for scaffold
Protection of prefinished adjoining surfaces
Protection of glass installed before masonry
Special engineering and inspections

Setting of door frames and window frames
Furnishing of anchors for other trades
Furnishing of metal expansion joint material
Furnishing of compressible fillers / joints
Patching of other trades damage to masonry
Cutting of in-place masonry for other trades
Fireproofing of pane connections to structural
220 volt 40 amp power service within 100 ft. of Work
Access to all masonry work for forklift
Protection of corners after work is complete
Protection of masonry after work is complete
Ledger angle furnish or set

Our proposal **DOES NOT INCLUDE** the following activities, unless specifically noted otherwise:

- | | |
|---|---|
| Winter heating during masonry install | Work outside of normal working hrs(overtime) |
| Temp. partitions and weather enclosures | Excess insurance coverage's |
| Building permits / fees / plan check costs | Cleaning or wall stain removal caused by others |
| Repair of walls damaged by others | Exterior/interior caulking and sealants |
| Wall sealers or stains | Welding of masonry wall anchors to structural |
| Back charges without prior written approval | Demolition of existing masonry |
| Non-shrink grout installation | Shoring or shoring material |
| Drill/epoxy of new rebar into existing or new walls | Rigid on foundation |

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER IN ACCORDANCE WITH PLANS AND SPECIFICATION, FOR THE SUM OF:

Demo:	\$ 69,000.00
Siding:	\$ 27,000.00
Total all scopes:	\$ 96,000.00

PRICING VALID FOR 30 DAYS

Our proposal is based on being provided reasonable access to all work areas and sufficient work area to allow masonry to proceed at an optimum rate, in accordance with the time schedule mutually agreed to. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. This proposal is to become part of contract documents. All retention to be paid within 30 days of final acceptance of masonry scope. All agreements contingent upon strikes, accidents or delays beyond our control. Owner/General Contractor to carry fire, tornado, and other necessary insurance upon above work. Workman's Compensation and Public Liability Insurance on above work to be taken out by ASCO .

Respectfully Submitted

BRIAN GROVES- 970-260-3948

ASCOS Masonry .

Note-This proposal may be withdrawn by us if not accepted within 7 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

James Ricks

From: Chuck Shafer <cshafer@ASCOConstruct.com>
Sent: Thursday, July 2, 2026 9:45 AM
To: James Ricks
Cc: Brian Groves
Subject: RE: CRFPD Station #81 Renovation Project

James,

See below.

Chuck Shafer

From: James Ricks <james@pnciconstruction.com>
Sent: Wednesday, July 1, 2026 10:32 AM
To: Chuck Shafer <cshafer@ASCOConstruct.com>
Cc: Brian Groves <bgroves@ASCOConstruct.com>
Subject: RE: CRFPD Station #81 Renovation Project

Some people who received this message don't often get email from james@pnciconstruction.com. [Learn why this is important](#)

Chuck,

Just completed my review of your demo scope and I have just a couple of items that I need confirmed or added to your scope.

Does you demo scope include:

- Demo of the laundry room shelves **Yes**
- Demo of the lockers **Yes**
- Demo exterior walls = is this the same ?"cut in select windows and doors" **Demo exterior walls includes the siding down to the sheathing and cutting in the new openings.**
- Demo of the S stairs (note 9 D1.0) **Yes**
- Demo of the wall off the upper landing to storage area (note 4 D1.1) **Yes**
- Demo of any ceilings on the 1st level **No. Nothing on the plan. What rooms and are they hard lids or ceiling tiles?**
- Demo/removal of appliances **Yes**
- Flooring materials **No. Not shown on plan. What rooms and what is the material?**

Then, for the exterior metal siding, can you give me break down; labor, materials, demo, install, etc... **Material including WRB - \$12,300. Labor \$14,700.00**

Please let me know if you have any questions. Thanks

Best,

James Ricks

Pre-Construction Manager

PNCI Construction, Inc.

Address: 553 25 ½ RD
Grand Junction, CO 81505
Office: 970.242.3548
james@pnciconstruction.com



From: Chuck Shafer <cshafer@ASCOConstruct.com>
Sent: Thursday, June 25, 2026 2:39 PM
To: James Ricks <james@pnciconstruction.com>
Cc: Brian Groves <bgroves@ASCOConstruct.com>
Subject: FW: CRFPD Station #81 Renovation Project

James,

Please see attached proposal for the demo and siding scopes.

Thank you,



Chuck Shafer
Project Manager
2259 Logos Court
Grand Junction, CO 81505
Email: CShafer@ASCOConstruct.com
Office: (970) 243-0351 **Fax:** (970) 243-0191
Website: www.ASCOConstruct.com

From: Chuck Shafer
Sent: Thursday, June 25, 2026 2:37 PM
To: 'tyler@pnciconstruction.com' <tyler@pnciconstruction.com>
Cc: Brian Groves <bgroves@ASCOConstruct.com>
Subject: CRFPD Station #81 Renovation Project

Tyler,

Please see attached proposal for the demo and siding scopes.

Thank you,



original bid

Grand Junction Office: 970-243-0351

Brian Groves 970-260-3948

Project Name: CFRPD Remodel

Date of Proposal: 06/25/2026

Our budget proposal is based on **INCLUDING** the following items per the contract documents labeled 100% Construction Documents dated 06/05/2026
Addendums 1-3 acknowledged

**PROVIDE AND INSTALL METAL PANEL SIDING (Berridge Vee Panels prefinished Deep Red, flashings and trims integral to system including Tyvek WRB)
DEMO PER DRAWINGS (Remove windows and doors per plan, select interior walls, remove drywall from studs on select interior walls, cut in select windows and doors, remove plumbing fixtures in kitchen and bathrooms, demo kitchen cabinets including island)**

scaffolding
Unloading materials
Hoisting of materials installed by ASCO
Masonry accessories

Setting of lintels up to 200 lbs
Debris removal to onsite dumpster provided by others
Materials as indicated on drawings and specification
masonry mortar

Our proposal is based on being provided the following services and /or items at no cost and are **EXCLUDED** from our fixed price:

Primary building layout lines and levels
Furnishing of window or door rough bucks
Furnishing of metal flashings or reglets
Furnishing of misc. metal work items
Setting of shelf angles for masonry support
Existing masonry patching or repair or brick work
Lines, grades and reference points for layout
Water service within 200 feet of masonry work
Level compacted support area for scaffold
Protection of prefinished adjoining surfaces
Protection of glass installed before masonry
Special engineering and inspections

Setting of door frames and window frames
Furnishing of anchors for other trades
Furnishing of metal expansion joint material
Furnishing of compressible fillers / joints
Patching of other trades damage to masonry
Cutting of in-place masonry for other trades
Fireproofing of pane connections to structural
220 volt 40 amp power service within 100 ft.of Work
Access to all masonry work for forklift
Protection of corners after work is complete
Protection of masonry after work is complete
Ledger angle furnish or set

Our proposal **DOES NOT INCLUDE** the following activities, unless specifically noted otherwise:

Winter heating during masonry install	Work outside of normal working hrs(overtime)
Temp. partitions and weather enclosures	Excess insurance coverage's
Building permits / fees / plan check costs	Cleaning or wall stain removal caused by others
Repair of walls damaged by others	Exterior/interior caulking and sealants
Wall sealers or stains	Welding of masonry wall anchors to structural
Back charges without prior written approval	Demolition of existing masonry
Non-shrink grout installation	Shoring or shoring material
Drill/epoxy of new rebar into existing or new walls	Rigid on foundation

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER IN ACCORDANCE WITH PLANS AND SPECIFICATION, FOR THE SUM OF:

Demo:	\$ 48,000.00
Siding:	\$ 27,000.00
Total all scopes:	\$ 75,000.00

PRICING VALID FOR 30 DAYS

Our proposal is based on being provided reasonable access to all work areas and sufficient work area to allow masonry to proceed at an optimum rate, in accordance with the time schedule mutually agreed to. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. This proposal is to become part of contract documents. All retention to be paid within 30 days of final acceptance of masonry scope. All agreements contingent upon strikes, accidents or delays beyond our control. Owner/General Contractor to carry fire, tornado, and other necessary insurance upon above work. Workman's Compensation and Public Liability Insurance on above work to be taken out by ASCO .

Respectfully Submitted

BRIAN GROVES- 970-260-3948

ASCO Masonry .

Note-This proposal may be withdrawn by us if not accepted within 7 days.

ACCPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date _____

Signature _____

Project: Station #81
 Division: 2 Sitework

Bid Tabulations

SCOPE			
	Aspen Digger, INC	Holmes Excavation & Concrete Inc.	
Demo Scope			
Mobilization	\$3,543.38	\$3,636.24	
Entry FDN Wall Demo	\$5,263.83	\$15,500.00	
Existing Entry FDN Demo	\$4,937.19	Included	
Site Concrete Demo - Patio	\$1,670.96	\$16,320.71	
Site Concrete Demo - Sidewalk and Entry	\$8,416.98	Included	
Entry FDN Backfill/roadbase	\$7,914.53	Included	
Drainage	\$2,556.62	Included	
Sawcutting	Included	Included	
Equipment	Included	Included	
Concrete Demo Disposal	Included	Included	
FDN Excavation/Prep - Assumes 36" dept			
Patio Pad Prep	\$11,441.50	\$6,029.34	
Entry Pad Prep	\$2,556.50	\$3,689.87	
Sidewalk Prep	\$5,074.51	Included	
F-60 Concrete Pier Excavation	\$4,867.25	\$4,742.49	
F-60 Pier Backfill/roadbase	\$15,455.13	\$2,427.54	
Backfill/Roadbase	Included	Included	
Equipment	Included	Included	
Dirt Haul	Included	Included	

Landscape

Landscape Repair Allowance	\$25,331.28	Excl'd	
Topsoil	Included	Excl'd	
Final Grade and Shape - Finish	Included	Excl'd	
Equipment	Included	Excl'd	
Dirt Haul off	Included	Excl'd	
Deduct Landscape	<\$25,331.28>		
	\$99,029.00	\$55,045.06	

\$73,697.72

Holmes Excavation & Concrete Inc.

P.O. Box 1269
Carbondale, CO 81623
Office (970) 963-2007

Revised bid

June 25, 2026 Rev. 6/29/2026

Owner: CRFPD

General Contractor: Tyler Schreiner with PNCI

Email: tyler@pnciconstruction.com

Project: CRFPD Station 81 Remodel

We are pleased to submit the following cost estimate for the above-mentioned project. Pricing is based upon a site visit, verbal communications and received plans.

Mobilization	\$3,636.24
Includes: mobilization & de-mobilization of equipment. Excavator, skid loader, dump truck and various compaction equipment.	
Demo sidewalk & flagstone patio	\$16,320.71
Includes: Demo of sidewalk at and patio per plan.	
Demo footing & wall	\$15,500.00
Includes: Removal of 25 L.F of footing, wall & a portion of slab at entry way per plan.	
Prep for new footing & slab	\$3,689.87
Includes: Prepping subgrade for 25 L.F of footing and portion of slab per plan and tie into existing foundation drain.	
Backfill footing	\$2,698.88
Includes: Backfilling of 25 L.F of footing with compaction.	
Excavate for piers footings at patio	\$4,742.49
Includes: Excavating for 4- 60" pier footings at edge of patio	
Backfill pier and footings at patio	\$2,2427.54
Includes: Backfilling of 4- 60" pier & footings with compaction.	

Prep for new sidewalk & patio.....\$6,029.34
Includes: Prepping subgrade for new sidewalk & patio.

TOTAL ESTIMATE.....\$55,045.06

Qualifications and Assumptions

Surveying & Material Testing:

This estimate does not include surveying or geotechnical material testing.

Dewatering:

In the event that underground water is encountered, dewatering the site shall be charged on a time and material basis.

Underground Utilities:

Holmes Excavation & Concrete Inc. is not responsible for the cost of any repairs to private utility lines not shown or located by the owner or contracting party.

Landscape:

Landscaping is not included in this cost estimate.

Winter Conditions:

Frozen ground and freezing temperatures may be cause for price increases depending on the severity of the weather conditions.

2026 Pricing:

Estimate price is good for 30 days. We reserve the right to pass on vendor and material price increases if they increase throughout the duration of the project.

Service Charge:

A 2% service charge will be added for payments not paid in 30 days. Which is an APR of 24 %

Robert Anderson	Date	Contracting Party	Date
Holmes Excavation & Concrete Inc.			

James Ricks

From: Robert Anderson <robert@holmesexcavation.com>
Sent: Monday, June 29, 2026 11:40 AM
To: James Ricks
Subject: RE: CRFPD Station 81 Estimate for Bid

I'll have it to ya in a couple hours

Robert Anderson
Estimator
Holmes Excavation
Carbondale, Colorado
robert@holmesexcavation.com
970-210-5698

From: James Ricks <james@pnciconstruction.com>
Sent: Monday, June 29, 2026 11:38 AM
To: Robert Anderson <robert@holmesexcavation.com>
Subject: RE: CRFPD Station 81 Estimate for Bid

By the end of the day?

From: Robert Anderson <robert@holmesexcavation.com>
Sent: Monday, June 29, 2026 11:37 AM
To: James Ricks <james@pnciconstruction.com>
Subject: RE: CRFPD Station 81 Estimate for Bid

Yes, I can. What time do you want it by?

Robert Anderson
Estimator
Holmes Excavation
Carbondale, Colorado
robert@holmesexcavation.com
970-210-5698

From: James Ricks <james@pnciconstruction.com>
Sent: Monday, June 29, 2026 11:35 AM
To: Robert Anderson <robert@holmesexcavation.com>
Subject: RE: CRFPD Station 81 Estimate for Bid

All good. Can you provide me with a revised bid that includes those items?

From: Robert Anderson <robert@holmesexcavation.com>
Sent: Monday, June 29, 2026 11:34 AM
To: James Ricks <james@pnciconstruction.com>
Subject: RE: CRFPD Station 81 Estimate for Bid

Mr. Ricks,

Looks like I missed the 4- Piers... Uggg

Robert Anderson
Estimator
Holmes Excavation
Carbondale, Colorado
robert@holmesexcavation.com
970-210-5698

From: James Ricks <james@pnciconstruction.com>
Sent: Monday, June 29, 2026 11:30 AM
To: Robert Anderson <robert@holmesexcavation.com>
Subject: RE: CRFPD Station 81 Estimate for Bid

Robert,

Quick question while reviewing your bid. I do not see the F-60 concrete pier excavation and backfill that is listed in p S1 and S3, in the bid. Can you review and confirm? Thank you.

From: Robert Anderson <robert@holmesexcavation.com>
Sent: Thursday, June 25, 2026 8:23 AM
To: James Ricks <james@pnciconstruction.com>
Subject: CRFPD Station 81 Estimate for Bid

James,

Attached is out estimate for CRFPD Station 81 Remodel

Robert Anderson
Estimator
Holmes Excavation
Carbondale, Colorado
robert@holmesexcavation.com
970-210-5698

Holmes Excavation & Concrete Inc.

P.O. Box 1269
Carbondale, CO 81623
Office (970) 963-2007

June 25, 2026

Owner: CRFPD

General Contractor: Tyler Schreiner with PNCI

Email: tyler@pnciconstruction.com

Project: CRFPD Station 81 Remodel

We are pleased to submit the following cost estimate for the above-mentioned project. Pricing is based upon a site visit, verbal communications and received plans.

Mobilization.....\$3,636.24
Includes: mobilization & de-mobilization of equipment. Excavator, skid loader, dump truck and various compaction equipment.

Demo sidewalk & flagstone patio.....\$16,320.71
Includes: Demo of sidewalk at and patio per plan.

Demo footing & wall.....\$15,500.00
Includes: Removal of 25 L.F of footing, wall & a portion of slab at entry way per plan.

Prep for new footing & slab.....\$3,689.87
Includes: Prepping subgrade for 25 L.F of footing and portion of slab per plan and tie into existing foundation drain.

Backfill footing.....\$2,698.88
Includes: Backfilling of 25 L.F of footing with compaction.

Prep for new sidewalk & patio.....\$6,029.34
Includes: Prepping subgrade for new sidewalk & patio.

TOTAL ESTIMATE.....\$47,875.04

Qualifications and Assumptions

Surveying & Material Testing:

This estimate does not include surveying or geotechnical material testing.

Dewatering:

In the event that underground water is encountered, dewatering the site shall be charged on a time and material basis.

Underground Utilities:

Holmes Excavation & Concrete Inc. is not responsible for the cost of any repairs to private utility lines not shown or located by the owner or contracting party.

Landscape:

Landscaping is not included in this cost estimate.

Winter Conditions:

Frozen ground and freezing temperatures may be cause for price increases depending on the severity of the weather conditions.

2026 Pricing:

Estimate price is good for 30 days. We reserve the right to pass on vendor and material price increases if they increase throughout the duration of the project.

Service Charge:

A 2% service charge will be added for payments not paid in 30 days. Which is an APR of 24 %

Robert Anderson	Date	Contracting Party	Date
Holmes Excavation & Concrete Inc.			



Quote: 1119 / Date: 6/22/2026
Project Number: CFD81_ADI#260608

Customer

The Aspen Digger, Inc.
0075 Sopris Road
Carbondale, CO
81623, US
9709632157

Prepared By:
Adam Ortega
(843) 640-1710
adam@aspendifger.com

PNCI Construction Inc.
553 25 1/2 RD
Grand Junction, Colorado
81505

James Ricks
970-242-3548
james@pnciconstruction.com

[Bid Proposal 06/22/2026](#)

Project: **Carbondale Fire Department 81**

Scope of Work

- Partial Foundation Wall Demo
- Partial Exterior Flatwork Demo
- Foundation Excavation & Backfill
- New Exterior Flatwork Basecourse Prep
- Landscape Areas Topsoil Strip & Replace

Mobilization

	Quantity	Unit Cost	Total Cost
Mobilization *	8 hrs	\$442.92	\$3,543.38
Description: Mobilize/Demobilize			
			\$3,543.38

Existing Paver Patio Demo - 312 SF

	Quantity	Unit Cost	Total Cost
Excavator *	2 hrs	\$143.00	\$286.00
Description: Equipment			
Skid Loader (Tracked) *	2 hrs	\$143.00	\$286.00
Description: Equipment			
Tandem Dump Truck *	2 hrs	\$91.52	\$183.04
Description: Equipment			
Truck Driver	2 hrs	\$62.92	\$125.84
Description: Truck Driver			
Operator	2.5 hrs	\$85.80	\$214.50
Description: Lead Operator			



Quote: 1119 / Date: 6/22/2026
 Project Number: CFD81_ADI#260608

	Quantity	Unit Cost	Total Cost
Skilled Labor Description: x2	5 hrs	\$57.20	\$286.00
Clean Concrete Export * Description: Broken - NO Rebar/Snowmelt/Trash	4.5 ton	\$64.35	\$289.58
			\$1,670.96

Existing Sidewalk & Entry Pad Demo - 270 SF

	Quantity	Unit Cost	Total Cost
Excavator * Description: Equipment	12 hrs	\$143.00	\$1,716.00
Skid Loader (Tracked) * Description: Equipment	12 hrs	\$143.00	\$1,716.00
Hammer Attachment * Description: Equipment	1.5 days	\$257.40	\$386.10
Demo Saw * Description: Equipment	1.5 days	\$214.50	\$321.75
Tandem Dump Truck * Description: Equipment	2 hrs	\$91.52	\$183.04
Truck Driver Description: Truck Driver	2 hrs	\$62.92	\$125.84
Operator Description: Lead Operator	15 hrs	\$85.80	\$1,287.00
Skilled Labor Description: x2	30 hrs	\$57.20	\$1,716.00
Dirty Concrete Export * Description: Broken - WITH Rebar/Snowmelt/Trash	7.5 ton	\$128.70	\$965.25
			\$8,416.98

Entry Foundation Wall Demo - 17 SF

	Quantity	Unit Cost	Total Cost
Line Item Note * Description: Accounts for S1.S3 callout, 12" minimum below bottom of new slab			
Excavator * Description: Equipment	8 hrs	\$143.00	\$1,144.00
Skid Loader (Tracked) * Description: Equipment	8 hrs	\$143.00	\$1,144.00
Hammer Attachment * Description: Equipment	1 day	\$257.40	\$257.40



Quote: 1119 / Date: 6/22/2026
 Project Number: CFD81_ADI#260608

	Quantity	Unit Cost	Total Cost
Demo Saw * Description: Equipment	1 day	\$214.50	\$214.50
Tandem Dump Truck * Description: Equipment	2 hrs	\$91.52	\$183.04
Truck Driver Description: Truck Driver	2 hrs	\$62.92	\$125.84
Operator Description: Lead Operator	10 hrs	\$85.80	\$858.00
Skilled Labor Description: x2	20 hrs	\$57.20	\$1,144.00
Dirty Concrete Export * Description: Broken - WITH Rebar/Snowmelt/Trash	1.5 ton	\$128.70	\$193.05
			\$5,263.83

Entry Foundation Excavation - 11 CY

	Quantity	Unit Cost	Total Cost
Excavator * Description: Equipment	8 hrs	\$143.00	\$1,144.00
Skid Loader (Tracked) * Description: Equipment	8 hrs	\$143.00	\$1,144.00
Tandem Dump Truck * Description: Equipment	3 hrs	\$91.52	\$274.56
Truck Driver Description: Truck Driver	3 hrs	\$62.92	\$188.76
Operator Description: Lead Operator	10 hrs	\$85.80	\$858.00
Skilled Labor Description: x2	20 hrs	\$57.20	\$1,144.00
Earth Export * Description: Clean Dirt/Soil/Fill	17 ton	\$10.82	\$183.87
			\$4,937.19

Entry Foundation Backfill - 8 CY

	Quantity	Unit Cost	Total Cost
Skid Loader (Tracked) * Description: Equipment	12 hrs	\$143.00	\$1,716.00
Jumping Jack * Description: Equipment	1.5 days	\$214.50	\$321.75



Quote: 1119 / Date: 6/22/2026
 Project Number: CFD81_ADI#260608

	Quantity	Unit Cost	Total Cost
Water Truck *	12 hrs	\$143.00	\$1,716.00
Description: Equipment			
Tandem Dump Truck *	3 hrs	\$91.52	\$274.56
Description: Equipment			
Truck Driver	3 hrs	\$62.92	\$188.76
Description: Truck Driver			
Operator	15 hrs	\$85.80	\$1,287.00
Description: Lead Operator			
Skilled Labor	30 hrs	\$57.20	\$1,716.00
Description: x2			
3" Roadbase (Structural Fill) *	20 ton	\$34.72	\$694.46
Description: Aggregate			
			\$7,914.53

New Pier Excavation - 27 CY

	Quantity	Unit Cost	Total Cost
Excavator *	8 hrs	\$143.00	\$1,144.00
Description: Equipment			
Skid Loader (Tracked) *	8 hrs	\$143.00	\$1,144.00
Description: Equipment			
Tandem Dump Truck *	4.5 hrs	\$91.52	\$411.84
Description: Equipment			
Truck Driver	4.5 hrs	\$62.92	\$283.14
Description: Truck Driver			
Operator	10 hrs	\$85.80	\$858.00
Description: Lead Operator			
Skilled Labor	10 hrs	\$57.20	\$572.00
Earth Export *	42 ton	\$10.82	\$454.27
Description: Clean Dirt/Soil/Fill			
			\$4,867.25

New Pier Backfill - 24 CY

	Quantity	Unit Cost	Total Cost
Excavator *	16 hrs	\$143.00	\$2,288.00
Description: Equipment			
Skid Loader (Tracked) *	16 hrs	\$143.00	\$2,288.00
Description: Equipment			



Quote: 1119 / Date: 6/22/2026
 Project Number: CFD81_ADI#260608

	Quantity	Unit Cost	Total Cost
Jumping Jack * Description: Equipment	2 days	\$214.50	\$429.00
RT Compactor * Description: Equipment	2 days	\$643.50	\$1,287.00
Water Truck * Description: Equipment	16 hrs	\$143.00	\$2,288.00
Tandem Dump Truck * Description: Equipment	6 hrs	\$91.52	\$549.12
Truck Driver Description: Truck Driver	6 hrs	\$62.92	\$377.52
Operator Description: Lead Operator	20 hrs	\$85.80	\$1,716.00
Skilled Labor Description: x2	40 hrs	\$57.20	\$2,288.00
3" Roadbase (Structural Fill) * Description: Aggregate	56 ton	\$34.72	\$1,944.49
			\$15,455.13

New Entry Foundation Drainage - 40 LF

	Quantity	Unit Cost	Total Cost
Skid Loader (Tracked) * Description: Equipment	4 hrs	\$143.00	\$572.00
Tandem Dump Truck * Description: Equipment	2 hrs	\$91.52	\$183.04
Truck Driver Description: Truck Driver	2 hrs	\$62.92	\$125.84
Skilled Labor Description: x2	10 hrs	\$57.20	\$572.00
3/4" Screened Rock * Description: Aggregate	10 ton	\$39.36	\$393.64
Foundation Drainage Package * Description: 4" SDR35 Perf Pipe, Fittings & Fabric	1 ea	\$710.10	\$710.10
			\$2,556.62

New Entry Pad Prep - 59 SF

	Quantity	Unit Cost	Total Cost
Skid Loader (Tracked) * Description: Equipment	4 hrs	\$143.00	\$572.00



Quote: 1119 / Date: 6/22/2026
 Project Number: CFD81_ADI#260608

	Quantity	Unit Cost	Total Cost
Plate Packer *	0.5 days	\$214.50	\$107.25
Water Truck *	4 hrs	\$143.00	\$572.00
Description: Equipment			
Tandem Dump Truck *	1.5 hrs	\$91.52	\$137.28
Description: Equipment			
Truck Driver	1.5 hrs	\$62.92	\$94.38
Description: Truck Driver			
Operator	5 hrs	\$85.80	\$429.00
Description: Lead Operator			
Skilled Labor	10 hrs	\$57.20	\$572.00
Description: x2			
3/4" Class 6 Roadbase *	2 ton	\$36.30	\$72.59
Description: Aggregate			
			\$2,556.50

New Patio Pad Prep - 747 SF

	Quantity	Unit Cost	Total Cost
Excavator *	16 hrs	\$143.00	\$2,288.00
Description: Equipment			
Skid Loader (Tracked) *	16 hrs	\$143.00	\$2,288.00
Description: Equipment			
Plate Packer *	2 days	\$214.50	\$429.00
Jumping Jack *	2 days	\$214.50	\$429.00
Description: Equipment			
Water Truck *	16 hrs	\$143.00	\$2,288.00
Description: Equipment			
Tandem Dump Truck *	4.5 hrs	\$91.52	\$411.84
Description: Equipment			
Truck Driver	4.5 hrs	\$62.92	\$283.14
Description: Truck Driver			
Operator	10 hrs	\$85.80	\$858.00
Description: Lead Operator			
Skilled Labor	20 hrs	\$57.20	\$1,144.00
Description: x2			
3/4" Class 6 Roadbase *	24 ton	\$36.30	\$871.10
Description: Aggregate			
Earth Export *	14 ton	\$10.82	\$151.42
Description: Accounts for basecourse cut spoils			



Quote: 1119 / Date: 6/22/2026
 Project Number: CFD81_ADI#260608

	Quantity	Unit Cost	Total Cost
			\$11,441.50

New Sidewalk Prep - 167 SF

	Quantity	Unit Cost	Total Cost
Excavator *	6 hrs	\$143.00	\$858.00
Description: Equipment			
Skid Loader (Tracked) *	6 hrs	\$143.00	\$858.00
Description: Equipment			
Jumping Jack *	0.75 days	\$214.50	\$160.88
Description: Equipment			
Plate Packer *	0.75 days	\$214.50	\$160.88
Water Truck *	6 hrs	\$143.00	\$858.00
Description: Equipment			
Tandem Dump Truck *	3 hrs	\$91.52	\$274.56
Description: Equipment			
Truck Driver	3 hrs	\$62.92	\$188.76
Description: Truck Driver			
Operator	7.5 hrs	\$85.80	\$643.50
Description: Lead Operator			
Skilled Labor	15 hrs	\$57.20	\$858.00
Description: x2			
3/4" Class 6 Roadbase *	5 ton	\$36.30	\$181.48
Description: Aggregate			
Earth Export *	3 ton	\$10.82	\$32.45
Description: Accounts for basecourse cut spoils			
			\$5,074.51

Top Soil Strip & Replace - 2,846 SF

	Quantity	Unit Cost	Total Cost
Optional			
Line Item Note *			
Description: Accounts for all proposed improved landscape areas on SP1.0 stripping 6" of existing soil and replacing with 6" new screened topsoil and rough spreading for landscape			
Excavator *	24 hrs	\$143.00	\$3,432.00
Description: Equipment			
Skid Loader (Tracked) *	24 hrs	\$143.00	\$3,432.00
Description: Equipment			
Tandem Dump Truck *	21 hrs	\$91.52	\$1,921.92
Description: Equipment			



	Quantity	Unit Cost	Total Cost
Truck Driver Description: Truck Driver	21 hrs	\$62.92	\$1,321.32
Operator Description: Lead Operator	30 hrs	\$85.80	\$2,574.00
Skilled Labor Description: x2	60 hrs	\$57.20	\$3,432.00
Screened Topsoil / Potting Soil * Description: Organics	76 ton	\$110.47	\$8,396.02
Earth Export * Description: Clean Dirt/Soil/Fill	76 ton	\$10.82	\$822.02
			\$25,331.28

Excluded (-)

1. STANDARD TERMS & CONDITIONS:

*This bid proposal does not include performance and payment bonding unless specified otherwise. If required and has not been specified add 4%.

*This bid proposal does not include permits unless specified otherwise.

*This bid proposal does not include utility shut off or abandonment unless specified otherwise.

*This bid proposal does not include any traffic control plan, equipment or crew unless specified otherwise.

*This bid proposal does not include payment via credit/debit or online services. If required add 3%.

*This bid proposal is calculated by our base fuel rate. Due to fuel cost fluctuation a fuel surcharge may be included during invoicing when prices exceed a defined threshold. Advanced notice will be provided of any such charge.

*Anything not specifically defined in this bid proposal will not be included and will be subject to revision or being tracked and charged as time & materials.

*This bid proposal does not include past due collection costs. Past due payments are subject to collection costs of 2% after 30 days of late payment in addition to attorney fees.

*This bid proposal does not include winter conditions. ANY of such work will be tracked and charged time & materials.

*Aspen Digger Inc. is NOT a Colorado certified or licensed Land Surveying professional and will NOT be held responsible for stamped and certified As-Builts. However is capable of providing raw As-Built GPS point data for use by a CLPLS at an ADDITIONAL cost upon request.

*This bid proposal does not include MEP interior trenching unless specified otherwise.

*Aspen Digger Inc. will NOT be held responsible for the export or dumping fees of ANY trash or spoils for others.



Quote: 1119 / Date: 6/22/2026
Project Number: CFD81_ADI#260608

Summary

Cost Type

Labor and Overhead	\$46,280.57
Materials	\$12,580.62
Equipment	\$40,167.48
Subtotal	\$99,028.67

\$99,029

Accepted By

Date

.....

.....

Project: Station #81
 Division: 3 Concrete

Bid Tabulations

6/9/2026

SCOPE				
	TJ Concrete Construction, INC.	Holmes Concrete Bid		
Int Concrete - MEP Scope	Excluded	Excluded		
Int Concrete - Fire pole recess	Included	Excluded		
Concrete FDNs				
F24 Pad Footing 24'x24'x12"	Included	Included		
CP-12 Concrete Pier 12"x12"	Included	Included		
F48 Pad Footing 4'x4'x12"	Included	Included		
CF-16 Strip Footing 16"x12"	Included	Included		
FDN Wall 8"	Included	Included		
Ext SOG New entry	Included	????		
Int SOG - 4" New Entry	Included	????		
Ext SOG - assumed 4" west patio	Included	Included		
Concrete Pumping	Excluded	Included		
Concrete Washout	Excluded	Excluded		
		\$46,802.53		
		\$2,460.00	Level to TJ on Fire Pole	
	\$49,050.00	\$49,262.53		

TJ CONCRETE CONSTRUCTION, INC.

"PROFESSIONAL WORK FOR PROFESSIONAL PEOPLE"

220 N. 12th Street – Carbondale, CO 81623 970-963-3305

July 6, 2026

PROPOSAL

Job: Carbondale Fire Maintenance Building 300 Meadowood Dr. Carbondale, CO 81623

Attn: Tyler Schreiner tyler@pnciconstruction.com 970-261-9226

Plan Set Date: 5/29/26 Structural

Item: Foundation Footings – Approx. 2 CY

- *Form and pour concrete footings per structural plans and details.*
- *Doweled to existing.*
- *Includes: Labor, rebar, forms, and concrete.*

PRICE: \$3,120

Item: Foundation Walls – Approx. 2.5 CY

- *Form, place, and finish foundation walls per structural plans and details.*
- *Doweled to existing. Height assumed. No TOF/TOW on plans.*
- *Includes: Labor, rebar, forms, and concrete.*

PRICE: \$3,595

Item: Pads and Piers – 8 Total

- *Form and pour pads per structural plans and details.*
- *Embeds by others.*
- *Includes: Labor, rebar, forms, and concrete.*

PRICE: \$10,895

Item: 8" Slab on Grade with ADA Ramp and Infill Wall – Approx. 1,056SF

- *Form, place, and finish 8" slab per structural plans and details.*
- *CDOT Class B Natural grey with broom finish. No turndown edge bid.*
- *ADA Ramp with one 4'x2' warning pad included in price.*
- *Infill wall poured with patio per call with James Ricks 7/1/26.*

PRICE: \$28,980

TJ CONCRETE CONSTRUCTION, INC.

"PROFESSIONAL WORK FOR PROFESSIONAL PEOPLE"

220 N. 12th Street – Carbondale, CO 81623 970-963-3305

Item: Interior Slab on Grade with Fire pole depression 4" - Approx. 55 SF

- *Form, place, and finish 4" slab on grade per architectural plans and details.*
- *Assumed doweled to existing. Not shown on plans.*
- *Natural grey with hard trowel finish.*
- *ADD: \$295 to supply and install 2" rigid foam insulation. 25 psi.*

PRICE: \$2,460

ADD \$3,000 per pump mobilization

Testing/Traffic Control by others

Exclusions:

Permits, survey, inspections, excavation, backfill, compaction, winter mix designs, heating and tenting of any kind, colored concrete U.N.O, minimum concrete pours, welding of any kind, weldable rebar, embeds, embed locations, material for penetrations, rigid foam insulations U.N.O, concrete pumps for flatwork or minimum concrete loads, off site washouts for pump and or concrete trucks, any concrete not detailed on this proposal.

Holmes Excavation & Concrete Inc.

P.O. Box 1269
Carbondale, CO 81623
Office (970) 963-2007

UPDATE
ADDS CONCRETE SCOPE

July 8, 2026 Rev. 7/8/2026

Owner: CRFPD

General Contractor: Tyler Schreiner with PNCI

Email: tyler@pnciconstruction.com

Project: CRFPD Station 81 Remodel

We are pleased to submit the following cost estimate for the above-mentioned project. Pricing is based upon a site visit, verbal communications and received plans.

Mobilization	\$3,636.24
Includes: mobilization & de-mobilization of equipment. Excavator, skid loader, dump truck and various compaction equipment.	
Demo sidewalk & flagstone patio	\$16,320.71
Includes: Demo of sidewalk at and patio per plan.	
Demo footing & wall	\$15,500.00
Includes: Removal of 25 L.F of footing, wall & a portion of slab at entry way per plan.	
Prep for new footing & slab	\$3,689.87
Includes: Prepping subgrade for 25 L.F of footing and portion of slab per plan and tie into existing foundation drain.	
Backfill footing	\$2,698.88
Includes: Backfilling of 25 L.F of footing with compaction.	
Excavate for piers footings at patio	\$4,742.49
Includes: Excavating for 4- 60" pier footings at edge of patio	
Backfill pier and footings at patio	\$2,2427.54
Includes: Backfilling of 4- 60" pier & footings with compaction.	

Prep for new sidewalk & patio.....\$6,029.34
Includes: Prepping subgrade for new sidewalk & patio.

Concrete for footing, stem wall, piers, & sidewalk/patio.....\$46,802.53
Includes: Labor, materials and pump truck for concrete pier/footings (4), footing & stem wall at entrance, and sidewalk (800 sf) and ADA ramp.

TOTAL ESTIMATE.....\$101,847.59

Qualifications and Assumptions

Surveying & Material Testing:

This estimate does not include surveying or geotechnical material testing.

Dewatering:

In the event that underground water is encountered, dewatering the site shall be charged on a time and material basis.

Underground Utilities:

Holmes Excavation & Concrete Inc. is not responsible for the cost of any repairs to private utility lines not shown or located by the owner or contracting party.

Landscape:

Landscaping is not included in this cost estimate.

Winter Conditions:

Frozen ground and freezing temperatures may be cause for price increases depending on the severity of the weather conditions.

2026 Pricing:

Estimate price is good for 30 days. We reserve the right to pass on vendor and material price increases if they increase throughout the duration of the project.

Service Charge:

A 2% service charge will be added for payments not paid in 30 days. Which is an APR of 24 %

Robert Anderson	Date	Contracting Party	Date
Holmes Excavation & Concrete Inc.			

James Ricks

From: Jeff Gonzales <jeff@rodcoconcrete.com>
Sent: Tuesday, June 30, 2026 3:01 PM
To: James Ricks
Subject: Re: Station #81 Bid follow up

James,

Thank you for following up. Unfortunately, we will not be submitting a bid for the Station #81 project as it does not fit into our current schedule.

Jeff Gonzales, Estimator / Project Manager
RodCo Concrete
Cell: 970-319-2142
Office: 970-625-2218
Email: jeff@rodcoconcrete.com

RodCo *Concrete*

On Mon, Jun 29, 2026 at 2:34 PM James Ricks <james@pnciconstruction.com> wrote:
Jeff,

I did not see a bid come through last week, and I just wanted to do a quick follow up to see if you are still interested in submitting a bid for this project. Thanks.

Best,

James Ricks
Pre-Construction Manager
PNCI Construction, Inc.
Address: 553 25 ½ RD
Grand Junction, CO 81505
Office: 970.242.3548
james@pnciconstruction.com

James Ricks

From: Paul Burdett <pburdett@maysconcrete.com>
Sent: Monday, June 8, 2026 12:09 PM
To: Tyler Schreiner
Cc: James Ricks
Subject: RE: CRFPD Station #81 Renovation Project- ITB

Hi Tyler,
We will not be bidding this project, staying pretty busy closer to home.
Appreciate the opportunity.

Paul Burdett
VP Operations
Mays Concrete Inc.
970-243-5669

From: Tyler Schreiner <tyler@pnciconstruction.com>
Sent: Friday, June 5, 2026 9:46 AM
Cc: James Ricks <james@pnciconstruction.com>
Subject: FW: CRFPD Station #81 Renovation Project- ITB
Importance: High

Good morning, please see attached the invitation to bid for the mentioned project. This document includes specifics on critical bidding dates as well as a DropBox link to access the documents as related.

Please note, there is a pre-bid walk through scheduled for June 11th at 1:30 PM at Station #81 in Carbondale.

Thank you-

Tyler Schreiner
Director of Construction
PNCI Construction, Inc.

Office: 970.242.3548
Cell: 970-261-9226



Quotation # **E00000363**

June 23, 2026



PNCI Construction Inc
553 25 ½ Road
Grand Junction, CO 81505
(970) 242.3548

Attention: James Ricks

Cell: (970) 242.3548

Allow us to tender our quotation on the project titled:

Carbondale FS #81

Subject to the following Inclusions, Exclusions, Terms and Conditions:

Scope of Work

BG Architecture & Design
Plans Dated: 06/05/2026

Dear James,

Myers & Company proposes to furnish all Labor, Materials, Equipment and Supervision necessary to complete the steel fabrication and, if included, installation per drawings referenced above. If accepted, this proposal in its entirety is to be attached to the contract and recognized as a contract document exhibit.

This offering includes the following:

PRICING FOR STEEL PRIVACY SCREEN, TO INCLUDE:

- SHOP DRAWINGS,
- EMBEDS (SUPPLY ONLY),
- ANCHOR BOLTS (SUPPLY ONLY),
- STEEL COLUMNS QTY 4 (A5.1),
- STEEL ANGLE AT PRIVACY SCREEN (A5.1),
- STEEL 14GA PERFORATED AT PRIVACY SCREEN (A5.1),
- STEEL WALL MOUNTED RAIL QTY 27 LINEAR FEET (A5.0)
- SHOP COAT STANDARD PRIMER,
- BOLTS & FASTENERS THROUGH OUR STEEL,
- DELIVERY (1 DELIVERIES PRICED),
- CRANE & ERECTION (1 MOBILIZATIONS PRICED),

This offering excludes the following:

- DESIGN, CALCULATIONS & ENGINEERING,
- ADDITIONAL DETAILING DUE TO CHANGES/REVISIONS,
- ANY ITEM OR ITEMS NOT SPECIFICALLY INCLUDED,
- ARCHITECTURAL & MISC. METALS,
- STAIRS,
- EGRESS FRAMES, GRATES & LADDERS,
- DEMOLITION & SHORING,
- CONTROL LINE & BENCHMARK ESTABLISHMENT,
- LAYOUT AND SETTING OF EMBEDDED ITEMS,
- HOLD DOWNS & HOLD DOWN ATTACHMENTS,
- SIMPSON CONNECTORS,
- NON-FERROUS METALS,
- GAUGED METALS,
- COLD FORMED METAL FRAMING & ATTACHMENTS,
- METAL ROOFING, SOFFITS & SIDING,
- CASEWORK,
- LOOSE LINTELS & STONE LEDGERS,
- PROTECTION OF ADJACENT SURFACES AND MATERIALS,
- GROUT & GROUTING,
- WATERPROOFING & WATERPROOFING REPAIR,
- PAINT & FINISHES NOT SPECIFICALLY INCLUDED,
- HOISTING FOR OTHER TRADES,
- SAMPLES & MOCK-UPS,
- FIELD MEASURING,
- REBAR DRILLING,
- ADDITIONAL MOBILIZATIONS AND DELIVERIES,
- TRAFFIC CONTROL,
- SPECIAL INSPECTIONS,
- PERMITS,
- BONDS,
- WINTER CONDITIONS,
- SNOW & ICE REMOVAL,
- OVERTIME
- PREVAILING WAGE
- FABRIC AWNING,
- FINISH PAINT
- ANY ITEM NOT SPECIFICALLY LISTED IN THE SCOPE OF WORK SECTION

Notes:

Myers & Company Architectural Metals is an "Approved Fabricator" as defined in chapter 17 of the current building code.

AISC code of standard practice shall apply;

-Contractor is to provide all benchmarks & grid control lines at every level.

-Contractor is to provide acceptable crane pads & material lay down areas.

-Approval documents are to be returned to us within 14 calendar days (AISC).

If a crane is included in our scope, a mutually acceptable crane pad location must be provided by the Contractor. If this location changes for any reason and a different crane is required, the additional cost will be the responsibility of the Contractor.

Erection, if included, will be undertaken in accordance with OSHA's Standards for Steel Erection in Subpart 'R' of part 1926 Construction Industry Regulations.

We will require free & clear access to all of our work, as it is scheduled, with all benchmarks and control lines established, as well as any Demolition & Shoring, and Snow & Ice Removal completed, prior to our crew's arrival.

Terms and Conditions:

This estimate has a 24 HR steel and decking price guarantee due to fluctuations in mill steel prices and tariffs. If approved after 24 HRS, Myers & Company will re-estimate all material prices. Costs for labor and detailing will remain in effect for 30 days. If a contract is not submitted within that time, you must contact us to determine whether the proposal can remain in effect for a longer period. If not, changes will be made to either adjust the scope of work or adjust contract price or both.

Please note that pricing does not include potential impacts due to tariffs.

Myers & Company reserves the right to adjust material prices, AT THE TIME OF PURCHASING APPROVED MATERIALS, to include mill increases or surcharge to current material prices announced post bid date.

This proposal is specifically conditioned upon the project proceeding according to the schedule we have been provided, and upon the project being ready for our part of the work as scheduled at the time of our proposal. If there are any delays in the progress of the work, beyond the control of Myers & Company, which result in our being unable to either commence or complete our work, it may be necessary for us to adjust the dollar amount and schedule of the contract which results from this proposal by the amount of increase in our actual costs of labor, materials and time, but in no event less than the increase in the construction price index in Colorado.

Per AISC, all shop drawings sent for approval shall be returned to us stamped by the Architect, Engineer and General Contractor within 14 calendar days unless agreed upon by us in writing.

Returned shop drawings will not be revised or "scrubbed" until all questions, RFI's and verifications are answered and complete for said drawing(s).

The customer will be responsible for reimbursement to us for all re-detailing due to design or configuration revisions, additions and materials approved by Contractor that are unsuitable.

All changes to work will have a price & schedule mutually agreed upon in writing before that work will proceed. The term "work" includes shop drawings.

If the project is not scheduled at the time of award, Myers & Company will use its best efforts to accommodate the projected schedule.

TERMS:

- * A 20% deposit will be required before starting work.
- * Progress billings net 30 days will be submitted by the 25th of each month and payments due by the 25th of the following month.
- * If payment is past due, Myers & Company may stop performing services without waiving any claim or right against General Contractor and without liability whatsoever to the General Contractor.
- * Interest: You agree to pay Myers & Company interest on all past due balances and amounts to 1.5% monthly finance charge (18% per annum) compounded annually.
- * All payments should be mailed to: Myers & Company 555 Basalt Avenue, Basalt, Colorado 81621.
- * A 2% surcharge will be added to payments made by credit card.
- * COD accounts require a 50% deposit prior to starting work and the balance is to be paid upon completion of said work.

We shall be fully paid subsequent to the completion, approval and acceptance of our work. We expect that any required approval of our work prior to payment will not be unreasonably withheld or delayed. We will define the term "approval" to mean a specific statement of approval or substantive use of our work by others for the purposes for which it was intended by the original plans and specifications. We will define the term "completion" to mean completion of the bulk of the work outlined in this proposal with only minor items or touch up work remaining.

CHANGES AND ADDITIONAL COSTS:

Unless subsequently agreed, we will only make changes in the work as directed by the General Contractor based upon a written change order form or written modification of our proposal. The existence of a signed change order form will be deemed conclusive regarding ANY dispute that may arise concerning compensation for such changes in the work.

Pricing of changed work will be based upon standard labor rates and/or material charges in effect at the time work is performed and may require an amendment to the contract schedule.

Quotation # **E00000363**

June 23, 2026

If you agree to the Scope of Work, Inclusions, Exclusions, Notes, Terms and Conditions outlined above, please sign below and return to our office. This proposal will act as the contract should no other contract be issued. If a contract is to be issued, this signed proposal will be an authorization to proceed.

We propose to provide this project as described above, for the lump sum price of **\$24,418.00** including tax.

Thank you for the opportunity to quote on this project.

Sincerely,

Jacob Ingersoll
Estimator
Myers & Co., Architectural Metals

Accepted Signature / Date

James Ricks

From: Jacob Ingersoll <jingersoll@myersandco.com>
Sent: Monday, July 6, 2026 12:46 PM
To: James Ricks
Subject: Re: Carbondale FS #81 - Steel Proposal

Hey James, I can confirm we have have railing on both sides included.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: James Ricks <james@pnciconstruction.com>
Sent: Monday, 06 July 2026 11:07:00
To: Jacob Ingersoll <jingersoll@myersandco.com>
Subject: RE: Carbondale FS #81 - Steel Proposal

Jacob,

Just a quick follow-up to see about the handrail question from last week. Thanks.

From: Jacob Ingersoll <jingersoll@myersandco.com>
Sent: Thursday, July 2, 2026 12:22 PM
To: James Ricks <james@pnciconstruction.com>
Subject: Re: Carbondale FS #81 - Steel Proposal

Hey James,

Happy Thursday! I believe that is 27' per side. I will double check and update pricing if needed. How is our number looking otherwise?

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: James Ricks <james@pnciconstruction.com>
Sent: Thursday, 02 July 2026 12:08:45
To: Jacob Ingersoll <jingersoll@myersandco.com>
Subject: RE: Carbondale FS #81 - Steel Proposal

Jacob,

I have completed my review of your bid, and I just have one question from where you have listed 27' of wall mounted railing (A5.0)

- A5.0 shows railing on both side of the stairs in detail 1. My calculations come up with around 50'. Can you confirm and then update and send me a revision if that is correct?

James Ricks

From: James Ricks
Sent: Thursday, July 2, 2026 12:09 PM
To: Jacob Ingersoll
Subject: RE: Cardbondale FS #81 - Steel Proposal

Jacob,

I have completed my review of your bid, and I just have one question from where you have listed 27' of wall mounted railing (A5.0)

- A5.0 shows railing on both side of the stairs in detail 1. My calculations come up with around 50'. Can you confirm and then update and send me a revision if that is correct?

Thanks

From: Jacob Ingersoll <jingersoll@myersandco.com>
Sent: Tuesday, June 23, 2026 12:23 PM
To: James Ricks <james@pnciconstruction.com>
Cc: Dennis Clemons <dclemons@myersandco.com>
Subject: Cardbondale FS #81 - Steel Proposal

Hey James,

Please see attached proposal for the steel scope on this one. Let me know if you have any questions, comments or concerns.

Thank you very much for the opportunity to bid. We look forward to earning your business.

Thank you,

Jacob Ingersoll

Estimator

**MYERS &
COMPANY**

ARCHITECTURAL METALS

555 Basalt Avenue | P.O. Box 2570

Basalt, CO 81621

jingersoll@myersandco.com

303-868-4295 (C)

Thanks

From: Jacob Ingersoll <jingersoll@myersandco.com>
Sent: Tuesday, June 23, 2026 12:23 PM
To: James Ricks <james@pnciconstruction.com>
Cc: Dennis Clemons <dclemons@myersandco.com>
Subject: Cardbondale FS #81 - Steel Proposal

Hey James,

Please see attached proposal for the steel scope on this one. Let me know if you have any questions, comments or concerns.

Thank you very much for the opportunity to bid. We look forward to earning your business.

Thank you,

Jacob Ingersoll
Estimator
**MYERS &
COMPANY**
ARCHITECTURAL METALS
555 Basalt Avenue | P.O. Box 2570
Basalt, CO 81621
jingersoll@myersandco.com
303-868-4295 (C)



Date:	6/25/2026
Expires:	8/24/2026
Quote #:	202921.0

CRFPD Station 81

Prepared by

Lukas Tyler
 Western Precision Manufacturing, LLC
 2319 Logos Dr.
 Grand Junction, CO 81505
 United States

O: (970) 245-0480
 C: (651) 247-6744
Lukas@wpmgj.com

Customer Information

Tyler Schreiner
 PNCI Construction, Inc.
 553 24 1/2 Rd.
 Grand Junction, CO 81505
 United States

O: (970) 242-3548
 C: (970) 261-9226

tyler@pnciconstruction.com

Scope of Work

Structural Steel & Miscellaneous Metals

Perforated Metal Screen Wall

- (4) New HSS Columns
- Continuous Angle B/W Columns
- 14 Gauge Perforated Metal Panels - Raw
- Hardware/Connection Bolts
- Shop Primer
- Install Equipment
- Shop Drawings
- Shipping/Freight

Itemized Cost - Structural Steel & Miscellaneous Metals

Installation/Erection	\$9,290.00
Procurement and Fabrication	\$11,520.00
Bonding Add Alternate (4.5%) Not Included in Total Price	\$936.45

Proposal Subtotal **\$20,810.00**

Total with Tax **\$20,810.00**

Terms and Conditions

1. "Fabricator" shall mean Western Precision Manufacturing, LLC, and "Customer" shall refer to the entity to whom this Proposal and/or Quote was submitted.

2. Quotation

2.1. Fabricator has prepared the given quote based on pertinent specifications and drawings supplied by the contractor with regards to size, scale, material and quantity. Fabricator accepts no liability whatsoever for any discrepancies or errors in discretion in this information.

2.2. All prices are prepared based on a best estimation at time of submission taking into account information supplied by the Customer.

2.3. All prices given on this quote are correct at the time of writing but may be subject to future change due to external factors such as cost of supply.

2.4. All quoted prices are valid only up until the expiry date given on the quote. Acceptance of this quotation automatically signifies acceptance of the terms and conditions set out here and indicates an agreement between Fabricator and Customer.

2.5. Only the products and services described in this quotation are included within the price given. Any other work, labor or supply of materials outside of the scope of the quote given will be chargeable. Any modification or extra work that falls outside of the remit of this quotation must first be agreed with a price and signed by both parties before it may go ahead.

3. Scope of Work

3.1. Fabricator will endeavor to carry out the listed services to a high professional standard via suitable qualified tradespeople. Fabricator shall provide the Services in a workmanlike manner, and in compliance with all applicable federal, state and local laws and regulations.

3.2. All steel provided to meet A.I.S.C. standards. Fabricator is not an A.I.S.C. approved fabrication facility. Third party special inspection will be at Customer's cost.

3.3 Customer may make changes to the scope of work from time to time during the term of this Contract. However, any such change or modification shall only be made in a written "Change Order" which is signed and dated by both parties. Such Change Orders shall become part of this Contract. Customer agrees to pay any increase in the cost of the construction work as a result of any written, dated and signed Change Order. In the event the cost of a Change Order is not known at the time a Change Order is executed, Fabricator shall estimate the cost thereof and Customer shall pay the actual cost whether or not this cost is in excess of the estimated cost.

4. Installation

4.1. Installation is a separate cost from project fabrication. One mobilization for structural steel, and one mobilization for miscellaneous metals is included in this quote.

4.2. Installation exclusions specifically include demolition of any material not associated with structural steel, vehicular and pedestrian traffic control, street cleaning, field welding of rebar, removal of waste material from jobsite, safety cables unless noted otherwise, bike racks, bollards unless noted otherwise, any bolt that is not connecting installed steel, any type of "Simpson" hanger, field painting, touch-up painting, deck puddle weld painting, structural components in concrete, setting or layout of embedded components or beam pockets, checking the work of other trades, fasteners for other trades, rebar or wire mesh, metal stud framing and related welding, metal roofing, metal siding, metal trim or flashing, stainless steel and aluminum products, fire proofing, signs and posts, fencing and gates unless noted otherwise, roof hatches and doors, louvers and vents, all shoring of any kind, grouting and/or dry packing unless noted otherwise, core drilling unless noted otherwise, cleaning of columns and embeds, ornamental metals, items on mechanical, electrical, civil or plumbing drawings, light gauge framing and associated clips, loose lintels and brick and stone ledge angles unless noted otherwise, wedge bolts, relief angles, masonry angles, supports under sump pans and roof drains, supports for all deck openings not drawn in detail, furnishing of any materials except welding rod, field cutting of metal decking, liquidated damages, additional insurance, permits, governmental fees, licenses, testing and inspections.

5. Other Considerations

5.1. This proposal does not include financing of retention. All retention must be paid within 90 days of satisfactory completion and independent inspection of work.

5.2. This proposal shall become a part of any contract between the Fabricator and the Customer. This proposal is based on a forty hour work week. The Fabricator is not responsible for delays beyond reasonable control.

5.3. Timely payment for work performed is required for continued performance.

5.4. Shop drawings submitted by the Fabricator are to be reviewed in full. Any discrepancies, errors or missing items not redlined by the Contractor/Architect/Engineer are the responsibility of the Customer.

6. Specific Exclusions Unless Noted Otherwise

6.1. Design and engineering, deferred submittals, stamped drawings, special inspection, concrete work, field paint, field measurements.

6.2. CFS to CFS/concrete connections, sill plates, sole plates, concrete to wood connections and plates, wood to wood connections and plates, shear wall to concrete connections and plates, fire coating, steel lintels and ledger angles, vertical laundry/transportation supports, exterior architectural metal furnishings and siding, hoop bollards, hangers and supports for HVAC piping and equipment, mechanical equipment pads and supports, gauge sized steel, metal blocking, steel edgers, steel planters, trash enclosures, sliding metal gates, aluminum framing, dovetail embeds, CFS framing, holdown's, reinforcing in concrete, CMU wall clips, metal fabricated doors, exterior decorative aluminum railings, trench drains, flag poles and bases, signage, metal pool furnishings, fuel canopy framing, wedge bollards, traffic and outlet grating, any items not specifically mentioned in the scope of work.

Accepted By:

Tyler Schreiner

PNCI Construction, Inc.

Date

James Ricks

From: Alberto Madrigal <Alberto.madrigal@rockymountainsteelinc.com>
Sent: Tuesday, June 16, 2026 11:49 AM
To: James Ricks
Subject: RE: CRFPD Station #81 Renovation Project - ITB

Hi James – I appreciate you reaching out. Unfortunately, we won't be able to take on this project due to the number of other committed bids we have in the upcoming month.

Thanks,

Alberto Madrigal
Vice President, Construction Operations
Rocky Mountain Steel, Inc
720-210-8516

From: James Ricks <james@pnciconstruction.com>
Sent: Monday, June 15, 2026 9:44 AM
To: Alberto Madrigal <Alberto.madrigal@rockymountainsteelinc.com>
Subject: CRFPD Station #81 Renovation Project - ITB

Alberto,

Please see the attached invitation to bid for the mentioned project. This document includes specifics on critical bidding dates as well as a DropBox link to access the documents as related.

Best,

James Ricks

Pre-Construction Manager

PNCI Construction, Inc.

Address: 553 25 ½ RD

Grand Junction, CO 81505

Office: 970.242.3548

james@pnciconstruction.com



Project: Station #81
 Division: 6 Woods - | PENDING Updates

Bid Tabulations

Date:

SCOPE					
	Pending	Pending	Pending	Pending	
	Tim's Custom Countertops & Cabinets / TIC	TJS Custom Cabinets, LLC	BTO Cabinet & Design	Delta Cabinet	
Arch Millwork					
Crew wardrobs	\$110,400.00	Excluded	Included		
Labor	Included	Excluded	Included		
Cabinets					
Kitchen	\$46,425.00	Excluded	Included		
Laundry	\$21,000.00	Excluded			
Media Room	\$21,450.00	Excluded	Included		
Bathrooms	\$9,600.00	Excluded	Included		
Labor	Included	Excluded	\$6,900.00		
Delivery	Included	Excluded	\$3,500.00		
Countertops	Excluded	\$16,500.00	Excluded		
Delivery	Excluded	Included	Excluded		
Install	Excluded	Included	Excluded		
Shower Surrounds - Cast Marble	Excluded	Excluded	Excluded		
	\$208,875.00	\$16,500.00	\$166,400.28		

Proposal

Tim's Custom Countertops and Cabinets Inc.

21008 Hwy 92 – Delta CO 81416

970-323-6184 – fax: 970-323-0215

PROPOSAL SUBMITTED TO PNCI CONSTRUCTION CRFPD STATION 81 DATE 6/22/26
STREET _____ PHONE _____
CITY, STATE, & ZIP code _____

TBD CABINETS AS PER PLAN WITH WHITE MELAMINE INTERIORS, DOVETAIL DRAWERS
SLAB VENEER DOOR STYLE, SOFT CLOSE DRAWER & DOORS, TBD STAIN COLOR _____
_____ COLORED CONVERSION VARNISH.

FINISHED AND INSTALLED X

FINISHED AND DELIVERED _____ PRICE INCLUDES HANDLE INSTALLATION HANDLES MUST BE PURCHASED SEPARATELY.

KITCHEN \$46,425

LAUNDRY \$21,000

PRIMARY BATHROOM \$9,600 FOR ALL THAT ARE PICTURED IN DRAWINGS

MAIN BATHROOM _____

GUEST BATHROOM _____

CLOSET BUNK ROOM "CLOSETS" \$110,400 FOR ALL THAT ARE PICTURED IN DRAWINGS

PANTRY _____

MUDROOM _____

MISC. "MEDIA ROOM" \$21,450

TOTAL OF CABINETS \$ _____

INSTALLATION \$ _____

TOTAL \$ 208,875

WE REQUIRE A PAYMENT OF HALF OF THE PROPOSED PRICE OF CABINETS TO ENSURE YOUR SPOT ON OUR SCHEDULE. BALANCE OF CABINETS IS DUE BEFORE INSTALLATION BEGINS.

ACCEPTANCE OF PROPOSAL _____

DATE OF ACCEPTANCE: _____

THE PROPOSED PRICE IS GOOD FOR 30 DAYS.

Mailing address: 4040 5945 Rd. - Olathe CO 81425

*Sec. 123661 - Simulators Stone Countertops?
(ADDED)*

James Ricks

From: T.j. Gibson <tjscabinets@yahoo.com>
Sent: Wednesday, July 1, 2026 4:14 PM
To: James Ricks
Subject: Re: CRFPD STATION 81 BID

I guess I must have missed them in the bid. I thought I covered all the ones I had the elevations for. Can you send me the elevation on the ones we're missing?

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, July 1, 2026, 3:58 PM, James Ricks <james@pnciconstruction.com> wrote:

TJ,

I have completed my review, and I just need to confirm the following item

- I do not see the cabinets for offices: 222, 102 and 103, and then in storage room 216. Am I missing them and they are included in the bid, or do they need to be added?

Thanks,

From: T.j. Gibson <tjscabinets@yahoo.com>
Sent: Monday, June 22, 2026 5:00 PM
To: James Ricks <james@pnciconstruction.com>
Subject: CRFPD STATION 81 BID

HEY JAMES, THANK YOU FOR TAKING MY CALL EARLIER TODAY. I HAVE SOME NUMBERS FOR YOU. LET ME KNOW HOW THEY LOOK. I LOOK FORWARD TO HEARING FROM YOU. THIS IS MY EMAIL BY THE WAY, AS I MENTIONED THIS MORNING IM GOING TO BE BUYING THE CABINET SHOP SO I AM CHANGING EMAILS AS WELL

ESTIMATE

TJS Custom Cabinets LLC
5094 Baldy Ct
Delta, CO 81416

mrs.tjscustomcabinets@yahoo.com
+1 (970) 596-4010



Bill to
JAMES RICKS
PNCI

Ship to
JAMES RICKS
PNCI

Estimate details

Estimate no.: 1005
Estimate date: 06/29/2026

#	Product or service	Description	Qty	Rate	Amount
1.	SOLID SURFACE COUNTERTOPS	SOLID SURFACE COUNTERTOPS WITH A 4" BACKSPLASH, MANUFACTURED AND INSTALLED WITH SINKS PROVIDED BY CUSTOMER UNLESS OTHERWISE INDICATED IN BID	1	\$16,500.00	\$16,500.00

Total **\$16,500.00**

Note to customer

WE REQUIRE A 50% DEPOSIT ON THE CABINET TOTAL TO HOLD YOUR PLACE IN LINE. LEAD TIME MAY VARY. WE REQUIRE THE OTHER 50% UPON COMPLETION OF CABINETS OR COUNTERTOPS AND THE INSTALLATION TOTAL AFTER THE COMPLETION OF THE INSTALLATION. THIS IS A BID FOR THE COUNTERTOPS IN THE MEDIA ROOM; 4 BATHROOMS AND THE MAIN KITCHEN THANK YOU FOR YOUR BUSINESS!

Deposit due \$8,250.00

Accepted date

Accepted by

James Ricks

From: James Ricks
Sent: Monday, June 29, 2026 11:41 AM
To: 'T.j. Gibson'
Subject: RE: CRFPD STATION 81 BID

Yes, please.

From: T.j. Gibson <tjscabinets@yahoo.com>
Sent: Monday, June 29, 2026 10:59 AM
To: James Ricks <james@pnciconstruction.com>
Subject: Re: CRFPD STATION 81 BID

No I didn't bid the solid surface countertops I can put one together for you if you want

[Sent from Yahoo Mail for iPhone](#)

On Monday, June 29, 2026, 10:56 AM, James Ricks <james@pnciconstruction.com> wrote:

T.J.

Just a quick question for you. Does your bid include the Simulated Stone countertops as outlined on A4.0 Note 4 and Specs section 123661? I am reviewing your bid, and I am not seeing this listed and wanted to make sure. Thank you.

From: T.j. Gibson <tjscabinets@yahoo.com>
Sent: Monday, June 22, 2026 5:00 PM
To: James Ricks <james@pnciconstruction.com>
Subject: CRFPD STATION 81 BID

HEY JAMES, THANK YOU FOR TAKING MY CALL EARLIER TODAY. I HAVE SOME NUMBERS FOR YOU. LET ME KNOW HOW THEY LOOK. I LOOK FORWARD TO HEARING FROM YOU. THIS IS MY EMAIL BY THE WAY, AS I MENTIONED THIS MORNING IM GOING TO BE BUYING THE CABINET SHOP SO I AM CHANGING EMAILS AS WELL



970-644-5564
btocabinet.com

Date:	7/6/2026	Customer Name:	PNCI
Job Name:	CRFPD	Billing Address:	553 25 1/2 Rd GJ, CO 81505
Job Address:	Carbondale, CO	Phone/Email:	970 242-0844

Proposal/Contract

documents in kitchen, media, bedrooms, and bathrooms subject to exceptions as noted below	\$156,000.00
Provide submittals including product data, shop drawings, and necessary samples	
NOTE: we would recommend alternatives to 10' tall cabinets as single cabinets of that size are subject to damage in transit. Also full size doors on cabinets of that size are subject to warping in our dry climate. We would work with contractor to value engineer and provide alternative solutions for this and other areas relative to this scope of work.	

Price does NOT include demo, cardboard removal or dump run.

<p>A Cash Discount of 4% is reflected in total. If paying by CREDIT CARD, Cash Discount will be removed. Appliance and Sink specifications to be supplied to BTO Cabinet before cabinet order will be placed. Failure to submit specifications will result in the delay of the order.</p>	Subtotal	\$156,000.00
	Tax @ 0.00%	\$0.00
	Cabinet Assembly	
	Delivery	\$3,500.00
	Retail Delivery Fee	\$0.28
	Installation	\$6,900.00
	Total	\$166,400.28

Schedule of Payment:		Amount	Check No.	Date Rec'd
Deposit upon signing this contract:	50%	\$83,200.14		
Delivery payment due prior to delivery or COD.	40%	\$66,560.11		
Final payment due upon installation.	10%	\$16,640.03		

This proposal is good for a period of up to 30 days from the date of the proposal.

We appreciate your business! Please make checks payable to:

James Ricks

From: Brian Groves <bgroves@ASCOConstruct.com>
Sent: Monday, June 29, 2026 3:03 PM
To: James Ricks
Subject: RE: Station #81 bid follow up

James,
Thank you for reaching out. We will not be submitting on the framing; drywall or acoustic ceiling tile on this one.
Thank you.



Brian Groves
Chief Executive Officer
2259 Logos Court
Grand Junction, CO 81505
Email: BGroves@ASCOConstruct.com
Office: (970) 243-0351 / Cell: (970) 260-3948 / Fax: (970) 243-0191
Website: www.ASCOConstruct.com

From: James Ricks <james@pnciconstruction.com>
Sent: Monday, June 29, 2026 2:58 PM
To: Brian Groves <bgroves@ASCOConstruct.com>
Subject: Station #81 bid follow up

You don't often get email from james@pnciconstruction.com. [Learn why this is important](#)

Brian,

I did not see a bid for the framing, drywall, or acoustic ceiling tile last week. I did get a bid for the partial building demo, minus the flooring, and then the exterior wall metal. I just wanted to do a quick follow-up to see if you are still interested in submitting a bid for this project for the other scopes mentioned.
Thanks.

Best,

James Ricks
Pre-Construction Manager
PNCI Construction, Inc.

Address: 553 25 1/2 RD
Grand Junction, CO 81505
Office: 970.242.3548

james@pnciconstruction.com

James Ricks

From: Ken Peltier <kpeltier@kpdrywall.com>
Sent: Monday, June 29, 2026 4:58 PM
To: James Ricks
Subject: RE: Station #82 bid follow up

James

With our up coming work load I do not think we will have time for this one.

Kenneth Peltier
President
KP DRYWALL LLC.
970-275-8509 cell
970-241-2023
kpeltier@kpdrywall.com

From: James Ricks <james@pnciconstruction.com>
Sent: Monday, June 29, 2026 3:01 PM
To: Ken Peltier <kpeltier@kpdrywall.com>
Subject: Station #82 bid follow up

Ken,

I did not see a bid come through last week, and I just wanted to do a quick follow-up to see if you are still interested in submitting a bid for this project. Thanks.

Best,

James Ricks
Pre-Construction Manager

PNCI Construction, Inc.

Address: 553 25 ½ RD

Grand Junction, CO 81505

Office: 970.242.3548

james@pnciconstruction.com





Accurate Insulation of Colorado, LLC (796)
 113 Rose Lane, Unit F
 MONTROSE CO 81401
 (970) 240-9722 (970) 249-3728

PROPOSAL

Customer Address

PNCI Construction, Inc*.
 553 25 1/2 Road
 GRAND JUNCTION, CO 81505

Job Name

300 MEADOWOOD - CRFPD STATION 81
 REMODEL

Job Address

300 MEADOWOOD - CRFPD STATION 81
 REMODEL
 CARBONDALE, CO 81623
 Lot:

Date: 6/23/2026

Job: 8071224

Work Area	Inventory Item
<p>Phase: 20488025 1I</p> <p>Exterior Wall</p> <p><i>Work Area Notes: SPRAY 5" OF POLYURETHANE FOAM TO THE 2x6 16 O.C. FRAMED EXTERIOR WALL TYPE (W1) EXCLUDES: WALLS TYPE W2 AND W3 AT THIS TIME</i></p>	<p>PO:</p> <p>Huntsman Heatlok HFO Summer 5" R-37.00 Closed-Cell Foam</p>
<p>Phase: 20488057 1A</p> <p>Air Sealing</p> <p><i>Work Area Notes: SPRAY CAN FOAM TO THE EXTERIOR WINDOWS, DOORS, AND PENETRATIONS FOR AIR SEALING</i></p> <p>Overhang</p> <p><i>Work Area Notes: R-38 UNFACED BATT INSULATION TO THE 16 O.C. FRAMED CANTILEVERED FLOORJOISTS AT THE ENTRY ALCORE PER DETAIL 7 ON A5.2</i></p> <p>Interior Wall</p> <p><i>Work Area Notes: R-11 UNFACED BATT INSULATION TO THE 2x4 16 O.C. STAGGERED STUD FRAMED INTERIOR WALLS TYPE (W6 AND W7) EXCLUDES WALLS TYPE W4, W5, W8, W8A AT THIS TIME</i></p>	<p>PO:</p> <p>A6117 GomaMax Fire Block 122</p> <p>R-38 16" x 48" - Unfaced - Batts</p> <p>R-11 16" x 96" - Unfaced - Batts</p>
<p>Phase: 20488142 1O1</p> <p>Concrete</p> <p><i>Work Area Notes: INSTALL (2) LAYERS OF 2" STANDARD TYPE IV (25 PSI) RIGID MECHANICALLY FASTNED WITH HILTI SHOTS TO THE PERIMETER OF THE NEW FOUNDATION FIGURED 2' DOWN VERTICAL AT THE SHIFT OFFICE AND ENTRY</i></p> <p>Concrete</p> <p><i>Work Area Notes: SPRAY GMX ULTRASHEILD DAMPROOFING TO THE OUTSIDE PERIMETER OF THE NEW FOUNDATION AT THE SHIFT OFFICE AND ENTRY PER DETAIL 11 ON A5.2 EXCLUDES: SPECS FOR THE SELF ADHEARING AHEET WATERPROOFING AT THIS TIME</i></p>	<p>PO:</p> <p>Foamular 250 2"x48"x96" - SE Embossed - NGX</p> <p>GMX Ultra-Shield Ext Tote (275 gal.)</p>

EXCLUDES: 6MIL POLY VAPOR BARRIER TO THE FLOOR TYPE (F1) AND NO INSULATION FIGURED TO THE CEILING AREA AT THIS TIME

THIS PROPOSAL IS NOT PER PLANS AND/OR SPECS

THIS PROPOSAL INCLUDES THE CLEAN UP OF OUR TRASH

We propose hereby to furnish material & labor - complete in accordance with the above specifications, for the sum of :

\$5,936.00

Ask us about Waterproofing.



Accurate Insulation of Colorado, LLC (796)
113 Rose Lane, Unit F
MONTROSE CO 81401
(970) 240-9722 (970) 249-3728

PROPOSAL

Customer Address

PNCI Construction, Inc*
553 25 1/2 Road
GRAND JUNCTION, CO 81505

Job Name

300 MEADOWOOD - CRFPD STATION 81
REMODEL

Job Address

300 MEADOWOOD - CRFPD STATION 81
REMODEL
CARBONDALE, CO 81623
Lot:

Date: 6/23/2026

Job: 8071224

All material will be as provided in the attached description. All work will be completed in a workmanlike fashion in accordance with the standards of the industry. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate(s). All agreements are contingent upon strikes, accidents, acts of God or delays beyond our control. Owner to carry fire and tornado insurance and other insurance that may be required by law. Our workers are covered by workers' compensation insurance to the extent required by law.

We do not warrant against and shall not be liable for any damage or injury, including but not limited to mold accumulation, when due to any of the following causes: the failure of the builder or contractors (other than our Company) to follow the instructions and specifications of the insulation manufacturer; faulty or improper installation or maintenance of drywall or other wall covering; use of accessories or wall preparation materials that do not properly receive the insulation; and compliance with applicable building codes or other government regulations relating to surface preparation, wall coverings, required materials or mandatory procedures.

ANY WARRANTIES IMPLIED BY LAW, SUCH AS THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY EXPRESSLY DISCLAIMED. WE SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL DAMAGES OR INCIDENTAL DAMAGES for breach of any warranty associated with the material. Our liability shall in no event exceed the cost of the materials set forth herein. We cannot and shall not be liable to you for the breach of any other express warranties, such as those given to you by other dealers, contractors, applicators, distributors or manufacturers. Your exclusive remedy with respect to defective materials provided by us shall be repair or replacement, at our option, of the defective materials.

Fiberglass batts and blown insulation are designed and manufactured for thermal and sound purposes only and will not prevent water pipes from freezing due to air infiltration. While air infiltration protection packages that we may sell reduce the incidents of some air infiltration into a structure, they do not completely eliminate all incidents of air infiltration that could cause freezing pipes. Pipe protection is not the responsibility of IBP or its affiliates and we shall have no liability for frozen pipes.

Note: this proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

DATE: _____ **SIGNATURE** _____ **DATE:** _____ **SIGNATURE** _____

Sales Representative: James Van Den Heuvel **Phone:** _____ **Customer Representative**

Ask us about Waterproofing.



MAIN OFFICE/ACCOUNTING

2450 N. Townsend Ave
Montrose, CO 81401
P: 970-240-5971
F: 970-240-0951

DENVER OFFICE

7327 Reynolds Ave
Sedalia, CO 80135
P: 720-389-8633
F: 720-242-9276

June 29, 2026

Email: tyler@pnciconstruction.com

300 Meadowood drive
Carbondale, CO 81623

Re: CRFPD Station #81

To Whom it May Concern

In accordance with your request, we are forwarding for your review and consideration a proposal for the Joint Sealants at the above-mentioned facility.

Our proposal is inclusive of all labor, materials, equipment, insurance etc. to complete the following work:

Mobilize & Demobilize project

1. Stage materials and tools on job site.
2. Demobilize remove tools and supplies from job site.
3. Clean the property to its original state as we found property.
4. Management meeting with contractors weekly for safety.

JOINT SEALANTS

Joint Sealant Per plans & Specs

1. Install Joint sealants per the manufacturer's recommendations to the following locations:
 - a. New window and door perimeters
 - b. New exterior dissimilar materials
 - c. New concrete isolation joints
2. Joints preparation – Sweeping and removal of minor debris
3. Install backer rod to form proper sealant profile,
4. Install sealant per manufacturer's recommendations. At paving & exterior building sealants.
5. Material & Standard Color to be chosen by Architect, GC, or appropriate party.
 - a. *Standard 2-year installers warranty applies. Urethane can apply for a manufacturer's warranty up to 5 years, and Silicone can apply for up to 20 year manufacturer's warranty.*

Sealant can be installed for the sum of: **\$3,250.00**

EXCLUSIONS:

Exterior similar & dissimilar sealants not called out above, acoustical caulk, interior caulk/sealants. break metal, fire resistant foams-fillers & sealants, Celotex/joint filler removal. Obstructions or contaminations in the joints. Delays due to weather or other stop work instances. Temporary heating, temporary sanitary, afterhours work, weekends and holidays, any necessary permits, professional engineering, architectural engineering, design liability, bonds, or third-party inspections.



Grand Junction Office: 970-243-0351

Brian Groves 970-260-3948

Project Name: CFRPD Remodel

Date of Proposal: 06/25/2026

Our budget proposal is based on **INCLUDING** the following items per the contract documents labeled 100% Construction Documents dated 06/05/2026
Addendums 1-3 acknowledged

**PROVIDE AND INSTALL METAL PANEL SIDING (Berridge Vee Panels prefinished Deep Red, flashings and trims integral to system including Tyvek WRB)
DEMO PER DRAWINGS (Remove windows and doors per plan, select interior walls, remove drywall from studs on select interior walls, cut in select windows and doors, remove plumbing fixtures in kitchen and bathrooms, demo kitchen cabinets including island)**

scaffolding
Unloading materials
Hoisting of materials installed by ASCO
Masonry accessories

Setting of lintels up to 200 lbs
Debris removal to onsite dumpster provided by others
Materials as indicated on drawings and specification
masonry mortar

Our proposal is based on being provided the following services and /or items at no cost and are **EXCLUDED** from our fixed price:

Primary building layout lines and levels
Furnishing of window or door rough bucks
Furnishing of metal flashings or reglets
Furnishing of misc. metal work items
Setting of shelf angles for masonry support
Existing masonry patching or repair or brick work
Lines, grades and reference points for layout
Water service within 200 feet of masonry work
Level compacted support area for scaffold
Protection of prefinished adjoining surfaces
Protection of glass installed before masonry
Special engineering and inspections

Setting of door frames and window frames
Furnishing of anchors for other trades
Furnishing of metal expansion joint material
Furnishing of compressible fillers / joints
Patching of other trades damage to masonry
Cutting of in-place masonry for other trades
Fireproofing of pane connections to structural
220 volt 40 amp power service within 100 ft.of Work
Access to all masonry work for forklift
Protection of corners after work is complete
Protection of masonry after work is complete
Ledger angle furnish or set

Our proposal **DOES NOT INCLUDE** the following activities, unless specifically noted otherwise:

- | | |
|---|---|
| Winter heating during masonry install | Work outside of normal working hrs(overtime) |
| Temp. partitions and weather enclosures | Excess insurance coverage's |
| Building permits / fees / plan check costs | Cleaning or wall stain removal caused by others |
| Repair of walls damaged by others | Exterior/interior caulking and sealants |
| Wall sealers or stains | Welding of masonry wall anchors to structural |
| Back charges without prior written approval | Demolition of existing masonry |
| Non-shrink grout installation | Shoring or shoring material |
| Drill/epoxy of new rebar into existing or new walls | Rigid on foundation |

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER IN ACCORDANCE WITH PLANS AND SPECIFICATION, FOR THE SUM OF:

Demo:		\$ 48,000.00
Siding:		\$ 27,000.00
Total all scopes:		\$ 75,000.00

PRICING VALID FOR 30 DAYS

Our proposal is based on being provided reasonable access to all work areas and sufficient work area to allow masonry to proceed at an optimum rate, in accordance with the time schedule mutually agreed to. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. This proposal is to become part of contract documents. All retention to be paid within 30 days of final acceptance of masonry scope. All agreements contingent upon strikes, accidents or delays beyond our control. Owner/General Contractor to carry fire, tornado, and other necessary insurance upon above work. Workman's Compensation and Public Liability Insurance on above work to be taken out by ASCO .

Respectfully Submitted

BRIAN GROVES- 970-260-3948

ASCO Masonry .

Note-This proposal may be withdrawn by us if not accepted within 7 days.

ACCPETANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date_____

Signature_____

Project: Station #81
 Division: 8 Doors and Windows

Date: 6/11/2026

SCOPE						
	Bailey's Garage Doors & More, Inc	Pella Windows	Eagle Glass	Overhead Door of GJ	CO Doorways, Inc.	
Demo	Excl'd	Excl'd	Excl'd	Excl'd	Excl'd	
Natorium Scope						
Window Type A 4'7x8'8 Fixed	Excl'd	Qty 1	Qty 1	Excl'd	Excl'd	
Window Type B 3'0x8'8 Fixed	Excl'd	Qty 1	Qty 1	Excl'd	Excl'd	
Window Type C 5'4x6'0 Slider	Excl'd	Qty 4	Qty 4	Excl'd	Excl'd	
Window Type D 1'8x8'8 Fixed	Excl'd	Qty 2	Qty 2	Excl'd	Excl'd	
Window Type E 2'4x6'0 Casement STC	Excl'd	Qty 8	Qty 9	Excl'd	Excl'd	
Window Type F 3'6x2'0 Awning	Excl'd	Qty 3	Qty 3	Excl'd	Excl'd	
Door Schedule						
Door 1 New Entry	Excl'd	Excl'd	Qty 1	Excl'd	Excl'd	
Door 2 Entry & Dining	Excl'd	Excl'd	Qty 1	Excl'd	Excl'd	
Door 3 OH Door 8'x8' w/Operator	\$13,101.64	Excl'd	Excl'd	\$9,300	Excl'd	
Door 4 Office 102	Excl'd	Excl'd	Excl'd	Excl'd	Included	
Door 5 Entry 101 w/sidelight	Excl'd	Excl'd	Qty 1	Excl'd	Excl'd	
Door 6 Office 103	Excl'd	Excl'd	Excl'd	Excl'd	Included	
Door 7 Lounge 106	Excl'd	Excl'd	Excl'd	Excl'd	Included	
Door 8 Act 111	Excl'd	Excl'd	Excl'd	Excl'd	Included	
Door 9 202 Sitting Area	Excl'd	Excl'd	Excl'd	Excl'd	Included	
Door 10 Office 222	Excl'd	Excl'd	Excl'd	Excl'd	Included	
Door 4 Glass	Excl'd	Excl'd	Qty 1	Excl'd	Excl'd	
Door 6 Glass	Excl'd	Excl'd	Qty 1	Excl'd	Excl'd	
Door 7 Glass	Excl'd	Excl'd	Qty 1	Excl'd	Excl'd	
Door 8 Glass	Excl'd	Excl'd	Qty 1	Excl'd	Excl'd	
Door 9 Glass	Excl'd	Excl'd	Qty 1	Excl'd	Excl'd	
Door 10 Glass	Excl'd	Excl'd	Qty 1	Excl'd	Excl'd	
Door 11 Storage 220	Excl'd	Excl'd	Excl'd	Excl'd	Included	
Door 12 Laundry 218	Excl'd	Excl'd	Excl'd	Excl'd	Included	
Door 13 Storage 216	Excl'd	Excl'd	Excl'd	Excl'd	Included	
Interior Metal Door Frames (9)	Excl'd	Excl'd	Excl'd	Excl'd	Included	
Interior Door Hardware -Per plans	Excl'd	Excl'd	Excl'd	Excl'd	Included	
Install Labor	Included	Included	Included	Included	Excl'd	
Exterior Door Hardware	Excl'd	Excl'd	Included	Excl'd	Excl'd	
Exterior Door Frames (storefornt)	Excl'd	Excl'd	Included	Excl'd	Excl'd	
Window Coverings	Excl'd	Excl'd	Excl'd	Excl'd	Excl'd	
Total Cost	\$13,101.64	\$25,941.21	\$124,703.61	\$9,300	\$14,802.00	

ESTIMATE

**BAILEYS GARAGE DOORS &
MORE, INC.**

PO Box 211
New Castle, CO 81647-0211

bgdandmore@comcast.net
+1 (970) 948-1695

Bill to

PNCI Construction 5446274
PNCI Construction
553 25 1/2 Road
Grand Junction, CO 81505 USA

Ship to

CRFPD Station 81 Remodel
300 Meadowood Road
Carbondale, CO 81623

Estimate details

Estimate no.: 10323-5
Estimate date: 06/08/2026
Expiration date: 08/31/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Garage Door	8'2"x8' Haas model CA320ixK anodized black aluminum full view door, insulated styles and rails, solarsheild insulated tempered glass with Argon, 2" standard headroom reverse angle track, 2" nylon rollers, 10,000 cycle springs. Pusher springs and cam safety Device. 4 section 3 panel.	1	\$8,732.00	\$8,732.00
2.	OPERATOR	Liftmaster CDO MD 1/2hp Medium Duty commercial 110V jack shaft operator with photo eyes and wall button.	1	\$1,350.00	\$1,350.00
3.	Labor Cost	2 men install above door and operator.	1	\$2,450.00	\$2,450.00
4.	Sales Tax	Sales Tax calculated by AvaTax for 82786-V2 at Mon Jun 8 07:43:12 UTC 2026	1	\$569.64	\$569.64

Total **\$13,101.64**

Note to customer

Customer agrees to pay 50% of total cost up front and the remainder upon completion.

A monthly finance charge of 3% will be charged on all accounts past due. Collection fees including attorneys fees shall be added to the service charge if incurred. If materials are not paid for under this contract, we reserve the right to reclaim them.

Prices good for 15 days from above date.

A \$800.00 trip charge will be assessed for any wasted trip due to incorrect framing and cluttered working area.

Expiry
date

08/31/2026



Proposal - Detailed

Sales Rep Name: Wolf, Kyle
Sales Rep Phone: 970-309-7272
Sales Rep E-Mail: kwolf@pellacolorado.com
Sales Rep Fax:

Phone:

Fax:

Customer Information	Project/Delivery Address	Order Information
<p> PNCI Construction, Inc. 553 25 Rd GRAND JUNCTION, CO 81505-1303 Primary Phone: (970) 2423548 Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #: 1008079751 Customer Number: 1011891605 Customer Account: 1008079751 </p>	<p> CRFPD Station #81/PNCI Construction 300 Meadowood Dr Lot # CARBONDALE, CO 81623 County: GARFIELD Owner Name: Owner Phone: </p>	<p> Quote Name: Impervia Order Number: 042 Quote Number: 20929920 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Deposit/C.O.D. Tax Code: ZZE Cust Delivery Date: None Quoted Date: 6/8/2026 Contracted Date: Booked Date: Customer PO #: </p>

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

Line #	Location:	Attributes
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10 A ENTRY



PK #
2239

Viewed From Exterior

Rough Opening: 55 - 1/2" X 104 - 1/2"

Impervia, Direct Set Fixed Frame Rectangle, Impervia, Direct Set Fixed Frame Rectangle, Impervia, Direct Set Fixed Frame Rectangle, 55 X 104, Black

Qty
1

1: 5540.5 Fixed Frame Direct Set

Frame Size: 55 X 40 1/2

General Information: Standard, Duracast®, Block, No Foam Insulated, 3 1/4", 1 5/16", 1 15/16", Interior Access Only Required

Exterior Color / Finish: Black

Interior Color / Finish: Black

Glass: Insulated Dual Tempered Low-E AdvancedComfort Low-E Insulating Glass Air Filled High Altitude

Performance Information: U-Factor 0.25, SHGC 0.31, VLT 0.59, CPD PEL-N-257-02750-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, FPA FL26584, STC 30, OITC 24

Grille: No Grille,

2: 5537.5 Fixed Frame Direct Set

Frame Size: 55 X 37 1/2

General Information: Standard, Duracast®, Block, No Foam Insulated, 3 1/4", 1 5/16", 1 15/16", Interior Access Only Required

Exterior Color / Finish: Black

Interior Color / Finish: Black

Glass: Insulated Dual Tempered Low-E AdvancedComfort Low-E Insulating Glass Air Filled High Altitude

Performance Information: U-Factor 0.25, SHGC 0.32, VLT 0.60, CPD PEL-N-257-02747-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, FPA FL26584, STC 28, OITC 23

Grille: No Grille,

3: 5526 Fixed Frame Direct Set

Frame Size: 55 X 26

General Information: Standard, Duracast®, Block, No Foam Insulated, 3 1/4", 1 5/16", 1 15/16", Interior Access Only Required

Exterior Color / Finish: Black

Interior Color / Finish: Black

Glass: Insulated Dual Tempered Low-E AdvancedComfort Low-E Insulating Glass Air Filled High Altitude

Performance Information: U-Factor 0.25, SHGC 0.32, VLT 0.60, CPD PEL-N-257-02747-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, FPA FL26584, STC 28, OITC 23

Grille: No Grille,

Horizontal Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20

Horizontal Mull 2: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20

Wrapping Information: Standard Fin, Factory Applied, No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 318".

Line #	Location:	Attributes	
15	B SHIFT OFFICE	Impervia, Sliding Window, Fixed / Vent Left, 50 X 71.5, Black	<u>Qty</u> 1
	 <p>Viewed From Exterior Rough Opening: 50 - 1/2" X 72"</p>	<p>PK # 2239</p> <p>1: Non-Standard Size Fixed / Vent Left Double Slider Frame Size: 50 X 71 1/2 General Information: Standard, Duracast®, Nail Fin, No Foam Insulated, 3", 1 5/16", 1 11/16" Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Tempered Low-E AdvancedComfort Low-E Insulating Glass Air Filled High Altitude Hardware Options: Matte Black, No Limited Opening Hardware, Shipped In Unit Screen: Half Screen, InView™, Shipped In Unit Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.51, CPD PEL-N-103-01306-00002, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL12604, STC 26, OITC 23, Clear Opening Width 21.4375, Clear Opening Height 67.9375, Clear Opening Area 10.11396, Egress Meets minimum clear opening and 5.7 sq.ft Grille: No Grille, Wrapping Information: No Attachment Method, No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 243". Venting Width: Equal</p>	

Customer Notes: MAX HEIGHT 71.5"

Line #	Location:	Attributes	
20	C SHIFT OFFICE	Impervia, Sliding Window, Vent Right / Fixed, 64 X 71.5, Black	<u>Qty</u> 3
	 <p>Viewed From Exterior Rough Opening: 64 - 1/2" X 72"</p>	<p>PK # 2239</p> <p>1: Non-Standard Size Vent Right / Fixed Double Slider Frame Size: 64 X 71 1/2 General Information: Standard, Duracast®, Nail Fin, No Foam Insulated, 3", 1 5/16", 1 11/16" Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Air Filled High Altitude Hardware Options: Matte Black, No Limited Opening Hardware, Shipped In Unit Screen: Half Screen, InView™, Shipped In Unit Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.51, CPD PEL-N-103-01306-00002, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL12604, STC 26, OITC 23, Clear Opening Width 28.4375, Clear Opening Height 67.9375, Clear Opening Area 13.41648, Egress Meets minimum clear opening and 5.7 sq.ft Grille: No Grille, Wrapping Information: No Attachment Method, No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 271". Venting Width: Equal</p>	

Customer Notes: MAX HEIGHT 71.5"

Line #	Location:	Attributes	
25	C OFFICE	Impervia, Sliding Window, Vent Right / Fixed, 64 X 71.5, Black	<u>Qty</u> 1
	 <p>Viewed From Exterior Rough Opening: 64 - 1/2" X 72"</p>	<p>1: Non-Standard Size Vent Right / Fixed Double Slider Frame Size: 64 X 71 1/2 General Information: Standard, Duracast®, Nail Fin, No Foam Insulated, 3", 1 5/16", 1 11/16" Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Air Filled High Altitude Hardware Options: Matte Black, No Limited Opening Hardware, Shipped In Unit Screen: Half Screen, InView™, Shipped In Unit Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.51, CPD PEL-N-103-01306-00002, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL12604, STC 26, OITC 23, Clear Opening Width 28.4375, Clear Opening Height 67.9375, Clear Opening Area 13.41648, Egress Meets minimum clear opening and 5.7 sq.ft Grille: No Grille, Wrapping Information: No Attachment Method, No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 271". Venting Width: Equal</p>	
	PK # 2239		

Customer Notes: MAX HEIGHT 71.5"

Line #	Location:	Attributes
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30 D DINING

Qty

2



PK #
2239

Impervia, Direct Set Fixed Frame Rectangle, Impervia, Direct Set Fixed Frame Rectangle, Impervia, Direct Set Fixed Frame Rectangle, 20 X 104, Black

1: 2040.5 Fixed Frame Direct Set

Frame Size: 20 X 40 1/2

General Information: Standard, Duracast®, Block, No Foam Insulated, 3 1/4", 1 5/16", 1 15/16", Interior Access Only Required

Exterior Color / Finish: Black

Interior Color / Finish: Black

Glass: Insulated Dual Tempered Low-E AdvancedComfort Low-E Insulating Glass Air Filled High Altitude

Performance Information: U-Factor 0.25, SHGC 0.32, VLT 0.60, CPD PEL-N-257-02747-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, FPA FL26584, STC 28, OITC 23

Grille: No Grille,

2: 2037.5 Fixed Frame Direct Set

Frame Size: 20 X 37 1/2

General Information: Standard, Duracast®, Block, No Foam Insulated, 3 1/4", 1 5/16", 1 15/16", Interior Access Only Required

Exterior Color / Finish: Black

Interior Color / Finish: Black

Glass: Insulated Dual Tempered Low-E AdvancedComfort Low-E Insulating Glass Air Filled High Altitude

Performance Information: U-Factor 0.25, SHGC 0.32, VLT 0.60, CPD PEL-N-257-02747-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, FPA FL26584, STC 28, OITC 23

Grille: No Grille,

3: 2026 Fixed Frame Direct Set

Frame Size: 20 X 26

General Information: Standard, Duracast®, Block, No Foam Insulated, 3 1/4", 1 5/16", 1 15/16", Interior Access Only Required

Exterior Color / Finish: Black

Interior Color / Finish: Black

Glass: Insulated Dual Tempered Low-E AdvancedComfort Low-E Insulating Glass Air Filled High Altitude

Performance Information: U-Factor 0.25, SHGC 0.32, VLT 0.60, CPD PEL-N-257-02747-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, FPA FL26584, STC 28, OITC 23

Grille: No Grille,


Horizontal Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20

Horizontal Mull 2: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20

Wrapping Information: Standard Fin, Factory Applied, No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 248".

Viewed From Exterior

Rough Opening: 20 - 1/2" X 104 - 1/2"

Line #	Location:	Attributes	
35	E BUNKS	Impervia, Casement Left, 28 X 71.5, Black	<u>Qty</u> 8
	 <p>Viewed From Exterior Rough Opening: 28 - 1/2" X 72"</p>	<p>PK # 2239</p> <p>1: Non-Standard Size Left Casement Frame Size: 28 X 71 1/2 General Information: Standard, Duracast®, Nail Fin, No Foam Insulated, 3 1/4", 1 5/16", 1 15/16" Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Low-E AdvancedComfort Low-E Insulating Glass Air Filled High Altitude Hardware Options: Standard, Side Pivot Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, Shipped In Unit Screen: Full Screen, InView™, Shipped In Unit Performance Information: U-Factor 0.27, SHGC 0.26, VLT 0.47, CPD PEL-N-277-05097-00002, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL35278, STC 28, OITC 25, Clear Opening Width 22.5, Clear Opening Height 66.75, Clear Opening Area 10.42969, Egress With optional side pivot hardware, meets minimum clear opening and 5.7 sq.ft Grille: No Grille, Wrapping Information: No Attachment Method, No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 199".</p>	

Line #	Location:	Attributes	
40	F OFFICE	Impervia, Awning, Vent, 42 X 24, Black	<u>Qty</u> 3
	 <p>Viewed From Exterior Rough Opening: 42 - 1/2" X 24 - 1/2"</p>	<p>PK # 2239</p> <p>1: Non-Standard Size Non-Standard Size Vent Awning Frame Size: 42 X 24 General Information: Standard, Duracast®, Nail Fin, No Foam Insulated, 3 1/4", 1 5/16", 1 15/16" Exterior Color / Finish: Black Interior Color / Finish: Black Glass: Insulated Dual Low-E AdvancedComfort Low-E Insulating Glass Air Filled High Altitude Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Limited Opening Hardware, Sill, Shipped In Unit Screen: Full Screen, InView™, Shipped In Unit Performance Information: U-Factor 0.28, SHGC 0.26, VLT 0.47, CPD PEL-N-278-05097-00002, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL35281, STC 29, OITC 25, Egress Not Applicable Grille: No Grille, Wrapping Information: No Attachment Method, No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 132".</p>	

PELLA WARRANTY:

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

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

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

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

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

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

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

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

Product Performance Information:

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

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

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

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

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

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

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

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

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

BRANCH WARRANTY:

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

LIMITED WARRANTY

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

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

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

Material Properties and Specifications

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

Custom Materials

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

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

Title

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

Risk of Loss

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

Dispute Resolution.

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

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

TERMS & CONDITIONS:

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

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

 TERMS OF PAYMENT

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

 DELIVERY

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

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

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

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

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

ADDITIONS/REVISIONS/CANCELLATIONS/RETURNS

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

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

ORDER CHECKLIST - CUSTOMER MUST INITIAL EACH

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Photo/Video Release:

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

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

Client Signature: _____

Date: _____

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

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Order Totals	
Taxable Subtotal	\$25,941.21
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	\$0.00
Total	\$25,941.21
Deposit Received	\$0.00
Amount Due	\$25,941.21

DATE: 1/7/26

Proposal Eaglite Glass LLC. DBA Eagle Glass

2520 W. Pinyon Ave.
Grand Jct. CO, 81305
Phone: (970) 245-0399

Job Number: 202407 02



PROPOSAL SUBMITTED TO:
PNCI Construction Inc.
STREET
553 25 1/2 Rd.
CITY, STA. & ZIP CODE
Grand Jct. CO. 81505
PHONE
970-247-3548

JOB NAME:
CRFPD Station #1
JOB LOCATION
300 Meadowood
Carbondale, CO
ARCHITECT - DATE OF PLANS
10-61526

The following proposal is for:

Furnish & Install:

Storefront Framing

- System: Efc0 433 Front set, 2" x 4-1/2", Screw Spine, Stops up
- Finish: Class 1 clear anodized

Doors

- Type: D500 with 10" bottom rail

Windows

- System: 450X project in and outswing egress casement.
Project in- cam lock / 4 bar arms
outswing egress casement- multipoint lock / butts
Screens- aluminum black at Project in
- System: SX45 (XC) Sliding windows
auto thumb locks / SS rollers
Screens aluminum black
- Window Subframe: 2B87/EN12 at Head/Jambes and 5H91 at sill

Glazing

- Exterior: 1" overall thickness, Solarban 60 with argon gas over 7/16" lami with clear .060 PVB clear tempered to code.
- Interior: 1/4" clear tempered 2-1/2" overall thickness insulation glass unit with integrated cordless louvers with door trims included for 1-3/4" thick doors. color white or gray

Scope of Work-

Storefront:

- (1) Frame Type B Door 05 - Interior Push and Pull handle, surface mounted closer, butt hinges
- (1) Frame Type C Door 01- Erisnor, Panic hardware, butt hinges, keyed cylinder, pull handle, ADA operator, sweep, and threshold
- (1) Frame Type D- Exterior, MS lock, keyed cylinder, thumb turn, surface mounted closer, butt hinges, push and pull handle, sweep and threshold
- (1) Window Type A
- (1) Window Type B- Sliding window
- (2) Window Type C- Sliding window
- (2) Window Type D
- (3) Window Type E- Casements- changed width to 34-3/4" to meet the min. web center for multipoint.
- (3) Window Type F- project in

Total for above: **\$113,879.73**

Borrowed item- Providing glazing and glazing tape only for doors without a 2-1/2" insulating glass unit with louvers

- (2) B type doors- 1/4" clear tempered
- (4) B type doors- In between blinds by Unicoi

\$124,703.61

Total for above: **\$10,723.81**

Note: Due to ongoing supply chain challenges and Potential Tariff increases, Eagle Glass cannot guarantee availability of materials from our vendors nor be held to predetermined schedules in the event of any delays and price increases. Eagle Glass will notify the general contractor of any delays and price increases as they are identified.

Assumptions & Exclusions:

- NO taxes are included in the price above, if the project is tax-exempt.
- A tax-exempt certificate must be provided on the date of approval.
- No Davis-Bacon wages included in pricing above
- Bid assumes accessibility to location, i.e.: Vehicle parking, equipment, electrical etc.
- Bid assumes job will be ready & accessible when work is scheduled.
- Quote assumes a continuous flow of work.
- Only the brake-metal associated directly with & for the storefront framing is included.
- Opening dimensions to be furnished & guaranteed by the contractor for faster lead times
- Keying & Master Keying of Locks by others.
- Only the items listed above are quoted. No other items are figured or included.
- Testing is limited to manufacturers published reports only. No on-site testing is included.
- Eagle Glass will Not include NFRC Testing, Labeling and Reports
- Final Glass cleaning by others. No protection of glass or framing provided after completion of installation.
- Work to be completed during normal Monday - Friday daytime working hours.
- Weekend & Evening hours will constitute additional overtime charges.
- Caulk & Seal Exterior Perimeter ONLY. Final Interior cosmetic caulking is by others.
- With the exception of workmanship, all Eagle Glass material warranties, term & conditions will be that of our suppliers, Glass (10), Eagle Glass Workmanship (1)
- Any signed proposal terminated for convenience will be subject to charges for work performed up to the date of written notification of termination
- Submittals will be provided as 1 packet and will be returned as 1 packet. Information may be marked up but not removed.
- GC may separate and file information as they see fit, but must return submittals as they received them with comments.
- Film Insulated Glass Units: Industry standard for Insulated Glass Unit (IGU) Manufacturing states that any IGU that receives any type of applied film shall void all warranty claims from failure of the unit. Eaglite Glass will not be responsible for any failure or replacement of these units.
- Acceptance of this price or carryover of this price to another document, including contracts, notes acceptance of the scope and exclusions as outlined in this document.
- Eagle Glass is not responsible for checking contracted documents for conformance or feasibility, nor correlating architecte plan or specs. Such work will be billed on a design-build basis.

Eagle Glass makes the following assumptions/exclusions unless called out specifically in the scope of work above detailed above:

- Aerobic, fiberglass, aluminum or other non-glass glazing unless specifically called out in the scope of work
- Access control hardware including card readers, keypads, control units, programming, wiring,
- Aluminum sites/stools
- Repairs or alterations to existing items
- Demolition or relocation of existing materials
- Attic stock of any materials
- Auto Operators or accessories
- Brake Metal not required by glazing system manufacturer
- Balanced Doors
- Baricades or pedestrian traffic direction
- BIM Modeling
- Bird Safety Glass
- Blank off panels
- Insulation
- Blocking or support other than standard shims up to 1/2"
- Cable hung displays including glass, acrylic, etc
- Canopies including glazing or metal trim
- Ceilings at or around contracted work
- Coordination or planning with other trades. Eagle will participate but will not be responsible for initiating/driving the process.
- Column Covers
- Deferred Submittals
- Directory Boards, Displays and or cases including any associated glass and installation
- Heavy Glass including showers and railings
- Drug testing for Eagle employees
- Dual finish on any materials
- Electrical connections or wiring including electrified hardware
- Elevator cabs, elevator interiors, surrounds, jambs or associated work
- Embees for attachments of any kind
- Expansion Joint Covers
- Exterior finish systems including flashing and trim
- Exterior wall panel systems
- Excessive top/side work
- Aluminum Trim
- Fall protection at any openings (Eagle will coordinate with Site Super to remove and install existing protection as necessary)
- Safety Tie Off points (Eagle will provide safety harnesses)
- Field Testing (Eagle will participate with testing of our materials by others)
- Fike, coatings, or signage including distraction/safety markers
- Final cleaning of any materials
- Flood barrier systems including any associated glazing and installation
- Fraight/Elevator/Men lift fees (GC to provide free mechanical access for men and materials to each floor)
- Full time onsite safety personnel
- Glass shelving at any/all locations
- Hollow Metal Frames and glass stops
- Organization or sorting of HM glass stops, hardware, or fasteners
- Glazing at any garage type or overhead doors
- Grates, grates, or other covers or diffusers
- Handicap lift glazing including installation
- Hazardous Material remediation (job site must be hazard free before Eagle arrives on site)
- Fire rating or impact/missile rating on any materials not listed specifically in scope of work
- Overtime or holiday hours (standard work hours are 7am to 4:30pm Monday through Friday non-holiday)
- Interior Aluminum Sills
- Keying, master keying, permanent cylinders or cores
- Non-storage/inferior door, window, or other frames or stops
- Lead lined glass or frames including installation
- LEED compliance
- Leveling, adjusting or altering of any floors required for installation
- Lighting including lighting attached to Eagle frames or assemblies
- Liquidated Damages
- Louvers at all locations
- Manufacturer participation or oversight in the installation of any of our materials
- Maintenance or service programs of any kind
- Mullion mates or any other connections to interior finishes
- Milwork glazing
- Mirror not specifically called out in the scope of work
- NFRC certification
- Painting or trim either interior or exterior
- Participation in any MBE/WBE/Veteran/LGBT program
- Participation in any OCBP, CCIP or other insurance program not noted in scope of work
- Protection of installed or existing materials (Eagle will be responsible for any damage to adjacent trades by any Eagle employee)
- Any work not described as included above
- Performance or payment bonds of any type
- Permits by others
- Reveals at any locations including those associated with our materials
- Review of any construction documents other than architectural drawings and architectural specs.
 - Eagle does not review structural, MEP, roofing, civil, security, life safety, or any other drawings.
- Roof coping, flashing or brake metal including anything mounted above or below our frames
- Sealants beyond primary exterior seal, including flashing, waterproofing, weather barriers, vapor barriers, interior caulk
- Security Mirrors
- Shadow box glazing or backing
- Shades, sunscreens, blinds or window treatments or any other attachments to our systems or provisions for same.
- Skylights, slanted or non vertical framing or glazing
- Soft or ceiling glazing or mirrors
- Surveying of existing conditions beyond field viewing
- STC ratings not called out specifically in the scope of work
- Structural supports or reinforcements that support our materials
- Temporary protection of any kind
- Thermally broken units not specifically called out in scope of work
- Turnstile or revolving doors and any associated glazing
- UL ratings on any materials
- Union, Davis Bacon, or other prevailing wage labor
- Folding type doors or associated glazing
- Wall panels of any kind
- White boards, smart boards, marker boards, or other functional boards or accessories including any associated glazing
- Visual interrupter or "X" markings on installed glass
- Glazed counters, tables, cabinets or furniture including glazing for same
- Dividing Screens
- Eagle will not be held responsible for any documents not provided to Eagle for review with the contract, including
 - Prime Contract, safety/preservative measures above OSHA standard, project specific requirements.
 - All Specs provided by Architect/GC/Owners are assumed to be in compliance with any local codes, energy requirements, etc.
 - Eagle is not responsible for checking specs against requirements.
- Any Waterproofing, Weatherproofing, Air Barrier or other sealant beyond installed system primary seal.
- Acceptance of any waterproofing or substrate - we are not waterproofers and cannot accurately assess applications/conditions of another trade or non Eagle product.
- Ceiling, sectional, or multi-hinged doors
- Any specs, drawings, plans or other directions provided after original RFP documents without official GC
- Coordination with electricians for wiring
- Any wiring connections or labeling
- Installation of HM or wood frames, doors, or associated items.
- VIF of HM frames, doors, or associated items that are not fully installed
- Access panels in any of our materials
- Compliance with AAMA, ASTM, or similar codes without a full copy of specified code provided in specs.
- This proposal specifically excludes any "delagted design" or "design built" items or associated work. Any work not detailed in drawings and specs shall be negotiated separately to appropriately capture costs associated with an incomplete and/or unforeseen scope. Any requirements of engineered shop drawings, additional materials and or costs associated with results of engineering not covered by a specific engineering allowance noted in Eagle proposal will be a change order. Any engineering requirements by other trades (framing, structural steel, finish coordination) are the responsibility of General Contractor.

Thank you for the opportunity to Quote your project, if we can be of any further help please don't hesitate to call.

Terms: 35% payment with the approved submittals (before materials are ordered) with the balance per standard contract terms- 5% retainage for 10 days after we complete our punch list.

All Materials are GUARANTEED to be as specified above. All work will be completed in a workmanlike manner according to industry standard practices. Any alteration or deviation from the above specification involving EXTRA COSTS will be executed upon WRITTEN ORDERS ONLY, and will be subject to additional charges over and above the proposal, including design fees for any details not specified in pricing request, regardless of final acceptance. E.G. will not be held responsible for events beyond our control, such as Strikes, Accidents, Natural disasters, etc.. Eagle Glass workers are fully insured. Service charges of 1-12% per month, will be added to all invoices over 30 days past due date. All retainage (if held) will be paid @ the end of the next billing cycle after project completion. No Exceptions will be accepted. COLLECTION COSTS INCLUDING ATTORNEY FEES WILL BE ADDED TO SERVICE CHARGES.

Eagle Glass AUTHORIZED SIGNATURE: Nate Cody

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN:

Thirty Days

ACCEPTANCE OF PROPOSAL

The above price, specifications and conditions are satisfactory and are hereby ACCEPTED. You are authorized to proceed with the work and materials as specified above. Payment will be made as outlined above.

SIGNATURE: _____

DATE OF ACCEPTANCE: _____

DATE: 6/12/26

Proposal Eaglite Glass LLC. DBA Eagle Glass

2520 W. Piñon Ave.
Grand Jct. CO, 81505
Phone: (970) 245-0399

Job Number: 103883



PROPOSAL SUBMITTED TO:
PNCI Construction Inc.
 STREET
553 25 1/2 Rd.
 CITY, STATE, ZIP CODE
Grand Jct. CO, 81505
 PHONE
970-247-8148

JOB NAME:
CRFPD Station 81
 JOB LOCATION
300 Meadowood
Carbondale, CO.
 ARCHITECT - DATE OF PLANS
6/6/26

The following proposal is for:

Furnish & Install:

Storefront Framing

- System: Efoa 433 Front set, 2" x 4-1/2". Screw Spina. Stops up
- Finish: Class 1 clear anodized

Doors

- Type: D500 with 10" bottom rail

Windows

- System: 450X project in and outswing egress casement.
- Project in- cam lock / 4 bar arms
- outswing egress casement- multipoint lock / butts
- Screens- aluminum black at Project in
- System: SX45 (XO) Sliding windows
- also thumb locks / SS rollers
- Screens aluminum black

Window Subframe: ZB87/EN12 at Head/Jamb and SH91 at sill

Glazing

- Exterior: 1" overall thickness, Solarban 60 with argon gas over clear tempered to code.
- Interior: 1/4" clear tempered, 2-1/2" overall thickness insulating glass unit with integrated cordless louvers with door bins included for 1-3/4" thick doors, color white or grey

Scope of Work:

Storefront:

- (1) Frame Type B Door 04 - Interny Panel and Pub handle, surface mounted door, push handle
- (1) Frame Type C Door 01 - Exterior, Panic hardware, butt hinges, keyed cylinder, push handle, ADA operable, sweep, and threshold
- (1) Frame Type D - Exterior, MS lock, keyed cylinder, thumb turn, surface mounted door, butt hinges, push over pub handle, sweep and threshold
- (1) Window Type A
- (1) Window Type B - Sliding window
- (4) Window Type C - Sliding window
- (2) Window Type D
- (9) Window Type E - Casements- changed width to 34-3/4" to meet the min. web center for multipoint.
- (3) Window Type F - project in

Total for above: \$28,479.70

Bottom Rail: Providing glazing and glazing tape only for doors without a 2-1/2" insulating glass unit with louvers

- (2) B type doors- 1/4" clear tempered
- (4) B type doors- in between panels by Union

Total for above: \$10,722.81

Note: Due to ongoing supply chain challenges and potential tariff increases, Eagle Glass cannot guarantee availability of materials from our vendors nor be held to predetermined schedules in the event of any delays and price increases. Eagle Glass will notify the general contractor of any delays and price increases as they are identified.

Assumptions & Exclusions:

- NO taxes are included in the price above, if the project is tax-exempt.
- A tax-exempt certificate must be provided on the date of approval.
- No Davis-Bacon wages included in pricing above
- Bid assumes accessibility to location, i.e.: Vehicle parking, equipment, electrical etc.
- Bid assumes job will be ready & accessible when work is scheduled.
- Quote assumes a continuous flow of work.
- Only, the brake-metal associated directly with & for the storefront framing is included.
- Opening dimensions to be furnished & guaranteed by the contractor for faster lead times
- Keying & Master Keying of Locks by others.
- Only the items listed above are quoted. No other items are figured or included.
- Testing is limited to manufacturers published reports only. No on-site testing is included.
- Eagle Glass will Not include NFRC Testing, Labeling and Reports
- Final Glass cleaning by others. No protection of glass or framing provided after completion of installation.
- Work to be completed during normal Monday - Friday daytime working hours.
- Weekend & Evening hours will constitute additional overtime charges.
- Caulk & Seal Exterior Perimeter ONLY. Final interior cosmetic caulking is by others.**

- With the exception of workmanship, all Eagle Glass material warranties, term & conditions will be that of our suppliers, Glass (10), Eagle Glass Workmanship (1)
- Any signed proposal terminated for convenience will be subject to charges for work performed up to the date of written notification of termination
- Submittals will be provided as 1 packet and will be returned as 1 packet. Information may be marked up but not removed.
- GC may separate and file information as they see fit, but must return submittals as they received them with comments.
- Filmed Insulated Glass Units: Industry standard for Insulated Glass Unit (IGU) Manufacturing states that any IGU that receives any type of applied film shall void all warranty claims from failure of the unit. Eagle Glass will not be responsible for any failure or replacement of these units.
- Acceptance of this price or carryover of this price to another document, including contracts, notes acceptance of the scope and exclusions as outlined in this document.
- Eagle Glass is not responsible for checking contracted documents for conformance or feasibility, nor correlating architects plan or specs. Such work will be billed on a design-build basis.

NO Demo in bid

Demo completed

Eagle Glass makes the following assumptions/exclusions unless called out specifically in the scope of work above detailed above:

- Acrylic, fiberglass, aluminum or other non-glass glazing unless specifically called out in the scope of work
- Access control hardware including card readers, keypads, control units, programming, wiring,
- Aluminum sills/stops
- Repairs or alterations to existing items
- Demolition or relocation of existing materials
- At-risk stock of any materials
- Auto Operators or accessories
- Brake Metal not required by glazing system manufacturer
- Balanced Doors
- Barriers or pedestrian traffic direction
- BIM Modeling
- Bird Safety Glass
- Blank off panels
- Insulation
- Blocking or support other than standard shims up to 1/2"
- Cable hung displays including glass, acrylic, etc
- Canopies including glazing or metal trim
- Ceilings at or around contacted work
- Coordination or planning with other trades. Eagle will participate but will not be responsible for initiating/driving the process.
- Column Covers
- Corrosion Submittals
- Decorative Elements, Displays and or cases including any associated glass and installation
- Heavy Glass including showers and railings
- Drug testing for Eagle employees
- Dual finish on any materials
- Electrical connections or wiring including electrified hardware
- Elevator cabs, elevator interiors, surrounds, junks or associated work
- Embeds for attachments of any kind
- Expansion Joint Covers
- Exterior finish systems including flashing and trim
- Exterior wall panel systems
- Excessive stop/start of work
- Aluminum Trim
- Fall protection at any openings (Eagle will coordinate with Site Super to remove and install existing protection as necessary)
- Safety Tie Off points (Eagle will provide safety harnesses)
- Field Testing (Eagle will participate with testing of our materials by others)
- Fire, coatings, or signage including distraction/safety markers
- Final cleaning of any materials
- Flood barrier systems including any associated glazing and installation
- Freight Elevator/Men lift feet (GC to provide free mechanical access for men and materials to each floor)
- Full time on-site safety personnel
- Glass shelving at any/all locations
- Hollow Metal Frames and glass stops
- Organization or sorting of HM glass stops, hardware, or fasteners
- Glazing of any garage type or overhead doors
- Grilles, grates, or other covers or diffusers
- Handicap lift glazing including installation
- Hazardous Material remediation (job site must be hazmat free before Eagle arrives on site)
- Fire rating or impact/misuse rating on any materials not listed specifically in scope of work
- Overtime or holiday hours (standard work hours are 7am to 4:30pm Monday through Friday non-holiday)
- Interior Aluminum Sills
- Keying, master keying, permanent cylinders or cores
- Non-storefront interior door, window, or other frames or stops
- Lead lined glass or frames including installation
- LEED compliance
- Leveling, adjusting or altering of any floors required for installation
- Lighting including lighting attached to Eagle frames or assemblies
- Liquidated Damages
- Covers at all locations
- Manufacturer participation or oversight in the installation of any of our materials
- Maintenance or service programs of any kind
- Mullion mates or any other connections to interior finishes
- Mirror glazing
- Mirror not specifically called out in the scope of work
- NFRC certification
- Painting or trim either interior or exterior
- Participation in any MBE/WBE/Veteran/LGBT program
- Participation in any DCF, CCIP or other insurance program not noted in scope of work
- Protection of installed or existing materials (Eagle will be responsible for any damage to adjacent trades by any Eagle employee)
- Any work not described as included above
- Performance or payment bonds of any type
- Permits by others
- Reveals at any locations including those associated with our materials
- Review of any construction documents other than architectural drawings and architectural specs.
Eagle does not review structural, MEP, roofing, civil security, life safety, or any other drawings.
- Roof coping, flashing or brake metal including anything mounted above or below our frames
- Sealants beyond primary exterior seal, including flashing, waterproofing, weather barriers, vapor barriers, interior caulk
- Security Mirrors
- Shower box glazing or backing
- Shades, sunroofs, blinds or window treatments or any other attachments to our systems or provisions for same.
- Skylights, slanted or non-vertical framing or glazing
- Soft or ceiling glazing or mirrors
- Surveying of existing conditions beyond field viewing
- STC ratings not called out specifically in the scope of work
- Structural supports or reinforcements that support our materials
- Temporary protection of any kind
- Thermally broken units not specifically called out in scope of work
- Turnstile or revolving doors and any associated glazing
- UL ratings on any materials
- Union, Davis Bacon, or other prevailing wage labor
- Folding type doors or associated glazing
- Wall panels of any kind
- White boards, smart boards, marker boards, or other functional boards or accessories including any associated glazing
- Visual interrupter or "X" markings on installed glass
- Glazed counters, tables, cabinets or furniture including glazing for same
- Dividing Screens
- Eagle will not be held responsible for any documents not provided to Eagle for review with the contract, including
Prime Contract, safety/preventative measures above OSHA standard, project specific requirements.
- All Specs provided by Architect/GC/Owner/strip are assumed to be in compliance with any local codes, energy requirements, etc.
Eagle is not responsible for checking specs against requirements.
- Any Waterproofing, Weatherproofing, Air Barrier or other sealant beyond installed system primary seal.
- Acceptance of any waterproofing or substitute - we are not waterproofers and cannot accurately assess applications/conditions of another trade or non Eagle product..
- Casing, sectional, or multi-hinged doors
- Any specs, drawings, plans or other documents provided after original RFP documents without official CO
- Coordination with electricians for wiring
- Any wiring connections or labeling
- Inclusion of HM or wood frames, doors, or associated items.
- VIF of HM frames, doors, or associated items that are not fully installed
- Access panels in any of our assemblies
- Compliance with AAMA, ASTMA, or similar codes without a full copy of specified code provided in specs.
- This proposal specifically excludes any "integrated design" or "design build" items or associated work. Any work not detailed in drawings and specs shall be negotiated separately to appropriately capture costs associated with an incomplete and/or unforeseen scope. Any requirements of engineered shop drawings, additional materials and or costs associated with results of engineering not covered by a specific engineering allowance noted in Eagle proposal will be a change order. Any engineering requirements by other trades (framing, structural steel, finish coordination) are the responsibility of General Contractor.

Thank you for the opportunity to Quote your project. If we can be of any further help please don't hesitate to call.

Terms: 35% payment with the approved submittals (before materials are ordered) with the balance per standard contract terms- 5% retainage for 10 days after we complete our punch list.

All Materials are GUARANTEED to be as specified above. All work will be completed in a workmanlike manner according to industry standard practices. Any alteration or deviation from the above specification involving EXTRA COSTS will be executed upon WRITTEN ORDERS ONLY, and will be subject to additional charges over and above the proposal, including design fees for any details not specified in pricing request, regardless of final acceptance. E.G., will not be held responsible for events beyond our control, such as Strikes, Accidents, Natural disasters, etc.. Eagle Glass workers are fully insured. Service charges of 1-1 1/2% per month, will be added to all invoices over 30 days past due date. All retainage (if held) will be paid @ the end of the next billing cycle after project completion. No Exceptions will be accepted. COLLECTION COSTS INCLUDING ATTORNEY FEES WILL BE ADDED TO SERVICE CHARGES.

Eagle Glass AUTHORIZED SIGNATURE: Nate Cody

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN:

Thirty Days

ACCEPTANCE OF PROPOSAL

The above price, specifications and conditions are satisfactory and are hereby ACCEPTED. You are authorized to proceed with the work and materials as specified above. Payment will be made as outlined above.

SIGNATURE: _____

DATE OF ACCEPTANCE: _____

- MATERIAL LEGEND:**
- 1. UNFINISHED
CONCRETE
 - 2. UNFINISHED
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BUILDING ELEVATION NOTES:

1. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
2. REFER TO ARCHITECTURAL NOTES FOR MATERIALS.
3. REFER TO ELECTRICAL NOTES FOR ELECTRICAL NOTES.
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CRFPD STATION 81 REMODEL
300 MEADOWOOD
CARBONDALE, CO 81623

bg ARCHITECTURE & DESIGN
 214 Midland Ave.
 Broomfield, CO 80023
 970.494.8708
 bery.grieb@bgadspc.com

STATE OF COLORADO ARCHITECTS BOARD
 MICHAEL JAMES
 ARCHITECT
 LICENSE NO. 12257
 8/15/22
 100% CONSTRUCTION DOCUMENTS

BUILDING EXTERIORS

A2.0

WINDOW SCHEDULE

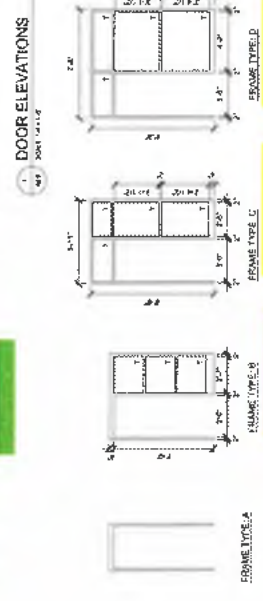
NO.	SYMBOL	TYPE	FINISH	GLASS	OPERATION	MARKING	COMMENTS
1	W1	6'-0" x 6'-0"	WOOD	1/2"	FIXED	Y	EXISTING
2	W2	6'-0" x 6'-0"	WOOD	1/2"	FIXED	Y	EXISTING
3	W3	6'-0" x 6'-0"	WOOD	1/2"	FIXED	Y	EXISTING
4	W4	6'-0" x 6'-0"	WOOD	1/2"	FIXED	Y	EXISTING
5	W5	6'-0" x 6'-0"	WOOD	1/2"	FIXED	Y	EXISTING
6	W6	6'-0" x 6'-0"	WOOD	1/2"	FIXED	Y	EXISTING
7	W7	6'-0" x 6'-0"	WOOD	1/2"	FIXED	Y	EXISTING

WINDOW SCHEDULE NOTES

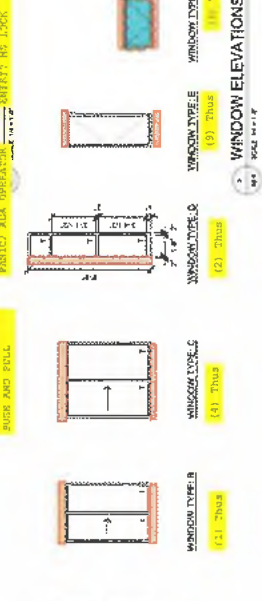
1. WINDOW SCHEDULES SHALL INCLUDE WINDOW TYPES, FINISHES, GLASS TYPES, OPERATIONS, MARKINGS, AND COMMENTS AS SHOWN ON THIS SHEET.
2. WINDOW TYPES SHALL BE IDENTIFIED BY THE WINDOW SCHEDULE NUMBER AND FINISH.
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DOOR ELEVATIONS



WINDOW ELEVATIONS



DOOR SCHEDULE

NO.	SYMBOL	TYPE	FINISH	OPERATION	MARKING	COMMENTS
1	D1	6'-0" x 6'-0"	WOOD	FIXED	Y	EXISTING
2	D2	6'-0" x 6'-0"	WOOD	FIXED	Y	EXISTING
3	D3	6'-0" x 6'-0"	WOOD	FIXED	Y	EXISTING
4	D4	6'-0" x 6'-0"	WOOD	FIXED	Y	EXISTING
5	D5	6'-0" x 6'-0"	WOOD	FIXED	Y	EXISTING
6	D6	6'-0" x 6'-0"	WOOD	FIXED	Y	EXISTING
7	D7	6'-0" x 6'-0"	WOOD	FIXED	Y	EXISTING

DOOR SCHEDULE NOTES

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ENERGY PERFORMANCE

1. Energy Performance: Certified and required to be reported on the Energy Performance Report (EPR).
2. Thermal Transmittance (U-factor): As determined in accordance with NFRC 100.
3. Energy Performance (EP) score: From 201.
4. Operable Windows: Minimum 20%.

GLASS

1. Solar Heat Gain Coefficient (SHGC): As determined in accordance with NFRC 100.
2. U-factor: As determined in accordance with NFRC 100.
3. Visible Transmittance (VT): As determined in accordance with NFRC 100.

ALUMINUM WINDOWS

1. Aluminum Windows: As specified in the schedule.
2. Finish: As specified in the schedule.
3. Operation: As specified in the schedule.

GLASS

1. Glass: As specified in the schedule.
2. Finish: As specified in the schedule.
3. Operation: As specified in the schedule.

ENERGY PERFORMANCE

1. Energy Performance: Certified and required to be reported on the Energy Performance Report (EPR).
2. Thermal Transmittance (U-factor): As determined in accordance with NFRC 100.
3. Energy Performance (EP) score: From 201.
4. Operable Windows: Minimum 20%.

GLASS

1. Solar Heat Gain Coefficient (SHGC): As determined in accordance with NFRC 100.
2. U-factor: As determined in accordance with NFRC 100.
3. Visible Transmittance (VT): As determined in accordance with NFRC 100.

ALUMINUM WINDOWS

1. Aluminum Windows: As specified in the schedule.
2. Finish: As specified in the schedule.
3. Operation: As specified in the schedule.

GLASS

1. Glass: As specified in the schedule.
2. Finish: As specified in the schedule.
3. Operation: As specified in the schedule.

James Ricks

From: nate cody <nate@eagleglassgj.com>
Sent: Tuesday, July 7, 2026 7:33 AM
To: James Ricks
Cc: mike windscheffel
Subject: Re: Station #81 bid review question
Attachments: Proposal for CRFPD Station 81 R2 7-7-26.pdf

James, Good Morning
See attached. Let me know if you have any questions.
Have a great day!



Nate- Estimator
M. 970.688.6843 O. 970.245.0399

On Wed, Jul 1, 2026 at 1:40 PM James Ricks <james@pnciconstruction.com> wrote:

Thank you.

From: nate cody <nate@eagleglassgj.com>
Sent: Wednesday, July 1, 2026 12:39 PM
To: James Ricks <james@pnciconstruction.com>
Subject: Re: Station #81 bid review question

James, this is what I got from them. I will reprice it. Once I get pricing back, I will send it over.

The current glass quoted will not meet the 30 OITC specified for the 450X and SX45 windows quoted and will require laminated glass.



Nate- Estimator

M. 970.688.6843 O. 970.245.0399

On Wed, Jul 1, 2026 at 12:55 PM James Ricks <james@pnciconstruction.com> wrote:

Thank you.

From: nate cody <nate@eagleglassgi.com>
Sent: Wednesday, July 1, 2026 11:46 AM
To: mike windscheffel <mike@eagleglassgi.com>
Cc: James Ricks <james@pnciconstruction.com>
Subject: Re: Station #81 bid review question

I have emailed the manufacturer. Below is what I got from their website. Once I get something from them, I will send it over.

XTherm 450X/G Window SPECIFICATIONS

FACE WIDTH	OVERALL DEPTH	WALL THICKNESS	GLASS	AIR	WATER	STRUCTURAL	
3-3/8"	4 1/2"	0.125"		401xlmP2 Interlock/Exterlock	IS 95F	FX 150H+ Design FD 120H+ Design PI 135H+ Design PO Corner 120H+ Design F-Corner 120H+ Design	
U-FACTOR	CRF	ACOUSTICS	FRAME JOINTS	WINDOW JOINTS	PERFORMANCE GRADE	FORCED ENTRY	ADA
FX 024 - 054 PO/PF 0 43-0-59 PO/PF Corner 038-045	FX 75 PO/PF 74 PO/PF Corner 72	STC PGP: 34 OTC PGP: 28 STC PO/PF Corner 39 OTC PO/PF Corner 31 ETC FX 44 OTC FX 34	Screw Spine	Corner reinforced reinforced with an extruded corner key hydraulically crimped and "cold sealed" with epoxy adhesive	PV AW-PG00 PD AW-PG00 P AW-PG05 POC AW-PG00 PIC AW-PG00	4"	Yes

Listed performance dependent on glass selection. Specific details found in test data. Contact your sales representative for more information. Product performance information subject to change.



Nate- Estimator

M. 970.688.6843 O. 970.245.0399

On Wed, Jul 1, 2026 at 12:12 PM mike windscheffel <mike@eagleglassgi.com> wrote:

Hi James

I've cc'd our estimator, Nate, and he will be able to provide you with that information.

Thank you for reaching out.



Mike Windscheffel

General Manager

970.623.0068

On Wed, Jul 1, 2026 at 11:02 AM James Ricks <james@pnciconstruction.com> wrote:

Mike,

I have completed my review of your bid proposal for fire station #81 in Carbondale. I have just one question that, I apologize, but I am not seeing in the bid description and just need to confirm.

- Are the windows that are being supplied sound rated per the Specs Sec 85113. Specifically E 2.1?

James Ricks

From: Tyler Schreiner
Sent: Friday, June 12, 2026 11:57 AM
To: James Ricks
Subject: Fwd: CRFPD Station #81 Renovation Project- ITB
Attachments: image001.png; `Proposal for CRFPD Station 81 6-12-26.pdf; A SHEETS NC.pdf

Tyler Schreiner
970-261-9226 cell

Begin forwarded message:

From: nate cody <nate@eagleglassgj.com>
Date: June 12, 2026 at 11:32:48 AM MDT
To: Tyler Schreiner <tyler@pnciconstruction.com>
Cc: Ryan Bumgardener <ryan@eaglevalleyglass.com>
Subject: Re: FW: CRFPD Station #81 Renovation Project- ITB

Good afternoon,

Thank you for the opportunity to bid on the CRFPD Station #81 project. We appreciate you considering Eagle Glass for this work.

Please take some time to review the attached proposal, which we have carefully prepared to provide a comprehensive understanding of our proposed scope and pricing.

We are confident that our team can meet the demands of this project and deliver exceptional results. If awarded the project, I will be handing it over to our General Manager, Mike Windscheffel, who will then assign a dedicated Project Manager.

Should you have any questions or require further clarification as you review the materials, please do not hesitate to reach out. We look forward to your feedback.

For your convenience, here is the relevant contact information:

****General Manager/Contract Signer, (who will be assigning the Project Manager):****
Mike Windscheffel
mike@eagleglassgj.com
970.623.0068

****Billing/Office Manager:****
Jessie Lillard
jessie@eagleglassgj.com

970.245.0399

Best regards,
Nate Cody



Nate- Estimator
M. 970.688.6843 O. 970.245.0399

On Fri, Jun 5, 2026 at 10:50 AM Tyler Schreiner <tyler@pnciconstruction.com> wrote:

Good morning, please see attached the invitation to bid for the mentioned project. This document includes specifics on critical bidding dates as well as a DropBox link to access the documents as related.

Please note, there is a pre-bid walk through scheduled for June 11th at 1:30 PM at Station #81 in Carbondale.

Thank you-

Tyler Schreiner

Director of Construction

PNCI Construction, Inc.

Office: 970.242.3548

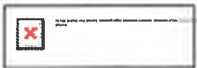
Cell: 970-261-9226

James Ricks

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Sent: Wednesday, July 1, 2026 12:39 PM
To: James Ricks
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Nate- Estimator
M. 970.688.6843 O. 970.245.0399

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XTherm 450X/G Window SPECIFICATIONS

FACE WIDTH	OVERALL DEPTH	WALL THICKNESS	GLASS	AIR	WATER	STRUCTURAL	
3'-2 1/2"	4'-10 1/2"	0.125"	F	<0.1 cfm/ft ² k-Barrier/Exfiltration	IS PSF	FX 150+/- Design PO 120+/- Design P 135+/- Design PO Corner 120+/- Design P Corner 100+/- Design	
U-FACTOR	CRF	ACOUSTICS	FRAME JOINTS	WINDOW JOINTS	PERFORMANCE GRADE	FORCED ENTRY	ADA
FX 0.24 - 0.54 PO/PI 0.43-0.59 PO/PI Corner: 0.38-0.45	FX 75 PO/PI 74 PO/PI Corner 72	STC F0V: 34 OITC PO/PI 21 STC PO/PI Corner 32 OITC PO/PI Corner 32 STC FX 44 OITC FX 34	Screw Spline	Corner: internal reinforced with an extruded corner key Hybrid/foam compact and cold welded with epoxy adhesive	FX AW-PG15C PO AW-PG12D PI AW-PG15S PO C AW-PG12D PI C AW-PG10D	40	Yes

Listed performance dependent on glass selection. Specific details found in test data. Contact your sales representative for more information. Product performance information subject to change.



Nate- Estimator

M. 970.688.6843 O. 970.245.0399

On Wed, Jul 1, 2026 at 12:12 PM mike windscheffel <mike@eagleglassgi.com> wrote:

Hi James

I've cc'd our estimator, Nate, and he will be able to provide you with that information.

Thank you for reaching out.



Mike Windscheffel

General Manager

970.623.0068

On Wed, Jul 1, 2026 at 11:02 AM James Ricks <james@pnciconstruction.com> wrote:

Mike,

I have completed my review of your bid proposal for fire station #81 in Carbondale. I have just one question that, I apologize, but I am not seeing in the bid description and just need to confirm.

- Are the windows that are being supplied sound rated per the Specs Sec 85113. Specifically E 2.1?

Thank you,

James Ricks

Pre-Construction Manager

 Construction, Inc.

Address: 553 25 ½ RD

Grand Junction, CO 81505

Office: 970.242.3548

james@pnciconstruction.com



The Genuine. The Original.



970-245-5000

Revision

Job:

CRFPD #81 ACTIVITY ROOM 7-2

553 25 1/2 ROAD
GRAND JUNCTION, CO

Prepared For:

PNCI CONSTRUCTION

GRAND JUNCTION, CO 81505

By:

Overhead Door Company of Grand Junction

Grand Junction, CO

Contact:

David Preuss

Name: David Preuss

Phone: 970-245-5000

Email: ohdgrjct4@aol.com

*This proposal is valid until **Wednesday, July 22, 2026***



Overhead Door Company of Grand Junction

2944 I 70 Bus Loop Ste 303
Grand Junction, CO 81504-8695

Contact: David Preuss
Phone: 970-245-5000
Email: ohdgrjct4@aol.com

This proposal is valid till Wednesday, July 22, 2026

Quote: SQIU005058-1 | Created: 7/2/2026 4:26 PM

Prepared For:

PNCI CONSTRUCTION
553 25 1/2 ROAD
GRAND JUNCTION, CO 81505

Line	Item	Qty
1	Door, 521, 8' 2" x 8' 1", Clear Anodized, Standard Panel, Anodized, WL, 15"R, Torsion	1
	DOOR: 521, 8' 2" x 8' 1", Standard Panel, Clear Anodized, 4 Sect, 3 Pnl, 31/-31 410225 16'2x20'1, SES, Std Btm Seal, Dual Flap	
	LITES: Custom, AFV, 1/2" IGU, Tempered, Clear, DSB, Bottom: AFV, S2: AFV, S3: AFV, Top: AFV, Insulate AFV Frame (Stiles and Rails)	
	RAILS: Insulate AFV Frame (Stiles and Rails), Top: 3.750", Bottom: 4.500", Finned	
	STRUTS: Standard, S1: Bottom Rail: 2" STRUT x 1, S2: NONE, S3: NONE, S4: Top Rail: 2" STRUT x 1	
	TRK/HDW: 2", 15"R, Angle In, Steel, 0.067 V.Trk, 0.067 H.Trk, 1" X 1.750" X .099" H.Ang, 108.125 FTSC	
	SPRING: Torsion, Qty: 2, Front, 10K, Tubular, 2" x 0.244 x 32.75, 8.9 Turns, D400-96, 1/8" x 116", Bal Wt: 291.93	
	OPERATION: Trolley, Drawbar Prep, Centered	
	OPERATOR: RLD - Trolley, D400-96, 1/2 HP, 115V 1Phase 60Hz, PhotoEyes-NEMA 4X (Monitored)	
	Last Changed: 7/2/2026 4:32 PM MST	

Total (USD): \$9,300.00

- INSTALLED PRICE
- TAX NOT INCLUDED
- LEAD TIME APPROXIMATELY 6-8 WEEKS
- TAKE EXCEPTION TO FOLLOWING SPECS:
 - 2.2 B.3: DOORS SHOULD NOT BE OPERATED DURING HIGH WIND EVENTS PER DASMA
 - 2.3 A: CEILING HEIGHT ONLY ALLOWS FOR STANDARD LIFT TRACK
 - 2.3 A.3
 - 2.3 D.1A
 - 2.3 D.3
 - 2.3 E.4
 - 2.3 E.6

Overhead Door Company of Grand Junction



2944 I 70 Bus Loop Ste 303
Grand Junction, CO 81504-8695

Contact: David Preuss
Phone: 970-245-5000
Email: ohdgrjct4@aol.com

2.3 F.9B

Terms and Conditions

BY OTHERS: Jambs, spring pads, all wiring to motors and control stations, unless otherwise stated above are not included. Purchaser agrees that doors shall remain in Seller's possession until paid in full. In the event Purchaser breaches or defaults under the terms and provisions of this Agreement, the Purchaser shall be responsible for the costs of collection, including reasonable attorneys' fees. The Seller shall be entitled to full and final payment on the Purchase Order. There shall be a 1 1/2% service charge per month for all payments due and owing after 30 days. (Agreements are contingent upon strikes, accidents, or delays beyond our control.

We accept Visa, Mastercard, American Express and Discover payments over the telephone. Payments over \$3,000.00 may incur a 2% convenience fee.

Overhead door Company of Grand Junction™ warranties installation for 1 year. Photo Eye misalignment is not a warranty issue. All warranty issues will be handled separately and will not be considered cause to withhold balance due at time of installation.

For new door sales, includes new vinyl weather seals around door opening. Removal of old trim or weather seals may leave untreated wood exposed. Customer will be responsible for correcting painting and caulking after new weather seals are installed. Proposal assumes a level opening with no more than 1" slope from center. Uneven concrete may need to be repaired by end user to create a complete seal.

Customer is responsible for clearing workspace prior to arrival, up to 1 foot on each side of the opening and into the garage space at least the height of the door plus 4 feet. If space is not cleared, a trip charge will apply if the job has to be rescheduled or charged at hourly rate if the technician has to wait for room to be made. In such an event our next available installation opening may be 2-3 weeks out.

All prices are subject to change without prior notice due to unforeseen economic circumstances beyond our reasonable control.

Payment Details

Payment Terms: NET 30 DAYS

Acceptance:

Terms, price, and specifications on all pages of this proposal are hereby accepted.

Authorized By (Buyer): _____ Date: _____

Print Name (Buyer): _____

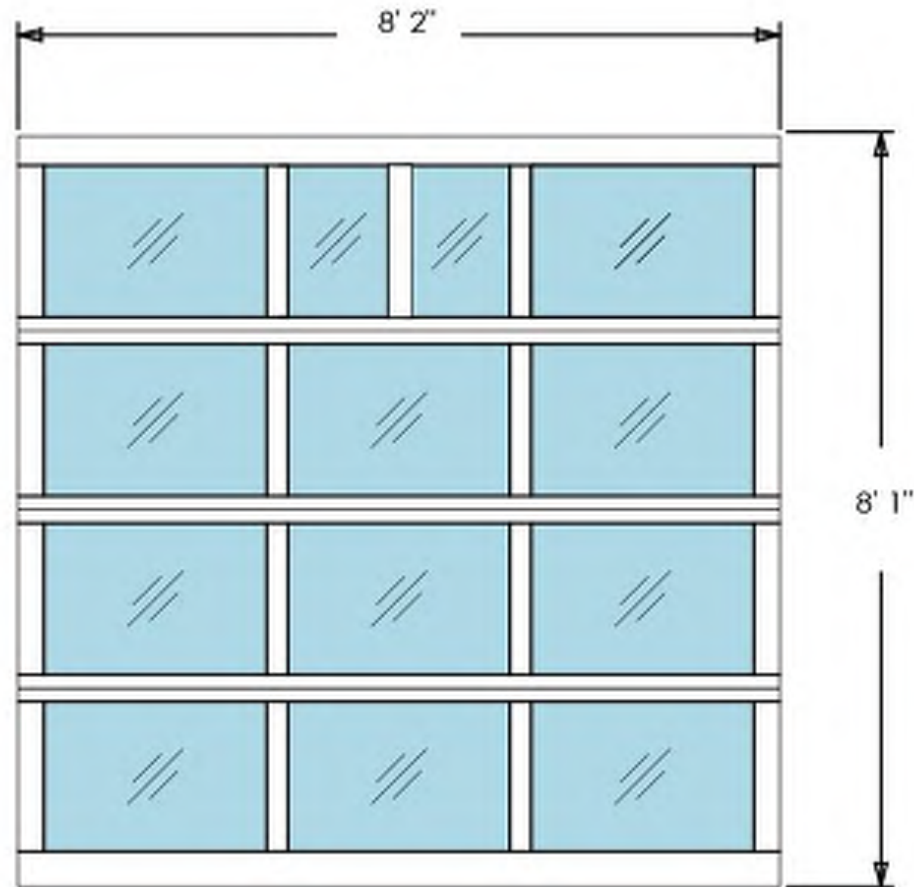
Purchase Order: _____

The Genuine. The Original.

Last Change: 7/2/2026 4:32 PM MST



Exterior View



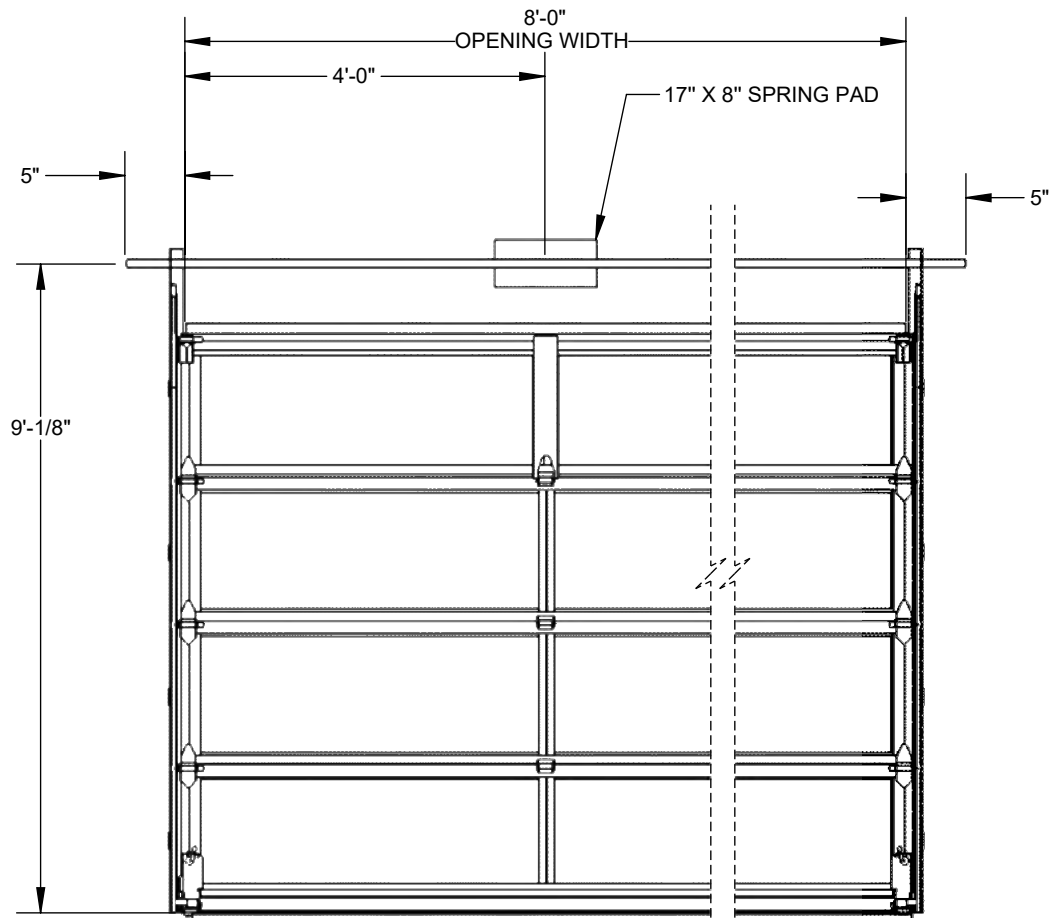
Model: 521 - Heavy Duty Aluminum

Design: Standard Panel Color: Clear Anodized

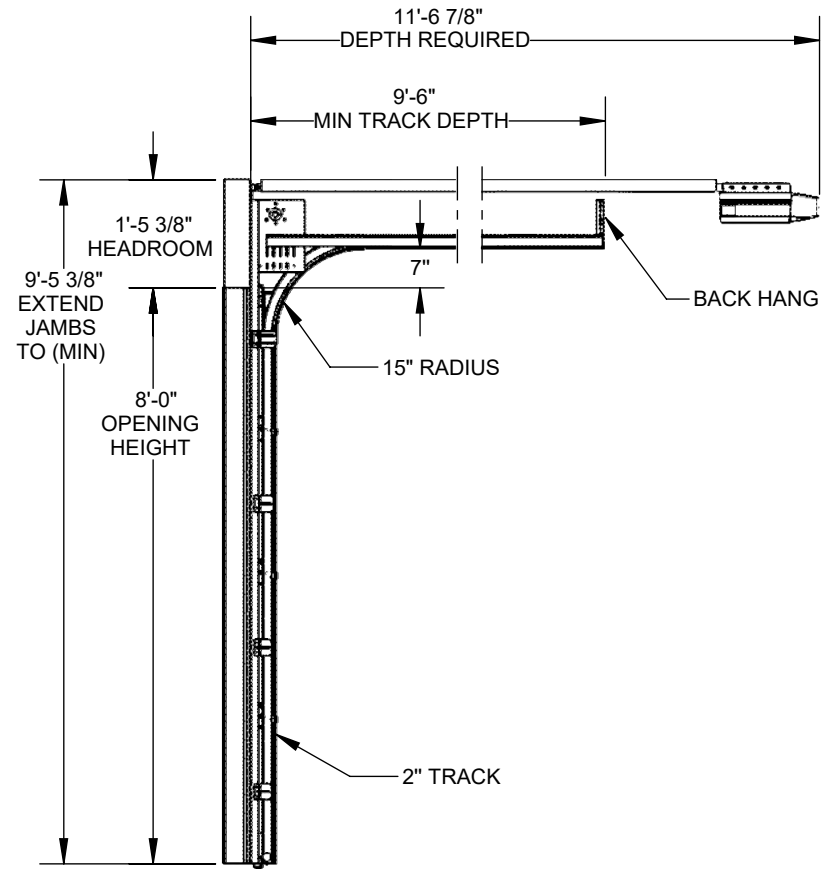
Door Width & Height (Ft): 8'2" x 8'1"

Window Style: Aluminum Full View

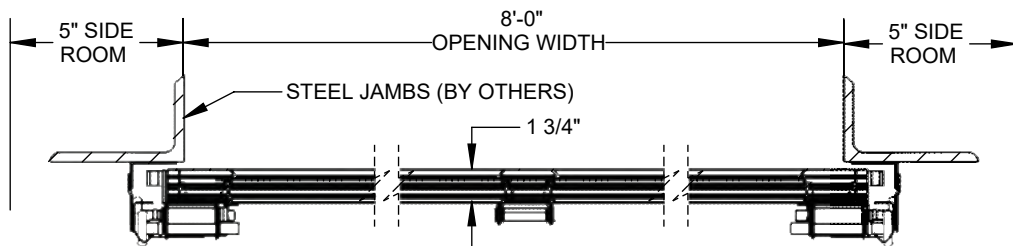
Options:




INTERIOR ELEVATION



TRACK DETAIL

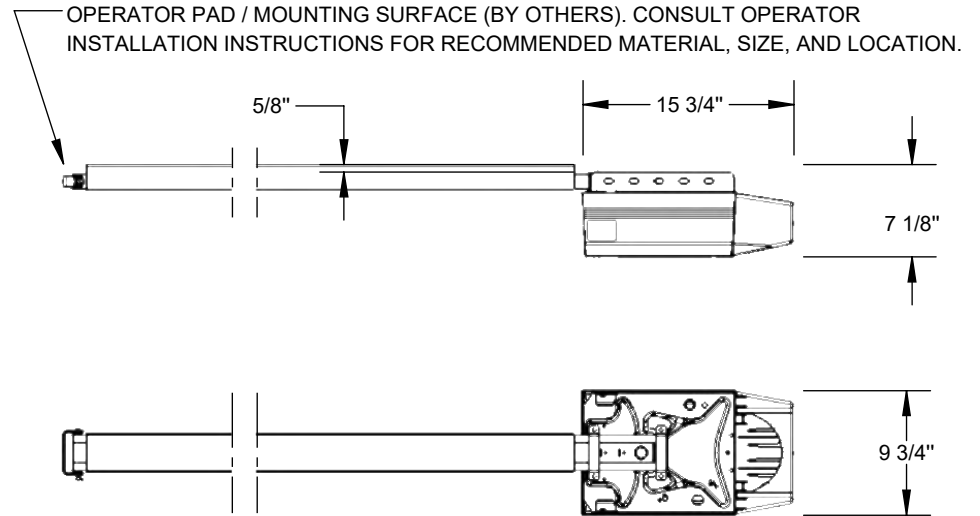


JAMB DETAIL

MODEL 521 SECTIONAL The Genuine. The Original. 	DOOR MARK: JOB NAME: CRFPD #81 ACTIVITY ROOM 7-2	DOOR WIDTH: 8'-2" NOTES:	DOOR HEIGHT: 8'-1" QUANTITY: 1	
	ARCHITECT: - CONTRACTOR: - DISTRIBUTOR: OVERHEAD DOOR COMPANY OF GRAND JUNCTION		SHEET 1 OF 2 DATE: 07/02/2026 04:32 PM MST	QUOTE/ORDER#: SQIU005058-1
				LINE #: 1

SPECIFICATIONS

SECTIONS	SECTIONS ARE COMPRISED OF RAILS AND STILES EXTRUDED FROM 6063-T6 ALUMINUM. U-FACTOR 0.30 AIR INFILTRATION 0.10 CFM PER SQUARE FOOT AT 15 MPH AND 0.21 CFM PER SQUARE FOOT AT 25 MPH DEFLECTION OF DOOR IN THE HORIZONTAL POSITION WILL NOT EXCEED 1/120 OF DOOR WIDTH. INSULATE AFV FRAME (STILES AND RAILS) YES EXTERIOR COLOR: CLEAR ANODIZED
NUMBER OF	SECTIONS: 4 PANELS: 3
WEATHERSEAL	BOTTOM: YES TOP: YES SIDES: . YES
GLAZING	ALUMINUM FULL VIEW, 1/2" IGU, TEMPERED, CLEAR, DSB SECTION: 1,2,3,4 REFER TO EXTERIOR VIEW (DEPICTION) FOR WINDOW PLACEMENT
LOUVERS / PANELS	NONE
HARDWARE	HINGES AND FIXTURES GALVANIZED STEEL
OPTIONAL HARDWARE	NONE
WINDLOAD RATING	31/-31 410225 16'2X20'1
STRUTS	TOP SECTION: 2" STRUT X1 SECTION 3: NONE SECTION 2: NONE BOTTOM SECTION: 2" STRUT X1
TRACK	15" RADIUS 2" TRACK ANGLE MOUNT IN TO STEEL, WITH OVERLAP
SPRINGS / DRUMS	CYCLES: 10,000 CYCLES SPRING QUANTITY: 2 0.244 WIRE, 2" ID, 32.75 LONG TURNS: 8.9 DRUM: D400-96
TORSION SHAFT	SINGLE SHAFT, TUBULAR SHAFT
BALANCE WEIGHT	291.93 POUNDS
OPERATION	TROLLEY, DRAWBAR PREP, CENTERED
RELATED WORK	ALL PAD SURFACES MUST BE FLUSH WITH JAMBS. DOOR JAMBS, SPRING PADS, OPERATOR PAD, TRACK BACK HANGERS, AND CENTER HANGERS BY OTHERS.




OPERATOR

MOTOR UNIT

RLD - TROLLEY, PHOTOEYES-
NEMA 4X (MONITORED), 115V
1PHASE 60HZ, 1/2 HP

ACCESSORIES

	MODEL 521 SECTIONAL	DOOR MARK:	DOOR WIDTH: 8'-2"	DOOR HEIGHT: 8'-1"	QUANTITY: 1
		JOB NAME: CRFPD #81 ACTIVITY ROOM 7-2	NOTES:		SHEET 2 OF 2
		ARCHITECT: -			DATE: 07/02/2026 04:32 PM MST
		CONTRACTOR: -			QUOTE/ORDER#:
	DISTRIBUTOR: OVERHEAD DOOR COMPANY OF GRAND JUNCTION				SQIU005058-1
					LINE #: 1

The Genuine. The Original.



970-245-5000

Job:

Original

CRFPD #81 ACTIVITY ROOM

553 25 1/2 ROAD
GRAND JUNCTION, CO

Prepared For:

PNCI CONSTRUCTION

GRAND JUNCTION, CO 81505

By:

Overhead Door Company of Grand Junction

Grand Junction, CO

Contact:

David Preuss

Name: David Preuss

Phone: 970-245-5000

Email: ohdgrjct4@aol.com

*This proposal is valid until **Wednesday, October 21, 2026***



Overhead Door Company of Grand Junction

2944 I 70 Bus Loop Ste 303
Grand Junction, CO 81504-8695

Contact: David Preuss
Phone: 970-245-5000
Email: ohdgrjct4@aol.com

This proposal is valid till Wednesday, October 21, 2026

Quote: SQUI005027-1 | Created: 6/23/2026 3:46 PM

Prepared For:

PNCI CONSTRUCTION
553 25 1/2 ROAD
GRAND JUNCTION, CO 81505

Line	Item	Qty
1	Door, 521, 8' 2" x 8' 1", Clear Anodized, Standard Panel, Anodized, 15"R, Torsion	1
	DOOR: 521, 8' 2" x 8' 1", Standard Panel, Clear Anodized, 4 Sect, 2 Pnl, SES, Std Btm Seal, Dual Flap	
	LITES: Custom, AFV, 1/2" IGU, Tempered, Clear, DSB, Bottom: AFV, S2: AFV, S3: AFV, Top: AFV, Insulate AFV Frame (Stiles and Rails)	
	RAILS: Insulate AFV Frame (Stiles and Rails), Top: 2.375", Bottom: 3.750"	
	STRUTS: Custom, S1: NONE, S2: NONE, S3: NONE, S4: Top Rail: 2" STRUT x 1	
	TRK/HDW: 2", 15"R, Angle In, Steel, 0.055 V.Trk, 0.067 H.Trk, 1" X 1.750" X .099" H.Ang, 108.125 FTSC	
	SPRING: Torsion, Qty: 2, Front, 10K, Tubular, 2" x 0.234 x 29, 8.9 Turns, D400-96, 1/8" x 116", Bal Wt: 272.36	
	OPERATION: Trolley, Drawbar Prep, Centered	
	OPERATOR: RLD - Trolley, D400-96, 1/2 HP, 115V 1Phase 60Hz, PhotoEyes-NEMA 4X (Monitored)	
	Last Changed: 6/23/2026 4:17 PM MST	

Total (USD): \$8,500.00

- INSTALLED PRICE
- TAX NOT INCLUDED
- LEAD TIME APPROXIMATELY 6-8 WEEKS

Terms and Conditions

BY OTHERS: Jamb, spring pads, all wiring to motors and control stations, unless otherwise stated above are not included. Purchaser agrees that doors shall remain in Seller's possession until paid in full. In the event Purchaser breaches or defaults under the terms and provisions of this Agreement, the Purchaser shall be responsible for the costs of collection, including reasonable attorneys' fees. The Seller shall be entitled to full and final payment on the Purchase Order. There shall be a 1 1/2% service charge per month for all payments due and owing after 30 days. (Agreements are contingent upon strikes, accidents, or delays beyond our control.

We accept Visa, Mastercard, American Express and Discover payments over the telephone. Payments over \$3,000.00 may incur a 2% convenience fee.

Overhead Door Company of Grand Junction



2944 I 70 Bus Loop Ste 303
Grand Junction, CO 81504-8695

Contact: David Preuss
Phone: 970-245-5000
Email: ohdgrjct4@aol.com

Overhead door Company of Grand Junction™ warranties installation for 1 year. Photo Eye misalignment is not a warranty issue. All warranty issues will be handled separately and will not be considered cause to withhold balance due at time of installation.

For new door sales, includes new vinyl weather seals around door opening. Removal of old trim or weather seals may leave untreated wood exposed. Customer will be responsible for correcting painting and caulking after new weather seals are installed. Proposal assumes a level opening with no more than 1" slope from center. Uneven concrete may need to be repaired by end user to create a complete seal.

Customer is responsible for clearing workspace prior to arrival, up to 1 foot on each side of the opening and into the garage space at least the height of the door plus 4 feet. If space is not cleared, a trip charge will apply if the job has to be rescheduled or charged at hourly rate if the technician has to wait for room to be made. In such an event our next available installation opening may be 2-3 weeks out.

All prices are subject to change without prior notice due to unforeseen economic circumstances beyond our reasonable control.

Payment Details

Payment Terms: NET 30 DAYS

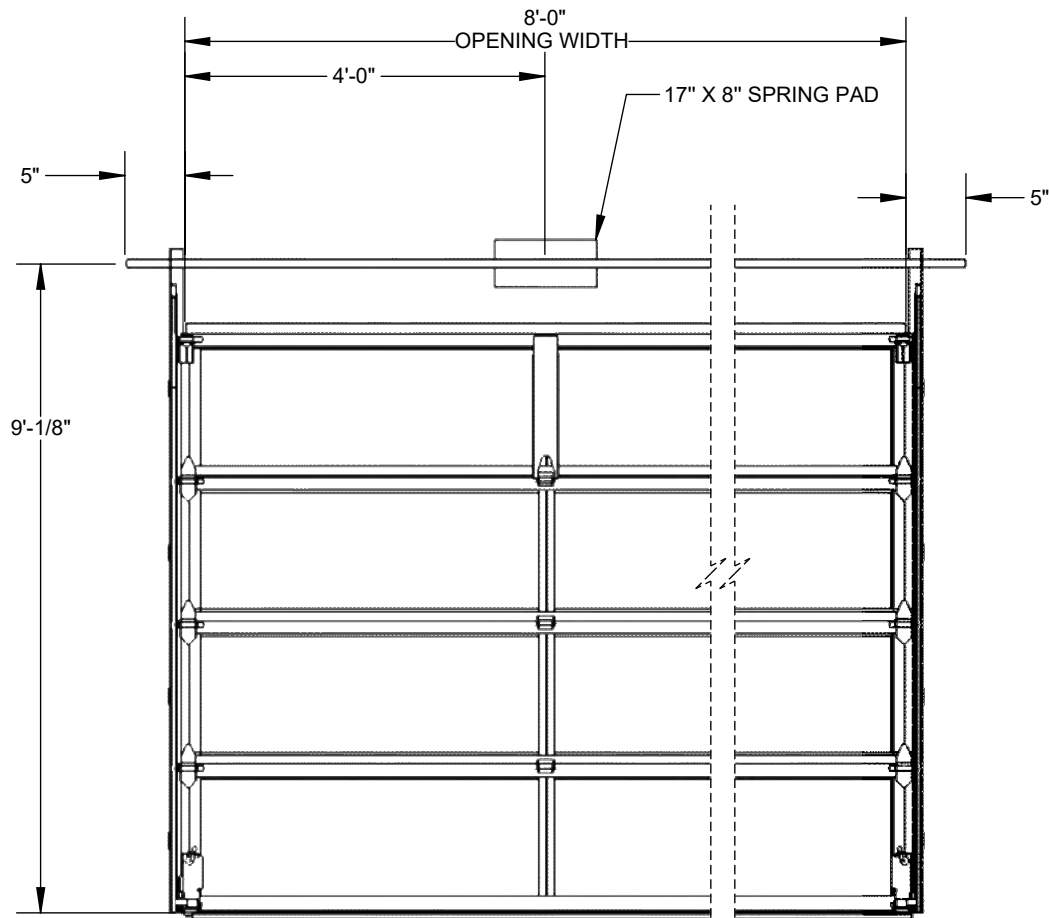
Acceptance:

Terms, price, and specifications on all pages of this proposal are hereby accepted.

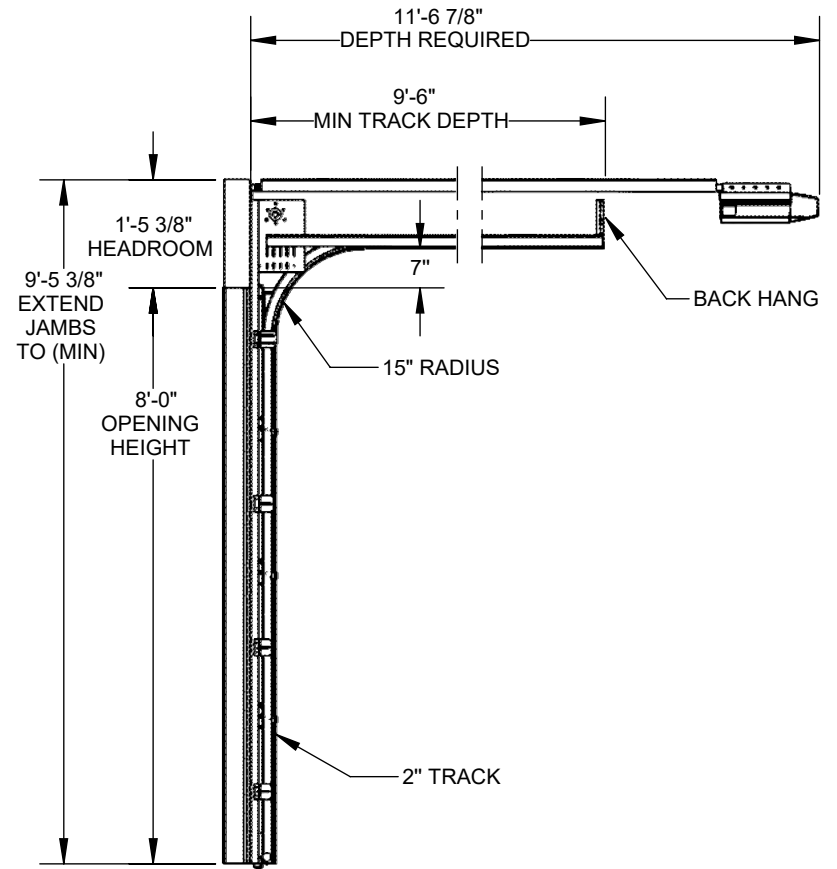
Authorized By (Buyer): _____ Date: _____

Print Name (Buyer): _____

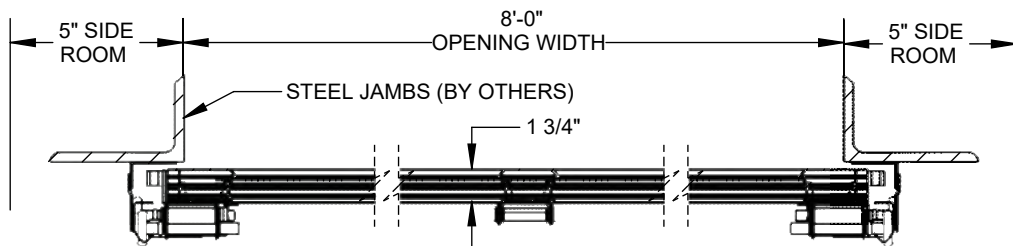
Purchase Order: _____



INTERIOR ELEVATION



TRACK DETAIL



JAMB DETAIL

MODEL 521 SECTIONAL

The Genuine. The Original.



DOOR MARK:

JOB NAME: CRFPD #81 ACTIVITY ROOM

ARCHITECT: -

CONTRACTOR: -

DISTRIBUTOR: OVERHEAD DOOR COMPANY OF GRAND JUNCTION

DOOR WIDTH: 8'-2"

DOOR HEIGHT: 8'-1"

NOTES:

QUANTITY: 1

SHEET 1 OF 2

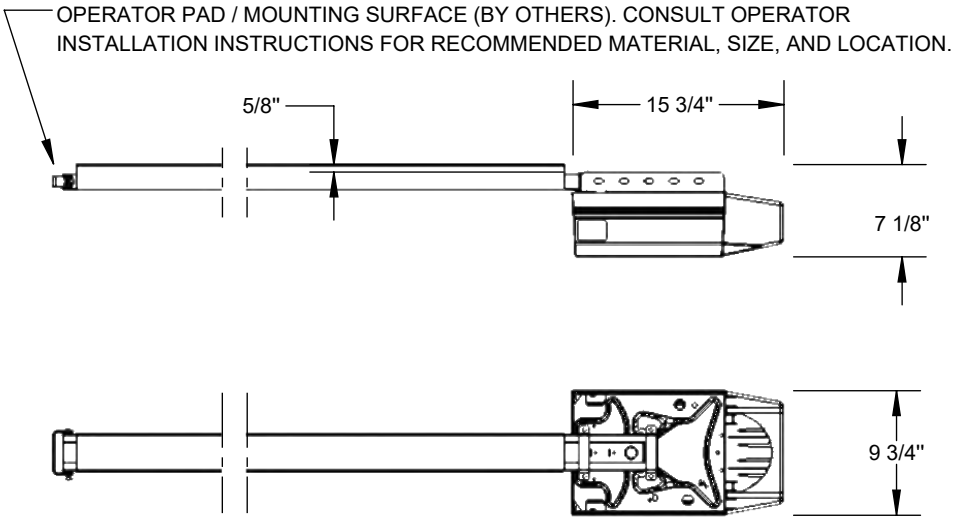
DATE: 06/23/2026
04:17 PM MST

QUOTE/ORDER#:

SQIU005027-1

LINE #: 1

SPECIFICATIONS	
SECTIONS	SECTIONS ARE COMPRISED OF RAILS AND STILES EXTRUDED FROM 6063-T6 ALUMINUM. U-FACTOR 0.30 AIR INFILTRATION 0.10 CFM PER SQUARE FOOT AT 15 MPH AND 0.21 CFM PER SQUARE FOOT AT 25 MPH DEFLECTION OF DOOR IN THE HORIZONTAL POSITION WILL NOT EXCEED 1/120 OF DOOR WIDTH. INSULATE AFV FRAME (STILES AND RAILS) YES EXTERIOR COLOR: CLEAR ANODIZED
NUMBER OF	SECTIONS: 4 PANELS: 2
WEATHERSEAL	BOTTOM: YES TOP: YES SIDES: NO
GLAZING	ALUMINUM FULL VIEW, 1/2" IGU, TEMPERED, CLEAR, DSB SECTION: 1,2,3,4 REFER TO EXTERIOR VIEW (DEPICTION) FOR WINDOW PLACEMENT
LOUVERS / PANELS	NONE
HARDWARE	HINGES AND FIXTURES GALVANIZED STEEL
OPTIONAL HARDWARE	NONE
WINDLOAD RATING	NON-RATED
STRUTS	TOP SECTION: 2" STRUT X1 SECTION 3: NONE SECTION 2: NONE BOTTOM SECTION: NONE
TRACK	15" RADIUS 2" TRACK ANGLE MOUNT IN TO STEEL, WITH OVERLAP
SPRINGS / DRUMS	CYCLES: 10,000 CYCLES SPRING QUANTITY: 2 0.234 WIRE, 2" ID, 29 LONG TURNS: 8.9 DRUM: D400-96
TORSION SHAFT	SINGLE SHAFT, TUBULAR SHAFT
BALANCE WEIGHT	272.36 POUNDS
OPERATION	TROLLEY, DRAWBAR PREP, CENTERED
RELATED WORK	ALL PAD SURFACES MUST BE FLUSH WITH JAMBS. DOOR JAMBS, SPRING PADS, OPERATOR PAD, TRACK BACK HANGERS, AND CENTER HANGERS BY OTHERS.



OPERATOR

MOTOR UNIT

RLD - TROLLEY, PHOTOEYES-
NEMA 4X (MONITORED), 115V
1PHASE 60HZ, 1/2 HP

ACCESSORIES

	MODEL 521 SECTIONAL	DOOR MARK:	DOOR WIDTH: 8'-2"	DOOR HEIGHT: 8'-1"	QUANTITY: 1
		JOB NAME: CRFPD #81 ACTIVITY ROOM	NOTES:		SHEET 2 OF 2
		ARCHITECT: -			DATE: 06/23/2026 04:17 PM MST
		CONTRACTOR: -			QUOTE/ORDER#:
	DISTRIBUTOR: OVERHEAD DOOR COMPANY OF GRAND JUNCTION			LINE #: 1	

James Ricks

From: David Preuss <ohdgrjct4@aol.com>
Sent: Monday, July 6, 2026 5:00 PM
To: James Ricks
Subject: Re: Station #81 bid review question
Attachments: CRFPD #81 ACTIVITY ROOM 7-2.pdf

I don't see anything about sound requirements.

2.3 C.1 Insulating glass units: manufacturer's standard.

Attached is a revised proposal to include the windload and some noted exceptions. Let me know if you need anything else.

Thank you

David Preuss
President
Overhead Door Company of Grand Junction™
2944 I-70 Bus. Loop unit 303
Grand Junction, CO 81504
<https://overheaddoorgrandjunction.com/>
970-245-5000 phone
970-245-5395 fax

The Genuine. The Original.



On Wednesday, July 1, 2026 at 04:04:18 PM MDT, James Ricks <james@pnciconstruction.com> wrote:

Sir,

Thank you for the update and review.

The windload is big but also see if it called out for any specific sound requirements. I know all the windows that are being installed do, but I did not see if this door glass had that requirement also.

James Ricks

From: David Preuss <ohdgrjct4@aol.com>
Sent: Wednesday, July 1, 2026 3:58 PM
To: James Ricks
Subject: Re: Station #81 bid review question

From the door schedule on A6.0 we saw a 8' x 8' door, all glass panels and tempered per depiction (type D). We used clear glass as we didn't see anything else noted.

83613 2.2 are you referring to windload? It does look like we missed that so we can get that added.

Let me know if there is anything other than the windload that you see might need changed and we will get that done.

Thank you

David Preuss
President
Overhead Door Company of Grand Junction™
2944 I-70 Bus. Loop unit 303
Grand Junction, CO 81504
<https://overhaddoorgrandjunction.com/>
970-245-5000 phone
970-245-5395 fax

The Genuine. The Original.



On Wednesday, July 1, 2026 at 11:13:20 AM MDT, James Ricks <james@pnciconstruction.com> wrote:

David,

Just completed my review of your bid proposal and I just need to confirm that the garage door (type D) you have is a full size, and has glass panels per A6.0 and Specs 83613 2.2. Your items show an 8x8 door and the Lites show tempered & clear.

CRFPD Station # 81 Remodel



Prepared for:
PNCI Construction, Inc
Tyler Schreiner
tyler@pnciconstruction.com

Proposal Number:
253024

Proposal Date:
June 25, 2026

Presented by:
Ray Crabb
ray@doorwaysinc.com
(303) 656-8301



PROJECT PROPOSAL

Bid Clarifications and Exclusions:

Unless expressly stated otherwise below, this proposal excludes all BABA requirements, bullet-resistant, blast-resistant, lead-lined, STC rated, stainless steel, FRP, or oversized doors.

This proposal is inclusive of escalation costs necessary to take this project to completion but does not include any potential surcharges or tariffs. Should surcharges or tariffs be imposed on us by our manufacturers, we will discuss any potential cost impacts with your team.

1. Bid per plans and specifications dated 06/05/26. Bid acknowledges Addendum 1.
2. Wood doors are bid as manufactured by Forte Opening Solutions. Veneer TBD. Pre-finishing is included.
 - a. Wood doors are bid to WDMA standards I.S.1-A, not to new AWI standards.
3. Hollow metal doors and frames are bid as manufactured by Curries.
 - a. High gloss paint is not recommended. If used, prior notification is required.
 - b. Bid excludes bituminous coating, tmemec primer, wall bolts/anchors, galvanize repair, ceiling struts, grout, field measuring, insulation behind frames and field welding.
4. Knox box(es) are excluded.
5. Bid excludes all gate hardware.
6. Bid excludes glass and glazing.
7. Bid excludes installation.
8. Bid excludes wood or stone thresholds.
9. Bid excludes aluminum doors, frames and hardware.
10. Bid excludes wood frames.
11. Bid excludes any window blinds.
12. Bid excludes any material for doors 01, 02 or 05 (considered aluminum storefront)

Bid Items:

1. Hollow metal frames per plans. Bid includes 9ea. frames.
2. Wood doors per plans. Bid includes 9ea. doors.
3. Hardware per plans.

Project Total: \$14,802.00 (tax exempt)

PROJECT PROPOSAL

DUE TO THE VOLATILITY OF SURCHARGES AND MANUFACTURER PRICING, ALL QUOTED PRICES ARE GOOD FOR 30 DAYS ONLY

NO FEDERAL, STATE, COUNTY OR CITY SALES OR USE TAXES ARE INCLUDED in the above prices unless specified otherwise.

Prices are F.O.B. Jobsite, tailgate delivery.

All orders accepted by Colorado Doorways, Inc. are with the express condition that the purchaser agrees with the terms and conditions appearing herein. Colorado Doorways, Inc.'s failure to object to the provisions contained on the purchaser's purchase order or other communication shall not be deemed a waiver of the terms and conditions hereof or acceptance of such provisions.

The above proposal is quoted subject to either credit approval by an officer of our company or acceptance of COD terms and conditions. For COD terms and conditions, please contact your sales representative. Terms of open account invoices are Net 30 days. Deliveries may be withheld until terms of payment have been complied with.

Colorado Doorways, Inc. will not be held responsible for material damage unless noted on shipper's receipt. Screws and bolts for attaching are NOT included. Special order or shop fabricated merchandise are non-returnable. A minimum 25% handling charge will be assessed on all merchandise which is accepted for return.

Seller assumes no responsibility for the adequacy or performance of engineering, design or specifications furnished by the Buyer. The materials manufactured by Seller and sold hereunder are subject to industry standard manufacturing variances, tolerances, and classifications. Seller shall not be responsible for the operation, design, installation, or use of the materials sold hereunder.

Seller shall not be liable for any claims for work performed by Buyer without the prior written consent of the Seller.

Equal Employment Opportunity Clause

The parties hereby incorporate the requirements of 41 C.F.R. §§ 60-1.4(a)(7), 60-250.4 and 60-741.5, if applicable, also 29 CFR part 70 *Beck Notification*, if applicable.

ACCEPTED BY: _____

TITLE: _____

DATE: _____

James Ricks

From: Craig McKee <cmckee@brattonwindowanddoor.com>
Sent: Thursday, June 18, 2026 11:55 AM
To: James Ricks
Cc: Sarah Lovern; Judd Lovern
Subject: RE: CRFPD Station #81 Renovation Project - ITB

Good morning, James

I'm going to pass on this one. Carbondale is a little out of our area considering our current workload and personnel.

Catch you on the next.

Thanks
Craig McKee
BWD

From: James Ricks <james@pnciconstruction.com>
Sent: Wednesday, June 17, 2026 10:47 AM
To: Craig McKee <cmckee@brattonwindowanddoor.com>
Subject: RE: CRFPD Station #81 Renovation Project - ITB

You don't often get email from james@pnciconstruction.com. [Learn why this is important](#)

Perfect. Thank you.

From: Craig McKee <cmckee@brattonwindowanddoor.com>
Sent: Wednesday, June 17, 2026 10:46 AM
To: James Ricks <james@pnciconstruction.com>
Cc: Sarah Lovern <slavern@brattonwindowanddoor.com>
Subject: RE: CRFPD Station #81 Renovation Project - ITB

Got it.

Thanks
Craig McKee
BWD

From: James Ricks <james@pnciconstruction.com>
Sent: Wednesday, June 17, 2026 10:18 AM
To: Craig McKee <cmckee@brattonwindowanddoor.com>
Cc: Sarah Lovern <slavern@brattonwindowanddoor.com>
Subject: CRFPD Station #81 Renovation Project - ITB

You don't often get email from james@pnciconstruction.com. [Learn why this is important](#)

Craig,

Project: Station #81
 Division: 9 Finishes- Flooring

Bid Tabulations

SCOPE					
	Inside Story Carpet One	Baja Tile & Stone Inc	Gallagher's Flooring		
LVP - VP1	Included	\$68,920.00	Included		
Rubber Athletic Floor Tile RB-1	NOT PER SPEC	Incl- Flooring	Not Per Spec		
Rubber Athletic Floor Tile RB-2	NOT PER SPEC	Incl- Flooring	Not Per Spec		
Rubber Athletic Floor Tile RB-3 (1/4")	NOT PER SPEC	Incl- Flooring	Not Per Spec		
Ceramic Tile - Floor TL1	Included	\$96,742.00	Excl		
Ceramic Tile - Wall TL2	Excl	Incl- Tile	Excl		
Ceramic Tile - Base	Excl	Incl- Tile	Excl		
4" Rubber Cove Base	Included	Incl- Flooring	Included		
Carpet Tile - CPT1	Included	Incl- Flooring	Included		
Vinyl Sheet Flooring VS1	Included	Incl- Flooring	included		
Vinyl Sheet Flooring VS2	Included	Incl- Flooring	Included		
Rubber Stair Treads - New Stair Only	Included	Incl- Flooring	Included		
Rubber Stair Landing - New Stair Only	Included	Incl- Flooring	Included		
Risers	Included	Incl- Flooring	Included		
Recessed Floor Mat	\$425	\$2,500.00	Excl		
Stained Wood- ST1	Excl	Excl	Excl		
Adhesives	Included	Included	Included		
Labor	Included	Included	Included		
Demo	\$3,392.21	Excl	Excl		
Base Bid Total	\$60,384.64	\$168,162.00	\$66,305.36		
Tile Scope Leveling	\$96,742.00	Incl	\$96,742.00		
Flooring Scope Total	\$157,126.64	\$168,162.00	\$163,047.36		



Date		Job #				
6/25/2026		2026-001				
Customer		Job Site / Project Name				
PNCI 553 25-1/2 RD GRAND JUNCTION, CO 81502 242-354-8		CRFPD Station #81 301 Meadowood Dr Carbondale, CO 81623				
Style: Color	Gross Qty	Selling Price	Tax	Subtotal	Style #	
Sheet: 202606_300 Meadowood Dr..PERMIT COMBINED-18						
■	GENERAL FLOOR PREP PER SF	166.25 SF	\$0.15	\$0.00	\$24.94	
■	Ps525 tread adhesive	1.00 EA	\$185.44	\$0.00	\$185.44	
■	Armstrong S-995	1.00 EA	\$256.85	\$0.00	\$256.85	
■	Tag Base 130 adhesive- 40 LF Per Tube	37.00 EA	\$7.09	\$22.72	\$285.05	
■	MAP MAPELASTIC HPG 5 GAL	2.00 EA	\$272.14	\$47.13	\$591.41	9999627384
■	ENPRESS - ADHESIVE - 4GAL - M004R - RM004R4GAL AD - 4 GAL: 158CW	3.00 EA	\$187.76	\$48.78	\$612.06	RM004R4GAL AD
■	INSTALL STAIR TREAD	65.50 LF	\$10.20	\$0.00	\$668.10	STAIR TREAD
■	Medintone: Color B	16.79 SY	\$42.47	\$61.75	\$774.82	
■	- GENERAL FLOOR PREP PER SF	32.06 SF	\$0.15	\$0.00	\$4.81	
■	- ROLL ON SEALER	125.37 SF	\$0.36	\$0.00	\$45.13	
■	- INSTALL COVE BASE	87.18 LF	\$0.71	\$0.00	\$61.90	COVE BASE
■	- FLOOR PREP	0.75 EA	\$108.22	\$0.00	\$81.17	
■	- 4" COVE BASE - BLACK	89.46 LF	\$1.12	\$8.68	\$108.88	ROPC40C71P100
■	- BASIC VINYL INSTALL	93.30 SF	\$1.70	\$0.00	\$158.62	
■	- HEAT WELD SEAMS	34.50 LF	\$9.35	\$0.00	\$322.58	
■	Medintone: Color A	18.36 SY	\$42.47	\$67.53	\$847.28	
■	- FLOOR PREP	0.25 EA	\$108.22	\$0.00	\$27.06	
■	- ROLL ON SEALER	100.67 SF	\$0.36	\$0.00	\$36.24	
■	- INSTALL COVE BASE	55.91 LF	\$0.71	\$0.00	\$39.70	COVE BASE
■	- 4" COVE BASE - BLACK	57.38 LF	\$1.12	\$5.57	\$69.83	ROPC40C71P100
■	- HEAT WELD SEAMS	11.50 LF	\$9.35	\$0.00	\$107.53	
■	- BASIC VINYL INSTALL	100.67 SF	\$1.70	\$0.00	\$171.13	
■	Roppe Rubber tile: color TBD	86.00 SF	\$9.79	\$72.91	\$914.85	
■	- GENERAL FLOOR PREP PER SF	38.33 SF	\$0.15	\$0.00	\$5.75	
■	- INSTALL STAIR TREAD	26.00 LF	\$10.20	\$0.00	\$265.20	STAIR TREAD
■	- Stair Tread w/ strp. Roppe LF	26.85 LF	\$27.04	\$62.88	\$788.97	
■	VOLUME 1.0 FIELD TILE 12X12 UNPOLISHED - 1039 - BEL TERRA - 12X12: DEGREES SILVER UNPOLISHED	363.75 SF	\$3.30	\$0.00	\$1,200.38	30105080
■	- GENERAL FLOOR PREP PER SF	307.49 SF	\$0.15	\$0.00	\$46.12	
■	- MAP KERAFLEX PLUS	4.00 EA	\$25.50	\$8.83	\$110.83	MAP KERAFLEX PLUS GRAY 44LBS SKU: 9999576182
■	- Mapei FA Grout: TO BE DETERMINED	8.00 EA	\$38.70	\$26.81	\$336.41	MAP
■	- ROLL ON WATERPROOFING MEMBRANE	307.49 SF	\$2.04	\$0.00	\$627.28	
■	- INSTALL FLOOR TILE	307.49 SF	\$9.54	\$0.00	\$2,933.45	
■	FREIGHT CPT TILE	2,685.00 SF	\$0.50	\$0.00	\$1,342.50	
■	TRIP CHARGE PER TRIP	25.00 EA	\$73.95	\$0.00	\$1,848.75	
■	Stair Tread w/ strp. Roppe LF	67.65 LF	\$27.04	\$158.41	\$1,987.60	
■	BENTWOOD 2.5 - VINYL TILE - 9 X 60 - 14 PER CASE - 9"X60": RUTLEDGE	936.00 SF	\$2.14	\$173.46	\$2,176.50	RAH1260960V VT
■	- ENPRESS - ADHESIVE - 4GAL - M004R - RM004R4GAL AD - 4 GAL: 158CW	0.00 EA	\$187.76	\$0.00		RM004R4GAL AD
■	- GENERAL FLOOR PREP PER SF	843.83 SF	\$0.15	\$0.00	\$126.57	
■	- INSTALL COVE BASE	197.25 LF	\$0.71	\$0.00	\$140.05	COVE BASE



	Style: Color	Gross Qty	Selling Price	Tax	Subtotal	Style #
■	- 4" COVE BASE - BLACK	202.42 LF	\$1.12	\$19.63	\$246.34	ROPC40C71P100
■	- ROLL ON SEALER	700.69 SF	\$0.36	\$0.00	\$252.25	
■	- INSTALL LVT GLUE DOWN	843.82 SF	\$1.38	\$0.00	\$1,164.47	INSTALL LVT GLUE DOWN
■	1/4" Rubber Sheet Flooring: color, brand TBD	324.00 SF	\$9.04	\$0.00	\$2,928.96	
■	- GENERAL FLOOR PREP PER SF	277.02 SF	\$0.15	\$0.00	\$41.55	
■	- 168 Vinyl Underslung Reducer- Black	35.00 LF	\$1.10	\$3.33	\$41.83	ROP168VXP100
■	- INSTALL COVE BASE	114.18 LF	\$0.71	\$0.00	\$81.07	COVE BASE
■	- ROLL ON SEALER	277.02 SF	\$0.36	\$0.00	\$99.73	
■	- 4" COVE BASE - BLACK	117.17 LF	\$1.12	\$11.36	\$142.59	ROPC40C71P100
■	- INSTALL RUBBER FLOORING INTERLOCKING SQUARES	277.02 SF	\$2.74	\$0.00	\$759.03	IRFIS
■	FREIGHT DROP CHARGE	1.00 EA	\$6,114.67	\$0.00	\$6,114.67	
■	OUTWARD TL INV - 24X24: TO BE DETERMINED	352.11 SY	\$22.09	\$673.58	\$8,451.69	RCOH752424 UZ
■	- GENERAL FLOOR PREP PER SF	2,685.92 SF	\$0.15	\$0.00	\$402.89	
■	- INSTALL COVE BASE	865.88 LF	\$0.71	\$0.00	\$614.78	COVE BASE
■	- 4" COVE BASE - BLACK	888.56 LF	\$1.12	\$86.18	\$1,081.37	ROPC40C71P100
■	- INSTALL CARPET TILE	2,685.92 SF	\$0.77	\$0.00	\$2,068.16	CT
■	3/4 Athletic flooring: Color, brand TBD	568.00 SF	\$17.12	\$0.00	\$9,724.16	
■	- INSTALL TRANSITIONS	29.25 LF	\$1.35	\$0.00	\$39.49	
■	- INSTALL COVE BASE	82.85 LF	\$0.71	\$0.00	\$58.82	COVE BASE
■	- GENERAL FLOOR PREP PER SF	559.51 SF	\$0.15	\$0.00	\$83.93	
■	- 4" COVE BASE - BLACK	85.02 LF	\$1.12	\$8.25	\$103.47	ROPC40C71P100
■	- ROLL ON SEALER	559.51 SF	\$0.36	\$0.00	\$201.42	
■	- INSTALL RUBBER FLOORING INTERLOCKING SQUARES	559.51 SF	\$2.74	\$0.00	\$1,533.06	IRFIS
Subtotals for Sheet 202606_300 Meadowood Dr_ PERMIT COMBINED-18:				\$1,567.80	\$56,567.43	



	Style: Color	Gross Qty	Selling Price	Tax	Subtotal	Style #
Sheet: Bond Fee						
■	Bond Fee	1.00 EA	\$1,798.77	\$0.00	\$1,798.77	
Subtotals for Sheet Bond Fee:				\$0.00	\$1,798.77	



Style: Color	Gross Qty	Selling Price	Tax	Subtotal	Style #
Sheet: Tear out					
■ TEAR OUT CERAMIC	307.49 SF	\$4.30	\$0.00	\$1,322.21	CERAMIC TILE
■ TEAR OUT GLUE DOWN	4,599.99 SF	\$0.45	\$0.00	\$2,070.00	GLUE DOWN
Subtotals for Sheet Tear out:				\$0.00	\$3,392.21
Grand totals:			\$1,567.80	\$61,758.41	

Terms and Conditions

Inside Story Carpet One is pleased to provide both the materials and installation services as outlined in this proposal. Below are the terms and conditions of the proposal:

Pricing and Scope of Work

Pricing Validity: The price quoted in this proposal is valid for 60 days.

Scope of Work: Only the items explicitly mentioned in this proposal are included in the scope of work. Any additional work beyond this scope will require a documented change order, along with proper approvals before proceeding.

Work Schedule and Additional Charges

Business Hours: All work will be performed during regular business hours.

After-Hours Work: Work scheduled for nights or weekends will incur an additional charge.

General Contractor (GC) Responsibilities

Waste Disposal: The GC is responsible for providing a dumpster for all waste materials generated during the project.

Subfloor Preparation: The GC must deliver the subfloor in a suitable condition to begin flooring prep work. This includes ensuring the concrete subfloor is within 1/8" over 8 feet in any direction.

Unforeseen Conditions: If unforeseen conditions requiring repairs or major prep work are discovered (e.g., grinding or leveling not included in the initial quote), these will be documented and presented along with recommendations and costs for correction.

Wall Preparation: The GC must supply walls ready to receive wall tile. If additional preparation, such as backer board installation, is required, it will result in an additional charge.

Site Conditions

HVAC Requirements: The HVAC system must be operational, ensuring acclimatization to normal occupied building conditions before installation begins.

Moisture Testing

Moisture testing is not included in this proposal but can be conducted for an additional charge.

Importance of Moisture Testing: Moisture testing is essential for preserving manufacturer warranties. If the GC opts not to perform moisture testing or fails to provide a suitable climate-controlled environment, installation may be delayed.

Third-Party Testing: If moisture and pH testing are conducted by another party, a copy of the results must be provided for our review and documentation. Note that specific elements must be documented to comply with manufacturer warranty requirements.

Additional Considerations

Maintenance and Cleaning Information: Upon completion, we will provide detailed cleaning and maintenance guidelines for your new floors and walls to ensure their longevity and appearance.

Manufacturer Warranties: Warranties for all flooring materials will be provided directly by the manufacturer. We will supply you with this information and guidance on the necessary maintenance to preserve these warranties.

Labor Warranty: Installation labor is warranted for 12 months from the date of completion.

Closing

We sincerely appreciate the opportunity to assist with your flooring needs. If you have any questions or require clarification on any part of this proposal, please don't hesitate to reach out.

Thank you for placing your confidence in Inside Story, and we look forward to working with you.

Customer Acceptance and Approval

Name and Title	Signature	Date

James Ricks

From: Adam Vold <adam@insidestoryflooringgj.com>
Sent: Monday, June 29, 2026 10:23 AM
To: James Ricks
Subject: Re: Bid proposal CRFPD Station #81

Yes, that would be included in the lines:

"Roppe Rubber Tile: Color TBD"
"Stair tread 2/strp. Roppe LF"

"Stair tread 2/strp." is a tread-riser combo, Rubber Tile is for the landing.

On Mon, Jun 29, 2026 at 9:59 AM James Ricks <james@pnciconstruction.com> wrote:

Adam,

Quick question. Did you include the stair landing and risers in with the stair tread. I apologize but I am not seeing where it is called out in your bid. Thanks.

From: Adam Vold <adam@insidestoryflooringgj.com>
Sent: Thursday, June 25, 2026 8:38 AM
To: James Ricks <james@pnciconstruction.com>
Subject: Bid proposal CRFPD Station #81

Hi James,

Please see the attached bid proposal for the CRFPD Station #81 at 301 Meadowood Drive.

Scope of Work

- An alternate for tear out work has been provided.
- Furnish and install new carpet tile in designated areas
- Furnish and install new floor tile in restrooms
- Furnish and install LVT in designated areas
- Furnish and install Sheet Vinyl in designated areas

- Furnish and install Rubber Athletic flooring in designated areas
- Furnish and install cove base in designated areas
- Prepare substrates as required in accordance with manufacturer specifications prior to installation

Exclusions

- Floor preparation and leveling beyond minor patching
- Moisture testing
- Moisture mitigation services

Project Total

- Surface preparation
- Installation

Base Total: \$56,567.43

Add Alternate #1 Tear out **\$3,392.21**

Add Alternate #2 Bond Fee (3%) **\$1,798.77**

All-inclusive Alternate Total \$61,758.41

Terms

- Proposal valid for 60 days
- All work will be performed during standard business hours unless otherwise arranged

Please let me know if you have any questions or if there are any revisions needed.

Best regards,

--

Adam Vold

James Ricks

From: Adam Vold <adam@insidestoryflooringgj.com>
Sent: Thursday, July 2, 2026 4:08 PM
To: James Ricks
Subject: Re: Bid proposal CRFPD Station #81

I'm still waiting to hear back on pricing for this entry mat, but we can plug in a rough add alternate for \$425 on the entry which should at least cover costs, and I'll be able to update at a later date with final selections if that works.

On Wed, Jul 1, 2026 at 2:02 PM James Ricks <james@pnciconstruction.com> wrote:

It looks like the 3'2" x 6'9" area.

From: Adam Vold <adam@insidestoryflooringgj.com>
Sent: Wednesday, July 1, 2026 1:50 PM
To: James Ricks <james@pnciconstruction.com>
Subject: Re: Bid proposal CRFPD Station #81

I have not included this walk-off mat, it's not typically our scope-- but I can add that on if needed.

Will this be the 1' 9" x 5' 3" insert or will this need to cover the full 3' 2" x 6' 9" entry area?

On Wed, Jul 1, 2026 at 11:26 AM James Ricks <james@pnciconstruction.com> wrote:

Adam,

Last question (I believe)

- Did you include the recessed walk off floor mat found on A1.3?

Thanks,

James Ricks

Pre-Construction Manager

PNCI Construction, Inc.

Address: 553 25 ½ RD

Grand Junction, CO 81505

Office: [970.242.3548](tel:970.242.3548)

james@pnciconstruction.com



From: Adam Vold <adam@insidestoryflooringgi.com>

Sent: Monday, June 29, 2026 10:23 AM

To: James Ricks <james@pnciconstruction.com>

Subject: Re: Bid proposal CRFPD Station #81

Yes, that would be included in the lines:

"Roppe Rubber Tile: Color TBD"

"Stair tread 2/strp. Roppe LF"

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Sent: Thursday, June 25, 2026 8:38 AM

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- Furnish and install Sheet Vinyl in designated areas
- Furnish and install Rubber Athletic flooring in designated areas
- Furnish and install cove base in designated areas
- Prepare substrates as required in accordance with manufacturer specifications prior to installation

Exclusions

- Floor preparation and leveling beyond minor patching
- Moisture testing
- Moisture mitigation services

Project Total

- Surface preparation
- Installation

Base Total: \$56,567.43

Add Alternate #1 Tear out **\$3,392.21**

Add Alternate #2 Bond Fee (3%) **\$1,798.77**

All-inclusive Alternate Total \$61,758.41

Terms

- Proposal valid for 60 days
- All work will be performed during standard business hours unless otherwise arranged

Please let me know if you have any questions or if there are any revisions needed.

Best regards,

--

Adam Vold

Inside Story Carpet One

Phone: 970-245-7300

Website: <https://www.insidestorygrandjunction.com/>

Email: adam@insidestoryflooringgj.com

Address: 360 W Gunnison Ave, Grand Junction, CO 81501



Revision

Baja Tile & Stone Inc.
2536 Rimrock Ave Suite 400-121 Grand Jct., CO, 81505
Bajatile.com, email Bajatileco@yahoo.com, 9702609046

TO: PNCI
PROJECT: CRFPD Station 81 Remodel
QUOTE FOR: Tiling

Date: 6/24/2026

<u>MATERIALS</u>	<u>QTY</u>	<u>Price</u>	<u>Total</u>
TL1 Daltile Egyptian Square 12x12 Matte Budget price	451 SF	\$ 3.98	\$ 1,794.98
Mapei Mapelastc Aquadefense	1/5 Gallon	\$ 325.00	\$ 325.00
Aquadefense waterproofing fabric	3 rolls	\$ 23.61	\$ 70.83
TL2 IMItoday Cast Marble shower surround panels	4 showers	\$ 1,043.10	\$ 4,172.40
TL2 IMItoday Cast Marble wainscot panels	30 panels	\$ 580.72	\$ 17,421.60
TL2 IMItoday SS-35 trim sticks	68 sticks	\$ 42.70	\$ 2,903.60
TL2 IMI Wall panel adhesive 9500 IMI super lock	6 cases	\$ 352.58	\$ 2,115.48
TL2 IMI Color matched silicone sealant RTV3500	2 cases	\$ 352.58	\$ 705.16
TL2 IMI Acrylic Caulk Paintable PB3	2 cases	\$ 195.20	\$ 390.40
TL2 Crating/Packaging and shipping	1 shipment	\$ 9,762.44	\$ 9,762.44
ADD tile backer board 5/8"	800 SF	\$ 2.00	\$ 1,600.00

<u>Materials subtotal</u>			\$ 41,261.89
Tax EXEMPT			
Freight			\$ 280.00
<u>Materials Total</u>			\$ 41,541.89

<u>Installations/labor</u>	<u>QTY</u>	<u>Price</u>	<u>Total</u>
Install Aquadefense with fabric on bathroom floors	300 SF	\$ 3.00	\$ 900.00
Install 12x12 on bathroom floors	300 SF	\$ 14.00	\$ 4,200.00
Install tile base on bathroom walls	160 LF	\$ 6.00	\$ 960.00
Install cast Marble on shower and bathroom walls	780 SF	\$ 50.00	\$ 39,000.00
Trip charge			\$ 1,750.00
Room and board			\$ 6,050.00
Install tile backer	780 SF	\$ 3.00	\$ 2,340.00

<u>Total labor</u>			\$ 55,200.00
<u>Total Materials/Labor</u>			\$ 96,741.89

NOTE: Shipping for cast marble must be on a dedicated truck IMItoday will not ship on a regular freight truck do to damage concerns.

Revised

TILE

Alternative for Cast Marble Materials

Daltile Arctic White 0190 3x6	858 SF	\$	3.19	\$	2,737.02
Daltile Arctic White 0190 3x6 SBN 6"side	203 PC	\$	1.68	\$	341.04
Daltile Arctic White 0190 3x6 SBN 3" side	450 PC	\$	1.68	\$	756.00
ADD 5/8" tile backer	800 SF	\$	2.00	\$	1,600.00
Freight				\$	240.00
Total ALT Materials				\$	5,674.06

Alternative for Cast Marble Labor

Install Aquadefense on Shower and bathroom walls	780 SF	\$	3.00	\$	2,340.00
Install 3x6 tile on shower and bathroom walls	780 SF	\$	15.00	\$	11,700.00
Trip charge				\$	700.00
Install tile backer	780 SF	\$	3.00	\$	2,340.00
Room and board				\$	3,500.00
Total ALT Labor				\$	20,580.00
Total Materials/Labor				\$	26,254.06

Thank You,

Rob Hann

Baja Tile & Stone Inc.
2536 Rimrock Ave Suite 400-121 Grand Jct., CO, 81505
Bajatile.com, email Bajatileco@yahoo.com, 9702609046

TO: PNCI
PROJECT: CRFPD Station 81 Remodel
QUOTE FOR: Tiling

Date: 6/24/2026

<u>MATERIALS</u>	<u>QTY</u>	<u>Price</u>	<u>Total</u>
TL1 Daltile Egyptian Square 12x12 Matte Budget price	451 SF	\$ 3.98	\$ 1,794.98
Mapei Mapelastc Aquadefense	1/5 Gallon	\$ 325.00	\$ 325.00
Aquadefense waterproofing fabric	3 rolls	\$ 23.61	\$ 70.83
TL2 IMItoday Cast Marble shower surround panels	4 showers	\$ 1,043.10	\$ 4,172.40
TL2 IMItoday Cast Marble wainscot panels	30 panels	\$ 580.72	\$ 17,421.60
TL2 IMItoday SS-35 trim sticks	68 sticks	\$ 42.70	\$ 2,903.60
TL2 IMI Wall panel adhesive 9500 IMI super lock	6 cases	\$ 352.58	\$ 2,115.48
TL2 IMI Color matched silicone sealant RTV3500	2 cases	\$ 352.58	\$ 705.16
TL2 IMI Acrylic Caulk Paintable PB3	2 cases	\$ 195.20	\$ 390.40
TL2 Crating/Packaging and shipping	1 shipment	\$ 9,762.44	\$ 9,762.44

<u>Materials subtotal</u>			\$ 39,661.89
Tax EXEMPT			
Freight			\$ 280.00
<u>Materials Total</u>			<u>\$ 39,941.89</u>

<u>Installations/labor</u>	<u>QTY</u>	<u>Price</u>	<u>Total</u>
Install Aquadefense with fabric on bathroom floors	300 SF	\$ 3.00	\$ 900.00
Install 12x12 on bathroom floors	300 SF	\$ 14.00	\$ 4,200.00
Install tile base on bathroom walls	160 LF	\$ 6.00	\$ 960.00
Install cast Marble on shower and bathroom walls	780 SF	\$ 50.00	\$ 39,000.00
Trip charge			\$ 1,750.00
Room and board			\$ 6,050.00

Total labor \$ 52,860.00

Total Materials/Labor \$ 92,801.89

Shipping for cast marble must be on a dedicated truck IMItoday will not ship on a regular freight truck

do to damage concerns.

Alternative for Cast Marble Materials

Daltile Arctic White 0190 3x6	858 SF	\$	3.19	\$	2,737.02
Daltile Arctic White 0190 3x6 SBN 6"side	203 PC	\$	1.68	\$	341.04
Daltile Arctic White 0190 3x6 SBN 3" side	450 PC	\$	1.68	\$	756.00
Total Materials				\$	3,834.06

Alternative for Cast Marble Labor

Install Aquadefense on Shower and bathroom walls	780 SF	\$	3.00	\$	2,340.00
Install 3x6 tile on shower and bathroom walls	780 SF	\$	15.00	\$	11,700.00
Trip charge				\$	700.00
Room and board				\$	3,500.00
Total Labor				\$	18,240.00

Total Materials/Labor **\$ 17,784.06**

Thank You,

Rob Hann

TO:	PNCI	Date:
QUOTE:	BUDGET ONLY: Flooring	6.24.26
PROJECT	CRFD Station 81	

MATERIALS

Description	Color	Tag	QTY	PRICE	TOTAL
J&J Flooring	24x24 Tiles	CPT1	326	\$24.99	\$8,145.93
	Carpet Adhesive		4	\$162.50	\$650.00
Forbo	150x20cm Allura LVT	VP1	1127	\$6.84	\$7,705.86
	LVT Adhesive		3	\$265.00	\$795.00
Flexco	1/2in interlocking sport floor	RB1	604	\$15.00	\$9,060.00
Flexco	1/2in interlocking sport floor	RB2	30	\$15.00	\$450.00
Flexco	1/2in interlocking sport floor	RB3	288	\$15.00	\$4,320.00
Forbo	Sheet Vinyl	VS1	21.66	\$40.05	\$867.48
Forbo	Sheet Vinyl	VS2	19.5	\$57.50	\$1,121.25
	Sheet Vinyl Adhesives		1	\$324.45	\$324.45
Flexco	4" Cove Base 120ft roll	Base	10	\$187.50	\$1,875.00
Flexco	4' Stair Tread		21	\$93.75	\$1,968.75
Flexco	Stair Adhesive		4	\$156.25	\$625.00
Flexco	Landing Tiles		33	\$10.00	\$330.00
Flexco	Risers		21	\$45.00	\$945.00

Materials subtotal \$39,183.72

Thank You!

Labor

<u>Installations/labor</u>	<u>Description</u>	<u>Note</u>	<u>QTY</u>	<u>Price</u>	<u>Total</u>
Preparation	Floor-Prep-General		4652	\$2.00	\$9,304.00
Carpet	Cpt-Tiles-Glue-Down		2670	\$1.65	\$4,405.50
Vinyl_Plank	LVP-Glue-Down		980	\$2.00	\$1,960.00
Sheet_Goods	Sports-Floor-Floating		775	\$3.50	\$2,712.50
Sheet_Goods	Resilient-Sheet		232	\$2.00	\$464.00
Sheet_Goods	Heat-Weld		40	\$8.00	\$320.00
Finishes	Rubber Base 4"		1140	\$1.50	\$1,710.00
Finishes	Stair Treads		21	\$60.00	\$1,260.00
Finishes	Stair -Landing-Tiles		1	\$275.00	\$275.00
Trip_Charge	Per-Mile		400	\$2.00	\$800.00
Trip_Charge	Overnight-Stay-Per-Night		10	\$250.00	\$2,500.00
Preparation	Moister-Test		6	\$150.00	\$900.00

		Total labor	\$26,611.00
		Materials Total	\$39,183.72
		Total Materials/Labor	\$65,794.72
Taxes	Exempt	State	\$0.00
	-	County	\$0.00
		City	\$0.00
		Freight	\$3,125.00
		Other fees	\$0.00
		Grand Total	\$68,919.72
		PAID	\$0.00
		BALANCE	\$68,919.72

Thank You!

NOTES

General Notes:

>Bid assumes work areas are clean and clear of other trades and debris. Excessive cleaning beyond sweeping and vacuuming will be charged at a rate of \$75 per man hour.

>Please coordinate all necessary phasing before start date.

>Not responsible for floor protection after completion. If needed, additional materials and labor will be added to this bid.

>Repairs to unprotected floors will be charged at double its labor rate + needed materials

> All Material pricing is for budget purposes only. More accurate estimates will be issued once selections are made.

> Freight is estimated and will be quoted at time of ordering.

> I could not find a 3/4 in sports floor with the distributors that we work with.
1/2" was the thickest available option.

>18x18 carpet squares are not common at this time. 24x24 offers more color and style options.

>9x60 LVT are not available at this time. 150cmx20cm is the closest match. 9x48 is common as well.

> Forbo alt for VP1, VS1 & VS2: Forbo rep would like to recommend Marmoleum as a Natural, no plastics 30yr floor. Striato Planks are \$6.48 SF in place of VP1. Striato Sheet \$40.05 SY in place of VS1-2

Thank You!

James Ricks

From: James Ricks
Sent: Monday, July 6, 2026 9:14 AM
To: 'Brandon Campbell'
Subject: RE: CRFD Station 81 bid review questions

Sounds good, thank you.

From: Brandon Campbell <brandon.bajatile@outlook.com>
Sent: Monday, July 6, 2026 9:09 AM
To: James Ricks <james@pnciconstruction.com>
Subject: Re: CRFD Station 81 bid review questions

I am waiting on a response from a distributor still but budget pricing it looks like it would be about \$2500 labor+materials+frieght.

I can get you a more official quote when I get their response.

Thank you,
Brandon Campbell
Office Manager
Cell: 970-275-9937
Office: 970-644-5365
1801 I-70 BL #A1 Grand Junction, CO 81501



From: James Ricks <james@pnciconstruction.com>
Sent: Wednesday, July 1, 2026 11:38 AM
To: Brandon Campbell <brandon.bajatile@outlook.com>
Subject: RE: CRFD Station 81 bid review questions

Yes, I need that floor mat to be included.

From: Brandon Campbell <brandon.bajatile@outlook.com>
Sent: Wednesday, July 1, 2026 11:30 AM
To: James Ricks <james@pnciconstruction.com>
Subject: Re: CRFD Station 81 bid review questions

I did not include the recessed floor mat. I can try to locate one and get you a bid if needed. I also did not find a 3/4 rubber floor.

Thank you,
Brandon Campbell
Office Manager
Cell: 970-275-9937
Office: 970-644-5365
1801 I-70 BL #A1 Grand Junction, CO 81501



From: James Ricks <james@pnciconstruction.com>
Sent: Wednesday, July 1, 2026 11:24 AM
To: Brandon Campbell <brandon.bajatile@outlook.com>
Subject: RE: CRFD Station 81 bid review questions

Brandon,

Just completed my review of your bid proposal and I have a couple of questions

- Did you include the recessed floor mat on A1.3. I apologize if it's in the bid and I missed it. Just need it confirmed that it is, or need it added and revised.
- Where you able to find a ¾" Athletic mat distributor? Currently you have a ½" listed, but a ¾ is what they are needing.

Thanks,

James Ricks

Pre-Construction Manager

PNCI Construction, Inc.

Address: 553 25 ½ RD

Grand Junction, CO 81505

Office: [970.242.3548](tel:970.242.3548)

james@pnciconstruction.com



From: Brandon Campbell <brandon.bajatile@outlook.com>
Sent: Thursday, June 25, 2026 9:47 AM
To: James Ricks <james@pnciconstruction.com>
Subject: Re: CRFD Station 81

Silly computers.

Thank you,
Brandon Campbell
Office Manager
Cell: 970-275-9937
Office: 970-644-5365
1801 I-70 BL #A1 Grand Junction, CO 81501



From: Brandon Campbell <brandon.baiatile@outlook.com>
Sent: Thursday, June 25, 2026 9:46 AM
To: James Ricks <james@pnciconstruction.com>
Subject: Re: CRFD Station 81

Thank you,
Brandon Campbell
Office Manager
Cell: 970-275-9937
Office: 970-644-5365
1801 I-70 BL #A1 Grand Junction, CO 81501



From: James Ricks <james@pnciconstruction.com>
Sent: Thursday, June 25, 2026 9:43 AM
To: Brandon Campbell <brandon.baiatile@outlook.com>
Subject: RE: CRFD Station 81

Brandon,

The last email did not have the actual bid proposal attached. Thanks.

From: Brandon Campbell <brandon.baiatile@outlook.com>
Sent: Thursday, June 25, 2026 9:38 AM

To: James Ricks <james@pnciconstruction.com>

Subject: CRFD Station 81

Hello,

Here is our budget estimate for the station flooring. All pricing subject to change when selections are made.

Thank you,

Brandon Campbell

Office Manager

Cell: 970-275-9937

Office: 970-644-5365

1801 I-70 BL #A1 Grand Junction, CO 81501



Gallagher's Flooring

PNCI Construction
CRFPD Station #81 Renovation Project

6/29/2026

096813 Tile Carpeting = \$18,949.32

096519 Resilient Tile & Plank Flooring = \$11,226.62

096566 Resilient Athletic Flooring = \$16,384.33

096513 Resilient Base & Accessories = \$19,745.09

Grand Total = \$66,305.36

*Substituting resilient sheet flooring for resilient tile or plank flooring.

*Tile not included in this bid.

Gallagher's Flooring, LLC
Ashley Brock

096813 Tile Carpeting

CPT 1: Mannington Commercial based on their quick ship lines
3,206 sft @ \$3.79 = \$12,150.74

WCPT: Mannington Commercial Entryway System
71.91 sft @ \$6.09 = \$437.93

Adhesive: Infinity II 4/Gal 4 pc @ \$174.03 = \$696.12

HS Sturdy Patch 33lb 7 pc @ \$63.89 = \$447.23

VD Primer 2.5 Gal 2 pc @ \$108.99 = \$217.98

Sales Tax = Exempt

Basic Prep = \$2,221.92

Install Carpet Tile = \$2,777.40

Total = \$18,949.32

096519 Resilient Tile & Plank Flooring

LVT 1: Mannington Commercial based on their quick ship lines 2.5 mm 20 mil
1,285 sft @ \$4.79 = \$6,155.15

LVT 2: Mannington Commercial based on their quick ship lines 2.5 mm 20 mil
105 sft @ \$4.79 = \$502.95

Adhesive: Infinity II 4/Gal 2 pc @ \$174.03 = \$348.06

HS Sturdy Patch 33lb 3 pc @ \$63.89 = \$191.67

VD Primer 2.5 Gal 1 pc @ \$108.99 = \$108.99

Sales Tax = Exempt

Basic Prep = \$1,000.80

Install LVT = \$2,919.00

Total = \$11,226.62

096566 Resilient Athletic Flooring

RB: Johnsonite Tarkett Replay $\frac{3}{8}$ " Interlocking Tiles 24"x24" color TBD
1,008 sft @ \$12.95 = \$13,053.60

HS Sturdy Patch 33lb 2 pc @ \$63.89 = \$127.78

VD Primer 1.25 Gal 1 pc @ \$57.99 = \$57.99

Sales Tax = Exempt

Basic Prep = \$725.76

Install Rubber Tiles = \$2,419.20

Total = \$16,384.33

*Substituting the rubber athletic $\frac{3}{4}$ " and $\frac{1}{4}$ " so no transitions are needed and we can stay in the same product line.

096513 Resilient Base & Accessories

RB: Johnsonite Tarkett Rubber base 4" with toe coils color TBD
1,680 lf @ \$1.39 = \$2,335.20

Cove Base Adhesive 28 pc @ \$10.99 = \$307.72

Johnsonite Tarkett Solid Color Rubber Treads with Riser Raised Round color TBD
48 pc @ \$145.62 = \$6,989.76

Johnsonite Tarkett Solid Color 10" Stringer color TBD
20 pc @ \$42.43 = \$848.60

930 Epoxy Caulking 7 pc @ \$57.49 = \$402.43

965 Flooring & Tread Adhesive 4/Gal 2 pc @ \$228.90 = \$457.80

Transitions TBD 3 pc @ \$60.00 = \$180.00

Trim Adhesive 2 pc @ \$27.99 = \$55.98

Sales Tax = Exempt

Install Cove Base = \$2,688.00

Install Trims = \$130.00

Install Stairs and Stringers = \$5,349.60

Total = \$19,745.09

Project: Station #81
 Division: 9 Finishes-Paint

Date:

SCOPE				
	Highlander Paint + Finishes	HML Drywall LLC (PNT)	Homer's Painting	
LVP - VP1	Excl'd	Excl'd	Excl'd	
Rubber Athletic Floor Tile RB-1	Excl'd	Excl'd	Excl'd	
Rubber Athletic Floor Tile RB-2	Excl'd	Excl'd	Excl'd	
Rubber Athletic Floor Tile RB-3 (1/4")	Excl'd	Excl'd	Excl'd	
Ceramic Tile - Floor TL1	Excl'd	Excl'd	Excl'd	
Ceramic Tile - Wall TL2	Excl'd	Excl'd	Excl'd	
Ceramic Tile - Base	Excl'd	Excl'd	Excl'd	
4"Rubber Cove Base	Excl'd	Excl'd	Excl'd	
Carpet Tile - CPT1	Excl'd	Excl'd	Excl'd	
Vinyl Sheet Flooring VS1	Excl'd	Excl'd	Excl'd	
Vinyl Sheet Flooring VS2	Excl'd	Excl'd	Excl'd	
Rubber Stair Treads - New Stair Only	Excl'd	Excl'd	Excl'd	
Rubber Stair Landing - New Stair Only	Excl'd	Excl'd	Excl'd	
Risers	Excl'd	Excl'd	Excl'd	
Recessed Floor Mat	Excl'd	Excl'd	Excl'd	
Stained Wood- ST1	Excl'd	Excl'd	Excl'd	
Adhesives	Excl'd	Excl'd	Excl'd	
Labor	Excl'd	Excl'd	Excl'd	
Demo	Excl'd	Excl'd	Excl'd	
Paint	\$40,461.00	\$60,000.00	\$48,845.00	
PNT Prep	Included	Included	Included	
Int PT1 -walls + Ceilings	Included	Included	Included	
Doors &	Included	Included	Included	
Int PT3-	Included	Included	Included	
Ext Paint - High Perf and Elastomeric	Included	Included	Included	
Guardrail	Included	Included	Included	
Materials & Labor	Included	Included	Included	
Material transition	Excl'd	Excl'd	Excl'd	
Tile Backer	Excl'd	Excl'd	Excl'd	
Staining & Transparent Finishes	Excl'd	Excl'd	Excl'd	
GYP Assemblies				
W4 2x4	Excl'd	Excl'd	Excl'd	
W5 2x6	Excl'd	Excl'd	Excl'd	
W6 2x4 Staggard	Excl'd	Excl'd	Excl'd	
W7 2x4 staggard - Existing Framing	Excl'd	Excl'd	Excl'd	
W4a - Existing Framing	Excl'd	Excl'd	Excl'd	
Ext Walls	Excl'd	Excl'd	Excl'd	
Gyp Infill/Repair Opening R/R	Excl'd	Excl'd	Excl'd	
Drywall Texture/Match EO	Excl'd	Excl'd	Excl'd	
Acoustic Ceiling C1	Excl'd	Excl'd	Excl'd	
Ceiling C2 Gyp	Excl'd	Excl'd	Excl'd	
Acoustic Ceiling C3 - Gyp/RC	Excl'd	Excl'd	Excl'd	
Final Clean of Materials	Included	Included	Included	
Dumpster	Excl'd	Excl'd	Excl'd	
Freight				
Hotel DRY & PNT		\$7,000		
	\$40,461.00	\$67,000	\$48,845.00	

Homer's Painting
 115 E Vista Dr
 Silt, CO 81652 USA
 +19704566751
 homerspainting51@gmail.com

Estimate



ADDRESS
PNCI Construction INC. # 81 Addendum

ESTIMATE #	DATE
1387	07/05/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Sales	Paint Interior on Second level, stair well			39,780.00
Sales	Interior doors if the want them painted			5,200.00
Sales	Exterior touch up if in need painted south side			3,865.00

Terms and Conditions: The price I am providing is for Labor and Materials. We will be applying primer if needed and applying two coats of finish paint. After applying the second coat if finish paint on any surface it is consider finish and any touch or re paint will be T&M at \$65.00 and hour. We will be using Sherwin-Williams products. Before starting the Job I do require 35% of total price to materials and the other 65% can get paid when the job is finished.

SUBTOTAL	48,845.00
TAX	0.00
TOTAL	\$48,845.00

Accepted By

Accepted Date



Highlander Paint + Finishes

2221 Dolores Way | Carbondale, Colorado 81623
970-300-1298 | info@highlanderpaint.com | www.highlanderpaint.com

RECIPIENT:

PNCi Construction
300 Meadowood Drive
Carbondale, Colorado 81623

Quote #39	
Sent on	Jun 15, 2026
Total	\$40,461.00

Product/Service	Description	Qty.	Unit Price	Total
Carbondale Rural Fire Protection District Remodel (Interior Paint)	<p>MOBILIZATION</p> <ul style="list-style-type: none"> - Site setup and material staging - Floor, fixture, and adjacent surface protection - masking of installed life-safety devices (smoke detectors, strobes, horns, pull stations, sprinkler heads), light fixtures, HVAC diffusers/registers, thermostats, and other finished trade work - Daily cleanup and final cleanup - Schedule coordination with GC for sequencing around other trades <p>SURFACE PREP — NEW DRYWALL (ALL AREAS)</p> <ul style="list-style-type: none"> - Inspect for nail pops, seams, and texture uniformity prior to priming - Remove joint compound sanding dust from all surfaces - Full prime coat on all new drywall (walls and drywall ceilings) for uniform sheen and absorption - Caulk gaps at wall-to-ceiling intersections and other transitions as applicable <p>MAIN LEVEL</p> <p>Office 1</p> <ul style="list-style-type: none"> - Walls: prep, prime + 2 finish coats - Ceiling (drywall): prep, prime + 2 finish coats <p>Office 2</p> <ul style="list-style-type: none"> - Walls: prep, prime + 2 finish coats - Ceiling (drywall): prep, prime + 2 finish coats <p>Front/South Stairwell</p> <ul style="list-style-type: none"> - Walls: prep, prime + 2 finish coats - Ceiling (drywall, if applicable): prep, prime + 2 finish coats <p>Note: open stairwell shaft — equipment (staging/extension poles/scaffolding)</p> <p>North/Back Stairwell</p> <ul style="list-style-type: none"> - Walls: prep, prime + 2 finish coats - Ceiling (drywall, if applicable): prep, prime + 2 finish coats <p>Lounge / Day Room</p> <ul style="list-style-type: none"> -Walls: prep, prime + 2 finish coats 	1	\$37,236.00	\$37,236.00



Highlander Paint + Finishes

2221 Dolores Way | Carbondale, Colorado 81623
970-300-1298 | info@highlanderpaint.com | www.highlanderpaint.com

Product/Service	Description	Qty.	Unit Price	Total
	- Ceiling (drywall): prep, prime + 2 finish coats			
	Kitchen			
	- Walls: prep, prime + 2 finish coats			
	- Ceiling (drywall): prep, prime + 2 finish coats			
	- Additional masking: cabinetry, countertops, appliances, backsplash/tile			
	Weight Room			
	- Walls: prep, prime + 2 finish coats			
	- Ceiling (drywall, if applicable): prep, prime + 2 finish coats			
	- Additional masking: mounted equipment, mirrors, mats			
	UPPER LEVEL			
	Lounge Area			
	- Walls: prep, prime + 2 finish coats			
	- Ceiling (drywall): prep, prime + 2 finish coats			
	Sleep Rooms (Qty: 8)			
	- Walls: prep, prime + 2 finish coats, each room			
	- Ceiling (drywall): prep, prime + 2 finish coats, each room			
	Note: confirm if all 8 rooms are the same color/finish or differentiated			
	Hallway			
	- Walls: prep, prime + 2 finish coats			
	- Ceiling (drywall): prep, prime + 2 finish coats			
	- Additional masking: life-safety devices, signage, mounted fixtures typical in corridors			
	Bathrooms (Qty: 4)			
	- Walls: prep, prime + 2 finish coats — moisture-resistant product to be confirmed			
	- Ceiling (drywall): prep, prime + 2 finish coats			
	- Additional masking: plumbing fixtures, mirrors, exhaust fans, accessories			
	DOORS and FRAMES (throughout)			
	- Prime and Paint 12 metal door frames			
	- Prime and paint 3 metal doors			



Highlander Paint + Finishes

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970-300-1298 | info@highlanderpaint.com | www.highlanderpaint.com

Product/Service	Description	Qty.	Unit Price	Total
Interior Painting Materials (Allowance)	<p>Interior Painting Materials (Allowance)</p> <p>Estimated materials required to complete interior surface preparation and painting, including but not limited to primers, finish paints, trim enamels, caulking, patching and skim materials, masking, surface protection, sanding supplies, and general painting consumables.</p> <p>This amount represents an initial materials allowance based on the current scope of work. Actual material quantities and costs may vary depending on surface conditions encountered during preparation, coverage requirements, color selections, and substrate absorption.</p> <p>Any significant increase beyond this allowance will be communicated and approved prior to additional charges.</p>	1	\$3,225.00	\$3,225.00

Total **\$40,461.00**

- This estimate assumes ALL surfaces are new drywall in finish-ready condition (taped, mudded, sanded) prior to Highlander mobilization. Any surfaces requiring additional patch, repair, or re-sanding beyond standard new-construction prep will be addressed via a change order
 - Ceiling scope is limited to drywall ceilings only. Any non-drywall ceiling surfaces (exposed structure, ACT/grid ceiling tile, metal deck, etc.) are excluded from this estimate. If such surfaces exist and require finishing, that scope must be defined separately.
 - Doors and door jambs, and casing are NOT included in this scope. Available as a change order if added.
 - All paint colors, sheens, and color count are TBD with GC.
 - Equipment costs for stairwell access (lift/staging/extension equipment) are not yet quantified in this estimate and will be confirmed once heights/access are known.
 - This estimate assumes life-safety devices, light fixtures, HVAC components, and other finish-trade items are installed (or in place for masking) at the time of paint mobilization. If Highlander must work around incomplete installations or return for multiple mobilizations due to scheduling, additional mobilization charges may apply.
 - This estimate does not include exterior work, punch-list items outside the listed scope, or any areas not explicitly listed above.
- Site access, working hours, and scheduling coordination to be confirmed with GC/PNCi prior to mobilization.

James Ricks

From: Kolton Morrison <kolton@highlanderpaint.com>
Sent: Tuesday, June 23, 2026 2:29 PM
To: James Ricks
Subject: Re: Quote from Highlander Paint + Finishes - Jun 15, 2026

Ok thank you.

On Jun 23, 2026, at 14:21, James Ricks <james@pnciconstruction.com> wrote:

I would agree after reviewing the door schedule on A6.0.

Yes, to my knowledge, the overhead door would not be in the scope, just the regular doors.

From: Kolton Morrison <kolton@highlanderpaint.com>
Sent: Tuesday, June 23, 2026 10:23 AM
To: James Ricks <james@pnciconstruction.com>
Subject: Re: Quote from Highlander Paint + Finishes - Jun 15, 2026

Hi James, looking at the door schedule, I see 13 metal door frames and 4 metal doors, one of which is an overhang garage door. Does that sound right to you? I assume the garage door is out of scope, so I just wanted to confirm the 3 metal doors and all the metal frames. This won't change much for us since we'll complete it anyway, but I want to ensure the details are correct for you.



Kolton Morrison

<~WRD3832.jpg> kolton@highlanderpaint.com
<~WRD3832.jpg> 970.445.0441
<~WRD3832.jpg> Roaring Fork Valley, CO
<~WRD3832.jpg> highlanderpaint.com

The content of this email is confidential and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party without the written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

On Tue, Jun 16, 2026 at 3:31 PM Kolton Morrison <kolton@highlanderpaint.com> wrote:

Ok, you got it.

<~WRD3832.jpg>

Kolton Morrison

<~WRD3832.jpg> kolton@highlanderpaint.com
<~WRD3832.jpg> 970.445.0441
<~WRD3832.jpg> Roaring Fork Valley, CO
<~WRD3832.jpg> highlanderpaint.com

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On Tue, Jun 16, 2026 at 9:22 AM James Ricks <james@pnciconstruction.com> wrote:

No, I looked at it briefly, it seemed pretty straight forward, and I have no questions currently. Just adjust accordingly and re-send and we should be good.

From: Kolton Morrison <kolton@highlanderpaint.com>
Sent: Tuesday, June 16, 2026 9:20 AM
To: James Ricks <james@pnciconstruction.com>
Subject: Re: Quote from Highlander Paint + Finishes - Jun 15, 2026

Ok great, thank you James. I'll adjust the scope in the estimate. Any questions on the estimate?

On Jun 16, 2026, at 08:16, James Ricks <james@pnciconstruction.com> wrote:

Kolton,

I have a couple of answers for you from our conversation yesterday.

1. Texture will be matching the existing. I did not look to see what it was when at the site walk last week.
2. The metal doors, and frames will need Prime and paint. The A6.0 door schedule shows the # of door and door frames for your reference.

3. It appears the new interior doors are pre-finished and will not need to be painted.

Hope this helps. Have a great day.

Best,

James Ricks

Pre-Construction Manager

<image001.png>

Construction, Inc.

Address: 553 25 ½ RD

Grand Junction, CO 81505

Office: [970.242.3548](tel:970.242.3548)

james@pnciconstruction.com

<image002.png>

From: Highlander Paint + Finishes <notification@msg.getjobber.com>

Sent: Monday, June 15, 2026 4:47 PM

To: James Ricks <james@pnciconstruction.com>

Subject: Quote from Highlander Paint + Finishes - Jun 15, 2026

<~WRD3158.jpg>

Highlander Paint + Finishes

James Ricks

From: Kolton Morrison <kolton@highlanderpaint.com>
Sent: Friday, July 3, 2026 8:10 AM
To: James Ricks
Subject: Re: Quote from Highlander Paint + Finishes - Jun 15, 2026

Hi James,

Sorry for the delayed response. I was out of the country for a few days and just got back. Yes, it does include the exterior PNT for the steel privacy wall and columns.

Best,



Kolton Morrison

 kolton@highlanderpaint.com
 970.445.0441
 Roaring Fork Valley, CO
 highlanderpaint.com

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On Wed, Jul 1, 2026 at 10:36 AM James Ricks <james@pnciconstruction.com> wrote:

Kolton,

Just finished reviewing your bid and I have 1 question

- Does your bid include the exterior PNT for the steel privacy wall and columns (A5.1). If not, can you include it and send me a revised bid with that number?

Thanks.

From: Kolton Morrison <kolton@highlanderpaint.com>
Sent: Tuesday, June 23, 2026 2:29 PM
To: James Ricks <james@pnciconstruction.com>
Subject: Re: Quote from Highlander Paint + Finishes - Jun 15, 2026

<~WRD3158.jpg>

Highlander Paint + Finishes

Quote

Hi James and PNCi Construction,

Thank you for asking us to provide a quote for your project at CRFPD Station 81 in Carbondale, Colorado.

Please review each line item and contact me with any feedback or clarification. I can be reached at 970-445-0441

Sincerely,

Kolton Morrison
Highlander Paint + Finishes
kolton@highlanderpaint.com

<image004.png>

Highlander Paint + Finishes

970-300-1298

info@highlanderpaint.com

2221 Dolores Way

Carbondale, Colorado 81623

Powered by Jobber

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<~WRD3158.jpg>

HML Drywall LLC

424 32 Rd Trlr 212
Clifton, CO 81520
(970) 778-8077

CRFPD Station #81 Renovation Project June 25th 2026

We Propose to Furnish All Labor, Material and Equipment, in accord with the specifications described below

Scope of work: Drywall

Drawing set 6/5/2026

This proposal includes the drywall work at the locations marked W4, W5, W6, W7, W4a, W8, exterior walls, ceiling C2, and repairs at locations where openings are being replaced. This work will be performed to a LVL 5 finish and per the wall type and ceiling type specifications on sheet A6.0.

Labor and Material: \$ 60,000

The install of tile backer assumed no taping or finishing needs to be done.

Labor and Material: \$ 4200

Proposal of a complete texture LVL 5 refinish to all drywall ceilings to remain after patching for a more clean look.

Labor and Material: \$ 14,000

Exclude Acoustical Ceiling System

Scope of work: Paint

Drawing set 6/5/2026

Includes Materials and Labor according to project manual and drawings.

- Interior Paint
- Pipe and tube railings
- Exterior steel per page A2.0 note E and G

Labor and Material: \$ 60,000

Housing/Per diem for 24 nights drywall and painting scope: \$7,000

Add Alternate for Bonding: \$5,100

Exclusions

- Dumpsters
- Parking
- Permit & Inspection Fees
- Scheduling Inspections
- Access Panels
- Winter Protection
- Barricades and Temporary Walls
- Repair of Trade Damage
- Insulation
- Shop drawings
- Plywood & Wood Backing

This Estimate has been calculated based on the current prices for building materials. However, the market for some of the building materials that are specified in this Estimate are volatile, and sudden price increases may occur. Therefore, this Estimate is good on the date of issue only. In the event of price increases of material, the Contractor / Owner shall be responsible for such increases not HML Drywall LLC.

By:

HML Drywall LLC

Humberto Mendez (970) 778-8077

Project: Station #81
 Division: 9 Finishes-Drywall

SCOPE		
	HML Drywall LLC	Peak Interiors, Inc.
LVP - VP1	Excl'd	Excl'd
Rubber Athletic Floor Tile RB-1	Excl'd	Excl'd
Rubber Athletic Floor Tile RB-2	Excl'd	Excl'd
Rubber Athletic Floor Tile RB-3 (1/4")	Excl'd	Excl'd
Ceramic Tile - Floor TL1	Excl'd	Excl'd
Ceramic Tile - Wall TL2	Excl'd	Excl'd
Ceramic Tile - Base	Excl'd	Excl'd
4"Rubber Cove Base	Excl'd	Excl'd
Carpet Tile - CPT1	Excl'd	Excl'd
Vinyl Sheet Flooring VS1	Excl'd	Excl'd
Vinyl Sheet Flooring VS2	Excl'd	Excl'd
Rubber Stair Treads - New Stair Only	Excl'd	Excl'd
Rubber Stair Landing - New Stair Only	Excl'd	Excl'd
Risers	Excl'd	Excl'd
Recessed Floor Mat	Excl'd	Excl'd
Stained Wood- ST1	Excl'd	Excl'd
Adhesives	Excl'd	Excl'd
Labor	Excl'd	Excl'd
Demo	Excl'd	Excl'd
Paint	Excl'd	Excl'd
PNT Prep	Excl'd	Excl'd
Int PT1 -walls + Ceilings	Excl'd	Excl'd
Doors &	Excl'd	Excl'd
Int PT3-	Excl'd	Excl'd
Ext Paint - High Perf and Elastomeric	Excl'd	Excl'd
Guardrail	Excl'd	Excl'd
Material transition	Excl'd	Excl'd
Staining & Transparent Finishes	Excl'd	Excl'd
	Excl'd	Excl'd
	Excl'd	Excl'd
GYP Assemblies	\$60,000.00	\$46,000.00
W4 2x4	Included	Included
W5 2x6	Included	Included
W6 2x4 Staggard	Included	Included
W7 2x4 staggard - Existing Framing	Included	Included
W4a - Existing Framing	Included	Included
Ext Walls	Included	Included
Gyp Infill/Repair Opening R/R	Included	Included
Drywall Texture/Match EO	Included	Included
Acoustic Ceiling C1	Excl'd	Included
Ceiling C2 Gyp	Excl'd	Included
Acoustic Ceiling C3 - Gyp/RC	Excl'd	Included
Tile Backer	Excl'd	Included
Final Clean of Materials	Included	Included
Dumpster	Excl'd	Excl'd
Freight	Excl'd	Excl'd
Hotel	\$7,000.00	Excl'd
	\$67,000.00	\$46,000.00



Revision

Project: CRFPD Station #81 Reno
Address: 300 Meadowood Carbondale CO 81623
Company Name: PNCi Construction
Contact: James Rick

Proposal by: Seth Neitzel
[✉ Seth.Neitzel@peakintco.com](mailto:Seth.Neitzel@peakintco.com)
[☎ 612-558-2883](tel:612-558-2883)
[🌐 www.mavcousa.com](http://www.mavcousa.com)

Date: 7/6/2026
Drawings Date: 6/5/2026

WE PROPOSE: To furnish labor, materials & equipment to complete the following scope of work:

Drywall	\$46,000.00
TOTAL	\$46,000.00

Walls	\$34,000.00
Ceilings	\$12,000.00

SCOPE OF WORK:

A1.0-A1.1

WALLS

Hang

- 5/8" Type X
- 5/8" Soundbreak at Acoustical wall
- 5/8" DensShield at Tile Walls

Finish

- Level 4

Clean

CEILINGS

A1.5-A1.6

Frame

- Drywall Ceiling Grid at hard lids

Hang

- 5/8" Type X
- 5/8" Soundbreak at Acoustical Ceiling

Finish

- Level 4

Clean

PRICING GOOD TILL 2027.



Project: CRFPD Station #81 Reno
Address: 300 Meadowood Carbondale CO 81623
Company Name: PNCi Construction
Contact: James Rick

Proposal by: Seth Neitzel

[✉ Seth.Neitzel@peakintco.com](mailto:Seth.Neitzel@peakintco.com)

[☎ 612-558-2883](tel:612-558-2883)

[🌐 www.mavcousa.com](http://www.mavcousa.com)

This Proposal is to be attached to the contract and recognized as a contract document Exhibit

EXCLUSIONS:

- **Wood framing**
- **Exterior Work**
- **Insulation**
- **Touch up on shown as existing**
- **Demolition**
- **Roof Insulation**
- **Shift Work or Premium Time (Based on a 40-hour work week)**
- **Work in Attic or Crawl Spaces, unless noted above**
- **Sheer Walls**
- **Fireproof Patching**
- **“As-Built” Drawings (Changes are made to GC set)**
- **Seismic Engineering**
- **Lay Out for MEP’s**
- **Vacuuming of Walls**
- **Protection of floors**
- **Protection of Work after Completion**
- **Protection of Adjacent Floors and Countertops**
- **Offsite Storage of Materials**
- **Wood Framing**
- **Painting**
- **Bid, Performance, Labor & Materials Bond Fees**
- **Builder Risk Insurance and Deductible**
- **Textura Fees**
- **Any additional expense due to software, other than Bluebeam**

ASSUMPTIONS:

- **No Trimless or Flangeless fixtures**
 - **If desired, please provide a count from MEP’s**



Project: CRFPD Station #81 Reno
Address: 300 Meadowood Carbondale CO 81623
Company Name: PNCi Construction
Contact: James Rick

Proposal by: Seth Neitzel

[✉ Seth.Neitzel@peakintco.com](mailto:Seth.Neitzel@peakintco.com)

[☎ 612-558-2883](tel:612-558-2883)

[🌐 www.mavcousa.com](http://www.mavcousa.com)

- **ACT scope includes 2% attic stock, after one sign-off of punch list.**

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING ITEMS:

- **All utilities and dumpsters**
- **Inspections, Certifications, Permits and Testing**
- **Builders Risk Insurance and Deductible**
- **Lay down area**
- **Clear access for delivery and stocking of materials.**

NOTES:

- **Based on a 40 Hour work week.**
- **In severe lighting areas, flat paints applied over light textures tend to reduce joint photographing. Paint with sheen levels other than flat as well as enamel paints are not recommended over a Level 4 Finish. A light texture or a skim coat can be added for an additional cost..**
- **Any additional work will not be done without written authorization.**
- **Any hours worked over 40 hours or weekends will need written authorization.**
- **You will be asked to sign off per room that ACT is accepted. Any damage after the sign off will be an additional charge.**
- **Prices are based on today's prices.**

TERMS:

Progress billings, net 30 days, submitted by the 25th of each month and payments due by the 25th of the following month.

***Interest:* You agree to pay Peak Interiors, Inc. interest on all past due balances and amounts at the rate of one and one-half percent (1 ½%) per month (eighteen percent (18%) per annum), compounded annually.**

All payments should be mailed to Peak Interiors, Inc Address: 147 Airpark Dr. 2D, Gypsum, CO 81637.



Project: CRFPD Station #81 Reno
Address: 300 Meadowood Carbondale CO 81623
Company Name: PNCi Construction
Contact: James Rick

Proposal by: Seth Neitzel

[✉ Seth.Neitzel@peakintco.com](mailto:Seth.Neitzel@peakintco.com)

[☎ 612-558-2883](tel:612-558-2883)

[🌐 www.mavcousa.com](http://www.mavcousa.com)

Collection Costs and Attorney Fees:

You agree to pay Peak Interiors, Inc. whether or not there is a lawsuit, and Peak Interiors, Inc. shall be awarded in any proceeding or lawsuits any and all costs, fees and expenses, including without limitation, attorney fees and court costs, Peak Interiors, Inc. incurs in attempting to collect or to recover any amounts you owe it.

If you agree to the scope of work and terms and conditions outlined above, please indicate by signing below and returning one copy to our office. Signer must be authorized to sign for the owner. This will act as a contract should no other contract be issued. If a contract is to be issued, this signed proposal will be an authorization to proceed.

Thank you for the opportunity to submit this proposal.



Project: CRFPD Station #81 Reno
Address: 300 Meadowood Carbondale CO 81623
Company Name: PNCi Construction
Contact: James Rick

Proposal by: Seth Neitzel

Seth.Neitzel@peakintco.com

612-558-2883

www.mavcousa.com

WALL ASSEMBLIES					
TAG	SECTION DETAIL	SIDE 1	STRUCTURE	SIDE 2	NOTES
W1		EXTERIOR SIDING ON BUILDING WRAP ON SHEATHING	2X6 RD FRAMING 8" 12" CLOSED CELL SPRAY FOAM IN CAVITY (35-35.75 MIN.)	5/8" GYPSUM WALL BOARD	REFER TO BUILDING ELEVATIONS, STRUCTURAL
W2		EXTERIOR SIDING ON BUILDING WRAP ON EXISTING SHEATHING	EXISTING FRAMING EXISTING INSULATION TO REMAIN	EXISTING INTERIOR FINISH	REFER TO BUILDING ELEVATIONS
W3		EXTERIOR SIDING ON BUILDING WRAP ON EXISTING SHEATHING	EXISTING FRAMING EXISTING INSULATION TO REMAIN	5/8" ACOUSTIC GYPSUM WALL BOARD	REFER TO BUILDING ELEVATIONS
W4		5/8" GYPSUM WALL BOARD	2X4 RD FRAMING	5/8" GYPSUM WALL BOARD	
W4A		5/8" GYPSUM WALL BOARD	EXISTING FRAMING	5/8" GYPSUM WALL BOARD	
W5		5/8" GYPSUM WALL BOARD	2X6 RD FRAMING	5/8" GYPSUM WALL BOARD	
W6		5/8" ACOUSTIC GYPSUM WALL BOARD	2X4 RD STAGGERED STUD FRAMING ACOUSTIC BATTS IN CAVITY	5/8" ACOUSTIC GYPSUM WALL BOARD	
W7		5/8" GYPSUM WALL BOARD	2X4 RD STAGGERED STUD FRAMING ACOUSTIC INSULATION IN CAVITY	5/8" ACOUSTIC GYPSUM WALL BOARD ON RC CLIPS	
W8		5/8" GYPSUM WALL BOARD	EXISTING FRAMING	5/8" CEMENT BACKER BOARD	
W8A		5/8" CEMENT BACKER BOARD	EXISTING FRAMING	5/8" CEMENT BACKER BOARD	

FLOOR ASSEMBLIES		
TAG	DESCRIPTION	NOTES
F1	 4" CONCRETE SLAB ON 6 MIL POLYETHYLENE VAPOR BARRIER ON COMPACTED GRAVEL	REFER TO STRUCTURAL AND FINISH SCHEDULE FOR FINISHES
F2	 SHEATHING ON FLOOR FRAMING	REFER TO STRUCTURAL AND FINISH SCHEDULE FOR FINISHES

CEILING ASSEMBLIES		
TAG	DESCRIPTION	NOTES
C1	 ACOUSTIC GYPSUM BOARD ATTACHED TO SUSPENDED METAL GRID SUSPENDED FROM EXISTING METAL DECKING	REFER TO STRUCTURAL AND FINISH SCHEDULE FOR FINISHES
C2	 ACOUSTIC GYPSUM BOARD ATTACHED TO FRAMING	REFER TO STRUCTURAL AND FINISH SCHEDULE FOR FINISHES



Project: CRFPD Station #81 Reno
Address: 300 Meadowood Carbondale CO 81623
Company Name: PNCi Construction
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Proposal by: Seth Neitzel
[✉ Seth.Neitzel@peakintco.com](mailto:Seth.Neitzel@peakintco.com)
[☎ 612-558-2883](tel:612-558-2883)
[🌐 www.mavcousa.com](http://www.mavcousa.com)

Date: 6/25/2026

WE PROPOSE: To furnish labor, materials & equipment to complete the following scope of work:

Drywall	\$17,500.00
ACT	\$25,000.00
TOTAL	\$42,500.00

SCOPE OF WORK:

A1.0-A1.1

WALLS

Hang

- 5/8" Type X
- 5/8" Soundbreak at Acoustical wall
- 5/8" DensShield at Tile Walls

Finish

- Level 4

Clean

CEILINGS

A1.5-A1.6

Frame

- Drywall Ceiling Grid at hard lids
- 1'x1' Tiles and specialty grid at ACT Ceiling

Hang

- 5/8" Type X
- 5/8" Soundbreak at Acoustical wall

Finish

- Level 4

Clean

PRICING GOOD TILL 2027.

This Proposal is to be attached to the contract and recognized as a contract document Exhibit

EXCLUSIONS:

- **Wood framing**



Project: CRFPD Station #81 Reno
Address: 300 Meadowood Carbondale CO 81623
Company Name: PNCi Construction
Contact: James Rick

Proposal by: Seth Neitzel

[✉ Seth.Neitzel@peakintco.com](mailto:Seth.Neitzel@peakintco.com)

[☎ 612-558-2883](tel:612-558-2883)

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- **Exterior Work**
- **Insulation**
- **Touch up on shown as existing**
- **Demolition**
- **Roof Insulation**
- **Shift Work or Premium Time (Based on a 40-hour work week)**
- **Work in Attic or Crawl Spaces, unless noted above**
- **Sheer Walls**
- **Fireproof Patching**
- **“As-Built” Drawings (Changes are made to GC set)**
- **Seismic Engineering**
- **Lay Out for MEP’s**
- **Vacuuming of Walls**
- **Protection of floors**
- **Protection of Work after Completion**
- **Protection of Adjacent Floors and Countertops**
- **Offsite Storage of Materials**
- **Wood Framing**
- **Painting**
- **Bid, Performance, Labor & Materials Bond Fees**
- **Builder Risk Insurance and Deductible**
- **Textura Fees**
- **Any additional expense due to software, other than Bluebeam**

ASSUMPTIONS:

- **No Trimless or Flangeless fixtures**
 - **If desired, please provide a count from MEP’s**
- **ACT scope includes 2% attic stock, after one sign-off of punch list.**

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING ITEMS:

- **All utilities and dumpsters**



Project: CRFPD Station #81 Reno
Address: 300 Meadowood Carbondale CO 81623
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- **Inspections, Certifications, Permits and Testing**
- **Builders Risk Insurance and Deductible**
- **Lay down area**
- **Clear access for delivery and stocking of materials.**

NOTES:

- **Based on a 40 Hour work week.**
- **In severe lighting areas, flat paints applied over light textures tend to reduce joint photographing. Paint with sheen levels other than flat as well as enamel paints are not recommended over a Level 4 Finish. A light texture or a skim coat can be added for an additional cost..**
- **Any additional work will not be done without written authorization.**
- **Any hours worked over 40 hours or weekends will need written authorization.**
- **You will be asked to sign off per room that ACT is accepted. Any damage after the sign off will be an additional charge.**
- **Prices are based on today's prices.**

TERMS:

Progress billings, net 30 days, submitted by the 25th of each month and payments due by the 25th of the following month.

***Interest:* You agree to pay Peak Interiors, Inc. interest on all past due balances and amounts at the rate of one and one-half percent (1 ½%) per month (eighteen percent (18%) per annum), compounded annually.**

All payments should be mailed to Peak Interiors, Inc Address: 147 Airpark Dr. 2D, Gypsum, CO 81637.

Collection Costs and Attorney Fees:

You agree to pay Peak Interiors, Inc. whether or not there is a lawsuit, and Peak Interiors, Inc. shall be awarded in any proceeding or lawsuits any and all costs, fees and expenses, including without limitation, attorney fees and court costs, Peak Interiors, Inc. incurs in attempting to collect or to recover any amounts you owe it.

If you agree to the scope of work and terms and conditions outlined above, please indicate by signing below and returning one copy to our office. Signer must be authorized to sign for the owner. This will act as a contract should no other contract be issued. If a contract is to be issued, this signed proposal will be an authorization to proceed.

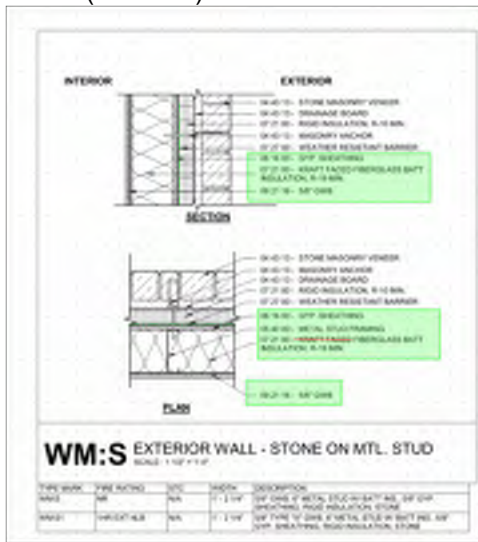


Project: CRFPD Station #81 Reno
Address: 300 Meadowood Carbondale CO 81623
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Proposal by: Seth Neitzel
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 612-558-2883
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Thank you for the opportunity to submit this proposal.

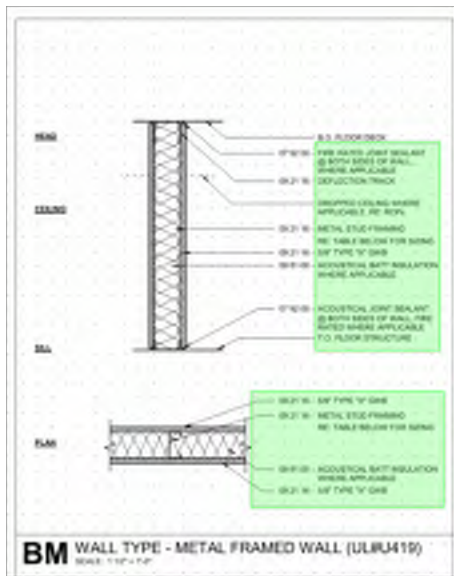
Typical
Green (Included)





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Company Name: PNCi Construction
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 612-558-2883
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Finish:
 Red (Excluded)


Item #	Description	Unit	Manufacturer	Material	Finish	Notes	Image	Subcontractor	Base Price	Quantity	Excluded Price
2000-1	Interior Wall Level 1 Level 2 Level 3 Level 4 Level 5 Level 6 Level 7 Level 8 Level 9 Level 10 Level 11 Level 12 Level 13 Level 14 Level 15 Level 16 Level 17 Level 18 Level 19 Level 20 Level 21 Level 22 Level 23 Level 24 Level 25 Level 26 Level 27 Level 28 Level 29 Level 30 Level 31 Level 32 Level 33 Level 34 Level 35 Level 36 Level 37 Level 38 Level 39 Level 40 Level 41 Level 42 Level 43 Level 44 Level 45 Level 46 Level 47 Level 48 Level 49 Level 50 Level 51 Level 52 Level 53 Level 54 Level 55 Level 56 Level 57 Level 58 Level 59 Level 60 Level 61 Level 62 Level 63 Level 64 Level 65 Level 66 Level 67 Level 68 Level 69 Level 70 Level 71 Level 72 Level 73 Level 74 Level 75 Level 76 Level 77 Level 78 Level 79 Level 80 Level 81 Level 82 Level 83 Level 84 Level 85 Level 86 Level 87 Level 88 Level 89 Level 90 Level 91 Level 92 Level 93 Level 94 Level 95 Level 96 Level 97 Level 98 Level 99 Level 100	sq ft	USG	USG	Level 1	To be determined by owner		US	4,820		
2000-2	Interior Wall Level 1 Level 2 Level 3 Level 4 Level 5 Level 6 Level 7 Level 8 Level 9 Level 10 Level 11 Level 12 Level 13 Level 14 Level 15 Level 16 Level 17 Level 18 Level 19 Level 20 Level 21 Level 22 Level 23 Level 24 Level 25 Level 26 Level 27 Level 28 Level 29 Level 30 Level 31 Level 32 Level 33 Level 34 Level 35 Level 36 Level 37 Level 38 Level 39 Level 40 Level 41 Level 42 Level 43 Level 44 Level 45 Level 46 Level 47 Level 48 Level 49 Level 50 Level 51 Level 52 Level 53 Level 54 Level 55 Level 56 Level 57 Level 58 Level 59 Level 60 Level 61 Level 62 Level 63 Level 64 Level 65 Level 66 Level 67 Level 68 Level 69 Level 70 Level 71 Level 72 Level 73 Level 74 Level 75 Level 76 Level 77 Level 78 Level 79 Level 80 Level 81 Level 82 Level 83 Level 84 Level 85 Level 86 Level 87 Level 88 Level 89 Level 90 Level 91 Level 92 Level 93 Level 94 Level 95 Level 96 Level 97 Level 98 Level 99 Level 100	sq ft	USG	USG	Level 1	To be determined by owner		US	4,820		
2000-3	Interior Wall Level 1 Level 2 Level 3 Level 4 Level 5 Level 6 Level 7 Level 8 Level 9 Level 10 Level 11 Level 12 Level 13 Level 14 Level 15 Level 16 Level 17 Level 18 Level 19 Level 20 Level 21 Level 22 Level 23 Level 24 Level 25 Level 26 Level 27 Level 28 Level 29 Level 30 Level 31 Level 32 Level 33 Level 34 Level 35 Level 36 Level 37 Level 38 Level 39 Level 40 Level 41 Level 42 Level 43 Level 44 Level 45 Level 46 Level 47 Level 48 Level 49 Level 50 Level 51 Level 52 Level 53 Level 54 Level 55 Level 56 Level 57 Level 58 Level 59 Level 60 Level 61 Level 62 Level 63 Level 64 Level 65 Level 66 Level 67 Level 68 Level 69 Level 70 Level 71 Level 72 Level 73 Level 74 Level 75 Level 76 Level 77 Level 78 Level 79 Level 80 Level 81 Level 82 Level 83 Level 84 Level 85 Level 86 Level 87 Level 88 Level 89 Level 90 Level 91 Level 92 Level 93 Level 94 Level 95 Level 96 Level 97 Level 98 Level 99 Level 100	sq ft	USG	USG	Level 1	To be determined by owner		US	4,820	4,820	
2000-4	Interior Wall Level 1 Level 2 Level 3 Level 4 Level 5 Level 6 Level 7 Level 8 Level 9 Level 10 Level 11 Level 12 Level 13 Level 14 Level 15 Level 16 Level 17 Level 18 Level 19 Level 20 Level 21 Level 22 Level 23 Level 24 Level 25 Level 26 Level 27 Level 28 Level 29 Level 30 Level 31 Level 32 Level 33 Level 34 Level 35 Level 36 Level 37 Level 38 Level 39 Level 40 Level 41 Level 42 Level 43 Level 44 Level 45 Level 46 Level 47 Level 48 Level 49 Level 50 Level 51 Level 52 Level 53 Level 54 Level 55 Level 56 Level 57 Level 58 Level 59 Level 60 Level 61 Level 62 Level 63 Level 64 Level 65 Level 66 Level 67 Level 68 Level 69 Level 70 Level 71 Level 72 Level 73 Level 74 Level 75 Level 76 Level 77 Level 78 Level 79 Level 80 Level 81 Level 82 Level 83 Level 84 Level 85 Level 86 Level 87 Level 88 Level 89 Level 90 Level 91 Level 92 Level 93 Level 94 Level 95 Level 96 Level 97 Level 98 Level 99 Level 100	sq ft	USG	USG	Level 1	To be determined by owner		US	4,820		
2000-5	Interior Wall Level 1 Level 2 Level 3 Level 4 Level 5 Level 6 Level 7 Level 8 Level 9 Level 10 Level 11 Level 12 Level 13 Level 14 Level 15 Level 16 Level 17 Level 18 Level 19 Level 20 Level 21 Level 22 Level 23 Level 24 Level 25 Level 26 Level 27 Level 28 Level 29 Level 30 Level 31 Level 32 Level 33 Level 34 Level 35 Level 36 Level 37 Level 38 Level 39 Level 40 Level 41 Level 42 Level 43 Level 44 Level 45 Level 46 Level 47 Level 48 Level 49 Level 50 Level 51 Level 52 Level 53 Level 54 Level 55 Level 56 Level 57 Level 58 Level 59 Level 60 Level 61 Level 62 Level 63 Level 64 Level 65 Level 66 Level 67 Level 68 Level 69 Level 70 Level 71 Level 72 Level 73 Level 74 Level 75 Level 76 Level 77 Level 78 Level 79 Level 80 Level 81 Level 82 Level 83 Level 84 Level 85 Level 86 Level 87 Level 88 Level 89 Level 90 Level 91 Level 92 Level 93 Level 94 Level 95 Level 96 Level 97 Level 98 Level 99 Level 100	sq ft	USG	USG	Level 1	To be determined by owner		US	4,820		



Project: CRFPD Station #81 Reno
Address: 300 Meadowood Carbondale CO 81623
Company Name: PNCi Construction
Contact: James Rick

Proposal by: Seth Neitzel

[✉ Seth.Neitzel@peakintco.com](mailto:Seth.Neitzel@peakintco.com)

 612-558-2883

 www.mavcousa.com

Item #	Description	Unit	Material	Quantity	Unit Price	Material	Notes	Image	Subtotal for Material	Unit Price	Quantity
80.1	Door	1/2" x 36" x 80"	1/2" x 36" x 80"	1	8,200.00	1/2" x 36" x 80"	1/2" x 36" x 80"		8,200.00	8,200.00	1
80.2	Window	1/2" x 36" x 80"	1/2" x 36" x 80"	1	8,200.00	1/2" x 36" x 80"	1/2" x 36" x 80"		8,200.00	8,200.00	1
80.3	Window	1/2" x 36" x 80"	1/2" x 36" x 80"	1	8,200.00	1/2" x 36" x 80"	1/2" x 36" x 80"		8,200.00	8,200.00	1
80.4	Window	1/2" x 36" x 80"	1/2" x 36" x 80"	1	8,200.00	1/2" x 36" x 80"	1/2" x 36" x 80"		8,200.00	8,200.00	1
80.5	Window	1/2" x 36" x 80"	1/2" x 36" x 80"	1	8,200.00	1/2" x 36" x 80"	1/2" x 36" x 80"		8,200.00	8,200.00	1
80.6	Window	1/2" x 36" x 80"	1/2" x 36" x 80"	1	8,200.00	1/2" x 36" x 80"	1/2" x 36" x 80"		8,200.00	8,200.00	1
80.7	Window	1/2" x 36" x 80"	1/2" x 36" x 80"	1	8,200.00	1/2" x 36" x 80"	1/2" x 36" x 80"		8,200.00	8,200.00	1

James Ricks

From: Seth Neitzel <seth.neitzel@peakintco.com>
Sent: Thursday, July 2, 2026 8:03 AM
To: James Ricks
Subject: Re: CRFPD Station #81 Renovation Project - ITB
Attachments: DensShield Tile Backer Submittal.pdf

I'm carrying the attached, which I feel is a superior product to cement board, but if we are forced to use cement board, no problem.

Thanks,

Seth Neitzel - Project Manager

Seth.Neitzel@mavcousa.com

[612-558-2883](tel:612-558-2883)

www.mavcousa.com



From: James Ricks <james@pnciconstruction.com>
Sent: Thursday, July 2, 2026 8:51 AM
To: Seth Neitzel <seth.neitzel@peakintco.com>
Subject: RE: CRFPD Station #81 Renovation Project - ITB

Just confirming that it is cement board for the tile backer.

From: Seth Neitzel <seth.neitzel@peakintco.com>
Sent: Wednesday, July 1, 2026 5:18 PM
To: James Ricks <james@pnciconstruction.com>
Subject: Re: CRFPD Station #81 Renovation Project - ITB

Hi James,

Noticed a little error.

When I got my equote somehow the drywall material number didn't pull.
See attached for the revised.

I do have tile backer board at the showers.

I included the submittal for the soundbreak board, and that is what the spec is calling.

I included a mark up on the last page of the attached to show what I'm carrying.

Sorry for the miss! Call with any questions.

Thanks,

Seth Neitzel - Project Manager

[✉ Seth.Neitzel@mavcousa.com](mailto:Seth.Neitzel@mavcousa.com)

[📞 612-558-2883](tel:612-558-2883)

[🌐 www.mavcousa.com](http://www.mavcousa.com)



From: James Ricks <james@pnciconstruction.com>
Sent: Wednesday, July 1, 2026 5:09 PM
To: Seth Neitzel <seth.neitzel@peakintco.com>
Subject: RE: CRFPD Station #81 Renovation Project - ITB

Also, is there tile backer in the bid for the shower walls.?

From: James Ricks
Sent: Wednesday, July 1, 2026 4:05 PM
To: Seth Neitzel <seth.neitzel@peakintco.com>
Subject: RE: CRFPD Station #81 Renovation Project - ITB

So, it is a suspended acoustic board. Wires hang down to a structure that the drywall attaches too. No perforation in the drywall.

From: James Ricks
Sent: Wednesday, July 1, 2026 2:14 PM
To: Seth Neitzel <seth.neitzel@peakintco.com>
Subject: RE: CRFPD Station #81 Renovation Project - ITB

Seth,

I have completed my review of your bid, and I have just 2 questions.

1. under scope of work A1.0 -1.1 Walls

- Does the hanging and finish include Both interior and exterior walls? Basically, when it says “walls” that includes all walls, correct?

2. Under scope of work A1.5-1.6 Ceilings

- You have listed 1'x1' ACT tiles. Is that correct? I don't see in the plans or specs where it calls out a specific size.

Thanks

From: James Ricks
Sent: Thursday, June 25, 2026 11:14 AM
To: Seth Neitzel <seth.neitzel@peakintco.com>
Subject: RE: CRFPD Station #81 Renovation Project - ITB

Seth,

Received. Thank you for your bid. We will begin the review process latter today, TH, 6/25, and will contact you if we have any questions. Have a great day.

Best,

James Ricks

Pre-Construction Manager

PNCI Construction, Inc.

Address: 553 25 ½ RD

Grand Junction, CO 81505

Office: [970.242.3548](tel:970.242.3548)

james@pnciconstruction.com



From: Seth Neitzel <seth.neitzel@peakintco.com>
Sent: Thursday, June 25, 2026 11:12 AM
To: James Ricks <james@pnciconstruction.com>
Cc: Diego Romo <diego.romo@peakintco.com>
Subject: Re: CRFPD Station #81 Renovation Project - ITB

Hi James,

See attached for our proposal
Thanks for the opportunity.

Thanks,

Seth Neitzel - Project Manager

Seth.Neitzel@mavcousa.com

[612-558-2883](tel:612-558-2883)

www.mavcousa.com



From: James Ricks <james@pnciconstruction.com>
Sent: Monday, June 8, 2026 1:30 PM
To: Seth Neitzel <seth.neitzel@peakintco.com>
Subject: CRFPD Station #81 Renovation Project - ITB

Seth, please see the attached invitation to bid for the mentioned project. This document includes specifics on critical bidding dates as well as a DropBox link to access the documents as related.

Please note, there is a pre-bid walk through scheduled for June 11th at 1:30 PM at Station #81 in Carbondale.

Best,

James Ricks

Pre-Construction Manager

PNCI Construction, Inc.

Address: 553 25 ½ RD

Grand Junction, CO 81505

Office: 970.242.3548

james@pnciconstruction.com



James Ricks

From: Andrew Walenga <andrew@sdi-builds.com>
Sent: Tuesday, June 30, 2026 10:30 AM
To: James Ricks
Subject: Re: Station #81 Bid follow up

Hi James,

We are going to pass on this project due to the project schedule.
Thanks for reaching out on it and please keep us in mind for future work.

Thank you,

Andrew Walenga



www.sdi-builds.com
Superior Drywall, Inc.
P.O. Box 881
Physical Address; 1286 Chambers Ave., Suite #200
Eagle, Colorado 81631-0881
email; andrew@sdi-builds.com
Cell; 970.618.1478

From: James Ricks <james@pnciconstruction.com>
Sent: Monday, June 29, 2026 4:48 PM
To: Andrew Walenga <andrew@sdi-builds.com>
Subject: Station #81 Bid follow up

Andrew,

I did not see a bid come through last week, and I just wanted to do a quick follow up to see if you are still interested in submitting a bid for this project. Thanks.

Best,

James Ricks
Pre-Construction Manager
 PNCI Construction, Inc.
Address: 553 25 1/2 RD

James Ricks

From: Joshua Turner <joshua@carpetlandusagj.com>
Sent: Monday, June 22, 2026 9:13 AM
To: James Ricks
Subject: Re: CRFPD Station #81 Addendum

Team,

I have tried to find an installer willing to go up there that time of year and they won't. Unfortunately, we are out of this one. With the amount of work here in town it's hard to sell them on driving to Carbondale every day in the winter.

Sorry guys

Joshua Turner

Sales Manager

2801 Grand Avenue

Grand Junction, CO 81501

Office : 970.256.1330

Cell : 970.930.2711

Fax : 970.256.1335



From: James Ricks <james@pnciconstruction.com>
Sent: Monday, June 22, 2026 9:09 AM
To: Joshua Turner <joshua@carpetlandusagj.com>
Subject: CRFPD Station #81 Addendum

Josh,

Here is some updated information concerning this project to assist you with your bid. Please review and let me know if you have any questions. Have a great day.

Best,

James Ricks

From: Jeff Jacobson <jacobson@abbeycolo.com>
Sent: Thursday, June 25, 2026 9:05 AM
To: James Ricks
Subject: Re: CRFPD Station #81 Renovation Project - ITB

James,

Thank you for this opportunity. The week has not allowed me to put the bid together under the time constraints. I look forward to bidding future projects.

Thank you,

Jeff

From: James Ricks <james@pnciconstruction.com>
Sent: Monday, June 22, 2026 11:32 AM
To: Jeff Jacobson <jacobson@abbeycolo.com>
Subject: RE: CRFPD Station #81 Renovation Project - ITB

You don't often get email from james@pnciconstruction.com. [Learn why this is important](#)
Perfect. Thank you for letting me know.

From: Jeff Jacobson <jacobson@abbeycolo.com>
Sent: Monday, June 22, 2026 11:30 AM
To: James Ricks <james@pnciconstruction.com>
Subject: Re: CRFPD Station #81 Renovation Project - ITB

James,

Thank you, I got it this time.

Jeff Jacobson
President

NEW ADDRESS:
2497 Power Road, Unit 10
Grand Junction - In the Redlands Behind Sateway
(970) 241-8284 - Office
www.abbeycolo.com



From: James Ricks <james@pnciconstruction.com>
Sent: Monday, June 22, 2026 11:20 AM
To: Jeff Jacobson <jacobson@abbeycolo.com>
Subject: CRFPD Station #81 Renovation Project - ITB

James Ricks

From: James Goble <james.g1979.net@gmail.com>
Sent: Tuesday, June 9, 2026 2:01 PM
To: James Ricks
Subject: Re: CRFPD Station #81 Renovation Project - ITB

Allspat PWT

I'm afraid I wouldn't be able to make this job James. Thanks for considering me.

On Mon, Jun 8, 2026, 1:43 PM James Ricks <james@pnciconstruction.com> wrote:

James, please see the attached invitation to bid for the mentioned project. This document includes specifics on critical bidding dates as well as a DropBox link to access the documents as related.

Please note, there is a pre-bid walk through scheduled for June 11th at 1:30 PM at Station #81 in Carbondale.

Best,

James Ricks

Pre-Construction Manager

PNCI Construction, Inc.

Address: 553 25 ½ RD

Grand Junction, CO 81505

Office: 970.242.3548

james@pnciconstruction.com



James Ricks

From: Tyler Schreiner
Sent: Friday, June 12, 2026 7:47 AM
To: James Ricks
Subject: FW: CRFPD Station #81 Renovation Project- ITB
Attachments: Outlook-zr232qg1

Thank you-

Tyler Schreiner

Director of Construction

PNCI Construction, Inc.

Office: 970.242.3548

Cell: 970-261-9226



From: Rob Dickinson <rob@precisepaintingcb.com>
Sent: Thursday, June 11, 2026 3:38 PM
To: Tyler Schreiner <tyler@pnciconstruction.com>
Subject: Re: CRFPD Station #81 Renovation Project- ITB

Tyler,

Thank you for the invitation. We will not be bidding on this project as we do not work in Carbondale.

Thanks, Sydney Dickinson

Rob Dickinson

Owner/Operator

Precise Painting LLC

Steadfast Flooring Solutions LLC

Crested Butte, CO 81224

www.precisepaintingcb.com

www.steadfastflooringsolutions.com

M: (970) 509-0851

Enjoy working with us? Please take time to leave a review:

[Precise Painting Review](#)

[Steadfast Flooring Solutions Review](#)

James Ricks

From: Brian Groves <bgroves@ASCOConstruct.com>
Sent: Monday, June 29, 2026 3:03 PM
To: James Ricks
Subject: RE: Station #81 bid follow up

James,
Thank you for reaching out. We will not be submitting on the framing; drywall or acoustic ceiling tile on this one.

Thank you.



Brian Groves
Chief Executive Officer
2259 Logos Court
Grand Junction, CO 81505
Email: BGroves@ASCOConstruct.com
Office: (970) 243-0351 / **Cell:** (970) 260-3948 / **Fax:** (970) 243-0191
Website: www.ASCOConstruct.com

From: James Ricks <james@pnciconstruction.com>
Sent: Monday, June 29, 2026 2:58 PM
To: Brian Groves <bgroves@ASCOConstruct.com>
Subject: Station #81 bid follow up

You don't often get email from james@pnciconstruction.com. [Learn why this is important](#)

Brian,

I did not see a bid for the framing, drywall, or acoustic ceiling tile last week. I did get a bid for the partial building demo, minus the flooring, and then the exterior wall metal. I just wanted to do a quick follow-up to see if you are still interested in submitting a bid for this project for the other scopes mentioned.
Thanks.

Best,

James Ricks
Pre-Construction Manager
PNCI Construction, Inc.

Address: 553 25 ½ RD
Grand Junction, CO 81505
Office: 970.242.3548

james@pnciconstruction.com

McINTIRE BRASS WORKS, INC.

63 GREAT ROAD, UNIT 108 MAYNARD, MASSACHUSETTS 01754
TEL:617-547-1819 EMAIL: SALES@SLIDEPOLE.COM

June 17, 2026

Re: Quote for Carbondale & Rural Fire Protection District Station #81

Thank you for your request for quotation for a Model 20 Slide Pole Unit. We are pleased to quote as follows:

MODEL 20 SLIDE POLE UNIT of hard drawn, highly polished brass with an outside diameter of 2 ½ inches with a 5/32-inch wall thickness, \$32,300.00 EACH plus freight. This quote is for pole length of 24 feet or under. **Add \$500 for each foot over 24 feet.** When estimating pole length for a Model 20, add 7 feet to the first level floor to second level floor distance as the pole is free-standing. A 2" thick x 32" diameter landing mat is included with the unit.

This quote is valid for 30 days. **After 30 days, we may have to adjust pricing due to the variability of material costs.** The prices do not include any sales or use taxes if applicable. On-site installation services/labor are not provided. Complete installation instructions are provided with the unit when it is shipped.

PAYMENT TERMS: 1/3rd deposit with order, 2/3rd plus freight prior to shipping, due upon receipt.

LEAD TIME for the Model 20 is 6 months and should be received on-site 4-6 weeks prior to project completion. Lead times begin once the deposit and final dimensions are received by McIntire.

How to place an order:

1. Quote is received by customer.
2. Customer notifies McIntire in writing that they will place an order.
3. Order Form and Submittals are sent by McIntire to customer. Customer returns completed Order Form to McIntire.
4. Invoice for deposit and Prints requesting dimensions are sent to customer.
5. Order is put in the production schedule and lead times begin once the deposit and final dimensions are received by McIntire.

If you have any questions or special requirements for your project, do not hesitate to contact us.

Sincerely, McIntire Brass Works, Inc.

James Ricks

From: sales@slidepole.com
Sent: Thursday, June 18, 2026 12:20 PM
To: James Ricks
Subject: RE: CRFPD Station #81 Renovation Project - ITB

Good afternoon James,

Yes, we can extend the quote until August 1.

Thank you,
Lara

Lara Anthony
McIntire Brass Works, Inc.
63 Great Road, Unit 108 (Rear of Building)
Maynard, MA 01754
Tel: 617-547-1819
sales@slidepole.com
www.slidepole.com

From: James Ricks <james@pnciconstruction.com>
Sent: Thursday, June 18, 2026 9:57 AM
To: sales@slidepole.com
Subject: RE: CRFPD Station #81 Renovation Project - ITB

Ms. Lara,

Can we get the price extended past the usual 30 days, until August 1st? The reason is that the final budget does not get approval until July 15th at a budget meeting. Just let me know. Thank you for your time and I hope you have a great day.

Best,

James Ricks

Pre-Construction Manager

PNCI Construction, Inc.

Address: 553 25 ½ RD

Grand Junction, CO 81505

Office: 970.242.3548

james@pnciconstruction.com



From: sales@slidepole.com <sales@slidepole.com>
Sent: Wednesday, June 17, 2026 12:22 PM
To: James Ricks <james@pnciconstruction.com>
Subject: RE: CRFPD Station #81 Renovation Project - ITB

Good afternoon James,

Thank you for reaching out. Our pricing has changed since we provided the quote in April - see attached quote with current pricing for a Model 20 slide pole.

Please let me know if you need other information for the ITB.

Thanks again,
Lara

Lara Anthony
McIntire Brass Works, Inc.
63 Great Road, Unit 108 (Rear of Building)
Maynard, MA 01754
Tel: 617-547-1819
sales@slidepole.com
www.slidepole.com

From: James Ricks <james@pnciconstruction.com>
Sent: Wednesday, June 17, 2026 12:34 PM
To: sales@slidepole.com
Subject: RE: CRFPD Station #81 Renovation Project - ITB

Ms. Lara,

Just a follow up to make sure you received my reply email last week with the information we had for the slide pole Model 20. Thank you and have a great day.

Best,

James Ricks

Pre-Construction Manager

PNCI Construction, Inc.

Address: 553 25 ½ RD



Please find our bid enclosed on the following pages. We appreciate the opportunity to work with you.

At Advanced Contracting LLC, we take great pride in delivering high-quality Division 10 specialties with precision, reliability, and efficiency. As an **SBA Economically Disadvantaged Women-Owned Business**, we bring a unique perspective and commitment to excellence that sets us apart in the industry. With years of experience working alongside general contractors nationwide, we understand the importance of meeting project timelines, staying within budget, and exceeding expectations.

Why work with Advanced Contracting LLC:

- **Women-Owned and Operated** – Supporting diversity and inclusion in the construction industry.
- **Proven Track Record** – Delivering high-quality results on projects of all sizes for 23 years.
- **Expertise in Division 10 Specialties** – Comprehensive solutions tailored to your project's needs.
- **Commitment to Safety & Compliance** – Ensuring every installation meets industry standards.

Our guiding principles—T.H.R.I.V.E.—ensure that we not only uphold excellence in our work but also help our customers and their projects thrive:

- **Transparent Communication** – Open, honest, and clear dialogue in all aspects of our work.
- **Helps First** – A proactive approach to supporting our clients and team members.
- **Right Thing** – Ethical decision-making that prioritizes integrity and trust.
- **Innovative Problem Solver** – Creative and effective solutions to industry challenges.
- **Valued Teamwork** – Collaboration and mutual respect for achieving success together.
- **Empathy and Integrity** – Understanding client needs and maintaining the highest moral standards.

We appreciate the opportunity to collaborate and contribute to the success of your project. Please feel free to reach out if you have any questions or require additional information. We look forward to the possibility of working together.

Best regards,

A handwritten signature in blue ink that reads 'Cailee Schade'.

Cailee Schade
President





Advanced Contracting LLC
633 Elkton Dr
Colorado Springs, CO
80907, US
(719) 309-6475

Prepared By:
Jaida Knight
+16308902496
jaida@advancedcontractingllc.com

Project: CRFPD Station #81 Reno

Scope of Work

102800 - Toilet, Bath, And Laundry Accessories

	Quantity	Total Cost
A1 165 2436 - Mirror, 24" Wide x 36" High	4 ea	--
A2, Bobrick 2840 - Stainless Steel Shelf and Double-Roll Toilet Tissue Dispenser	4 ea	--
A3, Bobrick 545 Surface-Mounted Towel Bar, 24" Length, Satin Finish	8 ea	--
A4, Bobrick 254 - Sanitary Napkin Disposal, 1.2-Gal.	4 ea	--
A5, Bobrick B-262 - Paper Towel Dispenser, 400 C-Fold or Multifold, Tumbler Lock	4 ea	--
A6, Bobrick B-6717 - Single Robe Hook, Satin Finish	4 ea	--
A7, Bobrick B-2111 - Soap Dispenser, Vertical Tank Type, 40-fl. oz.	4 ea	--
A8 Shower Grab Bars - 6861 & 6806x18	4 ea	--
A9, Bobrick 5806 Grab Bars Assembly - 18", 36", 42"	4 ea	--
A10 Folding Shower Seat - Rectangular, ADA - Solid Phenolic, White - 28"W	4 ea	--
A11 2260 - Waste Receptacle without Top – 13-Gal.	4 ea	--
		\$9,376.80

Included (+)

1. This estimate is valid for 30 days, subject to adjustments in scope and pricing due to potential tariff charges.
 2. Customer will need to make Advanced aware of any discrepancies between the quote and what is needed. We bid per quote and are responsible for only what is on the quote.
-



Included (+)

- 3. FE&C Unit Pricing - None Shown or Unclear
 - (1) 5lb Fire Extinguisher: \$135.00 each
 - (1) 10lb Fire Extinguisher: \$150.00 each
 - (1) Standard White Steel Cabinet: \$250.00 each
 - (1) Standard Aluminum Cabinet: \$300.00 each
 - (1) Standard Stainless Steel Cabinet: \$350.00 each
- 4. All Toilet restroom accessories were qualified and priced to match the specs. GC to confirm.

Excluded (-)

- 1. All Electrical By Others
- 2. Holes in counter tops, backing or blocking in walls are not included in this estimate or shall be provided by GC or others.
- 3. Hand Dryers are Supply Only if applicable
- 4. 101423 Panel Signage
- 5. All Demo by Others
- 6. A12, CAST-MARBLE CORNER SHELF AT SHOWERS, unable to source.
- 7. 104416 - Fire Extinguishers, not shown or used.
- 8. Lockers - Need more info
- 9. Per GC quoted standard for:
 - A1 - Mirror
 - A8 - Shower Grab Bars
 - A10 - Shower Seats
 - A11 - Waste Receptacle

Notes

All material within this bid to be Furnish & Installed unless otherwise stated

Summary

Subtotal	\$9,376.80
Taxes	\$698.00

\$10,074.80

Accepted By

Date

.....

.....

James Ricks

From: Jaida Knight <jaida@advancedcontractingllc.com>
Sent: Thursday, June 25, 2026 8:12 AM
To: James Ricks
Subject: Re: CRFPD Station #81 Excluded items
Attachments: Outlook-Image

Apologies sent to early!

Notes below!

- Plan A5.2 provides info for the shower grab bar and fold down seat and then some specific info in Specs 102800 2.1B **Added**
- Specs 102800 2.2C has some info for the Freestanding basket. Please provide a recommendation using the standard type/style and indicate that this can change once you have more info. **Added**
- Cast-Marble corner shelf. Please provide a recommendation using a standard type/style and indicate that this can/will change once you have more info. **Not something we are able to source or provide**
- There are 4 mirrors needed, A1. Based off the plans A4.1 it appears to be a standard 24"x36" mirror. Please provide a recommendation using a standard type/style and indicate that this can/will change once you have more info. **Added**
- Lockers. Please provide a recommendation using a standard type/style and indicate that this can/will change once you have more info. **We don't have any recommendations for a locker of that size. Those are more than likely millwork/gear lockers which we don't do**

Thank you,

Jaida Knight | Project Manager | Lead Estimator

Division 10 | Commercial Specialties | Supply | Installation

633 Elkton Dr. | Colorado Springs, CO 80907

E: jaida@advancedcontractingllc.com | P: (719)309-6475 EXT #408 C: (630)890-2496



From: Jaida Knight <jaida@advancedcontractingllc.com>

Sent: Thursday, June 25, 2026 7:57 AM

To: James Ricks <james@pnciconstruction.com>

Subject: Re: CRFPD Station #81 Excluded items

Hi James!

Revised has been sent via Procore. And some notes below - thanks!

Thank you,

Jaida Knight | Project Manager | Lead Estimator

Division 10 | Commercial Specialties | Supply | Installation

633 Elkton Dr. | Colorado Springs, CO 80907

E: jaida@advancedcontractingllc.com | P: (719)309-6475 EXT #408 C: (630)890-2496



From: James Ricks <james@pnciconstruction.com>

Sent: Wednesday, June 24, 2026 9:13 AM

To: Jaida Knight <jaida@advancedcontractingllc.com>

Subject: CRFPD Station #81 Excluded items

Ms. Jaida,

I left a VM with much of the same info.

- Plan A5.2 provides info for the shower grab bar and fold down seat and then some specific info in Specs 102800 2.1B
- Specs 102800 2.2C has some info for the Freestanding basket. Please provide a recommendation using the standard type/style and indicate that this can change once you have more info.
- Cast-Marble corner shelf. Please provide a recommendation using a standard type/style and indicate that this can/will change once you have more info.
- There are 4 mirrors needed, A1. Based off the plans A4.1 it appears to be a standard 24"x36" mirror. Please provide a recommendation using a standard type/style and indicate that this can/will change once you have more info.
- Lockers. Please provide a recommendation using a standard type/style and indicate that this can/will change once you have more info.

Please review, update your bid, and then submit a revision that includes the excluded items mentioned above. Also, please feel free to contact me and I would be happy to review over the phone. Thank you for your time concerning this matter. Have a great day.

Best,

**AMBASSADOR BLIND N SHUTTER INC**

1048 Independent Ave, Suite A111
 Grand Junction, CO 81505 US
 +19705234566
 joe@ambassadorblindnshutter.com
 www.ambassadorblindnshutter.com

Estimate**Revision**

ADDRESS
PNCI Construction Inc. . 553 25 1/2 Rd Grand Junction, CO 81505-6901

SHIP TO
CRFPD Station 81 300 Meadowood Carbondale, CO 81623

ESTIMATE #	DATE
21852337	06/30/2026

ACTIVITY	QTY	RATE	AMOUNT
Hunter Douglas RB500 Dual Manual Roller Shades Hunter Douglas RB500 Dual Manual Roller Shades, Bottom up with LV Classics 5%/ Morocco 0% fabrics and fascia at bedrooms and offices. 17 Dual Roller Shades Hunter Douglas RB500 Single Manual Roller Shade with Morocco 0% fabric and fascia on doors called out on page A6.0 4 Single Roller Shades Hunter Douglas RB500 Single Manual Roller Shade with Light Filtering LV Classics 5% fabric and fascia at Dining room, Kitchen and Sitting room 202. 5 Single Roller Shades Includes Attic Stock	1	20,882.00	20,882.00T
Labor Charge Labor Charge	1	2,500.00	2,500.00
Shipping & Handling Shipping & Handling	1	510.00	510.00

SUBTOTAL	23,892.00
TAX	0.00
TOTAL	\$23,892.00

Accepted By

Accepted Date



AMBASSADOR BLIND N SHUTTER INC
 1048 Independent Ave, Suite A111
 Grand Junction, CO 81505 US
 +19705234566
 joe@ambassadorblindnshutter.com
 www.ambassadorblindnshutter.com

Estimate

Original

ADDRESS
PNCI Construction Inc. . 553 25 1/2 Rd Grand Junction, CO 81505-6901

SHIP TO
CRFPD Station 81 300 Meadowood Carbondale, CO 81623

ESTIMATE #	DATE
217641288	06/10/2026

ACTIVITY	QTY	RATE	AMOUNT
Hunter Douglas RB500 Dual Manual Roller Shades Hunter Douglas RB500 Dual Manual Roller Shades, Bottom up with LV Classics 5%/ Morocco 0% fabrics and fascia at bedrooms and offices. 16 Dual Roller Shades Hunter Douglas RB500 Single Manual Roller Shade with Morocco 0% and fascia on doors called out on page A6.0 4 Single Roller Shades Includes Attic Stock	1	16,839.00	16,839.00T
Labor Charge Labor Charge	1	1,900.00	1,900.00
Shipping & Handling Shipping & Handling	1	450.00	450.00

SUBTOTAL	19,189.00
TAX	0.00
TOTAL	\$19,189.00

Accepted By

Accepted Date

James Ricks

From: Charles Gonzales <charles1shades@gmail.com>
Sent: Tuesday, June 30, 2026 9:02 AM
To: James Ricks
Subject: Re: Station #81 bid review question
Attachments: CRFPD Station 81 Updated Estimate.pdf; CRFPD Station 81 Window Shade Schedule1.pdf

Hi,
Thanks for catching that. Here is the updated estimate and window schedule. Let me know if you have any questions. Thanks

On Mon, Jun 29, 2026 at 4:36 PM James Ricks <james@pnciconstruction.com> wrote:
Charles,

Just looking over your bid and I was wondering if you would double check and see if you need to include 2 additional window shades. 1 for window Type C (Room 202) and 1 for window Type F (Room 203). A6.0 Window schedule note 5 says all bedroom windows and then it doesn't specifically say sitting area 202, but they have it on all other windows, excluding the kitchen. That would bring a total of up to 22 window shades. Thanks.

Best,

James Ricks
Pre-Construction Manager
PNCI Construction, Inc.
Address: 553 25 ½ RD
Grand Junction, CO 81505
Office: 970.242.3548
james@pnciconstruction.com



--
Charles Gonzales
Project Manager
Mobile # 970-417-7260
Office # 970-523-4566



Made in the Shade West

6520 E. Colorado Dr.
Denver, CO 80224
USA

Quote

Quote No. 668209
Quote Date: 6/23/2026
Sales Rep: David Tinucci
David@MITSWest.com
Lead Source: other MITS Owners

Phone: 720 687-5853

Email: david@mitswest.com

Web: https://mitswest.com/

Billing Address

PNCI Construction
Attn: James Ricks
553 25 1/2 RD
Grand Junction, CO 81505

Phone Numbers

Office: (970) 242-3548

Installation Address

James Ricks
300 Meadowood DR
Carbondale, CO 81623
USA

Email Addresses

Work: james@pnciconstruction.com

Sidemark	Terms	Status
PNCI-CRFPD Station 81 Remodel	50% Down -50% Install	Quoted

Line	Qty	Location	Product	Unit	Price
1	1	Entry 101 (A) - 1	GRA - LightWeaves Roller and Solar Shades Continuous Loop Entry 101 (A) - 1 SS Vanguard 5% Macedonia (48313) Outside Standard Roll hem:Fabric Wrapped Hem Bar (E) Bronze Hem Bar (062) Continuous Loop SL w/ Tensioner (4) control:Right chain:Stainless Steel (S) Clear (00) val:3 in. Square Md Fab Wrp Cassette (R) end cap:Gray (05)	\$729.44	\$729.44
2	1	Shift Office 102 (B) - 1	GRA - LightWeaves Roller and Solar Shades Dual Shades Shift Office 102 (B) - 1 Inside front:SS Vanguard 5% Macedonia (48313) frnt rr:Fabric Rotated 90 Degrees (Y) back:RS Maritime BO Barnwood Beige (72923) frnt cntrl:Front Continuous Loop SL w/ Tensioner (4) f control:Right frnt chn:Stainless Steel (S) Clear (00) bck cntrl:Back Continuous Loop SL w/ Tensioner (4) b control:Left bck chn:Stainless Steel (S) val:Square Large Cassette (5)	\$910.98	\$910.98
3	1	Shift Office 102 (C) - 1	GRA - LightWeaves Roller and Solar Shades Dual Shades Shift Office 102 (C) - 1 Inside front:SS Vanguard 5% Macedonia (48313) frnt rr:Fabric Rotated 90 Degrees (Y) back:RS Maritime BO Barnwood Beige (72923) frnt cntrl:Front Continuous Loop SL w/ Tensioner (4) f control:Right frnt chn:Stainless Steel (S) Clear (00) bck cntrl:Back Continuous Loop SL w/ Tensioner (4) b control:Left bck chn:Stainless Steel (S) val:Square Large Cassette (5)	\$1,063.16	\$1,063.16
4	1	Shift Office 102 (C) - 2	GRA - LightWeaves Roller and Solar Shades Dual Shades Shift Office 102 (C) - 2 Inside front:SS Vanguard 5% Macedonia (48313) frnt rr:Fabric Rotated 90 Degrees (Y) back:RS Maritime BO Barnwood Beige (72923) frnt cntrl:Front Continuous Loop SL w/ Tensioner (4) f control:Right frnt chn:Stainless Steel (S) Clear (00) bck cntrl:Back Continuous Loop SL w/ Tensioner (4) b control:Left bck chn:Stainless Steel (S) val:Square Large Cassette (5)	\$1,063.16	\$1,063.16



Made in the Shade West

6520 E. Colorado Dr.
Denver, CO 80224
USA

Quote

Quote No. 668209
Quote Date: 6/23/2026
Sales Rep: David Tinucci
David@MITSWest.com
Lead Source: other MITS Owners

Phone: 720 687-5853

Email: david@mitswest.com

Web: <https://mitswest.com/>

Line	Qty	Location	Product	Unit	Price
5	1	Shift Office 102 (C) - 3	GRA - LightWeaves Roller and Solar Shades Dual Shades Shift Office 102 (C) - 3 Inside front:SS Vanguard 5% Macedonia (48313) frnt rr:Fabric Rotated 90 Degrees (Y) back:RS Maritime BO Barnwood Beige (72923) frnt cntrl:Front Continuous Loop SL w/ Tensioner (4) f control:Right frnt chn:Stainless Steel (S) Clear (00) bck cntrl:Back Continuous Loop SL w/ Tensioner (4) b control:Left bck chn:Stainless Steel (S) val:Square Large Cassette (5)	\$1,063.16	\$1,063.16
6	1	Office 103 (C) - 1	GRA - LightWeaves Roller and Solar Shades Dual Shades Office 103 (C) - 1 Inside front:SS Vanguard 5% Macedonia (48313) frnt rr:Fabric Rotated 90 Degrees (Y) back:RS Maritime BO Barnwood Beige (72923) frnt cntrl:Front Continuous Loop SL w/ Tensioner (4) f control:Right frnt chn:Stainless Steel (S) Clear (00) bck cntrl:Back Continuous Loop SL w/ Tensioner (4) b control:Left bck chn:Stainless Steel (S) val:Square Large Cassette (5)	\$1,063.16	\$1,063.16
7	1	Dinning 104 (D)-1	GRA - LightWeaves Roller and Solar Shades Continuous Loop Dinning 104 (D)-1 SS Vanguard 5% Macedonia (48313) Outside Standard Roll hem:Fabric Wrapped Hem Bar (E) Bronze Hem Bar (062) Continuous Loop SL w/ Tensioner (4) control:Right chain:Stainless Steel (S) Clear (00) val:3 in. Square Md Fab Wrp Cassette (R) end cap:Gray (05)	\$405.28	\$405.28
8	1	Dinning 104 (D)-2	GRA - LightWeaves Roller and Solar Shades Continuous Loop Dinning 104 (D)-2 SS Vanguard 5% Macedonia (48313) Outside Standard Roll hem:Fabric Wrapped Hem Bar (E) Bronze Hem Bar (062) Continuous Loop SL w/ Tensioner (4) control:Right chain:Stainless Steel (S) Clear (00) val:3 in. Square Md Fab Wrp Cassette (R) end cap:Gray (05)	\$405.28	\$405.28
9	1	Kitchen 105 (C)-1	GRA - LightWeaves Roller and Solar Shades Continuous Loop Kitchen 105 (C)-1 SS Vanguard 5% Macedonia (48313) Inside Standard Roll hem:Fabric Wrapped Hem Bar (E) Bronze Hem Bar (062) Continuous Loop SL w/ Tensioner (4) control:Right chain:Stainless Steel (S) Clear (00) val:3 in. Square Md Fab Wrp Cassette (R) end cap:Gray (05)	\$624.89	\$624.89
10	1	Sitting Area 202 (C)-1	GRA - LightWeaves Roller and Solar Shades Continuous Loop Sitting Area 202 (C)-1 SS Vanguard 5% Macedonia (48313) Inside Standard Roll hem:Fabric Wrapped Hem Bar (E) Bronze Hem Bar (062) Continuous Loop SL w/ Tensioner (4) control:Right chain:Stainless Steel (S) Clear (00) val:3 in. Square Md Fab Wrp Cassette (R) end cap:Gray (05)	\$624.89	\$624.89



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6520 E. Colorado Dr.
Denver, CO 80224
USA

Quote

Quote No. 668209
Quote Date: 6/23/2026
Sales Rep: David Tinucci
David@MITSWest.com
Lead Source: other MITS Owners

Phone: 720 687-5853

Email: david@mitswest.com

Web: https://mitswest.com/

Line	Qty	Location	Product	Unit	Price
11	1	Bunk Rm 1 203 (E)-1	GRA - LightWeaves Roller and Solar Shades Dual Shades Bunk Rm 1 203 (E)-1 Inside front:SS Vanguard 5% Macedonia (48313) frnt rr:Fabric Rotated 90 Degrees (Y) back:RS Maritime BO Barnwood Beige (72923) frnt cntrl:Front Continuous Loop SL w/ Tensioner (4) f control:Right frnt chn:Stainless Steel (S) Clear (00) bck cntrl:Back Continuous Loop SL w/ Tensioner (4) b control:Left bck chn:Stainless Steel (S) val:Square Large Cassette (5)	\$567.64	\$567.64
12	1	Bunk Rm 1 203 (F)-1	GRA - LightWeaves Roller and Solar Shades Dual Shades Bunk Rm 1 203 (F)-1 Inside front:SS Vanguard 5% Macedonia (48313) frnt rr:Fabric Rotated 90 Degrees (Y) back:RS Maritime BO Barnwood Beige (72923) frnt cntrl:Front Continuous Loop SL w/ Tensioner (4) f control:Right frnt chn:Stainless Steel (S) Clear (00) bck cntrl:Back Continuous Loop SL w/ Tensioner (4) b control:Left bck chn:Stainless Steel (S) val:Square Large Cassette (5)	\$495.25	\$495.25
13	1	Bunk Rm 2 204 (E)-1	GRA - LightWeaves Roller and Solar Shades Dual Shades Bunk Rm 2 204 (E)-1 Inside front:SS Vanguard 5% Macedonia (48313) frnt rr:Fabric Rotated 90 Degrees (Y) back:RS Maritime BO Barnwood Beige (72923) frnt cntrl:Front Continuous Loop SL w/ Tensioner (4) f control:Right frnt chn:Stainless Steel (S) Clear (00) bck cntrl:Back Continuous Loop SL w/ Tensioner (4) b control:Left bck chn:Stainless Steel (S) val:Square Large Cassette (5)	\$567.64	\$567.64
14	1	Bunk Rm 3 205 (E)-1	GRA - LightWeaves Roller and Solar Shades Dual Shades Bunk Rm 3 205 (E)-1 Inside front:SS Vanguard 5% Macedonia (48313) frnt rr:Fabric Rotated 90 Degrees (Y) back:RS Maritime BO Barnwood Beige (72923) frnt cntrl:Front Continuous Loop SL w/ Tensioner (4) f control:Right frnt chn:Stainless Steel (S) Clear (00) bck cntrl:Back Continuous Loop SL w/ Tensioner (4) b control:Left bck chn:Stainless Steel (S) val:Square Large Cassette (5)	\$567.64	\$567.64
15	1	Bunk Rm 4 206 (E)-1	GRA - LightWeaves Roller and Solar Shades Dual Shades Bunk Rm 4 206 (E)-1 Inside front:SS Vanguard 5% Macedonia (48313) frnt rr:Fabric Rotated 90 Degrees (Y) back:RS Maritime BO Barnwood Beige (72923) frnt cntrl:Front Continuous Loop SL w/ Tensioner (4) f control:Right frnt chn:Stainless Steel (S) Clear (00) bck cntrl:Back Continuous Loop SL w/ Tensioner (4) b control:Left bck chn:Stainless Steel (S) val:Square Large Cassette (5)	\$567.64	\$567.64
16	1	Bunk Rm 5 207 (E)-1	GRA - LightWeaves Roller and Solar Shades Dual Shades	\$567.64	\$567.64



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Quote

Quote No. 668209
Quote Date: 6/23/2026
Sales Rep: David Tinucci
David@MITSWest.com
Lead Source: other MITS Owners

Phone: 720 687-5853 **Email:** david@mitswest.com
Web: https://mitswest.com/

Line	Qty	Location	Product	Unit	Price
			Bunk Rm 5 207 (E)-1 Inside front:SS Vanguard 5% Macedonia (48313) frnt rr: Fabric Rotated 90 Degrees (Y) back:RS Maritime BO Barnwood Beige (72923) frnt cntrl:Front Continuous Loop SL w/ Tensioner (4) f control:Right frnt chn:Stainless Steel (S) Clear (00) bck cntrl:Back Continuous Loop SL w/ Tensioner (4) b control:Left bck chn:Stainless Steel (S) val:Square Large Cassette (5)		
17	1	Bunk Rm 6 208 (E)-1	GRA - LightWeaves Roller and Solar Shades Dual Shades	\$567.64	\$567.64
			Bunk Rm 6 208 (E)-1 Inside front:SS Vanguard 5% Macedonia (48313) frnt rr: Fabric Rotated 90 Degrees (Y) back:RS Maritime BO Barnwood Beige (72923) frnt cntrl:Front Continuous Loop SL w/ Tensioner (4) f control:Right frnt chn:Stainless Steel (S) Clear (00) bck cntrl:Back Continuous Loop SL w/ Tensioner (4) b control:Left bck chn:Stainless Steel (S) val:Square Large Cassette (5)		
18	1	Bunk Rm 7 209 (E)-1	GRA - LightWeaves Roller and Solar Shades Dual Shades	\$567.64	\$567.64
			Bunk Rm 7 209 (E)-1 Inside front:SS Vanguard 5% Macedonia (48313) frnt rr: Fabric Rotated 90 Degrees (Y) back:RS Maritime BO Barnwood Beige (72923) frnt cntrl:Front Continuous Loop SL w/ Tensioner (4) f control:Right frnt chn:Stainless Steel (S) Clear (00) bck cntrl:Back Continuous Loop SL w/ Tensioner (4) b control:Left bck chn:Stainless Steel (S) val:Square Large Cassette (5)		
19	1	Bunk Rm 8 210 (E)-1	GRA - LightWeaves Roller and Solar Shades Dual Shades	\$567.64	\$567.64
			Bunk Rm 8 210 (E)-1 Inside front:SS Vanguard 5% Macedonia (48313) frnt rr: Fabric Rotated 90 Degrees (Y) back:RS Maritime BO Barnwood Beige (72923) frnt cntrl:Front Continuous Loop SL w/ Tensioner (4) f control:Right frnt chn:Stainless Steel (S) Clear (00) bck cntrl:Back Continuous Loop SL w/ Tensioner (4) b control:Left bck chn:Stainless Steel (S) val:Square Large Cassette (5)		
20	1	Office 222 (F)-1	GRA - LightWeaves Roller and Solar Shades Dual Shades	\$495.25	\$495.25
			Office 222 (F)-1 Inside front:SS Vanguard 5% Macedonia (48313) frnt rr: Fabric Rotated 90 Degrees (Y) back:RS Maritime BO Barnwood Beige (72923) frnt cntrl:Front Continuous Loop SL w/ Tensioner (4) f control:Right frnt chn:Stainless Steel (S) Clear (00) bck cntrl:Back Continuous Loop SL w/ Tensioner (4) b control:Left bck chn:Stainless Steel (S) val:Square Large Cassette (5)		
21	1	Office 222 (F)-2	GRA - LightWeaves Roller and Solar Shades Dual Shades	\$495.25	\$495.25
			Office 222 (F)-2 Inside front:SS Vanguard 5% Macedonia (48313) frnt rr: Fabric Rotated 90 Degrees (Y) back:RS Maritime BO Barnwood Beige (72923) frnt cntrl:Front Continuous Loop SL w/ Tensioner (4) f control:Right frnt chn:Stainless Steel (S) Clear (00) bck cntrl:Back Continuous Loop SL w/ Tensioner (4) b control:Left bck chn:Stainless Steel (S) val:Square Large Cassette (5)		



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Quote

Quote No. 668209
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Lead Source: other MITS Owners

Phone: 720 687-5853
Email: david@mitswest.com
Web: https://mitswest.com/

Line	Qty	Location	Product	Unit	Price
22	1	Office 222 (F)-3	GRA - LightWeaves Roller and Solar Shades Dual Shades Office 222 (F)-3 Inside front:SS Vanguard 5% Macedonia (48313) frnt rr: Fabric Rotated 90 Degrees (Y) back:RS Maritime BO Barnwood Beige (72923) frnt cntrl:Front Continuous Loop SL w/ Tensioner (4) f control:Right frnt chn:Stainless Steel (S) Clear (00) bck cntrl:Back Continuous Loop SL w/ Tensioner (4) b control:Left bck chn:Stainless Steel (S) val:Square Large Cassette (5)	\$495.25	\$495.25
23	1	Office 102 Door Tag04 (B) - 1	GRA - LightWeaves Roller and Solar Shades Continuous Loop Office 102 Door Tag04 (B) - 1 RS Maritime BO Barnwood Beige (72923) Outside Standard Roll hem: Fabric Wrapped Hem Bar (E) Bronze Hem Bar (062) Continuous Loop SL w/ Tensioner (4) control:Right chain:Stainless Steel (S) Clear (00) val:3 in. Square Md Fab Wrp Cassette (R) end cap:Gray (05)	\$397.86	\$397.86
24	1	Office 103 Door Tag 06 (B) - 1	GRA - LightWeaves Roller and Solar Shades Continuous Loop Office 103 Door Tag 06 (B) - 1 RS Maritime BO Barnwood Beige (72923) Outside Standard Roll hem: Fabric Wrapped Hem Bar (E) Bronze Hem Bar (062) Continuous Loop SL w/ Tensioner (4) control:Right chain:Stainless Steel (S) Clear (00) val:3 in. Square Md Fab Wrp Cassette (R) end cap:Gray (05)	\$397.86	\$397.86
25	1	Lounge 106 Door Tag 07 (B) - 1	GRA - LightWeaves Roller and Solar Shades Continuous Loop Lounge 106 Door Tag 07 (B) - 1 RS Maritime BO Barnwood Beige (72923) Outside Standard Roll hem: Fabric Wrapped Hem Bar (E) Bronze Hem Bar (062) Continuous Loop SL w/ Tensioner (4) control:Right chain:Stainless Steel (S) Clear (00) val:3 in. Square Md Fab Wrp Cassette (R) end cap:Gray (05)	\$397.86	\$397.86
26	1	Office 222 Door Tag 10 (B) - 1	GRA - LightWeaves Roller and Solar Shades Continuous Loop Office 222 Door Tag 10 (B) - 1 RS Maritime BO Barnwood Beige (72923) Outside Standard Roll hem: Fabric Wrapped Hem Bar (E) Bronze Hem Bar (062) Continuous Loop SL w/ Tensioner (4) control:Right chain:Stainless Steel (S) Clear (00) val:3 in. Square Md Fab Wrp Cassette (R) end cap:Gray (05)	\$397.86	\$397.86

Items Total: \$16,066.96

Total: \$16,066.96

Measuring T&M Services \$1,110.00

Mfg Ship-Handle Fees \$575.00



Made in the Shade West

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Denver, CO 80224
USA

Phone: 720 687-5853

Email: david@mitswest.com

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Quote

Quote No. 668209

Quote Date: 6/23/2026

Sales Rep: David Tinucci
David@MITSWest.com

Lead Source: other MITS Owners

**Window
Covering
Installation** \$2,305.00

Subtotal: \$20,056.96

Taxes: [10.15%] \$1,630.80

Total Price: \$21,687.76

Pricing on all quotes is good for 30 days from the date on the quote. All sales are final; we cannot accept product, returns of product or issue financial concessions or refunds. A deposit is required before any order is placed with the manufacturer, and the balance is due at the time of installation. Delivery time estimates are subject to manufacturers' availability. If customer cannot provide access for installation or accommodate receipt of product, the full balance will become due after 30 days have passed from the time of first attempt at contact for installation or delivery. Customer is responsible for choice of product, style, color, controls, and control locations. The buyer may cancel this transaction in writing at any time prior to midnight on the third business day after the date of this quote.

Signature:

Date:

Proposal

Coppersmith Plumbing Company Inc.

PNCI Construction

June 25, 2026

RE: Carbondale Fire Dept. (301 Meadowood Dr. Carbondale, CO)

SUB: Plumbing Proposal

TO: James Rick

Scope of Work:

- Plumbing and as per plans by Bighorn dated 06/05/26 & attached scope page 3
- Plumbing fixtures as per schedule plan page P3-1
- Domestic water piping to be AquaPex pipe/fittings (for new recirculation piping only)
- Waste and vent piping to be PVC pipe/fittings
- R&R of plumbing fixtures
- New washer connection (2) ea.
- New Ice maker connections (4) ea.
- New Mop sink (1)ea.
- Replace boiler & side arm
- Selective demo
- Pipe insulation for new recirc. piping ONLY (To be Armaflex)

Exclusions:

- Permit
- Taxes
- Davis Bacon wages
- Pipe insulation, domestic & hydronic
- Boiler controls wiring, low & line
- HVAC
- 3rd Party Commissioning/ T&B
- Water treatment of hydronic water
- Concrete saw cutting / R&R
- Coring of holes
- Drywall R&R
- Gas piping
- Drinking fountain

Proposal

Coppersmith Plumbing Company Inc.

- Terms: Payment shall be made as follows; Progressive payments proportionate to work completed, with balance due upon completion. All past due accounts shall bear an interest rate of 1.5% per month, compounded (18% annual percentage rate) on all unpaid balances. Customer to pay all reasonable cost of collection included but not limited to attorney fees in the pursuit of unpaid amounts.
- Warranty: Coppersmith Plumbing Company, Inc. will warranty all labor and workmanship utilized in the performance of this contract for a period of 1 year.
- All work in addition to the Scope Of Work defined herein shall be extra work and Contractor shall be fairly compensated for the same at Contractor's standard rates or otherwise as the parties may agree.
- Escalation Clause – due to the volatility of cost of goods and services Coppersmith Plumbing Company, Inc. may deem it necessary to increase the price on a project. A 30 day advanced notice will be given and substantiation to justify increase provided.



X

Marty Roberts
Estimator / Project Manager

Accepted By: _____ Date: _____

Proposal Amount:

- \$112,000.00

PROPOSAL GOOD FOR 30 DAYS

James Ricks

From: James Ricks
Sent: Thursday, June 25, 2026 11:12 AM
To: Marty Roberts
Subject: RE: Carbondale Fire Dept.

Thank you!

From: Marty Roberts <marty@coppersmithplumbing.com>
Sent: Thursday, June 25, 2026 11:10 AM
To: James Ricks <james@pnciconstruction.com>
Subject: RE: Carbondale Fire Dept.

See response's below in red.
Thanks,

From: James Ricks <james@pnciconstruction.com>
Sent: Thursday, June 25, 2026 10:46 AM
To: Marty Roberts <marty@coppersmithplumbing.com>
Subject: RE: Carbondale Fire Dept.

2 Quick questions after a quick glance...

- Selective demo. Is that PLM demo only prior to the rough in, or is the demo scope for PLM to be done by another contractor? **As we discussed, am figuring we will have to make a trip up to secure water, not figuring actually pulling fixtures**
- **Did you include the cast marble shower bases on A4.1 that we discussed over the phone? I could not get pricing on these; however, I figured 1 piece units which will cover any base option.**

Thanks.

From: Marty Roberts <marty@coppersmithplumbing.com>
Sent: Thursday, June 25, 2026 10:25 AM
To: James Ricks <james@pnciconstruction.com>
Subject: Carbondale Fire Dept.

Hi James,

Attached, proposal for Carbondale Fire Dept. Please call with any questions.

Thank you,

Marty Roberts
Project Manager / Estimator
Coppersmith Plumbing
marty@coppersmithplumbing.com



MAULDIN
Plumbing and Heating
License #05416
Glenwood Springs, CO. 81601
(O) 970.945.7016
(F) 970.945.2411

June 29, 2026

James Ricks

Pre-Construction Manager

PNCI Construction, Inc.

Address: 553 25 ½ RD

Grand Junction, CO 81505

Office: 970.242.3548

james@pnciconstruction.com

Job: CRFPD Station #81 Plumbing Revision #1

The following is a quote from Mauldin Plumbing and Heating to provide the following services: **(1)** Fixture removal/demo, **(2)** Rough plumbing, including waste/vent, domestic water, and new hot water recirculation line. **(3)** Gas piping to new and existing appliances if replaced, **(4)** Setting plumbing fixtures, **(5)** Domestic water heater replacement, **(6)** Apply for and pull the required permits, and coordinate the required inspections. **This quote includes all labor and materials as outlined below.**

Plumbing permits are not included in this quote. We will bill for the permit after we receive the final cost.

This quote was completed using the 100% Construction Documents dated 06/05/26.

Plumbing fixtures are not included in this quote. A fixture allowance is included in this quote.

Fixture Removal/ Demo

Main Level

Kitchen-104

- (1) Kitchen sink: disconnect and cap the waste and water supply.
- (1) Dishwasher: cap the waste and water supply.
- (1) Ice maker: cap water supply.
- (1) Range: cap gas supply if needed.

Activity Room-110

- (1) Drinking fountain: disconnect and cap the drain and water supply.

Bathroom 1-109

- (1) Water closet: disconnect and cap the waste and water supply.
- (1) Lavatory: disconnect and cap the waste and water supply.

Upper Level

Bathroom 2-212

- (1) Water closet: disconnect and cap the waste and water supply.
- (1) Urinal: remove and cap the waste and water supply.
- (1) Lavatory: disconnect and cap the waste and water supply.
- (1) Shower: disconnect and cap the waste and water supply.

Bathroom 3-213

- (1) Water closet: disconnect and cap the waste and water supply.
- (1) Lavatory: disconnect and cap the waste and water supply.
- (1) Shower: disconnect and cap the waste and water supply.

Bathroom 4-214

- (1) Water closet: disconnect and cap the waste and water supply.
- (1) Lavatory: disconnect and cap the waste and water supply.
- (1) Shower: disconnect and cap the waste and water supply.

Bathroom 5-215

- (1) Water closet: disconnect and cap the waste and water supply.
- (1) Lavatory: disconnect and cap the waste and water supply.

- (1) Shower: disconnect and cap the waste and water supply.

Mechanical Room-217

- (1) Domestic water heater: drain, disconnect, and cap the water heater. Disposal of the water heater is included in this quote.

Laundry Room-218

- (2) Washer box: cap the waste and water supply.
- (1) Mop sink: disconnect and cap the waste and water supply.

Notes:

- **Contractor/owner shall dispose of the old plumbing fixtures.**
- **No tile demolition is included in this quote.**
- **No drywall removal or demolition is included in this quote.**
- **No concrete cutting or demolition is included in this quote.**
- **All sinks are to remain attached to countertops.**
- **Gas meter shall be shut off at the gas riser, if required.**
- **All storm drain demolition shall be done T&M.**

Rough Plumbing

Main Level

Kitchen-104

- (1) Kitchen sink: adjust waste and water as needed. Stub out new copper for the water supply. Add a new hot water recirculation line; location to remain.
- (1) Dishwasher: adjust waste and water as needed; location to remain.
- (4) Ice makers: provide and install four new ice maker boxes with hammer arrestors.

Activity Room-110

- (1) Drinking fountain: adjust waste and water as needed; location to remain.

Bathroom 1-109

- (1) Water closet: adjust the water supply as needed. Stub out new copper for the water supply; floor-mounted location to remain.
- (1) Lavatory: adjust waste and water as needed. Stub out new copper for the water supply; location to remain.

Upper Level

Bathroom 2-212

- (1) Water closet: adjust the water supply as needed. Stub out new copper for the water supply; floor-mounted location to remain.
- (1) Urinal: adjust waste and water supply as needed. Stub out new copper for the water supply; location to remain.
- (1) Lavatory: adjust the waste and water supply as needed. Stub out new copper for the water supply; location to remain.
- (1) Shower: adjust waste and water supply as needed. Install a new shower rough valve and a new shower rough valve with 2 fixture outlets. Shower pan or shower drains are not included in this quote. No specification on what is required.

Bathroom 3-213

- (1) Water closet: adjust the water supply as needed. Stub out new copper for the water supply; floor-mounted location to remain.
- (1) Lavatory: adjust the waste and water supply as needed. Stub out new copper for the water supply; location to remain.
- (1) Shower: adjust waste and water supply as needed. Install a new shower rough valve and a new shower rough valve with 2 fixture outlets. Shower pan or shower drains are not included in this quote. No specification on what is required.

Bathroom 4-214

- (1) Water closet: adjust the water supply as needed. Stub out new copper for the water supply; floor-mounted location to remain.
- (1) Lavatory: adjust the waste and water supply as needed. Stub out new copper for the water supply; location to remain.
- (1) Shower: adjust waste and water supply as needed. Install a new shower rough valve and a new shower rough valve with 2 fixture outlets. Shower pan or shower drains are not included in this quote. No specification on what is required.

Bathroom 5-215

- (1) Water closet: adjust the water supply as needed. Stub out new copper for the water supply; floor-mounted location to remain.
- (1) Lavatory: adjust the waste and water supply as needed. Stub out new copper for the water supply; location to remain.
- (1) Shower: adjust waste and water supply as needed. Install a new shower rough valve and a new shower rough valve with 2 fixture outlets. Shower pan or shower drains are not included in this quote. No specification on what is required.

Mechanical Room-217

- (1) Domestic water heater: adjust the domestic hot and cold-water supply. Add a new $\frac{3}{4}$ hot water recirculation line to the furthest fixture.
- (2) Furnace: adjust the gas supply as needed for the new furnace. No flue piping is included in this quote. No condensation drains are included in this quote.

Laundry Room-218

- (2) Washer box: install new washer boxes with hammer arrestors; location to remain.
- (1) Mop sink: adjust waste and water supply as needed; location to remain. Install a new basin.

Fixture Setting

Main Level

Kitchen -104

- (1) Kitchen sink: install faucet, P-trap, and stops with braided supply. Undermounted sinks to be installed by others. All holes in the countertop shall be drilled or cut by others.
- (1) Dishwasher: provide a drain and water supply. Installation of the appliance is to be done by others.
- (4) Ice makers: install icemaker box trim ring. Installation of the appliances is to be done by others.

Activity Room-110

- (1) Drinking fountain: install fountain, P-trap, and stop with braided supply.

Bathroom 1-119

- (1) Water closet: install a water closet with a stop and braided supply. Water closet to be caulked to the floor.
- (1) Lavatory: install faucet, P-trap, and stops with braided supply line. Undermounted sinks to be installed by others. All holes in the countertop are to be drilled or cut by others.

Upper Level

Bathroom 2-212

- (1) Water closet: install a water closet with a stop and braided supply. Water closet to be caulked to the floor.
- (1) Urinal: install the urinal, P-trap, and flush valve. Urinal to be caulked to the wall.
- (1) Lavatory: install faucet, P-trap, and stops with braided supply line. Undermounted sinks to be installed by others. All holes in the countertop are to be drilled or cut by others.
- (1) Shower: install all shower trim.

Bathroom 3-213

- (1) Water closet: install a water closet with a stop and braided supply. Water closet to be caulked to the floor.
- (1) Lavatory: install faucet, P-trap, and stops with braided supply line. Undermounted sinks to be installed by others. All holes in the countertop are to be drilled or cut by others.
- (1) Shower: install all shower trim.

Bathroom 4-214

- (1) Water closet: install a water closet with a stop and braided supply. Water closet to be caulked to the floor.
- (1) Lavatory: install faucet, P-trap, and stops with braided supply line. Undermounted sinks to be installed by others. All holes in the countertop are to be drilled or cut by others.
- (1) Shower: install all shower trim.

Bathroom 5-215

- (1) Water closet: install a water closet with a stop and braided supply. Water closet to be caulked to the floor.

- (1) Lavatory: install faucet, P-trap, and stops with braided supply line. Undermounted sinks to be installed by others. All holes in the countertop are to be drilled or cut by others.
- (1) Shower: install all shower trim.

Mechanical Room-217

- (1) Domestic water heater: install a new water heater and required equipment. Install a new hot water recirculation pump with the required components. Water heater specifications will be included in the mechanical quote.
- (2) Furnaces: install gas to the replaced furnaces with isolation valves. No flue piping or condensation piping is included in this quote.

Laundry Room-218

- (2) Washer box: install the washer box trim ring. Appliances are to be installed by others.
- (1) Mop sink: install basin and sink faucet. Basin to be caulked to the wall and floor.

Total for the Above **\$67,310.00**

Fixture Allowance **\$22,554.00**

NOTE: This allowance is for budgetary estimation only. The final fixture cost will vary based on the fixture selection, including brands, models, and finishes. Any differences between the above allowance and actual cost shall be adjusted accordingly in the final quote.

Total **\$89,864.00**

Please sign and date to indicate quote acceptance:

Signature

Date

NOTES:

- This quote is good for 60 days from the date issued.
- Plumbing permits are not included in this quote. The permit will be billed after we apply and receive the final permit cost.
- No fixtures in this quote.
- All waste and vent piping shall be SCH 40 solid-core PVC.
- Cast iron drops between floors in living areas.
- All domestic water lines shall be type "L" rigid copper or PEX.
- All domestic hot water shall be insulated with R-3 split-seal insulation.
- Water meter and remote provided by others.
- No trenching is included in this quote.
- No backfilling or compaction in this quote.
- No humidification is included in this quote.
- No fire suppression in this quote.
- No line voltage in this quote.
- No steam generators or heads are included in this quote unless noted.
- No water filtration or softening is included in this quote.
- No bathroom ventilation is included in this quote.
- No dryer vents are included in this quote.
- No fireproofing or firestopping is included in this quote.
- Sealing of roof penetrations to be done by others.
- No irrigation is included in this quote.
- No condensate drains are included in this quote.
- No concrete cutting or demolition is included in this quote.
- No tile demolition is included in this quote.
- No drywall cutting or removal is included in this quote.

MAULDIN PLUMBING AND HEATING, INC.

PROPOSAL # & REVISION # 2
 DATE June 29, 2026
 JOB NO./NAME Carbondale Fire Station
 JOB ADDRESS _____
 CITY Carbondale, CO 81623



Attached is our quote for plumbing fixtures for . Please review carefully. We require this cover sheet be signed with your approval and a 50 % deposit from the owner and/or contractor prior to the listed fixtures being ordered. The deposit should be remitted to our office with this signed agreement. Lead time varies per item so keep that in mind when placing this order.

		DESCRIPTION	PRICE EACH	QUOTE
		KITCHEN - 105		-
	1	American Standard 22SB.6252283S.075 Stainless Steel Colony Three Hole Drop-in Single Basin Kitchen Sink w/ Drain, 25" x 22 1/16"	369.00	369.00
	1	American Standard 7077300.002 Chrome Colony PRO One Hole Deck Mount Single Lever Handle Kitchen Faucet w/ Pull-Down Sprayer, 1.5gpm	356.00	356.00
	1	ISE 79850K-ISE PRO 750 120V/1PH 3/4HP Continuous Disposal w/ Cord	356.00	356.00
	1	Webstone H-77201W 3/8" Chrome Plated Forged DZR Brass Thermostatic Mixing Valve w/ Integral Check Valves	147.00	147.00
				-
		BATHROOM 1 - 110		-
	1	Kohler 20000-0 White Caxton Rectangle Undermount Bathroom Sink w/ Overflow, 20 1/4" x 16"	132.00	132.00
	1	Zurn Z6915-XL-M Polished Chrome AquaSense 4" Centerset Sensor Faucet, Battery Powered	853.00	853.00
	1	Webstone H-77201W 3/8" Chrome Plated Forged DZR Brass Thermostatic Mixing Valve w/ Integral Check Valves	147.00	147.00
	1	Mainline ML510 1 1/2 17GA Semi-Cast P-Trap w/ CO 10 Brass Wall Tube Brass Nut Kit Deep Bell Escutcheon	93.00	93.00
	1	Mainline ML102EZ White Lavatory Guard Trap and Supply Cover for Tubular P-Trap 2-Angle Stop and 2-Supply, ADA Compliant	84.00	84.00
	1	Kohler K-44199-0 White Highline Comfort Height Elongated Bowl	219.00	219.00
	1	Kohler K-44467-RA-0 White Highline Right Hand Flush Water Closet Tank, 1.28gpf	138.00	138.00

MAULDIN PLUMBING AND HEATING, INC.

		1 Kohler K-4670-C-0 White Lustra Plastic Open Front Elongated Seat w/ Extra Heavy Check Hinge-less Cover	50.00	50.00
				-
		BATHROOM 2 - 212		-
		1 Kohler 20000-0 White Caxton Rectangle Undermount Bathroom Sink w/ Overflow, 20 1/4" x 16"	132.00	132.00
		1 Zurn Z6915-XL-M Polished Chrome AquaSense 4" Centerset Sensor Faucet, Battery Powered	853.00	853.00
		1 Webstone H-77201W 3/8" Chrome Plated Forged DZR Brass Thermostatic Mixing Valve w/ Integral Check Valves	147.00	147.00
		1 Mainline ML510 1 1/2 17GA Semi-Cast P-Trap w/ CO 10 Brass Wall Tube Brass Nut Kit Deep Bell Escutcheon	93.00	93.00
		1 Mainline ML102EZ White Lavatory Guard Trap and Supply Cover for Tubular P-Trap 2-Angle Stop and 2-Supply, ADA Compliant	84.00	84.00
		1 Kohler K-44199-0 White Highline Comfort Height Elongated Bowl	219.00	219.00
		1 Kohler K-44467-RA-0 White Highline Right Hand Flush Water Closet Tank, 1.28gpf	138.00	138.00
		1 Kohler K-4670-C-0 White Lustra Plastic Open Front Elongated Seat w/ Extra Heavy Check Hinge-less Cover	50.00	50.00
		1 Delta T13H333 Chrome Universal Dual Shower Trim, Diverter, Hand Shower, and Grab Bar, 1.5gpm	584.00	584.00
		1 Delta R10700-UNWS MultiChoice Commercial Universal Bathtub and Shower Rough-In Valve w/ Stops	145.00	145.00
		1 Florestone 250036361 White 36" x 36"Barrier Free Terrazzo Shower Receptor w/ Built-In Stainless Steel Ramp	1,700.00	1,700.00
				-
		BATHROOM 3 -213		-
		1 Kohler 20000-0 White Caxton Rectangle Undermount Bathroom Sink w/ Overflow, 20 1/4" x 16"	132.00	132.00
		1 Zurn Z6915-XL-M Polished Chrome AquaSense 4" Centerset Sensor Faucet, Battery Powered	853.00	853.00
		1 Webstone H-77201W 3/8" Chrome Plated Forged DZR Brass Thermostatic Mixing Valve w/ Integral Check Valves	147.00	147.00
		1 Mainline ML510 1 1/2 17GA Semi-Cast P-Trap w/ CO 10 Brass Wall Tube Brass Nut Kit Deep Bell Escutcheon	93.00	93.00
		1 Mainline ML102EZ White Lavatory Guard Trap and Supply Cover for Tubular P-Trap 2-Angle Stop and 2-Supply, ADA Compliant	84.00	84.00

MAULDIN PLUMBING AND HEATING, INC.

		1 Kohler K-44199-0 White Highline Comfort Height Elongated Bowl	219.00	219.00
		1 Kohler K-44467-0 White Highline Water Closet Tank, 1.28gpf	138.00	138.00
		1 Kohler K-4636-RL-0 White Cachet ReadyLatch Quiet Close Elongated Seat	54.00	54.00
		1 Delta T13H333 Chrome Universal Dual Shower Trim, Diverter, Hand Shower, and Grab Bar, 1.5gpm	584.00	584.00
		1 Delta R10700-UNWS MultiChoice Commercial Universal Bathtub and Shower Rough-In Valve w/ Stops	145.00	145.00
		1 Florestone 250036361 White 36" x 36"Barrier Free Terrazzo Shower Receptor w/ Built-In Stainless Steel Ramp	1,700.00	1,700.00
				-
		BATHROOM 4 - 214		-
		1 Kohler 20000-0 White Caxton Rectangle Undermount Bathroom Sink w/ Overflow, 20 1/4" x 16"	132.00	132.00
		1 Zurn Z6915-XL-M Polished Chrome AquaSense 4" Centerset Sensor Faucet, Battery Powered	853.00	853.00
		1 Webstone H-77201W 3/8" Chrome Plated Forged DZR Brass Thermostatic Mixing Valve w/ Integral Check Valves	147.00	147.00
		1 Mainline ML510 1 1/2 17GA Semi-Cast P-Trap w/ CO 10 Brass Wall Tube Brass Nut Kit Deep Bell Escutcheon	93.00	93.00
		1 Mainline ML102EZ White Lavatory Guard Trap and Supply Cover for Tubular P-Trap 2-Angle Stop and 2-Supply, ADA Compliant	84.00	84.00
		1 Kohler K-44199-0 White Highline Comfort Height Elongated Bowl	219.00	219.00
		1 Kohler K-44467-0 White Highline Water Closet Tank, 1.28gpf	138.00	138.00
		1 Kohler K-4636-RL-0 White Cachet ReadyLatch Quiet Close Elongated Seat	54.00	54.00
		1 Delta T13H333 Chrome Universal Dual Shower Trim, Diverter, Hand Shower, and Grab Bar, 1.5gpm	584.00	584.00
		1 Delta R10700-UNWS MultiChoice Commercial Universal Bathtub and Shower Rough-In Valve w/ Stops	145.00	145.00
		1 Florestone 250036361 White 36" x 36"Barrier Free Terrazzo Shower Receptor w/ Built-In Stainless Steel Ramp	1,700.00	1,700.00
				-
		BATHROOM 5 - 215		-
		1 Kohler 20000-0 White Caxton Rectangle Undermount Bathroom Sink w/ Overflow, 20 1/4" x 16"	132.00	132.00
		1 Zurn Z6915-XL-M Polished Chrome AquaSense 4" Centerset Sensor Faucet, Battery Powered	853.00	853.00

MAULDIN PLUMBING AND HEATING, INC.

		1	Webstone H-77201W 3/8" Chrome Plated Forged DZR Brass Thermostatic Mixing Valve w/ Integral Check Valves	147.00	147.00
		1	Mainline ML510 1 1/2 17GA Semi-Cast P-Trap w/ CO 10 Brass Wall Tube Brass Nut Kit Deep Bell Escutcheon	93.00	93.00
		1	Mainline ML102EZ White Lavatory Guard Trap and Supply Cover for Tubular P-Trap 2-Angle Stop and 2-Supply, ADA Compliant	84.00	84.00
		1	Kohler K-44199-0 White Highline Comfort Height Elongated Bowl	219.00	219.00
		1	Kohler K-44467-0 White Highline Water Closet Tank, 1.28gpf	138.00	138.00
		1	Kohler K-4636-RL-0 White Cachet ReadyLatch Quiet Close Elongated Seat	54.00	54.00
		1	Delta T13H333 Chrome Universal Dual Shower Trim, Diverter, Hand Shower, and Grab Bar, 1.5gpm	584.00	584.00
		1	Delta R10700-UNWS MultiChoice Commercial Universal Bathrhub and Shower Rough-In Valve w/ Stops	13.00	13.00
		1	Florestone 250036361 White 36" x 36"Barrier Free Terrazzo Shower Receptor w/ Built-In Stainless Steel Ramp	1,700.00	1,700.00
		1	American Standard 6590.001EC.020 White Washbrook Urinal w/ Everclean Technology	455.00	455.00
		1	Zurn ZER6003AV-WS1-CPM Chrome AquaVantage Exposed Battery Powered 1.0gpf Urinal Flush Valve	643.00	643.00
					-
			LAUNDRY - 218		-
		1	Fiat BS3030 Black/White/Grey Berkeley Terrazzo Mop Basin, 30" x 30"	862.00	862.00
		1	Fiat 830AA Chrome Mop Sink Faucet w/ Vacuum Breaker	295.00	295.00
		1	Fiat 832AA Hose and Hose Bracket for Mop Sink	53.00	53.00
		1	Fiat 889CC Stainless Steel Mop Hanger Bracket	67.00	67.00
					-
		1	SHIPPING/FREIGHT	775.00	775.00
					-
			TOTAL FOR ITEMS LISTED ABOVE		22,554.00
					-
					-



MAULDIN
Plumbing and Heating
License #05416
Glenwood Springs, CO. 81601
(O) 970.945.7016
(F) 970.945.2411

June 23, 2026

James Ricks

Pre-Construction Manager

PNCI Construction, Inc.

Address: 553 25 ½ RD

Grand Junction, CO 81505

Office: 970.242.3548

james@pnciconstruction.com

Job: CRFPD Station #81 Plumbing

The following is a quote from Mauldin Plumbing and Heating to provide the following services: **(1)** Fixture removal/demo, **(2)** Rough plumbing, including waste/vent, domestic water, and new hot water recirculation line. **(3)** Gas piping to new and existing appliances if replaced, **(4)** Setting plumbing fixtures, **(5)** Domestic water heater replacement, **(6)** Apply for and pull the required permits, and coordinate the required inspections. **This quote includes all labor and materials as outlined below.**

Plumbing permits are not included in this quote. We will bill for the permit after we receive the final cost.

This quote was completed using the 100% Construction Documents dated 06/05/26.

Plumbing fixtures are not included in this quote. A fixture allowance is included in this quote.

Fixture Removal/ Demo

Main Level

Kitchen-104

- (1) Kitchen sink: disconnect and cap the waste and water supply.
- (1) Dishwasher: cap the waste and water supply.
- (1) Ice maker: cap water supply.
- (1) Range: cap gas supply if needed.

Activity Room-110

- (1) Drinking fountain: disconnect and cap the drain and water supply.

Bathroom 1-109

- (1) Water closet: disconnect and cap the waste and water supply.
- (1) Lavatory: disconnect and cap the waste and water supply.

Upper Level

Bathroom 2-212

- (1) Water closet: disconnect and cap the waste and water supply.
- (1) Urinal: remove and cap the waste and water supply.
- (1) Lavatory: disconnect and cap the waste and water supply.
- (1) Shower: disconnect and cap the waste and water supply.

Bathroom 3-213

- (1) Water closet: disconnect and cap the waste and water supply.
- (1) Lavatory: disconnect and cap the waste and water supply.
- (1) Shower: disconnect and cap the waste and water supply.

Bathroom 4-214

- (1) Water closet: disconnect and cap the waste and water supply.
- (1) Lavatory: disconnect and cap the waste and water supply.
- (1) Shower: disconnect and cap the waste and water supply.

Bathroom 5-215

- (1) Water closet: disconnect and cap the waste and water supply.
- (1) Lavatory: disconnect and cap the waste and water supply.

- (1) Shower: disconnect and cap the waste and water supply.

Mechanical Room-217

- (1) Domestic water heater: drain, disconnect, and cap the water heater. Disposal of the water heater is included in this quote.

Laundry Room-218

- (2) Washer box: cap the waste and water supply.
- (1) Mop sink: disconnect and cap the waste and water supply.

Notes:

- **Contractor/owner shall dispose of the old plumbing fixtures.**
- **No tile demolition is included in this quote.**
- **No drywall removal or demolition is included in this quote.**
- **No concrete cutting or demolition is included in this quote.**
- **All sinks are to remain attached to countertops.**
- **Gas meter shall be shut off at the gas riser, if required.**
- **All storm drain demolition shall be done T&M.**

Rough Plumbing

Main Level

Kitchen-104

- (1) Kitchen sink: adjust waste and water as needed. Stub out new copper for the water supply. Add a new hot water recirculation line; location to remain.
- (1) Dishwasher: adjust waste and water as needed; location to remain.
- (4) Ice makers: provide and install four new ice maker boxes with hammer arrestors.

Activity Room-110

- (1) Drinking fountain: adjust waste and water as needed; location to remain.

Bathroom 1-109

- (1) Water closet: adjust the water supply as needed. Stub out new copper for the water supply; floor-mounted location to remain.
- (1) Lavatory: adjust waste and water as needed. Stub out new copper for the water supply; location to remain.

Upper Level

Bathroom 2-212

- (1) Water closet: adjust the water supply as needed. Stub out new copper for the water supply; floor-mounted location to remain.
- (1) Urinal: adjust waste and water supply as needed. Stub out new copper for the water supply; location to remain.
- (1) Lavatory: adjust the waste and water supply as needed. Stub out new copper for the water supply; location to remain.
- (1) Shower: adjust waste and water supply as needed. Install a new shower rough valve and a new shower rough valve with 2 fixture outlets. Shower pan or shower drains are not included in this quote. No specification on what is required.

Bathroom 3-213

- (1) Water closet: adjust the water supply as needed. Stub out new copper for the water supply; floor-mounted location to remain.
- (1) Lavatory: adjust the waste and water supply as needed. Stub out new copper for the water supply; location to remain.
- (1) Shower: adjust waste and water supply as needed. Install a new shower rough valve and a new shower rough valve with 2 fixture outlets. Shower pan or shower drains are not included in this quote. No specification on what is required.

Bathroom 4-214

- (1) Water closet: adjust the water supply as needed. Stub out new copper for the water supply; floor-mounted location to remain.
- (1) Lavatory: adjust the waste and water supply as needed. Stub out new copper for the water supply; location to remain.
- (1) Shower: adjust waste and water supply as needed. Install a new shower rough valve and a new shower rough valve with 2 fixture outlets. Shower pan or shower drains are not included in this quote. No specification on what is required.

Bathroom 5-215

- (1) Water closet: adjust the water supply as needed. Stub out new copper for the water supply; floor-mounted location to remain.
- (1) Lavatory: adjust the waste and water supply as needed. Stub out new copper for the water supply; location to remain.
- (1) Shower: adjust waste and water supply as needed. Install a new shower rough valve and a new shower rough valve with 2 fixture outlets. Shower pan or shower drains are not included in this quote. No specification on what is required.

Mechanical Room-217

- (1) Domestic water heater: adjust the domestic hot and cold-water supply. Add a new $\frac{3}{4}$ hot water recirculation line to the furthest fixture.
- (1) Water softener: rough in for a future water softener. Will provide a bypass. No softening equipment is included in this quote.
- (2) Furnace: adjust the gas supply as needed for the new furnace. No flue piping is included in this quote. No condensation drains are included in this quote.

Laundry Room-218

- (2) Washer box: install new washer boxes with hammer arrestors; location to remain.
- (1) Mop sink: adjust waste and water supply as needed; location to remain. Install a new basin.

Fixture Setting

Main Level

Kitchen -104

- (1) Kitchen sink: install faucet, P-trap, and stops with braided supply. Undermounted sinks to be installed by others. All holes in the countertop shall be drilled or cut by others.
- (1) Dishwasher: provide a drain and water supply. Installation of the appliance is to be done by others.
- (4) Ice makers: install icemaker box trim ring. Installation of the appliances is to be done by others.

Activity Room-110

- (1) Drinking fountain: install fountain, P-trap, and stop with braided supply.

Bathroom 1-119

- (1) Water closet: install a water closet with a stop and braided supply. Water closet to be caulked to the floor.
- (1) Lavatory: install faucet, P-trap, and stops with braided supply line. Undermounted sinks to be installed by others. All holes in the countertop are to be drilled or cut by others.

Upper Level**Bathroom 2-212**

- (1) Water closet: install a water closet with a stop and braided supply. Water closet to be caulked to the floor.
- (1) Urinal: install the urinal, P-trap, and flush valve. Urinal to be caulked to the wall.
- (1) Lavatory: install faucet, P-trap, and stops with braided supply line. Undermounted sinks to be installed by others. All holes in the countertop are to be drilled or cut by others.
- (1) Shower: install all shower trim.

Bathroom 3-213

- (1) Water closet: install a water closet with a stop and braided supply. Water closet to be caulked to the floor.
- (1) Lavatory: install faucet, P-trap, and stops with braided supply line. Undermounted sinks to be installed by others. All holes in the countertop are to be drilled or cut by others.
- (1) Shower: install all shower trim.

Bathroom 4-214

- (1) Water closet: install a water closet with a stop and braided supply. Water closet to be caulked to the floor.
- (1) Lavatory: install faucet, P-trap, and stops with braided supply line. Undermounted sinks to be installed by others. All holes in the countertop are to be drilled or cut by others.
- (1) Shower: install all shower trim.

Bathroom 5-215

- (1) Water closet: install a water closet with a stop and braided supply. Water closet to be caulked to the floor.

- (1) Lavatory: install faucet, P-trap, and stops with braided supply line. Undermounted sinks to be installed by others. All holes in the countertop are to be drilled or cut by others.
- (1) Shower: install all shower trim.

Mechanical Room-217

- (1) Domestic water heater: install a new water heater and required equipment. Install a new hot water recirculation pump with the required components. Water heater specifications will be included in the mechanical quote.
- (2) Furnace: install gas to the replaced furnaces with isolation valves. No flue piping or condensation piping is included in this quote.

Laundry Room-218

- (2) Washer box: install the washer box trim ring. Appliances are to be installed by others.
- (1) Mop sink: install basin and sink faucet. Basin to be caulked to the wall and floor.

Total for the Above **\$69,750.00**

Fixture Allowance **\$15,915.00**

NOTE: This allowance is for budgetary estimation only. The final fixture cost will vary based on the fixture selection, including brands, models, and finishes. Any differences between the above allowance and actual cost shall be adjusted accordingly in the final quote.

Total **\$85,665.00**

Please sign and date to indicate quote acceptance:

Signature

Date

NOTES:

- This quote is good for 60 days from the date issued.
- Plumbing permits are not included in this quote. The permit will be billed after we apply and receive the final permit cost.
- No fixtures in this quote.
- All waste and vent piping shall be SCH 40 solid core PVC.
- Cast iron drops between floors in living areas.
- All domestic water lines shall be type "L" rigid copper or PEX.
- All domestic hot water shall be insulated with R-3 split seal insulation.
- Water meter and remote provided by others.
- No trenching is included in this quote.
- No backfilling or compaction in this quote.
- No humidification is included in this quote.
- No fire suppression in this quote.
- No line voltage in this quote.
- No steam generators or heads are included in this quote unless noted.
- No water filtration or softening is included in this quote.
- No bathroom ventilation is included in this quote.
- No dryer vents are included in this quote.
- No fireproofing or firestopping is included in this quote.
- Sealing of roof penetrations to be done by others.
- No irrigation is included in this quote.
- No condensate drains are included in this quote.
- No concrete cutting or demolition is included in this quote.
- No tile demolition is included in this quote.
- No drywall cutting or removal is included in this quote.



MAULDIN
Plumbing and Heating
License #05416
Glenwood Springs, CO. 81601
(O) 970.945.7016
(F) 970.945.2411

June 22, 2026

James Ricks

Pre-Construction Manager

PNCI Construction, Inc.

Address: 553 25 ½ RD

Grand Junction, CO 81505

Office: 970.242.3548

james@pnciconstruction.com

Job: CRFPD Station #81 Boiler replacement

The following is a quote from Mauldin Plumbing and Heating to provide the following services: **(1)** Boiler removal, **(2)** Installation of a new boiler, **(3)** Domestic water heater boiler side piping, **(4)** Apply for and pull the required permits, and coordinate the necessary inspections. **This quote includes all labor and materials as outlined below.**

Mechanical permits are not included in this quote. We will bill for the permit after we apply for and receive the final cost.

This quote was completed using the 100% Construction Documents dated 06/05/2026.

Boiler Removal

- We shall drain the glycol from the boiler, collect, and dispose of it properly.

- We shall test the existing boiler fluid for Glycol percentage, PH, and TDS (total dissolved solids). Testing of the boiler fluid is necessary to ensure water quality meets the manufacturer's specifications.
- Boiler hydronic piping to remain. We shall connect to the existing piping.
- Boiler exhaust and fresh air intake to remain. New boiler to be reattached to the existing; only if materials meet or exceed the manufacturer's specifications.
- Gas piping disconnected and reinstalled with the new boiler.
- Electrical connections to be disconnected by the electrical contractor.
- We shall inspect the boiler equipment at the time of boiler removal. At that time, we will create a report with our findings and recommendations.
- We shall provide a quote on the necessary repairs after our inspection.
- Disposal of the old boiler and equipment is included in this quote.

Boiler Installation

- **(1) Lochinvar WHB 199,000 BTU condensing boiler.** Shall be installed per manufacturer requirements.
- Flue piping and fresh air intake: we shall attach to the existing flue pipe if the existing materials meet the manufacturer's specifications.
- **(1) Condensate neutralizer:** We shall provide and install a new condensate neutralizer per mechanical code requirements.
- We shall reconnect the gas to the new boiler.
- We shall purge the system of all the air and fill the boiler system with a 25% glycol/ water mixture. Fill water to be deionized.
- All electrical connections are to be made by the electrical contractor.
- **(1) Lochinvar SIT119** 119-gallon indirect water heater; we shall provide and install the water heater per the manufacturer's specifications. We shall reattach to the existing piping. A domestic expansion tank shall be installed. A temperature well shall be installed on the domestic hot water supply. No 3-way mixing valve is included or specified in this quote.

TOTAL

\$35,950.00

Please sign and date to indicate quote acceptance:

Signature

Date

NOTES:

- This quote is good for 60 days from the date issued.
- Mechanical permits are not included in this quote. We will bill for the permit when we apply and get the final cost.
- Sequence of operations to be done by the control contractor.
- All 3-way mixing valves, zone valves, and actuators to be provided by the control contractor.
- All hydronic field piping shall be Type "L" hard copper or Rehau PEX piping. If Rehau is used, we will upsize one pipe size.
- All Field hydronic piping shall be insulated with R-3 split seal insulation. All joints shall be taped and sealed.
- No mechanical controls are included in this quote.
- No low-voltage wiring is included in this quote.
- No line voltage is included in this quote.
- No HVAC is included in this quote.
- No humidifiers or drains are included in this quote.
- No line sets are included in this quote.
- No ventilation is included in this quote.
- No condensation drains are included in this quote.
- No heat pumps are included in this quote.
- No ERV is included in this quote.
- No concrete is included in this quote.
- No trenching or backfilling is included in this quote.
- Underground piping shall be an O2 barrier Rehau PEX.
- No heat coils, fan coils, or duct heaters are included in this quote.



MAULDIN
Plumbing and Heating
License #05416
Glenwood Springs, CO. 81601
(O) 970.945.7016
(F) 970.945.2411

June 25, 2026

James Ricks

Pre-Construction Manager

PNCI Construction, Inc.

Address: 553 25 ½ RD

Grand Junction, CO 81505

Office: 970.242.3548

james@pnciconstruction.com

Job: CRFPD Station #81

The following are notes we need to accompany our fixture quote. We'd like potential issues addressed as soon as possible to avoid problems later.

KITCHEN – 105:

Fixtures on plans are bunched together. Fixture bunch in this room is **SK-1**, which includes the following:

- Sink
- Faucet
- Disposal
- Under Sink Thermostatic Mixing Valve

There is nothing of note in this room.

BATHROOM 1 -110:

Fixture bunch in this room is **LV-1** and **WC-1**, which includes the following:

- **LV-1:**
 - Sink
 - Faucet
 - Thermostatic Mixing Valve
 - Metal P-Trap
 - ADA Compliant P-Trap Covers
- **WC-1:**
 - Full ADA Compliant Water Closet
- The toilet tank was changed to a right-hand trip lever for full ADA compliance. The toilet seat is a full ADA-compliant model.

BATHROOM 2 – 212:

Fixture bunch in this room is **LV-1**, **WC-1**, and **SH-1**, this includes the following:

- **LV-1:**
 - Sink
 - Faucet
 - Thermostatic Mixing Valve
 - Metal P-Trap
 - ADA Compliant P-Trap Covers
- **WC-1:**
 - Full ADA Compliant Water Closet
- **SH-1:**
 - Shower Kit
 - Rough Valve

- The toilet tank was changed to a right-hand trip lever for ADA compliance. Added a full ADA toilet seat.
- The shower kit scheduled and quoted includes shower rough trim, diverter, shower head, hand shower, and slide bar.
- There isn't a shower drain or pan called out.

BATHROOM 3 – 213:

Fixture bunch in this room is **LV-1, WC-1, and SH-1, this** includes the following:

- **LV-1:**
 - Sink
 - Faucet
 - Thermostatic Mixing Valve
 - Metal P-Trap
 - ADA Compliant P-Trap Covers
- **WC-1:**
 - ADA Compliant Water Closet
- **SH-1:**
 - Shower Kit
 - Rough Valve
- The shower kit scheduled and quoted includes shower rough trim, diverter, shower head, hand shower, and slide bar.
- There isn't a shower drain or pan called out.

BATHROOM 4 – 214:

Fixture bunch in this room is **LV-1, WC-1, and SH-1, this** includes the following:

- **LV-1:**
 - Sink
 - Faucet
 - Thermostatic Mixing Valve

- Metal P-Trap
- ADA Compliant P-Trap Covers
- **WC-1:**
 - ADA Compliant Water Closet
- **SH-1:**
 - Shower Kit
 - Rough Valve
- The shower kit scheduled and quoted includes shower rough trim, diverter, shower head, hand shower, and slide bar.
- There isn't a shower drain or pan called out.

BATHROOM 5 – 215:

Fixture bunch in this room is **LV-1, WC-1, and SH-2** this includes the following:

- **LV-1:**
 - Sink
 - Faucet
 - Thermostatic Mixing Valve
 - Metal P-Trap
 - ADA Compliant P-Trap Covers
- **WC-1:**
 - ADA Compliant Water Closet
- **SH-1:**
 - Shower Kit
 - Rough Valve
- The shower kit scheduled and quoted includes shower rough trim, diverter, shower head, hand shower, and slide bar.
- There isn't a shower drain or pan called out.

LAUNDRY – 218:

Fixture bunch in this room is **MSB-1** , which includes the following:

- Mop Sink
- Mop Sink Faucet
- Sink Hose
- Mop Hanger Bracket

GENERAL NOTES:

- Please clarify if **DF-1** on prints is a drinking fountain. If so, are we providing this? Please advise on brand and model.
- The fixture schedule has **LV-2** listed as a fixture bunch in the schedule. The sink in this bunch is different than in **LV-1**. I didn't see anywhere on the plans where we should install **LV-2**. I would just like to confirm that this is correct.
- The schedule has **SH-1** and **SH-2** listed, with **SH-2** being installed in **BATH 5**. The fixtures are EXACTLY the same. Is this correct, or should there be differences that were missed?
- Are we getting ADA-compliant accessories, or is that by another trade?
- Confirm need for ADA compliance in upstairs bathrooms 3,4, and 5. Based on the architectural floor plan, only bathroom 2 is fully ADA-compliant.
- No urinal is listed in the fixture schedule. Please advise.

MAULDIN PLUMBING AND HEATING, INC.

PROPOSAL # & REVISION # 1
 DATE June 24, 2026
 JOB NO./NAME Carbondale Fire Station
 JOB ADDRESS _____
 CITY Carbondale, CO 81623



Attached is our quote for plumbing fixtures for . Please review carefully. We require this cover sheet be signed with your approval and a 50 % deposit from the owner and/or contractor prior to the listed fixtures being ordered. The deposit should be remitted to our office with this signed agreement. Lead time varies per item so keep that in mind when placing this order.

			DESCRIPTION	PRICE EACH	QUOTE
			KITCHEN - 105		-
					-
		1	American Standard 22SB.6252283S.075 Stainless Steel Colony Three Hole Drop-in Single Basin Kitchen Sink w/ Drain, 25" x 22 1/16"	369.00	369.00
		1	American Standard 7077300.002 Chrome Colony PRO One Hole Deck Mount Single Lever Handle Kitchen Faucet w/ Pull-Down Sprayer, 1.5gpm	356.00	356.00
		1	ISE 79850K-ISE PRO 750 120V/1PH 3/4HP Continuous Disposal w/ Cord	356.00	356.00
					-
			BATHROOM 1 - 110		-
					-
		1	Kohler 20000-0 White Caxton Rectangle Undermount Bathroom Sink w/ Overflow, 20 1/4" x 16"	132.00	132.00
		1	Zurn Z6915-XL-M Polished Chrome AquaSense 4" Centerset Sensor Faucet, Battery Powered	853.00	853.00
		1	Webstone H-77201W 3/8" Chrome Plated Forged DZR Brass Thermostatic Mixing Valve w/ Integral Check Valves	147.00	147.00
		1	Mainline ML510 1 1/2 17GA Semi-Cast P-Trap w/ CO 10 Brass Wall Tube Brass Nut Kit Deep Bell Escutcheon	93.00	93.00
		1	Mainline ML102EZ White Lavatory Guard Trap and Supply Cover for Tubular P-Trap 2-Angle Stop and 2-Supply, ADA Compliant	84.00	84.00
		1	Kohler K-44199-0 White Highline Comfort Height Elongated Bowl	219.00	219.00
		1	Kohler K-44467-RA-0 White Highline Right Hand Flush Water Closet Tank, 1.28gpf	138.00	138.00
		1	Kohler K-4670-C-0 White Lustra Plastic Open Front Elongated Seat w/ Extra Heavy Check Hinge-less Cover	50.00	50.00

MAULDIN PLUMBING AND HEATING, INC.

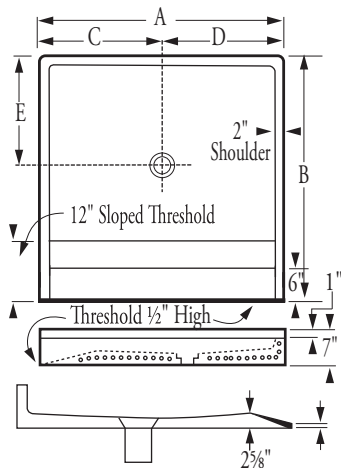
					-
			BATHROOM 2 - 212		-
					-
		1	Kohler 20000-0 White Caxton Rectangle Undermount Bathroom Sink w/ Overflow, 20 1/4" x 16"	132.00	132.00
		1	Zurn Z6915-XL-M Polished Chrome AquaSense 4" Centerset Sensor Faucet, Battery Powered	853.00	853.00
		1	Webstone H-77201W 3/8" Chrome Plated Forged DZR Brass Thermostatic Mixing Valve w/ Integral Check Valves	147.00	147.00
		1	Mainline ML510 1 1/2 17GA Semi-Cast P-Trap w/ CO 10 Brass Wall Tube Brass Nut Kit Deep Bell Escutcheon	93.00	93.00
		1	Mainline ML102EZ White Lavatory Guard Trap and Supply Cover for Tubular P-Trap 2-Angle Stop and 2-Supply, ADA Compliant	84.00	84.00
		1	Kohler K-44199-0 White Highline Comfort Height Elongated Bowl	219.00	219.00
		1	Kohler K-44467-RA-0 White Highline Right Hand Flush Water Closet Tank, 1.28gpf	138.00	138.00
		1	Kohler K-4670-C-0 White Lustra Plastic Open Front Elongated Seat w/ Extra Heavy Check Hinge-less Cover	50.00	50.00
		1	Delta T13H333 Chrome Universal Dual Shower Trim, Diverter, Hand Shower, and Grab Bar, 1.5gpm	584.00	584.00
		1	Delta R10700-UNWS MultiChoice Commercial Universal Bathtub and Shower Rough-In Valve w/ Stops	145.00	145.00
					-
			BATHROOM 3 -213		-
					-
		1	Kohler 20000-0 White Caxton Rectangle Undermount Bathroom Sink w/ Overflow, 20 1/4" x 16"	132.00	132.00
		1	Zurn Z6915-XL-M Polished Chrome AquaSense 4" Centerset Sensor Faucet, Battery Powered	853.00	853.00
		1	Webstone H-77201W 3/8" Chrome Plated Forged DZR Brass Thermostatic Mixing Valve w/ Integral Check Valves	147.00	147.00
		1	Mainline ML510 1 1/2 17GA Semi-Cast P-Trap w/ CO 10 Brass Wall Tube Brass Nut Kit Deep Bell Escutcheon		93.00
		1	Mainline ML102EZ White Lavatory Guard Trap and Supply Cover for Tubular P-Trap 2-Angle Stop and 2-Supply, ADA Compliant		84.00
		1	Kohler K-44199-0 White Highline Comfort Height Elongated Bowl		219.00
		1	Kohler K-44467-0 White Highline Water Closet Tank, 1.28gpf	138.00	138.00

MAULDIN PLUMBING AND HEATING, INC.

		1	Kohler K-4636-RL-0 White Cachet ReadyLatch Quiet Close Elongated Seat	54.00	54.00
		1	Delta T13H333 Chrome Universal Dual Shower Trim, Diverter, Hand Shower, and Grab Bar, 1.5gpm	584.00	584.00
		1	Delta R10700-UNWS MultiChoice Commercial Universal Bathtub and Shower Rough-In Valve w/ Stops	145.00	145.00
					-
			BATHROOM 4 - 214		-
					-
		1	Kohler 20000-0 White Caxton Rectangle Undermount Bathroom Sink w/ Overflow, 20 1/4" x 16"	132.00	132.00
		1	Mainline ML102EZ White Lavatory Guard Trap and Supply Cover for Tubular P-Trap 2-Angle Stop and 2-Supply, ADA Compliant	84.00	84.00
		1	Kohler K-44199-0 White Highline Comfort Height Elongated Bowl	219.00	219.00
		1	Kohler K-44467-0 White Highline Water Closet Tank, 1.28gpf	138.00	138.00
		1	Kohler K-4636-RL-0 White Cachet ReadyLatch Quiet Close Elongated Seat	54.00	54.00
		1	Delta T13H333 Chrome Universal Dual Shower Trim, Diverter, Hand Shower, and Grab Bar, 1.5gpm	584.00	584.00
		1	Delta R10700-UNWS MultiChoice Commercial Universal Bathtub and Shower Rough-In Valve w/ Stops	145.00	145.00
					-
			BATHROOM 5 - 215		-
					-
		1	Kohler 20000-0 White Caxton Rectangle Undermount Bathroom Sink w/ Overflow, 20 1/4" x 16"	132.00	132.00
		1	Zurn Z6915-XL-M Polished Chrome AquaSense 4" Centerset Sensor Faucet, Battery Powered	853.00	853.00
		1	Webstone H-77201W 3/8" Chrome Plated Forged DZR Brass Thermostatic Mixing Valve w/ Integral Check Valves	147.00	147.00
		1	Mainline ML510 1 1/2 17GA Semi-Cast P-Trap w/ CO 10 Brass Wall Tube Brass Nut Kit Deep Bell Escutcheon	93.00	93.00
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MAULDIN PLUMBING AND HEATING, INC.

		1	Kohler K-4636-RL-0 White Cachet ReadyLatch Quiet Close Elongated Seat	54.00	54.00
		1	Delta T13H333 Chrome Universal Dual Shower Trim, Diverter, Hand Shower, and Grab Bar, 1.5gpm	584.00	584.00
		1	Delta R10700-UNWS MultiChoice Commercial Universal Bathrub and Shower Rough-In Valve w/ Stops	13.00	13.00
					-
			LAUNDRY - 218		-
					-
		1	Fiat BS3030 Black/White/Grey Berkeley Terrazzo Mop Basin, 30" x 30"	862.00	862.00
		1	Fiat 830AA Chrome Mop Sink Faucet w/ Vacuum Breaker	295.00	295.00
		1	Fiat 832AA Hose and Hose Bracket for Mop Sink	53.00	53.00
		1	Fiat 889CC Stainless Steel Mop Hanger Bracket	67.00	67.00
					-
		1	SHIPPING/FREIGHT	550.00	550.00
					-
			TOTAL FOR ITEMS LISTED ABOVE		14,431.00
					-
					-



Model 500
Barrier free Terrazzo Shower Receptors with built-in stainless steel ramp.

A	B	C	D	E	HT	WT.
36"	36"	18"	18"	12"	7"	315
40"	40"	20"	20"	12"	7"	370
42"	48"	21"	21"	12"	7"	510
48"	48"	24"	24"	18"	7"	550

Note: Exterior floor drain for water run-off recommended.

Standards:

I.A.P.M.O. International Association of Plumbing & Mechanical Officials.
File No. 0687



**Florestone
Model 500 Barrier-Free
Terrazzo-Shower**



**Architect's
Specifications**

Furnish and install wheelchair accessible Terrazzo Shower Receptor Model 500 as manufactured by Florestone Products Company. Flanges on three sides, cast integral, shall be of galvanized-bonderized steel and shall extend not less than 1" above the shoulders. Shoulders on three sides shall be not less than 2½" inside. Model 500 to have integral ramp. Drain body shall be brass, cast integral, and shall provide for a non-caulked connection not less than one inch deep to a 2" pipe. Removable type stainless steel strainer plate shall be supplied. Receptor shall be manufactured of tan and white marble chips cast in white Portland cement to produce a compressive strength of not less than 3,000 PSI, seven days after casting. Terrazzo surface shall be ground, polished, and the entire unit sealed to resist stains and moisture. Receptors reinforced with 16-gauge wire.

Options

Offset drain
Additional flanges
(Drawings required)

Note: Terrazzo is not designed to be used with anything that is over 130 degrees Fahrenheit.

Dimensions subject to change without notice.

Contact Florestone Products to verify product specifications.



FLORESTONE PRODUCTS CO., INC.

2851 Falcon Drive • Madera, CA 93637
T. 559.661.4171 • T. 800.446.8827
F. 559.661.2070 • florestone.com

James Ricks

From: Reed Nelson <Reed@mauldinplumbing.com>
Sent: Monday, June 29, 2026 9:50 AM
To: James Ricks
Subject: Re: CRFPD Station Plumbing bid

James,

I heard back from my supplier about the shower pans. Unfortunately, they cannot find anything that is cast marble. I can add an allowance for shower pans/drains if that is acceptable to you.

Best,
Reed

Reed Nelson
Project Manager
Mauldin Plumbing and Heating, Inc.
2550 Highway 82 Unit B-108
Glenwood Springs, CO 81601
reed@mauldinplumbing.com
(M) (970) 309-4222
(O) (970) 384-2636

From: James Ricks <james@pnciconstruction.com>
Sent: Monday, June 29, 2026 7:31 AM
To: Reed Nelson <Reed@mauldinplumbing.com>
Subject: RE: CRFPD Station Plumbing bid

Thank you for the update.

Best,

James Ricks

Pre-Construction Manager

PNCI Construction, Inc.

Address: 553 25 ½ RD
Grand Junction, CO 81505
Office: [970.242.3548](tel:970.242.3548)

james@pnciconstruction.com



From: Reed Nelson <Reed@mauldinplumbing.com>
Sent: Monday, June 29, 2026 6:06 AM
To: James Ricks <james@pnciconstruction.com>
Subject: Re: CRFPD Station Plumbing bid

Good morning, James,

Sorry for the slow reply, I was out of the office most of Thursday and all day Friday. I will get this back to you this afternoon.

Thank you for your patience.

Best,
Reed

Reed Nelson
Project Manager
Mauldin Plumbing and Heating, Inc.
2550 Highway 82 Unit B-108
Glenwood Springs, CO 81601
reed@mauldinplumbing.com
(M) (970) 309-4222
(O) (970) 384-2636

From: James Ricks <james@pnciconstruction.com>
Sent: Thursday, June 25, 2026 10:56 AM
To: Reed Nelson <Reed@mauldinplumbing.com>
Subject: RE: CRFPD Station Plumbing bid

Couple of other items.

- No Water softener is included in this scope (Addendum)
- No DL-1 work needed. (Addendum)
- Urinal P3-1 (Addendum)

I apologize if you did not see the addendum that I sent over to Kalen on MON 6/22 at 8:55AM.

From: Reed Nelson <Reed@mauldinplumbing.com>
Sent: Thursday, June 25, 2026 8:03 AM

To: Tyler Schreiner <tyler@pnciconstruction.com>; James Ricks <james@pnciconstruction.com>

Cc: Kalen Mauldin <Kalen@mauldinplumbing.com>

Subject: CRFPD Station Plumbing bid

Good morning gentlemen,

Please see the attached files for our bid for this project. I included a few notes for the fixtures on a few things we had questions about, and a few we took the liberty of changing. Please do not hesitate to contact me with any questions or concerns.

Thank you for the opportunity to bid on this project, and I look forward to hearing from you.

Best regards,
Reed

Reed Nelson
Project Manager
Mauldin Plumbing and Heating, Inc.
2550 Highway 82 Unit B-108
Glenwood Springs, CO 81601
reed@mauldinplumbing.com
(M) (970) 309-4222
(O) (970) 384-2636

June 25th, 2026

PNCI Construction, Inc.
553 25 ½ Rd.
Grand Junction, CO 81505

Attn: Tyler Schreiner
Re: CRFPD Station #81 Renovations Project

The following is Grand Mesa Mechanical's Plumbing and HVAC Piping Proposal for the Carbondale and Rural Fire Protection District Station #81 Renovations Project as per the 100% Construction Documents dated June 5th, 2026. This proposal includes the specific items listed below.

- Demolition of plumbing fixtures and equipment as shown and noted in the 100% construction documents. Plumbing system branch piping will only be demolished to accommodate the newly installed fixtures saving as much existing piping as possible.
- Material and labor for the installation of sanitary drainage waste and vent piping as needed to connect to new and renovated fixture connection points only. This pricing assumes that all existing below grade DWV piping and all above grade main DWV piping will remain. All newly installed piping will match existing piping.
- Material and labor for the installation of domestic water piping needed to connect to new and renovated fixture connection points only, and add newly installed domestic hot recirculating loop as noted. All newly installed piping will be insulated to meet current energy code requirements.
- Material and labor for the installation of natural gas piping to connect newly installed equipment to existing gas piping in the existing mechanical room only. It is assumed that existing gas piping is sufficient to connect to newly installed equipment.
- Furnish and install plumbing fixtures and equipment shown and noted in the 100% construction documents. The plumbing fixtures and equipment that will be provided by Grand Mesa Mechanical are as follows.
 - (5) LV-1-2, White self rimming lavatories with 4" center set chrome, battery powered infrared faucets and components as noted.
 - (1) MSB-1, 30"x30" terrazzo mop sink basin with chrome mop sink faucet and components as noted.
 - (1) SK-1, 25"x22" single compartment undercounter mounted stainless steel sink, chrome kitchen sink faucet with pull down sprayer, and components as noted.
 - (4) SH-1-2, Chrome shower valve and trim only as noted. (We are assuming custom marble shower stalls will be provided and installed by others.)
 - (4) WB-1, Refrigerator ice maker wall boxes with integral water hammer arrestors.
 - (1) WSB-1, Clothes washing machine wall box with integral water hammer arrestors.
 - (5) WC-1, White, floor mounted, ADA height water closets with elongated bowls.

- Demolition of (1) existing boiler and associated piping to accommodate the newly installed boiler and boiler piping arrangement.
- Material and labor for the installation of hydronic heating water piping to connect newly installed equipment to existing supply and return piping in the existing mechanical room only. All newly installed hydronic heating water piping will be insulated to meet energy code requirements.
- Furnish and install mechanical equipment shown and noted in the 100% construction documents. The mechanical equipment that will be provided by Grand Mesa Mechanical is as follows.
 - (1) WH-1, IBC Industries DTI-119 indirect fired water heater, expansion tank, and other components as noted.
 - (1) BL-1, IBC Industries VX-150 wall hung boiler, expansion tank, and other components as noted. (We are assuming that the existing flue piping for the existing boilers will be sufficient for the new boiler connections.)

Exclusions:

- Responsibility for systems being tied to, or reused. We assume that all existing systems being tied or reused have been maintained in good working condition, are sized properly for the added scope, and will not require any re-piping, component replacement, modifications, or repairs.
- Temporary services, water, sewer, gas, heating, cooling, etc. required for the completion of this project.
- Concrete saw cutting excavation or backfill. (Assumed not needed.)
- Any construction site dumpsters for debris, assuming provided by GC.
- Gas line to unit heater as noted. (Assumed not needed.)
- R.O. piping or connections as noted.(Assumed not needed.)
- Additional controls to automation coordination.(Assumed that the BL-1 is stand alone.)
- Any line voltage, low voltage, or controls wiring.
- Any coordination or BIM drawings.
- Any Roofing services.
- Protection of finishes or furnishings.
- Any drywall patching or painting if necessary.
- Any overtime or “off-hours” labor. All work will be done during normal business hours Monday-Friday 7:00am-5:00pm.
- Any third-party commissioning.
- Any taxes, permit fees, or bonding.

Plumbing and HVAC Piping Proposal

\$180,988.00

Add: 2% if bonding is required.

Pete Whiteside

Estimator / Project Manager

JDL CUSTOM PLUMBING

P.O. Box 2565
Avon, Co. 81620
970-389-7118
jose@jdlvail.com

Proposal Submitted To: James Ricks
Job Location: 300 Meadowood, Carbondale Co.

Phone: 970-242-3548
Job Name: CRFPD Station

Date: 6/26/2026

We hereby propose, to furnish materials and labor -- complete in accordance with specifications below for the sum of: \$79,560.00

Main level

Kitchen

- remove plumbing fixtures and cap off lines
- re-installing plumbing fixtures in specified locations
- replacing ice maker box

Bath 109

- remove and replace fixtures in same location
- run gas line for unit heater and connect

Second level

Bath 5

- remove and replace fixtures in same location

Bath 4

- remove and replace fixtures in same location

Bath 3

- remove and replace fixtures in same location

Bath 2

- remove and replace fixtures in same location

Mechanical 217

- remove and replace boiler and side arm with associated venting and piping
- provide water softener connection point
- wh-1 to be a sit 119
- bl-1 to be a 155 WHB

laundry 218

- double washer boxes
- mop sink to be installed

- copper piping included
- cast iron piping included for plenum spaces and pvc for the rest of the DWV

Fixtures per specs along with boiler, water heater and misc materials for mechanical room \$90,171.28

Revision

REVISED

JDL CUSTOM PLUMBING

P.O. Box 2565
Avon, Co. 81620
970-389-7118
jose@jdlvail.com

Proposal Submitted To: James Ricks
Job Location: 300 Meadowood, Carbondale Co.

Phone: 970-242-3548
Job Name: CRFPD Station

Date: 6/26/2026

We hereby propose, to furnish materials and labor – complete in accordance with specifications below for the sum of: \$79,560.00

Main level

Kitchen

- remove plumbing fixtures and cap off lines
- re-installing plumbing fixtures in specified locations
- replacing ice maker box

Original

Bath 109

- remove and replace fixtures in same location
- run gas line for unit heater and connect

Second level

Bath 5

- remove and replace fixtures in same location

Bath 4

- remove and replace fixtures in same location

Bath 3

- remove and replace fixtures in same location

Bath 2

- remove and replace fixtures in same location

Mechanical 217

- remove and replace boiler and side arm with associated venting and piping
- provide water softener connection point
- wh-1 to be a sit 119
- bl-1 to be a 155 WHB

laundry 218

- double washer boxes
- mop sink to be installed

- copper piping included
- cast iron piping included for plenum spaces and pvc for the rest of the DWV

Fixtures per specs along with boiler, water heater and misc materials for mechanical room \$65,580.00

Terms and Conditions

- ** All recommendations from a third party not belonging to the county, town or state inspectors shall be considered an extra. A certified letter shall be required stating the fact and cause of the alterations, a meeting shall be conducted with town officials at the time of the request to verify validity of the required actions.
- **any existing work or altered by others shall not be warranted by us.
- **insulation on all or any piping to be supplied and installed by others
- **Price does not include fixtures
- **Fire stopping, or fire caulking not included
- **If Fixtures Purchased by Sub-contractor, they will be charged with a 20% Mark Up
- **No work out of the plumbing scope will be performed unless previously approved.
- **Any request for change to contract shall be done in writing and approved before any task is performed.
- **No cutting, patching or replacing of concrete is included in this price
- **Installation of any or all appliances shall be done by others.
- **No portable bathrooms shall be provided by us
- **Main water and sewer services shall be brought into the building by others.
- **Permit fees are not included in this price.
- **Under the circumstances, we are requested to purchase, install or service a Flo-logic valve; we will hold no responsibility whatsoever on its function, alarms, warranty or anything pertaining to it.

The Proposal and these Terms and Conditions (“Contract”) are subject to change without notice. The Proposal is automatically withdrawn if not accepted in writing within the time stated; however, any work JDL Custom Plumbig Inc. (“JDL”) performs is subject to these Terms and Conditions.

1. Work; Materials. All material guaranteed to be as specified. Title remains with JDL until all amounts due JDL have been paid. All work will be completed in a good and workmanlike manner according to standard industry practices. All work is to be performed during regular business hours, unless otherwise agreed in writing. Customer will provide JDL reasonable access to the job location and allow JDL a reasonable time to complete the work in an efficient manner. JDL is not required to start or continue work unless sufficient areas are ready to ensure continuous work. Customer must notify JDL of any dispute regarding JDL’s work within seven (7) days of completion of the work; otherwise the work will be deemed accepted.

2. Changes. Any alteration, deviation, or change to the Proposal specifications involving extra costs must be in writing and approved by the parties before any task is performed and will become an extra charge over and above the estimate that Customer agrees to pay. Adjustments in the project schedule or price for changes in the work are not contingent upon or limited to amounts Customer receives from the Owner, if applicable. JDL does not waive its right to payment for extra work performed at Customer’s direction. The Proposal was prepared using current available pricing, and the estimate total is subject to change if the cost of supplies, material and/or labor changes.

3. Delays. JDL is entitled to an equitable adjustment in the price of the work, including but not limited to increased costs of labor, including overtime, or materials resulting from any change of schedule, acceleration, out of sequence work or delay caused by others for whom JDL is not responsible. If JDL’s performance of the work is delayed by other parties, JDL is entitled to an extension of time and reasonable compensation for the delay, including costs for multiple mobilizations. JDL is not liable for liquidated or actual damages for delays more than the amount assessed against Customer and paid by Customer for unexcused delays caused by JDL. Customer expressly waives all consequential damages.

4. Force Majeure. JDL is not liable for failure or delay in performing the work caused by or resulting from forces beyond its control, including without limitation, pandemics, epidemics, strikes, work stoppages, accidents, acts of war or terrorism, supply chain disruptions or delays, civil or military disturbances, nuclear or natural catastrophes or acts of God, and interruptions, loss, or malfunctions of utilities, communications or computer (software and hardware) services. Customer should carry fire, tornado and other necessary insurance to protect itself.

5. Back Charges. Back charges are only valid if JDL agrees in writing before the work is performed, except if JDL fails to meet any requirement of the Contract, provided Customer notifies JDL of the default in writing and allows JDL reasonable time to correct any deficiency before incurring costs chargeable to JDL. Customer shall submit any back charge or claim to JDL within five (5) days after the charge is incurred.

6. Payments. JDL will invoice Customer upon completion of the work, including any changes or extra costs and charges. Payments to JDL are due within thirty (30) days from the invoice date. Amounts withheld due to JDL’s alleged default are limited to what is reasonably calculated to cover the anticipated liability; all remaining amounts not in dispute shall be promptly paid. If Owner or Customer suspends or terminates the work, which is not justified by a default of JDL, JDL is

entitled to be paid in full for all work performed and materials supplied to the date of suspension or termination and any additional costs incurred because of the suspension or termination, including demobilization and remobilization, plus reasonable overhead, profit, expenses, and damages, including attorneys' fees and interest, on unperformed work.

7. Interest. Customer will pay interest on all unpaid amounts at a rate of 1.5% per month, or 18% per year on the basis of a 365-day year, starting on the date the payment was due until paid in full.

8. Credit Card Fees. To cover the cost of processing a credit or charge card transaction, and pursuant to section 5-2-212, Colorado Revised Statutes, a seller or lessor may impose a processing surcharge in an amount not to exceed the greater of (i) two percent (2%) of the total payment or (ii) the merchant discount fee that the seller or lessor incurs in processing the sales or lease transaction. A seller or lessor shall not impose a processing surcharge on payments made by use of cash, a check, or a debit card or redemption of a gift card. Customer will pay a processing surcharge in an amount not to exceed the greater of 2% of the total payment or the merchant discount fee that JDL incurs in processing Customer's payments by credit or charge card.

9. Insufficient Fund Fees. Customer will pay a twenty-five dollar (\$25.00) service fee for any payment that is returned for insufficient funds, uncollected funds, or stopped payment.

10. Attorneys' Fees; Costs. Customer will pay all costs incurred by JDL to enforce any provision of the Contract or in collecting any unpaid amount due to JDL, including but not limited to reasonable attorneys' fees, costs and expenses.

11. Trust Fund; Lien Rights. Customer will hold funds received for the work in trust for payment of JDL and any subcontractors or material suppliers. JDL may take all steps necessary to preserve and enforce its lien and bond rights. **JOBS WITH INVOICES REACHING 60 DAYS PAST DUE WILL BE LIENED.**

12. Warranty. All material is guaranteed to be as specified with applicable manufacturer warranty. One (1) year warranty begins once the final certificate of occupancy is issued. JDL does not provide a warranty of merchantability or fitness for a particular purpose.

13. Release. Anything where JDL purports to release Customer or Owner is hereby qualified by adding the following language, whether or not JDL specifically adds the language: "This release only applies to work for which payment has been received in full by JDL; excluding retention; it does not apply to unbilled changes, to claims which have been asserted in writing or which have not yet become known to JDL; and shall be conditional upon receipt of funds to JDL's account."

14. Indemnification. Any indemnification or hold harmless obligation of JDL shall extend only to claims relating to bodily injury and property damage and then only to that part of any claim, damage, loss, or defect caused by the negligence or intentional act of JDL or someone for whom it is responsible. JDL has no duty to defend.

15. Waiver of Jury Trial. THE PARTIES WAIVE THEIR RIGHT TO A JURY TRIAL.

16. Choice of Law; Venue. Proper venue lies in the district court in the county where the project is located and Colorado law applies.

17. Entire Agreement. The Contract contains and sets forth all agreements between the parties. JDL is not subject to terms, conditions, or other documents that Customer includes by reference in any service request unless furnished to JDL prior to execution of the Contract or commencement of work and specifically incorporated into the Contract in writing.

18. Waiver; Severability. No waiver of any breach of any provision of this Contract shall constitute waiver of any subsequent breach of the same or any other provisions herein. If any provision of the Contract is held to be illegal, invalid, or unenforceable, such provision will be fully severable; this Contract will be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part of this Contract; and the remaining provisions of this Contract will remain in full force and effect and will not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Contract.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Licensed
Insured



Commercial Residential 321 Pitkin Ave
Grand Junction, CO 81501
(970) 248-9196
www.arcticgj.com

PROPOSAL

JOB NAME: Carbondale Fire Department

DATE: 6-24-2026

SUBMITTED TO: _____

JOB #: _____

INCLUDES:

Provide and Install 2 Furnaces and 2 Condensers with Coils

1 Mini Split System

Return Ductwork Transfers and Grills

5 Exhaust Fans 1 Vented out the roof

Controls

Dryer Vents

Louver

1 Ceiling Fan

Permit

Smoke Test included as it's 5 TONS

BID PRICE: \$76,575.00

Boiler Cost is \$4,236.00 if you want to throw it on our scope it's on our plan, not included in price.

Optional Test and Balance \$1,422.00, doesn't show it on the plans as required however Building Dept will probably require it. Not included in our price.

EXCLUSIONS: (X=Excluded)

<input checked="" type="checkbox"/>	Plumbing	<input checked="" type="checkbox"/>	Roofing	<input checked="" type="checkbox"/>	Prevailing
<input checked="" type="checkbox"/>	Fire Alarm/Life Safety	<input checked="" type="checkbox"/>	Building pressure testing	<input type="checkbox"/>	Taxes
<input checked="" type="checkbox"/>	Hydronic Piping	<input checked="" type="checkbox"/>	Housekeeping Pad	<input type="checkbox"/>	Any Permits or Fees
<input checked="" type="checkbox"/>	Patching or Painting	<input checked="" type="checkbox"/>	Coordination Drawings	<input checked="" type="checkbox"/>	Engineering Fee
<input checked="" type="checkbox"/>	Concrete Cutting	<input checked="" type="checkbox"/>	Seismic	<input type="checkbox"/>	Test & Balance
<input type="checkbox"/>	Electrical over 24 Volts	<input checked="" type="checkbox"/>	Bonding	<input type="checkbox"/>	Controls

THANK YOU FOR THE OPPORTUNITY TO BID THIS PROJECT. THIS PROPOSAL IS GOOD FOR 30 DAYS FROM BID DATE.

"The Bitterness of Poor Quality Remains Long After the Sweetness of a Low Price Is Forgotten"

Jonan Vail, Service Manager



MAIN OFFICE *(no US Mail)*

80 Gemat Circle
Rifle, CO 81650
(970) 963-6563 Main
(970) 963-6564 Fax
www.teampsm.com
mat@teampsm.com

MAILING ADDRESS:

P.O. Box 70
Carbondale, CO 81623

PNCI Construction
c/o Tyler Schreiner
tyler@pnciconstruction.com

Carbondale & Rural FPD Station #81
301 Meadowood Dr.
Carbondale, CO 81623

Date of Proposal: 25 June 2026

We appreciate the opportunity to submit this HVAC Proposal for the above referenced project based on mechanical pages from plans prepared by Bighorn Consulting Engineers, Inc. dated 05 June 2026. We offer this bid to further qualify the scope of work. We propose to furnish and install the following:

Demo and Disposal

- Demo and disposal of existing gas furnaces, condensers, recovered refrigerants, exhaust fans, and designated ducting.

Demo and Disposal Subtotal **\$ 6,391.43**

Gas Furnaces, Condensing Units, and Heat Pump

- GF-1 Lennox model EL297UH110XV60C 97% to serve Space Heating.
- GF-2 Lennox model EL297UH110XV60C 97% to serve Space Heating.
- HP-1 Mitsubishi model MSZ-GX18NL wall mount unit to serve Upper Floor.
- (2) Lennox model CK40CT-60D-71 cased coil to serve AC for GF-1 and GF-2
- CU-1 Lennox model EL18KCV060-230 to serve GF-1.
- CU-2 Lennox model EL18KCV060-230 to serve GF-2.
- CU-3 Mitsubishi model MUZ-GX18NLHZ with H2i 18KBTU outdoor unit with heater to serve HP-1.

Bid includes all associated designated new ducting, line sets, connections to existing ducting, vibration isolation, balance dampers and all other accessories per mechanical schedule.

Water piping, drains, valves, and pumps by others.

Concrete pads by others

Line voltage work by others.

PSM does not warranty existing ductwork and line sets.

Gas Furnaces, Condensing Units, and Heat Pump

Subtotal

\$ 108,615.94

Exhaust Fans and Dryer Vents

- (5) Panasonic model FV-0510VS1 to serve Bathrooms per mechanical schedule.

Bid includes hanging new fans and ducting to existing exhaust fan ducting, and dryer vent ducting.

Line voltage work by others.

PSM does not warranty existing ductwork.

Exhaust Fans Subtotal

\$ 12,196.85

Air Devices

- (8) SA-1 Price model 540S flush mount grille with standard white finish.
- (8) TA-1 Price model 535 flush mount grille with standard white finish.
- (16) Reinstall 10x10 TA grilles in new transfer air duct per mechanical plans.

Bid includes installation of grilles.

Excluded: (2) 24x12 door louver for exhaust make up air (not specified on mechanical schedule). Custom colors for grilles also excluded.

Air Devices Allowance

\$ 3,991.71

Standard Exclusions:

- Fire, smoke and/or fire/smoke dampers not shown on mechanical plans.
- Piping, valves, controls, and hydronic heating piping of any kind.
- Paints, plasters, or any other finishes.
- Cutting of concrete or steel, including coring.
- Cutting or patching of wall, ceilings, or floors.
- Water or drain piping.
- Condensate neutralizers.
- Gas piping.
- Kitchen hoods.
- DDC controls of any kind.
- Radon mitigation systems.
- Line voltage controls.
- Any air side mechanical not shown on the plans.
- Trenching or backfilling.
- Seismic mitigation.

Unless specifically noted above, there are no additional terms presumed to be included in this proposal.

Payment to be made as follows: AS PER CONTRACT.

Cost of Goods Adjustment Clause

In the event of a significant increase in the cost of goods necessary for the completion of the work outlined in this Agreement, Pacific Sheet Metal reserves the right to adjust the agreed-upon proposal/contract value accordingly. Any such adjustment shall be subject to the following conditions:

1. **Threshold for Adjustment:** An adjustment may only be initiated if the cost of goods increases by more than 3% compared to the costs at the time this Agreement was executed.
2. **Notification:** Pacific Sheet Metal will provide written notice to Client/Customer of any anticipated fee adjustment due to cost increases. This notice shall include:
 - a. Evidence of the cost increase (e.g., supplier invoices or market data).
 - b. The proposed adjustment amount and calculation method.
3. **Approval Process:** Client/Customer shall have 10 days from the date of receipt of the notice to review and approve the proposed adjustment. Failure to respond within the specified timeframe will be deemed acceptance of the adjustment.
4. **Alternative Options:** If Client/Customer does not approve the adjustment, both parties may agree to:
 - a. Amend the scope of work to accommodate the original budget.

- b. Terminate the Agreement without penalty, with payment for completed work and incurred costs due to Pacific Sheet Metal.

This clause is intended to ensure fairness and flexibility in addressing unforeseeable changes in costs of goods while maintaining the integrity of the Agreement.

Credit card payments will be charged a 3% processing fee. Progress billing to Owner/Contractor according to an agreed upon schedule shall be paid periodically based on percentage of work completed, within 30 days of submitting invoice. If Retainage is required, it shall not exceed 5% of the total contract. Final payment shall be made no later than 30 days after completion of Pacific Sheet Metal's work. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Property owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Note: This proposal may be withdrawn if it is not accepted within 21 days.

Authorized Signature _____
Mathew G. Herman, HVAC Estimating & Design

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

Authorized Signature _____



PROPOSAL #7805

SUBMITTED TO: PNCl/ Tyler Schreiner EMAIL: Tyler@pnciconstruction.com	PHONE: 970-242-3548 FAX:	DATE: 6-25-26
ADDRESS: 553 25 1/2 Rd.	JOB NAME: CRFPD Station and remodel	
CITY, STATE AND ZIP: Grand Junction, CO 81505	JOB LOCATION: Carbondale, CO 81623	
ARCHITECT: DATE OF PLANS:		

We hereby submit specifications and estimates for The HVAC system per drawings dated 6-5-26 to include the following:

Scope of Work

1. Demo of the existing furnaces condensers and fans per plans
2. Furnish and install 2 new Lennox split systems GF1 and 2 CU1 and 2
3. Modulating Dampers for fresh air intake balanced to 600 CFM per unit
4. Furnish and install one new mini split system HP-1
5. Furnish and install 5 new Panasonic EF's with venting
6. New air transfer ducts as shown
7. New floor grilles on upper level
8. CF- Circulation fan
9. Permit fees
10. Certified test and balance
11. All labor, cranes, ductwork, refrigeration lines and start up for a complete system

WE PROPOSE hereby to furnish material and/or labor – complete in accordance with above specifications for the sum of:

Sixty eight thousand four hundred eighty dollars and 00/100-----\$ 68,480.00

Exclusions: Painting, patching, Boilers, boilers flues or controls, side arm tanks, gas piping , seismic restraints, BIM coordination, Davis Bacon or prevailing wages, structural reinforcements, Condensate piping, any Nord fab ducting or dust collector work, all engineering. Payment to be made as follows: **Progressive draws with balance due at time of completion.**

Terms: Payment is due upon receipt of invoice – All past due accounts shall bear an interest rate of 1.5 percent per month, compounded (18% annual percent rate) on all unpaid balances. Customer is to pay all reasonable costs of collection, including but not limited to, attorney's fees in the pursuit of unpaid amounts.

All material to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers Are fully covered by Workman's Compensation Insurance.

Authorized
Signature _____

**note: this proposal may be
withdrawn by us if not
accepted within 30 days.**

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outl

James Ricks

From: David Ross <david@comfortairco.com>
Sent: Wednesday, July 1, 2026 10:51 AM
To: James Ricks
Subject: Re: Station #81 bid review question

I did pick up the dryer vents. As far as a duct cleaning quote I would need as builds from the original install or a site walk with my duct cleaning guy. As Builts would be better. Let me know thanks!

On Wed, Jul 1, 2026 at 10:47 AM James Ricks <james@pnciconstruction.com> wrote:
David,

Just finished reviewing your bid and I have one last question

- Did you include the 3 dryer vents that are called out in Addendum #1 question 6? Then, can I get you to add duct cleaning to the proposal per MD1-1 Mech General Note #8

Thanks,

James Ricks
Pre-Construction Manager
PNCI Construction, Inc.
Address: 553 25 ½ RD
Grand Junction, CO 81505
Office: 970.242.3548
james@pnciconstruction.com



--
Comfort Air
David Ross
Office 970-254-1170
Fax 970-254-1178
Cell 970-986-1698



June 25, 2026

PNCI
553 251/2 Road
Grand Junction, CO 81504

Re: Carbondale Rural Fire
Station #81 Remodel

Attention: Tyler Schreiner

Tyler,

The following is the HVAC Bid for the Carbondale and Rural Fire Station Remodel project. Located at 300 Meadow Lane Carbondale, Colorado. I acknowledge the receipt of Addendum 1 dated 6/19/2026. The bid contains the following:

- Demo two existing Gas Fired Furnaces, including associated ducts and coil.
- Demo two existing condensing units, including line sets.
- Demo existing Kitchen Hood
- Demo existing dryer vent ducts
- Demo transfer air and associated duct and registers on main level fitness area
- Demo existing bath fans and associated ducts.
- Provide and install two Circulating Fans.
- Install owner supplied Kitchen Hood.
- Install new spiral for Kitchen Hood to existing termination. (Less cost impact vs. cleaning duct)
- Provide and install Four through the wall transfer air ducts from kitchen to fitness area.
- Provide and install new 4" dryer vent, including new booster fan due to length of dryer vent run.
- Provide and install Two Gas Fired Furnaces, 90% Efficiency, 2 stage, Variable speed.
- Provide and install all duct, flex connectors, insulation, sealants and hardware for gas furnace retro-fit.
- Provide and install Two aluminum Cased coils, R-454B
- Provide and install Two new 5 Ton condensing units with single stage cooling. R454B Refrigerant 200-230/60/1
- Provide and install new refrigerant piping and control wiring from condenser to furnaces.
- Provide and install One Ductless Mini Split, including Wall mounted indoor unit, Hyper heat outdoor unit, Line set, stand, Hail guards, condensate pump and thermostat.
- Provide and install five new Panasonic fans, including associated ducts to exterior.
- Demo and reinstall new transfer air duct with 1" liner (Qty7). Existing grills to remain.
- Provide and install dryer ducts through the roof.
- Seismic engineering and restraints
- Certified Test and Balance
- Bid includes a one-year warranty on all new equipment, materials and workmanship.



Grand Mesa Mechanical, Inc.

534 31 1/2 Road • Grand Junction, CO 81504
970-434-9500 • 970-434-4710 Fax

HVAC BID PRICE \$123,806.00

Add: 2% if bonding is required.

Bid does not include:

- Taxes, permit fees or bonding
- Seismic on existing equipment, duct or pipes
- Spiral pipe and duct rework on existing main level supply duct.
- Dust collection (mechanical note #10 on sheet MD1-1)
- Overtime and after-hours work
- Preexisting conditions of existing equipment, assuming remaining equipment is in good working order.
- Roofing
- Structural steel
- Drywall patching and painting
- Line voltage wiring

Paul Daniels

Paul Daniels
Project Manager / Estimator
Grand Mesa Mechanical

Revision

07/06/2026

(proposal valid for 45 days)

Perdue Heating & Cooling
(970) 948-1735
P.O. box 476
Parachute, CO 81635

Proposal Submitted to:

PNCI Construction, Inc.
553 25 ½ Rd.
Grand Junction, Colorado

Work to be performed at:

Carbondale & Rural FPD
301 Meadowood Drive
Carbondale, CO

Scope of work:

Remove and replace two existing comfort systems. Supply and install new equipment as depicted in provided plans. Supply and install one Mitsubishi ductless wall mounted heat pump. Install three dryer vents and five new bathroom exhaust fans. Duct cleaning performed by a third party for two existing duct systems. Place job waste in provided on-site container.

Scope of Work - General Venting/Heating/Cooling Scope:

- All Areas per GC/Contractor Layout
 - Layout of Zones to be verified w/owner.
- Perdue to Install:
 - 2x Lennox EL297UH110XV60C High Efficient Gas Furnaces
 - 2x Lennox 5ton Cased Coils
 - 2x Lennox EL18KCV060 5ton Condensing Units
 - 1x Mitsubishi MSZ-GX18NL Wall Mounted Indoor Fan Coil
 - 1x Mitsubishi MUZ-GX18NLHZ Outdoor Heat Pump Unit
 - 5x Panasonic FV-0511VKSL3 Exhaust Fans
 - 1x Modern Fan CO IND-DB-50-BK-NL-WC Circulation Fan
 - 24x Price GRD's
 - Fabricate and install all duct work supply/returns and all plenums as necessary for the replacement of a multi-zone system:
 - Duct dimensions will be as drawn. Coordinate design and confirm all duct and plenum dimensions with Owner/GC.
 - Rectangular duct to be galvanized steel with liner and sealed
 - Duct runs to/from exterior (supply and exhaust) must be insulated.
 - Zoned thermostats
 - As Specified

General Notes:

- Mechanical Permit
- Coordinate HVAC needs with GC/Owner

- Site walk through prior to installation to verify all penetrations, chases, grills, and equipment locations.
- Penetrations - air sealed with liquid flashing.
- Perdue to review/verify all diffuser prior to GC/Owner purchase.

Equipment Schedule

- 2x Lennox EL297UH110XV60C High Efficient Gas Furnaces
- 2x Lennox 5ton Cased Coils
- 2x Lennox EL18KCV060 5ton Condensing Units
- 1x Mitsubishi MSZ-GX18NL Wall Mounted Indoor Fan Coil
- 1x Mitsubishi MUZ-GX18NLHZ Outdoor Heat Pump Unit
- 5x Panasonic FV-0511VKSL3 Exhaust Fans
- 1x Modern Fan CO IND-DB-50-BK-NL-WC Circulation Fan
- 24x Price GRD's
- Ductwork for heating/cooling
- All Plenums

Exclusions:

- Electrical
- Plumbing/Equipment Drains
- Concrete Cutting or Removal
- Independent Test and Balance Report

Schedule:

- TBD

Billing/Payment:

- Billing Cycle – TBD
- Check made out to Perdue Heating and Cooling, Inc.

All the material is guaranteed to be as specified and the above work to be performed in accordance with the specification submitted for the above work and completed in a substantial workmanlike manner for the sum of:

\$69,850.00

Any alteration or deviation from the above specifications involving extra cost is to be executed only upon written requests and will become an extra charge over and above the proposal.

Respectfully submitted by Perdue Heating & Cooling

Accepted By: _____ Date: _____

Original

07/06/2026

(proposal valid for 45 days)

Perdue Heating & Cooling
(970) 948-1735
P.O. box 476
Parachute, CO 81635

Proposal Submitted to:

PNCI Construction, Inc.
553 25 ½ Rd.
Grand Junction, Colorado

Work to be performed at:

Carbondale & Rural FPD
301 Meadowood Drive
Carbondale, CO

Scope of work:

Remove and replace two existing comfort systems. Supply and install new equipment as depicted in provided plans. Supply and install one Mitsubishi ductless wall mounted heat pump. Install three dryer vents and five new bathroom exhaust fans. Place job waste in provided on-site container.

Scope of Work - General Venting/Heating/Cooling Scope:

- All Areas per GC/Contractor Layout
 - Layout of Zones to be verified w/owner.
- Perdue to Install:
 - 2x Lennox EL297UH110XV60C High Efficient Gas Furnaces
 - 2x Lennox 5ton Cased Coils
 - 1x Lennox EL18KCV060 5ton Condensing Units
 - 1x Mitsubishi MSZ-GX18NL Wall Mounted Indoor Fan Coil
 - 1x Mitsubishi MUZ-GX18NLHZ Outdoor Heat Pump Unit
 - 5x Panasonic FV-0511VKSL3 Exhaust Fans
 - Fabricate and install all duct work supply/returns and all plenums as necessary for the replacement of a multi-zone system:
 - Duct dimensions will be as drawn. Coordinate design and confirm all duct and plenum dimensions with Owner/GC.
 - Rectangular duct to be galvanized steel with liner and sealed
 - Duct runs to/from exterior (supply and exhaust) must be insulated.
 - Zoned thermostats
 - As Specified

General Notes:

- Mechanical Permit
- Coordinate HVAC needs with GC/Owner
- Site walk through prior to installation to verify all penetrations, chases, grills, and equipment locations.
- Penetrations - air sealed with liquid flashing.
- Perdue to review/verify all diffuser prior to GC/Owner purchase.

Equipment Schedule

- 2x Lennox EL297UH110XV60C High Efficient Gas Furnaces
- 2x Lennox 5ton Cased Coils
- 1x Lennox EL18KCV060 5ton Condensing Units
- 1x Mitsubishi MSZ-GX18NL Wall Mounted Indoor Fan Coil
- 1x Mitsubishi MUZ-GX18NLHZ Outdoor Heat Pump Unit
- 5x Panasonic FV-0511VKSL3 Exhaust Fans
- Ductwork for heating/cooling
- All Plenums

Exclusions:

- Electrical
- Plumbing/Equipment Drains
- Concrete Cutting or Removal
- Independent Test and Balance Report

Schedule:

- TBD

Billing/Payment:

- Billing Cycle – TBD
- Check made out to Perdue Heating and Cooling, Inc.

All the material is guaranteed to be as specified and the above work to be performed in accordance with the specification submitted for the above work and completed in a substantial workmanlike manner for the sum of:

\$65,850.00

Any alteration or deviation from the above specifications involving extra cost is to be executed only upon written requests and will become an extra charge over and above the proposal.

Respectfully submitted by Perdue Heating & Cooling

Accepted By: _____ Date: _____

James Ricks

From: Mike Perdue <perduecesm@msn.com>
Sent: Monday, July 6, 2026 2:25 PM
To: James Ricks
Subject: Re: Station #81 Bid update and follow up
Attachments: PNCI Carbondale Fire.pdf

Hi James

Here is our revised quote for this project. Sorry for the typo's. The duct cleaning, CF-1 and existing equipment removal are included in the quote. I didn't have the duct cleaning on it previously. We don't offer plumbing therefore the boiler is not in our bid.

Thanks,
Mike Perdue
Perdue Heating and Cooling, Inc.
970-948-1735

From: James Ricks <james@pnciconstruction.com>
Sent: Monday, July 6, 2026 9:42 AM
To: Mike Perdue <perduecesm@msn.com>
Subject: RE: Station #81 Bid update and follow up

Mike,

Also, does the bid include the removal of all the existing HVAC equipment prior to install? Thanks.

From: Mike Perdue <perduecesm@msn.com>
Sent: Monday, July 6, 2026 7:56 AM
To: James Ricks <james@pnciconstruction.com>
Subject: Re: Station #81 Bid update and follow up

James

Thank you for your patience with this, the holiday week kind of backed everything up. We appreciate the opportunity!

Thanks,
Mike Perdue
Perdue Heating and Cooling, Inc.
970-948-1735

From: James Ricks <james@pnciconstruction.com>
Sent: Wednesday, July 1, 2026 11:14 AM
To: Mike Perdue <perduecesm@msn.com>
Subject: RE: Station #81 Bid update and follow up

No worries. Thank you for the update.

What is your best guess on when you might have something for us? Just need an idea to keep everyone happy. Thanks.

From: Mike Perdue <perduecesm@msn.com>
Sent: Wednesday, July 1, 2026 10:53 AM
To: James Ricks <james@pnciconstruction.com>
Subject: Re: Station #81 Bid update and follow up

James,

I am still working on our proposal. The equipment quote we received wasn't as complete as it needed to be. We appreciate the opportunity.

Thanks,

Mike Perdue

Perdue Heating and Cooling, Inc.

970-948-1735

From: James Ricks <james@pnciconstruction.com>
Sent: Wednesday, 01 July 2026 10:50:29
To: PERDUE HEATING & COOLING (perduecesm@msn.com) <perduecesm@msn.com>
Subject: Station #81 Bid update and follow up

Mike,

Just wanted to see if you have any questions for me regarding this project?

Then, please make sure to include in your bit the following items:

1. 3 dryer vents that are called out in Addendum #1 question 6?
2. Add duct cleaning to the proposal per MD1-1 Mech General Note #8

Thanks,

James Ricks
Pre-Construction Manager

PNCI Construction, Inc.

Address: 553 25 ½ RD

Grand Junction, CO 81505

Office: 970.242.3548

james@pnciconstruction.com



Proposal Contract

JDL MECHANICAL HEATING AND COOLING

P.O. Box 2565
Avon, Co. 81620
970-389-7118
970-306-5530
brian@jdlvail.com
jose@jdlvail.com

Proposal Submitted To: PNCI Construction

Phone: (970)242-3548

Job Location: 301 Meadowood Dr. Carbondale, Colorado

Job Name: Carbondale FPD

Date: 6/26/2026

We hereby propose, to furnish materials and labor – complete in accordance with specifications below for the sum of:

Included in this bid are

- 5 exhaust fans,
- 2 High efficiency York equivalent Furnaces
- Flues To be CPVC
- Neutralizers for both furnaces
- 2 York equivalent Condensers with low ambient controls and surge protection
- Grille-Registers-Diffusers
- Mitsubishi Heat Pump
- Mitsubishi Wall Unit With condensate pump
- Line set.
- Recovery of old refrigerant and recycle
- Existing line set pressure test
- Existing line set Flush and clean.
- Dryer vent demolition and re-routing
- Thermostat for HVAC systems
- Condensate piping
- Demolition of existing furnaces and condensers
- HVAC System Test & Balance from third party.
- New Transfer ducting and grills
- Ducting for furnace connections to existing ducting

This proposal has been generated using the drawings provided with equipment and specifications. This price does not include Kitchen hood, Dust collector, Concrete pad for condensers, And installation of Ceiling fan.

Price for this scope: \$284,585.09

Terms and Conditions

- ** All recommendations from a third party not belonging to the county, town or state inspectors shall be considered an extra. A certified letter shall be required stating the fact and cause of the alterations, a meeting shall be conducted with town officials at the time of the request to verify validity of the required actions.
- **any existing work or altered by others shall not be warranted by us.
- **insulation on all or any piping to be supplied and installed by others
- **Fire stopping, or fire caulking not included
- **No work out of the scope will be performed unless previously approved.
- **Any request for change to contract shall be done in writing and approved before any task is performed.
- **No cutting, patching or replacing of concrete is included in this price
- **No portable bathrooms shall be provided by us.
- **Permit fees are not included in this price.

The Proposal and these Terms and Conditions (“Contract”) are subject to change without notice. The Proposal is automatically withdrawn if not accepted in writing within the time stated; however, any work JDL Mechanical Cooling and Heating, (“JDL”) performs is subject to these Terms and Conditions.

1. Work; Materials. All material guaranteed to be as specified. Title remains with JDL until all amounts due JDL have been paid. All work will be completed in a good and workmanlike manner according to standard industry practices. All work is to be performed during regular business hours, unless otherwise agreed in writing. Customer will provide JDL reasonable access to the job location and allow JDL a reasonable time to complete the work in an efficient manner. JDL is not required to start or continue work unless sufficient areas are ready to ensure continuous work. Customer must notify JDL of any dispute regarding JDL’s work within seven (7) days of completion of the work; otherwise the work will be deemed accepted.

2. Changes. Any alteration, deviation, or change to the Proposal specifications involving extra costs must be in writing and approved by the parties before any task is performed and will become an extra charge over and above the estimate that Customer agrees to pay. Adjustments in the project schedule or price for changes in the work are not contingent upon or limited to amounts Customer receives from the Owner, if applicable. JDL does not waive its right to payment for extra work performed at Customer’s direction. The Proposal was prepared using current available pricing, and the estimate total is subject to change if the cost of supplies, material and/or labor changes.

3. Delays. JDL is entitled to an equitable adjustment in the price of the work, including but not limited to increased costs of labor, including overtime, or materials resulting from any change of schedule, acceleration, out of sequence work or delay caused by others for whom JDL is not responsible. If JDL’s performance of the work is delayed by other parties, JDL is entitled to an extension of time and reasonable compensation for the delay, including costs for multiple mobilizations. JDL is not liable for liquidated or actual damages for delays more than the amount assessed against Customer and paid by Customer for unexcused delays caused by JDL. Customer expressly waives all consequential damages.

4. Force Majeure. JDL is not liable for failure or delay in performing the work caused by or resulting from forces beyond its control, including without limitation, pandemics, epidemics, strikes, work stoppages, accidents, acts of war or terrorism, supply chain disruptions or delays, civil or military disturbances, nuclear or natural catastrophes or acts of God, and interruptions, loss, or malfunctions of utilities, communications or computer (software and hardware) services. Customer should carry fire, tornado and other necessary insurance to protect itself.

5. Back Charges. Back charges are only valid if JDL agrees in writing before the work is performed, except if JDL fails to meet any requirement of the Contract, provided Customer notifies JDL of the default in writing and allows JDL reasonable time to

correct any deficiency before incurring costs chargeable to JDL. Customer shall submit any back charge or claim to JDL within five (5) days after the charge is incurred.

6. Payments. JDL will invoice Customer upon completion of the work, including any changes or extra costs and charges. Payments to JDL are due within thirty (30) days from the invoice date. Amounts withheld due to JDL's alleged default are limited to what is reasonably calculated to cover the anticipated liability; all remaining amounts not in dispute shall be promptly paid. If Owner or Customer suspends or terminates the work, which is not justified by a default of JDL, JDL is entitled to be paid in full for all work performed and materials supplied to the date of suspension or termination and any additional costs incurred because of the suspension or termination, including demobilization and remobilization, plus reasonable overhead, profit, expenses, and damages, including attorneys' fees and interest, on unperformed work.

7. Interest. Customer will pay interest on all unpaid amounts at a rate of 1.5% per month, or 18% per year on the basis of a 365-day year, starting on the date the payment was due until paid in full.

8. Credit Card Fees. To cover the cost of processing a credit or charge card transaction, and pursuant to section 5-2-212, Colorado Revised Statutes, a seller or lessor may impose a processing surcharge in an amount not to exceed the greater of (i) two percent (2%) of the total payment or (ii) the merchant discount fee that the seller or lessor incurs in processing the sales or lease transaction. A seller or lessor shall not impose a processing surcharge on payments made by use of cash, a check, or a debit card or redemption of a gift card. Customer will pay a processing surcharge in an amount not to exceed the greater of 2% of the total payment or the merchant discount fee that JDL incurs in processing Customer's payments by credit or charge card.

9. Insufficient Fund Fees. Customer will pay a twenty-five dollar (\$25.00) service fee for any payment that is returned for insufficient funds, uncollected funds, or stopped payment.

10. Attorneys' Fees; Costs. Customer will pay all costs incurred by JDL to enforce any provision of the Contract or in collecting any unpaid amount due to JDL, including but not limited to reasonable attorneys' fees, costs and expenses.

11. Trust Fund; Lien Rights. Customer will hold funds received for the work in trust for payment of JDL and any subcontractors or material suppliers. JDL may take all steps necessary to preserve and enforce its lien and bond rights. **JOBS WITH INVOICES REACHING 60 DAYS PAST DUE WILL BE LIENED.**

12. Warranty. All material is guaranteed to be as specified with applicable manufacturer warranty. One (1) year warranty begins once the final certificate of occupancy is issued. JDL does not provide a warranty of merchantability or fitness for a particular purpose.

13. Release. Anything where JDL purports to release Customer or Owner is hereby qualified by adding the following language, whether or not JDL specifically adds the language: "This release only applies to work for which payment has been received in full by JDL; excluding retention; it does not apply to unbilled changes, to claims which have been asserted in writing or which have not yet become known to JDL; and shall be conditional upon receipt of funds to JDL's account."

14. Indemnification. Any indemnification or hold harmless obligation of JDL shall extend only to claims relating to bodily injury and property damage and then only to that part of any claim, damage, loss, or defect caused by the negligence or intentional act of JDL or someone for whom it is responsible. JDL has no duty to defend.

15. Waiver of Jury Trial. THE PARTIES WAIVE THEIR RIGHT TO A JURY TRIAL.

16. Choice of Law; Venue. Proper venue lies in the district court in the county where the project is located and Colorado law applies.

17. Entire Agreement. The Contract contains and sets forth all agreements between the parties. JDL is not subject to terms, conditions, or other documents that Customer includes by reference in any service request unless furnished to JDL prior to execution of the Contract or commencement of work and specifically incorporated into the Contract in writing.

18. Waiver; Severability. No waiver of any breach of any provision of this Contract shall constitute waiver of any subsequent breach of the same or any other provisions herein. If any provision of the Contract is held to be illegal, invalid, or unenforceable, such provision will be fully severable; this Contract will be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part of this Contract; and the remaining provisions of this Contract will remain in full force and effect and will not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Contract.

June 30, 2026

Mr. James Ricks
PNCI Construction, Inc.
553 251/2 Rd
Grand Junction, CO. 81505

james@pnciconstruction.com
Phone: 970-242-3548

Project: CRFPD Station 81 Remodel – Carbondale, CO.
Subject: Fire Sprinkler System Proposal

Dear Mr. Ricks,

Our firm is pleased to confirm pricing to furnish and install modifications to an existing fire sprinkler system at the above referenced property based upon the following clarifications.

SCOPE OF WORK INCLUDED IN THIS PROPOSAL

WSFP quote to provide the fire sprinkler scope of the Tenant Improvement of their space.
Fire Sprinkler scope to include the following:
Fire Sprinkler Design of the alteration of the existing fire sprinkler system.
Survey, submittal, and permit application to the authority having jurisdiction.
Site survey for design and obtaining flow and fire sprinkler data.
Material and delivery of the material for the completion of the fire sprinkler alteration.
Qualified labor to complete the fire sprinkler alteration according to approved design.
One rough and one final inspection of the fire sprinkler alteration with the local AHJ.
One year warranty on all parts and labor used on this project.
Scope: Provide design of the fire sprinkler system alteration through submittal and permitting of the Fire Station 81 remodel.
New sprinklers and piping to match the existing sprinkler system and fire sprinkler heads.
Exclusions: Painting and patching of pipe, walls or ceilings.

Total Proposed Cost: \$19,520.00

ADDITIONAL EXCLUSIONS: Patching and painting if access is required to complete work or replace sprinkler head, operation of fire alarm panel or providing alarm tech for service repairs, scaffolding, asbestos, lead paint, antifreeze, fire caulk, fire watch, unable to complete listed work do to access or items out of WSFP control is subject to additional charges to return and complete work. Moving of any items to gain access to work area. Repairing adjacent portions of the system outside the scope of work listed above, fire pump, water supply, existing deficiencies of store. All work to be performed during normal working hours, Monday through Friday 6:00 am to 5:30pm unless noted otherwise.

Payment to be made within 30 days when each phase of work is complete. We do not include any modifications or repairs other than specified above. Any additional requested modifications or repairs can be completed on a time and materials basis. This proposal may be withdrawn by the Company if not accepted within thirty (30) days from the proposal date.

Sincerely,

WESTERN STATES FIRE PROTECTION COMPANY

Rich Mehrer
Estimator/Project Manager
Cell: 970-309-7593
Email: rich.mehrer@wsfp.us

TERMS AND CONDITIONS

The **WORK AUTHORIZATION**, together with these **TERMS AND CONDITIONS**, constitute the entire agreement (“Agreement”) between Customer and Api Group Life Safety USA LLC, d/b/a Western States Fire Protection (the “Company”).

1. **REVIEW OF AGREEMENT.** Customer specifically acknowledges that it/she/he has read and reviewed these Terms and Conditions in their entirety, understood them and agreed to each before signing the Agreement. Further, the person executing this Agreement represents and warrants that he/she has the full authority of Customer to bind the same to this Agreement, including these Terms and Conditions.
2. **PAYMENT.** Customer agrees to pay for the work described within this Agreement within 30 days of Customer’s receipt of an invoice from Company for that work. Such payment shall be considered ratification of this Agreement, including these Terms and Conditions, as well as the authority of the person executing this Agreement to bind Customer to the same.

In the event Customer does not pay for the work described within this Agreement within 30 days of Customer’s receipt of an invoice from Company from that work, Customer shall pay interest at the rate of 1-1/2% per month on all past due sums, together with all costs of collection, including attorney fees.

3. **ADDITIONAL WORK.** If Customer wants Company, its parent company, subsidiaries or affiliates to undertake any work, services, repairs, alterations or replacements in addition to, or as a result of, the work described within this Agreement, Customer agrees that such additional work, services, repairs, alterations or replacements shall be the subject of, and governed by, a separate agreement and separate compensation. Company is responsible for the new work only. Testing required of the old or existing fire protection system will be done as an additional charge unless otherwise specified.
4. **EXISTING FIRE SUPPRESSION SYSTEM(S).** Company does not know if, and accordingly does not represent that, the existing fire suppression system(a) at Customer’s Property was originally designed and/or installed in such a way that the system will or can perform as originally intended or that the system(s) is/are otherwise adequate, suitable and/or sufficient for its/their originally intended purpose. Company also does not know if, and accordingly does not represent that, the existing fire suppression system(s) at Customer’s Property is/are adequate, suitable and/or sufficient given the nature Customer’s Property including, but not limited to, the configuration of partition walls, the presence, location and types of materials (including the presence of hazardous materials) and other unknown conditions at the Property. As such, Customer assumes full responsibility for the condition of the existing fire suppression system(s), including water and other damage to Customer’s Property as well as all the contents therein (whether those of Customer or others), resulting directly or indirectly from such condition or from the requested testing or flushing of the existing fire suppression system(s) by Company.

Customer also agrees that, given Company’s lack of knowledge regarding Customer’s existing fire suppression system(s), Company does not guarantee or warranty that, following the completion of Company’s work hereunder, Customer’s existing fire suppression system(s), in its/their totality, (a) will provide the level of protection for which it/they was/were originally designed and intended or for which Customer’s current and/or future use of the Property may require, (b) is free from all defects and deficiencies, or (c) complies with all applicable codes and industry standards. Customer agrees that, unless expressly indicated within this Agreement, Company has not been retained to undertake the work necessary to provide such a guarantee or warranty to Customer.

Likewise, Customer has not retained Company to operate and/or maintain Customer’s fire suppression system(s) on a daily, weekly or otherwise regular basis and, therefore, Customer shall operate and maintain Customer’s fire suppression system(s) as required by applicable code, industry standards and or manufacturer’s recommendations and guidelines following the completion of Company’s work hereunder.

Similarly, Company is also not responsible for any damages or other losses of Customer due to (a) the incompatibility of materials inside or external to any CPVC piping within Customer's existing fire suppression system(s) or (b) any corrosion or deterioration of Customer's existing fire suppression system(s) due to the water supply, atmospheric conditions, soil quality or any other condition at Customer's Property that may adversely affect that/those system(s).

5. **PROPERTY ACCESS.** Customer shall permit Company to enter the Property at all reasonable times in order to conduct the work hereunder.
6. **INDEMNIFICATION.** TO THE FULLEST EXTENT PERMITTED BY LAW, CUSTOMER AGREES TO DEFEND, INDEMNIFY AND HOLD COMPANY, ITS OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, PARENT COMPANY, SUBSIDIARIES AND AFFILIATES HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, DAMAGES, LIABILITIES, COSTS AND EXPENSES (INCLUDING ATTORNEY FEES) OF ANY KIND ARISING IN WHOLE OR IN PART FROM A BREACH OF THIS AGREEMENT AND/OR THE NEGLIGENCE OR FAULT OF CUSTOMER.
7. **INSURANCE.** IT IS UNDERSTOOD AND AGREED BY CUSTOMER THAT COMPANY IS NOT AN INSURER, AND THAT CUSTOMER SHALL OBTAIN THE TYPE AND AMOUNT OF INSURANCE COVERAGE WHICH IT/HE/SHE DETERMINES TO BE NECESSARY AND ADVISABLE FOR CUSTOMER'S PROPERTY, INCLUDING THE CONTENTS THEREIN. CUSTOMER ALSO UNDERSTANDS AND AGREES THAT THE AMOUNT PAYABLE TO COMPANY HEREUNDER IS BASED UPON THE VALUE OF WORK PERFORMED AND MATERIALS USED AND, THEREFORE, THAT AMOUNT IS UNRELATED TO THE VALUE OF CUSTOMER'S PROPERTY OR THAT OF OTHERS LOCATED ON CUSTOMER'S PROPERTY.
8. **WAIVER OF SUBROGATION.** Customer waives all rights against Company, its officers, directors, employees, agents, parent company(s), subsidiaries and affiliates for damages caused by fire, water, fire suppression solution or otherwise, and Customer shall correspondingly require its insurers to disclaim and waive all rights of subrogation against Company.
9. While Company will make every reasonable effort to prevent the discharge of water or fire suppression solution into or onto landscaping, decorative pavement or other similar areas at Customer's Property, it is Customer's responsibility to provide sufficient and readily accessible means to accept the flow of water and/or fire suppression solution that may be generated by Company's work hereunder. Similarly, Customer is to provide any interim or temporary fire protection that may be required during a shutdown of the existing fire suppression system(s) at Customer's Property.
10. **STANDARD OF CARE.** Company shall perform the work hereunder as is consistent with the degree of skill and care ordinarily exercised by experienced and qualified fire suppression system professionals in providing the same or similar work under the same or similar circumstances.
11. **LIMITED WARRANTY AND CORRESPONDING EXCLUSIVE REMEDY.** Company warrants all work and material furnished hereunder to be free from defects for one (1) year following the completion of Company's work hereunder. THIS LIMITED WARRANTY IS EXPRESSLY IN LIEU OF ANY OTHER EXPRESS OR IMPLIED WARRANTIES INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. No other express warranty is given and no affirmation of Company by statement, representation or action shall constitute a separate warranty. Provided Customer notifies Company in writing of a defect in Company's work and/or materials within 30 days of such defect's physical manifestation, Customer's exclusive remedy shall be limited to the replacement or repair of the defective work and/or material as determined by Company within its absolute and sole discretion. Subcontractor is not responsible for damage to its work except for damage caused by Subcontractor or its retained subcontractors. Subcontractor is not liable for costs of damage, repairs, or replacement caused by others outside its direction and control. The warranty is void if any of the following occur: abuse, negligence, or willful misconduct; unauthorized alterations or modifications; improper or insufficient maintenance; improper operation; or normal wear and tear under normal usage.
12. **WAIVER OF CONSEQUENTIAL DAMAGES.** COMPANY SHALL NOT BE LIABLE TO CUSTOMER OR ANY OTHER PARTY CLAIMING DIRECTLY OR INDIRECTLY THROUGH CUSTOMER FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES ARISING OUT OF THIS AGREEMENT, COMPANY'S WORK HEREUNDER AS WELL AS ANY ACT, OMISSION, STATEMENT AND/OR REPRESENTATION OF COMPANY. THIS WAIVER SHALL APPLY IN THE EVENT COMPANY'S EXCLUSIVE REMEDY FAILS OF ITS ESSENTIAL PURPOSE, AND NO MATTER THE NATURE OF THE DEMAND, CLAIM, CAUSE OF ACTION OR THEORY OF RECOVERY.
13. **LIMITATION OF LIABILITY.** CUSTOMER ALSO AGREES THAT THE TOTAL AGGREGATE LIABILITY OF COMPANY, ITS OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, PARENT COMPANY, SUBSIDIARIES AND AFFILIATES ARISING OUT OF, OR IN ANY WAY RELATING TO OR CONNECTED WITH, THIS AGREEMENT, COMPANY'S WORK HEREUNDER AS WELL AS ANY ACT, OMISSION, STATEMENT AND/OR REPRESENTATION SHALL BE LIMITED TO \$5,000. THIS LIMITATION OF LIABILITY SHALL APPLY TO ANY AND ALL DAMAGES, LIABILITIES, COSTS AND EXPENSES (INCLUDING ATTORNEY FEES) SUSTAINED BY CUSTOMER OR ANY OTHER PARTY CLAIMING DIRECTLY OR INDIRECTLY THROUGH CUSTOMER. SUCH LIMITATION OF LIABILITY SHALL ALSO APPLY IN THE EVENT COMPANY'S EXCLUSIVE REMEDY FAILS OF ITS ESSENTIAL PURPOSE, AND NO MATTER THE NATURE OF THE DEMAND, CLAIM, CAUSE OF ACTION OR THEORY OF RECOVERY.
14. **ASSIGNMENT.** This Agreement may not be assigned by Customer without the prior written consent of Company.

15. If any provision within this Agreement shall be invalid, the remaining provisions shall survive and be enforceable.
16. Company is not a Disadvantaged Business Enterprise (DBE). Furthermore, no DBE, or other minority program participation goals or requirements are included or inferred. Should this project involve DBE or other minority program participation goals or requirements please advise in writing regarding the specific nature of those goals or requirements and specifically how they impact the Company.
17. To the extent permissible, Customer disclaims and waives its rights and benefits with respect to statutory claims, causes of action and theories of recovery against Company, including those rights and benefits provided by consumer protection laws.
18. This Agreement is the entire agreement of the parties, which supersedes all other prior statements or representations, oral or written, express or implied. No statement, representation, promise or inducement which is not expressed within this Agreement has been made to or by either Customer or Company and, in executing this Agreement, Customer and Company represent and confirm that neither has relied upon any other statement, representation, promise or inducement made by the other or by an unrelated third-party.
19. **GOVERNING LAW AND LIMITATION OF ACTION(S).** This Agreement, its interpretation and enforcement shall be governed by the laws of the state where the work was performed. It is expressly agreed by Customer that no suit, cause of action or other proceeding whether based in tort, contract, or any other legal theory shall be brought against Company more than one (1) year after accrual of such suit, cause of action or other proceeding.



Glenwood Springs, Colorado Branch
304 Center Drive, Unit 108
Glenwood Springs, CO 81601
(970) 618-3294 – Office Phone
www.wsfpc.com

Customer Acceptance:

Signature

Printed Name

Title

Company

Date

Proposal Documents:

Page 1: Scope of Work & Pricing

Page 2: Terms and Conditions

Page 3: Terms and Conditions (Cont.)

Page 4: Terms (Cont.) & Acceptance



January 12th, 2026

James Ricks
Pre-Construction Manager
Construction, Inc.

Address: 553 25 ½ RD
Grand Junction, CO 81505
Office: 970.242.3548
james@pnciconstruction.com

Subject: CRFPD STATION 81 REMODEL; 300 MEADOWOOD CARBONDALE, CO 81623

At this time, Dynamic Fire Protection Systems, Inc. is pleased to submit our quotation in the amount of **Twenty-Six Thousand Dollars (\$26,000.00)** for the fire protection scope of work outlined below.

Subject: **Limited Scope Remodel**

System design and installation is based upon 100% CONSTRUCTION DOCUMENTS, dated 6/5/2026, by bg ARCHITECTURE & DESIGN and as described herein. At this time Dynamic Fire Protection would like to submit and confirm our quote for the installation of the automatic fire suppression system for the subject project as described below:

Main Level and Upper Level Remodel: Main Level and Upper Level Remodel: The Main Level and Upper Level remodel consists of renovations to the existing areas of Station 81. Work includes modifications required to accommodate new wall layouts, ceilings, mechanical systems, lighting, and architectural finishes throughout the remodeled spaces.

The fire sprinkler scope includes selective demolition of existing sprinkler piping and sprinkler heads within the limits of construction, installation of new drops and/or sprigs from the existing sprinkler system, new sprinkler heads, and modifications to the existing fire sprinkler system as necessary to maintain complete NFPA 13 protection throughout the renovated areas. Existing exposed sprinkler piping installed during previous construction phases shall be removed and rerouted above the new ceiling system where applicable.

For the purposes of this proposal, it is assumed that no fire sprinkler demolition or modification will be required in areas identified on the architectural drawings with the note "EXISTING CEILING TO REMAIN." Should the project scope be revised to include demolition or renovation within these areas, any required fire sprinkler modifications, relocations, or additions shall be considered outside the scope of this proposal and performed under a separate change order.

Mailing Address:
3932 Grand Mesa Drive
Montrose, CO. 81403
Phone: 970-626-3357

Physical Address
19235 S. Highway 550
Monrose, CO. 81403
Phone: 970-626-3357



Clarifications

1. This proposal is based upon the assumption that the existing fire sprinkler system is in satisfactory condition and suitable for modification. Existing piping, fittings, valves, and appurtenances are assumed to be free of excessive corrosion, microbiologically influenced corrosion (MIC), mechanical damage, or other deficiencies that would require repair or replacement. Any deficiencies discovered during demolition, inspection, testing, or installation shall be considered outside the scope of this proposal and will be addressed through a separate change order.
2. This proposal is based upon utilizing the existing sprinkler system piping configuration and hydraulic design. It is assumed that the existing system has sufficient hydraulic capacity to accommodate the proposed remodel without requiring additional branch lines, cross mains, feed mains, riser modifications, or increases to the system design area. Should hydraulic calculations or field conditions indicate that additional piping or system modifications are required to achieve code compliance, such work shall be considered outside the scope of this proposal.
3. The scope includes relocation and modification of existing sprinkler piping and sprinkler heads only as required to accommodate the architectural remodel. Installation of new branch lines, new cross mains, additional feed mains, or major system reconfiguration is specifically excluded unless specifically identified elsewhere in this proposal.
4. Existing sprinkler coverage, hazard classification, and water supply are assumed to remain adequate for the renovated areas. Any changes required by the Authority Having Jurisdiction due to changes in occupancy classification, design density, water supply, or code interpretation shall constitute additional work.
5. Existing concealed conditions above ceilings or within walls that differ from the construction documents, including undocumented piping layouts or previous modifications, may require revisions to the proposed scope and shall be handled as additional work upon approval by the Owner or General Contractor.

BASE BID INCLUSIONS:

1. **Fire Sprinkler System Design & Installation**
 - o Complete system per **NFPA 13** and all applicable Telluride Fire Protection District requirements.
 - o System layout, sizing, and routing based on approved shop drawings.
2. **UL/FM Listed Materials**
 - o All pipe, fittings, hangers, valves, devices, and equipment are UL listed / FM approved for fire protection service.
3. **Hydraulic Calculations & System Sizing**
 - o Complete hydraulic calculations demonstrating compliance with NFPA 13, including required safety margins.

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4. Shop Drawings & Submittals

- Piping Plans
- Cut sheets for all materials
- Prepared for AHJ, General Contractor, FPE, and Architect review.

5. Freeze Protection Coordination

- Verification of ambient temperature conditions prior to design.
- Coordination with GC for heated spaces, insulation, antifreeze systems (if applicable), attic conditions, and dry system requirements.

6. Sprinkler Head Coordination

- Coordination with lighting, ductwork, ceiling systems, soffits, and architectural features.
- Alignment with acoustical tile layouts per RCPs.

7. Pipe Routing Adjustments

- Offsets around structure, beams, trusses, columns, MEP obstructions, and existing utilities.

8. Firestopping

- All penetrations of rated walls, floors, ceilings, and roofs will be sealed to maintain rating.

9. Hydrostatic Testing

- 200 PSI for 2 hours, or 50 PSI above operating pressure, whichever is greater.

10. System Commissioning & Certification

- Functional testing, flushing, flow tests, and final sign-off documentation as required by AHJ.

11. Spare Sprinkler Cabinet

- Spare heads (each type/temperature) and associated wrench at the main riser.

12. As-Built Documentation

- Red-lined drawings and final as-built set showing all valves, drains, and routing deviations.

13. Training / O&M Manuals

- Owner instruction manuals and basic system operation review upon completion.

14. Monitoring Device Coordination

- Coordination of waterflow and tamper switch connections with the Fire Alarm contractor.

15. New Materials Only

- All sprinkler heads, pipe, fittings, hangers, and valves shall be new and free of defects.

16. Code-Required Signage

- Riser, valve, drain, and auxiliary drain signage required by NFPA 13

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Phone: 970-626-3357



EXCLUSIONS:

1. **All scaffolding and lifts are excluded from this base bid.**
 - DFPS has not included pricing for any scaffolding needed for overhead work, high ceilings, or areas beyond standard ladder height.
 - All scaffolding, lifts, manlifts, boom lifts, scissor lifts, staging platforms, and elevated work platforms required for installation are excluded and shall be provided by the General Contractor or Owner.
 - Standard ladder access only is assumed unless otherwise noted.
2. **Fire Alarm Devices or Wiring**
 - No fire alarm devices, wiring, conduit, power supplies, or programming.
 - Fire alarm contractor to provide all electrical connections to flow/tamper switches.
3. **Electrical Work**
 - No power wiring, conduit, or electrical rough-in.
 - No heat tracing, lighting relocation, or panel modifications.
4. **General Construction / Carpentry**
 - No cutting, patching, painting, drywall, ceiling tile replacement, framing, or carpentry beyond firestopping.
5. **Ceiling Tile or Grid Adjustments**
 - No modifications to existing ceilings to accommodate sprinkler heads unless explicitly included.
6. **Painting of Piping (unless specified)**
 - Painting of sprinkler piping is excluded unless specifically listed as an inclusion (e.g., skylight framing match).
7. **Seismic Bracing (unless required or noted)**
 - Seismic calculations and bracing hardware excluded unless required by code or included in scope.
8. **Concealment of Piping in Existing Conditions**
 - Unless noted, DFPS is not responsible for framing, drywall, furring, or soffits to conceal piping.
9. **Overtime or After-Hours Work**
 - Work performed during non-standard hours (nights/weekends) excluded unless separately scoped.
10. **Shutdowns Beyond Normal**
 - Fees for extended building shutdowns, off-hours shutdowns, or water district coordination unless noted.
11. **Corrosion Mitigation Systems:**
 - No nitrogen generators, air maintenance devices, MIC treatments, or corrosion monitoring unless included.
12. **Asbestos / Hazardous Materials**
 - No abatement, testing, or handling of hazardous materials.

Mailing Address:
3932 Grand Mesa Drive
Montrose, CO. 81403
Phone: 970-626-3357

Physical Address
19235 S. Highway 550
Monrose, CO. 81403
Phone: 970-626-3357



13. Existing System Repairs Not Identified in Proposal

- Unexpected repairs to undocumented, deteriorated, or hidden conditions are excluded.

14. Insulation of Sprinkler Piping

- Pipe insulation excluded unless specifically included.

15. Structural Modifications

- No reinforcement of existing structure to support piping.

16. Underground Fire Line Work

- No underground fire line installation, valve vaults, tapping, or exterior piping unless included.

17. Backflow Preventer Installation

- Excluded unless specifically listed.

18. Fire Pump Work

- No fire pump installation, repairs, testing, or commissioning unless included.

19. Design for Future Phases

- Scope limited to the areas and phases explicitly described in the bid documents

20. Owner Responsibilities

- Maintaining 18" clearance below sprinklers after turnover.
- Protection of piping in exposed areas from future damage.

This quote is applicable for a period of 30 days.

If you have any questions or need any further assistance, please feel free to call me.

Respectfully submitted,

Ethan Mobley

Vice President, Dynamic Fire Protection Systems Inc.

Mailing Address:
3932 Grand Mesa Drive
Montrose, CO. 81403
Phone: 970-626-3357

Physical Address
19235 S. Highway 550
Monrose, CO. 81403
Phone: 970-626-3357

James Ricks

From: Tyler Schreiner
Sent: Tuesday, June 9, 2026 7:34 AM
To: James Ricks
Subject: FW: CRFPD Station #81 Renovation Project- ITB

Thank you-

Tyler Schreiner

Director of Construction

PNCI Construction, Inc.

Office: 970.242.3548

Cell: 970-261-9226



From: topgunplumbing@comcast.net <topgunplumbing@comcast.net>
Sent: Tuesday, June 9, 2026 6:12 AM
To: Tyler Schreiner <tyler@pnciconstruction.com>
Subject: RE: CRFPD Station #81 Renovation Project- ITB

Hi Tyler

Hope you are well

Have to pass on this I don't have any guys right now its just me and I would not be able to get to your project

Thank You,

Justin Boucher

Top Gun Plumbing & Heating, Inc.

President

(970) 379-5781

justin@topgunplumbinginc.com

From: Tyler Schreiner <tyler@pnciconstruction.com>
Sent: Friday, June 5, 2026 9:52 AM
Subject: FW: CRFPD Station #81 Renovation Project- ITB
Importance: High

Good morning, please see attached the invitation to bid for the mentioned project. This document includes specifics on critical bidding dates as well as a DropBox link to access the documents as related.

James Ricks

From: Andrew Silverman <asilverman@cccgws.com>
Sent: Wednesday, June 10, 2026 10:50 AM
To: Tyler Schreiner
Cc: James Ricks
Subject: RE: CRFPD Station #81 Renovation Project - ITB

HVAC

We will be passing on this one.

For context, we have provided estimates as requested by Austin Newberry, Brandon Roland, Toby Thieman, Frew Winkle, Kris Peterson, Ryan Menapace, and yourself on several occasions since 2019. However, we have not received responses or constructive feedback on our proposals, which makes it difficult to justify continued participation.

Our only successful project together was "Tumble Weed" in 2020, a private project. Since then, many of the requests we receive appear to be for pricing support on public bid work where you are also competing and may not have secured the project.

While we are willing to assist and provide proposals, the lack of consistent feedback and professional communication makes this an unproductive use of our resources. We prefer to work with general contractors as partners, rather than participating solely to provide pricing for competitive bids with little to no return.

It seems you have a strong roster of M&P subcontractors and may not find the same value in what we offer. Perhaps there will be an opportunity in the future where our teams are better aligned.

Andy

From: Tyler Schreiner <tyler@pnciconstruction.com>
Sent: Wednesday, June 10, 2026 10:34 AM
To: Andrew Silverman <asilverman@cccgws.com>
Cc: James Ricks <james@pnciconstruction.com>
Subject: RE: CRFPD Station #81 Renovation Project - ITB

Andy, this is a public bid process for a publicly funded project. It will not be negotiated and it will be awarded in accordance with these procurement requirements.

In my tenure at PNCI, we have not once declined to provide feedback to CCC in regard to bids submitted. As I have requested previously to such statements made below, let me know specifically to which you refer as I do not believe they are factual.

Thank you-

From: Tyler Schreiner <tyler@pnciconstruction.com>
Sent: Wednesday, June 10, 2026 10:21 AM
To: Andrew Silverman <asilverman@cccgws.com>
Cc: James Ricks <james@pnciconstruction.com>
Subject: RE: CRFPD Station #81 Renovation Project - ITB

Hi Andy, the bid deadline is June 25th per the solicitation document, the 16th is the deadline for questions.

Thank you-

Tyler Schreiner

Director of Construction

PNCI Construction, Inc.

Office: 970.242.3548

Cell: 970-261-9226



From: Andrew Silverman <asilverman@cccgws.com>
Sent: Wednesday, June 10, 2026 10:15 AM
To: James Ricks <james@pnciconstruction.com>
Cc: Tyler Schreiner <tyler@pnciconstruction.com>
Subject: RE: CRFPD Station #81 Renovation Project - ITB

James:

Your email was stuck in our spam filter system; I just received it this morning.

Unless you have no plumbers to assist you, we will provide a quote for the M pages only. This includes HVAC Mechanical and the Hot Water Generation as laid out in all of the M pages.

One question, June 16 is not going to be possible for our proposal due to our estimating cue. We can provide to you by June 26, will that work for you?

Thank you in advance.

Andy

Andy Silverman

Business Development and Account Manager – Construction Business
Roaring Fork Valley: 970-945-2326 Vail Valley: 970-479-6390 D: X-4627
Mobile: 970-989-5258 Email: asilverman@cccgws.com
ClimateControlCompany.com

James Ricks

From: Tyler Schreiner
Sent: Tuesday, June 9, 2026 7:35 AM
To: James Ricks
Subject: FW: CRFPD Station #81 Renovation Project- ITB

Thank you-

Tyler Schreiner

Director of Construction

PNCI Construction, Inc.

Office: 970.242.3548

Cell: 970-261-9226



From: Jason Savageau <jason@cookeys.com>
Sent: Tuesday, June 9, 2026 7:25 AM
To: Tyler Schreiner <tyler@pnciconstruction.com>
Subject: RE: CRFPD Station #81 Renovation Project- ITB

TW

Good morning

Cookeys will not be looking at this one, thank you for the opportunity.

From: Tyler Schreiner <tyler@pnciconstruction.com>
Sent: Friday, June 5, 2026 9:52 AM
Subject: FW: CRFPD Station #81 Renovation Project- ITB
Importance: High

Good morning, please see attached the invitation to bid for the mentioned project. This document includes specifics on critical bidding dates as well as a DropBox link to access the documents as related.

Please note, there is a pre-bid walk through scheduled for June 11th at 1:30 PM at Station #81 in Carbondale.

Thank you-

Tyler Schreiner

From: Jeremy Strain <jeremy@rapidcreekmechanical.com>
Sent: Friday, June 5, 2026 10:25 AM
To: Tyler Schreiner
Subject: Re: CRFPD Station #81 Renovation Project- ITB

Thanks for the invite Tyler, but we will not be looking at this one.

Jeremy Strain
Rapid Creek Mechanical Co.
(970)852-8836

Get [Outlook for iOS](#)

From: Tyler Schreiner <tyler@pnciconstruction.com>
Sent: Friday, June 5, 2026 9:52:55 AM
Subject: FW: CRFPD Station #81 Renovation Project- ITB

Good morning, please see attached the invitation to bid for the mentioned project. This document includes specifics on critical bidding dates as well as a DropBox link to access the documents as related.

Please note, there is a pre-bid walk through scheduled for June 11th at 1:30 PM at Station #81 in Carbondale.

Thank you-

Tyler Schreiner

Director of Construction

PNCi Construction, Inc.

Office: 970.242.3548

Cell: 970-261-9226





(970) 254-9449 Office
(970) 254-1120 Fax
462-A Glen Road
Grand Junction, CO 81501
www.ridgeelectricllc.com

June 25, 2026
PNCI
Attn: Tyler Schreiner

Project Name: Carbondale Fire Station #81

Estimate Total: \$231,250.00

Price Includes:

Please see attached Clarifications

Price Excludes:

Please see attached Clarifications

Please sign here to accept this quote,

This quote may be withdrawn if not signed within thirty (30) days
Thank you

Wade Schultz

Wade Schultz



COMMERCIAL · RESIDENTIAL · INDUSTRIAL

(970) 254-9449 Office

(970) 254-1120 Fax

462-A Glen Road

Grand Junction, CO 81501

www.ridgeelectricllc.com

Inclusions:

1. Furnish all labor, materials, equipment, supervision, and incidental items required to complete the electrical work as indicated on the Electrical drawings for the CRFPD Station 81 Remodel (100% Construction Documents), dated June 5, 2026, except as specifically identified in the inclusions, exclusions, and clarifications, contained herein.
2. Demolition and removal of existing electrical devices, fixtures, and equipment as required for remodel activities.
3. Installation of new data and communication pathways and drops as indicated on project documents.

Clarifications:

1. Working hours are proposed as Monday through Friday 7:00-3:30 or Monday through Thursday 7:00-5:30.
2. Existing electrical systems are assumed to be in serviceable condition and code compliant.

Exclusions:

1. Overtime, Sunday, holiday, or other premium labor rates are excluded.
2. Bonding costs of any kind are excluded.
3. Any work required by the Authority Having Jurisdiction (AHJ) due to existing code deficiencies outside the remodel area.
4. Painting of exposed electrical equipment, devices, boxes, or conduit is excluded.
5. Ground-penetrating radar (GPR) services, saw cutting, demolition, removal, replacement, or patching of concrete are excluded.
6. Security, access control, audiovisual, and communication equipment.
7. Fire alarm system modifications beyond those specifically identified in project documents.
8. Professional engineering. Ridge Electric LLC is not acting as the engineer of record and assumes no responsibility for design errors, omissions, conflicts, or deficiencies within the project documents.



5317 County Rd 154 Ste 201
Glenwood Springs, CO 81601
970-945-6500 (F) 970-945-0500
OF CARBONDALE, INC.

June 25, 2026

Revision

PNCI Construction, Inc
Attention: Tyler Schreiner

Re: CRFPD Station #81 Renovation – REVISED

We are pleased to submit the following budget for Electrical Construction per documents by BG Architecture & Design dated 6/5/26 and Bighorn Consulting Engineers, Inc dated 6/5/26.

Included:

(13)

- 1) Provide and install electrical devices as per plans and specifications. *Important Note: please see attached Count Spreadsheet for items included.*
- 2) Supply and install additional branch circuit breakers per plans and panel schedules. *Important Note: All service gear, panels, service feeder conductors and grounding are to remain as-is.*
- 3) Provide and install electrical power and connections, only, for appliances. *Pigtails for appliances figured to be supplied by others. Important Note: please see attached Count Spreadsheet for items included.*
- 4) Provide and install electrical power and connections, only, for mechanical equipment as per plans and specifications. *Pigtails are to be supplied by others. Important Note: please see attached Count Spreadsheet for items included. Motorized dampers supplied and installed by others.*
- 5) Provide and install a complete lighting control system (Sensorworx Controls) per plans and specifications. *Important Note: please see attached Count Spreadsheet for items included.*
- 6) Supply and install the lighting package as per electrical plans and specifications. *Important Note: please see attached Count Spreadsheet for items included. **This Revision pricing includes the 100% specified package**.*
- 7) Temporary power & lighting.
- 8) Demo Make-safe, only. *Important Note: actual demo by others.*
- 9) Permits and submittals.



- ! 10) Any Delays caused by GC or other Trades will be addressed on a T&M basis in order for R&A to account for additional manpower to assist with the schedule; conditional upon GC's approval, otherwise additional manpower will not occur. - Schedule
- 11) Subject to GC contract and Prime contract; proposal should be communicated within 30-days of being received.
- 12) Scope of work is defined in proposal and subject to limitations within proposal.
- 13) One-year warranty on electrical installation, minus lamps.

Excluded: (53 items)

- 1) All service gear, panels, service feeder conductors and grounding are to remain as-is.
- 2) Supply and install of 2-way communication system, cabling, equipment, termination and testing by others. No. LV
- 3) Structured cabling, boxes, conduit, equipment, termination and testing.
- 4) Backbone cabling, equipment, termination and testing. "
- 5) Security system cabling, boxes, conduit, equipment, termination and testing.
- 6) Security/CCTV/Surveillance system cabling, boxes conduit, equipment, termination and testing. "
- 7) Fire Alarm cabling, boxes, conduit, termination, testing and devices by others. "
- 8) Concrete pads not included.
- 9) Concrete encased feeders.
- 10) Site lighting pole bases not included.
- 11) Access control cabling, boxes, conduit, equipment, termination and testing.
- 12) Supply and install of utility vault and utility transformer.
- 13) Drywall or insulation removal.
- 14) BIM coordination and BIM drawings.
- 15) Textura fees not included.
- 16) Fan starter equipment supplied and installed by others.
- 17) Motorized shades.
- 18) Any concrete work, coring, or patching.
- 19) Fire stopping.

- 20) Trash removal to on site container only. ? = NO P/U OF MATERIALS?
- 21) Bid or Performance bond.
- 22) Overtime, based on 40 hour per week schedule.
- 23) Snow removal.
- 24) Excavation, trenching and backfill by others.
- 25) Relocation of existing utility boxes.
- 26) VFDs supplied by others.
- 27) Supply and install of infrared heaters.
- 28) Fixture light aiming.
- 29) Radio Amplification.
- 30) Pressurization of stairwells not included.
- 31) Spare lamps other than fixture package lamp.
- 32) Solar PV or solar thermal system by others.
- 33) Geothermal system.
- 34) Supply and install heat trace circuits, heat trace, heat trace controls, cable cover brackets, downspout hangers, gel end seal, roof drain jigs, adhesive and engineering by others.
- 35) Custom cover plate colors or metals. Screwless cover plates not included.
- 36) Coordination and Arc Flash studies.
- 37) UL924 EM bypass devices not included.
- 38) Integration with other systems pertaining to the Lighting Control; BMS/HVAC/AV/Plug load interfaces not included.
- 39) Exclusion of BAS interface, wiring, termination, testing and programming.
- 40) Button engravings for Lighting Control not included.
- 41) Commissioning assistance, tests or reports for Lighting Control not included.
- 42) Access panels supplied and installed by others.
- 43) EV Charger circuitry and equipment not included.
- 44) Efficacy calculation for lighting.
- 45) Installation of non-UL listed fixtures.
- 46) Supply of Decorative fixtures. Installation of decorative fixtures figured at one hour per fixture; anything above and beyond will be on a T&M basis.
- 47) No cutting or trimming of finished surfaces including logs and beams.

- 48) Lightning protection and Ground Loop system.
- 49) Tower Crane or lift power.
- 50) Power for tower crane.
- 51) Any fire caulking or insulation.
- 52) Any damages associated with water.
- 53) Task lighting by others.

Clarifications: Base Budget is \$207,375.00

Devices	\$28,026.00
Service	\$5,374.00
Appliances	\$8,039.00
Mechanical	\$4,097.00
Lighting Control	\$40,046.00
Lighting Package (100% specified)	\$46,933.00
Lighting Material/Labor	\$60,074.00
Temp Power & Lighting	\$6,020.00
Demo Make-safe, only	\$4,133.00
Permit and Submittals	\$4,633.00
Total	\$207,375.00

+ 5,983.00

Alternates Not Included In Base Budget:

213,358.00

- NA
 • Allowance to provide Load Monitoring on Panel A and Panel B for 30-days, prior to construction. \$3,754.00
- Alternate add for Lighting Package that is Approximately 12% specified. \$18,046.00
- ADD
?
 • Allowance to supply and install 30ea communication Back boxes and raceway stubs, only, per plans. \$5,983.00
- Bid Performance Bond rate is .0086 for the first \$500,000.00 and 1% for the next \$2 million, if needed.

already completed

LV



5317 County Rd 154 Ste 201
Glenwood Springs, CO 81601
970-945-6500 (F) 970-945-0500

We appreciate the opportunity to price this project for you, please call if you have any questions.

Thank you,
Travis Peterson

R&A Enterprises

CRFPDStation#81Renovation
SENT 6/25/26



June 25, 2026

Original

PNCI Construction, Inc
Attention: Tyler Schreiner

Re: CRFPD Station #81 Renovation –

We are pleased to submit the following budget for Electrical Construction per documents by BG Architecture & Design dated 6/5/26 and Bighorn Consulting Engineers, Inc dated 6/5/26.

Included:

- 1) Provide and install electrical devices as per plans and specifications. *Important Note: please see attached Count Spreadsheet for items included.*
- 2) Supply and install additional branch circuit breakers per plans and panel schedules. *Important Note: All service gear, panels, service feeder conductors and grounding are to remain as-is.*
- 3) Provide and install electrical power and connections, only, for appliances. Pigtails for appliances figured to be supplied by others. *Important Note: please see attached Count Spreadsheet for items included.*
- 4) Provide and install electrical power and connections, only, for mechanical equipment as per plans and specifications. Pigtails are to be supplied by others. *Important Note: please see attached Count Spreadsheet for items included. Motorized dampers supplied and installed by others.*
- 5) Provide and install a complete lighting control system (Sensorworx Controls) per plans and specifications. *Important Note: please see attached Count Spreadsheet for items included.*
- 6) Supply and install the lighting package as per electrical plans and specifications. *Important Note: please see attached Count Spreadsheet for items included. **Supplier was only able to price a Lighting Package that is 56% specified; told by lighting rep the engineer on record will accept this package**.*
- 7) Temporary power & lighting.
- 8) Demo Make-safe, only. *Important Note: actual demo by others.*
- 9) Permits and submittals.



- 10) Any Delays caused by GC or other Trades will be addressed on a T&M basis in order for R&A to account for additional manpower to assist with the schedule; conditional upon GC's approval, otherwise additional manpower will not occur.
- 11) Subject to GC contract and Prime contract; proposal should be communicated within 30-days of being received.
- 12) Scope of work is defined in proposal and subject to limitations within proposal.
- 13) One-year warranty on electrical installation, minus lamps.

Excluded:

- 1) All service gear, panels, service feeder conductors and grounding are to remain as-is.
- 2) Supply and install of 2-way communication system, cabling, equipment, termination and testing by others.
- 3) Structured cabling, boxes, conduit, equipment, termination and testing.
- 4) Backbone cabling, equipment, termination and testing.
- 5) Security system cabling, boxes, conduit, equipment, termination and testing.
- 6) Security/CCTV/Surveillance system cabling, boxes conduit, equipment, termination and testing.
- 7) Fire Alarm cabling, boxes, conduit, termination, testing and devices by others.
- 8) Concrete pads not included.
- 9) Concrete encased feeders.
- 10) Site lighting pole bases not included.
- 11) Access control cabling, boxes, conduit, equipment, termination and testing.
- 12) Supply and install of utility vault and utility transformer.
- 13) Drywall or insulation removal.
- 14) BIM coordination and BIM drawings.
- 15) Textura fees not included.
- 16) Fan starter equipment supplied and installed by others.
- 17) Motorized shades.
- 18) Any concrete work, coring, or patching.
- 19) Fire stopping.



- 20) Trash removal to on site container only.
- 21) Bid or Performance bond.
- 22) Overtime, based on 40 hour per week schedule.
- 23) Snow removal.
- 24) Excavation, trenching and backfill by others.
- 25) Relocation of existing utility boxes.
- 26) VFDs supplied by others.
- 27) Supply and install of infrared heaters.
- 28) Fixture light aiming.
- 29) Radio Amplification.
- 30) Pressurization of stairwells not included.
- 31) Spare lamps other than fixture package lamp.
- 32) Solar PV or solar thermal system by others.
- 33) Geothermal system.
- 34) Supply and install heat trace circuits, heat trace, heat trace controls, cable cover brackets, downspout hangers, gel end seal, roof drain jigs, adhesive and engineering by others.
- 35) Custom cover plate colors or metals. Screwless cover plates not included.
- 36) Coordination and Arc Flash studies.
- 37) UL924 EM bypass devices not included.
- 38) Integration with other systems pertaining to the Lighting Control; BMS/HVAC/AV/Plug load interfaces not included.
- 39) Exclusion of BAS interface, wiring, termination, testing and programming.
- 40) Button engravings for Lighting Control not included.
- 41) Commissioning assistance, tests or reports for Lighting Control not included.
- 42) Access panels supplied and installed by others.
- 43) EV Charger circuitry and equipment not included.
- 44) Efficacy calculation for lighting.
- 45) Installation of non-UL listed fixtures.
- 46) Supply of Decorative fixtures. Installation of decorative fixtures figured at one hour per fixture; anything above and beyond will be on a T&M basis.
- 47) No cutting or trimming of finished surfaces including logs and beams.



- 48) Lightning protection and Ground Loop system.
- 49) Tower Crane or lift power.
- 50) Power for tower crane.
- 51) Any fire caulking or insulation.
- 52) Any damages associated with water.
- 53) Task lighting by others.

Clarifications: Base Budget is \$201,539.00

Devices	\$28,026.00
Service	\$5,374.00
Appliances	\$8,039.00
Mechanical	\$4,097.00
Lighting Control	\$40,046.00
Lighting Package	\$41,097.00
Lighting Material/Labor	\$60,074.00
Temp Power & Lighting	\$6,020.00
Demo Make-safe, only	\$4,133.00
Permit and Submittals	\$4,633.00
Total	\$201,539.00

Alternates Not Included In Base Budget:

- Allowance to provide Load Monitoring on Panel A and Panel B for 30-days, prior to construction. \$3,754.00
- Alternate add for Lighting Package that is Approximately 12% specified. \$18,046.00
- Allowance to supply and install 30ea communication Back boxes and raceway stubs, only, per plans. \$5,983.00
- Bid Performance Bond rate is .0086 for the first \$500,000.00 and 1% for the next \$2 million, if needed.



We appreciate the opportunity to price this project for you, please call if you have **any** questions.

Thank you,
Travis Peterson

R&A Enterprises

CRFPDStation#81Renovation
SENT 6/25/26

James Ricks

From: Ryan O'Donnell <ryan@gotuck.com>
Sent: Wednesday, June 17, 2026 3:40 PM
To: James Ricks
Subject: RE: CRFPD Station #81 Renovation Project - ITB

Hi James,

We are not going to be able to bid on any of this project's phases. If it were here in GJ I would, but the travel would make it very difficult and expensive.

I appreciate you thinking of us!

Thank you,



Ryan O'Donnell – Operations & Sales
2526 Patterson Rd #102 Grand Junction, CO 81505
o 970-243-3822 | f 970-243-8822
d 970-589-8012 | m 970-683-0172
www.gotuck.com



Stay Connected! Follow us on **Facebook** and **LinkedIn** to stay updated on the latest news, updates, and industry insights!

From: James Ricks <james@pnciconstruction.com>
Sent: Friday, June 5, 2026 3:58 PM
To: Services@gotuck.com
Subject: CRFPD Station #81 Renovation Project - ITB

Good afternoon, please see the attached invitation to bid for the mentioned project. This document includes specifics on critical bidding dates as well as a DropBox link to access the documents as related.

Please note, there is a pre-bid walk through scheduled for June 11th at 1:30 PM at Station #81 in Carbondale.

Best,

James Ricks
Pre-Construction Manager
PNCI Construction, Inc.
Address: 553 25 ½ RD
Grand Junction, CO 81505

James Ricks

From: Marc McAtlin <Marc@mcatlin.com>
Sent: Wednesday, June 10, 2026 6:01 AM
To: James Ricks
Subject: RE: CRFPD Station #81 Renovation Project - ITB

Morning James,

Doesn't look like we would be able to bid this one. I sure appreciate it and if you get anything in the Grand Junction area please let me know.

Regards,

Marc McAtlin
McAtlin Electrical Corp
PO BOX 4950
Grand Junction, CO 81502
(970) 257-7414 Voice

From: James Ricks <james@pnciconstruction.com>
Sent: Tuesday, June 9, 2026 8:13 AM
To: Marc McAtlin <Marc@mcatlin.com>
Subject: CRFPD Station #81 Renovation Project - ITB

Marc, thank you for your time this morning. Please see the attached invitation to bid for the mentioned project. This document includes specifics on critical bidding dates as well as a DropBox link to access the documents as related.

Please note, there is a pre-bid walk through scheduled for June 11th at 1:30 PM at Station #81 in Carbondale.

Best,

James Ricks
Pre-Construction Manager
PNCI Construction, Inc.
Address: 553 25 ½ RD
Grand Junction, CO 81505
Office: 970.242.3548
james@pnciconstruction.com



Electrical Bid Proposal Description – CRFPD Station #81 Renovation Project

Pinnacle Electric is pleased to submit our proposal for the electrical scope associated with the Carbondale & Rural Fire Protection District Station #81 Renovation Project.

Our total bid proposal is **\$332,718.75**. This proposal includes the labor, materials, equipment, supervision, coordination, and electrical installation required to complete the project in accordance with the project documents, applicable codes, and inspection requirements.

Our scope includes the electrical demolition, rough-in, installation, trim-out, testing, and final inspection support required for the renovation areas. This includes new lighting, lighting controls, receptacles, outlets, inverters, branch circuit wiring, electrical devices, boxes, raceways, supports, terminations, and other electrical components required to complete the work as shown in the bid documents.

Pinnacle Electric will coordinate with PNCi Construction, the owner, design team, and other trades to support the project schedule, submittal process, material procurement, MEP rough-in, trim-out, inspections, and final project turnover. The bid documents identify electrical, fire alarm, and communications as part of the project scopes, and our work will be coordinated accordingly with the overall renovation requirements.

We understand that this project will take place in an active public safety facility, and we recognize the importance of maintaining safe work areas, clear communication, clean installations, and close coordination with facility operations. Our team will work to minimize disruptions, maintain schedule commitments, and provide a professional, code-compliant installation.

Any unforeseen existing conditions, damaged equipment, code-related deficiencies, or work outside the defined bid scope will be promptly communicated to the project team for review prior to proceeding.

Pinnacle Electric has extensive experience with commercial, municipal, and public facility electrical projects throughout Western Colorado. We are confident in our ability to provide a complete, reliable, and code-compliant electrical installation for the Station #81 Renovation Project.

Chance Larson 970-710-0772

Pinnacle Electric

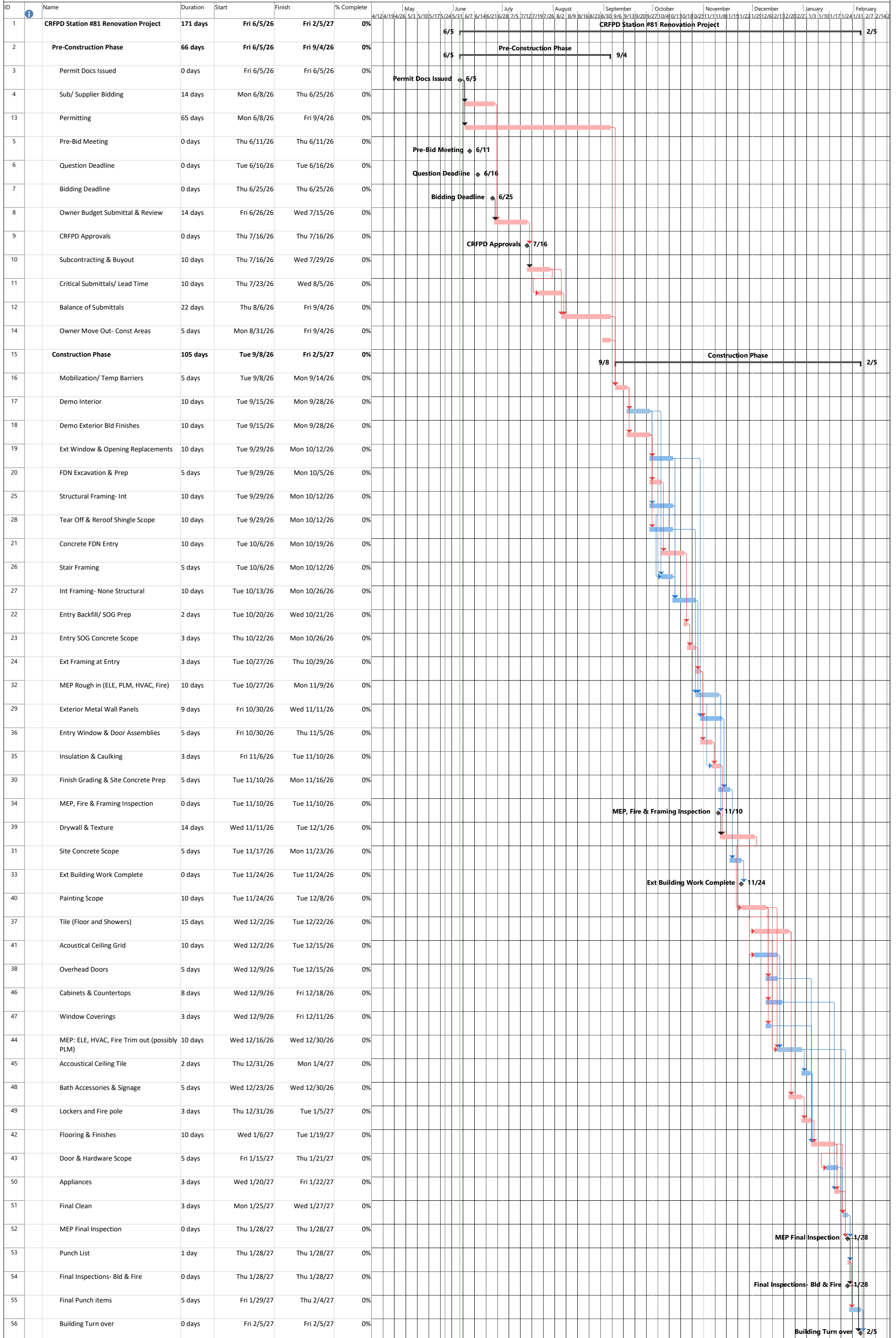
Pinnacle E.V. Solutions

**Carbondale & Rural Fire Protection District
Station #81 Crew Quarters Renovation Project
GMP Allowance Schedule**

• Landscaping	\$25,000
• Framing Scope	\$150,000
• Arch Millwork/ Cabinets	\$150,000
• Roof Penetrations	\$10,000
• Metal Panel at Existing	\$10,000
• Interior Signage	\$7,000
• Toilet & Bath Accessories	\$60,000
• Awning Scope	\$50,000
• Countertop Allowance	\$50,000
• Low Volt Scope Coord	\$125,000



CRFPD Station #81 Renovation Project Pre-lim Schedule





Ladder 81 Replacement Process

July 15, 2026

Purchase, Use and Repair History

History and Purchase

In 2012, the Carbondale & Rural Fire Protection District (CRFPD), purchased our current Ladder 81 and, a new Tender (Tender 84) from Rosenbauer America. The decision to purchase the ladder truck was based on the fact that the District was growing at a fairly rapid pace, with many single-family homes, condominiums/townhomes and large commercial buildings having been constructed, under construction and planned for future construction as well. At the time, CRFPD owned a 1994, 65' Tele-Squirt ladder truck. The 65' length of the 1994 ladder truck had become a significant limitation for fire crews and, their ability to conduct fire suppression and rescue operations all over the District.

Staff at CRFPD conducted a study of commercial and residential buildings in the District and, came to the conclusion that a 65' ladder was not able to meet the needs and standards that new and continuing construction was demanding. Although most commercial buildings in the District are limited to 3 stories in height, many buildings are not only 2 and 3 stories but, in addition to that, buildings were and are very large in square footage, with difficult vehicle access around 3 sides of the buildings, making it impossible to reach over and onto the roofs with a ladder that was 65' long.

Additionally, and just as importantly, many larger homes and multi-family buildings are constructed with long setbacks from the street. These setbacks made it impossible for the 65' ladder truck to access the buildings while positioned next to the sidewalk. Performing fire suppression activities and conducting vitally important victim rescue operations had become impossible in many areas of the District's most densely populated areas. By 2012, it was very obvious that CRFPD needed to purchase a ladder truck with an extended reach of at least 100 feet.

In 2012, the Fire District financial position was dismal, as we were deep into the effects from the Great Recession. During the previous 2 years, CRFPD revenues had decreased by just over 42%. As some of you will recall, dramatic cuts to our operating budget were implemented and our capital spending was virtually non-existent. The situation left the District in the position of really having no Capital Projects Fund liquidity to be able to do an outright purchase of a ladder truck and tender. The dramatic reductions of revenue however, did not eliminate the need to solve our problem of needing a 100' ladder truck and an additional water tender.

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History and Purchase Continued:

A solution became apparent during discussions with Rosenbauer America and it's then President and CEO. Rosenbauer America advised the Fire District of a 2009, 102' ladder truck that they had built and were using as a "demonstrator" across the country to increase sales of ladder trucks. The ladder truck had been driven and operated as a "Demo" unit for the past 3 years and it was time for Rosenbauer America to sell it.

In 2012, the purchase price of a new ladder similar to Rosenbauer Americas' Demo unit was approximately \$1.4 million. Rosenbauer America offered to sell their Demo unit to CRFPD for \$675,000, along with a new water tender for \$172,000. The total price for both vehicles was \$847,000. CRFPD's Board of Directors approved a Lease/Purchase agreement of \$1,000,000 from Alpine Bank, Carbondale. The additional \$153,000 was used to purchase needed equipment for outfitting the new ladder truck and tender. At the time, this purchase agreement allowed CRFPD to immediately upgrade and improve our fire response and our ability to provide the necessary level of service to the people in and around the Fire District.

Use and Repair History

The 2012 purchase of the 2009, 102' Rosenbauer ladder truck, along with the water tender was a game changer for CRFPD. The 2009 ladder truck is what is known as a "Platform". A platform ladder contains a basket or bucket on the end of the ladder, and, it enables multiple firefighters to stand inside the platform as the ladder is operated. A platform truck is invaluable when performing firefighting and rescue operations that most of the time, require more than one firefighter on the end of the ladder to safely and efficiently perform fire and rescue operations. CRFPD, in 2012 also possessed a ladder truck with a 65' ladder. This truck does not have a platform and is simply a ladder. The diversity of incident types often requires a specific type of ladder truck. Many times, a "ladder" and not a "platform" is required due to accessibility issues and factors such as Tip Load, where a platform is too heavy for the specific operation. Having the ability to use either type of ladder truck gives CRFPD a robust response model and, capability.

Getting a great deal on the price of the "new/used" ladder truck in 2012 has come with significant costs of its own. There are two main issues that I believe have greatly contributed to creating the situation we are now dealing with.

First, the Rosenbauer ladder truck was a "demonstrator" or "Demo" unit. This means that from 2009 until CRFPD's purchase in 2012, the ladder truck was driven, virtually daily, around the country by a veteran ladder technician from Rosenbauer and its capabilities and operation were demonstrated to fire departments. Most of the time during the 3-year period between 2009 and 2012, the ladder truck would be demonstrated to multiple fire departments each day. These demonstrations were not simply showing the movements of the ladder truck. I remember when it was first demonstrated in Carbondale, the ladder technician lifted a car off the ground among quite a number of other operations.

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Use and Repair History Continued:

Secondly, the model of ladder truck (Rosenbauer Raptor), was one of the first ladder trucks known as an “Automatic” ladder. Automatic ladders are more commonplace now than in 2012. The term automatic comes from the fact that much of the ladder, outriggers, control functions and the like are computer controlled in order to provide safety features that are “automatic” if certain tolerances for positions or conditions are exceeded. The safety features rely on many sensors installed throughout the ladder and vehicle. The wide array of electrical sensors and controls, along with the automatic hydraulic safety valves and controllers, by necessity, create a very large, complex network of wiring harnesses and hydraulic lines, valves and controllers.

The combination of our ladder truck being an earlier version of “automatic ladder”, several years of heavy duty “demonstrations” have shown us the other side of the coin when purchasing a Demonstrator. Several years ago, along with Rosenbauer representatives, we concluded that the 3 years of demonstrator service actually added the equivalent of 12+ years of wear and tear to the ladder components of the vehicle when purchased in 2012. No one in 2012 had really considered that it could be this much use being inherited when it was purchased. All of this being said, the ladder truck has served us and our communities well.

Where We Are Today

Over the years, we have seen that the Rosenbauer ladder has required near constant attention, maintenance and repair. We have also observed that quite a number of the breakdowns and subsequent repairs are costing more money, along with considerably more downtime when the ladder truck is Out-Of-Service (OOS). Recently, we studied repairs, work orders and downtime since 2019. The totals for work orders/purchase orders and OOS time are shown here. There is also a spreadsheet attached to this report that depicts more detail.

2019-05/2026

Total Work Orders & Costs	28	\$53,196.22
Total Purchase Orders & Costs	8	\$14,744.25
Total Estimated Labor		<u>\$57,558.32</u>
	<u>Total</u>	<u>\$125,498.79</u>

2019-05/2026 Out of Service Days Total Days OOS 590

CRFPD ladder trucks are inspected and tested annually by Underwriters Laboratories and Rosenbauer/Metz Aerials. The 2026 inspections were recently completed by both companies. 2026 testing/inspection results have shown that there are two areas of failure and non-certification that must be repaired. They are listed below and we have the proposals for repair available for review. We are now in the process of scheduling the repairs.



Where We Are Today Continued:

Current Repairs Needed

Electrical Harness, Sensors and System – Upper Fly Sections

2026 annual testing revealed that the electrical control system and sensors are beyond specifications and the harnesses and housings are cracked, weather checked and no longer water proof.

Ladder Lift and Operating Hydraulic Lines

2026 annual testing and inspection revealed that the ladder hydraulic lines are out of compliance, some are leaking and cracking/weather checking throughout the hydraulic system.

CRFPD asked for and received proposals for repair and replacement of the identified systems and received the following quotes:

Electrical System Replacement and Repair – Upper Fly Sections

Parts - \$49,500.00

Labor (Est) - \$34,650.00

Hydraulic System Replacement and Repair

Parts - \$60,250.00

Labor (Est) - \$42,175.00

Grand Total \$186,575.00

Through the years, we have “reacted” to breakdowns and repairs that occurred along the way, each time, hoping and believing that we would finally get the ladder truck into good operating shape. Since approximately 2020-2021, we came to understand that the only effective option was to end up replacing the ladder truck. Til now, CRFPD has not had the revenue to fund a purchase of this size. Additionally, we were finishing the 2018 Bond projects (Station 81 Expansion) and, figuring out how to replace our First Due Engine (Rescue 81) which should be here shortly after the first of the year.

I believe that we now have some good options for immediately replacing Ladder 81 and then moving forward with the programming, specifications and ordering of a second ladder truck as well. The second ladder truck is going to be a priority much sooner than later. We are definitely going to repair our current Ladder 81. Once a new ladder truck is received, the current Ladder 81 will likely move to Station 84. As a reminder, the current Ladder 84 is 32 years old and is also well past it’s useful service life.

I understand that all of this information is a very big bite to digest all at once. I don’t remember ever approaching the Board of Directors with such a large emergency appropriation request in the past. Please know that I have not undertaken any of this lightly and I also am encouraged that we have a well thought out plan for moving forward. I am very much looking forward to discussing this with you on the 15th.

CRFPD - LADDER 81 Repairs, Costs & Downtime - 2019 -- 05/2026

Date	N:	Memo	Amount	Labor	OOS
10/17/2019	Rosenbauer Minnesota, LLC	L81	2,674.10		
10/23/2019	Av-Tech Electronics, Inc.	Ladder 81	114.60		30 days
12/06/2019	Front Range Fire Apparatus	mobile repair L81	6,323.02		30 days
06/25/2021	Rosenbauer Minnesota, LLC	hydraulic cage oil L81	302.44		
08/12/2021	Rosenbauer Minnesota, LLC	L81	380.52		
10/05/2021	Rosenbauer Minnesota, LLC	L81	1,141.66		60 days
08/02/2022	Max Fire	L81	228.85		
11/11/2022	Rosenbauer Minnesota, LLC	L81	192.28		
12/22/2022	IRMW of Colorado, Inc.	L81	765.00		
12/22/2022	Rosenbauer Minnesota, LLC	L81	386.52		
12/23/2022	Max Fire	L81	54.82		95 days
08/16/2024	Hydraulic Solutions LLC	L81	10,794.08		
08/20/2024	Ikon Fire, LLC	L81	2,591.04		
08/22/2024	Roaring Fork Rentals	fork lift for L81 repairs	916.89		
02/28/2025	Ikon Fire, LLC	L81	10,296.79		
03/11/2025	ResQstore	L81	428.07		
03/14/2025	ResQstore	L81	-84.00		180 days
05/15/2025	Amazon Business	glass run channel L81	97.85		
09/26/2025	Rosenbauer Minnesota, LLC	L81	672.83		
11/04/2025	Ikon Fire, LLC	L81	1,298.31		
01/08/2026	McCandless Truck Center LLC	L81 - 66587	1,044.34		
01/12/2026	McCandless Truck Center LLC	L81 - 66587	78.48		
01/13/2026	McCandless Truck Center LLC	L81 - 66587	207.45		
01/21/2026	McCandless Truck Center LLC	E85, L81	416.03		
01/27/2026	Friday Parts	L81	21.33		120 days
01/31/2026	Napa Auto Parts	L81 066587	1,150.37		
01/31/2026	Napa Auto Parts	L84 013448	38.77		
02/13/2026	Grainger	L84 RC013448	1,124.69		
02/28/2026	Napa Auto Parts	L81 066587	333.97		
02/28/2026	Napa Auto Parts	L84 013448	50.92		30 days
03/10/2026	McCandless Truck Center LLC	L81 C066587	612.36		
04/16/2026	Ikon Fire, LLC	L81 - C066587	851.59		
05/04/2026	Rosenbauer Minnesota, LLC	L81 - C066587	7,689.25		40 days
SUBTOTAL			\$53,195.22		590 Days

Purchase Orders 2018-2025

04/02/2018	Rosenbauer	PO 2018	3,718.00
4/3/2023	McCandless Truck	PO23150	579.49
10/6/2025	Rosenbauer	PO250581	672.83
10/17/2025	IKON Fire	PO250610	352.98
10/24/2025	IKON Fire	PO250627	907.60
12/26/2025	IKON Fire	PO250776	824.10
5/5/2026	Rosenbauer	PO260382	7,689.25
SUBTOTAL			\$14,744.25

Numbers reflect total costs accounted for from 2019 through 05/2026.

WORK ORDERS	\$53,196.22
PURCHASE ORDERS	\$14,744.25
ESTIMATED LABOR	\$57,558.32
GRAND TOTAL	\$125,498.79